



Staff Report to the Planning Commission

Application Number: **171151**

Applicant: Frank Phanton
Owner: Richard Novak
APN: 032-122-26

Agenda Date: November 14, 2018
Agenda Item #: 6
Time: After 9:00 a.m.

Project Description: Proposal to divide an existing 10,881 square foot parcel into two parcels of approximately 4,065 square feet and 6,818 square feet; to demolish an existing single-family dwelling and several outbuildings; and to remove 10 trees. The newly created parcels are proposed to be developed as follows: Parcel 1 would be developed with an approximately 1,649 square foot, two story, single family dwelling with an attached 240 square foot garage, 428 square foot carport, 192 square foot covered deck, and a 640 square foot, one-story accessory dwelling unit with an approximately 280 square foot garage. Parcel 2 would be developed with an approximately 1,629 square foot, two-story single-family dwelling with a 190 square foot garage, 256 square foot covered porch, and 192 covered deck. Requires a Minor Land Division, Coastal Development Permit, Roadside and Roadway Exception, and a determination that the project is exempt from further review under the California Environmental Quality Act.

Location: The property is located on the north side of Moana Way, approximately 75 feet west of the intersection of Moana Way and 38th Avenue, and approximately 400 feet north of East Cliff Drive within in the Pleasure Point area of Live Oak.

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

Permits Required: Minor Land Division, Coastal Development Permit, Roadside Exception

Technical Reviews: Arborist Report Review, Soils Report Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171151 based on the attached findings and conditions.

Exhibits

A.	Categorical Exemption (CEQA determination)	E.	Assessor's, Location, Zoning and General Plan Maps
B.	Findings	F.	Arborist Report dated April 2, 2018
C.	Conditions	G.	Will Serve Letters
D.	Project plans	H.	Comments & Correspondence

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Parcel Information

Parcel Size: 10,881 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: North: Single Family Dwelling
South: Tri-Plex Apartments
West: Single Family Dwelling
East: Single Family Dwelling
Project Access: 40-foot-wide private right-of-way developed with two travel lanes
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Residential)
Zone District: R-1-4-PP, RM-4-PP (Single family residential - 4,000 square feet minimum, Multi-Family Residential- 4000 square feet per unit-Pleasure Point Community Design)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report reviewed and accepted, project subject to conditions of approval
Fire Hazard: Not a mapped constraint
Slopes: Site is flat
Env. Sen. Habitat: No physical evidence on site
Grading: No grading proposed
Tree Removal: 10 trees proposed to be removed; project redesigned to protect the largest tree located at the central front portion of the site pursuant to the revised and accepted arborist report, dated April 2, 2018 (Exhibit F). The project is subject to tree protection recommendations for all trees proposed to remain. Landscape plans provide replacement trees and shrubs throughout plan.
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The subject property is located on the north side of Moana Way, approximately 75 feet west of the intersection of Moana Way and 38th Avenue, and approximately 400 feet north of East Cliff Drive within in the Pleasure Point area of Live Oak.

Moana Way is a 40-foot-wide private dead-end right-of-way developed with two travel lanes that are improved with aggregate base rock and roadside landscaping. Properties located on the south side of the street have development encroachments located in the right-of-way, including fenced yard area and several yucca trees. The north edge of the right-of-way has low ground cover, as well as paved surface parking at the east end, where vehicles park perpendicularly.

Drainage runoff in this area is generally from the northwest direction to the southeast direction. Drainage runoff currently pools in various locations throughout the street during winter storms.

The subject property is located within an established residential neighborhood within the coastal zone and is surrounded by residentially zoned parcels development with one and two-story single-family dwellings to the east and west, and one-story multifamily structures consisting of triplex apartments to the south.

The subject parcel is the only under-developed parcel on the east portion of Moana Way that is not developed to the density allowed by the General Plan and Zoning Ordinance. The proposed development is considered infill development.

Project Proposal

The applicant is proposing to complete a minor land division to create two parcels, an approximately 4,063 square foot parcel (Parcel 2) and an approximately 6,818 square foot parcel (Parcel 1).

The project requires the demolition of an existing, approximately 573 square foot one-story, one-bedroom single family dwelling and several non-habitable outbuildings.

The project requires removal of ten existing trees on site, comprised of predominately Monterey Cypress trees and an Alder tree, in addition to one Yucca tree located within the Moana right-of-way. Trees range in size between 4 inches to 31.5 inches in diameter at breast height (dba). The project application is accompanied by an Arborist Report, prepared by James P. Allen, dated April 2, 2018 (Exhibit F). The report details the species, size, diameter, health condition, expected project impacts, and report recommendations. Plans include replacement trees, including three 15-gallon Arbutus Marina trees (Strawberry Tree) proposed at the front and rear of the Parcel 1 and 2, and two 15-gallon Quercus Agrifolia (Coast Live Oak) proposed at the rear of Parcel 2 as well as groundcover and shrubs.

Parcel 1 development includes construction of an approximately 1,649 square foot, two story, three-bedroom, single family dwelling with a 240 square foot attached one-car garage, 428 square foot carport, 192 square foot covered deck, and a 640 square foot, one-story, one-bedroom accessory dwelling unit with an approximately 280 square foot, on-car attached garage. Three

dimensioned parking spaces are provided for the three-bedroom single family dwelling and two parking spaces are provided for the one-bedroom accessory dwelling.

Parcel 2 development includes construction of an approximately 1,629 square foot, two-story, three-bedroom single family dwelling with a 190 square foot attached one-car garage, 256 square foot covered porch, and 192 covered deck. Three parking spaces are provided for the proposed three-bedroom dwelling.

The applicant is proposing to improve the existing 40-foot-wide Moana right-of-way with two asphalt paved travel lanes and informal on-street parking improved with aggregate base rock, where feasible. Approximately 7 on-street parking spaces are provided in parking pockets along Moana Way. Retention of existing roadside landscaping is proposed between parking pockets, as feasible.

Drainage improvements include proposed bioswales located on the eastern side of proposed Parcels to collect both site runoff and runoff from the north. Runoff is then directed to proposed catch basins at the southeast corner of Parcel 1 and Parcel 2. Runoff is then directed to proposed catch basins located on the north and south side of Moana Way at the intersection with 38th Avenue where runoff is directed to an existing catch basin located on the south side of 38th Avenue.

