



Staff Report to the Planning Commission

Application Number: **07-0745**

Applicant: Stephanie Barnes-Castro

Owner: Karen Rovai

APN: 026-501-02

Agenda Date: December 10, 2008

Agenda Item #: 7

Time: After 9:00 a.m.

Project Description: Proposal to demolish the existing structures, divide the parcel into three multi-family parcels and construct three detached townhouses.

Location: Property located on the west side of 7th Avenue, one parcel south of the intersection of 7th Avenue and Capitola Road (1575 7th Avenue).

Supervisory District: Third District (District Supervisor: Neal Coonerty)

Permits Required: Minor Land Division, Coastal Development Permit,
Residential Development Permit, Riparian Exception

Technical Reviews: Soils Report Review, Preliminary Grading Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0745, based on the attached findings and conditions.

Exhibits

- | | |
|--|---------------------------------|
| A. Project plans | F. Zoning & General Plan maps |
| B. Findings | G. Will Serve Letters |
| C. Conditions | H. Comments & Correspondence |
| D. Categorical Exemption
(CEQA determination) | I. Arborist Report |
| E. Assessor's parcel map | J. Neighborhood Meeting Results |

Parcel Information

Parcel Size: 20,110 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential; Commercial; Professional and Administrative Office; Parks, Recreation & Open Space
Project Access: 7th Avenue
Planning Area: Live Oak
Land Use Designation: R-UM, O-U
(Urban Medium Residential, Urban Open Space)
Zone District: RM-4 (Multi-family residential, 4,000 square foot minimum site area)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: No mapped hazards
Soils: Soils report accepted
Fire Hazard: Not a mapped constraint
Slopes: Building site is level to approximately 3% slope; riparian area has some slopes over 30%
Env. Sen. Habitat: Riparian area
Grading: 200 cubic yards cut; 100 cubic yards fill
Tree Removal: Eight trees proposed for removal; no significant trees to be removed
Scenic: Not a mapped resource
Drainage: Drainage plan submitted; drains west to riparian corridor
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire District
Drainage District: Zone 5

History

The subject parcel is developed with two single-family dwellings and four accessory structures. In 1977, Discretionary Permit 76-1718-PD recognized the two dwellings as a dwelling group and allowed for the remodel and repair of one of the accessory structures.

In researching the feasibility of the current project, the property owner applied for both a riparian pre-site study and a zoning consultation. During the consultation process, staff identified the northern house as requiring a Historic Resource Review because of its estimated construction date of 1885. The property owner applied for this review, which was incorporated into the Live

Oak Historic Resources Inventory. The Live Oak Historic Resources Inventory came before the Board of Supervisors on January 23, 2007. The Board determined that the house did not have local historical significance.

Project Setting

The subject parcel is located on 7th Avenue, an arterial roadway running north/south, which connects the Highway 1 corridor with the neighborhoods and beaches to the south. The subject parcel is located one parcel south of the intersection of 7th Avenue and Capitola Road in an area with both commercial and residential uses.

The parcel directly to the north of the subject parcel is a commercial development consisting of a liquor store and flower store. Across 7th Avenue from the subject parcel, is a parcel zoned for commercial uses, which is developed with a single-family dwelling. The area to the south is a multi-family residential zone district with the dwellings on the adjacent parcels located about 30 feet away from the property line. At the back of the property, to the west, is a perennial stream named Arana Creek that is located within a deeply incised riparian corridor.

As noted above, the subject parcel is developed with two single-family dwellings and four accessory structures, all of which are proposed to be demolished. The project architect considered incorporating the northern dwelling (the dwelling that underwent the Historic Resource Review) into the site plan, but found that its substandard construction, including several poorly constructed additions, made it infeasible to retain.

Four large trees are located within the front yard setback: two sycamores, one large redwood tree and a pine tree. All of these trees have been incorporated into the site plan and an arborist has made recommendations for their protection. Several smaller trees are proposed for removal due to their location within or near the building sites (see sheet C-2). Along the riparian corridor, there is a Coast Live Oak with a diameter at breast height of 70-inches which is to remain.

The Redevelopment Agency and the Department of Public Works recently completed improvements along the property's 7th Avenue frontage which include sidewalk, curb and gutter. A bus stop is located just north of the subject parcel.

Minor Land Division

The proposed land division will create three multi-family residential parcels. All of the parcels will be accessed from a driveway and parking area off of 7th Avenue. The subject property is a 20,110 square foot lot. The division of the property into three multi-family parcels requires a minimum of 4,000 square feet of net developable land per parcel, excluding any vehicular rights-of-way. The proposed land division will comply with the minimum parcel size of the RM-4 (Multi-family residential – 4,000 square foot minimum) zone district.

The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan with the riparian area designated as O-U (Urban Open Space). The Urban Medium Density Residential (R-UM) General Plan designation requires new development to be within a density range of 4,000 to 6,000 square feet of net developable land per residential unit. The proposed

land division complies with this density range with a density of about 4,510 square feet per unit.

The project is also consistent with the site standards for the RM-4 zone district, including the district setbacks, maximum height, parking requirements, floor area ratio and lot coverage.

Local Coastal Program Consistency

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

Design Review

The proposed development complies with the requirements of the County Design Review Ordinance, in that the project will incorporate site and architectural design features to reduce the visual impact of the development on surrounding land uses and the natural landscape. The County's Urban Designer reviewed and accepted the proposed designs (see memo, Exhibit H).

The site design reflects thoughtful consideration of the constraints and opportunities of this site. The project's design was constrained by the riparian corridor at the rear of the parcel, and the large trees at the front of the parcel. The four trees were incorporated into a landscape area along the project's frontage. Parking for the three units is located behind this area. A grass paver turnaround and a pedestrian path of standard pavers break up the expanse of paving in the parking and driveway area. The three dwellings are oriented such that their narrow dimension faces 7th Avenue which reduces the apparent mass and bulk of the structures. Large windows on each unit overlook the riparian area.

In terms of the architectural designs, much of the second floor of each unit is "tucked" into the roof by using shed dormers. This minimizes the amount of two-story planes within the project and reduces the apparent mass of the dwellings. Two of the three garages are "swing" garages where the door of the garage door is perpendicular to 7th Avenue. The sides of these garages, which face 7th Avenue, have windows and the same level of architectural detail as the rest of the dwellings to give them the appearance of being habitable space. The architectural designs incorporate a mixture of stucco, horizontal siding, and board and batten finishes. In addition, craftsman details such as paneled garage doors, built in awnings, trellises, a water table and sloping columns provide visual interest and create a sense of quality construction.

Ellen Cooper developed a landscape plan for the project. Eight trees are proposed for removal due to their location within or near the building areas. The landscape plan includes ten new trees which will compensate for the tree removals.

Grading, Drainage & Utilities

The proposed land division and associated improvements will require site grading and preparation, primarily to establish final building pads and pavement elevations in order to maintain positive drainage away from structures to drainage inlets. A total of approximately 200 cubic yards of earth will be cut and approximately 100 cubic yards of earth will be placed as fill to allow for the preparation of the project site. The grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements. Protection measures, as recommended by the project arborist, will be required to preserve the existing trees that are to be retained.

In broad strokes, the drainage plan works in the following way. The natural flow of runoff is from the front of the parcel west to the riparian area located at the back of the parcel. The parcels to the north and south also drain to the west so the subject parcel receives little runoff from them. The curb and gutter along the 7th Avenue frontage controls runoff along the property's eastern boundary. Because of the proximity of the riparian corridor, the project civil engineer designed the drainage improvements to limit erosion, and insure that runoff leaving the property is treated prior to its release into the riparian corridor.

Below the pervious parking area is a detention volume. During a storm event, the paved areas and garage roofs will drain to this detention area. Once its capacity is reached, a restricting orifice will release runoff at no more than the predevelopment release rate, as required by the County Design Criteria. The outfall for this system is located on the west side of the riparian corridor at the foot of the slope as required by the project soils engineer. To insure that this detention area does not retain runoff, a perforated pipe below the area will drain it once the storm event is over. Precipitation falling on the rest of the structures' roofs will be connected directly to the new storm drain system. In addition, each dwelling is encircled with a pipe and inlet system to pick up runoff falling on the side and rear yards. A silt and grease trap will treat runoff leaving the property.

The Department of Public Works Stormwater Management section has reviewed the proposed drainage plan. Conditions of approval are included that require the maintenance of the shared drainage facilities by the homeowner's association. The property owners will be responsible for the drainage facilities located entirely on their parcel.

Water, sewer, and electrical utilities are available to the subject property. The existing water and sewer mains are capable of handling the additional volume necessary to serve the proposed development. Will serve letters from the County Sanitation District and the City of Santa Cruz Water Department are included as Exhibit G.

Riparian Exception

A Riparian Exception is required for the demolition of the structures located within the riparian setback area, for the restoration of the disturbed areas and to place a stormwater outfall. As noted above, Arana Creek is located on the western side of the subject parcel. Environmental Planning staff determined that a 20-foot riparian setback plus a 10-foot development buffer is required from the top of the bank. Three accessory structures currently encroach into the buffer area and

are proposed to be demolished. The Riparian Ordinance requires a Riparian Exception for the alteration of any structure and for land clearing within the riparian setback (County Code 16.30.030, 040). The new dwellings will be located entirely out of the 20-foot riparian setback and 10-foot development buffer which is a significant step towards the restoration of the riparian setback area.

The final step will be to restore the disturbed areas within the buffer. Ellen Cooper, the project landscape architect and arborist, has provided a plan to re-vegetate the buffer with native plants. In this case, arid plant species are proposed and are considered appropriate given that the project soils engineer has directed that runoff be carefully controlled in this area to avoid erosion. Because existing structures cover a significant portion of the buffer, Ms. Cooper provided a re-vegetation plan for the entire buffer. A condition of approval is included, however, that requires that the re-vegetation plan be reduced in scope to only the areas that are disturbed by the demolition and placement of the stormwater outfall. Environmental Planning staff will review this revision prior to the issuance of the building permit and place a hold on the project to confirm that the re-vegetation has taken place. Related to this is a proposed condition of approval to provide an erosion control plan to prevent erosion and sedimentation into the riparian corridor, and minimize the amount of disturbance associated with the demolition of the existing structures.

The Riparian Exception is also needed to allow for the placement of the stormwater outfall. As discussed, the natural drainage path is west to Arana Creek. Because of concerns about slope stability and erosion, the soils engineer has required that the stormwater outfall be placed at the bottom of the slope. If placed at the top of the slope, erosion and sedimentation would occur and compromise the slope stability and quality of the water leaving the property. The placing of the outfall at the bottom of the slope maintains the historic drainage pattern while reducing the impacts of the project's runoff.

Conclusion


As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

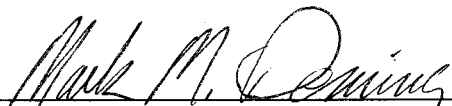
Staff Recommendation

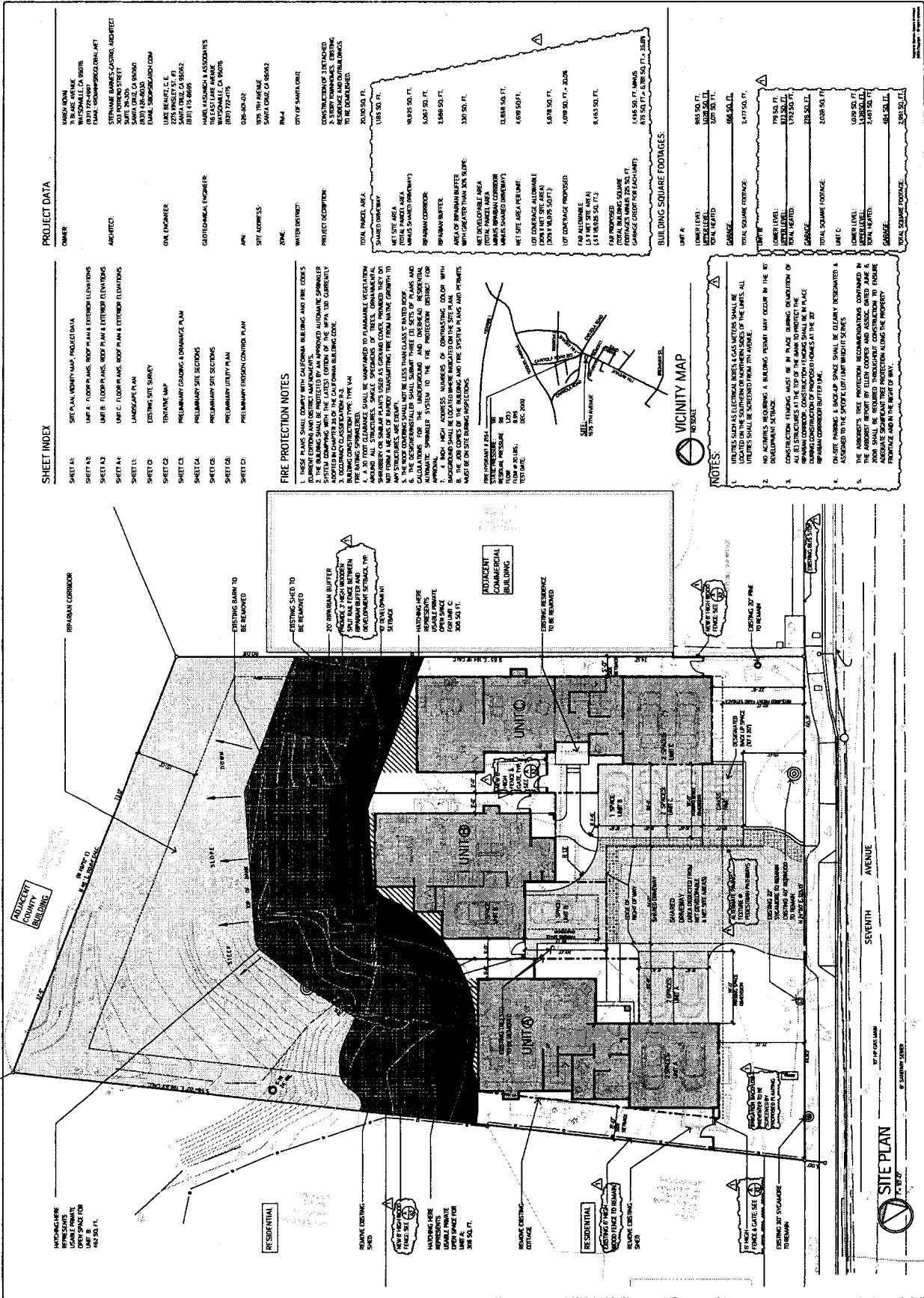
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0745**, based on the attached findings and conditions.

