



Staff Report to the Planning Commission

Application Number: **08-0039**

Applicant: Charles Eadie, Hamilton Swift
Land Use Consultants

Agenda Date: September 28, 2011

Owner: Campeco, LLC

Agenda Item #: 10

APN: 028-302-01

Time: After 9:00 a.m.

Project Description: Proposal to divide the existing 40,425 square foot parcel into three parcels of 5,361 square feet, 6,411 square feet, and 9,049 square feet, to demolish five existing houses, to grade approximately 980 cubic yards of cut and 80 cubic yards of fill, to construct three single family dwellings, to allow for the garages to extend 2-4 feet from the house façade, to allow for retaining walls over 3 feet in height to be located within the 20 foot front yard setback, and to remove existing improvements within 100 feet of Moran Lake and restore vegetation. Requires a Minor Land Division, a Coastal Permit, a Residential Development Permit, an Exception to the Pleasure Point Residential Development Standards, a Riparian Exception, Soils Report Review, and Preliminary Grading Review.

Location: Property located at the intersection of Moran Way and East Cliff Drive between 26th Avenue and Palisades Avenue (8 Moran Way).

Supervisory District: 1st District (District Supervisor: Leopold)

Permits Required: Coastal Permit, Minor Land Division, Residential Development Permit, an Exception from the Pleasure Point Residential Development Standards & a Riparian Exception.

Technical Reviews: Soils Report Review & Preliminary Grading Review

Staff Recommendation:

- Certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- Approval of Application 08-0039, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|---|----|---|
| A. | Project Plans | F. | Moran Lake Concept Plan and |
| B. | Findings | | Monarch Butterfly Habitat |
| C. | Conditions | | Management Plan |
| D. | Mitigated Negative Declaration
(CEQA Determination) with
attachments. | G. | Neighborhood Meeting Notes |
| | | H. | Comments and Correspondence not
included in Exhibit D. |
| E. | East Cliff Drive Route Concept Plan | | |

Parcel Information

Parcel Size:	40,425 square feet (.92 acres)
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Single family residential; County park (Moran Lake); Moran Lake Beach
Project Access:	Via Moran Way
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-5-PP (Single Family Residential - 5,000 square feet minimum with Pleasure Point Community Design Combining District)
Coastal Zone:	<u>X</u> Inside ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes ___ No

Environmental Information

Geologic Hazards:	None mapped.
Soils:	Geotechnical Report (prepared by Bauldry Engineering, dated January 2005 and updated March 2008) indicates that site is underlain by the Purisima Formation. Bedrock overlain by expansive sandy clay material identified in borings.
Fire Hazard:	Not a mapped constraint.
Slopes:	Parcel slopes downhill from east to west, gradually increasing in slope towards west property line.
Env. Sen. Habitat:	Mapped for Santa Cruz tarplant, Zayante band-winged grasshopper, white-rayed pentachaeta, and monarch butterfly. Monarch butterfly habitat located at each property line to be restored as a part of the project. No other mapped species or habitats discovered on site.
Grading:	Approximately 980 cubic yards of cut and 80 cubic yards of fill proposed.
Tree Removal:	Three trees within proposed development area to be removed.
Scenic:	Not a mapped resource.
Drainage:	Drainage improvements proposed to accommodate new development.
Archeology:	Not a mapped resource.

Services Information

Urban/Rural Services Line:	<u>X</u> Inside ___ Outside
Water Supply:	City of Santa Cruz
Sewage Disposal:	County Sanitation
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

History

The parcel is currently developed with five single family dwellings. Building permit 5274 was finalized in 1963 for a single family dwelling; however the other dwellings appear to have been constructed prior to permitting requirements.

Project Setting

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

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

Moran Lake is located on the adjacent parcel to the north and northwest. County Code Section 16.30 defines a Riparian Corridor as: “Lands extending 100 feet from the high watermark of a lake, wetland, estuary, lagoon, or natural body of standing water”. Therefore, the associated Moran Lake riparian corridor extends onto the subject property at the north and northwest property lines and a portion of the existing private road (Moran Way) is currently located within the 100 foot setback. There are scattered eucalyptus trees growing on the subject parcel, however, there is a more heavily wooded patch of eucalyptus trees just outside of the north and northwest property lines which comprise an area identified as the Moran Way Windrow in the Moran Lake Monarch Butterfly Habitat Management Plan, prepared by the County Parks Department (Exhibit F). This southeast grove is a roosting area for the Monarch Butterfly, provides critical wind protection for the lake area, and intermittently functions as a refuge habitat.

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

Detailed Project Description

The subject parcel is approximately 40,425 square feet which includes portions of Moran Way to the north, and an approximately 9,990 square foot parcel that constitutes a portion of East Cliff Drive and is therefore proposed for dedication to the County.

The proposal is to divide the existing 40,425 square foot parcel into three parcels of 5,361 square feet, 6,411 square feet, and 9,049 square feet for the construction of three 4-bedroom single family dwellings.

As per County Code Section 13.10.552, three standard size (8.5' x 18') parking spaces are required for each residence. The proposed project is in compliance with this requirement in that each residence will have a 2 car garage and one additional parking space in the driveway outside of the right of way.

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

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

Zoning & General Plan Consistency

The subject property is a 40,425 square foot lot located in the R-1-5-PP (Single Family Residential - 5,000 square foot minimum within the Pleasure Point Community Design Combining District) zone district. All of the proposed lots meet the minimum 5,000 square foot net site area requirement for the R-1-5 zone district and, with the exception of the garages located a maximum of 4 feet from the front façade of the homes, the proposed residences are in compliance with the required site standards for the Pleasure Point Community Design Combining District including, setbacks, height, lot coverage, floor area ratio, frontage and width, as shown in the table below. The resulting parcels will be greater than 35' wide, therefore, the Pleasure Point District requires that the second stories are setback at least 10 feet from the side property lines (County Code Section 13.10.446(a)(1)(A)), however, the proposal is to comply with the 10 foot side yard setbacks for both the first and second stories on all three proposed structures, which meets the requirements of the Pleasure Point Community Design Plan.

	Required as per County Code 13.10.323(b) R-1-5 District & 13.10.446(a)(1)(A) PP Combining District	Proposed Site Standards
Front Yard	20'	20' min.
Side Yards	5' & 8' with 10' second story setbacks; 20' street side yard for Lot 1 corner lot.	10' & 10' min. 20' min. street side yard on Lot 1
Rear Yard	15'	15' min.
Lot Coverage	40%	20.7% - 26%
Floor Area Ratio	50%	38% - 50%
Maximum Height	28'	28' max.
Frontage	50'	>50'
Width	50'	>50'

The subject property is designated as Urban Medium Residential (R-UM) in the General Plan. The Urban Medium 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 would create three parcels of 5,361 square feet, 6,411 square feet and 9,049 square feet of net developable area, which is below the lowest end of the density range; however, the reduced density is supported based on the surrounding environmental constraints associated with Moran Lake and the monarch butterfly habitat, and the existing access constraints associated with the heavily travelled public pedestrian and bicycle path on the northern portion of the parcel.

Surrounding parcels, which are also within the R-UM General Plan designation, range in size from 4,500 square feet to 16,300 square feet; therefore, the proposed parcel sizes are consistent with the range of sizes in the neighborhood.

Building and Retaining Wall Height

The resulting two story residences will be constructed into the hillside with the garages located at the basement level. These garage levels qualify as "basements" as per County Code Section 13.10.700-B in that greater than 50% of the exterior perimeter wall area is below grade and not more than 20% of the perimeter exterior wall exceeds 5'6" above the exterior grade.

The proposed structures are able to meet the maximum height restriction of 28 feet due to the articulated design of the residences and the fact that the interior of the basement does not count towards maximum height in that it does not contribute to the bulk and mass of the structure.

To achieve the proposed design of the residences, retaining walls are used to cut driveways into the existing grade. Portions of these walls will be over three feet in height and located within the front yard setback; therefore a Residential Development Permit is required to recognize these overheight walls. The proposed retaining walls do not interfere with vehicular site distance along Moran Way in that the road is straight and dead-ends at the interior parcel; therefore, the road

will only serve as access to the three proposed residences. Additionally, the retaining walls allow for the garages to be located below the natural grades of the lots, which supports the purpose of the Pleasure Point Community Design Combining District, as further discussed below.

This architectural style of the residences is supported by staff as the design of the homes, with the garages located below grade at the basement level, reduces the bulk and mass from public view. See the discussion under Local Coastal Program Consistency and Design Review below for additional design analysis.

Access and Improvements

The newly created parcels will take access from an improved driveway designed with a 20 foot paving width and a 25 foot right of way. The proposed driveway will intersect East Cliff Drive and will terminate at the public trail with a 16 foot wide emergency vehicle gate. East Cliff Drive is a County maintained road with a right of way that appears to be between 35' wide and 45' wide in the vicinity of Moran Way.

On June 10, 2008, the Board of Supervisors reviewed and approved a route concept plan, prepared by the Redevelopment Agency and the Department of Public Works, for the portion of East Cliff Drive located between 17th Avenue and Palisades Avenue (Exhibit E). The improvements proposed in the plan include the construction of concrete curb and gutter or asphalt concrete dike and resin-stabilized decomposed granite pathway on one side of the roadway and bicycle lanes for each direction. The plan indicates that 5' bike lanes would be constructed on the north side of East Cliff Drive adjacent to the subject parcel. Because this plan was adopted by the Board of Supervisors, the project includes a dedication of the adjacent parcel to the south (a portion of East Cliff Drive) to the County.

Although the interior roadway will be private, the existing pedestrian path at the north property line shall be preserved for public pedestrian and bicycle access by way of easement. The easement will also allow for County Parks/Public Works vehicles to utilize the trail to access Moran Lake for maintenance purposes and will allow for the adjacent parcel to the east (APN 028-302-12) to utilize the easement for parcel access.

Riparian Exception

A portion of the existing driveway is located offsite within the Moran Lake county park area and a portion of the proposed new driveway is located within 100 feet of the Moran Lake high water mark. As per chapter 16.30 of the County Code, the area extending 100 feet from the high water mark of a natural body of standing water is considered to be within the Riparian Corridor. The area of existing encroachment is designated as a restoration area in the Moran Lake Butterfly Habitat Management Plan; therefore, the proposed land division would remove the existing portion of the encroaching driveway and restore vegetation as per the approved plan. The Riparian Exception would also allow for a portion of the proposed new driveway to be located within the 100 foot setback within an existing 20-foot wide right of way, which is supported by staff given that the result will improve the existing encroachment and restore existing disturbed habitat.

Local Coastal Program Consistency

The proposed minor land division and resulting single family dwellings are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible and in scale with the character of the surrounding neighborhood. The parcel is located within the Pleasure Point neighborhood, as designated by the Pleasure Point Community Design Combining District, which has been characterized as an area that is in transition from the existing older, one-story structures to newer, potentially larger structures.

Although the proposed residences will be visible from the Moran Lake public recreation trail, they will not create additional impacts on the existing public viewshed. The parcels surrounding Moran Lake are all currently developed with single family dwellings that range in size from one to two stories with varying degrees of vegetative buffering from the public viewshed. In addition, there are two existing two-story single family dwellings located on the adjacent parcel to the east, behind the existing cottages on the subject parcel. These existing dwellings are located slightly upslope of the subject property and the second stories of the homes are clearly visible from the Moran Lake public viewshed; therefore, additional visual impacts are not expected.

The subject parcel benefits from an existing eucalyptus grove that is located between the proposed building sites and Moran Lake public viewshed. This eucalyptus grove is defined as a critical element in the existing monarch butterfly habitat, as per the Moran Lake Monarch Butterfly Habitat Management Plan (Exhibit F); therefore, the vegetative buffering is a permanent feature of the site. Many of the other existing residences that surround Moran Lake do not have the benefit of vegetative buffering; however, these existing developments also do not create a negative visual impact on the public viewshed in that the area is an existing developed urban residential neighborhood where single family dwellings are expected.

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. The proposed project will not interfere with public access to the beach, ocean, or Moran Lake, in that an easement will allow for continued public access along the existing pedestrian trail.

Design Review

The proposed urban minor land division complies with the requirements of the County Design Review Ordinance in that the proposed site design and architectural style and massing of the proposed residences will be balanced and compatible with existing surrounding developments. Although the proposed residences will be larger than the existing residences, many of the developed parcels in the vicinity contain two story single family dwellings, including the adjacent parcels to the north, east and south of the subject parcel.



View of subject parcel from the Moran Lake pedestrian path on north side of Moran Lake. Two story homes are clearly visible behind existing residences.



Subject parcel

View of parcels located to the north (left) of the subject property. Two story homes are clearly visible and have minimal vegetative buffering from public view.

The proposed residences are proportionate to the size of the proposed parcels at approximately 38% to 50% floor area ratio, and the exterior design of the residences will utilize natural colors that will blend in with the existing vegetation and surrounding natural site features. The design of the homes is respectful to neighboring residences, in that the proposed basement garages will be visible only from the northwest property line where the closest single family dwellings are located over 400 feet away across Moran Lake. Safe and functional circulation has been included in the site design as the public pedestrian and bicycle trail will be preserved by way of an easement, and a gate will be installed to block access to through traffic on Moran Way.

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on June 7, 2011. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on June 16, 2011. The mandatory public comment period expired on July 22, 2011, with one comment received from the public and one comment received from the Coastal Commission. The comments from the Coastal Commission (Exhibit H) indicated that the discussion of the riparian exception was not fully and clearly described in the CEQA document and that the project should comply with the development standards of the Pleasure Point Community Design Combining District. The project was further discussed with Coastal Commission staff and additional information regarding the proposed riparian exception and the project's compliance with site standards has been included in this report.

The environmental review process focused on the potential impacts of the project in the areas of Biological Resources and Visual Resources. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

Pleasure Point Community Design Combining District Exception

The Pleasure Point Community Design Combining District became effective on May 12, 2010 and provides a framework for development within the Pleasure Point area (as defined in the plan). The plan includes specific site and design standards to encourage and achieve the following:

1. Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;
2. Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches; and
3. Reduce the visual impact of automobile oriented features on residential building facades and in front yards.

Section 13.10.446(b)(2) of the Pleasure Point Combining District Ordinance requires that structures are designed to reduce the visual impact of garages. Specifically, the code states that "garages shall not protrude beyond the rest of the façade" and that they shall be flush with, or preferably behind, the rest of the house. The purpose of this code section is to eliminate a typical snout-house design where the garage, driveway, and associated vehicles are the most prominent features visible from the street frontage, and to encourage a human-oriented streetscape where front porches, front doors and windows face the street and provide a welcoming and safe atmosphere that supports the identity of the community.

The proposed single family dwellings include attached garages located at the lowest basement levels of the residences and which protrude approximately 2 feet to 4 feet from the dwellings facades. This proposed design reduces the visual impacts of the garage and associated vehicles in that over 50% of the perimeter wall of the garage will be located below finished grade, and the

residence will be constructed over the garage at the natural grade. The proposed dwellings include street-facing decks along Moran Way and prominent entry ways which will be visible from East Cliff Drive. Vehicles parked in front of garages will be shielded from the public viewshed along East Cliff Drive by the natural grade.

The findings for an exception to the Pleasure Point Combining District Ordinance can be made, in that the proposed designs of the structures do not create “snout-houses” and meet the intent of the ordinance to reduce the visual impact of automobile-oriented features on the buildings façades. The additional street facing features such as decks, windows and entryways, encourage and support community and human interaction.

Relevant Coastal Permit Approvals

Coastal Permit 08-0453 was approved in 2010, which permitted the construction of an approximately 3,000 square foot, two-story single family dwelling on Assessor’s Parcel Number 028-281-15. The parcel is located on the east side of Moran Lake, approximately 470 feet northeast of the subject property. This permit was approved by the Zoning Administrator on December 11, 2009 and was subsequently heard by the Board of Supervisors on February 23 and April 1, 2010 on special consideration. The Board of Supervisors considered neighborhood compatibility and visual impacts of the proposed development, given the size and mass of the proposed residence and a perceived three-story appearance from the Moran Lake public viewshed. This residence is clearly visible from the Moran Lake public recreation area.

The Board of Supervisors upheld the Zoning Administrator’s approval of the project based on, among others, the following findings:

- The neighborhood is in transition from older single story homes to newer two-story homes;
- The residence met or exceeded all site standards for the R-1-5 zone district;
- The basement level complied with the definition of “Basement” in the County Code and did not count as a story;
- The application included a planting plan to provide buffering vegetation;
- The articulation of the proposed residence did not create mass and bulk issues; and
- Surrounding residences are of similar size.

The proposal that is before you today, is consistent with the findings made by the Board of Supervisors in 2010 with regards to vegetative buffering, a basement level that is not considered a story, compliance with R-1-5 site standards, and an articulated design to reduce bulk and mass. The above coastal permit (08-0453) was considered prior to the Coastal Commission’s adoption of the Pleasure Point Community Design Combining District; however, the proposed project is in compliance with the required site standards and purpose of the plan as described above.

The home approved by permit 08-0453 is currently under construction and is clearly visible from the Moran Lake pedestrian path:



Photo taken in August 2011 from Moran Lake pedestrian path on north side of Moran Lake.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes, policies, and purposes 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 of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0039**, 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

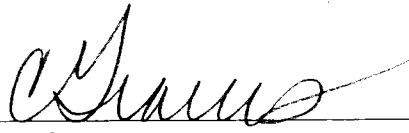
Report Prepared By:

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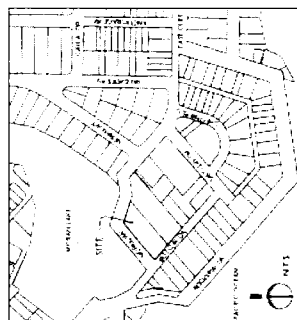
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Report Reviewed By: _____

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Cathy Graves
Principal Planner
Santa Cruz County Planning Department

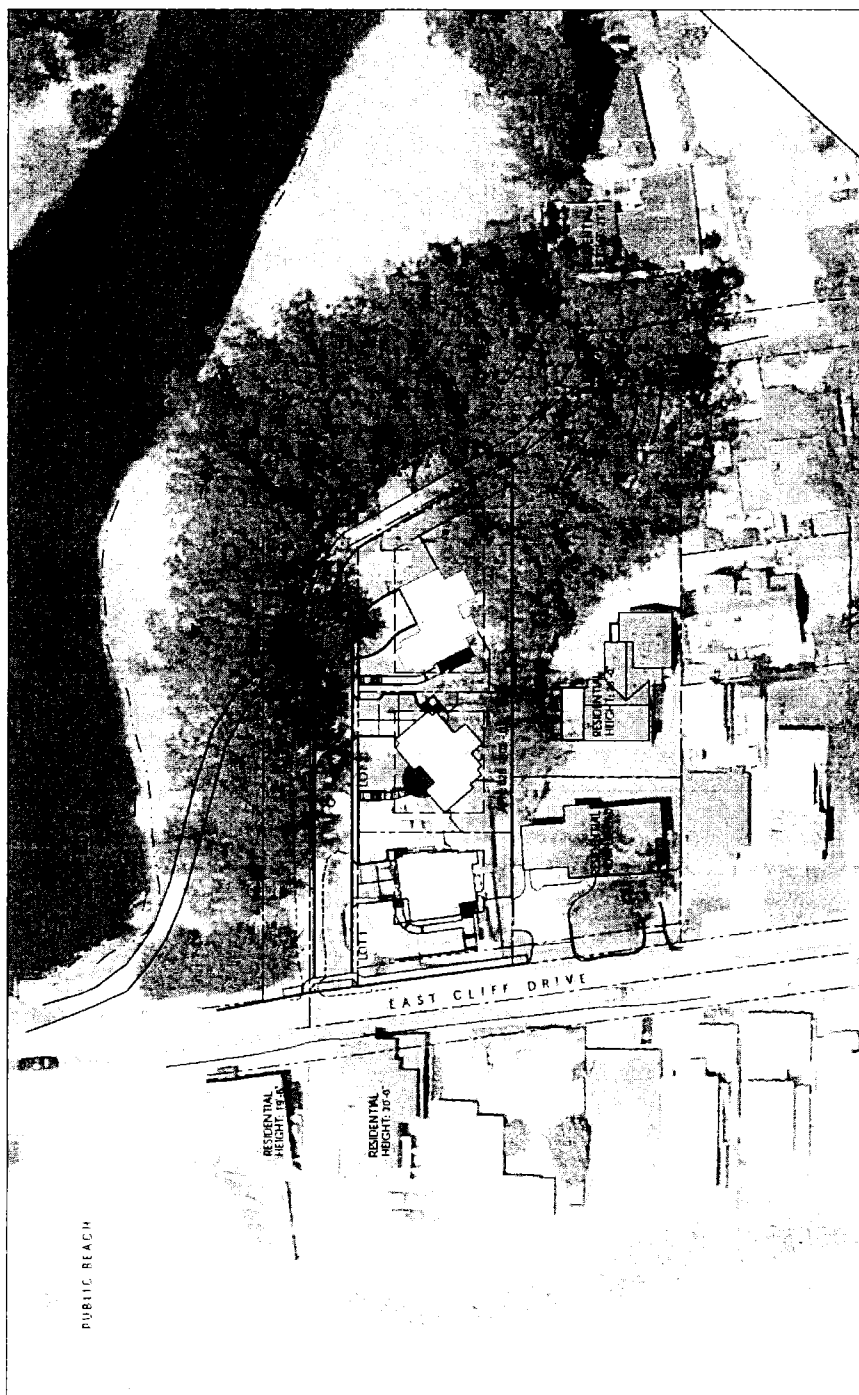
PROJECT ACQUISITION	2. SOUTH EAST, 1111, 1112, AND 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1
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PROJECT CONTACTS

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SHEET INDEX

[illegible]

MATERIAL SITE PLAN



COVER SHEET, PROJECT INFORMATION, AND AERIAL SITE PLAN

CURETON - MORAN WAY APR 028- 302- 01



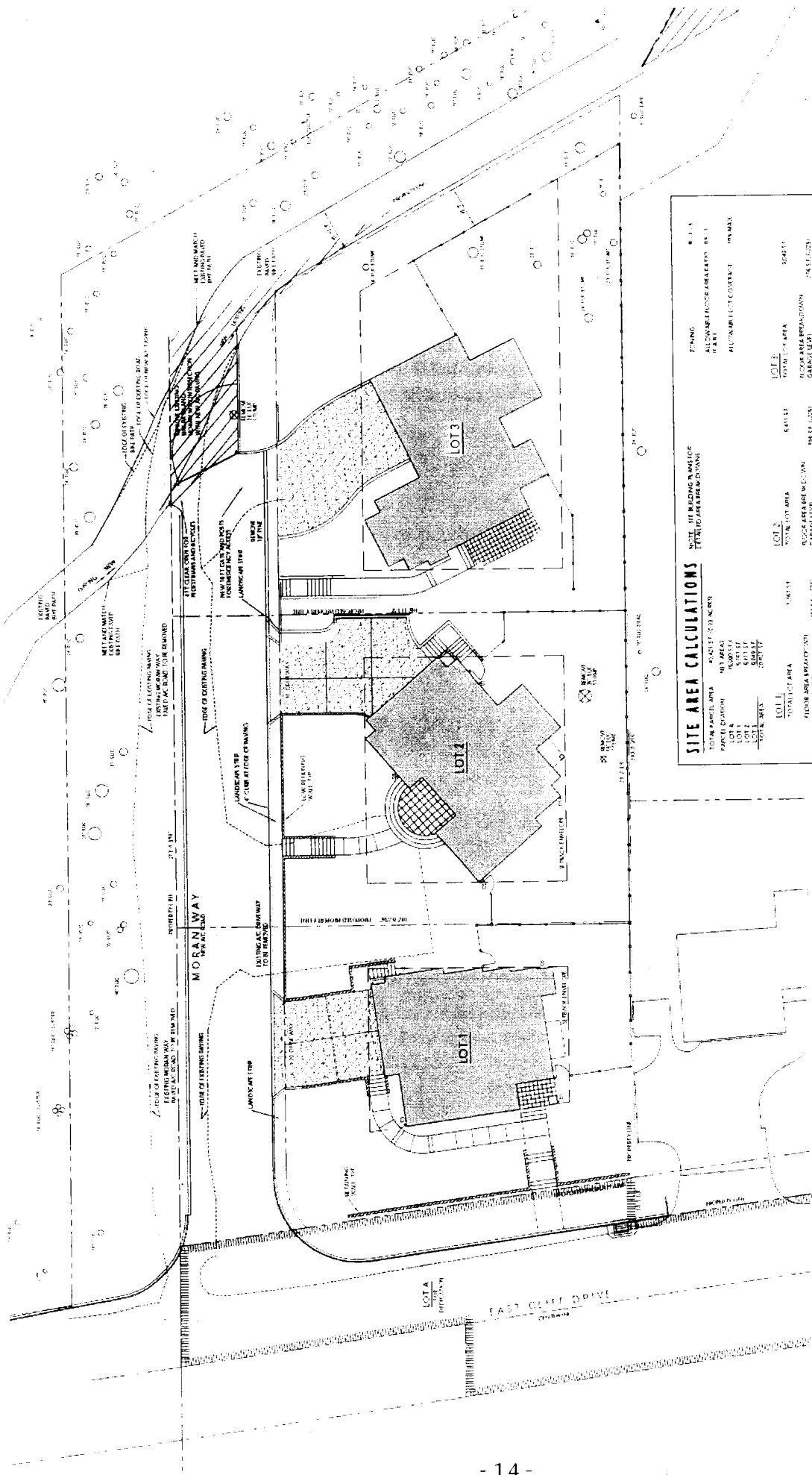
TEACHER & THOMPSON ARCHITECTS
DECEMBER 15, 2007
MAY 16, 2008
SEPTEMBER 15, 2010
MAY 24, 2011

1" = 20' 0"

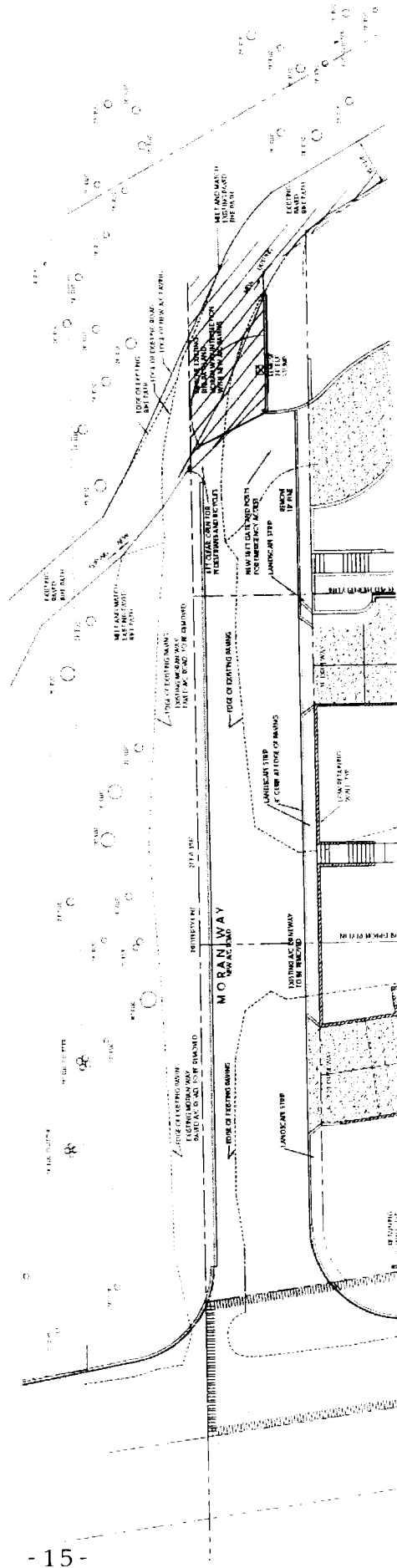
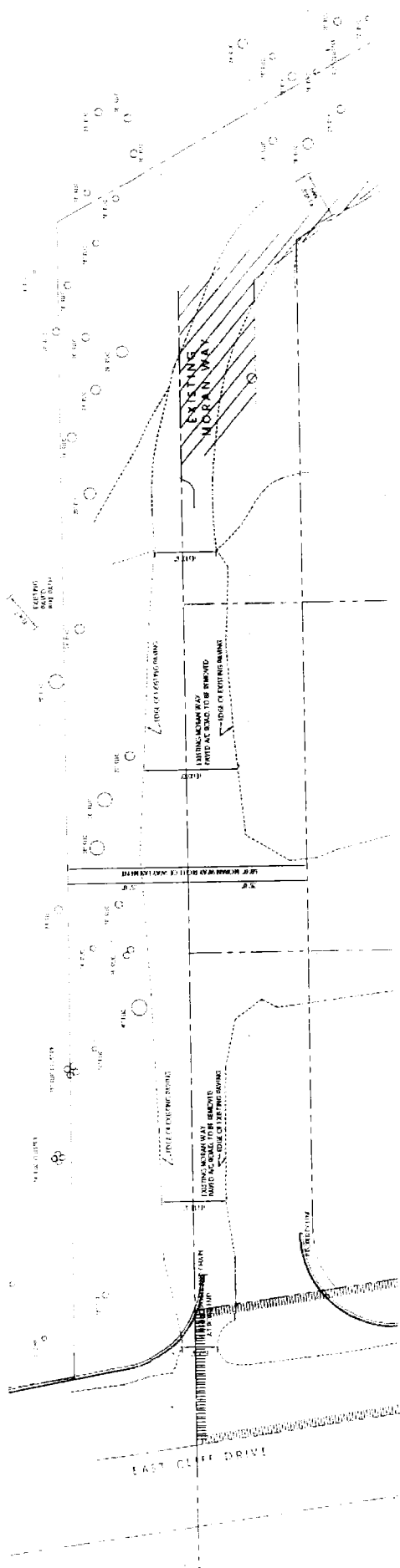
SITE PLAN AND AREA CALCULATIONS

CURETON - MORAN WAY APR 021-312-01

ALL

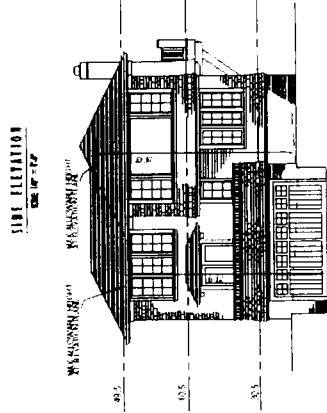
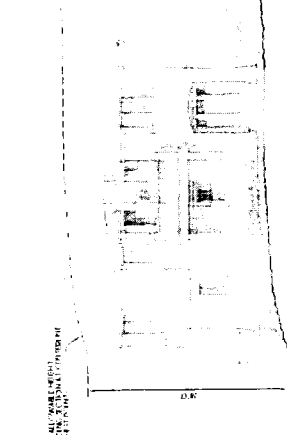
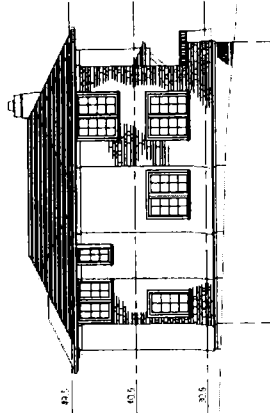
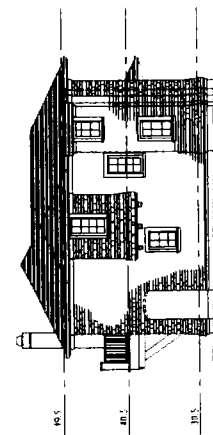
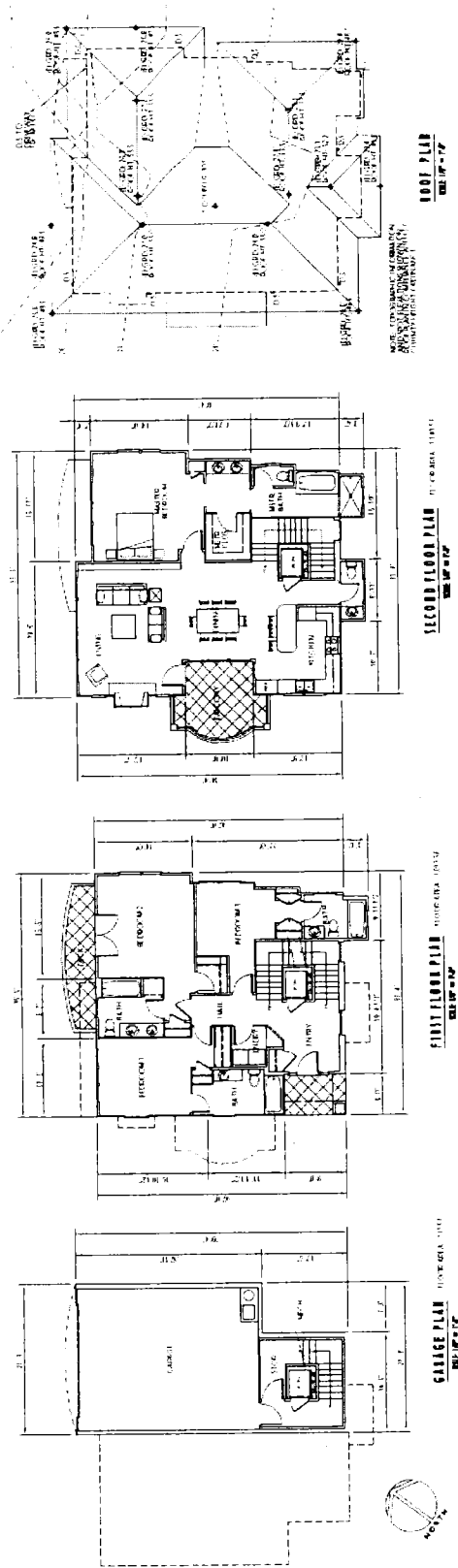