The project application includes a tentative map, improvement plans, architectural plans, visual renderings, and landscape plans.

Permit Requirements

Subdivision regulations contained in Chapter 14.01 apply to subdivisions of land in the unincorporated area of the County of Santa Cruz. Pursuant to County Code Section 14.01.201 (B) (Map Requirements), land divisions creating four or fewer lots are subject to a Tentative Map and recordation of a Parcel Map. The creation of four or fewer parcels are subject to approval by the Planning Commission, pursuant to County Code Chapter 18.10.

A Coastal Development Permit is required for the proposed project pursuant to County Code Section 13.20.050 for any development in the Coastal Zone.

A roadside/roadway exception is required for the proposed project pursuant to County Code 15.10.030 and 15.10.050 (Development Requirements) because Moana Way does not meet the required local street right-of-way width, which is 56 feet, or the roadside development standards, which require two travel lanes, two parking lanes, sidewalk on both sides, and a landscaping strip, established for local streets by the Department of Public Works Design Criteria.

Zoning & General Plan Consistency

The subject property is a 10,881 square foot lot, located in the R-1-4-PP and RM-4-PP (Single family residential - 4,000 square feet minimum and Multi-Family Residential- 4,000 square feet per unit- Pleasure Point Community Design) zone district, a designation which allows residential uses. Both zone districts correspond to the R-UM (Residential-Urban Medium) General Plan designation, which

specifies a range of 4,000 to 6,000 square feet per parcel.

Both parcels are designed to meet the minimum 4,000 square foot parcel size associated with the district size. Parcel 2 is approximately 4,063 square feet, which is within the R-UM General Plan R-UM range. Parcel 1 is approximately 6,818 square feet, which also meets the minimum zone district parcel size, but is slightly larger than the General Plan range. However, there is insufficient parcel area to create an additional parcel and thus Parcel 1 meets the intent of the general plan to achieve the highest density allowed by the General Plan.

The proposed lots provide building envelopes consistent with the site standards associated with the respective zone districts. Proposed residential uses are permitted uses within the corresponding residential zone districts. Proposed structures also meet the site standards associated with each zone district as noted in the following table. Parcel 1, located on the east side, is within the R-1-4 zoning and the proposed Parcel 2, located on the west side, is almost entirely located within the RM-4 zoning. Both zone districts require the same lot size. The required and proposed site standards, including frontage and width, setbacks, height, lot coverage, and floor area ratio are shown on the lots as noted.

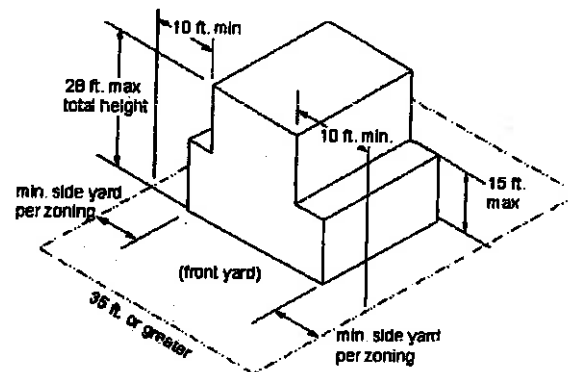
	R-1-4 Site Standards	Parcel 1 (R-1-4 Zone) Proposed	RM-4 Site Standards	Parcel 2 (RM-4 Zone) Proposed
Parcel Size	4,000 s.f. min.	6,818 s.f.	4,000 s.f. min.	4,063 s.f.
Front yard setback	20'	20'	15'; 20' to garage 6' front deck cantilever	15'; 20' to garage 6' deck cantilever
Rear yard setback	15'	15'	15'	15'
Side yard setbacks	5' and 8'	7' ADU East 13" ADU west 10' SFD east 18' SFD west	5' and 5'	6' (east) & 18' (west)
Maximum height	28'	-19' to ADU and 27' to SFD at rear	28'	24'6"
Maximum % lot coverage	40%	32%	40%	32%
Maximum Floor Area Ratio	50%	41%	50%	43%
Frontage and width	35'	54'79"	35'	61'97"

Pleasure Point Design Criteria

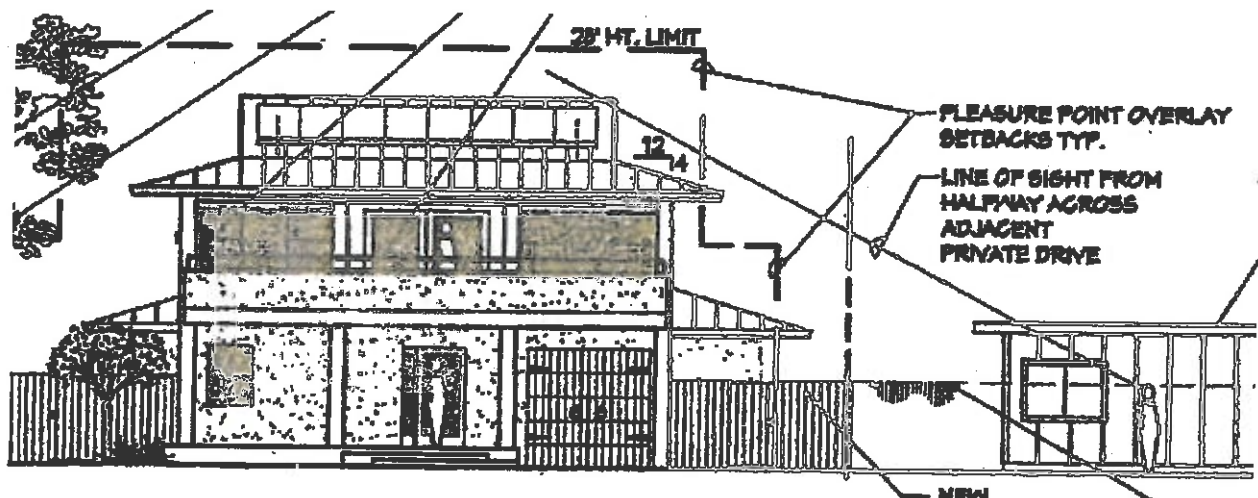
The Pleasure Point Design Criteria Combining District standards enumerated in County Code Section 13.10.446 (A) (1) (a) require that second story exterior side walls, or the portion of the

single-story exterior side wall exceeding 15 feet in height, on lots 35 feet in width or greater, be set back at least 10 feet from the side yard property line and subject to Figure 13.10.446-1 as shown below. The purpose of the Pleasure Point Community Design PP Combining District setback is to reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses.