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

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

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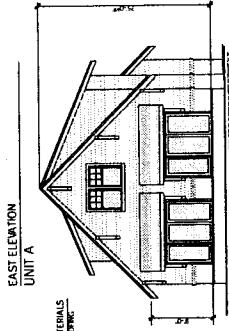
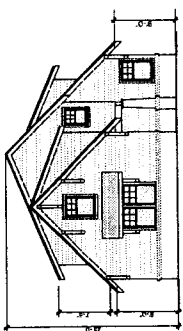


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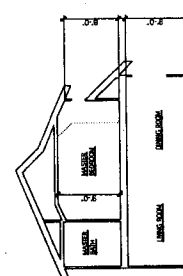
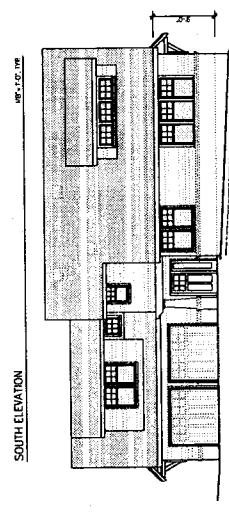
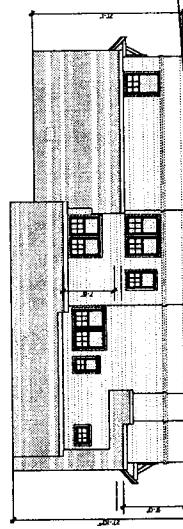
UNIT A:
FLOOR PLANS &
ELEVATIONS

ROYAL DEVELOPMENT
1575 7TH AVENUE
SANTA CRUZ, CA 95062
APN: 026-501-02

SHEET
A2



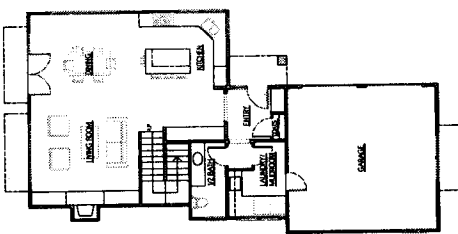
TYPICAL EXTERIOR MATERIALS
COMPOSITE SHINGLE ROOFING
WOOD SHINGLE SIDING
WOOD BRACKETS & TRUSSES
FIBERGLASS WINDOWS
WOOD TRIM & WATERFALL
STEEL DOOR BASE



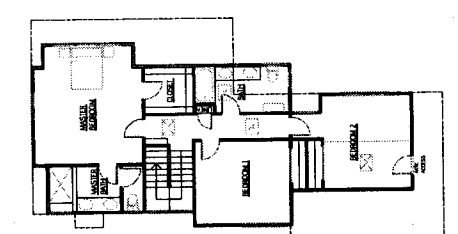
SECTION
UNIT A

UNIT A SQUARE FOOTAGES:
LOWER LEVEL: 985 SQ. FT.
UPPER LEVEL: 1405 SQ. FT.
TOTAL FLOORED: 2390 SQ. FT.
GARAGE: 605 SQ. FT.
TOTAL SQUARE
FOOTAGE: 2995 SQ. FT.

WEST ELEVATION
UNIT A

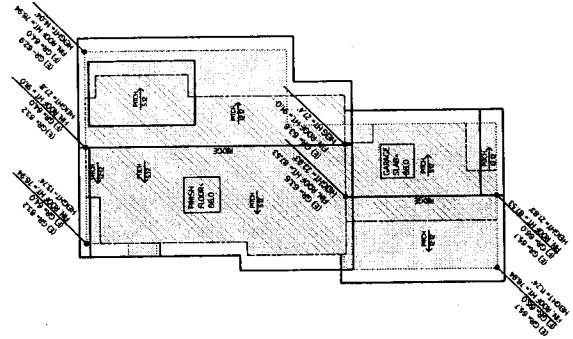


LOWER LEVEL FLOOR PLAN
UNIT A

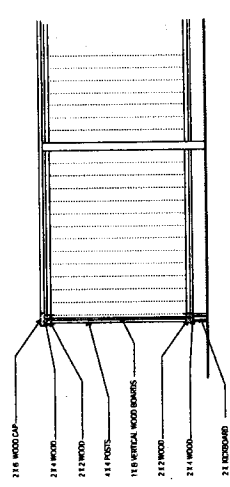


UPPER LEVEL FLOOR PLAN
UNIT A

NORTH ELEVATION
UNIT A



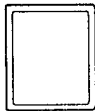
ROOF PLAN
UNIT A



2x16 WOOD CAP
2x4 WOOD
2x12 WOOD
4x4 POST
1x16 VERTICAL WOOD BOARDS
2x12 WOOD
2x4 WOOD
2x KNEEBOARD
NOTE: ALL WOOD TO BE OF NATURAL RESISTANCE TO DECAY.

FENCE DETAIL



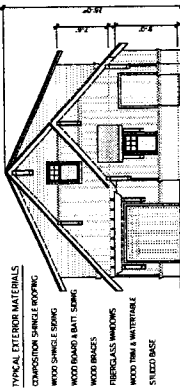


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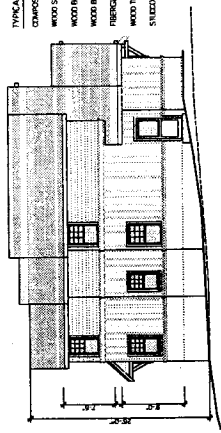
UNIT B:
FLOOR PLANS &
ELEVATIONS

ROYAL DEVELOPMENT
1575 7TH AVENUE
SANTA CRUZ, CA 95062
APN: 026-501-02

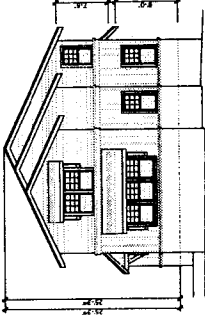
ORIENTAL DATE
A3
SHEET
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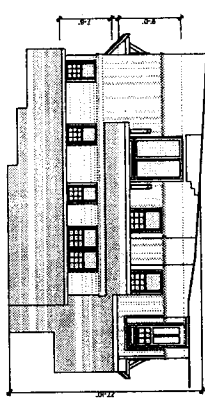
EAST ELEVATION
UNIT B



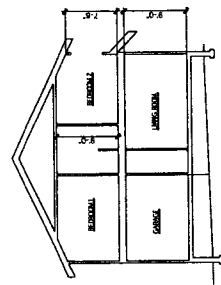
SOUTH ELEVATION
UNIT B



WEST ELEVATION
UNIT B



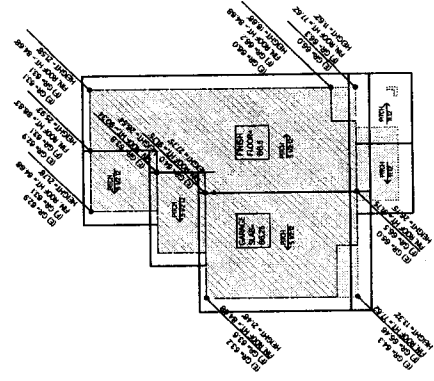
NORTH ELEVATION
UNIT B



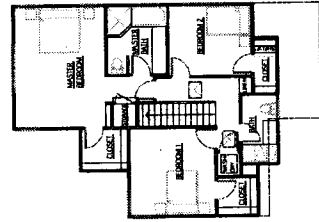
SECTION
UNIT B

UNIT B SQUARE FOOTAGES:

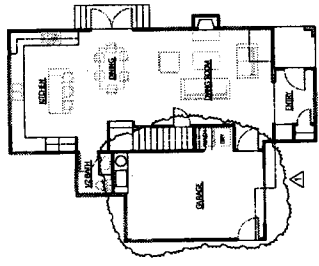
LOWER LEVEL:	779 SQ. FT.
UPPER LEVEL:	1,023 SQ. FT.
TOTAL FLOOR:	1,802 SQ. FT.
GARAGE:	275 SQ. FT.
TOTAL SQUARE FOOTAGE:	2,078 SQ. FT.



ROOF PLAN
UNIT B



UPPER LEVEL FLOOR PLAN
UNIT B



LOWER LEVEL FLOOR PLAN
UNIT B



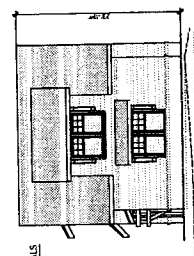
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UNIT C:
FLOOR PLANS &
ELEVATIONS

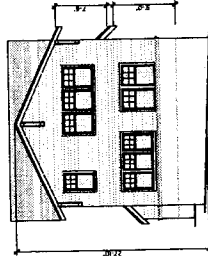
ROYAL DEVELOPMENT
1575 7TH AVENUE
SANTA CRUZ, CA 95062
APN: 026-501-02

SUBMITTAL DATE	DATE
DESIGN	DATE
PERMITS	DATE
CONSTRUCTION	DATE
FINAL	DATE

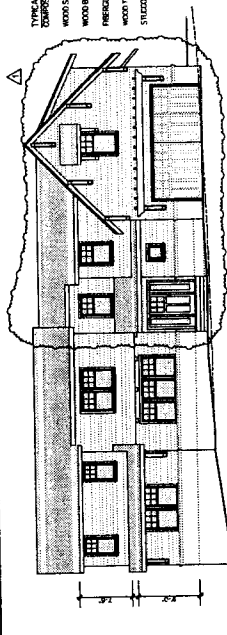
SHEET **A4** OF 12



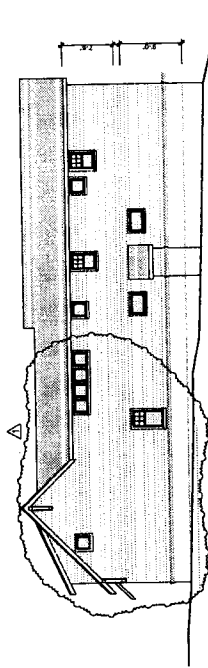
EAST ELEVATION
UNIT C



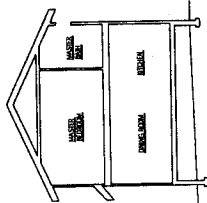
WEST ELEVATION
UNIT C



SOUTH ELEVATION
UNIT C



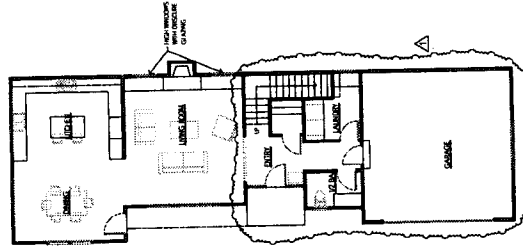
NORTH ELEVATION
UNIT C



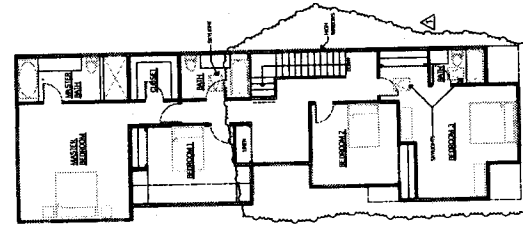
SECTION
UNIT C

UNIT C SQUARE FOOTAGES:

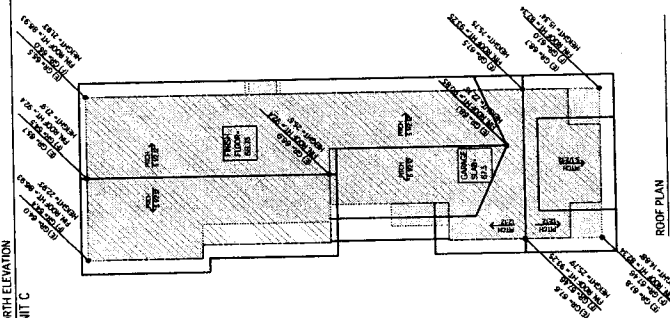
UPPER LEVEL	1,099 SQ. FT.
LOWER LEVEL	1,338 SQ. FT.
TOTAL HEATED	2,437 SQ. FT.
GARAGE	484 SQ. FT.
TOTAL SQUARE FOOTAGE	2,921 SQ. FT.