SITE AREA CALCULATIONS			
NOTE: THE BUILDING PLANS FOR LOT 1, 2, AND 3 ARE SHOWN.			
ZONING: W-1.1			
ALLOWABLE FLOOR AREA: 85,111			
ALLOWABLE LOT COVERAGE: 70%			
TOTAL LOT AREA			
LOT 1	10,000	LOT 2	10,000
LOT 3	10,000	LOT 4	10,000
LOT 5	10,000	LOT 6	10,000
LOT 7	10,000	LOT 8	10,000
LOT 9	10,000	LOT 10	10,000
LOT 11	10,000	LOT 12	10,000
LOT 13	10,000	LOT 14	10,000
LOT 15	10,000	LOT 16	10,000
LOT 17	10,000	LOT 18	10,000
LOT 19	10,000	LOT 20	10,000
LOT 21	10,000	LOT 22	10,000
LOT 23	10,000	LOT 24	10,000
LOT 25	10,000	LOT 26	10,000
LOT 27	10,000	LOT 28	10,000
LOT 29	10,000	LOT 30	10,000
LOT 31	10,000	LOT 32	10,000
LOT 33	10,000	LOT 34	10,000
LOT 35	10,000	LOT 36	10,000
LOT 37	10,000	LOT 38	10,000
LOT 39	10,000	LOT 40	10,000
LOT 41	10,000	LOT 42	10,000
LOT 43	10,000	LOT 44	10,000
LOT 45	10,000	LOT 46	10,000
LOT 47	10,000	LOT 48	10,000
LOT 49	10,000	LOT 50	10,000
LOT 51	10,000	LOT 52	10,000
LOT 53	10,000	LOT 54	10,000
LOT 55	10,000	LOT 56	10,000
LOT 57	10,000	LOT 58	10,000
LOT 59	10,000	LOT 60	10,000
LOT 61	10,000	LOT 62	10,000
LOT 63	10,000	LOT 64	10,000
LOT 65	10,000	LOT 66	10,000
LOT 67	10,000	LOT 68	10,000
LOT 69	10,000	LOT 70	10,000
LOT 71	10,000	LOT 72	10,000
LOT 73	10,000	LOT 74	10,000
LOT 75	10,000	LOT 76	10,000
LOT 77	10,000	LOT 78	10,000
LOT 79	10,000	LOT 80	10,000
LOT 81	10,000	LOT 82	10,000
LOT 83	10,000	LOT 84	10,000
LOT 85	10,000	LOT 86	10,000
LOT 87	10,000	LOT 88	10,000
LOT 89	10,000	LOT 90	10,000
LOT 91	10,000	LOT 92	10,000
LOT 93	10,000	LOT 94	10,000
LOT 95	10,000	LOT 96	10,000
LOT 97	10,000	LOT 98	10,000
LOT 99	10,000	LOT 100	10,000



LOT 1: AREA CALCULATIONS

1	LOT 1: AREA CALCULATIONS	1.00
2	LOT 1: AREA CALCULATIONS	1.00
3	LOT 1: AREA CALCULATIONS	1.00
4	LOT 1: AREA CALCULATIONS	1.00
5	LOT 1: AREA CALCULATIONS	1.00
6	LOT 1: AREA CALCULATIONS	1.00
7	LOT 1: AREA CALCULATIONS	1.00
8	LOT 1: AREA CALCULATIONS	1.00
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86	LOT 1: AREA CALCULATIONS	1.00
87	LOT 1: AREA CALCULATIONS	1.00
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93	LOT 1: AREA CALCULATIONS	1.00
94	LOT 1: AREA CALCULATIONS	1.00
95	LOT 1: AREA CALCULATIONS	1.00
96	LOT 1: AREA CALCULATIONS	1.00
97	LOT 1: AREA CALCULATIONS	1.00
98	LOT 1: AREA CALCULATIONS	1.00
99	LOT 1: AREA CALCULATIONS	1.00
100	LOT 1: AREA CALCULATIONS	1.00



1001 ELEVATION
1st FLOOR

1001 ELEVATION
2nd FLOOR

LOT 1 : BUILDING PLANS, ELEVATIONS, AND AREA CALCS

CURETON - MORAN WAY APR 01 - 107 - 01

THATCHER & THOMPSON ARCHITECTS
CITY INDEPENDENCE, MO
MAY 15, 2008

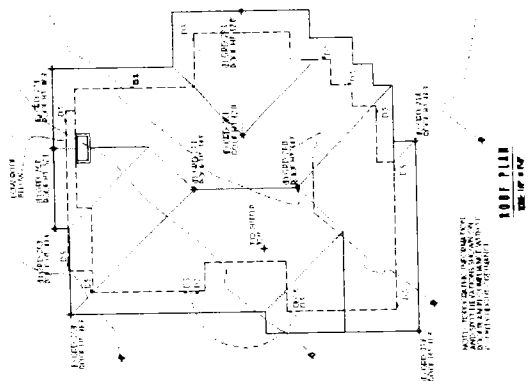
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LOT 2: AREA CALCULATIONS

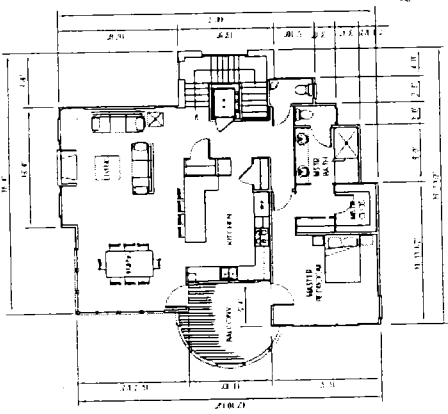
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A22

EXHIBIT A



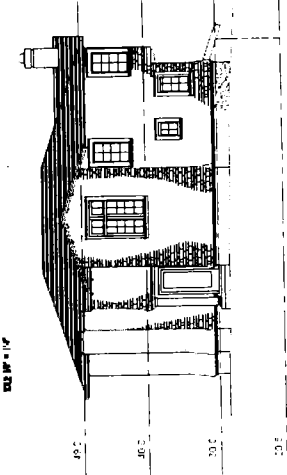
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



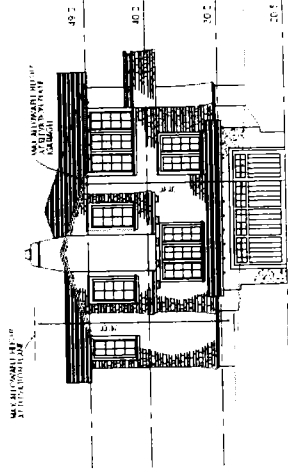
SECOND FLOOR PLAN
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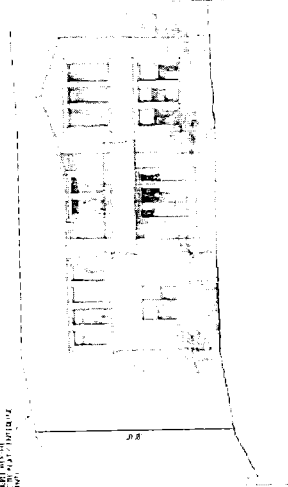
FRONT ELEVATION
SCALE 1/8" = 1'-0"



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



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

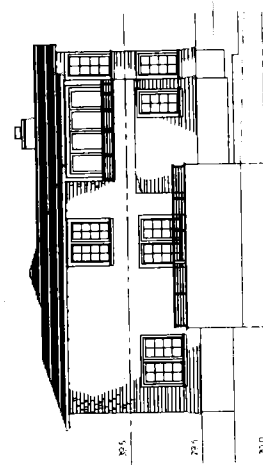
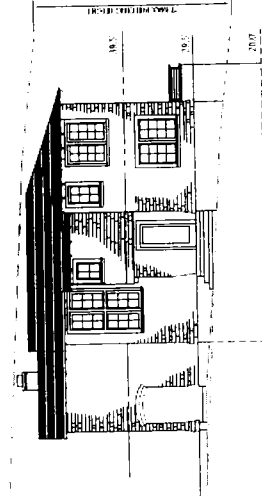
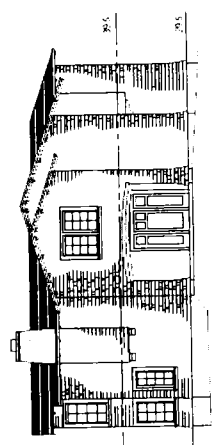
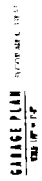


SIDE ELEVATION
SCALE 1/8" = 1'-0"

THOMPSON & THOMPSON ARCHITECTS
DECEMBER 15, 2017
JANUARY 28, 2018


LOT 2 : BUILDING PLANS, ELEVATIONS, AND AREA CALC

CURETON - MORAN WAY APR 2018 102-01

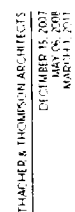
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LOT 3 : BUILDING PLANS, ELEVATIONS, AND AREA CALCS

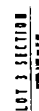
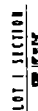
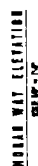
CURETON - MORAN WAY APR 028 - 302 - 01

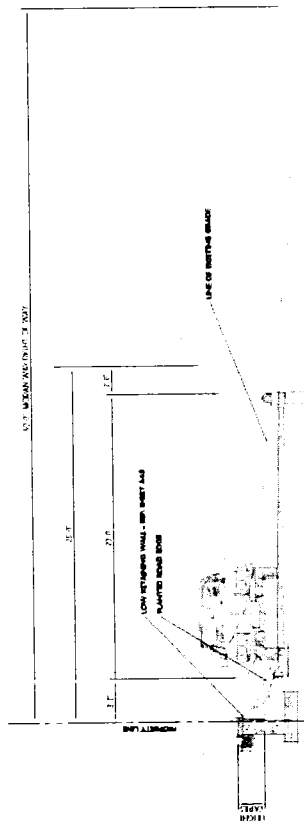


THATCHER & THOMPSON ARCHITECTS
 DECEMBER 15, 2007
 REV FEB 11, 2011
 MARCH 1, 2011

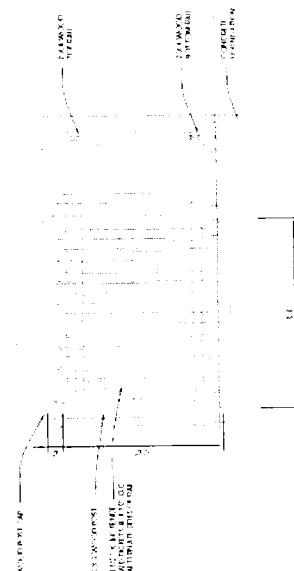


424





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

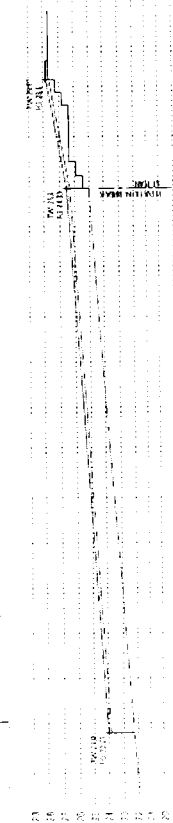


TYPICAL FENCE
SCALE: 1/4" = 1'-0"

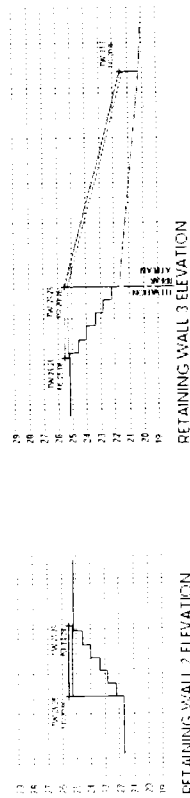
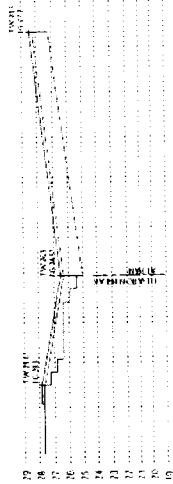
SITE PROFILE AND FENCE DETAILS

CURETON - MORAN WAY APR 011-102-01

LOT 1

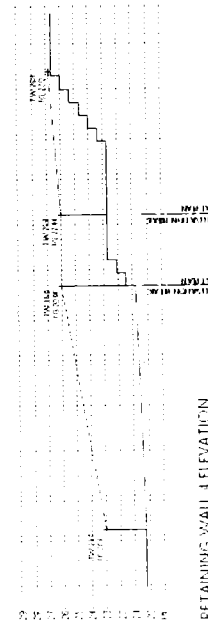


RETAINING WALL 1 ELEVATION

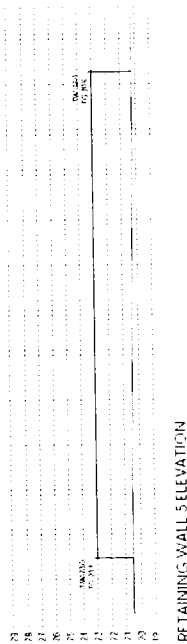


RETAINING WALL 3 ELEVATION

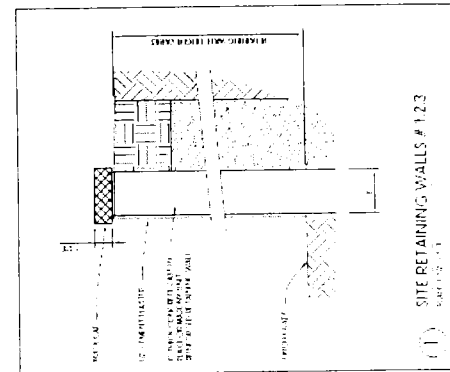
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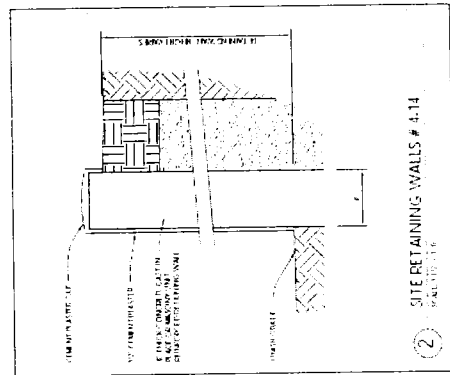
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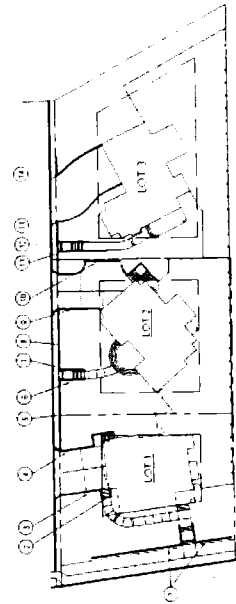
RETAINING WALL 5 ELEVATION



SITE RETAINING WALLS #1 & 2



SITE RETAINING WALLS #3 & 4



RETAINING WALL KEY PLAN



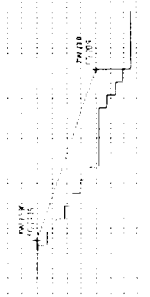
THACHER & THOMPSON ARCHITECTS
 SEPTEMBER 15, 2007
 APRIL 02, 2009
 MARCH 1, 2011

SITE RETAINING WALL ELEVATIONS SCALE: 1/4" = 1'-0"

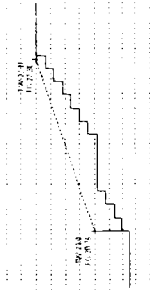
CURETON - MORAN WAY APE 030-302-01

A4.0

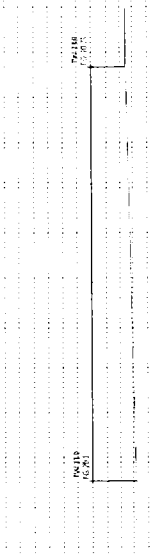
LOT 2



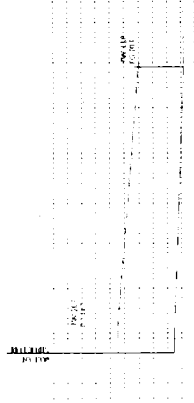
RETAINING WALL 6 ELEVATION



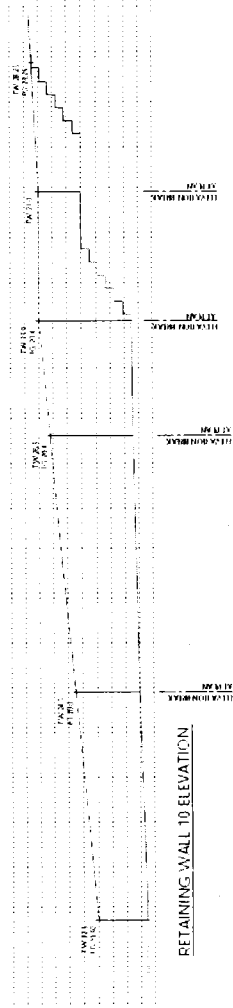
RETAINING WALL 7 ELEVATION



RETAINING WALL 8 ELEVATION

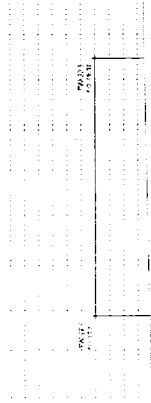


RETAINING WALL 9 ELEVATION

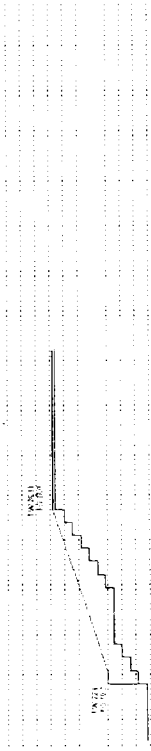


RETAINING WALL 10 ELEVATION

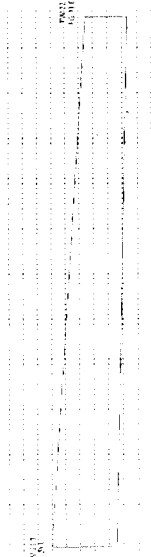
LOT 3



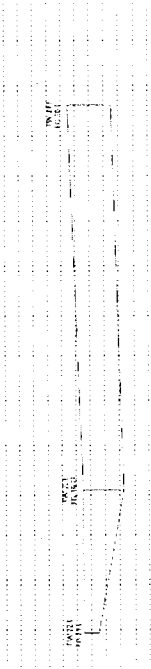
RETAINING WALL 11 ELEVATION



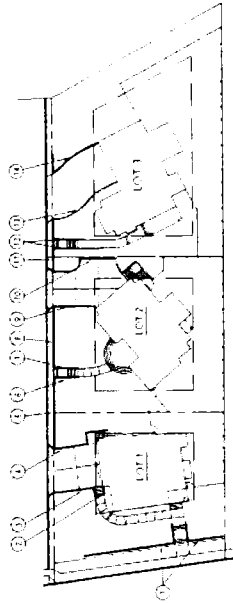
RETAINING WALL 12 ELEVATION



RETAINING WALL 13 ELEVATION



RETAINING WALL 14 ELEVATION

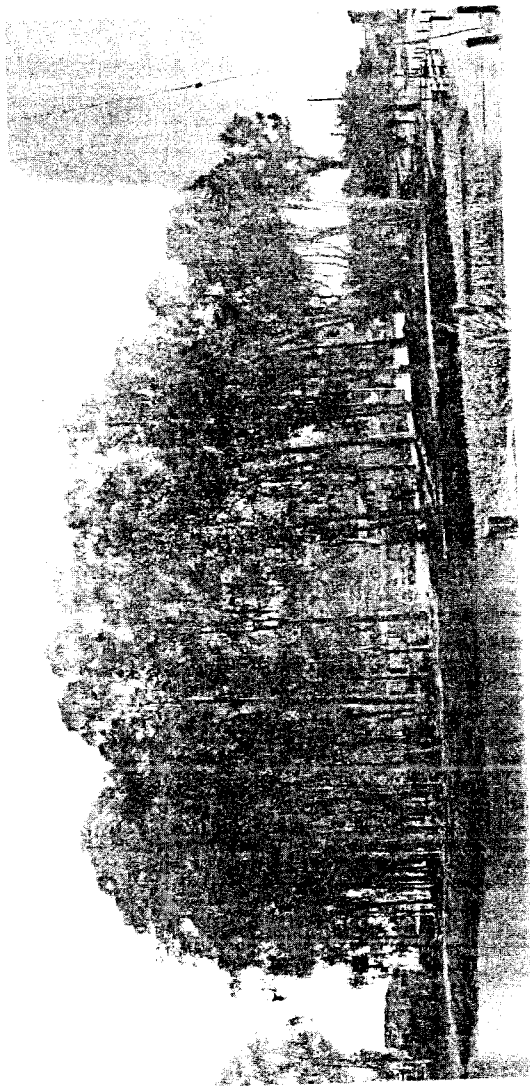


RETAINING WALL KEY PLAN

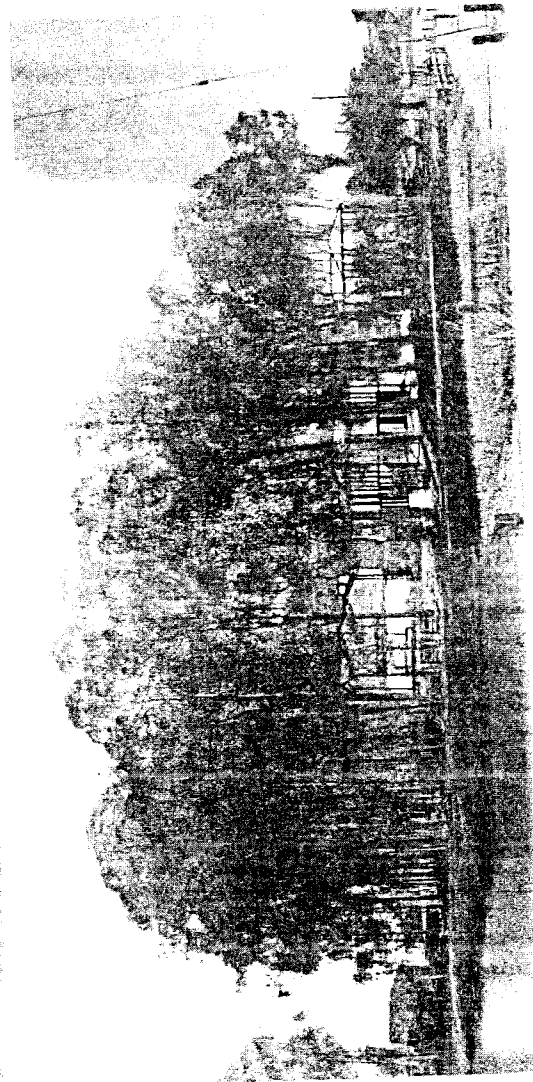
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SITE RETAINING WALL ELEVATIONS SCALE: 1/4" = 1'-0"

CURETON - MORAN WAY APE-020-302-01



EXISTING



PROPOSED

CONTEXTUAL ELEVATION

CURETON - MORAN WAY APR 020 - 302 - 01



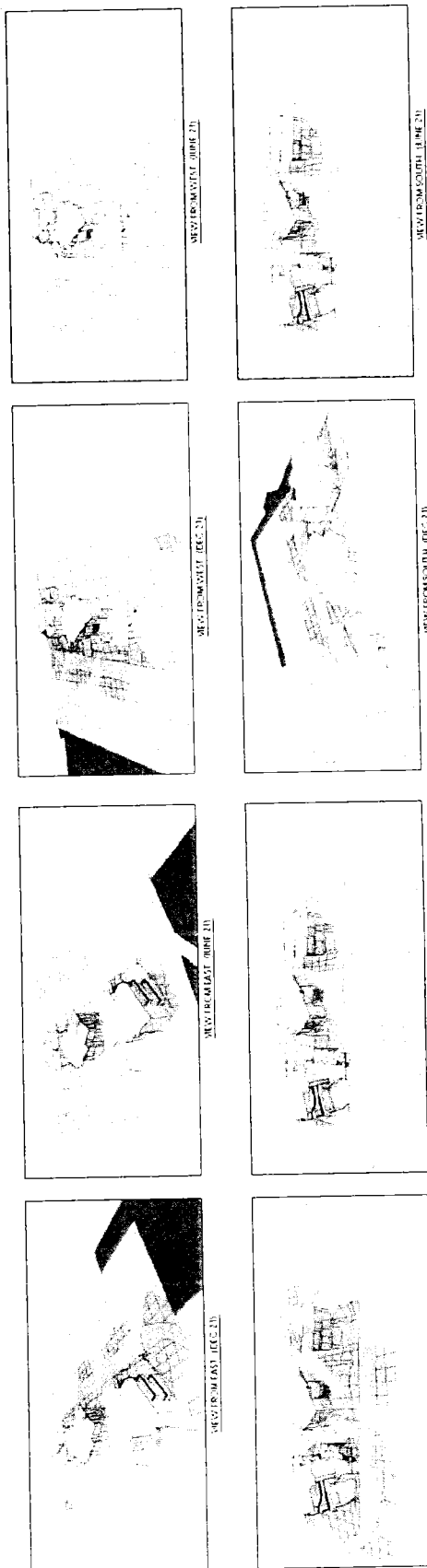
THACHER & THOMPSON ARCHITECTS
DECEMBER 15, 2007
REV FEB 11, 2010
H&T-CH-1 2010

SHADOW STUDIES

CURETON - MORAN WAY

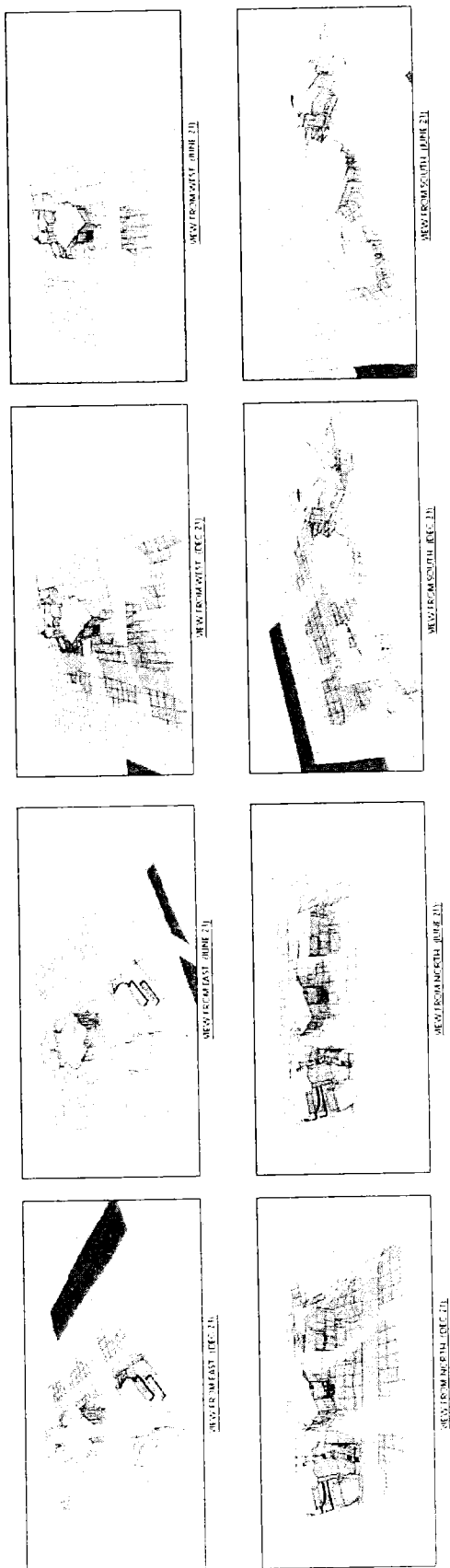
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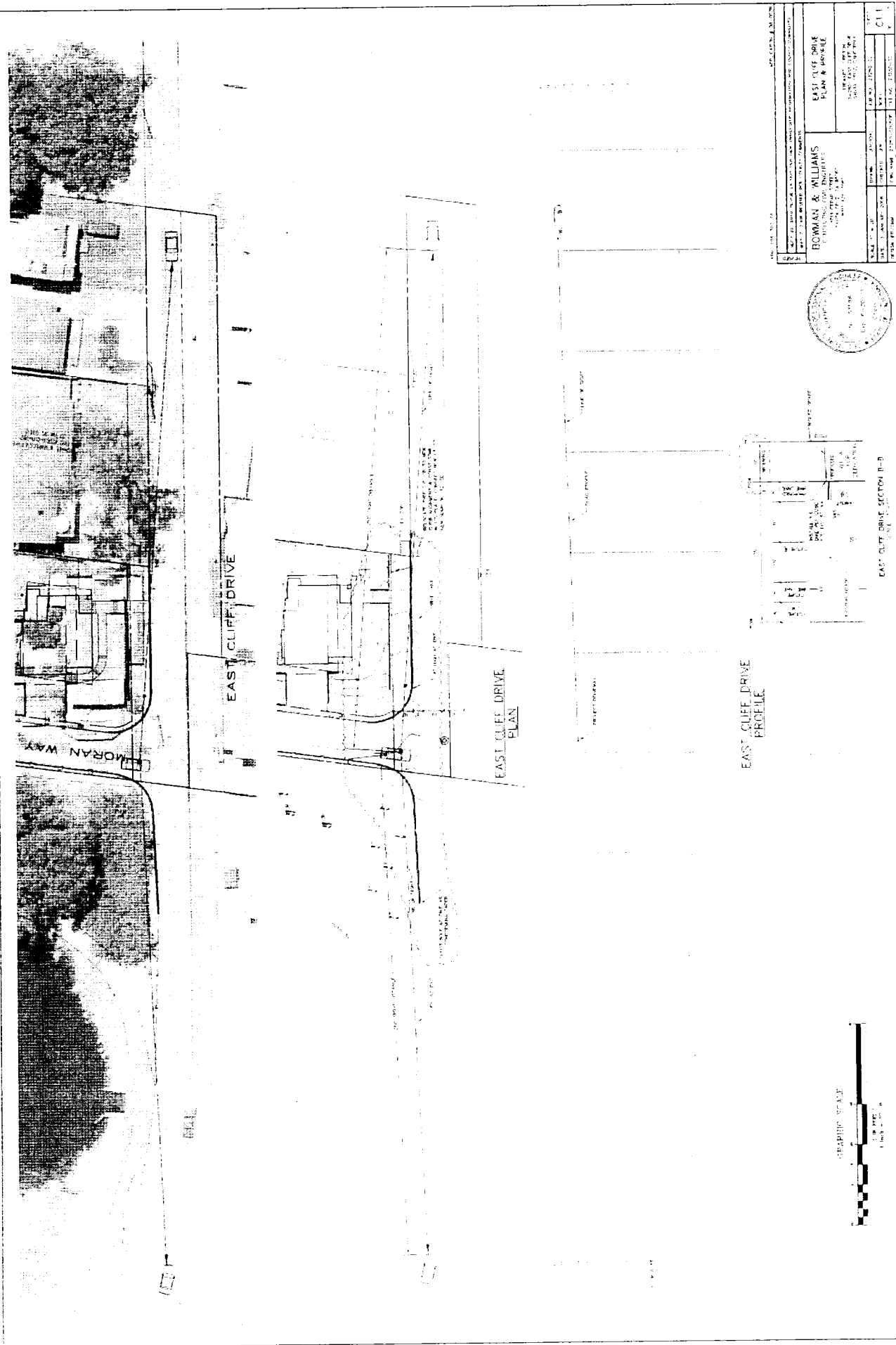


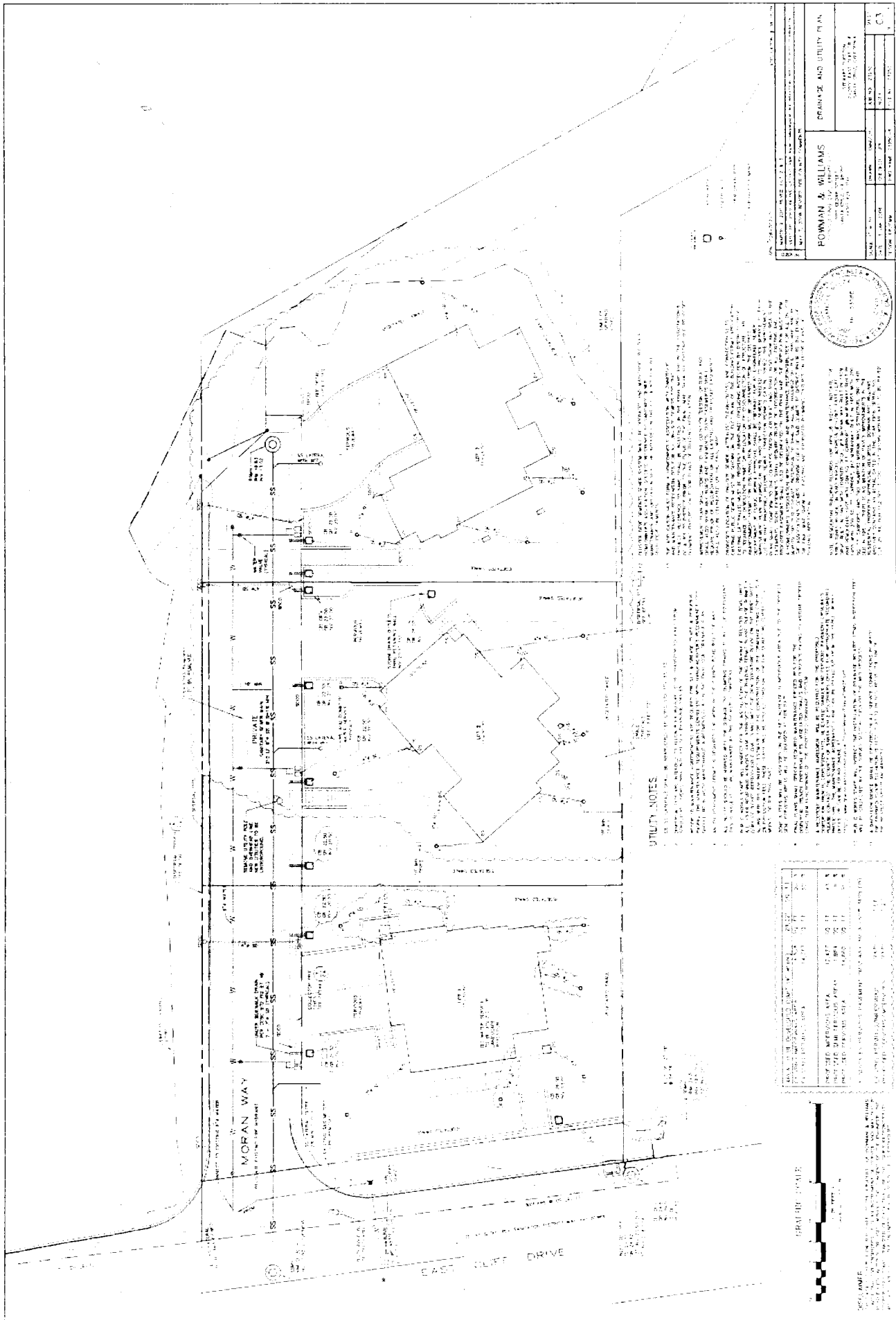
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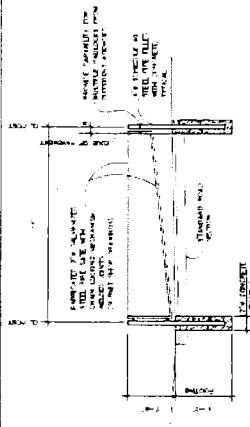
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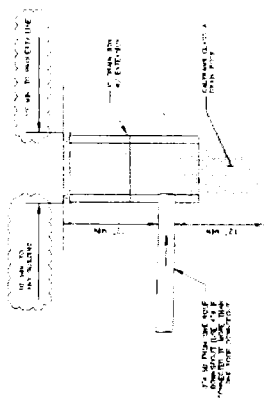