Building Envelope Limits for Lots 35 Feet or Greater in Width



The proposed dwellings comply with this design standard. The setbacks proposed for the dwelling on Parcel 2, included in the project plans, is provided as an example. This rendering also depicts the adjoining flat residence to the east.



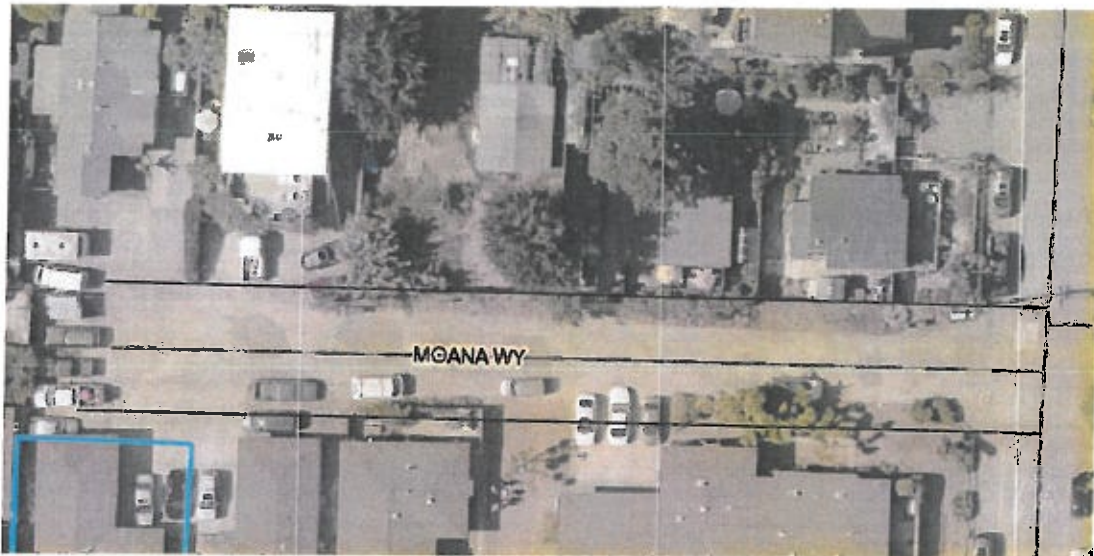
The Pleasure Point standards also preclude garages from occupying more than 50 percent of the front façade and require they either be flush or set back behind the façade. The designs of both proposed structures meet these standards. Further, the Pleasure Point standards provide incentives to encourage porches by allowing encroachment into the front setback. Porches are provided in the project plans; though no additional encroachment in the front setback is proposed.

Roadside /Roadway Exception

Access to the subject property is provided by a 40-foot wide private, non-county maintained local

street. The street is developed with two travel lanes of varying width and location in the right-of-way and improved with base rock. Private property encroachments on the south side of the street include fenced yard area /decking and a few mature Yucca trees located adjacent to the pavement edge, providing privacy to the triplex located on the property to the south.

The street has a significant parking shortfall, evidenced by the fact that residential vehicles regularly park within the travel lane, which significantly limits space for vehicles to pass and creates a potential health and safety issue for emergency access. The below photos illustrate the existing condition of the right-of-way. Although “no parking” signage is located alongside the travel lanes, access and public safety do not currently meet the fire district requirements and is not ideal.

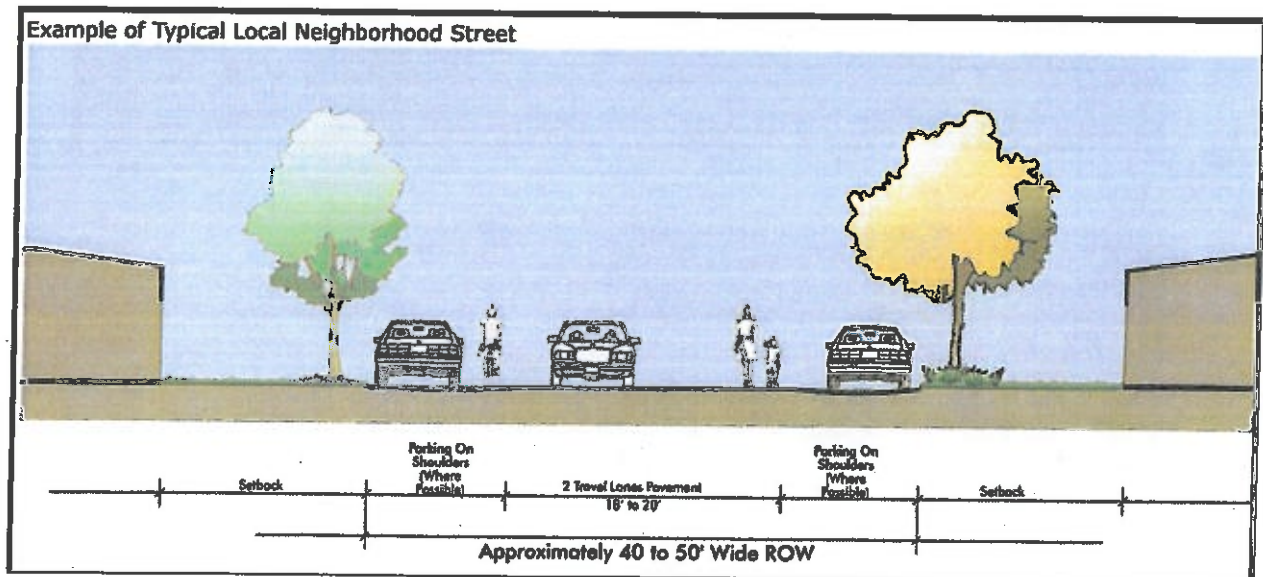


Local streets within the urban service line are required by County Code 15.10 to meet the local street roadway/roadside standard unless a roadside/roadway exception is sought. The County Design Criteria standard for a local street is a 56-foot wide right-of-way developed with two travel lanes, in addition to parking, sidewalks, and landscaping on both sides of the roadway.