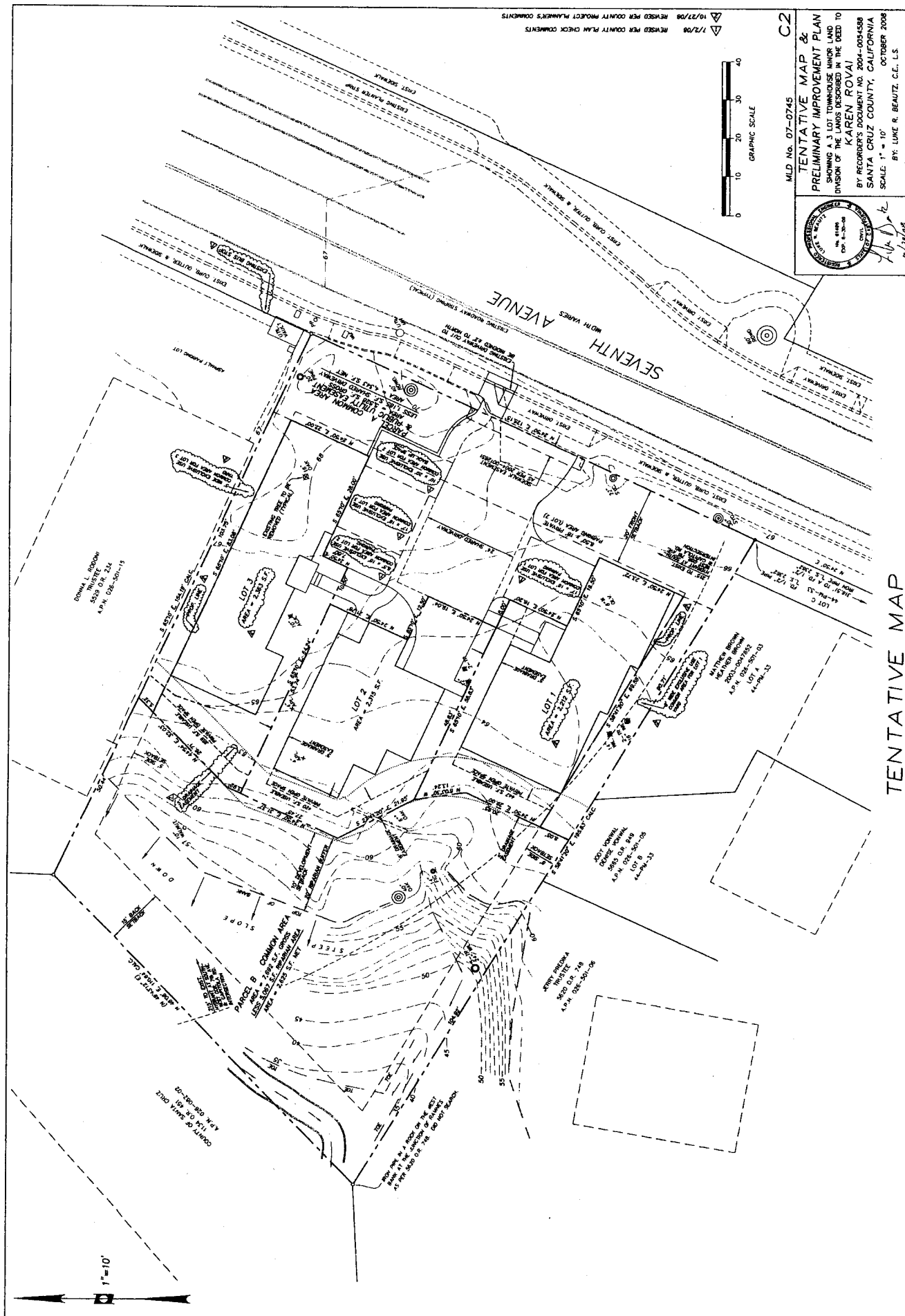
LOWER LEVEL FLOOR PLAN
UNIT C



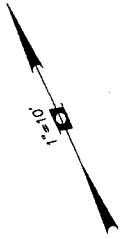
UPPER LEVEL FLOOR PLAN
UNIT C



ROOF PLAN
UNIT C



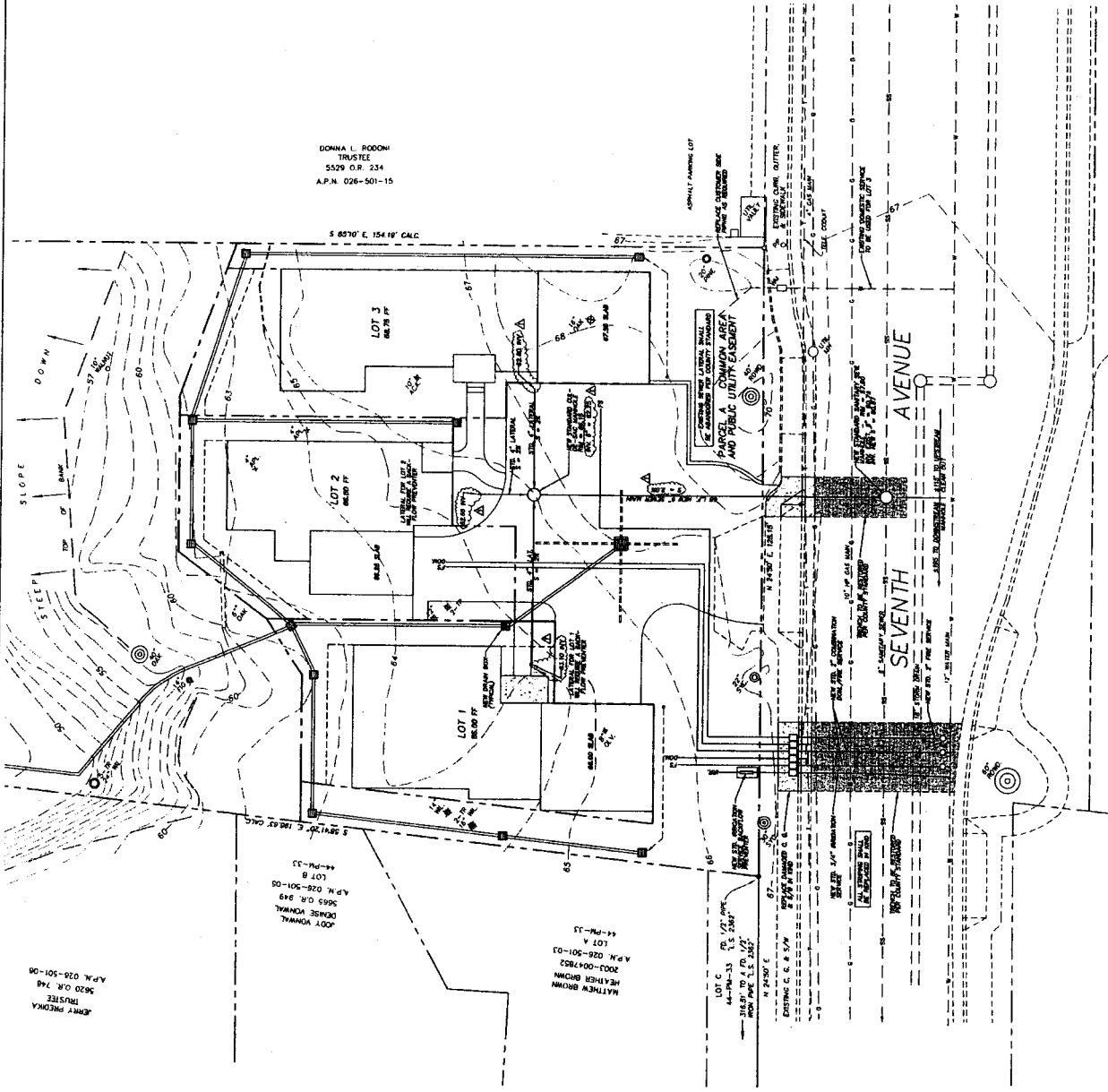
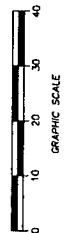
MLD No. 07-0745
 TENTATIVE MAP &
 PRELIMINARY IMPROVEMENT PLAN
 SHOWING A 3 LOT TOWNHOUSE MINOR LAND
 DIVISION OF THE LANDS DESCRIBED IN THE DEED TO
 KAREN ROVAL
 BY RECORDER'S DOCUMENT NO. 2004-005-058
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE 1" = 10'
 OCTOBER 2008
 BY: LUKE R. BEAUTZ, C.E., L.S.
 A.P.M. 026-501-02
 SHEET C2



MLD No. 07-0745
TENTATIVE MAP &
PRELIMINARY IMPROVEMENT PLAN
SHOWING A 3 LOT TOWNHOUSE MINOR LAND
DIVISION OF THE LANDS DESCRIBED IN THE DEED TO
KAREN ROVAL
BY RECORDER'S DOCUMENT NO. 2004-0034588
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 10'
OCTOBER 2008
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 028-501-02
SHEET 08



PRELIMINARY UTILITY PLAN



10/27/08 REVISD PER COUNTY PLAN CHECK COMMENTS
11/7/08 REVISD PER COUNTY PLAN CHECK COMMENTS

Plant Legend

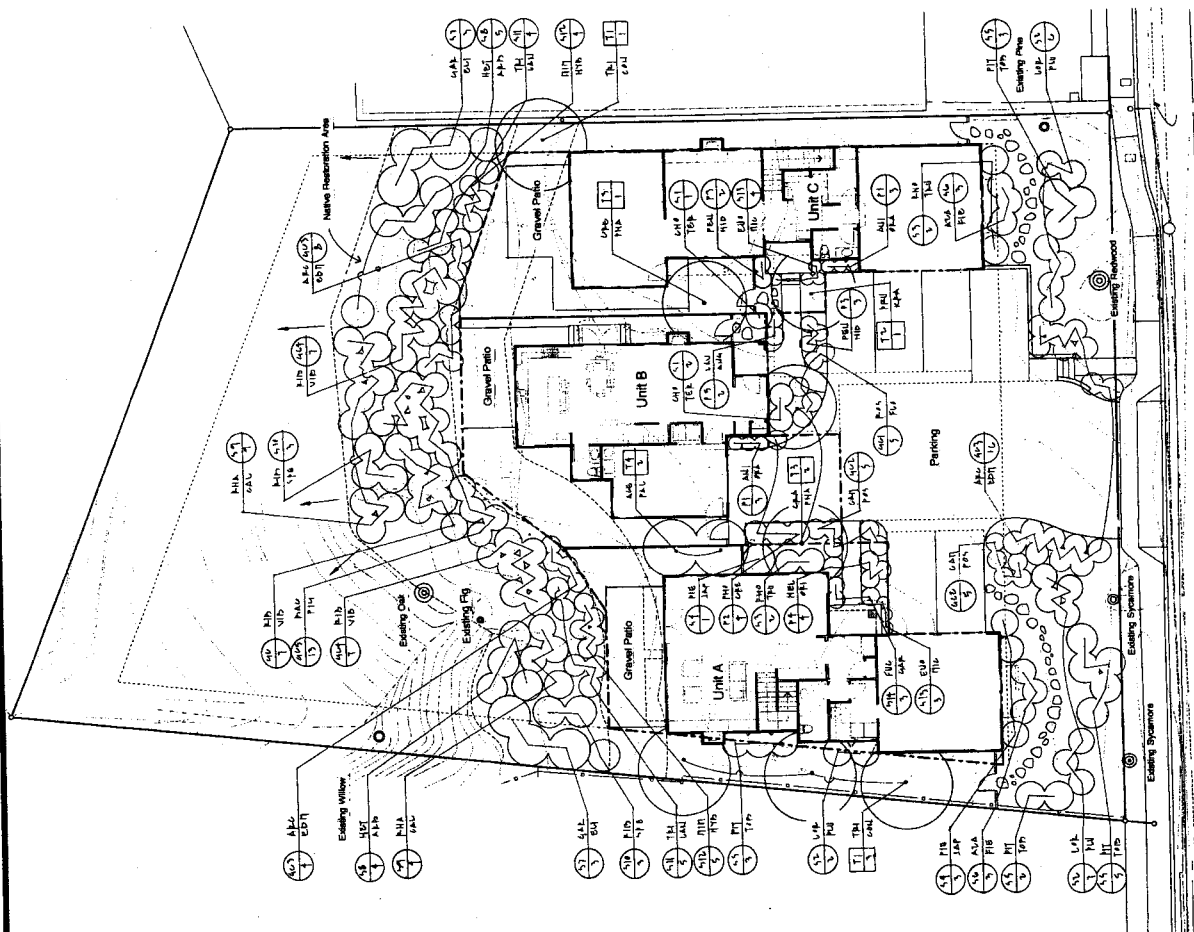
SYMBOL	COMMON NAME	SIZE	QUANTITY
1	PORTULACA STRUTS	150C	4
2	PORTULACA STRUTS	150C	4
3	PORTULACA STRUTS	150C	4
4	PORTULACA STRUTS	150C	4
5	PORTULACA STRUTS	150C	4
6	PORTULACA STRUTS	150C	4
7	PORTULACA STRUTS	150C	4
8	PORTULACA STRUTS	150C	4
9	PORTULACA STRUTS	150C	4
10	PORTULACA STRUTS	150C	4
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21	PORTULACA STRUTS	150C	4
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Planting Notes

- PLANTING AREA PREPARATION**
1. Remove all existing vegetation and amend soil to appropriate soil amendments and ensure positive drainage away from all structures.
 2. Calculate all planting areas to a minimum of 6" incorporating 5 cubic yards / 1000 square feet of appropriate medium sand or other approved material.
 3. After the completion of all grading and subgrade construction, all planting areas shall be compacted to a minimum of 95% relative compaction.
 4. Existing plants to be saved shall be protected from injury.
 5. No toxic plants or materials to be saved shall be located within the depths of any existing tree to be saved.
- QUALITY OF PLANT MATERIALS**
1. All plant material shall be nursery grown, healthy and free from disease and pests.
 2. The root system shall be inspected visually and found unacceptable if no additional root to the crown.
 3. Plants shall be protected from drying out, wind burn and injury during handling and storage.
- INSTALLATION**
1. Planting holes shall be as deep as the rootball and 2.5 times the width of the rootball.
 2. Backfill for the planting holes shall be 80% site soil and 20% 50-50 blend medium coarse, aged chicken manure or other approved material.
 3. All planting areas shall be mulched with 2.5" of mulched bark, 16" bark or other approved material.
 4. All trees shall be staked with 1" x 2" x 10' bodge pole pine tree stakes on the windward side of the tree, driven 2.5' minimum into the ground outside the rootball. The stakes shall be secured with 1/2" x 1/2" x 1/2" wire and the wire shall be secured to the trunk on the trunk, where the upper trunk and canopy can no longer fight itself if blown over, the other the shall be located 3' above grade.

Planting Plan

1"=10'-0"



Ellen Cooper
Landscape Architect
CA Lic. 82937
(818) 426-6645

ROYAL DEVELOPMENT
1575 7TH AVENUE
SANTA CRUZ, CA 95062
APN: 026-501-02

DATE	10/1/02
BY	ELLEN COOPER
CHECKED	ELLEN COOPER
APPROVED	ELLEN COOPER

Subdivision Findings

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

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or specific plan, if any.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan as amended by this proposal. The project creates three multi-family residential parcels and is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one unit for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development creates a density of approximately 4,510 square feet per unit.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Each parcel will be accessed via 7th Avenue. This roadway provides satisfactory access to the project. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of the surrounding development, and the design of the proposed structure is consistent with the character of similar developments in the surrounding neighborhood.