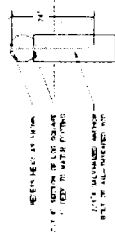


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C4 10-1-77

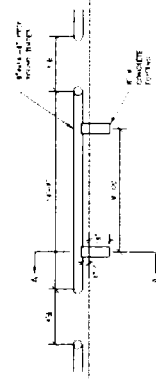
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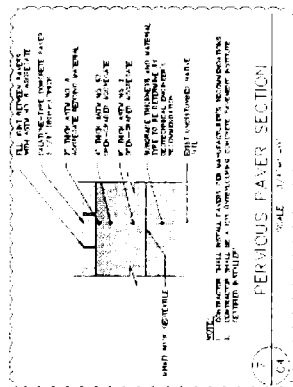
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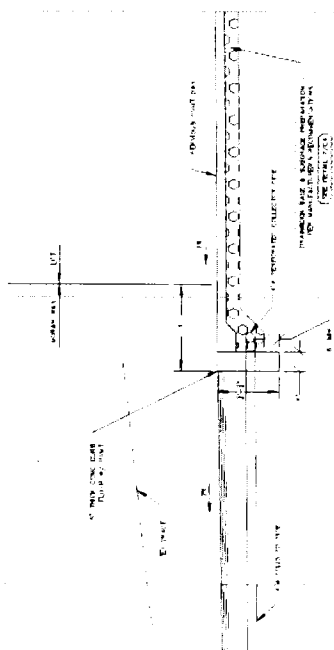
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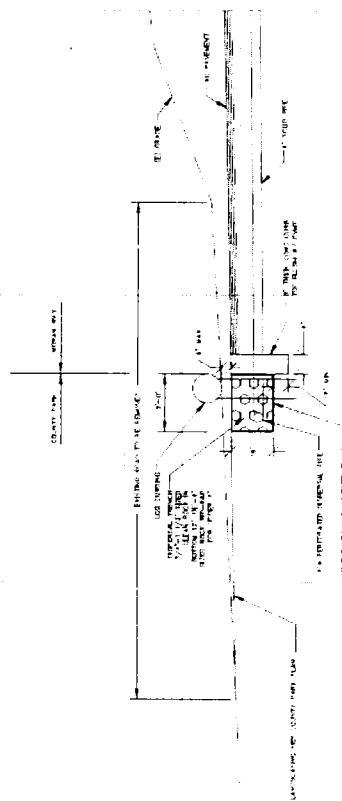
LOG CURVE



PERVIOUS PAVEMENT SECTION



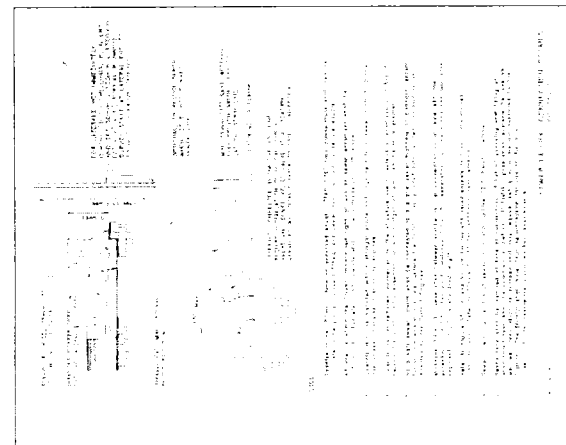
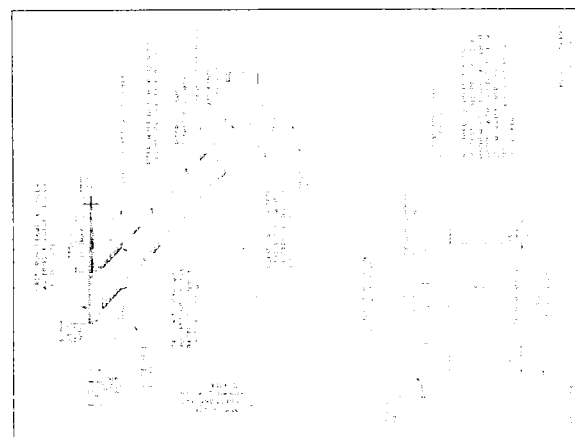
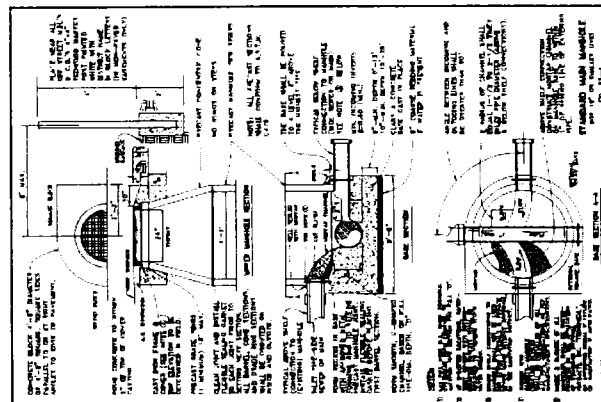
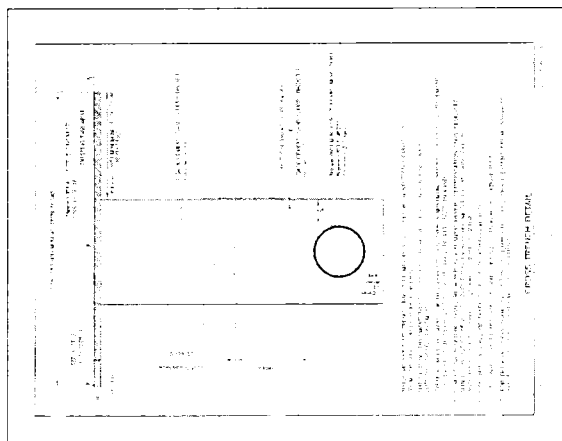
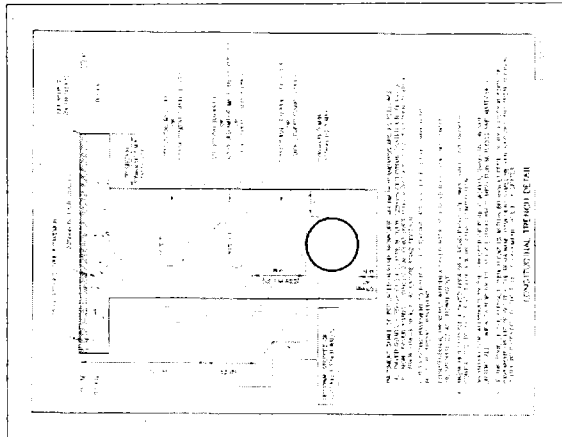
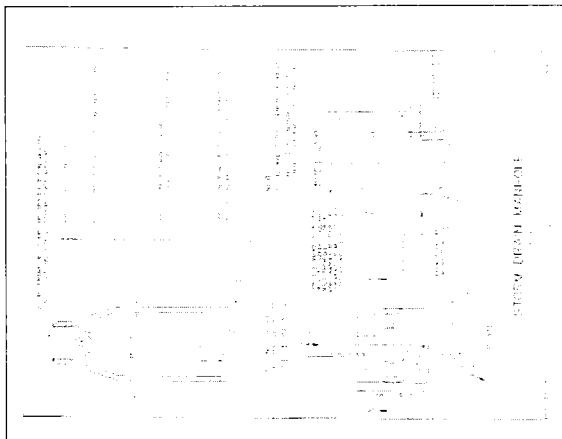
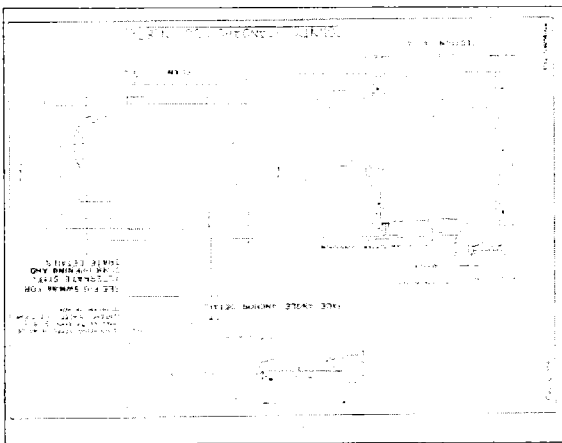
PREVIOUS DRIVEWAY COLLECTOR TRENCH DETAIL



DISPERSAL TRENCH DETAIL

<p> RECEIVED U.S. DEPARTMENT OF JUSTICE WASHINGTON, D.C. 20535 SEP 11 1987 </p>	<p> RECEIVED U.S. DEPARTMENT OF JUSTICE WASHINGTON, D.C. 20535 SEP 11 1987 </p>	<p> RECEIVED U.S. DEPARTMENT OF JUSTICE WASHINGTON, D.C. 20535 SEP 11 1987 </p>	<p> RECEIVED U.S. DEPARTMENT OF JUSTICE WASHINGTON, D.C. 20535 SEP 11 1987 </p>	<p> RECEIVED U.S. DEPARTMENT OF JUSTICE WASHINGTON, D.C. 20535 SEP 11 1987 </p>
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BOWMAN & WILLIAMS ARCHITECTS 1000 15th St. N.W. WASHINGTON, D.C.		DATE: 10/10/2010		DRAWN BY: J. W. BOWMAN	
PROJECT: 1000 15th St. N.W.		DATE: 10/10/2010		DRAWN BY: J. W. BOWMAN	
SHEET: 1000 15th St. N.W.		DATE: 10/10/2010		DRAWN BY: J. W. BOWMAN	
SHEET: 1000 15th St. N.W.		DATE: 10/10/2010		DRAWN BY: J. W. BOWMAN	



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 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-5-PP (Single Family Residential - 5,000 square feet minimum within the Pleasure Point Community Design Combining District), a designation which allows residential uses. The proposed residential use is a permitted use within the zone district and is consistent with the site's (R-UM) Urban Medium 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 all easements or restrictions that encumber the project site have been incorporated into the proposed project. The proposed minor land division will result in the recordation of an easement over the existing Moran Lake trail which crosses the property to provide public pedestrian & bicycle access, county maintenance vehicle access, and ingress/egress to APN 028-302-12.

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 size, mass, and architectural style; the site is surrounded by lots developed to an urban density; the proposed colors are muted and complementary to the site's natural surroundings and the development site is not on a prominent ridge or bluff top. The proposed residences are consistent with the site standards of the Pleasure Point Community Design Combining District, in that the resulting parcels will be greater than 35 feet wide and incorporate the full 10 foot side yard setbacks required by County Code Section 13.10.446. The proposal requires an exception from the design standards of the Pleasure Point Community Design Ordinance to allow for the garages to protrude approximately 2 – 4 feet from the front façade of the residences. This exception can be supported as the resulting designs of the residences do not create typical “snout-house” layouts where the garage is the most prominent feature on the street.

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 and the proposal includes the recordation of a public pedestrian and bicycle easement

along the existing Moran Lake trail to allow for permanent public access to Moran Lake, the beach, and the ocean. Consequently, the proposed minor land division will improve public access to the beach, ocean, and lake. 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 structures are sited and designed to be visually compatible and in scale with the character of the surrounding neighborhood. The parcel is located within the Pleasure Point neighborhood, as designated by the Pleasure Point Community Design Combining District, which has been characterized as an area that is in transition from older, one-story structures to newer, two-story structures.

Although the proposed residences will be visible from the Moran Lake public recreation trail, they will not create additional impacts on the existing public viewshed in that the parcels that surround Moran Lake are all currently developed with single family dwellings that range in size from one to two stories with varying degrees of buffering vegetation along Moran Lake. Significant vegetative buffering is located between the proposed building sites and the Moran Lake public recreation area, which will soften the appearance of the structures from the public viewshed. This vegetation includes a eucalyptus grove that is protected as part of the existing monarch butterfly habitat, as determined in the Moran Lake Monarch Butterfly Habitat Management Plan and Moran Lake Concept Plans, and will therefore provide a permanent buffer. Many of the other existing residences that surround Moran Lake do not have the benefit of vegetative buffering; however, these existing developments also do not create a negative visual impact on the public viewshed, since the area is an existing developed urban residential neighborhood where single family dwellings are expected.

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. The proposed project will not interfere with public access to the beach, ocean, or Moran Lake as an easement will be recorded to allow for continued public access along the existing Moran Lake pedestrian trail.

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 requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below. The subject parcel is a legal lot and the R-1-5-PP (Single Family Residential - 5,000 square feet minimum within the Pleasure Point Community Design Combining District) zoning district and R-UM (Urban Medium Residential) General Plan designation allow for the creation of areas for medium density single family residential development. The proposed development complies with all applicable R-1-5 zone district site standards and all site standards of the Pleasure Point Community Design Combining District, with the exception of the garage locations, for which an exception has been requested.

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.

The project is consistent with the R-UM General Plan designation in that the property is located within the Urban Services Line and is served by a full range of urban services. The parcel is accessed by East Cliff Drive which is a collector street and is located close to neighborhood and community shopping facilities. The R-UM General Plan land use designation allows for residential development at densities equivalent to 4,000-6,000 square feet of net developable parcel area per unit. The proposed land division would create three parcels of 5,361 square feet, 6,411 square feet and 9,049 square feet of net developable area, which is below the lowest end of the density range; however, the reduced density is supported based on the surrounding environmental constraints associated with Moran Lake and the monarch butterfly habitat, and the existing access constraints associated with the heavily travelled public pedestrian and bicycle path. Although it appears that an additional parcel could be included in the site design, the proposed three lot design is a superior option to ensure that the residences will not adversely impact surrounding environmental resources, public health and safety associated with the Moran Lake trail, visual resources from adjacent public areas, and the light, solar opportunities, air and open space surrounding residences. Surrounding parcels which are also within the R-UM General Plan designation, range in size from 4500 square feet to 16,300 square feet; therefore, the proposed parcel sizes are consistent with the range of sizes in the neighborhood.

The proposed land division is consistent with the pattern of existing land use in the neighborhood and protects surrounding environmental resources including monarch butterfly habitat and riparian resources associated with Moran Lake.

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 proposed parcel configuration meets the minimum dimensional standards and setbacks for the R-1-5-PP (Single Family Residential - 5,000 square feet minimum within the Pleasure Point Community Design Combining District) zone district including 20' minimum front yard setbacks, 10' minimum side yard setback with a 20' street side

yard setback, and 15' minimum rear yard setbacks. There are five single family dwellings on the existing parcel, and the project will result in three single family dwellings on three separate parcels, which brings the parcel into compliance with the single family dwelling zone district.

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

The parcel is suitable for the type and density of the proposed development, in that it is located within an urban residential area and is currently developed with five single family dwellings. The proposed project will result in three single family dwellings on three separate parcels and is in compliance with the minimum lot size for the R-1-5 zone district. The proposed lower density is supported in that the parcel is adjacent to Moran Lake and the associated monarch butterfly habitat and heavily travelled pedestrian path. Additionally, the proposed parcel sizes are consistent with the parcel sizes in the surrounding neighborhood.

A protected eucalyptus grove is located along the west property line adjacent to Moran Lake, however, this grove will not be impacted as a result of construction, improvements, or access associated with the proposed development, given the low density of the project. The project will remove a portion of the existing roadway, which is currently located within the required setback from Moran Lake, and restore vegetation as per the Board of Supervisors approved Moran Lake Monarch Butterfly Habitat Management Plan and Moran Lake Concept Plans. An easement will be recorded by the property owner prior to parcel map recordation to preserve public access to the existing Moran Lake pedestrian and bicycle trail. The proposed building sites are currently developed and no existing environmental resources on or around the proposed building sites will be adversely impacted by the proposed development.

Conditions of approval require the submittal of plan review letters from the project biologist, soils engineer, and arborist prior to the issuance of building permits to ensure that future on site construction complies with the approved technical reports.

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 the project will improve and not further impact the existing eucalyptus grove/monarch butterfly habitat located along the west property line, adjacent to Moran Lake, and no mapped or observed sensitive habitats or threatened species impede the proposed building sites. The project has received a mitigated Negative Declaration pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines.

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

This finding can be made, in that in that resulting construction at the site would be connected to the county sanitation system and the County Sanitation Department has determined that the project is feasible based on preliminary plans. The final design plans will require review and approval by the County Sanitation Department prior to construction to ensure compliance.

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 a path/trail, historically used as public access to the Moran Lake recreation area, is located on the subject parcel at the northern property line and this path will be preserved for public access via the recordation of a public pedestrian and bicycle easement. The easement will also allow access to County maintenance vehicles and access to the east adjacent parcel known as Assessor's Parcel Number 028-302-12 for ingress and egress.

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

This finding can be made, in that the resulting parcels are oriented 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.

The proposed urban minor land division and resulting single family dwellings comply with the requirements of the County Design Review Ordinance in that the proposed site design and architectural style and massing of the proposed residences will be balanced and compatible with existing surrounding developments. Although the proposed residences will be larger than the existing residences, many of the developed parcels in the vicinity contain two story single family dwellings, including the adjacent parcels to the north, east and south of the subject parcel.

The proposed residences are proportionate to the size of the proposed parcels at approximately 38% to 50% floor area ratio, and the exterior design of the residences will utilize natural colors that will blend in with the existing vegetation and surrounding natural site features. The design of the homes is respectful to neighboring residences, in that the proposed basement garages will be visible only from the northwest property line where the closes single family dwellings are located over 400 feet away across Moran Lake. Safe and functional circulation has been included in the site design and the public pedestrian and bicycle trail will be preserved by way of an easement and a gate will be installed to block access to through vehicular traffic on Moran Way. Therefore, this finding can be made.

Riparian Exception Findings

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

This finding can be made, in that the special circumstance affecting the property is the location of the existing access road within the required 100-foot setback from Moran Lake. The project includes demolition of the existing access road/driveway and the construction of a new access road to the proposed new single-family dwellings. The new access road will be located approximately 8 feet farther from Moran Lake but will remain within the 100-foot setback due to the location of the 20-foot wide right-of-way.

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

This finding can be made, in that the exception is necessary to allow for relocation of the existing encroachment and restoration of the adjacent monarch butterfly habitat.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or 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 or in the area in which the project is located, in that erosion control measures will be in place prior to demolition and construction of the new access road and all disturbed areas will be re-vegetated and covered to prevent sediment from leaving the site or impacting the eucalyptus grove and Moran Lake.

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.

This finding can be made in that the granting of the exception will not reduce or adversely impact the existing protected monarch butterfly habitat or area adjacent to Moran Lake. Rather, the proposed project will improve the natural environment by removing a portion of the existing driveway encroachment and restoring the land as per the Moran Lake Monarch Butterfly Habitat Management Plan and Moran Lake Concept Plans.

6. 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 the Riparian and Wetland Protection Ordinance, with the objectives of the General Plan and Local Coastal Program, and with the intent and purposes of the Moran Lake Monarch Butterfly Habitat Management Plan and Moran Lake Concept Plans, in that the exception facilitates restoration of a portion of the habitat adjacent to Moran Lake that is currently disturbed. A landscaping plan was prepared for the property that includes several autumn and winter nectar plants for the overwintering Monarch butterflies. The demolition of the existing driveway will commence during the dry season to prevent the chance of sediment leaving the construction site.

**Findings for Exceptions to the Pleasure Point
Residential Development Standards [County Code Section 13.10.446]**
(One of the following findings must be made)

1. That there are special existing site or improvement characteristics or circumstances including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or

The proposed development will meet all site standards with the exception of the location of garages, so this finding is not applicable.

2. That the Pleasure Point Community Design “PP” Combining District Purposes, found in Section 13.10.444, are better achieved by an alternative design; or

This finding can be made, in that the locations of the garages in the basement levels of the residences with over 50% of the exterior wall below natural grade reduces the visual impacts of the garages and associated vehicles and emphasizes the residences, balconies, and entry ways to create human-scale and community oriented designs which are encouraged in the purposes of the Pleasure Point Community Design Combining District.

3. That the granting of an Exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District Purposes, found in Section 13.10.444.

The granting of this exception to allow for the garages to protrude a maximum of four feet from the façade of the residences will result in a superior residential design in that a maximum four foot protrusion does not create a “snout house” design and the locations of the garages at the basement level with a minimum of 50% of the exterior wall located below grade reduces the visual impact of the garage and associated vehicles beyond that which would occur without a basement level and a flat façade.

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 development is located in an area designated for residential uses and has been designed to preserve and protect the eucalyptus grove on the adjacent parcel to the west and the recreation trail at the north property line. The proposal includes retaining walls, which vary between 3 feet and 5 feet in height within the required 20 foot front yard setbacks. 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 residences will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures meet all current required setbacks and surrounding parcels to the north, east and south are currently developed with two story single family dwellings. The proposed retaining walls will not be detrimental to the public health, safety or welfare in that the walls will not interfere with vehicular site distance along Moran Way. Moran Way is a straight roadway that dead-ends at the interior parcel and will only serve as access to the three proposed residences.

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 locations of the residences and the conditions under which they will be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5-PP (Single Family Residential - 5,000 square feet minimum with Pleasure Point Combining District) zone district in that the primary use of the property will be three single family residences and units that meet all current site standards for the zone district. The proposed overheight retaining walls will not interfere with vehicular site distance along Moran Way and will allow for the garages to be located below the natural grades of the lots, which supports the purpose of the Pleasure Point Community Design Combining District to reduce the visual impact of garages on the façade of the residence.

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 specified for the Urban Medium Density Residential (R-UM) land use designation in the County General Plan. The R-UM General Plan land use designation allows for residential development at densities equivalent to 4,000-6,000 square feet of net developable parcel area per unit. The proposed land division would create three parcels of 5,361 square feet, 6,411 square feet and 9,049 square feet of net developable area, which is below the lowest end of the density range; however, the reduced density is supported based on the surrounding environmental constraints associated with Moran Lake and the monarch butterfly habitat, and the existing access constraints

associated with the heavily travelled public pedestrian and bicycle path. Although it appears that an additional parcel could be included in the site design, the proposed three lot site design with less density is a superior option on the parcel to ensure that the residences will not adversely impact surrounding environmental resources, public health and safety associated with the Moran Lake trail, visual resources from adjacent public areas, and the light, solar opportunities, air and open space surrounding residences. Surrounding parcels which are also within the R-UM General Plan designation, range in size from 4500 square feet to 16,300 square feet; therefore, the proposed parcel sizes are consistent with the range of sizes in the neighborhood.

The proposed overheight retaining walls are appropriate for the design of the residences to reduce the visual impact of the basement level garages and therefore meet the intent of the Pleasure Point Community Design Combining District.

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 proposed three residences are to be constructed on parcel that is currently developed with five single family dwellings and overheight retaining walls are not a traffic generating feature; therefore, an increase in traffic to and from the parcel is not expected as a result of the proposed land division.

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 development is located within the Pleasure Point Community Design Combining District which was developed to accommodate the variety of architectural styles including newer homes and smaller older homes. The proposed architectural design of the residences is consistent with the existing architectural variety in the neighborhood and the development is consistent with the land use intensity and density of the developed single family residential 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 urban minor land division complies with the requirements of the County Design Review Ordinance in that the proposed site design and architectural style and massing of the proposed residences will be balanced and compatible with existing surrounding developments. Although the proposed residences will be larger than the existing residences, many of the developed parcels in the vicinity contain two story single family dwellings, including the adjacent parcels to the north, east and south of the subject parcel.

The proposed residences are proportionate to the size of the proposed parcels at approximately 38% to 50% floor area ratio, and the exterior design of the residences will utilize natural colors that will blend in with the existing vegetation and surrounding natural site features. The design of the homes is respectful to neighboring residences, in that the overheight retaining walls will

Application #: 08-0039
APN: 028-302-01
Owner: Campeco, LLC

allow for basement garages which will be visible only from the northwest property line where the closest single family dwellings are located over 400 feet away across Moran Lake. Safe and functional circulation has been included in the site design, in that the public pedestrian and bicycle trail will be preserved by way of an easement and a gate will be installed to block access to residential vehicular traffic on Moran Way.

Conditions of Approval

Land Division 08-0039

Applicant: Charles Eadie, Hamilton Swift Land Use Consultants

Property Owner: Campeco, LLC

Assessor's Parcel Number(s): 028-302-01

Property Address and Location: Property located on the north side of East Cliff Drive at the intersection of Moran Way and East Cliff Drive, adjacent to Moran Lake County Park (8 Moran Way).

Planning Area: Live Oak

Exhibit(s):

- A. Tentative Map and Improvement Plans - prepared by Bowman and Williams, sheets C1, C2, and C3 dated 3/9/11, sheets C1.1 and C4 dated 9/20/10, and sheets C5 and C6 dated 9/10/10; Architectural Plans - prepared by Thatcher & Thompson Architects, sheets A1, A1.1, A2.3, A2.4, A4, A4.1, and A6 dated 3/1/11, sheet A1.2 dated 9/28/10, sheets A2.1, A2.2, A3, and A5 dated 5/6/08, and Landscape Plan dated 3/9/11.
-

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 to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Negative Declaration as required by the California Department of Fish and Game mitigation fees program.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from 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 and Improvement Plans shall comply with the following requirements:

- A. The Parcel Map and Improvement Plans shall be in general conformance with the approved Exhibit A 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 3 residential parcels and 3 single family dwelling units.
- C. The minimum aggregate parcel area shall be 5,000 square feet of net developable land per parcel.
- D. The following items shall be shown on the Parcel Map:
 - 1. Parcels/building envelopes, building footprints, common area and building setback lines located according to the approved Tentative Map. The building envelopes shall meet the following standards: 20 feet for front yards, 10 feet for interior side yards, 20 feet for street side yards, and 15 feet for rear yards.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. All easements and dedications to be recorded prior to recordation of the Parcel Map. An easement shall be recorded along the Moran Lake pedestrian path, as shown on Exhibit A, which allows for public pedestrian and bicycle access, County vehicle access for maintenance, and access to parcel 028-302-12.
- E. The following items 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.
 - 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
 - 4. All future construction on the lots shall be in general compliance with the Architectural Floor Plans and Elevations as stated or depicted in the approved Exhibit A and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards shown on the parcel map. Development on each parcel shall not exceed a 40% lot coverage, a 50% floor area ratio, or other standards as may be established for the zone district.
 - 5. All future development on the 44- shall comply with the requirements of the

approved geotechnical report(s) for this project.

6. All future development on the lots shall comply with the requirements of the approved biotic report(s) for this project.
7. All future development on the lots shall comply with the requirements of the approved arborist's report(s) for this project.
8. Submit a lighting plan to the Planning Department for review and approval. The plan shall reflect that permanent outdoor lighting shall be minimized and shall be shielded by fixture design or other means to minimize illumination of riparian habitat. Light sources that do not attract insects shall be used. [Mitigation Measure VIII.B]
9. Submit plan review letters from the project arborist, biologist, and soils engineer.
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.
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.

III. 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. Plans shall note that construction and demolition materials shall be recycled and reused, as appropriate, and to the maximum extent possible in order to reduce the impacts of temporary construction debris on the capacity of the regional landfill. [Mitigation Measure VIII.C]
- C. A recorded maintenance agreement is required for the proposed dispersion trench, dispersion pits, vegetated swales and pervious pavement driveways. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:
http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25.pdf

- D. A homeowners' private road maintenance agreement shall be recorded to ensure continued maintenance and use conditions for the privately maintained Moran Way improvements.
- 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 or street side yard 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. Meet all requirements and pay all fees of the Department of Public Works Stormwater Management Division.
- H. Park dedication in-lieu fees shall be paid for 12 bedrooms (4 bedrooms per dwelling unit). These fees are currently \$1000 per bedroom, but are subject to change. Alternatively, the applicant may submit confidential assessor's records and pay only for the increase in bedrooms proposed.
- I. Child Care Development fees shall be paid for 12 bedrooms (4 bedrooms per dwelling unit). These fees are currently \$109 per bedroom, but are subject to change. Alternatively, the applicant may submit confidential assessor's records and pay only for the increase in bedrooms proposed.
- J. The property owner shall pay a small project fee of \$15,000 for the third unit to the County of Santa Cruz Housing Division. If building permits are submitted in phases, this fee must be paid with the submittal of the first building permit application. This fee is subject to change.
- K. Submit and secure approval of engineered improvement plans from the Department of Public Works 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 improvements shall be prepared by a registered civil engineer and shall meet the requirements of the Department of Public Works.
 - 2. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:

- a. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 - b. Pay all necessary bonding, deposits, and connection fees, and furnish a copy of the CC&R's to the district.
 - c. All sanitation improvements shall conform to the County's Design Criteria. Improvement plans shall show all roads and easements.
 - d. Easements shall require proof of recordation and must also be shown on the parcel map.
3. Engineered improvement plans for all water line extensions required by the City of Santa Cruz Water Department shall be submitted for review and approval by the water agency.
4. Complete drainage plans that comply with all requirements of the Department of Public Works Stormwater Management Division, including, but not limited to, the following:
 - a. Existing and proposed contours, plan view, centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
 - b. Specify the limits of the proposed vegetation swale.
 - c. Provide construction details for the proposed GO inlet, storm drain manhole, and installation of the 12 inch pipe connecting the GO inlet and storm drain manhole.
 - d. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel, base rock, paver blocks, pervious pavement) areas both on and off site resulting from the proposed project.
 - e. The civil plans shall specify required maintenance procedures for the dispersal trench, dispersal pits, vegetated swales and pervious paving to assure proper long term functioning of the proposed drainage system.
5. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15th – October 15th, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works and shall be submitted to Environmental Planning staff for review and approval prior to recording of the parcel map.
 - a. All erosion control measures shall be in place at all times during construction or site disturbance.

- b. Winter grading is not authorized for the proposed development.
- 6. Submit engineered grading plans. If grading plans show grading extending onto another parcel, an owner-agent form will be required.
- 7. In order to ensure that the one hour air quality threshold for the pollutant acrolein is not exceeded during demolition and paving, prior to the issuance of the grading permit, the applicant shall modify the grading plans to include notes incorporating the following construction conditions given by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). Alternatively, the applicant may submit a health risk assessment to the MBUAPCD for review and approval. Any recommendations and requirements of the MBUAPCD will become conditions of constructing the project.
 - a. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts or all such equipment shall be fueled with B99 diesel fuel;
 - b. Applicant shall retain receipts for purchases of catalysts or B99 diesel fuel until completion of the project;
 - c. Applicant shall allow MBUAPCD to inspect receipts and equipment throughout the project.
- 8. Submit a final landscape plan for the ensure site for review and approval by the Planning Department. The landscape plan shall specify plant species, size, and location and shall include irrigation plans which meet the landscaping design criteria provided in County Code Section 13.11 and must conform to all water conservation requirements of the local water district. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A".
- 9. Submit a revegetation/restoration plan for the removal of the driveway. The restoration plan shall conform to the approved biotic report, the Moran Lake Monarch Butterfly Habitat Management Plan, and the Moran Lake Concept Plans. The plan shall include details of the specific restoration plan, the Moran Way road removal, and the site drainage system for review and approval by the County Department of Public Works/Parks Department, Environmental Planning Staff, and the Department of Public Works Drainage staff. [Mitigation Measure VIII.A]

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

- A. Pre-Construction Meeting: In order to ensure that the mitigation measures are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, the grading contractor supervisor, the project biologist, the project arborist, and Santa Cruz County

Environmental Planning staff. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.

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

- A. 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.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15.
- C. 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).
- D. 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.
- E. 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 an 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.
- F. Construction of improvements shall comply with the requirements of the approved

geotechnical report(s) for this project. 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).

- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- H. All construction vehicles and equipment shall be parked on the subject property (without blocking the existing driveway) during construction but shall not be parked within the riparian area.
- I. No additional tree removal shall occur, outside of that shown on Exhibit A, without prior approval by the Planning Department. If additional tree removal is proposed, additional biotic and/or arborists reports will be required.
- J. The applicant and/or property owner shall recycle and reuse materials, as appropriate, and to the maximum extent possible. At a minimum, all construction and demolition waste shall be processed through the Buena Vista Construction and Demolition Waste program. [Mitigation Measure VIII.C]
- K. If asbestos is found in any building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials shall be performed by a licensed asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. At least 10 days prior to demolition of existing structures the Monterey Bay Unified Air Pollution Control District (MBUAPCD) shall be notified and an MBUAPCD Notification of Demolition and Renovation Checklist shall be submitted to both MBUAPCD and the County.

VI. 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.

VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense

of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. 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.

VIII. Mitigation Monitoring Program: The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for these mitigations is hereby adopted as conditions of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.462 of the Santa Cruz County Code.

- A. Mitigation Measure: Riparian & Biotic Resources

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

- B. Mitigation Measure: Nighttime Lighting

Monitoring Program: In order to mitigate impacts of nighttime lighting on the adjacent riparian habitat, prior to issuance of a building permit, the applicant shall submit a lighting plan to the Planning Department for review and approval. The plan shall reflect that permanent outdoor lighting shall be minimized and shall be shielded by fixture design or other means to minimize illumination of riparian habitat. Light sources that do

not attract insects (e.g. yellow or sodium vapor bulbs) shall be used if outdoor lighting is necessary (e.g. security or handicap access structures).

C. Mitigation Measure: Regional Landfill Impacts

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

D. Mitigation Measure: Air Quality

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

**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE
PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE.**

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Samantha Haschert
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.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
<http://www.sccoplanning.com/>

MITIGATED NEGATIVE DECLARATION

Project: 08-0039

APN(S): 028-302-01

Project Proposal Description:

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

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

Owner: CAMPECO, LLC

Applicant: Charlie Eadie, Hamilton-Swift Land Use Consultants

Staff Planner: Samantha Haschert, 454-3214

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

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

California Environmental Quality Act Mitigated Negative Declaration Findings:

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

Review Period Ends: July 22, 2011

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

Date: July 25, 2011

Matt Johnston
MATT JOHNSTON, Environmental Coordinator
(831) 454-3201



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHY MOLLOY PREVISICH, PLANNING DIRECTOR

ENVIRONMENTAL COORDINATOR

NOTICE OF INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

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

Public review periods are provided for these environmental documents according to the requirements of the County Environmental Review Guidelines, depending upon whether State agency review is required or whether an EIR is required. The environmental documents are available for review at the County Planning Department at 701 Ocean Street, Santa Cruz. You may also view environmental documents on the web at www.sccoplanning.com under the Planning Department menu. Agendas link. If you have questions or comments about these determinations please contact Matt Johnston of the Environmental Review staff at (831) 454-3201

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

2. 08-0039

8 MORAN WAY, SANTA CRUZ

APN(S): 028-302-01

Proposal to:

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

ZONE DISTRICT: R-1-5-PP (RESIDENTIAL SINGLE FAMILY, PLEASURE POINT)

APPLICANT: CHARLIE EADIE, HAMILTON-SWIFT LAND USE CONSULTANTS

OWNER: CAMPECO, LLC

STAFF PLANNER: SAMANTHA HASCHERT, 454-3214

EMAIL: PLN145@co.santa-cruz.ca.us

ACTION: Negative Declaration with mitigations

REVIEW PERIOD: June 22, 2011 – July 22, 2011

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

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

NEGATIVE DECLARATION MITIGATIONS

1. In order to ensure proper restoration and to avoid impacts to sensitive habitat, prior to recordation of the parcel map, the applicant shall submit a plan that conforms to the Moran Lake Park Concept Plan and Monarch Butterfly Habitat Management Plan that includes details of the specific restoration plan, the Moran Way road removal, and the site drainage system for review and approval by the County Parks Department, Environmental Planning Staff, and DPW Drainage staff.
2. In order to mitigate impacts of nighttime lighting on the adjacent riparian habitat, prior to issuance of a building permit, the applicant shall submit a lighting plan to the Planning Department for review and approval. The plan shall reflect that permanent outdoor lighting shall be minimized and shall be shielded by fixture design or other means to minimize illumination of riparian habitat. Light sources that do not attract insects (e.g. yellow or sodium vapor bulbs) shall be used if outdoor lighting is necessary (e.g. security or handicap access structures).
3. In order to reduce the impacts of temporary construction debris on the capacity of the regional landfill to less than significant, the applicant and/or property owner shall recycle and reuse materials, as appropriate, and to the maximum extent possible. Notes to this affect shall be included on the final building permit plan set. At a minimum, all construction and demolition waste shall be processed through the Buena Vista Construction and Demolition Waste program.
4. In order to ensure that the demolition of existing structures does not violate any air quality standard, the following mitigation measures will be required: Prior to demolition work of buildings constructed prior to 1980, areas of the on-site structures shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found in any building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials shall be performed by a licensed asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. At least 10 days prior to demolition of existing structures the Monterey Bay Unified Air Pollution Control District (MBUAPCD) shall be notified and an MBUAPCD Notification of Demolition and Renovation Checklist shall be submitted to both MBUAPCD and the County.