The applicant was encouraged to provide roadway improvements that would address the parking shortfall on Moana Way, discourage residents from parking in the travel lane, avoid removal of trees and fencing located on the south side of the street, where feasible, protect the privacy of residents located on the south side of the street, retain the informal character of the street, and to meet the Department of Public Works (DPW) drainage standards. The design before your commission balances these issues. The proposed improvement plans provide two 10-foot travel lanes and a 10-foot parking shoulder on both sides within the 40-foot right-of-way, where feasible. The project resolves the obvious shortfall of on-street parking by provision of 7 additional on street parking spaces. The improvement plans also retain the informal character of the pleasure point area by provision of aggregate base rock instead of asphalt surfaces for on-street parking, which allows for infiltration of runoff, where feasible. The proposed improvement plans also retain existing landscape pockets at the intersection of 38th and Moana Way, minimizing overall hardscape, preservation of an existing large tree located on the south side of the right-of-way to retain existing privacy of the tenants in the triplex located within proximity on the south side of the street.

DPW supports the roadway/roadside exception, as the proposed improvements comply with the minimum local street standard established by the Pleasure Point Community Plan (shown below), which call for two 10-foot travel lanes and an informal parking shoulder.

Pleasure Point Community Plan - Design Guidelines



The proposed improvements shown in the project plans comply with all requirements of the Central Fire Agency; "no parking" stripes are provided along both edges of the travel lanes and "no parking fire lane" lettering ensures that the travel lanes are not blocked by resident parking.

Drainage

Public Works required that the project address runoff directed onto the property from the north,

as well as all proposed impervious surface area and roadway improvement surface area. Drainage improvements are provided between the western edge of the subject property to the intersection of 38th Avenue, including on-site bio-swales along the east side of both parcels to collect runoff from the north, as well as drainage catch basins along the proposed eastern property lines, and drainage lines are provided to direct runoff to proposed catch basins both sides of 38th Avenue to the existing storm drain system on 38th Avenue. Existing drainage conditions in the private right-of-way were not required by Public Works Department to address drainage issues on the entire street, west of the subject property, because water is not directed onto the property or roadway from the west. Notwithstanding, the applicant is conditioned to enter into/or form a roadway maintenance association prior to map recordation. This would allow residents to address any additional desired private right-of-way improvements.

Furthermore, the project is conditioned to modify final improvements plans to address on-street landscape planting pocket locations and dimensions in the right-of-way prior to recordation of the parcel map, to include proposed restoration of landscape areas destroyed during construction of roadway improvements to be restored prior to release of the improvement bond, as necessary. This would allow minor revisions to enlarge, remove, or re-size landscape pockets as some landscape pockets appear to be too small for landscaping, or not to include landscaping at present. Public Works Drainage staff has noted that additional run-off resulting from minor changes to right-of-way landscape pockets/parking dimensions can be accommodated by pipe sizing prior to map recordation, as necessary.

Local Coastal Program/Design Review Consistency

The proposed land division and proposed dwellings are in conformance with the County's certified Local Coastal Program and Design Review Ordinance, in that the proposed development is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The proposed project achieves compliance in the following ways.

- **Site Standards:** The proposed designs do not maximize the allowed lot coverage or floor area ratio. As noted in the site standard table, homes provide approximately 32 percent lot coverage, where 40 percent is allowed and approximately 41 percent and 43 percent floor area ratio, where 50 percent is allowed. In addition, proposed buildings along the street do not meet the maximum height allowed in the zone district. As a result, the scale of the proposed homes is more consistent with the smaller homes fronting the street and, in the neighborhood, as well as the two-story dwellings around it, which are lower in height, and thereby compatible with both the one-story and two-story homes in the surrounding neighborhood.
- **Tree Protection** (Design Review and Significant tree protection): The design review regulations require protection of all trees over 6 inches in height, where feasible. The project has been redesigned to protect the most significant, mature, healthy tree, an approximately 32-inch d.b.a. cypress tree located at the center of the site, as well as several existing cypress trees at the rear of property that are not located within development area. The arborist report was required to be revised and updated to provide protection recommendations that are included as conditions of approval. The site plan on the following page shows tree protection. Landscape plans also provide replacement

trees throughout the proposed parcels, where feasible.

- **Neighborhood Compatibility:** The proposed designs before your Commission have been revised from the original submittal to reduce the building height for the proposed two-story dwelling located adjacent to the street to provide a one story plate height in proportion to the smaller scale, height, and size of the surrounding one story dwellings to the east and other low-pitched one-story dwellings located to the south, while still fitting in with the two-story dwellings around it. The below simulation shows the proposed dwellings in the context of adjacent houses on the street to the east.



While also protecting light, open, space, and privacy, the 10-foot second story setback required by the Pleasure Point design criteria softens the impact of the proposed dwelling on the adjacent one-story structure. The proposed design provides a low-pitched dutch-style gable in both one and story designs, which helps to achieve a connection between one story homes adjacent and across the street. The design also provides a horizontal deck rail element that connects the structure to the horizontal element of the existing flat roof, one-story dwelling to the east and south of the project as well.

- **Parking:** The project was most challenged by deficient on-street parking conditions, private encroachments in the right-of-way, and drainage. The final proposed design for consideration by your commission follows staff suggested project revisions to provide a separate parking area for each proposed home on Parcel 1, thereby ensuring that parking spaces for each unit are not blocked by the other unit, therefore reducing the potential overflow onto the street. The applicant was also required to provide additional parking on Moana Way to alleviate the parking shortfall noted. This is consistent with Local Coastal Program policies which support parking in the right-of-way for visitor-serving access to East Cliff Drive, a popular tourist destination, while also minimizing conflicts with existing improvements, retention of landscape pockets where feasible to minimize hardscape and ease drainage compliance, and to respect the informal character of the Pleasure Point area.



Conclusion


Staff Recommendation

- 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.