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

This finding can be made in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the RM-4 (Multi-family Residential - 4,000 square foot minimum) zone district where the project is located.

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

This finding can be made, in that no challenging topography affects the building site, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed parcels are properly configured to allow development in compliance with the required site standards. No environmental resources exist which would be adversely impacted by the proposed development.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

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

This finding can be made, in that municipal water and sewer are available to serve both parcels.

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

This finding can be made, in that no such easements are known to encumber the property.

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

This finding can be made, in that the resulting parcels and proposed new dwellings are oriented to the fullest extent possible in a manner to take advantage of solar opportunities.

9. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.

This finding can be made, in that the new dwellings are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains commercial and single-family and multi-family residential development, with a predominance of commercial and multi-family residential developments in the immediate area. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.1 70(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RM-4 (Multi-family residential - 4,000 square foot minimum), a designation which allows residential uses. Residential uses are a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be complementary to the site and surroundings; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, development will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RM-4 (Multi-family residential - 4,000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land

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APN: 026-501-02

Owner: Karen Rovai

use designation. Developed parcels in the area contain commercial structures and both single-family and multi-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed dwellings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that insure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the multi-family dwellings and the conditions under which they will be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-4 (Multi-family residential - 4,000 square foot minimum) zone district in that the primary use of the property will be three multi-family dwellings that meet all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Medium Density (R-UM) land use designation in the County General Plan.

The proposed multi-family dwellings will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the dwellings will not adversely shade adjacent properties, and will meet current setbacks for the zone district that insure access to light, air, and open space in the neighborhood.

The proposed multi-family dwellings will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed dwellings will comply with the site standards for the RM-4 zone district and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the expected level of traffic generated by the proposed project is anticipated to be only one additional peak trip per day. Such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed dwellings are located in a mixed neighborhood containing a variety of architectural styles, and the proposed multi-family dwellings are consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed multi-family dwellings will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

The property naturally drains to the riparian corridor. Placing the drainage outfall at the top of the slope outside of the riparian buffer would lead to erosion. The project's soils engineer has required that the outfall be placed at the bottom of the slope to avoid erosion. In addition, the removal of the accessory structures from the riparian setback area and the re-vegetation of the disturbed areas will improve the quality of the riparian area. All of the new structures will meet the riparian setback and development buffer.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

The subject property has had a residential use on it since the late 1800s and has always drained to Arana Creek. The intent of the proposed drainage outfall is to maintain this historic drainage pattern, and to insure that the runoff leaving the property does not lead to the erosion of the riparian corridor. Without the riparian exception, the outfall could not be located in the riparian corridor where it is less likely to lead to erosion, and the drainage of the property could not function in the manner intended. In addition, the proposed development is a permitted activity on the property and will not encroach into the riparian setback and development buffer. Three accessory structures currently encroach into the riparian setback and the demolition of these and the restoration of the area will improve the quality of the riparian area.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream in the area in which the project is located.

The granting of the exception will not be detrimental to the public welfare or injurious to other property downstream with the implementation of mitigations that include: erosion control and restoration plans. The granting of this exception will prevent the erosion that would be expected if the outfall was located at the top of the bank outside of the riparian corridor and buffer. In addition, the demolition of the accessory structures, which currently encroach into the riparian setback, represents an enhancement of the riparian area. The new structures will meet the riparian setback which is intended to provide a protective buffer between development and the riparian resource. By establishing this setback, the protection of the riparian resource on the subject parcel and downstream, will be enhanced. The restoration of the disturbed areas will insure that erosion is controlled and that native plants become established in the riparian setback.

4. That the granting of the exception, in the Coastal Zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

The project is located in the Coastal Zone. The exception will not reduce or adversely impact the riparian corridor and, given the historic drainage pattern, there is no feasible less environmentally damaging alternative. The intent of the current design, which requires the exception, is to reduce the erosion that would occur to the riparian corridor if the outfall were located at the top of the slope. In addition, the riparian exception will allow for the demolition of the three accessory

structures which currently encroach into the riparian setback. The new structures will meet this setback so this exception facilitates the restoration of the riparian setback which is intended to protect the riparian area. Finally, the restoration of the disturbed areas will limit erosion and insure that native plants become established in the riparian setback.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the local coastal program land use plan.

The granting of the exception is in accordance with the purpose of this Chapter, the objectives of the General Plan and the LCP in that the proposed project will provide adequate storm water drainage in a residential and commercial neighborhood, and will provide protection and restoration of the riparian habitat through site-sensitive design and re-vegetation. In addition, by removing the existing structures from the riparian buffer, the intent of the General Plan, including Objective 5.2 (Riparian Corridors and Wetlands), will be met. The restoration of the disturbed areas will further enhance the protection of the riparian area by limiting erosion and sedimentation and by establishing native plants in the area.

Conditions of Approval

Land Division 07-0745

Applicant: Stephanie Barnes-Castro, Architect

Property Owner: Karen Rovai

Assessor's Parcel Number: 026-501-02

Property Address and Location: Located one parcel south of the intersection of Capitola Road and 7th Avenue on the west side of 7th Avenue (1575 7th Avenue)

Planning Area: Live Oak

Exhibit(s):

- A. 5 sheets by Stephanie Barnes-Castro, Architect, dated 12/20/07 and revised 7/14/08. 1 Sheet by Ellen Cooper, Landscape Architect, dated 12/20/07 and revised 7/14/08. 7 sheets by Luke Beautz, Civil Engineer, revised to 10/27/08.
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
 - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
 - C. The property owner(s) shall sign and record the Indemnity Waiver within 30 days of the effective date of this permit.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than three (3) multi-family residential parcels.
- C. The minimum parcel area shall be 4,000 square feet of net developable land per parcel.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
 - 2. The net area of each lot to the nearest square foot.
 - 3. Common areas clearly labeled as, "Not a Building Site."
 - 4. The owner's certificate shall contain an offer of dedication to the County of Santa Cruz for the riparian corridor which is shown as Parcel B on sheet C2 of Exhibit A.
- F. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. New parcel numbers for all of the parcels must be assigned by the Assessors Office prior to application for a Building Permit on any parcel created by this land division.
 - 2. Lots shall be connected for water service to the City of Santa Cruz Water Department. All regulations and conditions of the water district shall be met including the provision of fire sprinklers; a utility site plan with existing water main and service locations, types and sizes; and the payment of all fees.
 - 5. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
 - 6. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:
 - a. The final plans shall be in substantial compliance with the plans

marked Exhibit "A" on file with the Planning Department.

- b. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the RM-4 zone district. Development on each parcel shall not exceed the lot coverage limit specified in County Code 13.10.323, or a 50% floor area ratio, or other standard as may be established for the zone district.
 - c. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.
 - d. No fencing shall exceed three feet in height within the required front yard setback and no fencing shall exceed six feet in height within the required side and rear yard setbacks.
 - e. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans may be required to include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 - f. Include the project arborist's recommendations, including tree protection fencing, on all building application plans.
7. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations:
- a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need

not be drought tolerant, provided they are grouped together and can be irrigated separately.

- c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - (i) The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - (ii) Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - (iii) Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - (iv) Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- e. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A" except as specified below. The landscape plan must be reviewed and accepted by the County's Urban Designer.

(i) Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which the retained trees shall be protected during construction. Provide a letter from a certified arborist verifying that the protection measures have been incorporated into the construction plans.

(ii) The restoration plan for the buffer area shall be revised to cover only the areas disturbed by the demolition of the accessory structures and the placement of the drainage outfall. Environmental Planning staff must accept this plan.

(iii) The grass paver turnaround area must be permanently irrigated.

8. Record a declaration of restriction for Lots 1, 2 and 3 acknowledging the location of the drainage improvements and the owners' responsibility for maintaining these improvements in perpetuity.
9. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Haro, Kasunich & Associates, Inc. dated July 2007.
10. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located. This project is subject to inclusion in a Mello-Roos Community Facilities District and is subject to the related fees.
11. Any changes from the approved Exhibit "A", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. A Homeowners Association shall be formed for maintenance of all area under common ownership including sidewalks, driveways, landscaping, drainage structures, water lines, sewer laterals, fences, and silt and grease traps. Include

maintenance recommendations for each facility and identify who is responsible for maintenance of each facility on the final plans.

CC&Rs shall be sent furnished to the Planning Department and Public Works and shall include the following, which are permit conditions: No unit shall be rented or sublet for a period of less than 30 days, the parking area is exclusively to be used for daily use by residents and guests, with no long-term storage of vehicles allowed.

- C. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
 - 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel. The improvement plan shall conform to the County's Design Criteria and shall also show any roads and existing and proposed easements.
 - 2. Show any existing sewer laterals that will be abandoned, if applicable.
 - 3. Pay all necessary bonding, deposits, and connections fees.
- D. Meet all requirements and pay the Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Currently, the fees are \$1.00 per square foot and are assessed upon permit issuance. These fees are subject to change.
 - 1. Provide documentation that the existing impervious areas are either permitted or were installed prior to 1969 for fee and impact analysis.
- E. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- F. All requirements of the Central Fire Protection District shall be met.
- G. Park dedication in-lieu fees shall be paid for one (1) multi-family dwelling unit. This fee is currently \$750 per bedroom, but is subject to change.
- H. Child Care Development fees shall be paid for one (1) multi-family dwelling unit. This fee is currently \$36 per bedroom, but is subject to change.

- I. Transportation improvement fees shall be paid for one (1) multi-family dwelling unit. This fee is currently \$1,540 per unit, but is subject to change.
- J. Roadside improvement fees shall be paid for one (1) multi-family dwelling unit. This fee is currently \$1,540 per unit, but is subject to change.
- K. Pay the small projects fee in accordance with the regulations specified by Chapter 17.10 (Affordable Housing Requirements) of the County Code. The current small projects fee is \$15,000.
- L. Submit and secure approval of engineered improvement plans from the Department of Public Works, the Redevelopment Agency and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria, except as modified by these Conditions of Approval. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 2. Submit complete grading and drainage plans that include limits of grading; existing and proposed contours (including topography 50 feet beyond the project work limits); plan views and centerline profiles of all driveway improvements; existing and proposed drainage facilities, including details of all drainage features; complete drainage calculations and accurate elevations of drainage features.
 - a. The improvement plan must show the drainage outfall location such that no native trees are disturbed or damaged by the installation of the pipe or dissipater in the riparian corridor.
 - b. Note on the plans the provision of permanent bold markings at each inlet that read: "No Dumping – Drains to Bay".
 - c. Provide a section construction detail of the pervious pavement detailing all sub-grade treatment, base materials and pavement materials. Include sub-drainage details as needed for site soil conditions.
 - d. Show on the plans the following: a clean out at the upstream end of the detention pipe(s); measures for preventing debris from entering

the detention facilities; all downspouts and indicate how they will tie into the drainage system; and a revision of the invert elevation(s) located along the southwest swale such that the invert located at the center is lowered to maintain the flow path.

- e. The final engineered grading plans shall conform to all recommendations of the geotechnical report prepared by Haro, Kasunich and Associates, Inc. dated July 17, 2007. Final plans shall reference the project soils report and soils engineer and must comply with the following:
 - (i) A plan review letter from the project soils engineer is required. The letter shall specifically approve of the use of pervious concrete to receive the garage roof drainage.
 - (ii) Include notes on the grading plan that clearly show the existing trees to be retained. No grading is allowed within the tree protection areas of all trees to be retained.
 - (iii) The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.
 - (iv) The grading plans shall provide a thorough and realistic representation of all grading necessary to complete this project. Provide the pad elevations, in addition to the floor elevations, on both the grading and drainage plans.
 - (v) Provide either an original, wet-signed copy of the original soils report or submit an electronic copy of the report.
- 3. Prior to any building permit issuance or ground disturbance, a detailed erosion and sediment control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion and sediment control plans shall identify the type of erosion and sediment control practices to be used and shall include the following:
 - a. The limits of the area to be disturbed to allow for the demolition of the structures located within the riparian setback.
 - b. An effective sediment barrier (silt fence) placed along the perimeter of the disturbance area, located downslope of where drainage paths flow, and maintenance of the barrier.
 - c. Spoils management that prevents loose material from clearing,

excavation, and other activities from entering any drainage facility.

- d. A plan to prevent construction vehicles from carrying soil, dirt, gravel or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
 - e. Silt and grease traps shall be installed according to the approved improvement plans. Sediment barriers shall be maintained around all drain inlets during construction.
- 4. Show all existing trees which are to be retained. In addition, provide a tree protection plan which shows the locations of the tree protection fencing and any addition protection measures per the recommendations of the project arborist, as specified in the report prepared by Ellen Cooper & Associates, dated 6/6/08. A plan review and approval letter from the project arborist is required prior to recordation of the Parcel Map.
 - 5. Obtain a Demolition Permit to remove existing structures from the property. Prior to issuance of a Demolition Permit the following shall be completed:
 - a. Contact the Monterey Bay Unified Air Pollution Control District prior to the issuance of any demolition permit. Call Mike Sheehan at 831-647-9411 for the applicable requirements. This project is subject to Air District Rule 439, Building Removals.
 - b. Obtain a Special Inspection of the existing dwellings to determine whether the structures are suitable for relocation. Make the buildings available for relocation as required.

III. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:

- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, the project arborist, grading contractor, Department of Public Works Inspector, and Environmental Planning Staff shall participate. Temporary construction fencing shall be in place for the meeting and for the duration of construction, which marks the disturbance envelope. Once the demolition of the accessory structures is completed, a temporary six-foot chain link fencing is to be erected at the eastern edge of the 20-foot Riparian Buffer area which is to be crossed only for the restorations of the disturbed areas. Additionally, protective tree fencing and erosion silt fencing must be in place at the time of the pre-construction meeting. Tree protection measures shall be installed per the recommendations of the project arborist. During the meeting, the applicant shall identify tree protection measures and erosion control measures to be implemented during construction. The team shall establish the limits of the

demolition within the riparian setback area.