County of Santa Cruz

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
www.sccoplanning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: June 7, 2011

Application Number: 08-0039

Staff Planner: Samantha Haschert

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Charles Eadie,
Hamilton-Swift Land Use Consultants

APN(s): 028-302-01

OWNER: Campeco, LLC

SUPERVISORAL DISTRICT: 1st

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

SUMMARY PROJECT DESCRIPTION:

Proposal to:

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

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

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

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|--|
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Coastal Development Permit |
| <input checked="" type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> Other: |

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

California Coastal Commission


DETERMINATION: (To be completed by the lead agency)

On the basis of this initial evaluation:

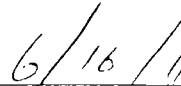
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

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

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



Matthew Johnston
Environmental Coordinator



Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

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

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: Not mapped	Fault Zone: Not mapped
Groundwater Recharge: Not mapped	Scenic Corridor: Not mapped
Timber or Mineral: Not mapped	Historic: Resources not present at site
Agricultural Resource: Not mapped	Archaeology: Not mapped
Biologically Sensitive Habitat: Mapped for biotic resources	Noise Constraint: None
Fire Hazard: Not mapped	
	Electric Power Lines: Poles located along the southeast side of the existing private driveway.
Floodplain: Adjacent to FEMA mapped floodplain (A)	Solar Access: Some canopy cover created by scattered eucalyptus trees
Erosion: Not mapped	Solar Orientation: Existing and proposed residences will be oriented to the northwest.
	Hazardous Materials: None
Landslide: Not mapped	Other:
Liquefaction: Mapped very high liquefaction	

SERVICES

Fire Protection: Central FPD	Drainage District: Zone 5
School District: Live Oak Elementary SD	Project Access: Vehicular access via East Cliff Drive to Moran Way.
Sewage Disposal: County Sanitation	Water Supply: City of Santa Cruz

PLANNING POLICIES

Zone District: R-1-5-PP (Single Family Residential - 5,000 square feet minimum within the Pleasure Point Community Design Combining District)	Special Designation:
General Plan: R-UM (Urban Medium Residential)	
Urban Services Line: <input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside
Coastal Zone: <input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

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

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

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

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

DETAILED PROJECT DESCRIPTION:

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

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

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

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

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

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

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

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

A. GEOLOGY AND SOILS

Would the project:

1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Discussion (A through D): All of Santa Cruz County is subject to some hazard from earthquakes, however, the project site is not located within or adjacent to a County or state mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of the improvements. The improvements would be designed in accordance with the most current Uniform Building Code, which should reduce the hazards of seismic shaking and liquefaction to a less than significant level. Further, the Geotechnical Report prepared by Bauldry Engineering, dated January 2005 and updated March 2008 (Attachment 3) concludes that the site's shallow depth bedrock, the location of the ground water table and the estimated ground accelerations indicate that the potential for liquefaction at the site is low. There is no indication that landsliding is a hazard at this site.

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

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

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

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

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

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

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because erosion control measures are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

5. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? ☐ ☐ ☒ ☐

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

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available? ☐ ☐ ☐ ☒

Discussion: No septic systems are proposed. The project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

7. Result in coastal cliff erosion? ☐ ☐ ☐ ☒

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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and therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Be inundated by a seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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have been granted)?

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

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

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. However, runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the proposed project will be addressed through implementation of erosion control measures.

6. Degrade septic system functioning? ☐ ☐ ☒ ☐

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

7. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? ☐ ☐ ☒ ☐

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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additional sources of polluted runoff?

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 10. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

C. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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special forests, intertidal zone, etc.) or
by the California Department of Fish
and Game or U.S. Fish and Wildlife
Service?

3. Interfere substantially with the movement of any
native resident or migratory fish or wildlife species, or
with established native resident or migratory wildlife
corridors, or impede the use of native or migratory
wildlife nursery sites?

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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in the above mentioned restoration plan.

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

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

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

5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☒ ☐

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

6. Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? ☐ ☒ ☐ ☐

Discussion: See C.1, 2 & 3.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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or state habitat conservation plan?

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

D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

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

Discussion: The project site is zoned R-1-5-PP which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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defined by Public Resources Code
Section 4526), or timberland zoned
Timberland Production (as defined by
Government Code Section 51104(g))?

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

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

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

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

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

E. MINERAL RESOURCES

Would the project:

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

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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land use plan?

Discussion: The project site is zoned R-1-5-PP which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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

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

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

Discussion: See F.1 above. The project site is not located along a County designated scenic road, scenic corridor, within a designated scenic resource area, or within a state scenic highway.

3. Substantially degrade the existing visual character or quality of the site ☐ ☐ ☒ ☐

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

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

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

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

G. CULTURAL RESOURCES

Would the project:

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

Discussion: The existing structure(s) on the property is/are not designated as a historic resource on any federal, state or local inventory.

2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? ☐ ☐ ☒ ☐

Discussion: No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3. Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐

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

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials? ☐ ☒ ☐ ☐

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

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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environment which would create a significant hazard to the public or environment, therefore there is no impact.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not included on the 4/8/2011 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

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

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

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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evacuation plan?

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

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. Expose people to electro-magnetic fields associated with electrical transmission lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency.

I. TRANSPORTATION/TRAFFIC

Would the project:

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

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

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Significant
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Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
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| 2. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

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

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project meets the County code requirements for the required number of parking spaces per residence and therefore any new parking demand would be accommodated on site.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. Exceed, either individually (the project alone) or cumulatively (the project | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways?

Discussion: See response I-1 above.

J. NOISE

Would the project result in:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

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

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

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

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

Discussion: Noise generated during construction would increase the ambient noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

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

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

6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
- ☐
☐
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☒

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

K. AIR QUALITY

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

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

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

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

Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

2. Conflict with or obstruct
- ☐
☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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implementation of the applicable air quality plan?

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

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

Discussion: See K-1 above.

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

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

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

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

L. GREENHOUSE GAS EMISSIONS

Would the project:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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increase in green house gas emissions are expected to be less than significant.

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

Discussion: See the discussion under L-1 above. No impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Parks or other recreational activities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a through e): While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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N. RECREATION

Would the project:

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

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

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

Discussion: No recreational facilities would be constructed or expanded as a part of the project.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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available to serve the project (Attachment 7).

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

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

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

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

Discussion: See O-2 above.

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

Discussion: See O-2 above.

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

P. LAND USE AND PLANNING

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 2. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not include any element that would physically divide an established community.

Q. POPULATION AND HOUSING

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Induce substantial population growth in an area, either directly (for example, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

Discussion: The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

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

☐ ☐ ☒ ☐

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

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

☐ ☐ ☒ ☐

Discussion: See Q.2 above.

R. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. The subject parcel contains eucalyptus trees which are part of the adjacent protected monarch butterfly habitat; however, the defined butterfly grove is located on the west adjacent parcel. A mitigation would require the property owner to submit an exterior lighting plan which shows all proposed exterior lighting shielded downward and away from adjacent potential animal habitats to ensure that surrounding animal habitats are protected from nighttime lighting impacts. The property owner would be required to obtain planning staff approval of the exterior lighting plan prior to building permit issuance. Additionally, the project includes the removal of a portion of the existing road which is currently located within the butterfly habitat and restoration is proposed as per County requirements. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

IV. TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>DATE COMPLETED</u>
Agricultural Policy Advisory Commission (APAC) Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Archaeological Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Biotic Report/Assessment	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	4/10/08
Geologic Hazards Assessment (GHA)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geologic Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geotechnical (Soils) Report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1/2005 & 3/19/08
Riparian Pre-Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Septic Lot Check	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Arborists Report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3/24/08

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

County of Santa Cruz 1994.

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

County of Santa Cruz Office of Emergency Services

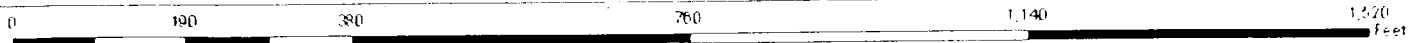
Tsunami Response Plan; An Annex to the Santa Cruz County Operational Area Emergency Management Plan

VI. ATTACHMENTS

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

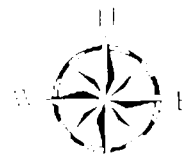


Location Map



LEGEND

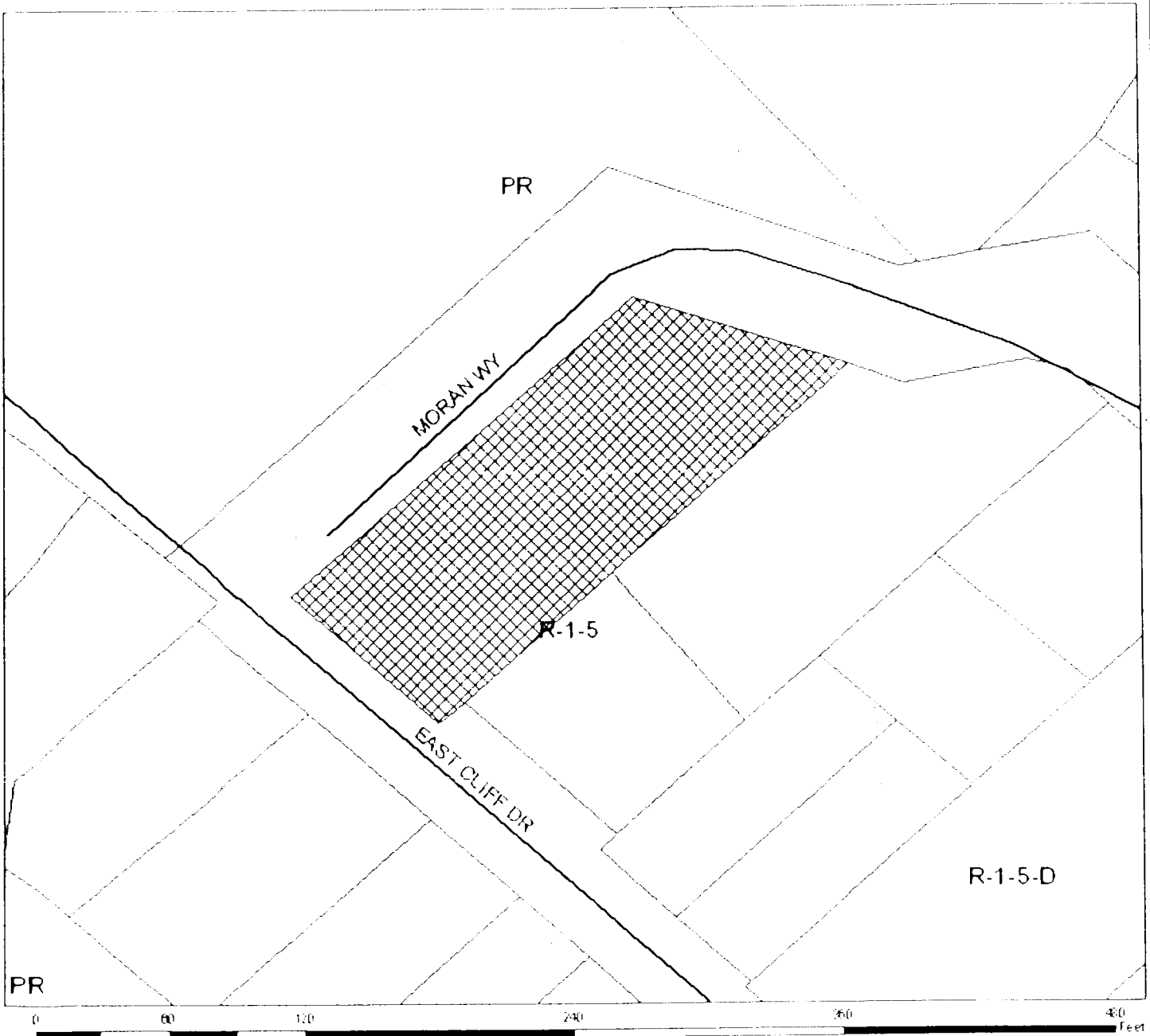
-  APN 028-302-01
-  Assessors Parcels
-  Streets
-  Lakes
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
January 2008



Zoning Map



LEGEND



APN 028-302-01



Assessors Parcels



Streets

RESIDENTIAL-SINGLE FAMILY

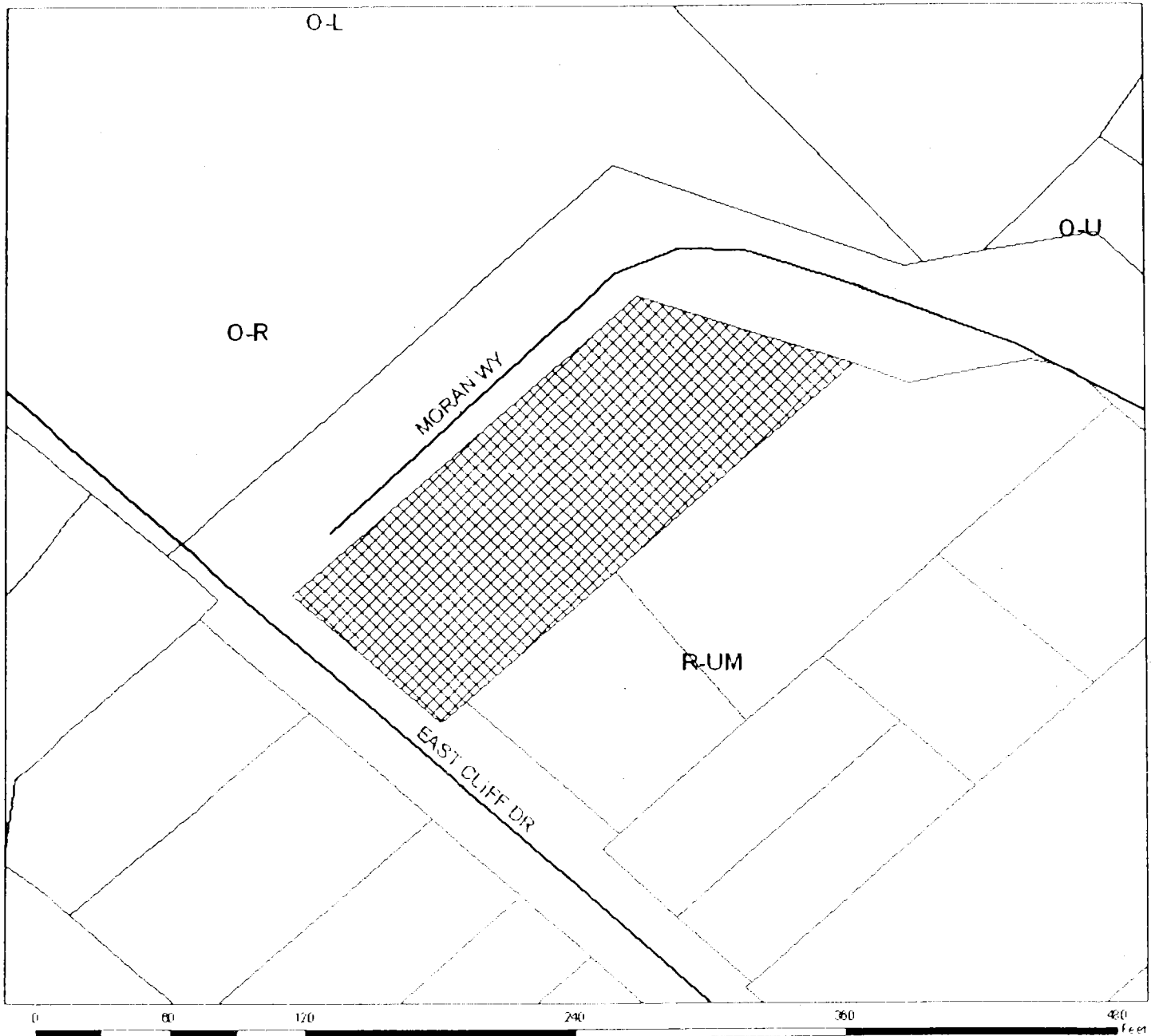
PR



Map Created by
County of Santa Cruz
Planning Department
January 2005



General Plan Designation Map



LEGEND



APN 028-302-01



Assessor's Parcels



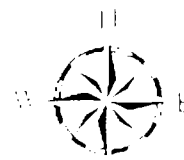
Streets

Residential - Urban-Medium Density

Public Facilities

Lake

Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
January 2008

THE ASSessor WAIVES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR THE USES NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 "CONCRETE" SAMPLE - 08/11/2013 BY ASSESSOR 1094

5007844
5007845

Tax Area Code
82-040

Assessor's Map No. 28-3C
County of Santa Cruz, Calif.
Aug. 1998

PROJECT SUMMARY

PROJECT NO. 38-110
 DATE: 10/1/88
 PROJECT LOCATION: CURETON, MORAN WAY
 PROJECT DESCRIPTION: AERIAL SITE PLAN, PROJECT INFORMATION, AND AERIAL SITE PLAN
 PROJECT OWNER: MORAN WAY
 PROJECT ENGINEER: [Name]
 PROJECT CONSULTANT: [Name]
 PROJECT STATUS: [Status]

VICINITY MAP



PROJECT CONTACTS

PROJECT CONTACTS
 NAME: [Name]
 ADDRESS: [Address]
 PHONE: [Phone]
 FAX: [Fax]
 EMAIL: [Email]
 WEBSITE: [Website]

SHEET INDEX

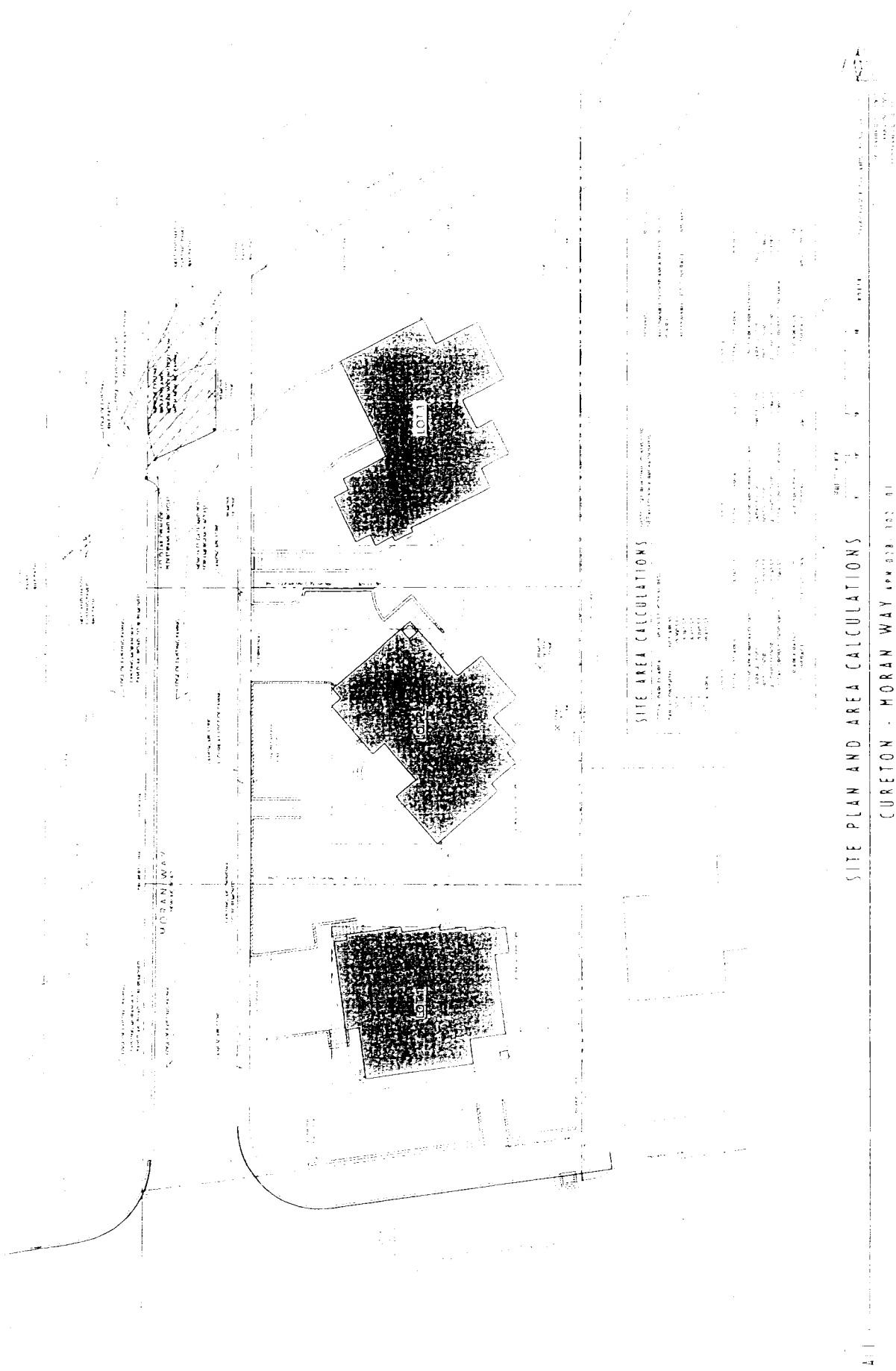
SHEET INDEX
 SHEET NO. 1: COVER SHEET, PROJECT INFORMATION, AND AERIAL SITE PLAN
 SHEET NO. 2: AERIAL SITE PLAN
 SHEET NO. 3: AERIAL SITE PLAN
 SHEET NO. 4: AERIAL SITE PLAN
 SHEET NO. 5: AERIAL SITE PLAN
 SHEET NO. 6: AERIAL SITE PLAN
 SHEET NO. 7: AERIAL SITE PLAN
 SHEET NO. 8: AERIAL SITE PLAN
 SHEET NO. 9: AERIAL SITE PLAN
 SHEET NO. 10: AERIAL SITE PLAN



AERIAL SITE PLAN

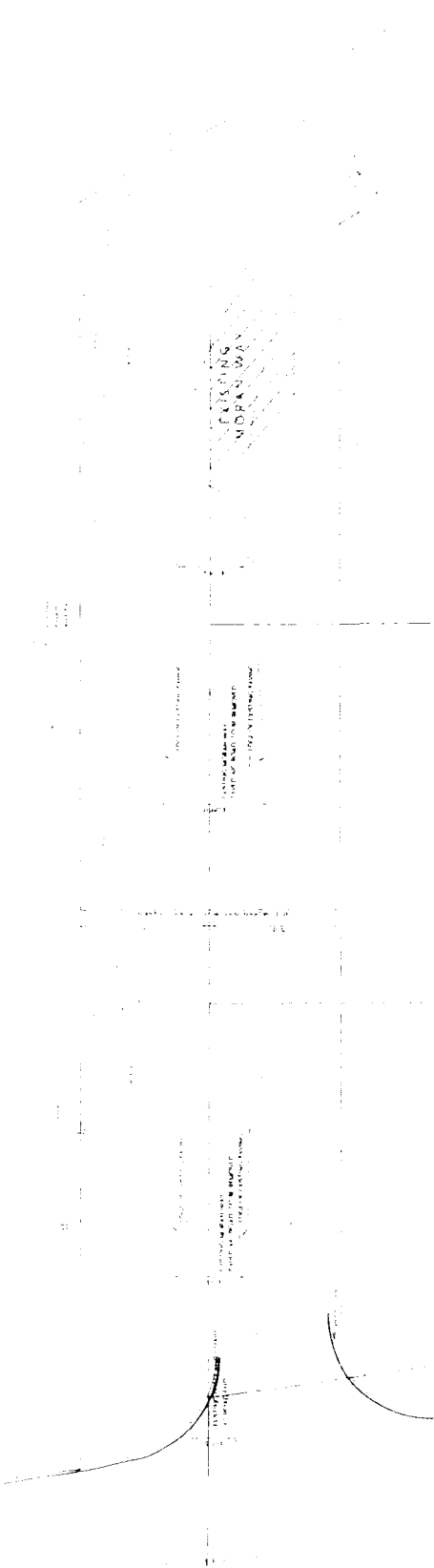
COVER SHEET, PROJECT INFORMATION, AND AERIAL SITE PLAN

CURETON - MORAN WAY 10/1/88 10:00 AM

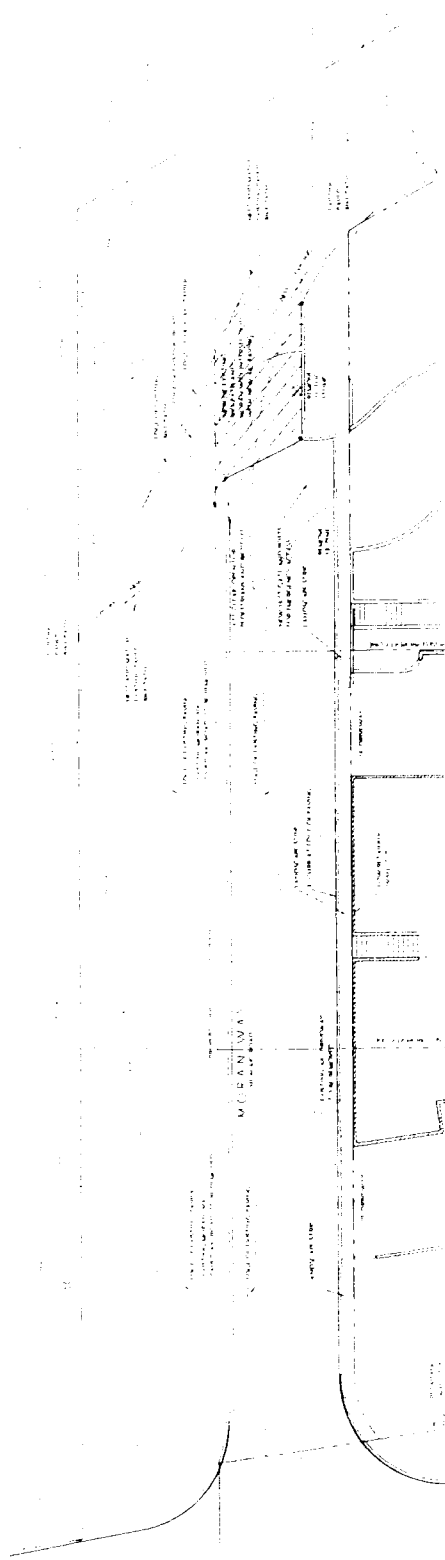


SITE PLAN AND AREA CALCULATIONS

CURETON - MORAN WAY 100' 0" 101' 0"



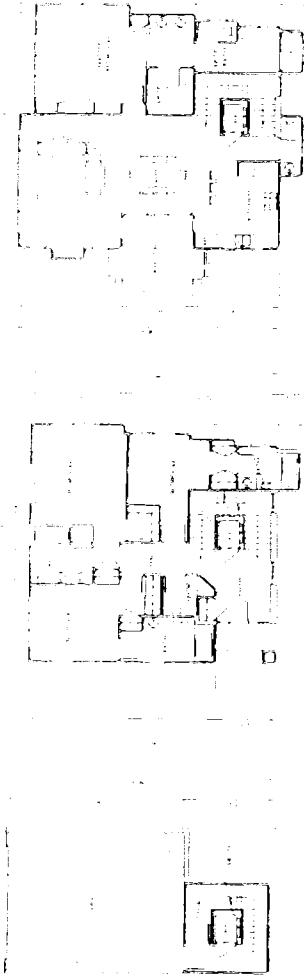
PARTIAL SITE PLAN WITH EXISTING ROAD MORAN WAY



PARTIAL SITE PLAN WITH PROPOSED ROAD MORAN WAY

SITE PLAN ROAD STUDY

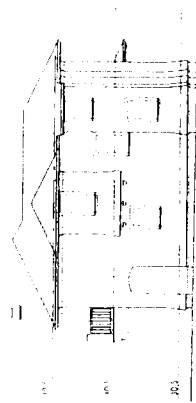
CURETON - MORAN WAY 124 018. 107. 01



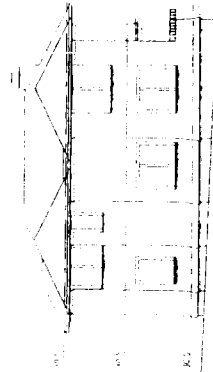
SECOND FLOOR PLAN
1/8" = 1'-0"

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

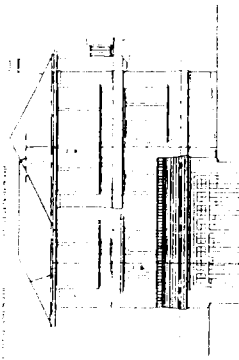
GROUND FLOOR PLAN
1/8" = 1'-0"



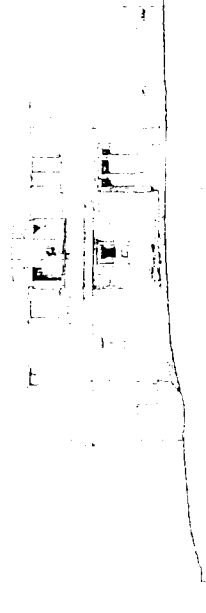
SIDE ELEVATION
1/8" = 1'-0"



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



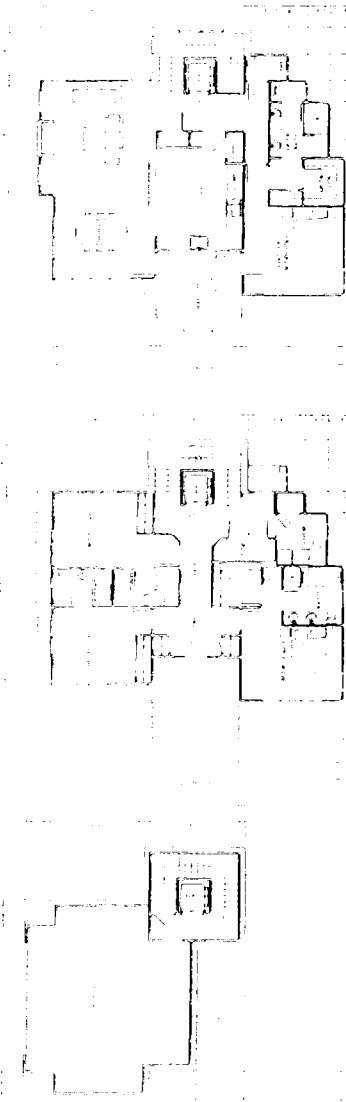
SIDE ELEVATION
1/8" = 1'-0"



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

LOT 1 - BUILDING PLANS, ELEVATIONS, AND AREA CALCS

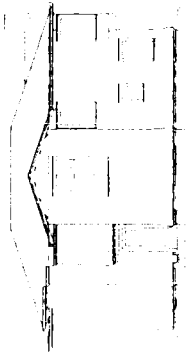
CURETON - MORAN WAY SPACES 10' 0"



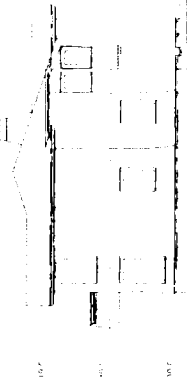
Garage Floor
100' x 100'

First Floor
100' x 100'

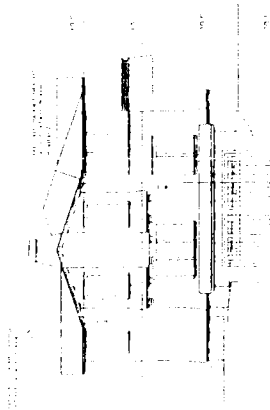
Second Floor
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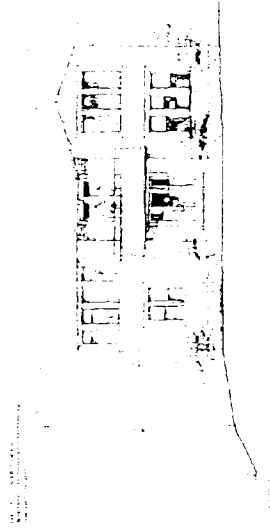
Front Elevation
100' x 100'



Side Elevation
100' x 100'



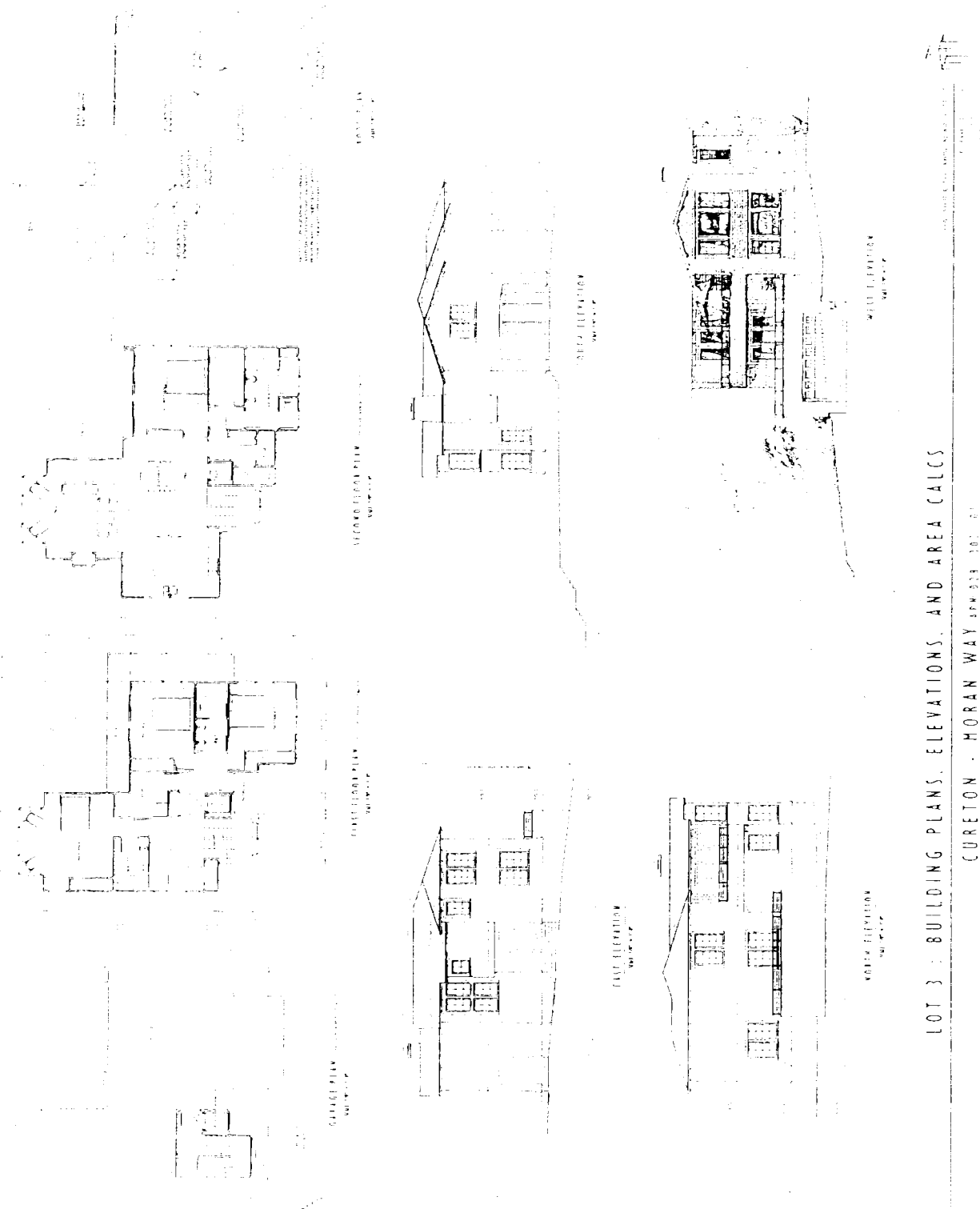
Front Elevation
100' x 100'