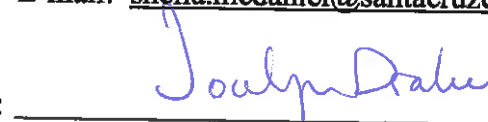
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____



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Report Reviewed By: _____



Jocelyn Drake
Principal Planner
Development Review
Santa Cruz County Planning Department

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 171151

Assessor Parcel Number: 032-122-26

Project Location: 3715 Moana Way, Santa Cruz, CA 95062

Project Description: Proposal to divide an existing 10,881 square foot parcel into two parcels of approximately 4,065 square feet and 6,818 square feet; to demolish an existing single-family dwelling and several outbuildings; and to remove 10 trees. The newly created parcels are proposed to be developed as follows: Parcel 1 would be developed with an approximately 1,649 square foot, two story, single family dwelling with an attached 240 square foot garage, 428 square foot carport, 192 square foot covered deck, and a 640 square foot, one-story accessory dwelling unit with an approximately 280 square foot garage. Parcel 2 would be developed with an approximately 1,629 square foot, two-story single-family dwelling with a 190 square foot garage, 256 square foot covered porch, and 192 covered deck. Requires a Minor Land Division, Coastal Development Permit, Roadside and Roadway Exception, and a determination that the project is exempt from further review under the California Environmental Quality Act.

Person or Agency Proposing Project: Frank Phantom

Contact Phone Number: 831 475-5841

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

Specify type: Class 15- Minor Land Divisions (Section 15315);
Class 3 - Single Family Dwellings (Section 15303)

F. Reasons why the project is exempt:

Section 15315- Minor Land Division within the urban service line with all urban services available.
Section 15303- Construction of up to three single family dwellings.

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

Sheila McDaniel, Project Planner

Date: _____

EXHIBIT A

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 the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two single family residential parcels and is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one unit for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan in that there will be a minimum 4,000 square feet of net developable parcel area per residential unit. One of the two parcels is slightly larger than 6000 square feet, at 6,818 square feet; however, there is insufficient area to achieve an additional parcel, thus meeting the intent to achieve the highest density within the constraints of the site.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All parcels will be accessed by an existing private 40-foot wide local street. The project includes a roadway/roadside exception due to the lack of existing sidewalk and parking on both sides of this local street. Notwithstanding, the right-of-way will be improved to the minimum private local street standard, consistent with the Pleasure Point Community Plan design guidelines, including two 10-foot travel lanes, and a minimum 8-foot parking shoulder where feasible. The roadway will provide improved access and additional on-street parking. The proposed subdivision provides a similar pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular and pedestrian access.

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

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

This finding can be made, in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-4-PP (Single Family Residential - 4,000 square foot minimum-Pleasure Point Community Design) and RM-4-PP (Multi-Family Residential - 4,000 square foot minimum- Pleasure Point Community Design) zone district where the project is located.

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

This finding can be made, in that no challenging topography affects the building site, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed parcels are properly configured to allow development in compliance with the required site standards. Significant trees have been protected to the extent feasible, while also allowing for development within the General Plan Land Use Plan designation.

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 improvements have been sited to minimize removal of existing trees, where feasible; includes tree protection measures to protect remaining trees on site; and, that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

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

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

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

This finding can be made, in that no easements are known to encumber the property, other than the 40-foot-wide private right of way (Moana Way) which will be retained and improved as a component of this development.

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 to the fullest extent possible in a manner to take advantage of solar opportunities. Project design includes the provision of roof pitch solar orientation for potential solar panels.

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

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

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts 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-PP and RM-4-PP (Single family residential - 4,000 square feet minimum, and Multi-Family Residential- 4,000 square feet per unit- Pleasure Point Community Design), a designation which allows residential uses. The proposed land division is a permitted use within the zone district, 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 as no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. The proposed development protects the most significant trees to the extent feasible, while also allowing the development to meet the density prescribed by the General Plan Land Use Plan designation. The proposed dwellings have been designed to be compatible with the one- and two-story single family and multi-family dwellings in the surrounding neighborhood.

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 the nearest through public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the land division will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program. Notwithstanding, the project includes development of the private right-of-way to provide two travel lanes and on-street parking, where feasible, alleviating an existing parking shortfall on Moana Way and potentially providing additional parking for access to the coast given the proximity to East Cliff Drive.

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

EXHIBIT B

Application #: 171151
APN: 032-122-26
Owner: Richard Novak

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-PP and RM-4-PP (Single family residential - 4,000 square feet minimum, Multi-Family Residential- 4,000 square feet per unit- Pleasure Point Community Design) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is not inconsistent with the existing range of styles.

Development Permit Findings

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

This finding can be made, in that the project is in an area designated for residential uses. 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.

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 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 R-1-PP, RM-4-PP (Single family residential - 4,000 square feet minimum, Multi-Family Residential- 4,000 square feet per unit- Pleasure Point Community Design) zone district as the primary use of the property will be residential development that meets all current site standards for the zone district.

Proposed development complies with the Pleasure Point Design Criteria.

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 project is consistent with the use and density requirements specified for the R-UM (Urban Medium Residential) land use designation in the County General Plan.

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

The proposed project will be properly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed land division will comply with the site standards for the R-1-PP, RM-4-PP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in development of structures consistent with designs that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

EXHIBIT B

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 land division is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 3 peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is in a mixed neighborhood containing a variety of architectural styles, and the proposed land division is consistent with the land use intensity and density of the neighborhood.

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

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

Roadway/Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

Moana Way is a 40-foot-wide private right-of-way located within the Pleasure Point area. Moana way is developed with two travel lanes and striped for "no parking" and "no parking fire lane". The project includes a roadway/roadside exception due to the lack of existing sidewalk and parking on both sides of this local street. The right-of-way will be improved to the minimum private local street standard, consistent with the Pleasure Point Community Plan design guidelines, which require two 8 to 10-foot travel lanes, and a minimum 8-foot informal parking shoulder where feasible. This is consistent with other local streets throughout the Pleasure Point area and is supported by the Public Works Department.