- B. The property owner will be responsible for applicable street trenching fees as detailed in County Code 9.80 (Street Trench Cut Cost Recovery Fee).

IV. All future construction within the property shall meet the following conditions:

- A. No structures are allowed within the construction buffer and no development is allowed within the riparian buffer. Development is defined in County Code 16.30.030 and includes: grading, land clearing, building, paving, tree and shrub removal, the deposition of refuse or debris, and the use of pesticides, herbicides or any toxic chemicals.
- B. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
- C. The existing 7th Avenue improvements, including striping, must be protected during construction. Any damage must be repaired or replaced in kind and to the County Design Criteria standards.
- D. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- E. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests, or to carry out work required by another of these conditions).
- F. All construction shall comply with the current California Building Code.
- G. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- H. To minimize noise, dust and nuisance impacts of surrounding properties to

insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:

1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation; and
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- I. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Haro, Kasunich and Associates, Inc. and dated July 17, 2007. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- J. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- K. The project engineer who prepares the grading plans must certify in writing that the grading was completed in conformance with the approved tentative map and/or engineered improvement plans.
- V. Operational Conditions
- A. Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
1. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- B. All drainage features, including the inlets, swales and pervious paving, shall be permanently maintained by the property owner(s).

- C. The split rail fence between the development (construction) and riparian buffers must be maintained in perpetuity. No development activities are allowed within the riparian buffer and no structures are allowed within the development (construction) buffer.
 - D. The Homeowners Association shall be responsible for ensuring that the trees located along the property's frontage do not interfere with sidewalk access. This includes the removal of redwood sprouts.
 - E. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- A. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Director

Annette Olson
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 07-0745

Assessor Parcel Number: 026-501-02

Project Location: 1575 7th Ave., Santa Cruz

Project Description: Proposal to demolish the existing structures, divide the parcel into three townhouse parcels and construct three townhouses

Person or Agency Proposing Project: Stephanie Barnes-Castro

Contact Phone Number: (831) 426-6030

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

Specify type:

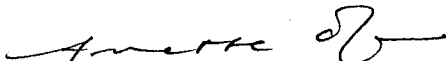
E. ☒ **Categorical Exemption**

Specify type: Class 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Minor land division within an urbanized area with all urban services available.

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


Annette Olson, Project Planner

Date: 11/5/08

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2001

PDR. SEC. 17,
 T.11S., R.1W., M.D.B. & M.

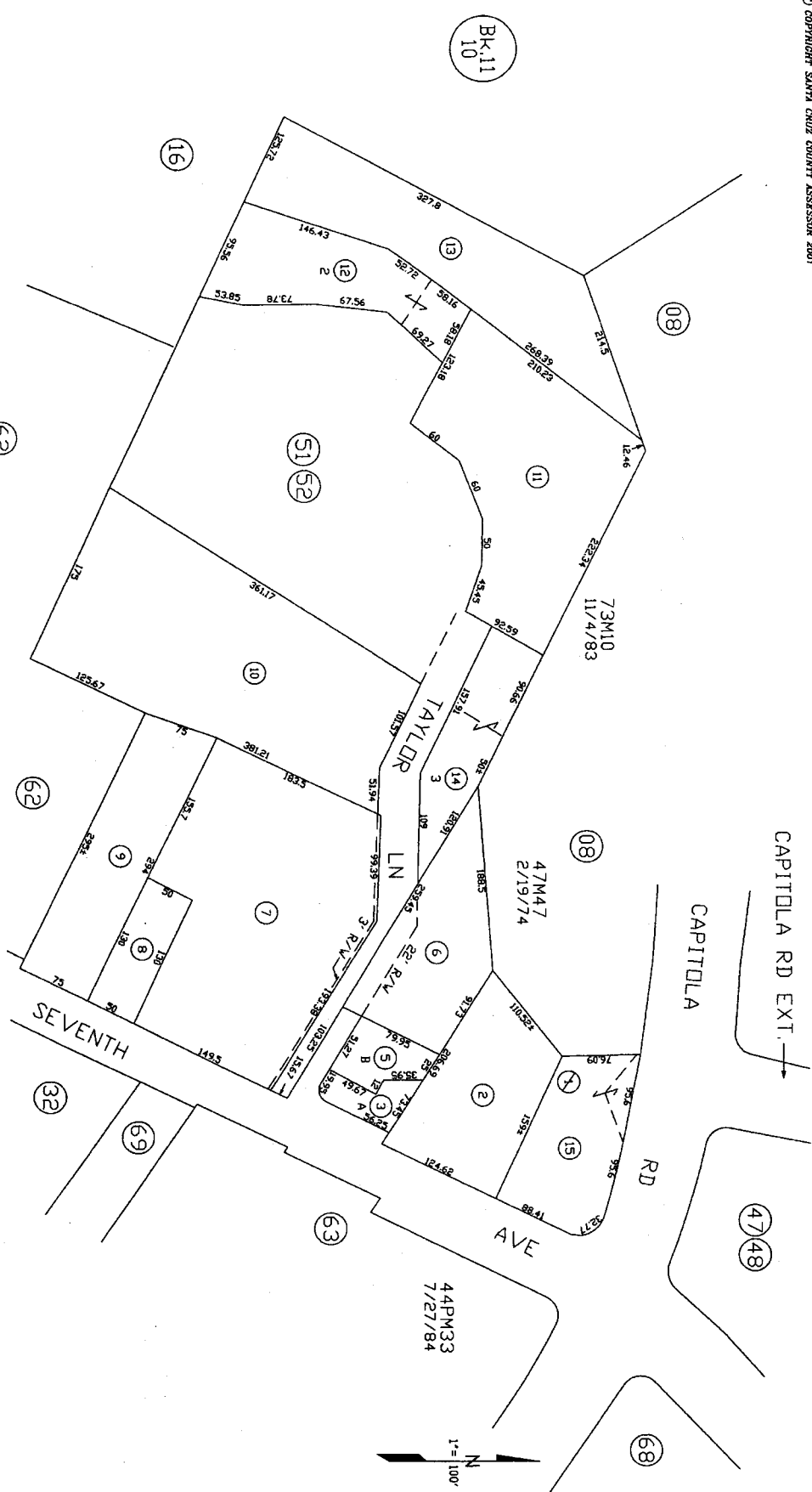
Tax Area Code
 82-040

26-50

Electronically drawn 12/26/01 KSA
 Rev 12/26/01 KSA Santa Cruz City Realignment
 Rev 9/7/04 CB GR accpt. 4-0008717, 1-04)

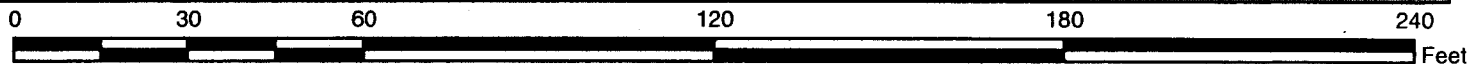
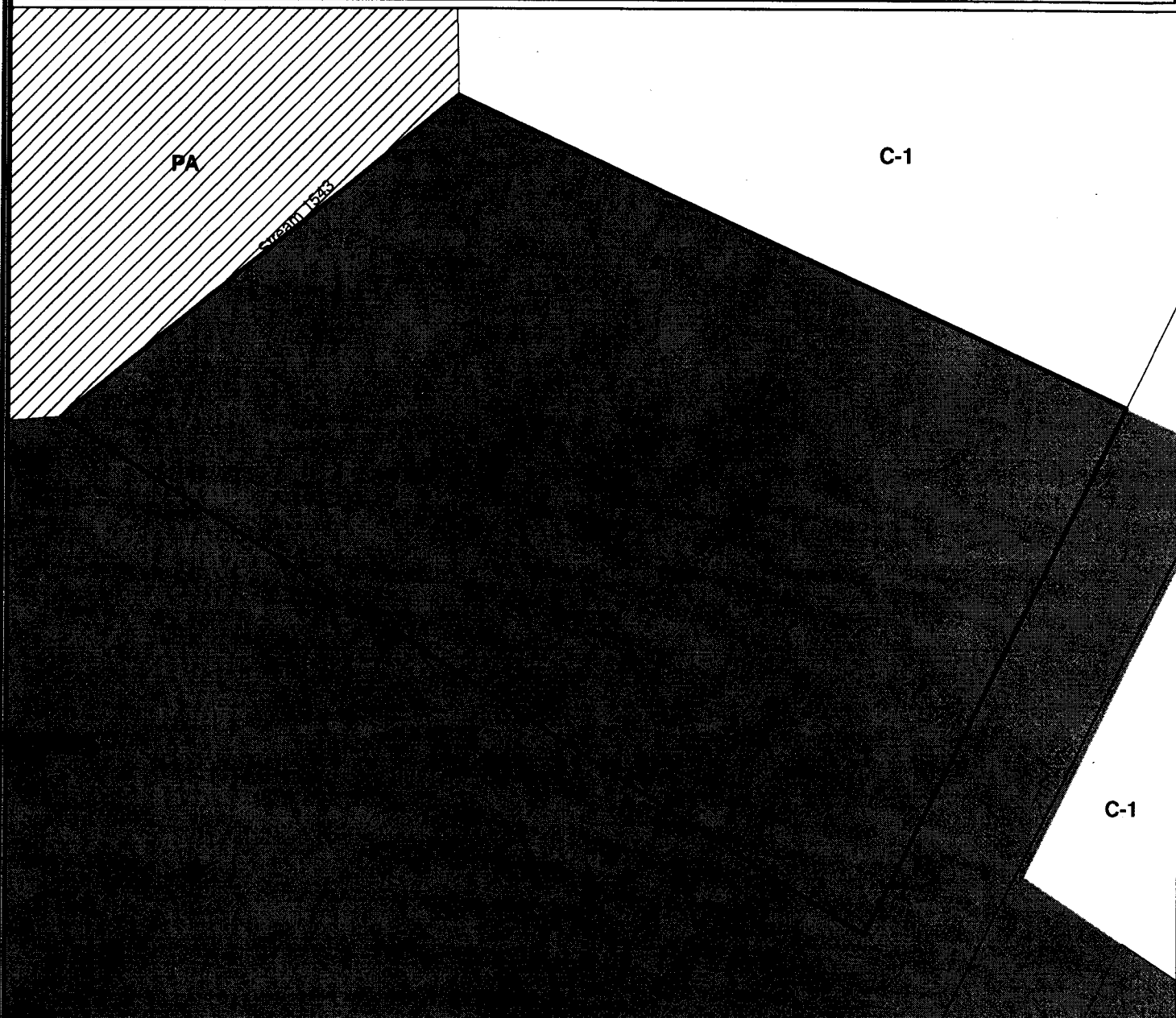
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 26-50
 County of Santa Cruz, Calif.
 Dec. 2001





Zoning Map



LEGEND



APN: 026-501-02



Assessors Parcels



Streets

STREAMTYPE



PERENNIAL



INTERMITTENT

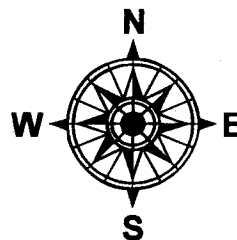


RESIDENTIAL-MULTI FAMILY



COMMERCIAL-PROF OFFICE

COMMERCIAL-NEIGHBORHOOD

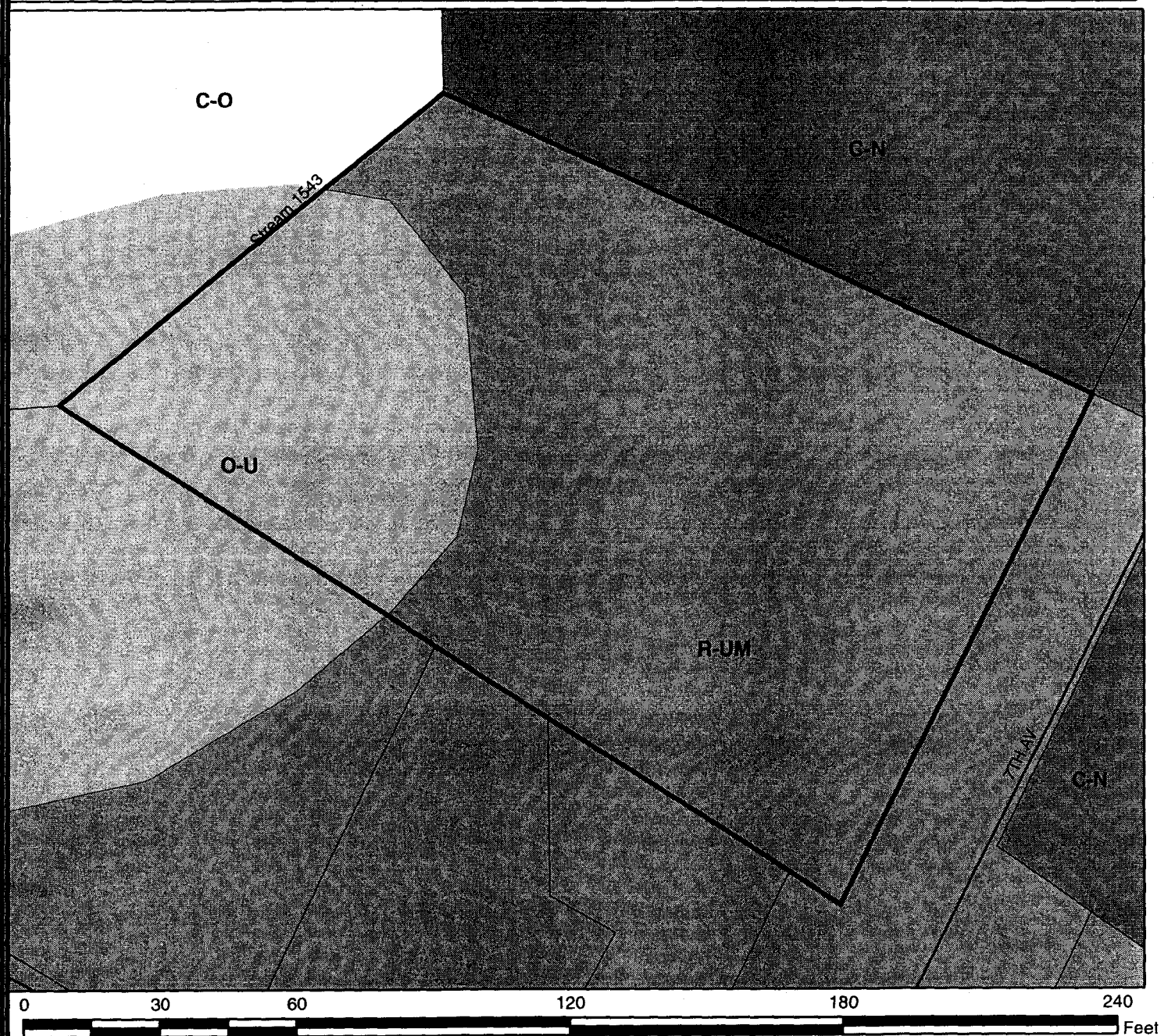


Map created by
County of Santa Cruz
Planning Department
January 2008

EXHIBIT F

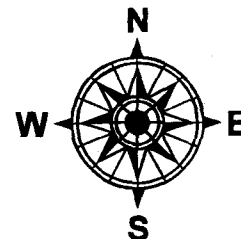


General Plan Designation Map



LEGEND

- APN: 026-501-02
- Assessors Parcels
- Streets
- STREAMTYPE**
 - PERENNIAL
 - INTERMITTENT
- Commercial-Neighborhood
- Residential - Urban Medium Density
- Commercial-Office
- Urban Open Space