Side Elevation
100' x 100'

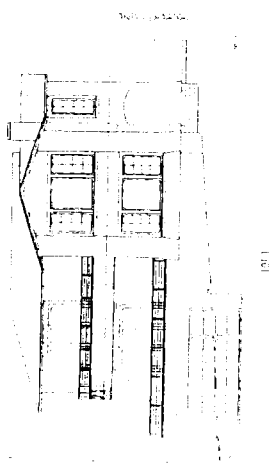
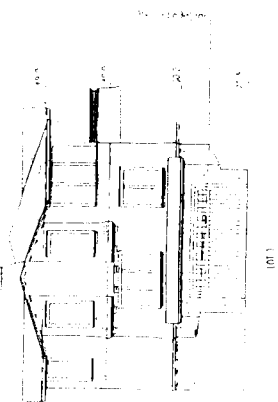
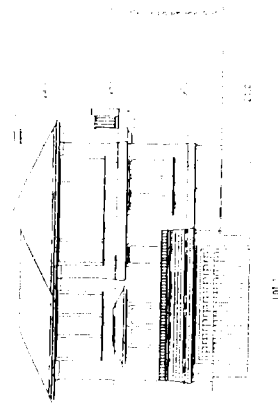
LOT 2 - BUILDING PLANS, ELEVATIONS, AND AREA CALCS

CURETON - MORAN WAY SPN 038, 100' x 100'

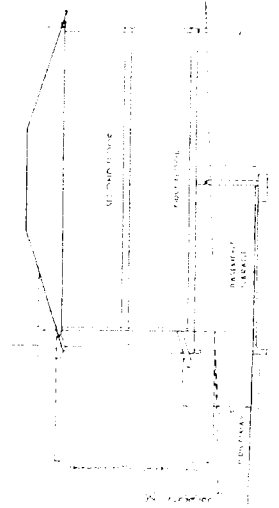


LOT 3 : BUILDING PLANS, ELEVATIONS, AND AREA CALCS

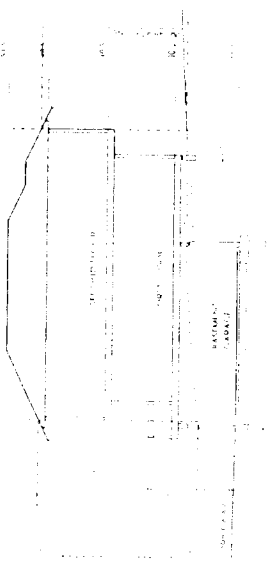
CURETON - MORAN WAY SPN 014 101 21



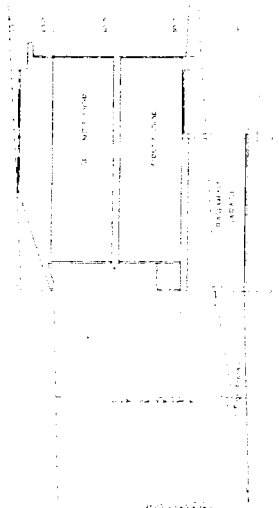
MORAN WAY ELEVATION



LOT 2 SECTION



LOT 1 SECTION

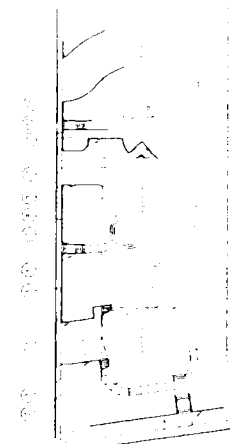
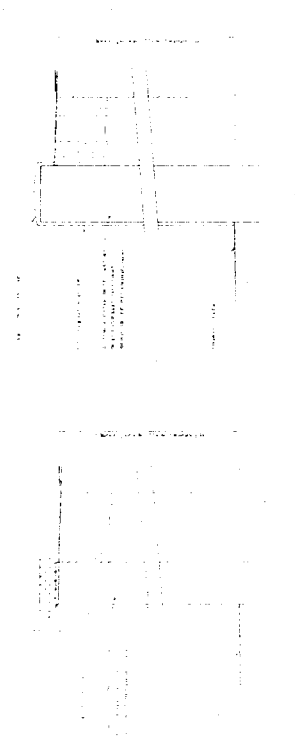
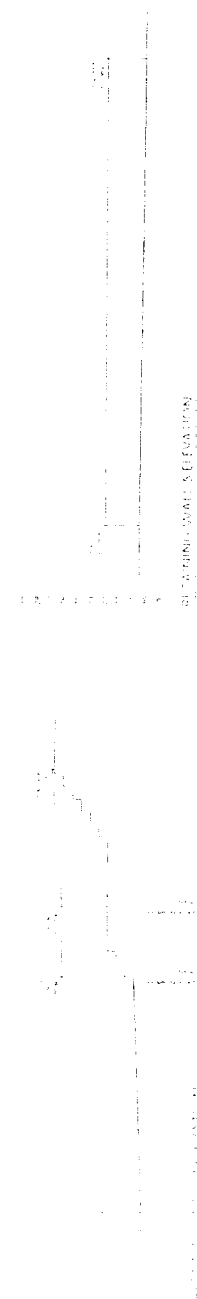
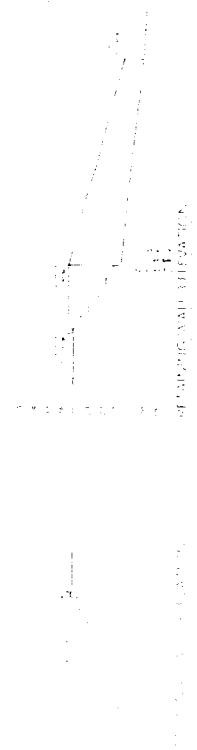


LOT 3 SECTION

STREET ELEVATION AND LOT SECTIONS

CURETON - MORAN WAY





SITE RETAINING WALL ELEVATIONS

CURETON - MORAN WAY 100' 0" 100' 0"

410

EXHIBIT D
ATTACHMENT 2

RETAINING WALL ELEVATION

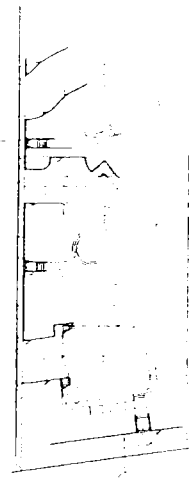
RETAINING WALL ELEVATION

RETAINING WALL ELEVATION

RETAINING WALL ELEVATION

RETAINING WALL ELEVATION

RETAINING WALL ELEVATION



RETAINING WALL ELEVATION

SITE RETAINING WALL ELEVATIONS

CURETON - MORAN WAY JPN 018 103.01

EXISTING



PROPOSED



CONTEXTUAL ELEVATION

CURETON - MORAN WAY (P. 017 167 61)

450

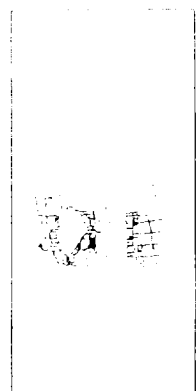
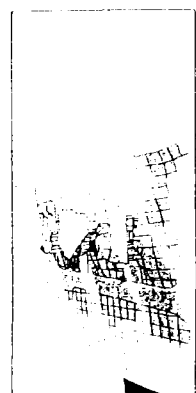
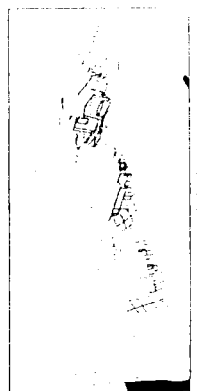
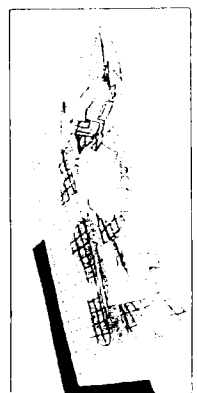
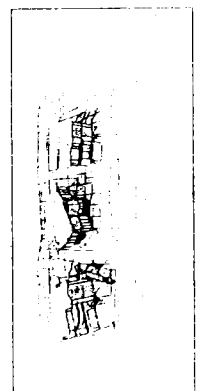
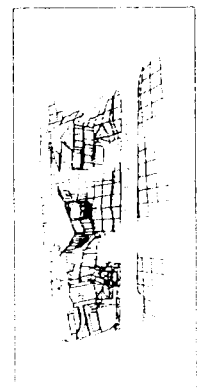
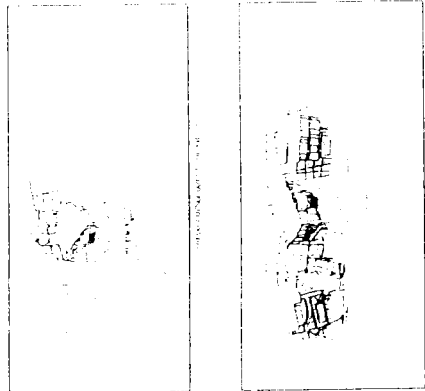
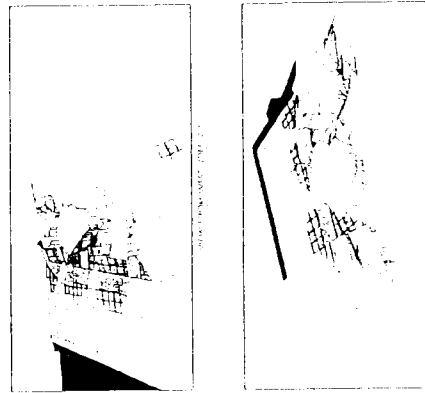
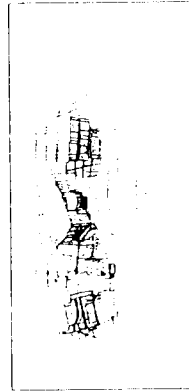
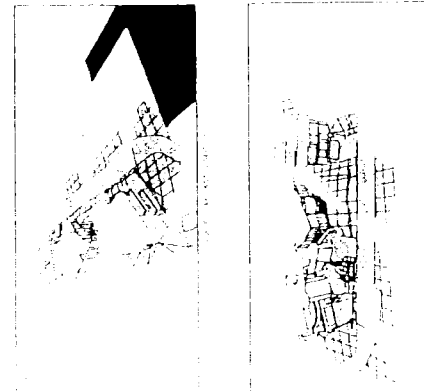
EXHIBIT D

SHADOW STUDIES
CURETON - MORAN WAY

2:00 PM

10:00 AM

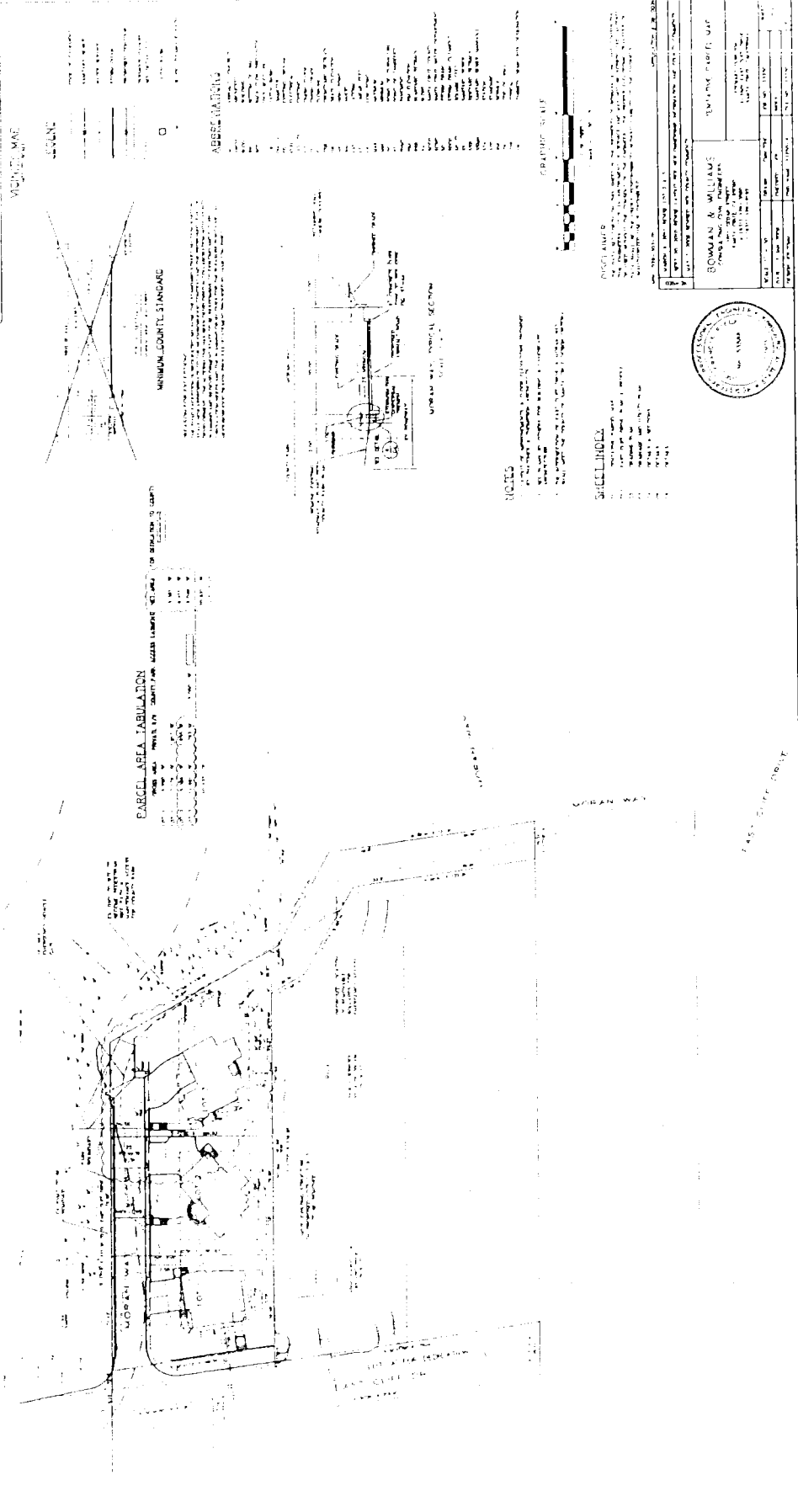
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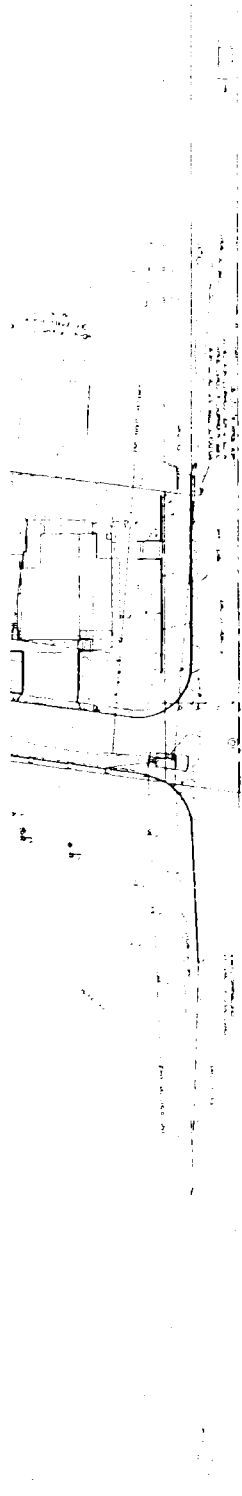


1. $\frac{1}{2}$

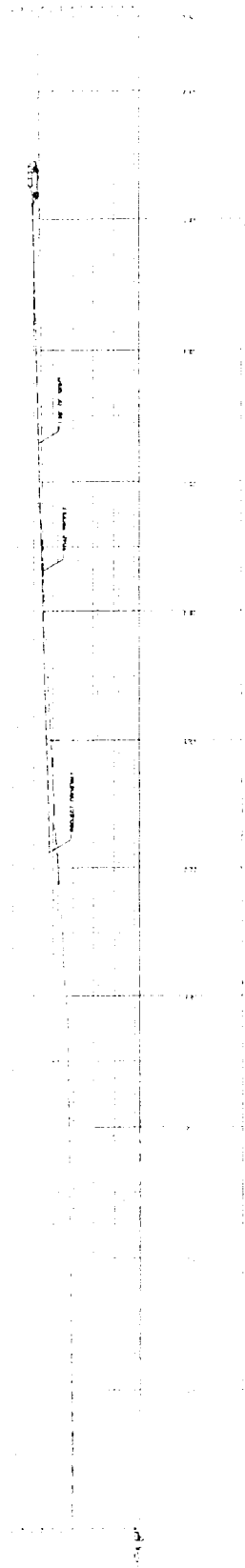
[illegible]

<p>1. Name of the person or organization to whom the letter is addressed</p> <p>2. Address of the person or organization to whom the letter is addressed</p> <p>3. City, State, and Zip Code of the person or organization to whom the letter is addressed</p> <p>4. Date of the letter</p> <p>5. Salutation (e.g., Dear Sir, Dear Madam, Dear Mr. Smith)</p> <p>6. Subject of the letter (e.g., Re: [Topic], [Reference Number])</p> <p>7. Body of the letter (e.g., I am writing to you regarding [Topic]. [Details of the letter])</p> <p>8. Closing (e.g., Sincerely, Very truly yours, Respectfully)</p> <p>9. Signature of the person or organization sending the letter</p> <p>10. Name and Title of the person or organization sending the letter</p> <p>11. Address of the person or organization sending the letter</p> <p>12. City, State, and Zip Code of the person or organization sending the letter</p> <p>13. Enclosures (if any)</p> <p>14. Carbon copies (if any)</p> <p>15. Distribution list (if any)</p> <p>16. Remarks (if any)</p>	<p>1. Name of the person or organization to whom the letter is addressed</p> <p>2. Address of the person or organization to whom the letter is addressed</p> <p>3. City, State, and Zip Code of the person or organization to whom the letter is addressed</p> <p>4. Date of the letter</p> <p>5. Salutation (e.g., Dear Sir, Dear Madam, Dear Mr. Smith)</p> <p>6. Subject of the letter (e.g., Re: [Topic], [Reference Number])</p> <p>7. Body of the letter (e.g., I am writing to you regarding [Topic]. [Details of the letter])</p> <p>8. Closing (e.g., Sincerely, Very truly yours, Respectfully)</p> <p>9. Signature of the person or organization sending the letter</p> <p>10. Name and Title of the person or organization sending the letter</p> <p>11. Address of the person or organization sending the letter</p> <p>12. City, State, and Zip Code of the person or organization sending the letter</p> <p>13. Enclosures (if any)</p> <p>14. Carbon copies (if any)</p> <p>15. Distribution list (if any)</p> <p>16. Remarks (if any)</p>
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[illegible]



GENERAL SITE PLAN

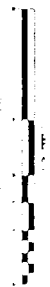


SECTION B-B
EAST PLANT BUILDING

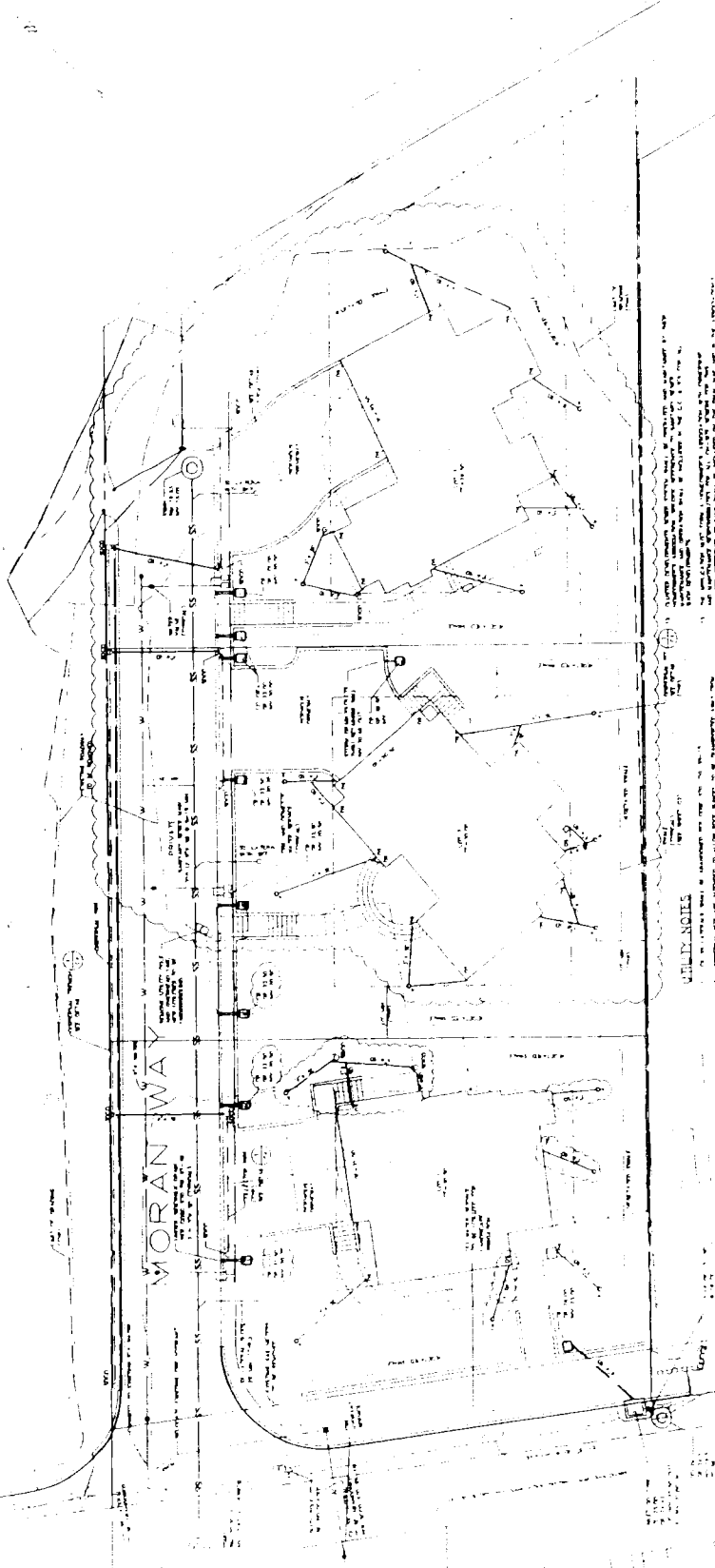


EAST PLANT BUILDING SECTION B-B

GRAPHIC SCALE



PROJECT: EAST PLANT BUILDING DRAWING NO.: 106-51110-1 DATE: 10/1/54	
DESIGNED BY: DRAWN BY: CHECKED BY:	PROJECT ENGINEER: APPROVED BY:
COMPANY: BOWMAN & WILLIAMS 1000 15th Street, N.W. Washington, D.C.	
SCALE: AS SHOWN SHEET NO.: 106-51110-1 TOTAL SHEETS: 1	DATE: 10/1/54 BY: [Signature] FOR: [Signature]



6
D
DOTT

PROJECT NO. 100-108-1		DATE 10/1/50	
DRAWN BY J. H. BROWN		CHECKED BY J. H. BROWN	
APPROVED BY J. H. BROWN		DATE 10/1/50	
SHEET NO. 1 OF 1			



THE FOLLOWING IS A SUMMARY OF THE DATA OBTAINED FROM THE FIELD SURVEY OF THE SITE LOCATED AT THE INTERSECTION OF MORAN WAY AND CUL-DE-SAC, AND THE ADJACENT AREAS. THE DATA WAS OBTAINED BY THE SURVEYOR, J. H. BROWN, ON OCTOBER 1, 1950.

THE SITE IS LOCATED IN THE CITY OF LOS ANGELES, CALIFORNIA, AND IS BOUNDARY BY THE CITY OF LOS ANGELES. THE SITE IS BOUNDARY BY THE CITY OF LOS ANGELES. THE SITE IS BOUNDARY BY THE CITY OF LOS ANGELES.

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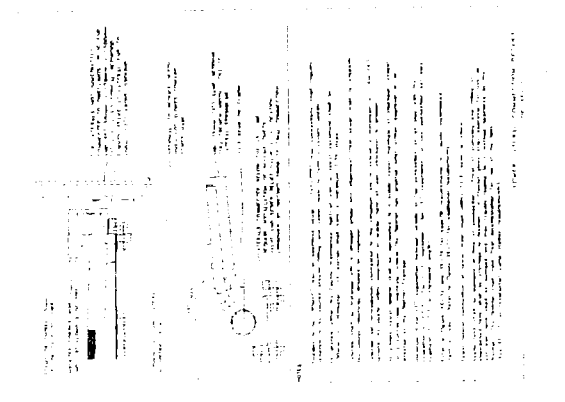
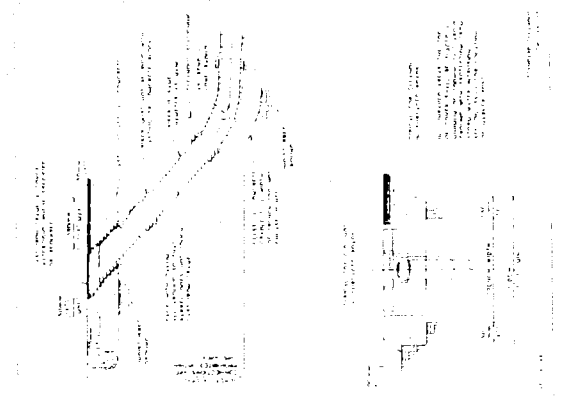
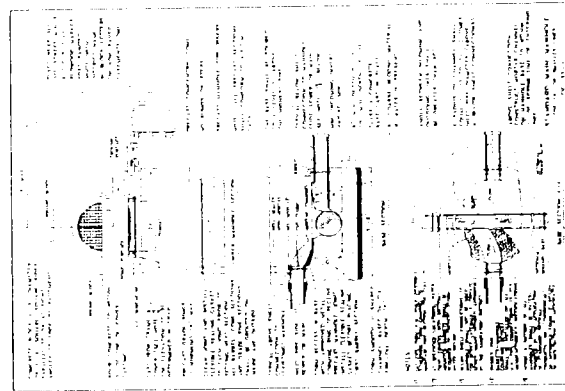
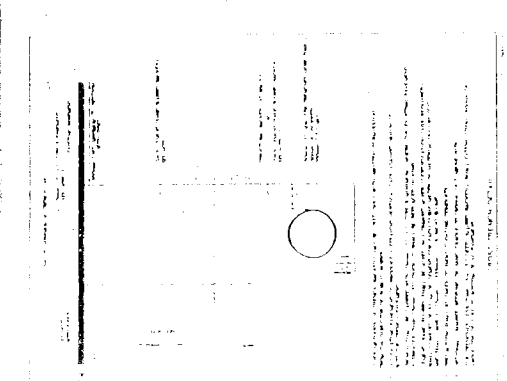
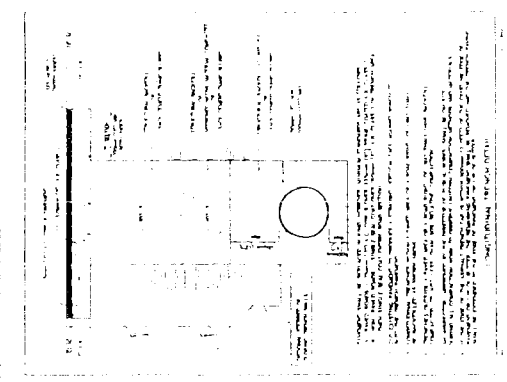
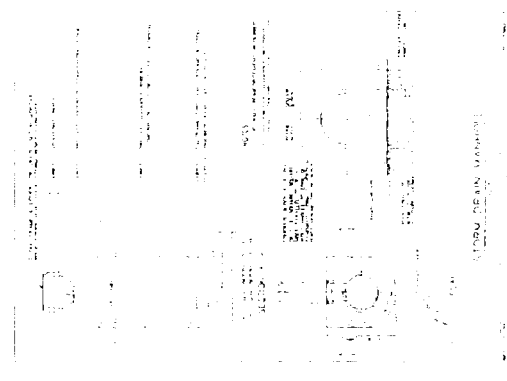
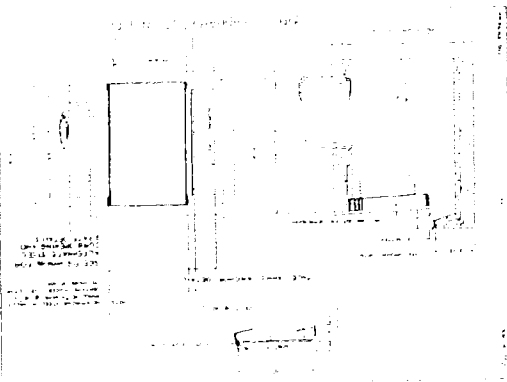
NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	GRAVEL	10,000	100
2	CRUSHED ROCK	20,000	200
3	CRUSHED BRICK	30,000	300
4	CRUSHED CONCRETE	40,000	400
5	CRUSHED ASPHALT	50,000	500
6	CRUSHED CEMENT	60,000	600
7	CRUSHED SAND	70,000	700
8	CRUSHED GRAVEL	80,000	800
9	CRUSHED CRUSHED ROCK	90,000	900
10	CRUSHED CRUSHED BRICK	100,000	1000



EXHIBIT D

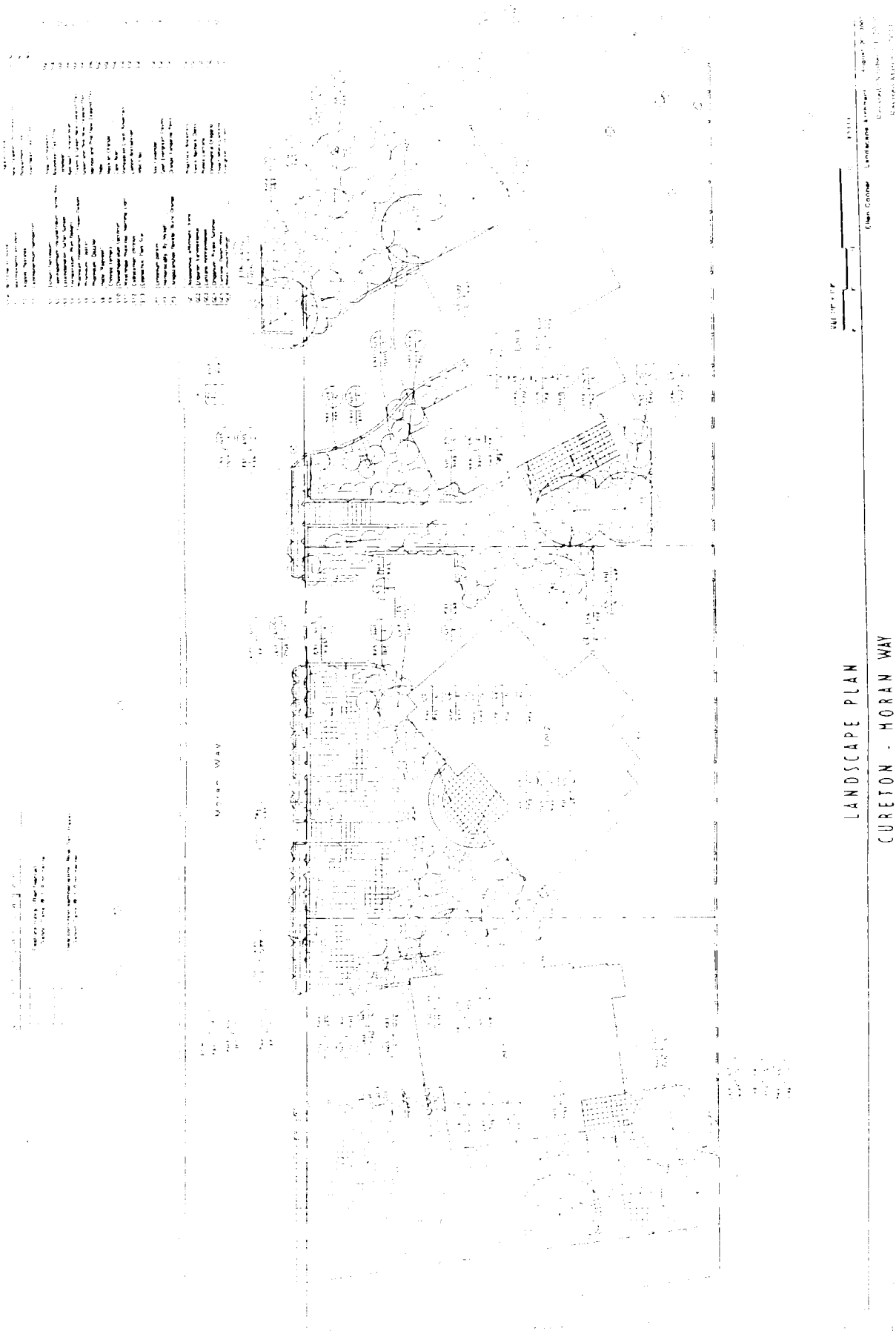


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0445 02000-A20
March 19, 2006

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

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

Dear Mr. Cureton:

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

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

2007 CBC Seismic Design Parameters

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

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

Presented below is our response to the County of Santa Cruz Planning Department's review comments letter dated March 4, 2006.

Items 1 and 2 have been addressed above.