2. Local drainage or topographic conditions render the improvements physically infeasible; or
3. The improvements would constitute an unacceptable geologic hazard as substantiated by written report by a registered soil engineer or geologist;
4. The improvements would be in an environmentally sensitive area as shown by information on file in the planning department; and the impacts cannot be satisfactorily mitigated;
5. The required improvements would encroach on private property in which neither the developer nor the county have an interest sufficient to allow the improvements to be constructed or installed; the developer has attempted in good faith, but been unable to acquire such an interest; and the county has not acquired such an interest through its power of eminent domain pursuant to sections 14.01.513 or 18.10.240 of the County Code; or
6. For new local streets serving up to four units, if adjoining properties are built-out in accordance with the general plan and it is not possible to design access to meet the local street standard, an exception will be considered at a minimum local street standard, as specified in the County Design Criteria.

The proposed minor land division creates one additional parcel on an existing 40-foot right-of-way developed with two travel lanes, where all other properties on the street are built-out in accordance with the General Plan, and it is not possible to design access throughout the street to meet the full local street design standard. Thus, an exception to meet the minimum local street standard established by the Pleasure Point Community Plan guideline is supported in this location.

Land Division 171151

Applicant: Frank Phantom

Property Owners: Novak

Assessor's Parcel Number(s): 032-122-26

Property Address and Location: 3715 Moana Way

Planning Area: Live Oak

Exhibits:

- D. Tentative Map prepared by RI Engineering, revisions dated 7/30/2018; Survey Map prepared by Edmundson and Associates Land Surveying, dated 7/8/2018; Architectural and floor plans prepared by The Envirotechs, revisions dated 9/8/2018; Landscape Plans prepared by Farwest, revisions dated 3/27/2017.
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, and
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than two (2) lots.
- C. The minimum aggregate lot size shall be 4,000 square feet net developable land per parcel.
- D. The following items shall be shown on the Parcel Map:

1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map.
 2. Show the net area of each lot to nearest square foot.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. Lots shall be connected for water service to city of Santa Cruz Water District.
 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "D" and shall also meet the following additional conditions:
 - a. Exterior finishes shall incorporate materials and colors, as shown on the approved plans and material and color samples on file.
 - b. Notwithstanding the approved preliminary architectural plans, all future development on Parcel 1 shall comply with the development standards for the R-1-4 zone district. Parcel 1 shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district. Parcel 2 shall comply with the development standards for the RM-4 zone district and shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district. For both lots, no fencing shall exceed three feet in height within the required front setback unless otherwise authorized by an over height fence approval.
 4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations:
 - a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.

- c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - i. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- e. All planting shall conform to the landscape plan shown as part of Exhibit "D", except that all trees intended to be protected include the following additional provisions:
 - i. A letter from a certified arborist, detailing how the cypress trees will be protected during construction is required.
 - ii. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which the trees shall be protected during construction. Include a letter from a certified arborist verifying that the protection measures recommended in the required arborist letter measures have been incorporated into the construction plans.

5. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Rock Solid Engineering Inc, dated March 20, 2017.
6. Plans shall meet all requirements and applicant shall pay all fees of the Drainage Division of the Santa Cruz County Public Works Department.
7. 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. In the case of Live Oak School District, the applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
8. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
9. The approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, shall be in substantial conformance with approved exhibits. Changes that are not in substantial conformance shall be subject to review and approval by the decision-making body. Such proposed changes will be included in a report 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.

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. Meet all requirements of the Santa Cruz County Sanitation District, without limitation, the following standard conditions:
 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel, meeting the County Design Criteria.
 2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district.

- C. Meet all requirements and pay all fees of the Drainage Division of the Santa Cruz County Public Works Department.
- D. The applicant shall join the Moana Way road maintenance association, if one exists. If one does not exist, the applicant shall form a road maintenance association for maintenance of private right-of-way improvements, including roadway surface, drainage structures, water lines, sewer laterals, silt and grease traps, etc.
- E. Engineered improvement plans for all water line extensions required by City of Santa Cruz shall be submitted for the review and approval of the water agency.
- F. All new utilities shall be underground from existing utility poles. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- G. All requirements of the Central Fire District shall be met.
- H. Park dedication in-lieu fees shall be paid for two (2) dwelling units. These fees are 3,000 per unit (which assumes 3 bedrooms at \$1,000 per bedroom), but are subject to change.
- I. Transportation improvement fees shall be paid for two (2) dwelling units. These fees \$3,000 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for two (2) dwelling units. These fees are \$3,000 per unit, but are subject to change.
- K. Child Care Development fees shall be paid for two (2) dwelling units. These fees \$327 per unit (which assumes three bedrooms at \$109 per bedroom), but are subject to change.
- L. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a new dwelling units and accessory dwelling units up to 2,000 square feet is \$2 per square foot. The fees for replacements unit (accessory second dwelling unit) are based on a net new square foot.
- M. Meet all requirements of Environmental Planning, including compliance with all requirements of the Geotechnical Report Review, dated July 14, 2017. This shall include compliance will all recommendations of the accepted arborist report, dated April 2, 2018.
- N. Engineered improvement plans are required for this land division, and a subdivision agreement backed by financial securities is necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:

1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
2. The landscape plans for the Moana Way right-of-way shall be incorporated into and become a part of the improvement plans for this land division. Landscape plans shall include landscape pockets as shown on the civil drawings. Plans shall provide species, location, and number. Plans shall include biofiltration associated with the landscaping pockets, to reflect the detail included in the Civil plans (Sheet C-2.3). Final landscape pocket design throughout the right-of-way shall ensure suitable space area for planting. Minor changes to the shape and size shall be reviewed and approved by staff. Plans shall include replanting of planting pockets in the event that landscaping is destroyed as a result of roadway improvements.
3. Notes shall be added to the improvement plans that indicate the manner in which existing trees in the right-of-way shall be protected during construction. Include a letter from a certified arborist verifying that protection measures have been incorporated into the improvements plans that they adequately protect trees during roadway construction.
4. All fire agency requirements, as shown on plans, shall be incorporated into and become a part of the improvements plans for this land division.