Map created by
County of Santa Cruz
Planning Department
January 2008

EXHIBIT F



W A T E R D E P A R T M E N T

809 Center Street, Room 102 Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

April 21, 2008

Karen Rovi
c/o Stephanie Barnes-Castro
303 Potrero St., Ste 29-305
Santa Cruz, CA 95060

Re: APN 026-501-02, 1575 7th Avenue, Proposed 3 Lot MLD

Dear Ms. Rovi:

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

At the present time:

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

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

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

Sincerely,

Bill Kocher
Director

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0745
APN: 026-501-02

Date: November 5, 2008
Time: 11:20:48
Page: 5

===== REVIEW ON DECEMBER 31, 2007 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JANUARY 4, 2008 BY GREG J MARTIN =====
1. No changes are needed to the recently constructed sidewalk frontage improvements along 7th Avenue. 2. The project allows vehicles to turn around on site so ingress/egress is satisfactory.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JANUARY 4, 2008 BY GREG J MARTIN =====

Dpw Sanitation Completeness Comments

===== REVIEW ON JANUARY 11, 2008 BY BEATRIZ - BARRANCO =====
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, the applicant must obtain a new sewer service availability letter. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

The following are completeness issues and will be required to be resolved at the discretionary permit stage. Sheet C-6 The minimum collector slope shall be 2.0% unless a District variance is given. Private collector lines shall be located in private easements or common areas.

A cleanout is required at every change in direction or slope of the collector. Maintenance of private collector lines shall be noted in the CC&R-s, a copy which shall be approved by the District prior to Public Works approval. ===== UPDATED ON JANUARY 11, 2008 BY BEATRIZ - BARRANCO =====

===== UPDATED ON AUGUST 11, 2008 BY BEATRIZ - BARRANCO ===== 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, the applicant must obtain a new sewer service availability letter. Once a tentative map is approved this letter shall apply until the tentative map approval expires. The following are completeness issues and will be required to be resolved at the discretionary permit stage. Sheet C-6 Private collector lines shall be located in private easements or common areas. Maintenance of private collector lines shall be noted in the CC&R-s, a copy which shall be approved by the District prior to Public Works approval.

===== UPDATED ON NOVEMBER 5, 2008 BY BEATRIZ - BARRANCO =====

→ Sewer service is currently available. The sewer plan is complete. ← *

Dpw Sanitation Miscellaneous Comments

INTEROFFICE MEMO

APPLICATION NO: 07-0745 (second routing)

Date: August 7, 2008

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Townhouses at 1575 7th Avenue, Santa CruzDesign Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		
Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at			N/A

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

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

locating the structure within or near an existing group of buildings			
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open			N/A

beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Design Review Authority**13.11.040 Projects requiring design review.**

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

Design Review Standards**13.11.072 Site design.**

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

Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

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

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



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

August 26, 2008

Stephanie Barnes-Castro
303 Potrero, Ste. 29-305
Santa Cruz, CA 95060

Subject: Review of Geotechnical Investigation by Haro, Kasunich and Associates, Inc.
Dated July 17, 2007; Project #: SC9425
APN 026-501-02, Application #: 07-0745

Dear Applicant:

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. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.
4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email. Emails may be directed to carolyn.banti@co.santa-cruz.ca.us.

Note: We have not received an original, wet-signed copy of the original soils report as requested in our first review comments. Submission of an electronic copy of the soils report from the soils engineer will address this comment.

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 submit two copies of the report at the time of building permit application.

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

Sincerely,

Carolyn Banti
Associate Civil Engineer

Cc: Larry Kasparowitz/Sheila McDaniel, Project Planners
Haro, Kasunich and Associates, Inc.

**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.

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: September 4, 2008
TO: Sheila McDaniel, Planning Department, Project Planner
FROM: Steven Guiney, Planning Department Liaison to the Redevelopment Agency
SUBJECT: Application #07-0745, 2nd Routing, APN 026-501-02, 1575 7th Avenue, South of Capitola Rd, Live Oak

The applicant is proposing to divide the existing parcel into three parcels and construct three detached townhouses. The project requires a Minor Land Division, Coastal Development Permit, Residential Development Permit and Preliminary Grading Review. The property is located on the west side of 7th Avenue, one parcel south of the intersection of 7th Avenue and Capitola Rd (1575 7th Avenue).

This application was originally considered at an Engineering Review Group (ERG) meeting on January 2, 2008. The Redevelopment Agency (RDA) has the following comments regarding the proposed project. RDA's primary concerns for this project involve the protection and replacement if needed of existing 7th Avenue roadside improvements and the retention and protection of mature trees located along the 7th Avenue frontage.


1. No new roadside improvements or public road dedications are required with this development, as the recent 7th Avenue improvements were constructed within the 7th Avenue public right-of-way (ROW). However, this project should be required to be compliant with the County Code Chapter 9.80 Street Trench Cut Cost Recovery Fee, particularly with regard to Sec. 9.80.085 Moratorium, as applicable. This project should also be conditioned to protect the existing 7th Avenue roadside improvements through construction and to repair or replace any damage and striping (see Sheet C6) in kind and to the County Design Standards.
2. RDA recommends that arborist tree protection recommendations be identified on the plans and required throughout construction to ensure adequate significant tree preservation along the property frontage and in the ROW. The recently completed RDA/DPW 7th Avenue Road Improvement project was specifically designed and constructed to ensure protection of these trees.
3. RDA recommends that the applicant be required to keep the sidewalk access free from redwood sprouts from the large redwood near the northeast corner of the property adjacent to the sidewalk and that any other trees on the applicant's property also be maintained so as to not interfere with sidewalk access.
4. RDA requests that the project be conditioned such that the final land division improvement plans are routed to DPW Road Engineering and RDA for review and verification of adequate road improvement and tree protections.

RDA appreciates the cooperation of the applicant in responding positively to previous comments.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would like to see future routings of this project if there are changes or more information provided relative to RDA's comments. RDA appreciates this opportunity to comment. Thank you.

cc: Greg Martin & Rodolfo Rivas, Public Works Engineers
Paul Rodrigues, RDA Program Manager and Sheryl Bailey, RDA Project Manager

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: August 14, 2008
TO: Sheila McDaniel, Planning Department
FROM: Kate Seifried, Department of Public Works 
SUBJECT: APPLICATION 07-0745, APN 026-501-02, 1575 7th Avenue

As with all minor land divisions, the developer will have to submit a parcel map and improvement plans to Public Works for review and approval. Prior to recording the map, the developer will have to sign a subdivision agreement and submit securities to guarantee the construction of all work shown on the improvement plans.

Survey has no further comments at this time.

I'll defer to the traffic and drainage folks for any comments relevant to their areas of concern.

If you have any questions or would like to discuss these comments, please call me at extension 2824.

KNS:kns

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Annette Olson
Application No.: 07-0745
APN: 026-501-02

Date: November 5, 2008
Time: 11:20:48
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 11, 2008 BY CAROLYN I BANTI =====

The following are Completeness Comments in regards to soils and grading issues:

The soils report has not been accepted. Please see letter dated 1/14/08.

The proposed project will be built based on the 2007 California Building Code. Please update the geotechnical report to conform with the requirements of the 2007 CBC; please include all appropriate seismic parameters.

After revisions to the report have been made please submit two original, wet-signed copies of the report for review and acceptance.

If there are changes in the recommendations of the soils report due to the requested revisions, please submit a revised geotechnical plan review letter. ===== UP-DATED ON FEBRUARY 4, 2008 BY JESSICA L DEGRASSI =====

Please revise plans to include a wooden split rail fence at the edge of the Riparian Corridor buffer/edge of property lines for proposed lots.

Please revise plans to relocate the proposed drainage outlet outside the gulch where feasible. A riparian exception will be required for the drainage outlet if located below the top of bank, as outlined on page A1.

Please submit a revegetation plan for the areas to be disturbed during demolition of the existing structures. This plan shall be prepared by a professional knowledgeable in riparian restoration. ===== UPDATED ON APRIL 25, 2008 BY JESSICA L DEGRASSI =====

Drainage outlet must be located at toe of slope per soils engineer, therefore a Riparian Exception must be included with this permit. ===== UPDATED ON AUGUST 6, 2008 BY ROBIN M BOLSTER =====

No comment

===== UPDATED ON AUGUST 26, 2008 BY CAROLYN I BANTI =====

-- Completeness Comments -- Second Review --

The soils report has been accepted. Please see letter dated 8/26/08.

We have not received an original, wet-signed copy of the original soils report as requested in our first review comments. Submission of an electronic copy of the soils report from the soils engineer (as requested in our soils report acceptance letter) will address this comment.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 11, 2008 BY CAROLYN I BANTI =====

The following are Compliance Comments in regards to soils and grading issues:

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0745
APN: 026-501-02

Date: November 5, 2008
Time: 11:20:48
Page: 2

None

The following are Miscellaneous Comments/Conditions of Approval in regards to soils and grading issues:

Please submit a geotechnical plan review letter with the building permit application stating that the plans are in conformance with the recommendations of the soils report. The letter shall also approve the use of pervious concrete to receive garage roof drainage.

Please show pad elevations in addition to floor elevations on grading and drainage plans. ===== UPDATED ON FEBRUARY 4, 2008 BY JESSICA L DEGRASSI =====
An erosion and sediment control plan shall be submitted as part of the landdivision tentative map to be reviewed by Environmental Planning.

Add as condition of approval, that construction fencing must be in place during demolition of all existing structures to protect the Riparian Corridor at top of bank as shown on page A1. Also, construction fencing shall be in place during construction of proposed homes, at 20-foot riparian corridor buffer line. ===== UP- DATED ON AUGUST 6, 2008 BY ROBIN M BOLSTER =====

Prior to map recordation the tree protection measures specified in the report prepared by the project arborist should be shown on the improvement plans. Specifically, the location of the protective fencing should be clearly shown. Additionally, the fencing should be inspected by Environmental Planning staff prior to ground disturbance.

===== UPDATED ON AUGUST 26, 2008 BY CAROLYN I BANTI =====

-- Second Review -- Compliance and Conditions --

No additional comments.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 12, 2008 BY LOUISE B DION =====

Application with civil plans dated December 20, 2007 has been received. Please address the following:

1) Utilizing detention to meet pre- development rate requirement is only allowed if other measures are not feasible. Sheet C-1 indicates that retention will only be effective for smaller storm events but the a 10 year storm event will require detention. Please submit reason and calculations of infeasibility for review. It may be possible to increase the volume of the base rock beneath porous pavement and use the soil below the pervious pavement as storage for runoff mitigation.

2) Sizing of proposed structures for detention or retention must be based on site

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0745
APN: 026-501-02

Date: November 5, 2008
Time: 11:20:48
Page: 3

specific values and runoff to be captured established. Please see CDC for guidance.

- 3) If it is proposed to use the base rock and the soil below the pervious pavement for some runoff mitigation please provide percolation rates and storage volumes for this mitigation to demonstrate that the base material is sized accordingly. The C value used for the pervious concrete areas should take into account that the majority of the rainfall on these areas will drain to the retention system.
- 4) The detention calculations and CDC requirements are that only new impervious areas drain to the detention system. It is not clear which areas will bypass the detention system and if they have been taken into account in the calculations.
- 5) More information is needed about drainage patterns in the watershed area containing the subject parcel. How much runoff is received onsite from upslope properties and how is this runoff to be controlled? Show (quantitatively, if necessary) that the proposed drainage plan is adequate in this respect.
- 6) At the time of map recording provide an easement for all common drainage facilities. Provide recorded maintenance agreement(s) for the detention system, silt and grease trap (if used) and the porous pavement. Include maintenance recommendations for each facility and identify who is responsible for maintenance of each facility on the final plans.
- 7) Please provide permanent markings at each inlet that read: "NO DUMPING - DRAINS TO BAY", or equivalent. The property owner is responsible for maintaining these markings.
- 8) Runoff from parking and driveways are required to go through water treatment prior to discharge.

All submittals should be made through the Planning Department. For questions regarding these review comments Public Works stormwater management staff is available from 8-12 M-F.

If you have questions, please contact me at 831-233-8083.