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

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

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

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

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

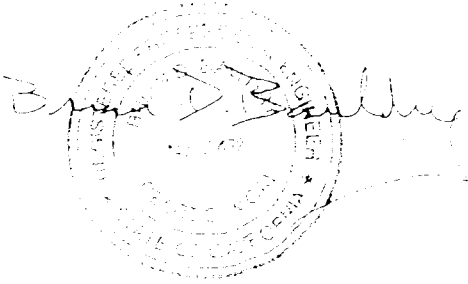
Response: It is our opinion that the retaining wall recommendations presented in our Geotechnical Investigation report, dated January 31, 2005, are sufficient for wall heights up to approximately 7 feet and may be sufficient for taller walls. We request the opportunity to review the project plans for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

EXHIBIT D

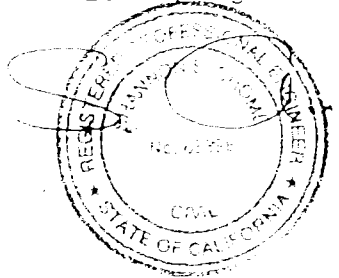
Should you have any questions regarding these design parameters, please call our office.

Very truly yours,

Bauldry Engineering, Inc.



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



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

1 - Project 2004/0449 Moran Way/0449 031908 Update and Response to Review Comments

Copies: 1 to Stewart Cureton

3 to Charles Eadie - Hamilton Swift Land Use and Development Consultants, Inc.

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

FOR
MR STEWART CURETON
HOUSTON, TEXAS

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

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Bauldry Engineering, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

1000 HAMILTON SWIFT AVENUE, SANTA CRUZ, CALIFORNIA 95061

0449-SZ993-A26

January 31, 2005

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

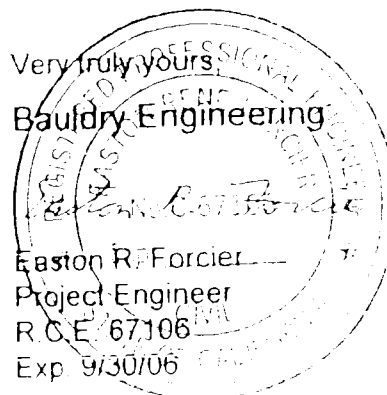
Subject: Geotechnical Investigation
Proposed Minor Land Division
Moran Way and East Cliff Drive
Santa Cruz, California
A.P.N. 028-302-01

Dear Mr. Cureton,

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

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

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



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Copies: 2 to Stewart Cureton

4 to Hamilton Swift Land Use and Development Consultants, Inc

CONCLUSIONS AND RECOMMENDATIONS

PRIMARY GEOTECHNICAL ISSUES

1. Site Viability

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

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

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

2. Primary Geotechnical Constraint

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

Expansive soils. In Borings B-1 and B-2, a sandy clay material was encountered and extended to depths of approximately 2.5 feet below ground surface in Boring B-1 and 6 feet in Boring B-2. This material encountered in Boring B-1 has a plasticity index of 24 which is considered to be moderately expansive, and the material encountered in Boring B-2 has a plasticity index of 14 which is considered to be slightly expansive. A shrink-swell/expansion pressure test was performed on a relatively undisturbed sample collected in Boring B-1A which is located adjacent to Boring B-1.

The shrink swell behavior of expansive soils can have negative effects on structures and slabs-on-grade. To help mitigate the problems associated with expansive soils, we recommend that remodeled/rebuilt structures and new dwellings be founded on a pier and grade beam foundation. Pier and grade beam recommendations are provided in the FOUNDATIONS Section of this report. Slab-on-grade floors should be constructed as free floating slabs and be used only in the garage areas. Recommendations for removing expansive soil beneath slab-on-grade floors and pavements are provided in the Subgrade Preparation Section of this report.

POST REPORT SERVICES

3. Plan Review

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

4. Construction Observation and Testing

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

5. Notification and Preconstruction Meeting

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

EARTHWORK AND GRADING

6. Demolition

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

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

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

7. Stripping

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

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

8. Subgrade Preparation

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

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

9. Compaction Requirements

The minimum compaction requirements are outlined in the table below:

Minimum Compaction Requirements	
Percent of Maximum Dry Density	Location
95%	<ul style="list-style-type: none">• All aggregate base and subbase in pavement areas• The upper 8 inches of subgrade in pavement areas• All utility trench backfill in pavement areas
90%	All remaining native soil and fill material
The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.	

10. Moisture Conditioning

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

11. Vibration During Compaction

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

January 31, 2005

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

12. Engineered Fill Material

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

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

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

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

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

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

13. Erosion Control

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

CUT AND FILL SLOPES

14. Cut and Fill Slope Height and Gradient

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

15. Fill Slope Keyways

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

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

16. Subsurface Drainage

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

17. Cut and Fill Slope Setbacks

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

FOUNDATION - PIER AND GRADE BEAM

18. General Description of Pier and Grade Beam Foundation

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

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

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

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

19. End-Bearing Pier Design Criteria

The end bearing piers should be designed for the following criteria

- a. Minimum pier embedment should be 8 feet below the bottom of the grade beam or 3 feet into the Purisima bedrock, whichever is greater. Actual depths could depend upon a lateral force analysis performed by your structural engineer.
- b. It is imperative that the bottoms of end bearing piers are free of slough and loose material. This will require thorough and rigorous cleaning with shovels, vacuums etc.
- c. Minimum pier size should be 18 inches in diameter and all pier holes must be free of loose material on the bottom
- d. Minimum pier spacing should be 3 pier diameters, center to center.

- e The grade beams should be designed to withstand an uplift pressure of 1,100 psf resulting from soil expansion. The dead load weight of the structure may be subtracted from this value.
- f Passive pressures of 300 psf/ft of depth can be developed in the native soil and weathered sandstone, acting over a plane $1\frac{1}{2}$ times the pier diameter. Neglect passive pressure in the top 3 feet of soil.
- g The allowable end bearing capacity for an 8-foot pier embedded into the Purisima Formation sandstone is 5,000 psf, with a $\frac{1}{3}$ rd increase for wind or seismic loading.
- h. Although not anticipated at this time, the piers may need to be cased during drilling and water may have to either be pumped before steel and concrete placement or the concrete placed through a tremie.
- i If the casing is pulled during the concrete pour, it must be pulled slowly with a minimum of 4 feet of casing remaining embedded within the concrete at all times.
- j If concrete is placed via a tremie, the end of the tube must remain embedded a minimum of 4 feet into the concrete at all times.
- k All pier construction must be observed by a representative of Bauldry Engineering, Inc. Any piers constructed without the full knowledge and continuous observation of Bauldry Engineering Inc., will render the recommendations of this report invalid.

SLAB-ON-GRADE FLOOR SYSTEMS

20. Slab-on-Grade Floor Design

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

Slabs should be constructed as "free floating" slabs. Free floating slabs should be provided with a minimum $\frac{1}{4}$ inch felt separation between the slab and footings. Free floating slabs must be designed and constructed as completely independent of the foundation system.

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

21. Moisture Control – Capillary Break

All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of $\frac{3}{4}$ inch clean crushed rock. It is recommended that neither Class 2 baserock nor sand be employed as the capillary break material.

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

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

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

22. Subgrade Saturation

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

RETAINING WALLS AND LATERAL PRESSURES

23. Retaining Walls General

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

24. Retaining Wall Foundations

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

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

Retaining Wall Footings

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

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

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

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

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

- b. Minimum pier size should be 18 inches in diameter and all pier holes must be free of loose material on the bottom.
- c. Passive pressures of 300 psf/ft of depth can be developed, acting over a plane $1\frac{1}{2}$ times the pier diameter. Neglect passive pressure in the top 3 feet of soil.
- d. The allowable end bearing capacity for a 5 foot pier is 4,000 psf, with a $\frac{1}{3}$ rd increase for wind or seismic loading.
- e. All pier construction must be observed by a representative of Bauldry Engineering, Inc. Any piers constructed without the full knowledge and continuous observation of Bauldry Engineering, Inc., will render the recommendations of this report invalid.

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

25. Lateral Pressures

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

- a. When walls are free to yield an amount sufficient to develop the active earth pressure condition (about $\frac{1}{2}\%$ of height), design for active earth pressures as listed below. When walls are restrained at the top design for at-rest pressures

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

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

- b. For spread footings use a resisting passive earth pressure against the footing of 300 psf/ft of depth. Neglect passive pressure in the top 24 inches or along the face of the footing, whichever is shallower.
- c. For live or dead loads which transmit a force to the wall refer to the Surcharge Pressure Diagram in Appendix A.
- d. Retaining walls should be designed for the lateral seismic forces listed in the following table. The resultant seismic force on the wall acts at a point $0.6H$ up from the base of the wall. H is the height of the retained soil in feet. Lateral seismic forces are based on the Mononobe-Okabe method of analysis

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

26. Retaining Wall Drains

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

- The drain should be constructed using permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type A.
- The permeable material should be a minimum of 12 inches in width and should extend to within 12 inches of the ground surface.
- Mirafi 140 filter fabric, or equivalent, should be placed horizontally over the top of the permeable material and then compacted native soil placed to the ground surface.
- A 4-inch diameter rigid perforated plastic or metal drainpipe should be placed 3 inches above the base of the permeable material.
- The drain line and should be discharged to an approved location away from the footing area.

27. Surface Drainage Above Retaining Walls

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

28. Compaction of Backfill

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

29. Water Proofing Retaining Walls

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

UTILITY TRENCHES

30. Utility Trench Set Backs

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

31. Utility Trench Backfill

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

32. Shoring

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

SURFACE DRAINAGE

33. Surface Grades and Storm Water Runoff

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

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

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

34. Roof Discharge

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

35. Protection of Cut and Fill Slopes

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

36. Maintenance and Irrigation

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

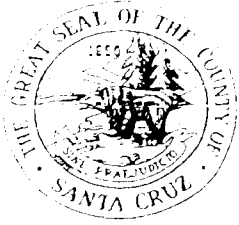
Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner. We recommend that landscaping be done with native and drought tolerant plants.

PAVEMENT DESIGN

37. General Pavement Recommendations

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

- a. Properly moisture condition the subgrade and compact it to a minimum of 95% of its maximum dry density, at a moisture content 1-3% over the optimum moisture content.
- b. Provide sufficient gradient to prevent ponding of water.
- c. Use only quality materials of the type and thickness (minimum) specified. All baserock must meet CALTRANS Standard Specifications for Class 2 Aggregate Base, and be angular in shape.
- d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.
- e. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.
- f. Maintenance should be undertaken on a routine basis.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

July 7, 2010

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

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

Dear Mr. Eadie,

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.
4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: Carolyn.Banti@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

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

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

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

Review of Geotechnical Investigation, Project. 0449-SZ993-A26
APN: 028-302-01
Page 2 of 3

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

Sincerely,



Carolyn Banti
Civil Engineer

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

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

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

1. **When a project has engineered fills and / or grading,** a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations,** a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction,** a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

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



Accessibility Review

Routing No: 1 Review Date:

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:Review Type= ACCESSIBILITY NO PROJECT REVIEW DESCRIPTION AVAILABLE

Coastal Commission Review

Routing No: 1 Review Date:

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:Review Type= COASTAL COMMISSION NO PROJECT REVIEW DESCRIPTION AVAILABLE

District Supervisor Review

Routing No: 1 Review Date:

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

Drainage Review

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

TAMYRA RICE (TRICE) : Complete

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

5
RECEIVED



Drainage Review

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

TAMYRA RICE (TRICE): Complete

cleanouts, as necessary, for proper maintenance of the storm water management system. Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete. If you have questions, please contact me at 831-233-8083 ===== UPDATED ON JUNE 3, 2010 BY TRAVIS RIEBER

===== The civil plans and storm water management report dated 5/7/2008 have been received and are approved for the discretionary application stage. Please see miscellaneous comments for information to be provided prior to recording the final map. At any time prior to the public hearing please provide a stamped and signed letter from the project geotechnical engineer approving the proposed dispersion trench, dispersion pits, vegetated swales and pervious pavement driveways. MISCELLANEOUS COMMENT: ===== REVIEW ON FEBRUARY 29, 2008 BY LOUISE B DION ===== The following are compliance and/or permit conditions/additional information required for this application. 1) Recorded maintenance agreement(s) are required for silt and grease traps and pervious paving. The maintenance requirements consistent with manufacturer's recommendations should be both in the maintenance agreement(s) and on the final civil drainage plan. 2) An encroachment permit is required for work in the County road right of way. 3) All inlets should be marked with the signage "No Dumping Drains to Bay" or equivalent. This signage is to be maintained by the property owner(s). 4) Public Works staff will inspect for the installation of the drainage related items. Once all other reviewing agencies have approved of the building permit plans please submit a copy of signed reproducible civil plans with the DPW signature block on the first sheet along with the engineer-s estimate for the construction of the drainage items (there is a 2% inspection fee). These plans will be routed through DPW for signature (expect 1- 2 weeks for routing time). 5) Zone 5 fees will be assessed on the net increase in impervious area due to the project. Semi pervious areas will be charged at 50 percent rate. All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F.

===== UPDATED ON JUNE 3, 2010 BY TRAVIS RIEBER ===== Please address the following prior to recording the final map. 1. Make clear on the drainage plan the limits of the proposed vegetated swales. 2. It is recommended that the catch basin in the southwest corner of lot one be piped under the proposed walkway and daylight in the swale or be piped directly to the proposed GO inlet. 3. Provide construction details for the proposed GO inlet, storm drain manhole, and installation of the 12 inch pipe connecting the GO inlet and storm drain manhole. 4. Specify the type of pervious pavement being proposed for the three driveways. Provide a cross section construction detail of the specific type of pervious pavement proposed. 5. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel, base rock, paver blocks, pervious pavement) areas both on and off site resulting from the proposed project. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessors records, survey records, aerial photos or other official records that will help establish and determine the dates they were built. Note: A drainage fee will be assessed on the net increase



Drainage Review

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

TAMYRA RICE (TRICE) : Complete

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

Driveway/Encroachment Review

Routing No: 1 Review Date: 05/25/2010

DEBRA LOCATELLI (DLOCATELLI) : Complete

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

Environmental Planning

Routing No: 1 Review Date: 06/14/2010

JESSICA DUKTIG (JDUKTIG) : Complete

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

**Environmental Planning****Routing No: 1 Review Date: 06/14/2010**

JESSICA DUKTIG (JDUKTIG): Complete

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



Environmental Planning

Routing No: 1 Review Date: 06/14/2010

JESSICA DUKTIG (JDUKTIG) : Complete

and soils engineer will be required prior to approval of the building application. A detailed erosion and sediment control plan will be required prior to approval of the building application. This plan must show how sediment will be controlled onsite during construction. No winter grading will be allowed on this site. ===== UPDATED ON MARCH 3, 2008 BY JESSICA L

DEGRASSI ===== Due to proximity to Moran Lake, winter grading will not be approved for this site. The grading plan shows grading extending to another parcel to the east, adjacent to East Cliff. Any work to be performed on another parcel will require an owner-agent form allowing such activities, as well as a letter of consent detailing what work will be allowed on the parcel.

===== UPDATED ON JUNE 10, 2010 BY CAROLYN I BANTI ===== Please submit two copies of the soils report at the time of building permit application. Please be aware that if the report is greater than three years old at the time of application, an update will be required that verifies, based on field inspection, that the recommendations of the accepted report remain valid.

Fire Review

Routing No: 1 Review Date:

() :

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

Housing Review

Routing No: 1 Review Date: 04/09/2008

PATRICK HEISINGER (PHEISINGER) : Complete

Review Type= HOUSING ===== REVIEW ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====
===== UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====
===== UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====
===== UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====
===== UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====

===== UPDATED ON APRIL 9, 2008 BY PATRICK J HEISINGER ===== NO COMMENT This issue about demolished units within the Costal Zone has been resolved, this time the developer has no obligation.

MISCELLANEOUS COMMENT: ===== REVIEW ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====
===== UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====
===== UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER =====

===== Applicant must pay a small residential fee of \$15,000 before issuance of the building permit. This obligation is per County Code 17.10.051

===== UPDATED ON MARCH 5, 2008 BY PATRICK J HEISINGER =====

NO COMMENT Housing staff is researching state law to determine whether or not the developer is required to fulfil certain relocation requirments. If the developre has specific questions about this he should contact the Housing Division directly at 454-2322



Housing Review

Routing No: 1 Review Date: 04/09/2008

PATRICK HEISINGER (PHEISINGER) : Complete

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

Parks Review

Routing No: 1 Review Date:

() :

:Review Type= PARKS DEPARTMENT NO PROJECT REVIEW DESCRIPTION AVAILABLE

Project Review

Routing No: 2 Review Date:

() :

Redevelopment Agency Review

Routing No: 1 Review Date:

() :

:Review Type= REDEVELOPMENT AGENCY NO PROJECT REVIEW DESCRIPTION AVAILABLE

Road Engineering Review

Routing No: 1 Review Date: 12/07/2010

RODOLFO RIVAS (RRIVAS) : Complete

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



Road Engineering Review

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

structural section shall be a minimum of 3 inches of asphalt concrete over 9 inches of aggregate base. A cul-de-sac turnaround is recommended, however, if the road is privately maintained a fire turnaround is satisfactory.

----- 5) Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section.

----- 6) The bicycle and pedestrian access to the park shall be required to be maintained and vehicles shall not be permitted on the bicycle/pedestrian access. The bollards adjacent to the bicycle/pedestrian path are not recommended. We recommend landscaping on the path side and an asphalt concrete dike on the vehicle side. A path between the bike/pedestrian path and the road is recommended.

----- 7) Pedestrian access from the project along the frontage of East Cliff Drive to the park is recommended.

===== UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS ===== 1) Due to recent Design Criteria changes that incorporated the Pleasure Point Community Plan, the construction of pedestrian improvements on East Cliff Drive is no longer required for this project. Such improvements will be constructed by a future RDA project. The Right of Way dedication as shown on plans is still required since such Right of Way will be utilized by RDA in the future construction of pedestrians facility along East Cliff Drive. 2) Moran Way connection to East Cliff Drive should be provided as a road intersection as opposed to a driveway intersection to East Cliff Drive.

===== UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS =====
===== UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS =====
===== UPDATED ON DECEMBER 7, 2010 BY RODOLFO N RIVAS =====
NO COMMENT ===== UPDATED ON DECEMBER 7, 2010 BY RODOLFO N RIVAS =====
NO COMMENT MISCELLANEOUS COMMENT: =====
REVIEW ON MARCH 3, 2008 BY GREG J MARTIN =====
ON JUNE 7, 2010 BY RODOLFO N RIVAS ===== NO COMMENT =====
UPDATED ON DECEMBER 7, 2010 BY RODOLFO N RIVAS ===== NO COMMENT

Sanitation Review

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

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



Sanitation Review

Routing No: 1 Review Date: 12/03/2010

CARMEN LOCATELLI (CLOCATELLI): Complete

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



Sanitation Review

Routing No: 1 Review Date: 12/03/2010

CARMEN LOCATELLI (CLOCATELLI) : Complete

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

Surveyor Review

Routing No: 1 Review Date:



County of Santa Cruz. PLANNING DEPARTMENT

Discretionary Application Comments 08-0039

APN 028-302-01

Surveyor Review

Routing No: 1 Review Date:

() :

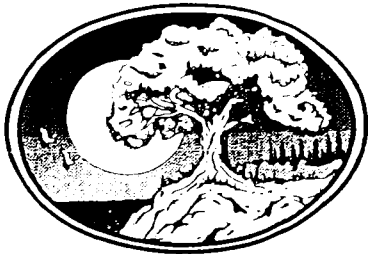
:Review Type= DPW SURVEYOR NO PROJECT REVIEW DESCRIPTION AVAILABLE

School Review - ALUS

Routing No: 1 Review Date:

() :

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



Live Oak School District

Excellence is achieved through a caring partnership

David S. Paine, Ed.D.
Superintendent

Feb. 15, 2008

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

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

To Whom It May Concern:

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

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

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

Your cooperation and assistance in this matter is greatly appreciated.

Sincerely,

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

C: Alice Daly, County Project Planner
District Business Department



CENTRAL
FIRE PROTECTION DISTRICT
of Santa Cruz County
Fire Prevention Division

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

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

We have reviewed plans for the above subject project.

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

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

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

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

CC: File & County

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

COUNTY OF SANTA CRUZ INTER-OFFICE CORRESPONDENCE

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

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

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

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

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

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

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

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

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

cc Greg Martin & Rodolfo Rivas, DPW Road Engineering
Paul Rodrigues, Bersey Lynberg, RDA
Ian Beanz, District Supervisor



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

Memorandum
(Original response sent 11/21/2006)

To: Alice Daly, Planning Department Tel: 454-2580 / FAX: 831-454-2131
Cc:
From: Roxie Tossie, Right of Way Mgr (831) 754-8165
Date: **NOVEMBER 21, 2006 Monday, February 25, 2008**
Re: **MLD- 08-0039**
Location: 8 Moran Way, Santa Cruz

Message:

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

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

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

Thank You,
Roxie

EXHIBIT D



County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

979 17TH AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

JOE SCHULTZ, DIRECTOR

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

CURETON --- MORAN WAY DEVELOPMENT PLAN COMMENTS

General Comments:

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

Maintenance Comments:

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

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

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

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

This document is the property of the County of Santa Cruz. It is to be used for the purpose for which it was prepared and is not to be distributed outside of the County of Santa Cruz. It is to be kept confidential and its contents are not to be disclosed to the public.

Specific Comments

Sheet A1.1a

1. Parks Department Maintenance staff will need access to all removable bollards; please provide bollard key and/or bollard specification sheet to Parks Department.
2. Please clarify the ownership of 50'-0" Moran Way easement on the drawings.
3. Verify location of existing asphalt bike path into Moran Lake County Park. We propose that the bike pathway improvements that are to occur as part of this development be continued within the 50'-0" easement to the park property to meet and match the proposed park bike trail (as shown on Attachment 'A'). The proposed bike path should be at least 10'-0" wide for Parks Maintenance vehicle access.

Sheet C2 Grading Plan

1. The grading for the proposed swale occurs within the dripline of the eucalyptus canopies. This activity will be detrimental for the health of these trees and the habitat of the monarch butterfly.
2. Identify trees to be removed including size and species. We recommend that all eucalyptus trees within the 50'-0" Moran Way easement be conserved.

Sheet C3 Drainage and Utility Plan

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

INTEROFFICE MEMO

APPLICATION NO: 08-0039

Date: March 6, 2008

To: Alice Daly, Project Planner

From: Larry Kasparowitz, Urban Designer

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

Design Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

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

Ridgeline Development

Structures located near ridges shall be sited and designed not to project

N/A

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

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

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

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

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

Design Review Standards**13.11.072 Site design.**

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

Protection of public viewshed			<i>A photomontage should be prepared which shows the impact from East Cliff Drive and Moran Lake. Verify the location with the Urban Designer.</i>
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		✓	<i>Please submit color board.</i>
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		

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

Alice Daly

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

Hello Ms. Daly

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

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

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

Thank you for your consideration.

David Bernstein
cell: 408 857 9872

May 18, 2009

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

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

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

Dear Supervisor Leopold

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

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

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

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

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

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

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

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

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

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

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

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

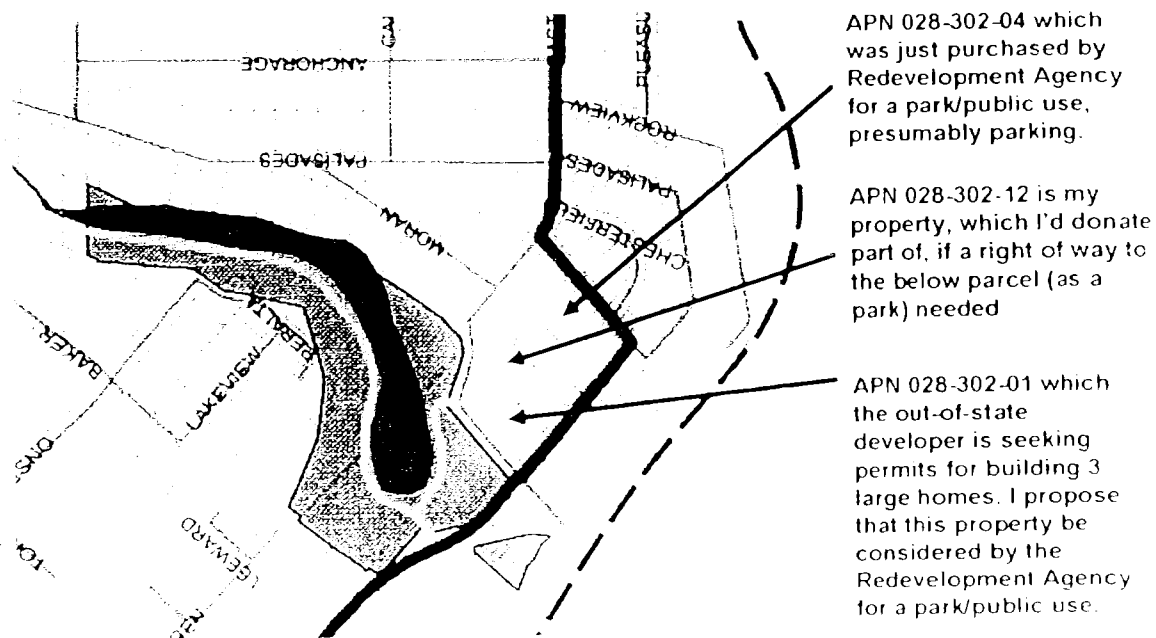
my property, will augment the precious small area still available for Monarch Butterfly migration. If you go to the site you will instantly see this.

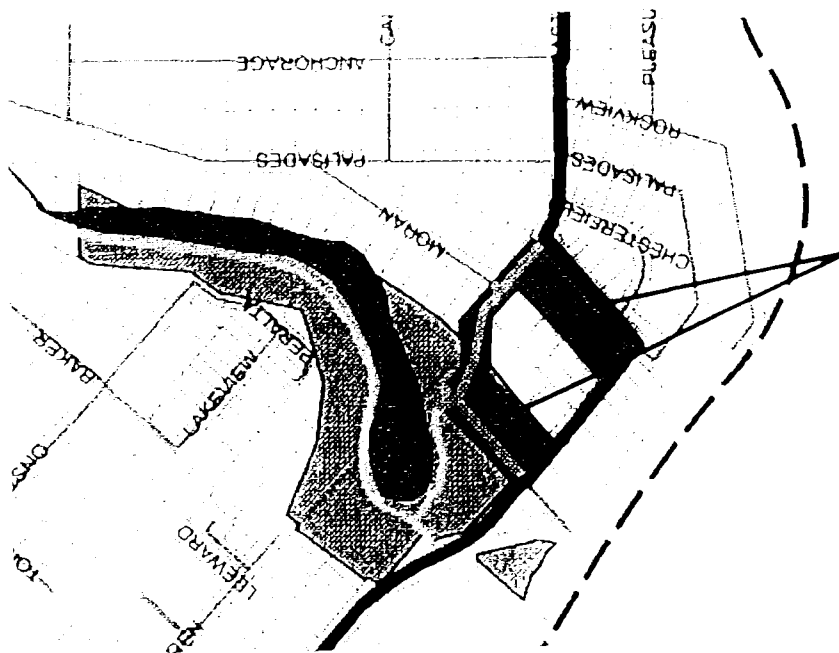
I spoke with both the owner/developer and his land use and development consultant, on this very subject. Both of them have indicated an open mind however they expressed, "it was all about price". They are looking to see value from three, large, ocean view homes.

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

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

I have created some diagrams to explain.





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

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

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

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

For your information, they are

Owner/Developer:

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


Land Use Consultant

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

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

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

Thank You



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

Entomological Consulting Services, Ltd.

10 April 2008

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

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

Dear Charlie:

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

Monarch Experience.

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

Project Site and Description.

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

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

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

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

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

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

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

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

SURVEY METHODS

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

DISCUSSION AND RECOMMENDATIONS

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

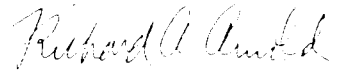
driveway of proposed lot #3, would be removed to accommodate the project. This tree is part of the windrow that provides the aforementioned wind protection. The new two-story homes will provide some new wind protection because they are taller than the existing one-story cottages. Furthermore, I recommend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

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

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

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

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

Sincerely, 
Richard A. Arnold, Ph.D.
President



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

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

June 7, 2011

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

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

Dear Applicant:

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

At the present time:

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

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

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

Sincerely,

Bill Kocher
Director

APN: 028-302-01

Multiple APN? N

Project Address: 8 Moran Wy

Date: 11/21/2006

PROJECT DESCRIPTION:

Revision 1 : 2/26/2008

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

Revision 2: 6/6/2011

APPLICANT INFORMATION:

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

REPRESENTATIVE INFORMATION:

Name: Charlie Eadie, Hamilton Swift Land Use	Phone: (831) 459.0992
Mailing Address: 1500 Chestnut St. Suite 100	Cell: () 431.3396
City/State/Zip: Santa Cruz CA 95060.	Fax: () 450.0995
E-Mail: charlie@pachell.net	

SECTION 1 EXISTING MAIN AND SERVICES

[illegible]

SECTION 3 WATER SE

SECTION 3 WATER SERVICE FEE Totals (see Page 2 for Details)									
Plan Review Fees:			Permit Fees:		Meter	Water	Sewer	Zone Cap	Total Due:
					Inst Fees:	Conn Fees:	Conn Fees:	Fees:	Credits:
Service/Hydrant Eng	\$250	Service/Hydrant Install	\$620.00						
Backflow	\$50	Backflow	\$120.00						
Irrigation	\$85	St. Opening	\$0.00						
		Misc Fees	\$735.00						
Totals	\$385		\$1,475.00		\$1,820	\$26,120	\$0	\$0.00	\$16,635
									\$13,165.00

SECTION 4:

PLAY APP # 08-0039
PLAYNTER Samantha Hascher

REVIEWED BY Sherry Reiker

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

5. CONCLUSIONS

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

March

Ellen Cooper
Arborist WCISA #0848



THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

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

AGENDA: JUNE 10, 2008

May 29, 2008

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: EAST CLIFF DRIVE ROUTE CONCEPT PROPOSAL
17TH AVENUE TO PALISADES AVENUE

Members of the Board:

Presented herein for your Board's consideration is a route concept for East Cliff Drive between 17th Avenue and Palisades Avenue in the Live Oak Planning Area. This route concept was initiated as a result of the community's interest in pedestrian improvements to East Cliff Drive. Attachments 1 through 5 represent the limits of the route concept and conceptual plan and Attachments 6 through 8 provide the corresponding typical street sections.

BACKGROUND

East Cliff Drive is an east-west arterial street that is a scenic alternative to Portola Drive, and is heavily used by motorists, bicyclists, and pedestrians. The primary goal of this improvement is to provide for a continuous off-road pedestrian pathway as well as bicycle lanes that would serve the residents near the project area. Due to the close proximity to the coast, the pedestrian improvements along this portion of East Cliff Drive would also provide a significant amount of scenic and recreational uses for all County residents.

A community-sponsored meeting was held last year to discuss pedestrian improvements along East Cliff Drive. Several members of the public suggested that the County consider turning East Cliff Drive from 17th Avenue to Palisades Avenue into an eastbound one-way street to create a scenic esplanade. In response, three neighborhood focus meetings were held since November 2007 by Supervisor Beautz, with assistance from the Redevelopment Agency and the Department of Public Works. After discussion of potential traffic impacts during the meetings, the majority of the community members opposed further consideration of the one-way traffic pattern. One of the primary issues was that one-way traffic along East Cliff Drive would divert more traffic to the adjoining avenues and local roadways with their higher densities of housing, parked cars, and pedestrians. Another issue was that a one-way traffic pattern would increase commute lengths and emergency vehicle response times. Furthermore, it was explained at the meetings that there is sufficient public right-of-way along most of East Cliff Drive to provide pedestrian improvements without disrupting the existing traffic pattern.

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Subsequently staff prepared a route concept that was presented at a community meeting held on February 27, 2008. The general consensus was that construction of a pathway was necessary to improve pedestrian access, safety, and convenience, as well as for scenic and recreational purposes. The community requested improvements that did not significantly change the character of the neighborhood, and therefore, was in support of limiting a pathway to just one side of East Cliff Drive. There were also requests to organize and improve the functionality of the intersection of East Cliff Drive and 26th Avenue. These intersection improvements are also included as part of the route concept.

EXISTING CONDITIONS

East Cliff Drive between 17th Avenue and Palisades Avenue is designated as an arterial street in the County's General Plan and has 30 to 80 feet of public right-of-way. There are two existing vehicle travel lanes in each direction and 4-foot bike lanes for most of this segment except for a narrow portion just east of Moran Way. However, there are no formal continuous sidewalks or pathways and pedestrians must often walk off the edge of the roadway along uneven surfaces or within the existing bike lanes. The existing asphalt concrete roadway is in good condition and is rated good to excellent by our pavement management program.

There is one small portion (approximately 250 feet) of existing sidewalk along the north side of East Cliff Drive west of the Moran Lake beach parking lot that would remain in place with the proposed route concept. This area serves as the only formal on-street parking for the segment under discussion, although there are various unorganized shoulder areas within County right-of-way that are also used for parking. East Cliff Drive between 17th Avenue and Moran Lake is within the Live Oak Permit Parking area and is posted as permit parking only.

There are numerous well-established cypress and eucalyptus trees which would remain as part of the route concept. In general, the terrain adjacent to the roadway is gently sloping except for the portion of East Cliff Drive between Corcoran Lagoon and 26th Avenue. The existing sand dunes on the south side of the road between Corcoran Lagoon and 23rd Avenue often encroach onto the existing bike lanes and require periodic removal to clear the travel way.

PROPOSED EAST CLIFF DRIVE ROUTE CONCEPT

The overall proposed route concept would maintain existing travel lanes, improve existing bike lanes to a minimum 5-foot width, provide for a 4-foot to 8-foot continuous pathway along one side of the roadway, and retain as much of the existing parking as possible. In addition to a narrow right-of-way on East Cliff Drive at Moran Way, several homes are very close to the existing roadway, which may require a narrower width of roadside improvements in those locations.

The improvements would include the construction of concrete curb and gutter or asphalt concrete dike and a resin-stabilized decomposed granite pathway on one side of the roadway and bicycle lanes for each direction. To maximize coastal views, the pathway would run along the south side of East Cliff Drive from 17th Avenue to 26th Avenue. To avoid existing eucalyptus and cypress trees, the pathway would run along the north side of East Cliff Drive from 26th Avenue eastward and along the north side of Moran Way, establishing the connection to existing sidewalk at Palisades Avenue. The route concept also provides an alternative or additional pedestrian walkway along the north side of East Cliff Drive from Moran Way to Palisades Avenue.

As previously stated, the existing sand dunes on the south side of the road between Corcoran Lagoon and 23rd Avenue often encroach onto the existing bike lanes and require periodic removal to clear the travel way. A proposed pathway in this location would require a wall at the back of the sidewalk to retain the shifting sand dunes as well as preemptive sand removal behind the proposed improvements by maintenance crews.

The consensus at the community meeting for the proposed route concept was that a natural material such as resin stabilized decomposed granite should be used for the pathway. This material has been used successfully on Robertson Street in Soquel and along Portola Drive east of the Live Oak Library; however, driveway crossings would be constructed of concrete for durability. The backside of the proposed pathway would meander to some extent to give the appearance of a less formal walkway.