IV. 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. The condition of Moana Way, A private road, shall be documented prior to construction and shall be repaired to pre-construction condition at the expense of the owner/applicant. (Added by Planning Commission 11/12/03)
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- 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, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- F. Construction of improvements shall comply with the requirements of the geotechnical report (Rock Solid Engineering, dated 3/20/2017). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- 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. A letter from the project landscape architect shall be provided after the landscaping has been installed to ensure that the landscaping has been installed per the approved landscape plan.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above.
- 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.

**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 Final 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.



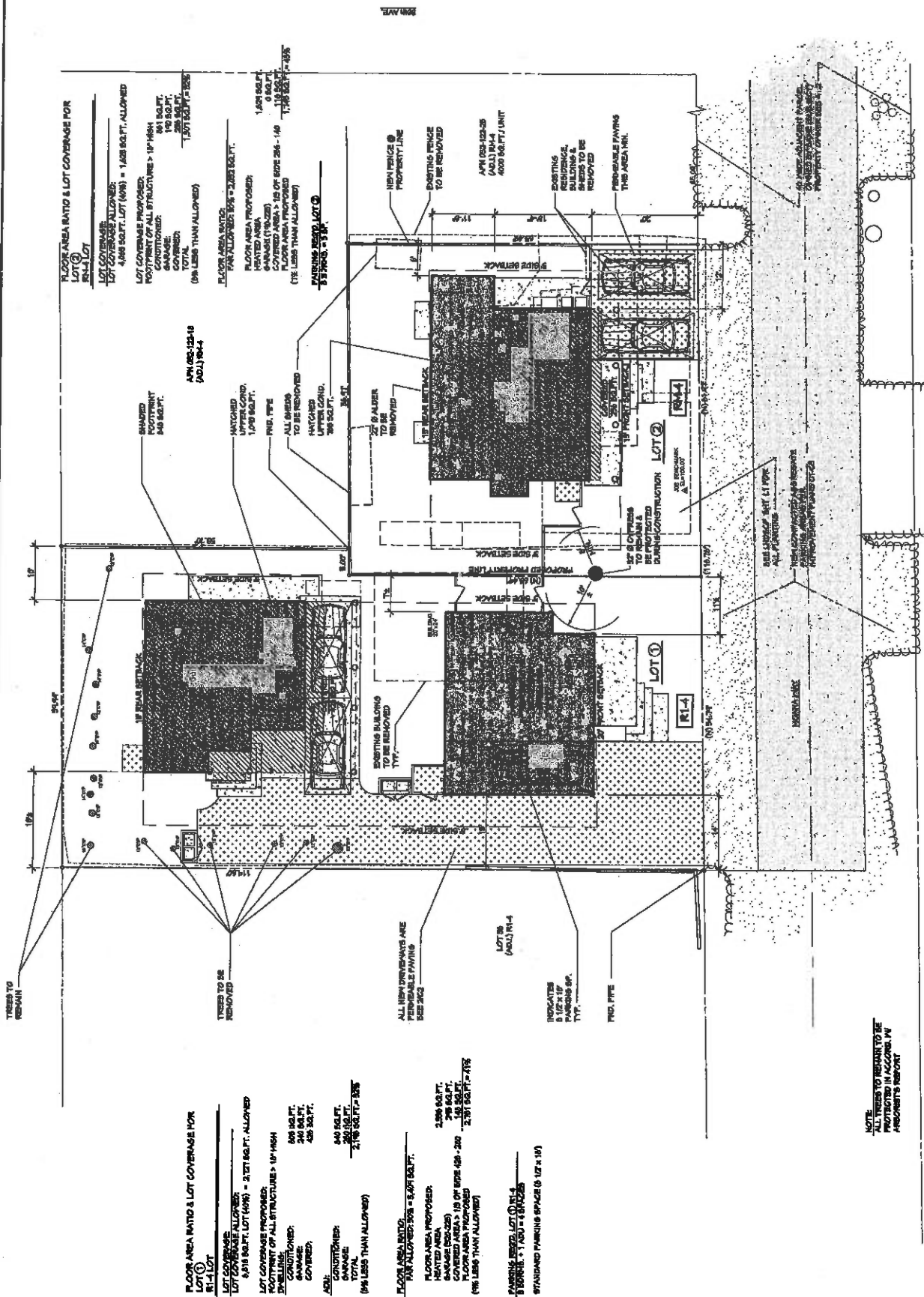
STREETSCAPE VIEW FROM 38TH AVE LOOKING WEST