===== UPDATED ON AUGUST 22, 2008 BY GERARDO VARGAS ===== Application 07-0745 has been approved for the discretionary stage in regards to drainage. Please see miscellaneous comments to be addressed at the building application stage.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0745
APN: 026-501-02

Date: November 5, 2008
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Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 12, 2008 BY LOUISE B DION =====

Please note that detailed design and design calculations review for drainage system will be left for the building permit application stage however please keep the following comments in mind:

1) Provide documentation that the existing impervious areas are either permitted, or were installed prior to 1969 for fee and impact analysis. Zone 5 fees will be assessed on the net increase in permitted impervious area due to this project. Documentations such as assessor's records, surveys records, or other official records will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

2) The installation of the drainage facilities will be inspected by Public Works staff. Once all other reviewing agencies have approved the building permit please bring a reproducible copy of the civil plan sheets with DPW signature block and an engineer's estimate and 2% deposit (\$560 minimum) for construction inspection.

3) Please provide a clean out at the upstream end of the detention pipe(s).

4) Please provide measures for preventing debris from entering the detention and retention facilities in order to minimize future clogging and maintenance.

5) Show how overall flow from proposed drainage system will be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Provide downstream impact assessment identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow.

===== UPDATED ON AUGUST 22, 2008 BY GERARDO VARGAS ===== 1. Please revise the invert elevation(s) located along the southwest swale. The invert located at the center needs to be lowered to maintain the flow path.

2. Show all downspouts on plan, and indicate how they will tie into the proposed drainage system.

3. Is it necessary for the proposed swales to be impermeable soil at surface?

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON DECEMBER 31, 2007 BY DEBBIE F LOCATELLI =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0745
APN: 026-501-02

Date: November 5, 2008
Time: 11:20:48
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===== REVIEW ON DECEMBER 31, 2007 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JANUARY 4, 2008 BY GREG J MARTIN =====
1. No changes are needed to the recently constructed sidewalk frontage improvements along 7th Avenue. 2. The project allows vehicles to turn around on site so ingress/egress is satisfactory.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JANUARY 4, 2008 BY GREG J MARTIN =====

Dpw Sanitation Completeness Comments

===== REVIEW ON JANUARY 11, 2008 BY BEATRIZ - BARRANCO =====
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, the applicant must obtain a new sewer service availability letter. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

The following are completeness issues and will be required to be resolved at the discretionary permit stage. Sheet C-6 The minimum collector slope shall be 2.0% unless a District variance is given. Private collector lines shall be located in private easements or common areas.

A cleanout is required at every change in direction or slope of the collector. Maintenance of private collector lines shall be noted in the CC&R-s, a copy which shall be approved by the District prior to Public Works approval. ===== UPDATED ON JANUARY 11, 2008 BY BEATRIZ - BARRANCO =====

===== UPDATED ON AUGUST 11, 2008 BY BEATRIZ - BARRANCO ===== 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, the applicant must obtain a new sewer service availability letter. Once a tentative map is approved this letter shall apply until the tentative map approval expires. The following are completeness issues and will be required to be resolved at the discretionary permit stage. Sheet C-6 Private collector lines shall be located in private easements or common areas. Maintenance of private collector lines shall be noted in the CC&R-s, a copy which shall be approved by the District prior to Public Works approval.

===== UPDATED ON NOVEMBER 5, 2008 BY BEATRIZ - BARRANCO =====
Sewer service is currently available. The sewer plan is complete.

Dpw Sanitation Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 07-0745
APN: 026-501-02

Date: November 5, 2008
Time: 11:20:48
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===== REVIEW ON JANUARY 11, 2008 BY BEATRIZ - BARRANCO ===== Sewer service
is currently available.
===== UPDATED ON AUGUST 11, 2008 BY BEATRIZ - BARRANCO =====
NO COMMENT
===== UPDATED ON NOVEMBER 5, 2008 BY BEATRIZ - BARRANCO =====
NO COMMENT



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

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

Date: January 8, 2008
To: Karen Rovai
Applicant: **Stephanie Barnes-Castro**
From: Tom Wiley
Subject: **07-0745**
Address: **1575 7th Ave.**
APN: 026-501-02
OCC: 2650102
Permit: 20080005

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

Based upon a review of the plans submitted, District requirements appear to have been met, and **PLANS ARE APPROVED FOR MINOR LAND DIVISION.**

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for **Application for Building Permit**.

When plans are submitted for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) FOR EACH APN!!

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

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

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

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2650102-010808

NEW WATER SERVICE INFORMATION FORM

Date: 1/4/2008
Revision 1:
Revision 2:

City of Santa Cruz Water Department 809 Center Street Room 102 Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

APN: 026-501-02

Multiple APN? ☐ N

Project Address: 1575 7th Ave

PROJECT DESCRIPTION:

Proposal to divide an ex parcel into 3 lots & construct 3 detached townhouses.

REPRESENTATIVE INFORMATION:

APPLICANT INFORMATION:

Name: Stephanie Barnes-Castro
Mailing Address: 303 Potrero Ste 29-305
City/State/Zip: Santa Cruz CA 95060-
E-Mail:

Phone: (831) 426-6030
Cell:
Fax:

Name:
Mailing Address:
City/State/Zip:
E-Mail:

Phone:
Cell:
Fax:

Account #s: 071-0110
Status: Active
Date Closed: MR-2
Type: MR-2

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: 12" AC 1978
Elevation zone: ☐ N
No connection fee credit(s) for services inactive over 24 months

Location: on Capitola @ 7th
Location:

SECTION 2 FIRE FLOWS

Hyd # 2154 Size/Type: 6" s/mr
Hyd # Size/Type:

Static 98 Res 96 Flow 1233 Flow w/20# Res. 8915 FF Date 12/02
Static Res Flow Flow w/20# Res. FF Date

Total Due:

Credits:

Zone Cap

Sewer Conn Fees:

Water Conn Fees:

Meter Inst Fees:

Permit Fees:

Service/Hydrant Install \$540.00

Backflow \$0.00

St. Opening \$0.00

Misc Fees \$540.00

Totals \$150

PLAN APP # 07-0745

PLANNER Annette Olson

REVIEWED BY J. Segal

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

PLAN APP # 07-0745

PLANNER Annette Olson

REVIEWED BY J. Segal

Fire sprinklers required as per Central Fire Protection Dist. Above fees are estimates only. Fees shown above reflect a new comb 2" fire x 3/4" dom and 2-2" fire service hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made. NOTICE: This form does not in any way obligate the city. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

See enclosed fire service details and list of SCWD approved service installation contractors.

QUALIFICATIONS

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

EXHIBIT H

Total Permit Insp Fees: 540



Live Oak School District

Excellence is achieved through a caring partnership

Feb. 15, 2008

Karen Rovai
71 Blake Ave
Watsonville, CA 95076

RE: APN 026-501-02
Application No. 07-0745

To Whom It May Concern:

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

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

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

Your cooperation and assistance in this matter is greatly appreciated.

Sincerely, .

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

✓ C: Annette Olson County Project Planner
District Business Department



MONTEREY BAY

Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

AIR POLLUTION CONTROL OFFICER
Douglas Quetin

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

DISTRICT BOARD MEMBERS

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County

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Ila Mettee-
McCutcheon
Monterey County

Sam Storey
Santa Cruz
County Cities

George Worthy
South Monterey
County Cities

November 25, 2008

Ms. Karen Rovai, Project Planner
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Sent Electronically To:
pln143@co.santa-cruz.ca.us
Original Sent by First Class Mail.

SUBJECT: DEMOLITION OF 1575 7TH AVENUE (07-0745)

Dear Ms. Rovai:

The Air District submits the following comments for your consideration:

Demolition of Structures

The project is subject to Air District Rule 439, Building Removals. I have attached a copy for your reference. The project may also require a demolition permit from the District, so please contact Mike Sheehan in the District's Compliance Division to discuss details.

Thank you for the opportunity to review the document.

Sincerely,

Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

cc: Mike Sheehan, Compliance Division

Attachment

Karen Rovai

June 6, 2008

Project: 1575 7th Avenue
Santa Cruz, Ca.

On June 6, 2008, I made a site visit to your property on 7th Avenue, to examine several trees. The trees are numbered and the drip lines of the tree canopies are shown on the architectural site plan by Stephanie Barnes-Castro Architect.

Tree #1 is a *Sequoia sempervirens* (Coast Redwood). It is approximately 75' tall with a DBH (diameter at breast height) of 53" and an average crown spread of 25'. The tree has been pruned around the power lines on 7th Avenue leaving a somewhat misshapen canopy. The tree appears to be in good condition but I cannot examine the base of the tree due to the presence of debris, a large mass of root sprouts and a fence.

The grade around the base of the tree is higher than the grade at the existing driveway and the existing house. Trees are generally sensitive to cutting, filling and compaction within their driplines. The plans indicate a retaining low wall will retain the higher grade in this area.

The proposed parking area shown adjacent to the tree is located 10' from the base of the trunk. This should be considered a minimum. No grading or compaction should occur closer to the tree. All root and crown sprouts should be removed. Prior to construction the area in a 10' radius around the trunk should be mulched with 3" of redwood debris or redwood bark mulch. The area should be fenced with a 6' chainlink fence on concrete feet. No storage, dumping or any activity should occur in this zone.

Tree #2 is a *Platanus racemosa* (California Sycamore). It is approximately 45' tall with a DBH of 27" and an average crown spread of 35'. The foliage is in good condition. The crown is radically misshapen due to repeated pruning around the power lines. I found pockets of rot at the base of this tree suggesting that the tree may have crown rot.

The driveway paving shown adjacent to the tree is located 10' from the base of the trunk. This should be considered a minimum. No grading or compaction should occur in a 10' radius around this tree. Prior to construction the area in a 10' diameter around the trunk should be mulched with 3" bark mulch. The area should be fenced with a 6' chainlink fence on concrete feet. No storage, dumping or any activity should occur in this zone.

Tree #3 a *Platanus racemosa* (California Sycamore). It is approximately 35' tall with a DBH of 32" and an average crown spread of 45'. The crown is misshapen to pruning around the power lines. The foliage in good condition. I found pockets of rot at the base of this tree suggesting that the tree may have crown rot.

I recommend that a root crown exam be performed on this tree by a licensed arborist. This tree should be monitored regularly for crown rot.

No grading or compaction should occur in a 15' radius around the tree. Prior to construction the area in a 15' diameter around the trunk should be mulched with 3" bark mulch. The area should be fenced with a 6' chainlink fence on concrete feet. No storage, dumping or any activity should occur in this zone.

Tree #4 is a *Pinus radiata* (Monterey Pine). It is approximately 40' tall with a DBH of 16" and an average crown spread of 12'. The base of the tree is covered with ivy and the ivy fills the canopy almost to the top of the tree.

I recommend that the ivy be removed from the tree and the tree be pruned to shape the crown. The area should be fenced with a 6' chainlink fence on concrete feet. No storage, dumping or any activity should occur in this zone.

Tree #5 is a *Quercus agrifolia* (Coast Live Oak). It is approximately 25' tall with a DBH of 70" and an average crown spread of 20'. The tree leans up slope at roughly 45 degrees from vertical. The trunk is gnarled and rotting and the interior is hollow. One of the main standard limbs is dead suggesting the tree is in decline. Large chunks of dead wood litter the area around the tree. The foliage on the living portion of the tree is in fair condition.

This tree is unlikely to pose a hazard to the proposed structures. The living portion and the weight of the tree is leaning down slope away from the proposed structures. However the tree could pose a hazard to any rear yard landscaping and users in the area of the tree.

This tree is in decline and should be monitored regularly for signs of failure.

Thank you,

A handwritten signature in cursive script that reads "Ellen Cooper". The signature is written in dark ink and is positioned to the right of the "Thank you," text.

Ellen Cooper
Arborist WCISA 848

**GEOTECHNICAL INVESTIGATION
For
3 UNIT TOWNHOUSE PROJECT
APN 026-501-02
1575 7TH Avenue
Santa Cruz, California**

**Prepared For
Ms. Karen Rovai
Santa Cruz, California**

**Prepared By
HARO, KASUNICH & ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. SC9425
July 2007**

Project No. SC9425
17 July 2007

MS. KAREN ROVAI
71 Blake Avenue
Watsonville, California 95076

Subject: Geotechnical Investigation

Reference: 3 Unit Townhouse Project
APN 026-501-02
1575 7th Avenue
Santa Cruz, California

Dear Ms. Rovai:

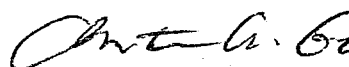
In accordance with your authorization, we have performed a Geotechnical Investigation for the proposed 3 unit townhouse project to be located at 1575 7th Avenue in Santa Cruz, California.

Based on the results of our investigation, the proposed development at the referenced site is acceptable from a geotechnical standpoint provided the geotechnical criteria and recommendations presented in this report are closely followed during project design and construction.

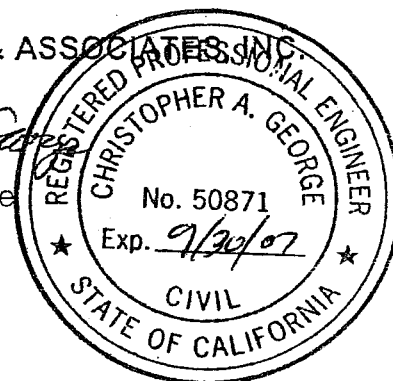
The accompanying report presents our conclusions and recommendations, as well as the results of the geotechnical investigation on which they are based. If you have questions concerning this report, please contact our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.



Christopher A. George
C.E. 50871



CAG/jm
Copies:

3 to Addressee
4 to Stephanie Barnes-Castro

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

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

Geotechnical considerations at the site include the compressibility of loose near surface soil under proposed new building loads, the potential for instability of the fill slopes on the west portion of the property, site drainage and potential seismic hazards.

The loose condition of the near surface soil indicates there is potential for settlement under building loads and/or during strong seismic shaking. To provide firm uniform support for the residential dwellings we recommend the top 2 feet of soil and all fill under structures and improvements be over excavated and redensified as engineered fill. The redensified zone should extend a minimum of 5 feet beyond building envelopes. On the west side of dwelling units A and B, the redensified zone should extend a minimum of 10 feet beyond building and improvement envelopes. In our opinion, the proposed 30 foot building set back and redensification of soil on the west side of the units will mitigate the potential for slope instability to negatively influence the dwelling units. The geotechnical engineer or his representative should be on site during the earthwork phase of the project to confirm the required overexcavation and redensification is performed.