The route concept does not propose significant changes on the side of the road opposite of the proposed pedestrian improvements, with the exception of the intersection of 26th Avenue. Pedestrian safety improvements at the intersection of East Cliff Drive and 26th Avenue would likely include bulb-outs at the curb returns to narrow the intersection and reduce the crosswalk lengths.


In general, the proposed route concept establishes the location of improvements on one side of East Cliff Drive only. The route concept allows for future improvements on the opposite side within the public right-of-way, should they be necessary or desirable in the future, with the exception of an area near Moran Way where right-of-way is limited.

SPECIAL CONSIDERATIONS

The primary goal of this route concept is to provide an off-road pedestrian pathway where none currently exists along East Cliff Drive from 17th Avenue to Palisades Avenue. Presently, pedestrians are forced to walk off the edge of the roadway along uneven surfaces or within the existing bike lanes, exposing themselves to fast-moving traffic. A project resulting from the proposed route concept would allow pedestrians to enjoy an improved access to this scenic area along or near the coast.

It is therefore recommended that the Board of Supervisors approve the proposed route concept for East Cliff Drive from 17th Avenue to Palisades Avenue.


Yours truly,


THOMAS L. BOLICH
Director of Public Works

TLB:JSL:lh

Attachments

RECOMMENDED FOR APPROVAL:


County Administrative Officer

copy to: Public Works
Redevelopment Agency
Planning

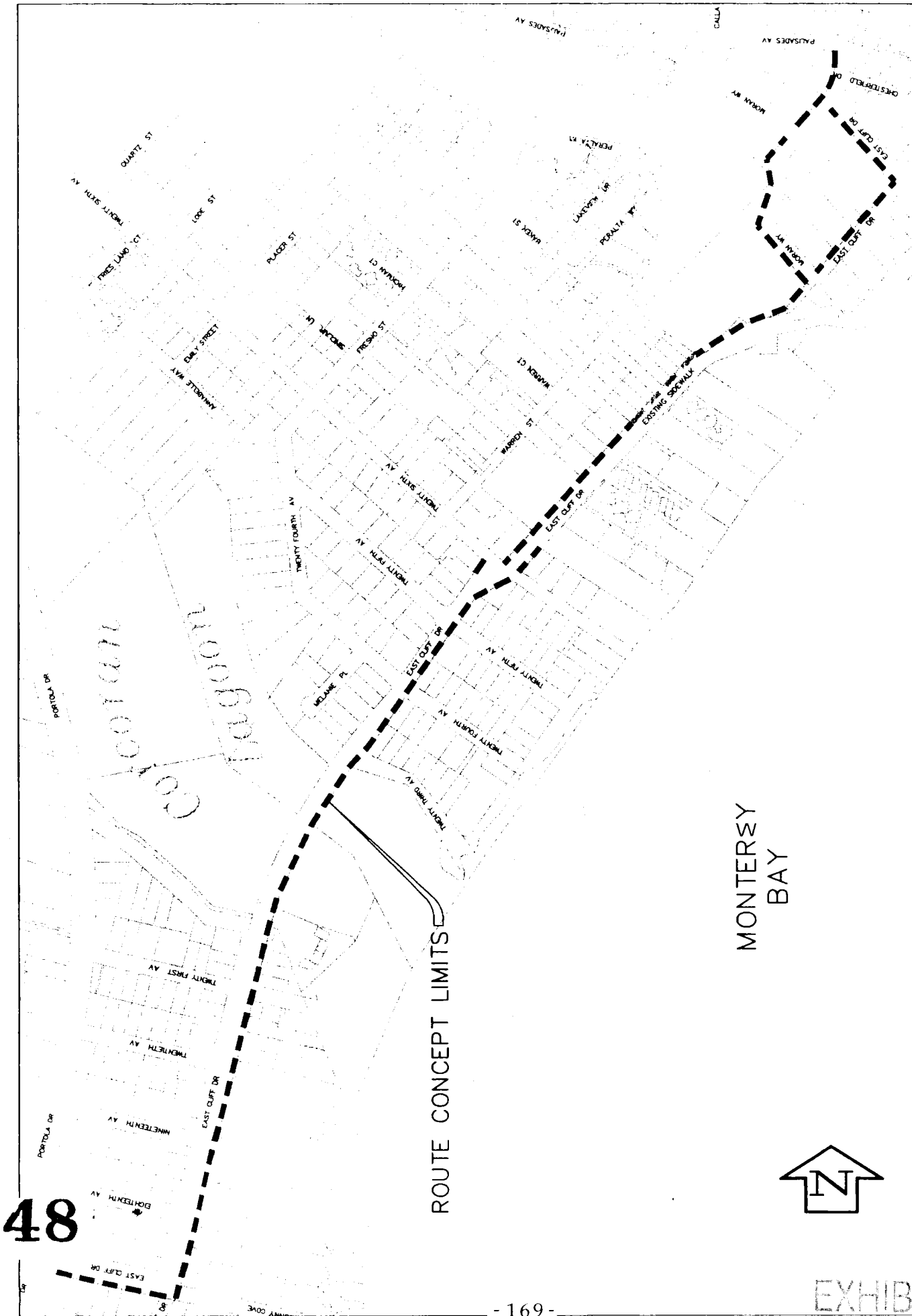
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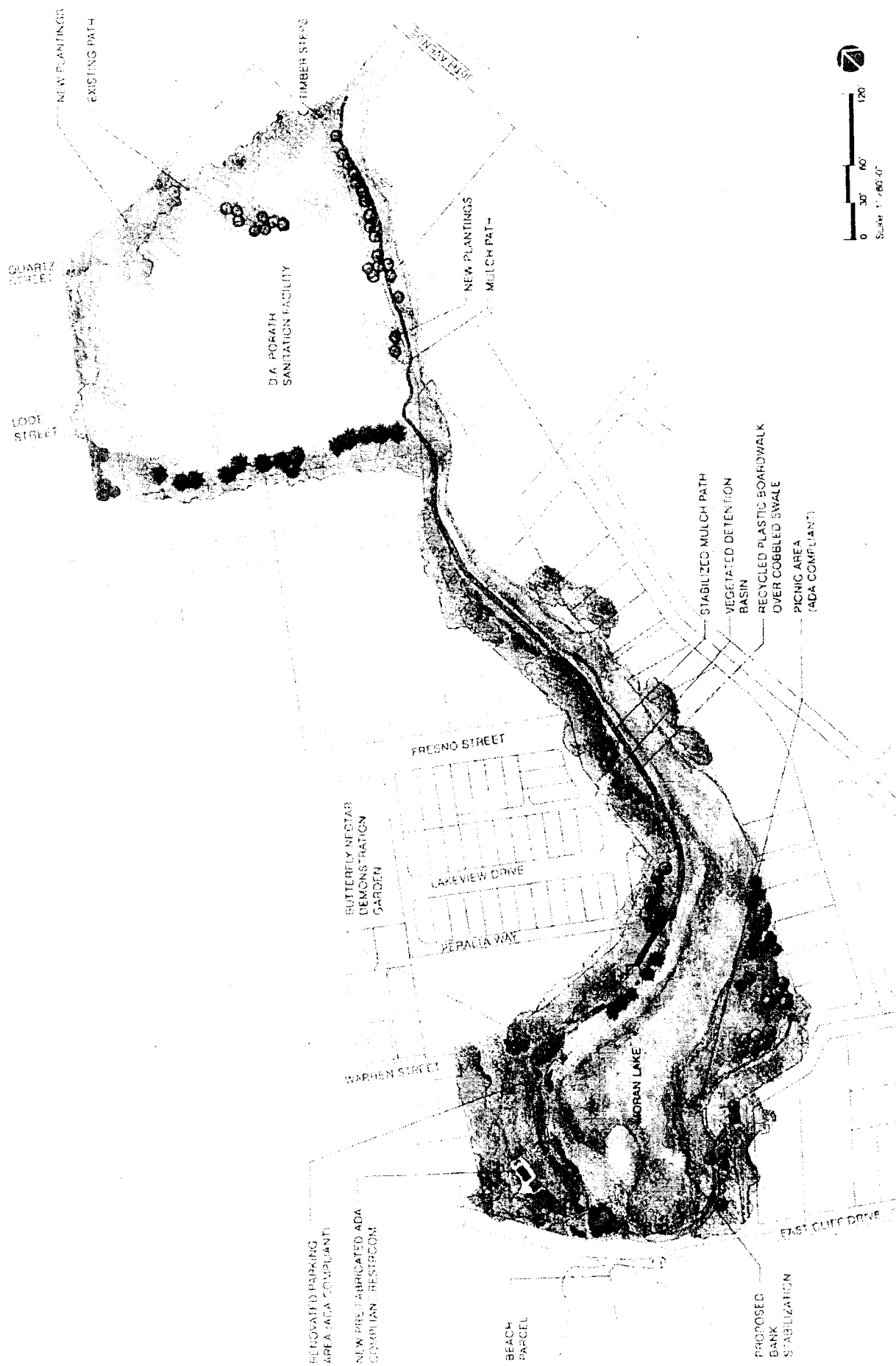
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EXHIBIT B

EAST CLIFF DRIVE ROUTE CONCEPT
17TH AVENUE TO PALISADES AVENUE

ATTACHMENT 1





0311



MORAN LAKE COUNTY PARK IMPROVEMENT PLANS OVERALL PARK PLAN

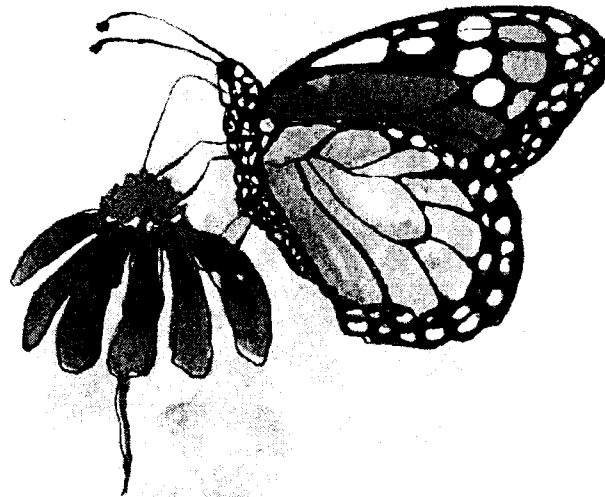
COUNTY OF SANTA CRUZ BOARD OF SUPERVISORS
JANUARY 25, 2011

DRAFT

MORAN LAKE

MONARCH BUTTERFLY HABITAT MANAGEMENT PLAN

August 9, 2010



Prepared for:
The Santa Cruz County Parks, Open Space & Cultural Services



By:
Joni L. Janecki & Associates, Inc.
John Gilchrist & Associates
Fall Creek Engineering
Barrie Coate Consulting Arborist
Entomological Consulting Services Ltd.
Erica Fielder Studio

DRAFT

REPORT CONTRIBUTORS:

Joni L. Janecki & Associates, Inc.

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www.jlja.com

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Erica Fielder Studio

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www.ericafielder-ecoartist.com

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This report integrates previous habitat reports and studies of the monarch butterfly wintering habitats at Moran Lake in Santa Cruz County, California. The primary objective of this report is to approach the restoration and preservation of the wintering habitats under one integrated management plan for the County of Santa Cruz Parks, Open Space & Cultural Services (County Parks Department). The previous reports incorporated here include:

- Management Plan for the Monarch Habitat at Moran County Lake Park (November 2004, Joni L. Janecki & Associates)
- Management Plan for the Monarch Habitat at the D. A. Porath Sanitation Facility of the Santa Cruz County Sanitation District (February 2006, Joni L. Janecki & Associates, Inc.)

And portions of the:

- Moran Lake Water Quality Study & Conceptual Restoration Plan prepared for the Santa Cruz County Redevelopment Agency (February 2005, John Gilchrist & Associates and Fall Creek Engineering).

A Memorandum of Understanding (MOU) between the Santa Cruz County Parks Department and the Santa Cruz County Sanitation District establishes that the County Parks Department will manage the preservation and restoration of the overwintering habitats surrounding Moran Lake, including Moran Lake County Park and the Sanitation District's D. A. Porath Sanitation Facility. Accordingly, this report includes an overview of the existing conditions impacting the butterfly habitat, recommendations for short and long-term actions necessary to preserve, restore and enhance the habitat, recommended actions for improving public safety, and recommendations for on-going periodic evaluations to assess tree health and potential hazards. Recommended actions to address other issues such as restoration of the lagoon and creek corridor at Moran Lake are incorporated as they address the overall health of the monarch butterfly wintering habitat. Finally, public access improvements are integrated as an element of the overall vision for County Parks Department's implementation of this management plan.

The following page summarizes the General Recommendations and Specific Recommendations that, when implemented, will afford the County and community an opportunity to stabilize, rehabilitate and preserve this unique monarch butterfly habitat.

EXECUTIVE SUMMARY

SUMMARY OF GENERAL RECOMMENDATIONS

1. Approach the preservation and management of the Moran Lake wintering habitat as a whole, including the private properties surrounding publicly owned properties. In addition to the direct habitat care of the trees and nectar understory, the dynamic relationship of the lagoon, riparian corridor, ocean and developed lands should be integrated into habitat management efforts.
2. Establish guidelines for monitoring the status of the monarch butterflies.
3. Stabilize and protect the existing trees, groves and windscreens by:
 - Elective pruning and trimming of the trees to maintain public safety and the integrity and biological functionality of the groves
 - Selective tree removal
 - Management of the understory vegetation
 - Improve drainage and eliminate ponding of water around tree roots
 - Planting new habitat-specific trees
4. Manage non-native plants that provide nectar, remove invasive non-native plants, and restore with wetland and upland species in select locations.
5. Incorporate interpretive signage to educate the public about the dynamic ecosystems, habitats, and species of the Moran Lake area.
6. Manage storm water runoff to protect the water quality of Moran Lake riparian corridor and Monterey Bay National Marine Sanctuary.
7. Develop public education and community volunteer effort to foster long term stewardship and restoration of the Moran Lake area.

SUMMARY OF SPECIFIC RECOMMENDATIONS

A diagrammatic Habitat Management & Park Improvement map of the Moran Lake Wintering Habitat illustrates where specific recommendations are to be implemented (Figure 38).

The recommendations numbered on the plan correspond to actions to be taken at the specific areas including park improvements, windrows, nectar source vegetation, and roosting areas. Diagrammatic photos with planting recommendations are provided as well as storm water management improvements and bank stabilization at the lake margins. Finally, the plan includes park upgrades such as:

- Improved access
- Trail stabilization and boardwalk installation
- Interpretive signage
- New ADA-compliant restroom
- ADA-compliant picnic areas and overlooks
- Reconfigured parking areas
- New plantings to enhance the monarch butterfly wintering habitat and improve drainage areas

Integrating improvements to the park and overall habitat enhancement into this management plan strengthens the awareness of the connection between human activities and monarch butterfly wintering habitat of the Moran Lake area.

1.3 MANAGEMENT ISSUES



- A Southeast Grove & Moran Way Windrow
- B South Lakeside
- C North Lakeside
- D South Creekside

- E North Creekside
- F Primary Roosting Area
- G Wind Buffer & Field
- H Critical Windbreak

Monarch Butterfly Roost Areas at Moran Lake Habitat Area (Figure 9)

1.3 MANAGEMENT ISSUES

EUCALYPTUS GROVES & EXISTING VEGETATION

The dominant vegetation of the Moran Lake wintering habitat area is blue-gum eucalyptus (*Eucalyptus globulus*). Most of the blue-gum eucalyptus trees that line Moran Lake today were probably planted as windbreak trees around the turn of the previous century (late 1800's or early 1900's) (Figure 10). The trees were well established by 1929 (based on aerial photos) and were likely planted by the owner of two adjacent wood lots to the north of the lake. The remains of one of these woodlots now surround the Sanitation District's D. A. Porath Sanitation Facility (Figure 11). Such woodlots provided important sources of firewood during the era before petroleum technologies became widespread (around 1920), and thus reduced the need for people to cut down what little remained of accessible native trees.

As petroleum technologies replaced the need for firewood, most of the eucalyptus woodlot enterprises in California became unprofitable and were abandoned. Today the abandoned woodlots and windbreaks provide habitat for wintering monarch butterflies, as well as many native birds and other organisms, that require forest solitude within the increasingly urbanized coastal communities. The tall, densely planted trees that line Moran Lake and the D. A. Porath Sanitation Facility provide essential wind protection which—coupled with proximity to the ocean and other factors—meets the basic habitat requirements for wintering monarchs.



Moran Lake County Park from East Cliff Drive (Figure 10)

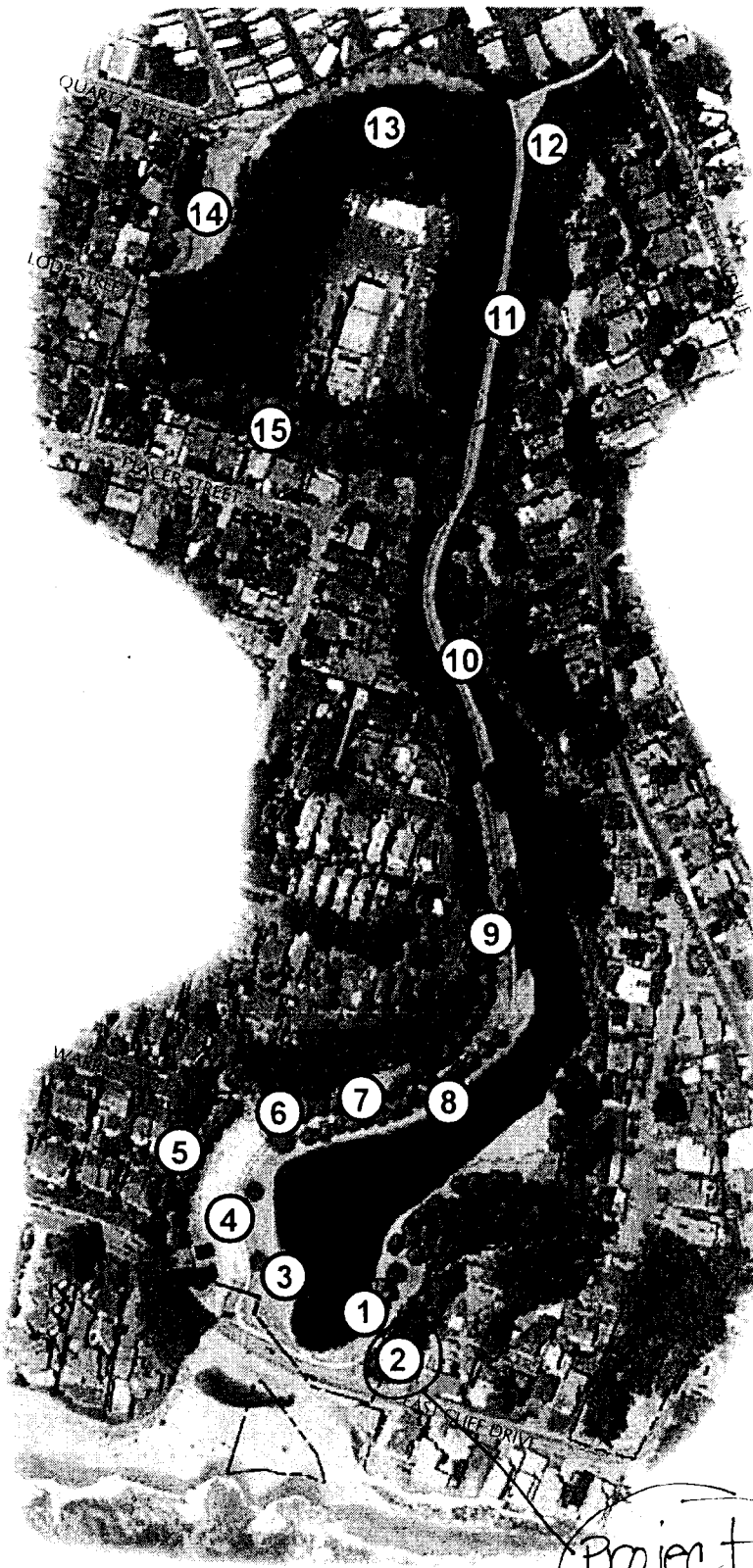
WHERE DID THE MONARCH BUTTERFLY ROOST BEFORE THE EUCALYPTUS?

.....
Prior to urban growth, the coastal canyons and foothills provided woodland canopy and protection for the monarch butterfly. As areas have developed and the Eucalyptus forests have established, the monarch butterfly migrated from the developed areas to the Eucalyptus forest.



D. A. Porath Sanitation Facility Entrance from Lode Street (Figure 11)

2.2 SPECIFIC RECOMMENDATIONS



- ① BANK STABILIZATION
- ② SOUTHEAST GROVE & MORAN WAY WINDROW
- ③ NECTAR SOURCE UNDERSTORY
- ④ PARK ACCESS IMPROVEMENTS
- ⑤ SOUTHWEST WINDROW
- ⑥ PUBLIC PATH & PICNIC AREA
- ⑦ INTERPRETIVE ELEMENTS
- ⑧ PERALTA WAY WINDROW
- ⑨ SOUTH LAKESIDE
- ⑩ NORTH LAKESIDE
- ⑪ SOUTH CREEKSIDE
- ⑫ NORTH CREEKSIDE
- ⑬ PRIMARY ROOSTING AREA
- ⑭ WIND BUFFER & FIELD
- ⑮ CRITICAL WINDBREAK

- PARK & DIRECTIONAL SIGNS
- INTERPRETIVE ELEMENT
- PATH: ON GRADE
- TALL EVERGREEN TREE
- RIPARIAN TREE & TALL SHRUBS
- NECTAR SHRUBS & GROUNDCOVERS
- MEADOW & WETLAND EDGES

↑ NORTH - NOT TO SCALE

Habitat Management & Park Improvements Map (Figure 38)

MORAN LAKE COUNTY PARK HABITAT MANAGEMENT REPORT

Jon L. Jannick & Associates, Inc. • John Calhoun & Associates • Tall Creek Engineering • Barrie Coate Consulting Arborist • Ornithological Consulting Services • Erica Fielder Studio

2.3 SPECIFIC RECOMMENDATIONS

#2 – SOUTHEAST GROVE & MORAN WAY WINDROW

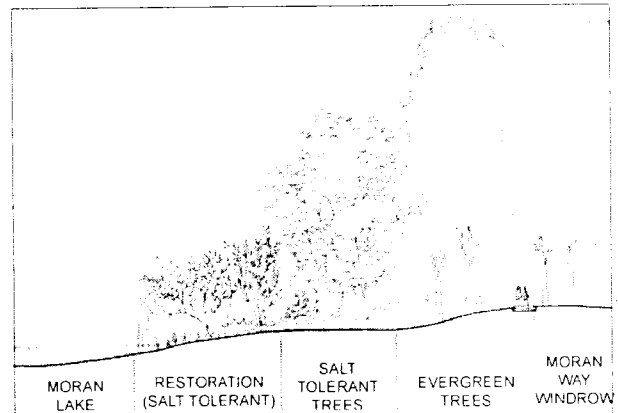
- Establish transitional planting from Eucalyptus trees to emergent zone
- Trees to be field located, coordinate with neighbors to strategically locate trees

The Moran Way windrow trees, and the trees of the southeast grove as a whole, provide critical south wind screening for the lake and gallery forest areas to the north, including the lakeside autumnal roost areas. The southeast grove also provides temporary (refuge/bivouac) habitat for monarchs migrating along the coastal flyway.

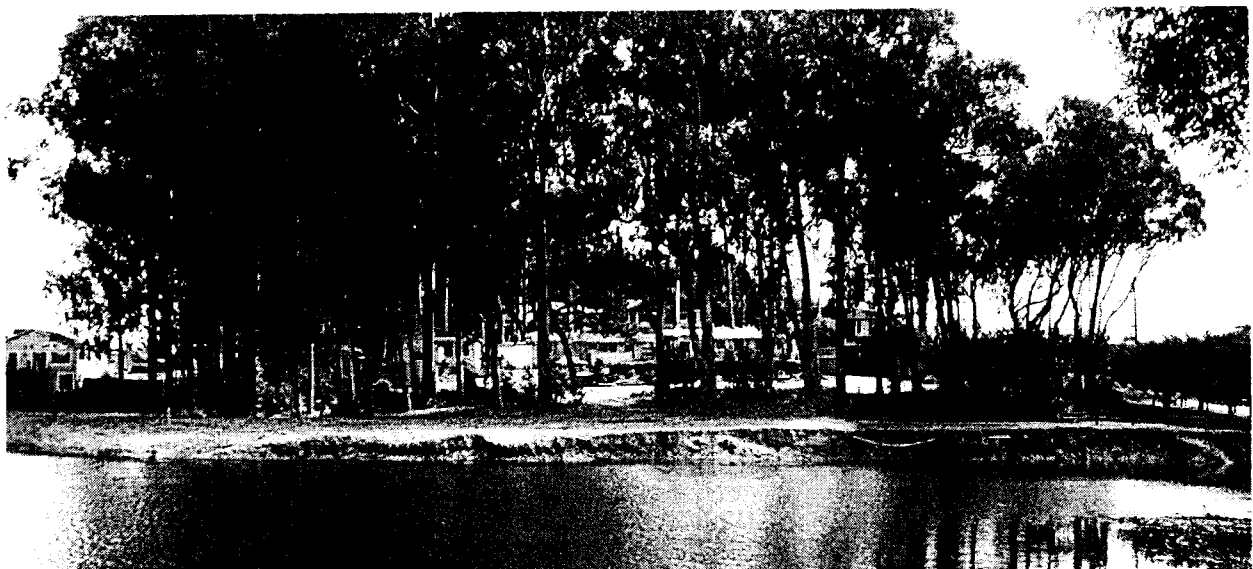
The stability of this wind barrier could be improved by planting salt tolerant eucalyptus (e.g., swamp mahogany, *Eucalyptus robustus*) on the flood plain along the northern edge of the windrow trees (Figure 41). Other tall evergreen species (e.g., Sydney blue gum, *Eucalyptus saligna*) would also be appropriate; however, wind-blown salt-spray and salt concentrations in soil and ground water in this area are likely to limit the survival of many otherwise suitable species (e.g., coast redwood, alder and willow).

The effectiveness of the southeast wind screen could also be improved by planting tall-growing, salt-tolerant, evergreen species on the flood plain along the eastern border of the park. Historically, this area supported a windrow of blue gum eucalyptus that extended from the southeast grove northward to the gallery forest trees on the east shore of the lake.

Since the initial preparation of the habitat management plan, the County Redevelopment Agency has purchased parcel APN 028-302-04 (see Figure 3) from a private property owner for inclusion as park and recreation use in conjunction with other parcels at Moran Lake Park. As there are a number of eucalyptus trees on this parcel, it is appropriate to include the findings and recommendation of the Butterfly Habitat Management Plan as they may apply to this parcel. At this time, there are no proposals for improvements at this site and any proposal would be subject to Planning Department permit requirements and community input process.



Example Planting at Southeast Grove and Moran Way Windrow (Figure 41)



Existing Conditions at Southeast Grove and Moran Way Windrow (Figure 42)

2.3 SPECIFIC RECOMMENDATIONS

#3 – UNDERSTORY VEGETATION

- Develop a planting plan for areas around the parking lot, lake, and picnic facilities to enhance aesthetic and habitat value of park landscape.
- Plant native nectar source vegetation. Restrict planting of new exotic vegetation.

Future planting plans, plant replacements, and plant infill for the public properties surrounding Moran Lake are to be chosen from the plant list provided in Appendix 3.3. Neighbors should be encouraged to plant native nectar producing vegetation in their gardens. A demonstration garden can be planted to show neighbors to how use such plants in their landscape.



Salvia mellifera (Black Sage) (Figure 44)



Achillea millefolium (Common Yarrow) (Figure 45)



Ceanothus spp. (California Lilac) (Figure 43)



Rubus ursinus (California Blackberry) (Figure 46)

APPENDICES

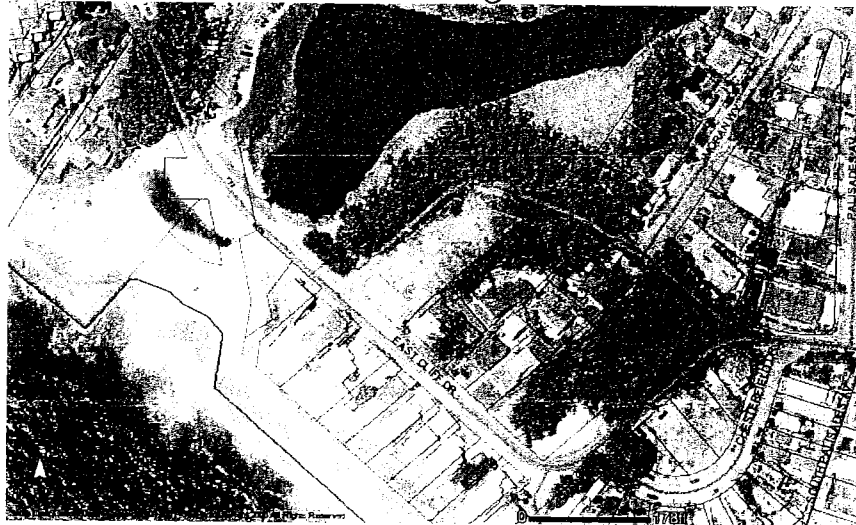
3.3 RECOMMENDED PLANT LIST FOR WINTERING HABITAT RESTORATION

BOTANICAL NAME	COMMON NAME	POTENTIAL ECOLOGICAL ROLE
<u>Evergreen Trees</u>		
<i>Cupressus macrocarpa</i>	Monterey cypress	Windscreen
<i>Eucalyptus saligna</i> *	Sydney blue gum	Windscreen
<i>Eucalyptus robusta</i>	Swamp mahogany	Windscreen
<i>Eucalyptus microtheca</i> *	Coolibah	Roost tree
<i>Sequoia sempervirens</i>	Coast redwood	Windscreen
<u>Deciduous Trees (Lake and Creek Margins)**</u>		
<i>Alnus rhombifolia</i>	California white alder	Windscreen
<i>Alnus rubra</i>	Red alder	Windscreen
<i>Salix hindsiana</i>	Hinds willow	Winter nectar source
<i>Salix lucida</i>	Western black willow	Winter nectar source; windscreen
<i>Salix lasiolepis</i>	Arroyo willow	Winter nectar source; windscreen
<u>Mid-level and Understory Shrubs</u>		
<i>Arctostaphylos spp.</i>	Manzanita	Lower windscreen
<i>Callistemon citrinus</i> *	Bottlebrush	Nectar source
<i>Ceanothus spp.</i>	California lilac	Nectar source
<i>Echium fastuosum</i> *	Pride-of-Madeira	Nectar source
<i>Escallonia spp.</i> *	Escallonia	Nectar source
<i>Heteromeles arbutifolia</i>	Toyon	Lower windscreen
<i>Leptospermum laevigatum</i> *	Australia tea tree	Nectar source
<i>Myoporum laetum</i> *	Myoporum	Lower windscreen
<i>Myrica californica</i>	Pacific wax myrtle	Lower windscreen
<i>Prunus ilicifolia</i>	Holly-leaf cherry	Lower windscreen; nectar source
<i>Prunus caroliniana</i>	Carolina cherry	Lower windscreen; nectar source
<i>Rosmarinus officinalis</i> *	Rosemary	Nectar source
<i>Rubus ursinus</i>	California blackberry	Nectar source
<i>Viburnum tinus</i> *	Lauraltinus	Nectar source
<u>Low-growing Shrubs, Herbs & Grasses</u>		
<i>Achillea millefolium</i>	Common yarrow	Nectar source
<i>Asclepias eriocarpa</i>	Woollypod milkweed	Nectar source
<i>Asclepias speciosa</i>	Showy milkweed	Nectar source
<i>Carex spp.</i> **	Sedge	Erosion control
<i>Encelia californica</i>	California brittlebush	Nectar source
<i>Festuca spp.</i> **	Fescue (native spp.)	Erosion control
<i>Heliotropium curassavicum</i>	Seaside heliotrope	Nectar source
<i>Juncus spp.</i> **	Rush	Erosion control
<i>Lantana montevidensis</i> *	Lantana	Nectar source
<i>Mahonia repens</i>	Creeping mahonia	Erosion control
<i>Monardella antonina</i>	Monardella	Nectar source
<i>Salvia leucantha</i> *	Mexican bush sage	Nectar source
<i>Salvia mellifera</i>	Black sage	Nectar source
<i>Verbena spp.</i>	Verbena	Nectar source

* Indicates non-native nectar-source plant

** Riparian restoration planting

You are invited to a neighborhood meeting!



Project Site

WHEN:

Wednesday, March 5, 2008, 7:00-8:30pm

HOSTED BY:

The property owners and the project team members

WHERE:

Live Oak Senior Center
1777 Capitola Road
Santa Cruz, CA 95062

The owners of the property located at 8 Moran Way (at the corner of Moran Way and E. Cliff Drive) would like to present their proposal for a 3-lot minor land division and the building of 3 heritage homes designed by Thatcher & Thompson. The proposed project is a new, custom-styled development with homes designed to reflect the traditional neighborhood feeling.

We believe this development, located along Moran Lake, to be an example of smart infill growth that will complement the existing neighborhood. The proposed home sizes range from approximately 2,600 square feet to approximately 3,000 square feet, each with a unique architectural design. The proposed lot sizes range from approximately 5,350 square feet to approximately 6,000 square feet.

As part of this process, we would like to present this project to you in person, answer any of your questions and get your reactions and comments.

Please join us to hear the details of the plans for this community.

7:00pm – View the Plans
7:30-8:30pm – Project Presentation and Q&A

If you cannot attend, but have questions, please call or email Charles Eadie of Hamilton-Swift Land Use and Development, Inc at 831-459-9992 (hs-charlie@pacbell.net). Thank you.

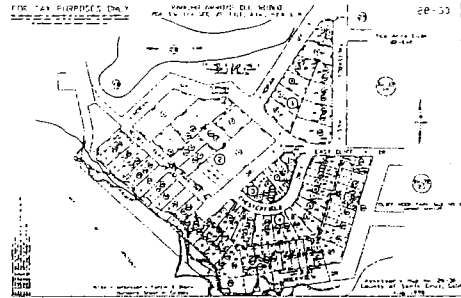
Notes from 05.05.08
 Moran Way Comm. Mtg.
 Home Cdn. Co. photos & doc.
 2314147965

8 Moran Way: 3 home lot split

- > Owner:
 - Chip Cureton
 - long-time Santa Cruz family
- > Project Representative:
 - Charlie Eadie (Hamilton Swift Consultants)



Assessor's Parcel Map



- "Never really accepted by County 25' "
- County earlier (Barry) asked for bollard separation.
- Pine tree to be removed

Comm Mike: fence between east cliff & house?