Surface and subsurface site drainage should be adequately controlled during and after construction. Grading plans for the project should provide sufficient gradients on driveways and around the homes so water is rapidly removed and does not pond near foundations.

Storm runoff should be collected and directed to the natural drainage channel at the toe of the slope on the west side of the site or the existing storm drainage system. Due to the potential for instability of the slopes on the west side of the property on site retention should **not** be allowed. To maintain the long term stability of the site, storm runoff should be directed to the natural drainage or to a storm drainage system in the site vicinity. Concentrated surface or roof storm water runoff should not be allowed to flow on the slopes at the site.

The project site is located within a seismically active area. Structures designed in accordance with the most current UBC seismic design standards should perform well during seismic shaking.

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

Site Grading

1. 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.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-01.
3. Areas to be graded should be cleared of all obstructions including loose fill, building foundations, trees not designated to remain, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.
4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.
5. The top two feet of soil and all fill below the proposed townhouse building envelopes and overbuild areas should be excavated and replaced as engineered fill. The excavation should extend a minimum of 5 feet beyond the north, east, and south building perimeters (and west perimeter of Unit C) and 10 feet on the west building perimeter on Units A and B.

The bottom of the excavated areas and all other areas to receive engineered fill should be scarified to a depth of 6 inches, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. Portions of the site may need to be moisture conditioned to achieve suitable moisture content for compaction. These areas may then be brought to design grade 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 6 inches of pavement subgrade should be compacted to a minimum of 95 percent relative compaction. The aggregate base below pavements should likewise be compacted to a minimum of 95 percent relative compaction.

7. If grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty, such as pumping or bringing free water to the surface. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to over-excavate the subgrade soil and replace it with angular crushed rock to stabilize the subgrade. We estimate that the depth of over-excavation would be approximately 24 inches under these adverse conditions.

8. In general, the near-surface on-site silty sand or clayey sand soils appear suitable for use as engineered fill. Materials used for engineered fill which must be imported should consist of a predominantly granular soil conforming to the quality and gradation

requirements as follows: The soil should be relatively free of organic material and contain no rocks or clods greater than 4 inches in diameter, with no more than 15 percent larger than 20 inches. The material should be predominately granular with a plasticity index less than 15, a liquid limit less than 35, and not more than 20 percent passing the #200 sieve.

9. We estimate shrinkage factors of 15 to 25 percent for the on-site materials when used in engineered fills.

10. All permanent cut and fill slopes should be inclined no steeper than 2:1 (horizontal to vertical).

11. Following grading, all exposed slopes should be planted as soon as possible with erosion-resistant vegetation.

12. 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 Spread Footing Foundations

13. Provided the top 2 feet of soil and all fill within the building envelopes and overbuild areas are redensified, the proposed residential dwelling units may be supported on continuous reinforced concrete spread footing foundations.

14. One story footings should a minimum of 12 inches wide and 12 inches deep. Two story footings should be a minimum of 15 inches wide and 18 inches deep. Actual footing depths should be determined in accordance with anticipated use and applicable design standards. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation. As a minimum, the footings should have four (4) number 4 reinforcement bars; 2 in the top and 2 in the bottom.

15. The foundation trenches should be kept moist and be thoroughly cleaned of slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1.5:1 plane projected upward from the bottom edge of the adjacent trench.

16. Footings constructed in conformance 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 wind and seismic loads.

17. The most current UBC provides updated guidelines for seismic design of structures. Based on these guidelines, a review of our boring logs indicates the average soil properties in the top 100 feet of soil at the site are typified by soil type S_D . We provide the following near source factors (N_a and N_v), and seismic coefficients (C_a and C_v) assuming the site is underlain by soil type S_D and selecting the San Andreas Fault as the critical seismic source faults:

Soil Type=S_o
Seismic Zone Factor = Z = 0.40

FAULT NAME	DISTANCE TO SITE	R.I. (yr)	Mmax	SLIP RATE (mm/yr)	UBC FAULT TYPE	Na	Nv	Ca	Cv
San Andreas	15.5 km 9.6 miles	210	7.9	24.0	A	1.0	1.0	0.44	0.64
Zayante-Vergeles	11.0 km 6.8 mi	8821	6.8	0.1	B	1.0	1.0	0.44	0.64

18. Total and differential settlement resulting from the proposed lightweight building loads is anticipated to be less than 1 inch and ½ -inch respectively.

19. Lateral load resistance for structures 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.

20. Prior to placing concrete, all foundation excavations should be thoroughly cleaned. The foundation excavations must be observed by the geotechnical engineer or his representative prior to placing concrete to confirm anticipated soil conditions and verify footing depths.

Retaining Walls

21. If retaining walls are designed for the site, conventional spread footings may be used for the walls. For fully drained walls up to 8 feet high, the following design criteria should be used:

- A. Active earth pressure for walls allowed to yield (up to ½ percent of wall height) is that exerted by an equivalent fluid weight of 35 pcf for a level backslope and 50 pcf for a 2:1 backslope.
- B. Where walls are not allowed to yield (restrained condition), the walls should be designed to resist a uniformly distributed load (rectangular distribution) of 23H psf per foot for a level backslope and 33H psf per foot for a 2:1 backslope, where H is the total height of the wall.
- C. For seismic design, a resultant seismic force = $12H^2$ acting at a point 0.6H up from the base of the wall (where H is the height of the wall) should be used.
- D. In addition, the walls must be designed for any adjacent live or dead loads which will exert a force on the wall (structures or traffic).
- E. Retaining walls which act as interior building walls should be waterproofed.
- F. The above lateral pressures are provided assuming the walls are fully drained to prevent development of hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 2 permeable material (Caltrans Specification 68-1.025) or an approved equivalent. The drainage material should be at least 12 inches thick. The drain material

should extend from the base of the walls to within 12 inches of the top of the backfill. The top 12 inches of backfill behind the wall should be relatively impermeable native soil compacted in place. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet.

- G. Retaining wall backfill material should be compacted to a minimum of 90 percent relative compaction.

22. Lateral loads on spread footings may be designed for a passive resistance acting along the face of the footings. Where footings are poured neat against firm native soil, an equivalent fluid pressure of 250 pcf acting along the face of the footings is considered applicable. Topsoil or other loose materials should be neglected when computing passive resistance.

Slabs-on-Grade

23. The project design professional should determine the appropriate slab reinforcing and thickness, in accordance with the anticipated use and loading of the slab. However, we recommend that consideration be given to a minimum slab thickness of 5 inches and steel reinforcement necessary to address temperature and shrinkage considerations. It is recommended that rebar in lieu of wire mesh be used for slab reinforcement. The steel

reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies.

24. Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 4 inches thick, covered with a membrane vapor retarder. Capillary break material should be free-draining, clean gravel or rock, such as 3/4-inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor retarder should be a high quality membrane, least 10 mil thick, and puncture resistant (MoistStop or equivalent). A layer of sand about 2 inches thick should be placed between the vapor retarder and the floor slab to protect the membrane and to aid in curing concrete. The sand should be lightly moistened prior to placing concrete.

25. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground as delineated above. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement should not be tied to the building foundations. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Utility Trenches

26. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

27. Unless concrete bedding is required around utility pipes, bedding should consist of free-draining sand. The bedding should extend from the bottom of the trench to 1 foot above the pipe. Sand bedding may be jetted into place and should be compacted to a minimum of 90 percent relative compaction. Backfill may then be placed in lifts over the bedding. Mechanical compaction may be necessary to achieve this required compaction. If the sand bedding is jetted, the operation should be closely supervised and provisions should be made for the removal of excess water.

28. Where settlement of trench backfill should be minimized, such as areas which will support buildings, concrete slabs, asphalt pavements, and structural fill, the backfill should be placed in layers not exceeding 8 inches in loose thickness, moisture conditioned, and compacted as structural fill. All backfill should be compacted as specified in the City of Santa Cruz Specifications or a minimum of 90 percent relative compaction, whichever is greater.

Pavement Sections

29. Pavement design is beyond the scope of our services. However, for the selected pavement sections to perform to their greatest efficiency, it is important that the following items be considered:

- A. The top 8 inches of subgrade should be properly moisture conditioned and compacted to a minimum of 95 percent relative compaction at a minimum moisture content of 3 percent over the optimum moisture content.
- B. Provide sufficient gradient to prevent ponding of water.
- C. Use only quality materials of the type and thickness (minimum) specified. All baserock, unless otherwise noted, must meet CalTrans Standard Specifications for Class II Aggregate Base, and be angular in shape.
- D. Compact the baserock uniformly to a minimum of 95 percent relative compaction.
- E. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.

Site Drainage

30. An engineered drainage plan to handle surface and subsurface runoff should be developed for this site. Site drainage should be adequately controlled both during and after construction.

31. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and pavements. Surface drainage

should be directed away from all building foundations. A minimum slope gradient of 2 percent away from foundations should be maintained for a horizontal distance of 5 feet.

32. Rain gutters with downspouts should be placed around roof eaves. Discharge from the rain gutters should be conveyed from the downspouts and away from foundations by solid conduit pipe or lined gutters to collection facilities. On site retention of storm water is not recommended. We recommend runoff be directed to the bottom of the slopes on the west side of the site or existing storm drain facilities.

33. 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.

34. Due to the potential for high ground water to develop at this site, subdrains may be necessary to intercept subsurface seepage at the site. We offer the following general recommendations as a guideline:

35. Subdrains should extend to depth of at least 1 foot below the bottom of the lowest excavation, or a minimum depth of 3 feet, whichever is greater. Subdrains should slope downward on a continuous gradient of at least 2 percent, discharging to an outlet at the low point.

36. Subdrain trenches should be backfilled with permeable material meeting the State of California Standard Specifications, Section 68-1.025, Class 1m Type A. The permeable material should be washed to remove fines prior to backfilling. A 4-inch diameter, perforated polystyrene rigid drain pipe should be placed, perforations down, within 3 inches of the bottom of the permeable backfill. Cleanouts should be placed at the high points of the pipe, connected via a 45-degree elbow and extended to the ground surface.
37. Permeable backfill should extend the full height of the trench to within 12 inches of the ground surface and capped with relatively impermeable soil. A layer of Mirafi 140N or equivalent filter fabric should be placed between the permeable material and the native soil cap.
38. An unobstructed outlet should be provided at the lower end of the subdrain, consisting of a solid pipe of the same diameter, connected to the perforated pipe and extended on a continuous gradient of at least two percent (2%) to an existing drain system.
39. The linear extent, depth, and location of the subdrain and outlets should be approved by Haro, Kasunich & Associates prior to backfill.
40. Drainage patterns approved at the time of fine grading should be maintained throughout the life of the proposed structure.

Plan Review, Construction Observation, and Testing

41. Haro, Kasunich and Associates must be provided the opportunity for a general review of the final foundation and grading plans prior to construction to evaluate if our recommendations have been properly interpreted. Haro, Kasunich and Associates should also provide earthwork observation and testing services during the construction phase of the project to evaluate if our recommendations and the project plans are properly implemented. Observation of the earthwork also allows anticipated soil conditions to be correlated to those actually encountered in the field during construction. If we are not afforded the opportunity of making the required review and construction observation and testing, we assume no responsibility for misinterpretation of our recommendations.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.

STEFANIE BARNES-CASTRO ARCHITECT

ARCHITECT

STEPHANIE BARNES - CASTRO

Commercial & Residential Design

December 6, 2007

Neighborhood Meeting Summary

Proposed Minor Land Division and Residential Development @ 1575 7th Avenue

The neighborhood meeting for the proposed development was held on Monday, November 26th at 6:30 PM at Simpkins Swim Center on 17th Avenue (please see attached invitation). Invitations were sent out to all owners and occupants within 300 feet of the property as well as to the Planning Director and Neal Coonerty, County Supervisor. The County of Santa Cruz generated the mailing labels for the invitations (please see attached mailing list).

Floor plans, exterior elevations, site plan, landscape plan, sections and a perspective rendering prepared by Stephanie Barnes- Castro, Architect, were on display. Improvement plans prepared by Luke Beautz, Civil Engineer, were also available for review by attendees.

There were two neighbors in attendance (see attached attendance list) and both were in favor of the proposed project. No concerns were expressed pertaining to the development. There was a question as to whether the existing residence was considered a historic structure. Stephanie Barnes-Castro indicated that it was not designated a historic structure after the Board of Supervisors reviewed the project.

There was a question as to whether the project required any variances and our office indicated that no variances were necessary. A final question was asked as to whether the project was proposing native restoration of the riparian area. Our office indicated that native restoration was being proposed for the 20' riparian setback since several structures will be removed from this area and that the existing riparian area would remain unchanged.

Our office remained at the Swim Center, after the attendees left, until 7:15 to see if any one else would attend.



EXI

- 87 - Suite 29-305 Santa Cruz, California 95060-2759 phone (831) 426-6030 fax (831) 426-4708 email sbc@sl

A R C H I T E C T

S T E P H A N I E B A R N E S - C A S T R O

C o m m e r c i a l & R e s i d e n t i a l D e s i g n

November 15, 2007

Dear Property Owner/ Occupant:

You are invited to attend a Neighborhood Meeting to review and discuss plans for a proposed Minor Land Division and Residential Development at 1575 7th Avenue. The proposed project would involve demolition of an existing residence and outbuildings and the construction of three new townhouse units.

Neighborhood Meeting

Location:

Simpkins Swim Center
979 17th Avenue
Santa Cruz, CA 95062

Date:

Monday, November 26, 2007

Time:

6:30 PM

We look forward to meeting with you. Please give us a call at (831) 426-6030 if you have any questions.

Sincerely,

Stephanie Barnes- Castro, Architect

A R C H I T E C T

S T E P H A N I E B A R N E S - C A S T R O

Commercial & Residential Design

November 26, 2007

PROPOSED MINOR LAND DIVISION & RESIDENTIAL DEVELOPMENT @ 1575 7TH AVENUE

NEIGHBORHOOD MEETING ATTENDANCE LIST

Mike Koslosky 1525 7th Ave 95062 479-8887 (re-cycled wood, etc.)
Jim Thoms 200 14th Ave 95062