CE: yes

Resident comment on the lack of traffic-like bollard
 Pleasure Pt. Comm. Planning Process

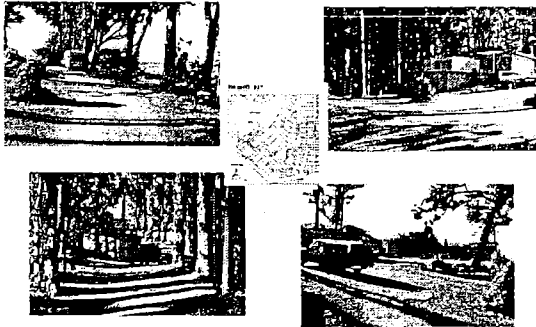
Project Location



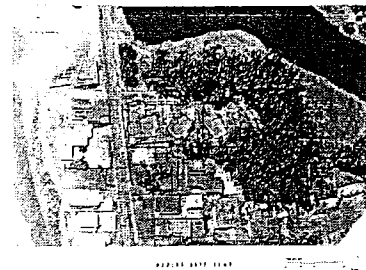
Assessor's Parcel Map



Current Site: 5 houses, pathway



Project Features

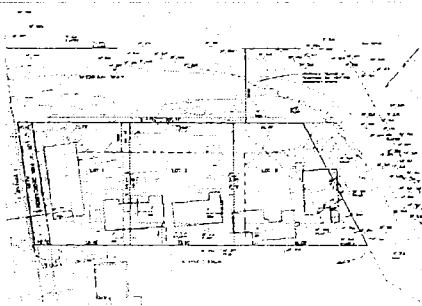


- > 3 lot minor land division
- > 3 custom homes
- > R1-5 Zoning
- > Lot Sizes:
 - 5,355 sf
 - 5,996 sf
 - 6,012 sf

10' dedication
for East Cliff

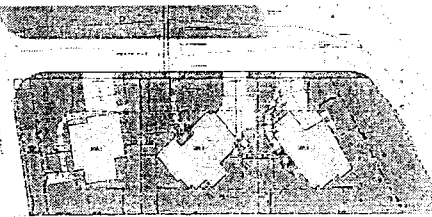


Tentative Parcel Map/Existing Site

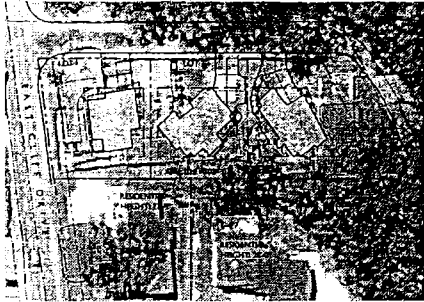


Project Features

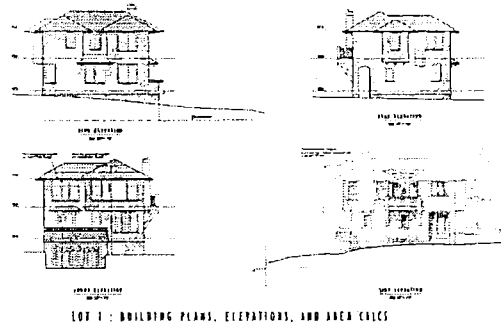
- > Access from East Cliff
- > Driveway and vehicle access separated from bike/pedestrian pathway



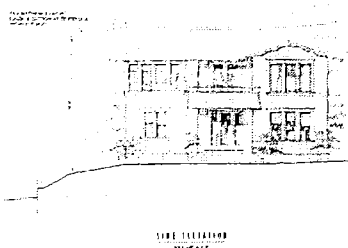
Project Features



Architecture: Lot 1

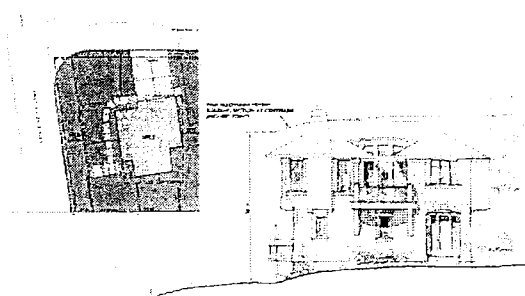


Project Features

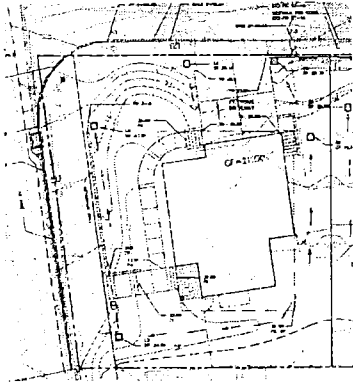


- Custom homes designed by Thacher & Thompson Architects
- Lot coverage: 25-26%
- Home sizes:
 - 2,665 sf
 - 2,991 sf
 - 3,006 sf

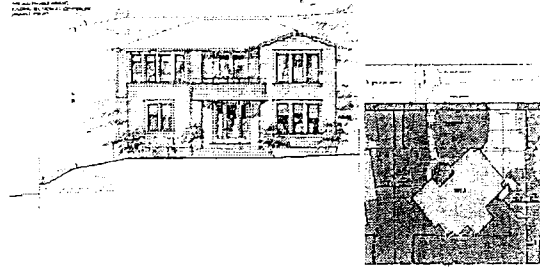
Lot 1: View from East Cliff



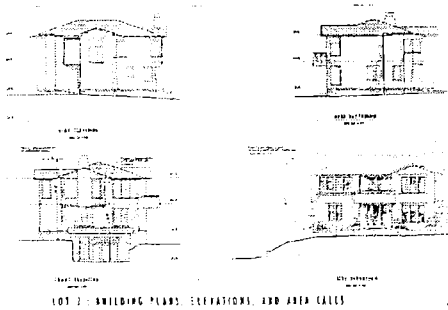
Lot 1 Grading



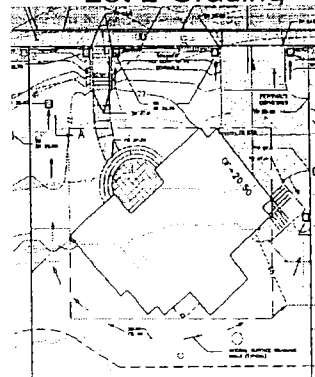
Lot 2 View from Moran



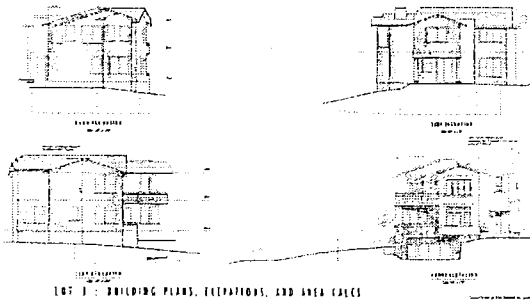
Architecture: Lot 2



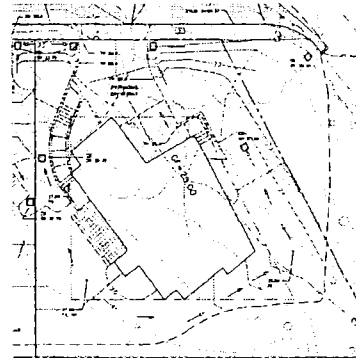
Lot 2 Grading



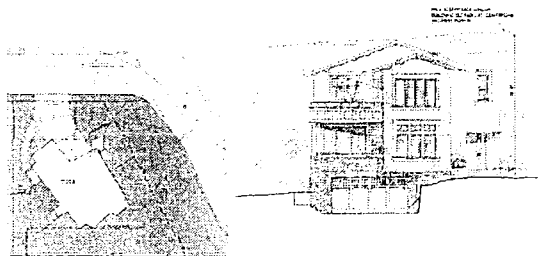
Architecture: Lot 3



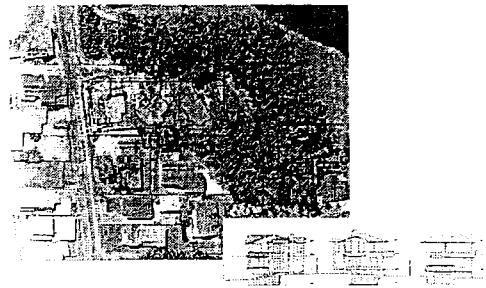
Lot 3 Grading



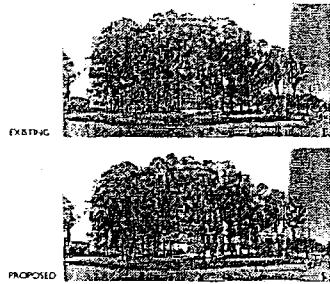
Lot 3: View from Moran Way



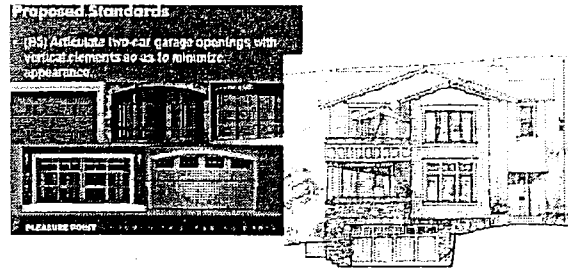
Scale Appropriate to Site and Neighborhood



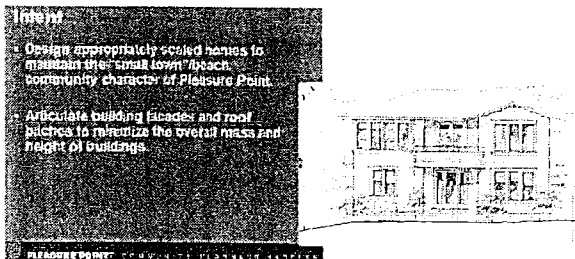
Minimal Visual Impact to Moran Lake Park



Architectural Details, Massing, Finishes, etc., in harmony with Pleasure Point design ideas



Architectural Details, Massing, Finishes, etc., in harmony with Pleasure Point design ideas

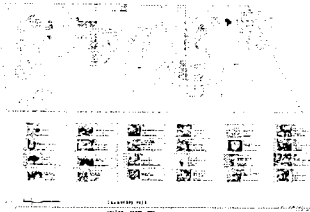


Project Features: Environmental

- > Bio-swale filtering of runoff
- > Maximized groundwater recharge
- > No loss of important trees
- > Additional Monarch Butterfly-supportive vegetation

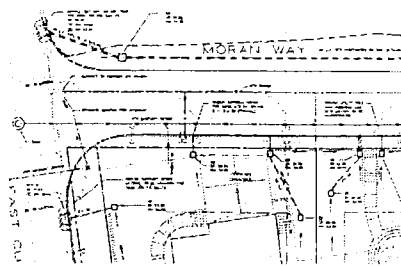


Butterfly-friendly: Use of nectar producing vegetation



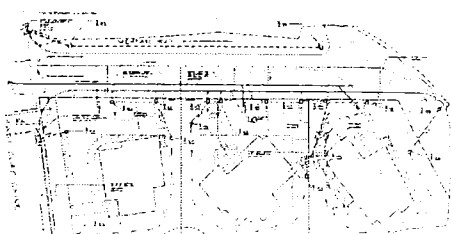
- Consultation between biologists and landscape architect
- Consistency with Moran Lake preservation planning
- Nectar Sources:
 - Wild Lilac
 - Pride of Madeira
 - Roundleaf Tea Tree
 - Purple Lantana

Drainage Details



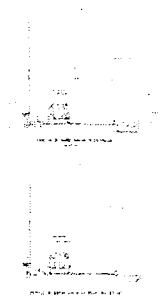
- Pervious driveway surfaces
- Perforated storm drain pipe
- Vegetated bio-swale
- Impervious area reduced by 21% (11,221 sf proposed v.14,151 sf now)

Drainage Plan



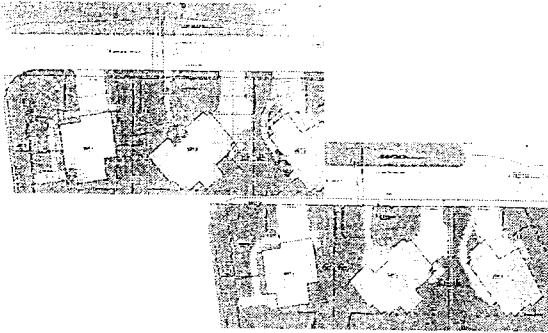
- Pervious driveway surfaces
- Perforated storm drain pipe
- Vegetated bio-swale
- Impervious area reduced by 21% (11,221 sf proposed v.14,151 sf now)

Moran Way Road Design Options

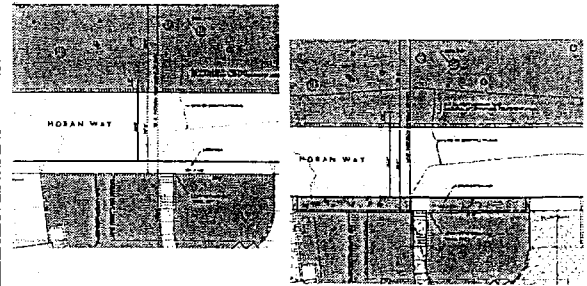


- Standard Curb and Gutter
- Alternative: informal and vegetated interface

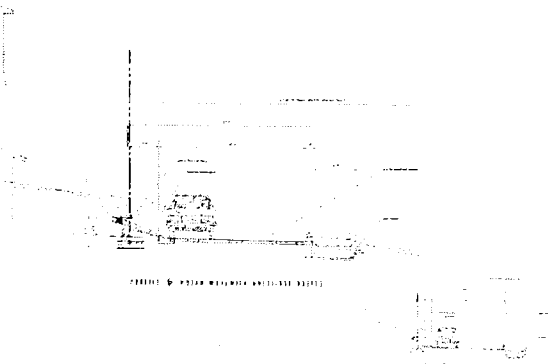
Moran Way Road Design Options



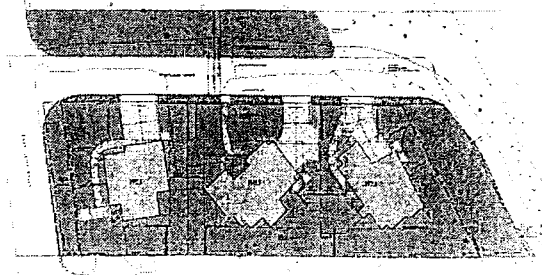
Moran Way Road Design Options



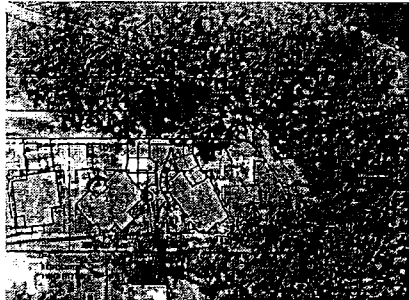
Preferred Alternative



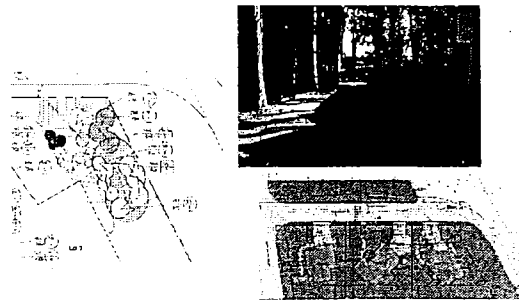
Circulation Features: Separation of car and pedestrian/bike access



Circulation Features: Separation of car and pedestrian/bike access

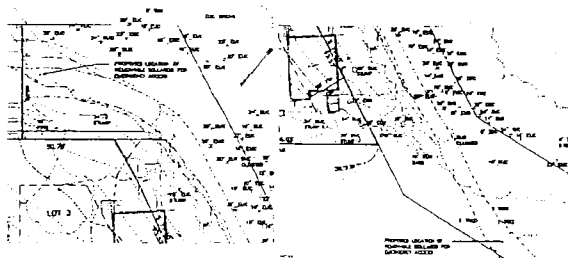


Circulation Features: Enhanced landscaping along path edge

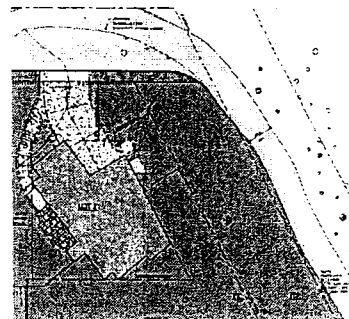


Handwritten notes:
 - 25' setback to property line
 - 40' setback to house
 - 10' setback to driveway
 - 10' setback to sidewalk

Circulation Features: Separation of car and pedestrian/bike access



Pathway Enhancement

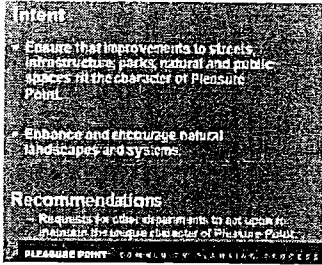


- > Pathway will have 25 feet landscaped setback to the property line
- > 40 feet of setback to the house

Handwritten notes:
 - 25' setback to property line
 - 40' setback to house
 - 10' setback to driveway
 - 10' setback to sidewalk

Handwritten notes:
 - 25' setback to property line
 - 40' setback to house
 - 10' setback to driveway
 - 10' setback to sidewalk

In Harmony with Pleasure Point Design Ideas



- > Project planned carefully to respect park and community access
- > Preference for alternative road section for a more natural look

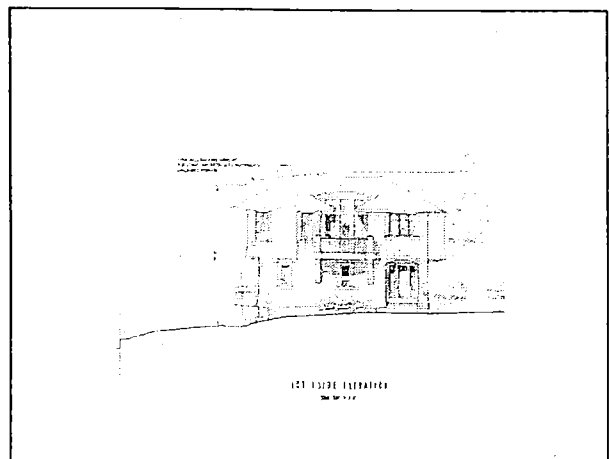
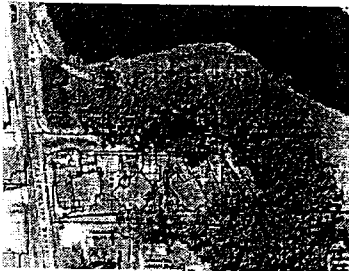
Questions/Comments?



- Planner Mike posting
for collaboration w/County
Was in favor of Bollards blocking Moran Way
All utilities underground

Summary

- > Consistent with zoning
- > Appropriate for site and neighborhood
- > Quality and care in design
- > Environmental enhancements
- > Pathway enhancements



- David Bernstein

26 Moran Way

New construction behind in favor

development - 191-

Discretionary Permit

1) Project blocks
ocean view $\frac{1}{4}$ to $\frac{1}{3}$

Value of
Home "

2) 3-story
EXHIBIT 10
not

Samantha Haschert

From: Susan Craig [scraig@coastal.ca.gov]
Sent: Friday, July 15, 2011 5:02 PM
To: Samantha Haschert
Subject: 8 Moran Way

Hello Samantha,

We have reviewed the mitigated negative declaration for the proposed project at 8 Moran Way, which is located adjacent to Moran Lake. We have the following brief comments:

1. The proposed project should comply with the requirements of Chapter 16.30 of the County's zoning code with respect to setbacks/buffers from Moran Lake. It is not clear in the CEQA document if this is the case.
2. The proposed project should comply with the development standards of the Pleasure Point Community Design Combining District.

Thanks for the opportunity to comment. Please contact me if you have any questions.

Susan Craig
Coastal Planner
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060
Voice: (831) 427-4863
Fax: (831) 427-4877

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: June 2, 2010
TO: Samantha Haschert, Project Planner
FROM: Sheila McDaniel, RDA Planning Liaison
SUBJECT: Application 08-0039; 2nd Routing; APN 028-302-01, 8 Moran Way right-of-way, Live Oak Planning Area

Thank you for routing the plans to the Agency for review.

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

The Redevelopment Agency previously commented on this application. These comments are dated February 22, 2008 and are attached for your review. The comments address concerns regarding the potential impact on public pedestrian and bicycle access along East Cliff Drive and to Moran Lake Park. Since these last comments, the Public Works Development, in coordination with the Redevelopment Agency, prepared a route concept for East Cliff Drive between 17th Avenue and Palisades Avenue that was reviewed and approved by the Board of Supervisors on June 10, 2008. I have included a copy of this letter for your records and a web link as well.

http://govstream.co.santa-cruz.ca.us/BDSvData/non_legacy/agendas/2008/20080610/PDF/048.pdf

In general, the route concept calls for two travel lanes, bike lanes and a four to eight foot wide pedestrian pathway on one side of the roadway. The pathway will vary in width to avoid conflicts with existing trees, steep slopes and other physical constraints. Improvements include concrete curb or gutter or asphalt concrete dike and a resin-stabilized decomposed granite pathway. Specific improvements for East Cliff Drive call for the location of a pedestrian pathway on the south side of the road from 17th Avenue to the 26th Avenue intersection and at the 26th Avenue intersection the pathway switches to the north side of East Cliff Drive. The exact width and location of the future improvements within the right-of-way and selection of pathway material have not been determined at this time. The Redevelopment Agency is currently in the process of developing preliminary improvement plans that will resolve these uncertainties.

The applicant's project plans have been revised to show a required 10 foot right-of-way dedication along East Cliff Drive, with proposed curb, gutter and 4 foot sidewalk along the entire parcel frontage. The plans were also revised to provide a 20 foot wide Moran Way right-of-way with curb on each side of the street and a County Design Criteria standard accessible driveway approach at East Cliff Drive. In addition, the end of Moran Way has been reconfigured to provide a 16 foot wide emergency fire access gate and a 4 foot pedestrian opening. This will allow emergency access when needed for fire personnel and provide permanent pedestrian access to the pedestrian pathway located to the north east of the

development along Moran Lake. The driveway entry to lot three has been reconfigured to allow improved vehicle back-out movements adjacent to the dead end road.

The revised plans were considered by the Public Works Engineering Review Group on June 2, 2010. Due to the uncertainty of the location, width, and material of the pathway along the property frontage, the Redevelopment Agency recommends that the plans retain the offer of dedication, but not include the curb, gutter and sidewalk frontage improvements. Until such time that the preliminary improvements plans have been formalized by the Redevelopment Agency and the Department of Public works and approved by the Board of Supervisors only minimal work in the right-of way should be required.

Please also note that future improvement of the existing pedestrian pathway along Moran Lake, which is currently located to the southeast of the park property line, may require the relocation and or widening of the pathway closer to the proposed property line of the development. Please include a condition of approval that will put the future property owners on notice so this does not come as a surprise.

Also, the Parks Department is currently completing permit plans for Moran Lake park improvements, which includes a butterfly management plan. Due to the adjacent butterfly habitat created by the eucalyptus trees this project should be required to comply with the recommendations of the plan. It is suggested that the applicant coordinate with the County Parks Department regarding the selection of plant species to ensure that the proposed landscaping plan is consistent with recommendations for the butterfly habitat protection and enhancement.

RDA appreciates this opportunity to comment. Thank you.

Encl (2): RDA Comments, dated February 28, 2008
East Cliff Drive Route Concept, 17th Avenue to Palisades Avenue

cc: Rodolfo Rivas, DPW Road Engineering
Paul Rodrigues, RDA
Betsey Lynberg, RDA

Nell Sulborski

From: charles paulden [yogacharles@yahoo.com]
Sent: Thursday, June 23, 2011 2:22 PM
To: ventana-santacruz-excom@lists.sierraclub.org
Subject: Fw: Moran Way -- Fwd: Environmental Coordinator Notice of Intent for June 22, 2011
Attachments: 10-0069 08-0039 Notice of Intent to Adopt Neg Dec.doc

I am not happy about the Moran Way Monster Houses.
I was hoping the Texan would leave the cottages, or that the Hostel would take them over.

This is the entry to Pleasure Point and is visible from the Lagoon Park and the Beach.

So much for the Pleasure Pt Plan to keep out the monster houses. So much for Community Character. Now these will be the norm and everyone will want exemptions to build bigger

Sup Leopold and Coastal did not understand that we need to reduce FAR if we want smaller houses, so here we go again.

I do not see why he gets to go into the Riparian set back, or any set backs.
Just make them smaller.

Do we still care about riparian set backs?

This is appeal-able to the Coastal Commission.

----- Forwarded message -----

From: **Nell Sulborski** <PLN318@co.santa-cruz.ca.us>
Date: Wed, Jun 22, 2011 at 3:13 PM
Subject: Environmental Coordinator Notice of Intent for June 22, 2011
To:

Hello,

Attached is the Notice of Intent to Adopt A Proposed Negative Declaration for 08-0039 and 10-0069. The review period begins June 22.

Nell Sulborski

Clerk for County of Santa Cruz Planning

phone: (831) 454-3156

July 20, 2011

Samantha Haschert

County Planning Department

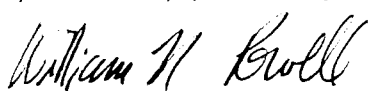
701 Ocean St. 4th Floor

Santa Cruz, Ca 95060

Reference Application Number: 08-0039 (8 Moran Way)

We are fully supportive of the Moran Way project as proposed by Stewart Cureton. Although our view of the Bay will be adversely affected by this project, the owners have made a concerted effort to keep us informed and up to date on their proposed plans. Based on their input, the three new homes that have been proposed will enhance the present site and surrounding area which will be a large improvement over what is now presently there. In addition, it is our understanding that the narrow lane that has allowed the intermingling of both vehicular and pedestrian traffic be limited to just pedestrians which will enhance safety.

If you have any question regarding our position, please do not hesitate contacting us.



Sincerely,

William N. Powell

Britt Powell

110 Moran Way

Santa Cruz, CA 95062

July 23, 2011

Samantha Haschert
County Planning Department
701 Ocean Street – 4th floor
Santa Cruz, CA 95060

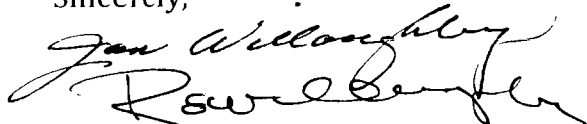
Reference Application #: 08-0039 (8 Moran Way)

Dear Ms. Haschert:

The purpose of this letter is to provide our full support for the minor land division and construction of three new homes involved in the Moran Way project. Our home is directly across Moran Lake from the proposed project. We believe that the construction of the three homes involved in the project would be a significant improvement to the appearance of the neighborhood. As proposed we believe that the project would also be a significant improvement environmentally.

If you would like further input, please feel free to contact us at 2772 Warren Street, Santa Cruz, CA 95062, 831-476-4716 or 408-966-7759.

Sincerely,

The block contains two handwritten signatures in cursive. The first signature is 'Jan Willoughby' and the second is 'Randy Willoughby'. They are written in dark ink and are positioned one above the other.

Jan and Randy Willoughby

Samantha Haschert

From: charles paulden [yogacharles@yahoo.com]
Sent: Thursday, September 08, 2011 4:54 PM
To: Patricia Matejcek; ventana-santacruz-excom@lists.sierraclub.org
Cc: Samantha Haschert; dan carl; Mark Stone; Fran Gibson; Aldo Giacchino
Subject: Re: Moran Way -- Fwd: 9/28/11 PC Agenda

**** Application: 08-0039 Situs: 8 Moran Way APN(s): 028-302-01**

Why did we get the weak P Pt Plan guidelines, if they are only going to be ignored?

This is in the Coastal and park view and along the Coastal Trail. The size of the homes, the grading and retaining wall will all be important considerations.

This will also eliminate affordable housing in the Coastal Zone.

Story poles and renderings on site might alleviate some of these concerns.

As the entryway project for Pleasure Pt it sets the standard for Community Compatibility.

The P Pt Plan was developed to preserve the smaller character,

This project seems to rise many Coastal Concerns

10. ** Application: 08-0039 Situs: 8 Moran Way APN(s): 028-302-01

Proposal to divide an existing 40,425 square foot parcel into three parcels of 5,361 square feet, 6,001 square feet, and 9,549 square feet; to demolish five existing houses; to grade approximately 980 cubic yards of cut and 80 cubic yards of fill; to construct three single family dwellings; to allow for the garages to extend 2-4 feet from the façades of the residences; to allow for retaining walls over 3 feet in height to be located within the 20 foot front yard setbacks; and to remove existing improvements within 100 feet of Moran Lake and restore vegetation. Requires a Minor Land Division, a Coastal Permit, a Residential Development Permit, an Exception to the Pleasure Point Residential Development Standards, a Riparian Exception, Soils Report Review, and Preliminary Grading Review. Property located at the intersection of Moran Way and East Cliff Drive between 26th Avenue and Palisades Avenue (8 Moran Way).

Owner: Campeco LLC

Applicant: Charles Eadie, Hamilton Swift Land Use Consultants

Supervisory District: 1

Project Planner: Samantha Haschert, 454-3214

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

From: Patricia Matejcek <pmatejcek831@gmail.com>
To: Mike Guth <mguth@guthpatents.com>; charles paulden <yogacharles@yahoo.com>; Mark Sullivan <msullivanlegal@gmail.com>; Dennis Davie <dendavie@cruzio.com>; Fred Geiger <fredjgeiger@yahoo.com>; Kevin Collins <bats3@cruzio.com>
Sent: Thursday, September 8, 2011 2:17 PM
Subject: Moran Way -- Fwd: 9/28/11 PC Agenda

----- Forwarded message -----

From: Nathan MacBeth <PLN099@co.santa-cruz.ca.us>
Date: Thu, Sep 8, 2011 at 2:05 PM
Subject: 9/28/11 PC Agenda
To:

Attached is the Planning Commission Agenda for the 9/28/11 Hearing.

Samantha Haschert

Subject: 08-0039
Entry Type: Phone call

Start: Fri 9/9/2011 3:00 PM
End: Fri 9/9/2011 3:00 PM
Duration: 0 hours

Public Comment: Mike Guth

(Summarized)

Generally in support of the proposal. In support of preserving the pedestrian trail and blocking vehicular access along the trail (only ingress/egress by way of East Cliff Drive).

The property owner worked with neighbors and members of the public during site planning process and took many suggestions into consideration such as ideas to provide swales at exterior of residences to control drainage.

Tree removal looks appropriate for development.

In support of riparian exception process being utilized for the proposed work within the setback from Moran Lake.

Asked about articulation of structures and setbacks from property lines and in support of applicant providing the full 10- foot setbacks for both stories.

Houses look a little on the large side but there are already two story homes in the vicinity and supportive of property being less dense.

In support of Pleasure Point Plan exception in that the proposed design (garages under residences) works on the specific parcel.

Indicated that he will be submitting comments.

Alice Daly

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

Hello Ms. Daly

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

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

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

Thank you for your consideration.

David Bernstein
cell: 408 857 9872

Alia for me

May 18, 2009

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

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

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

Dear Supervisor Leopold:

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

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

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

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

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

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

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

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

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

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

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

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

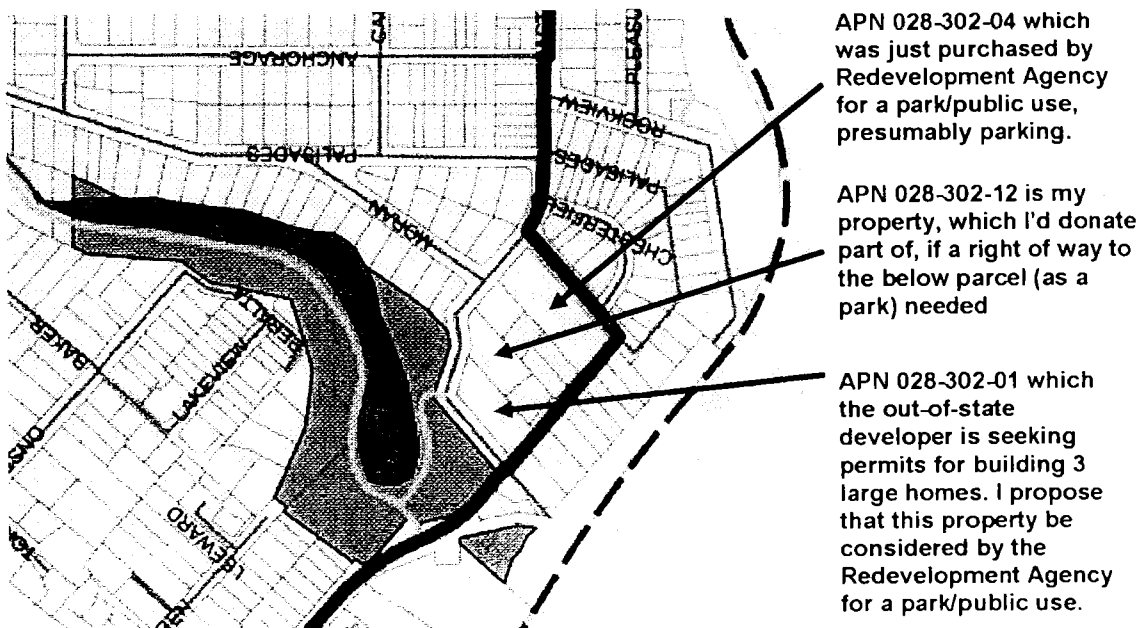
my property, will augment the preciously small area still available for Monarch Butterfly migration. If you go to the site you will instantly see this.

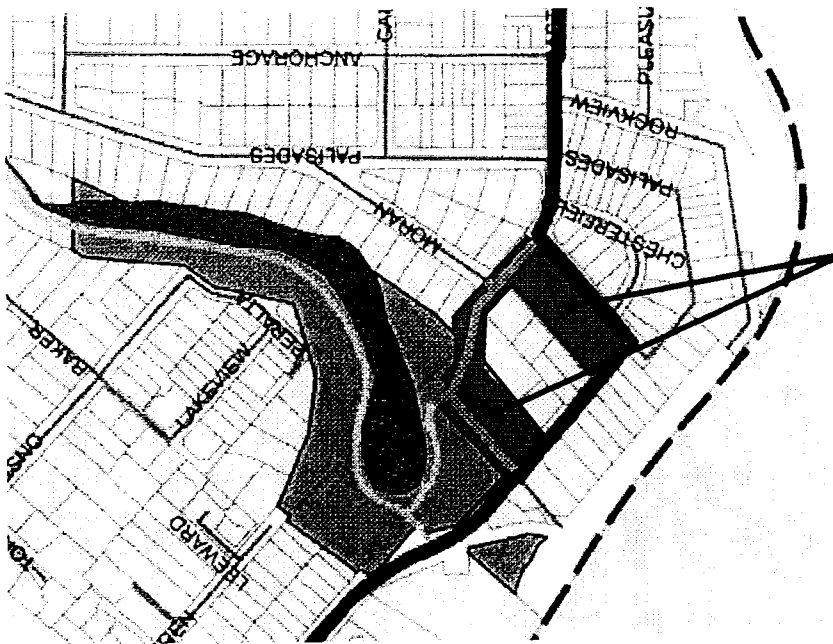
I spoke with both the owner/developer and his land use and development consultant, on this very subject. Both of them have indicated an open mind however they expressed, "it was all about price". They are looking to see value from three, large, ocean view homes.

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

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

I have created some diagrams to explain:





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

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

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

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

For your information, they are:

Owner/Developer:

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

Land Use Consultant:

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

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

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

Thank You



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