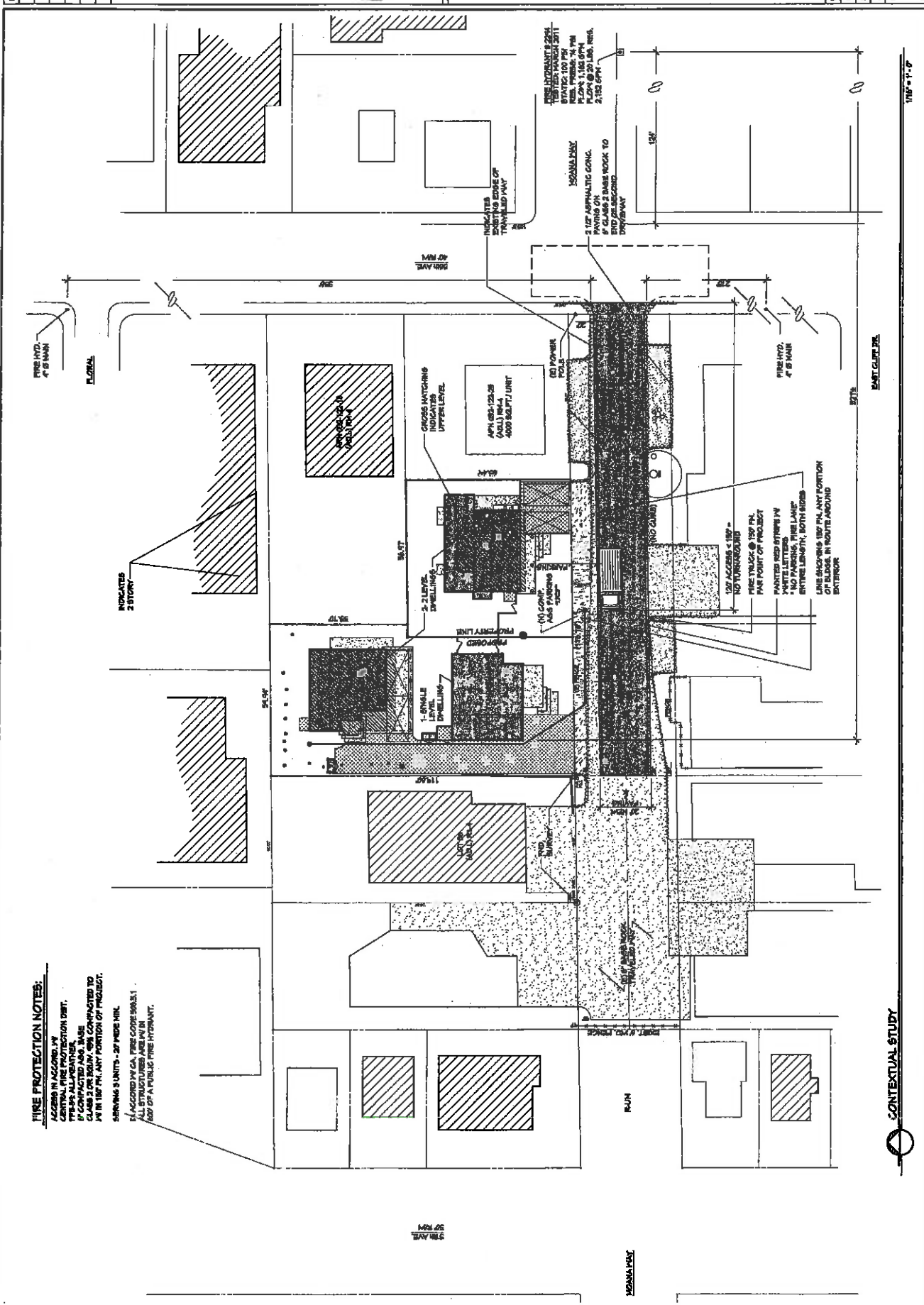
OVERHEAD VIEW FROM SOUTH-EAST LOOKING NORTHWEST



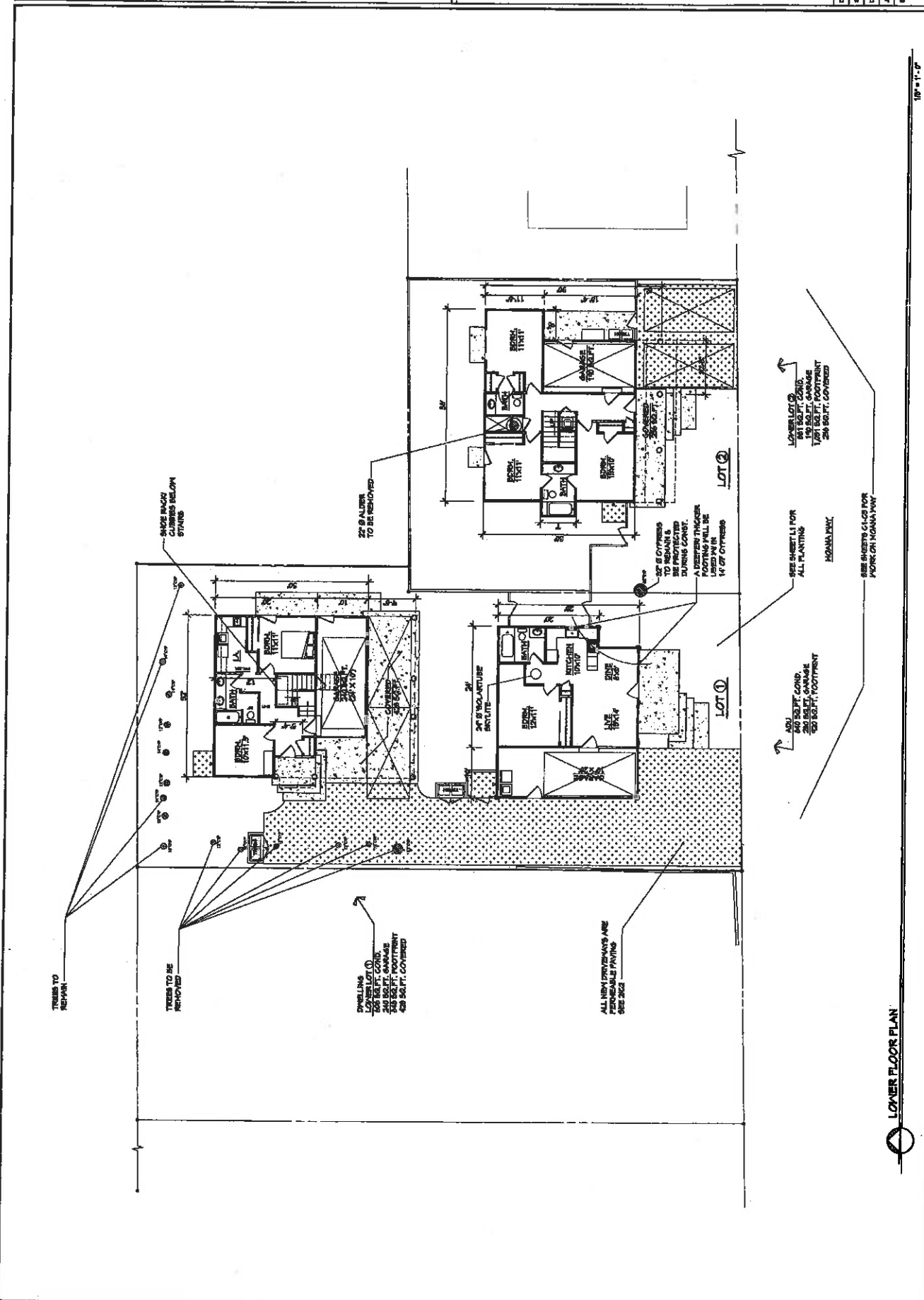
STREETSCAPE VIEW FROM INTERSECTION AT 38TH AVE LOOKING WEST DOWN MOANA WAY



Product	By
11/11/77	
04/01/78	
06/24/78	
04/08/78	









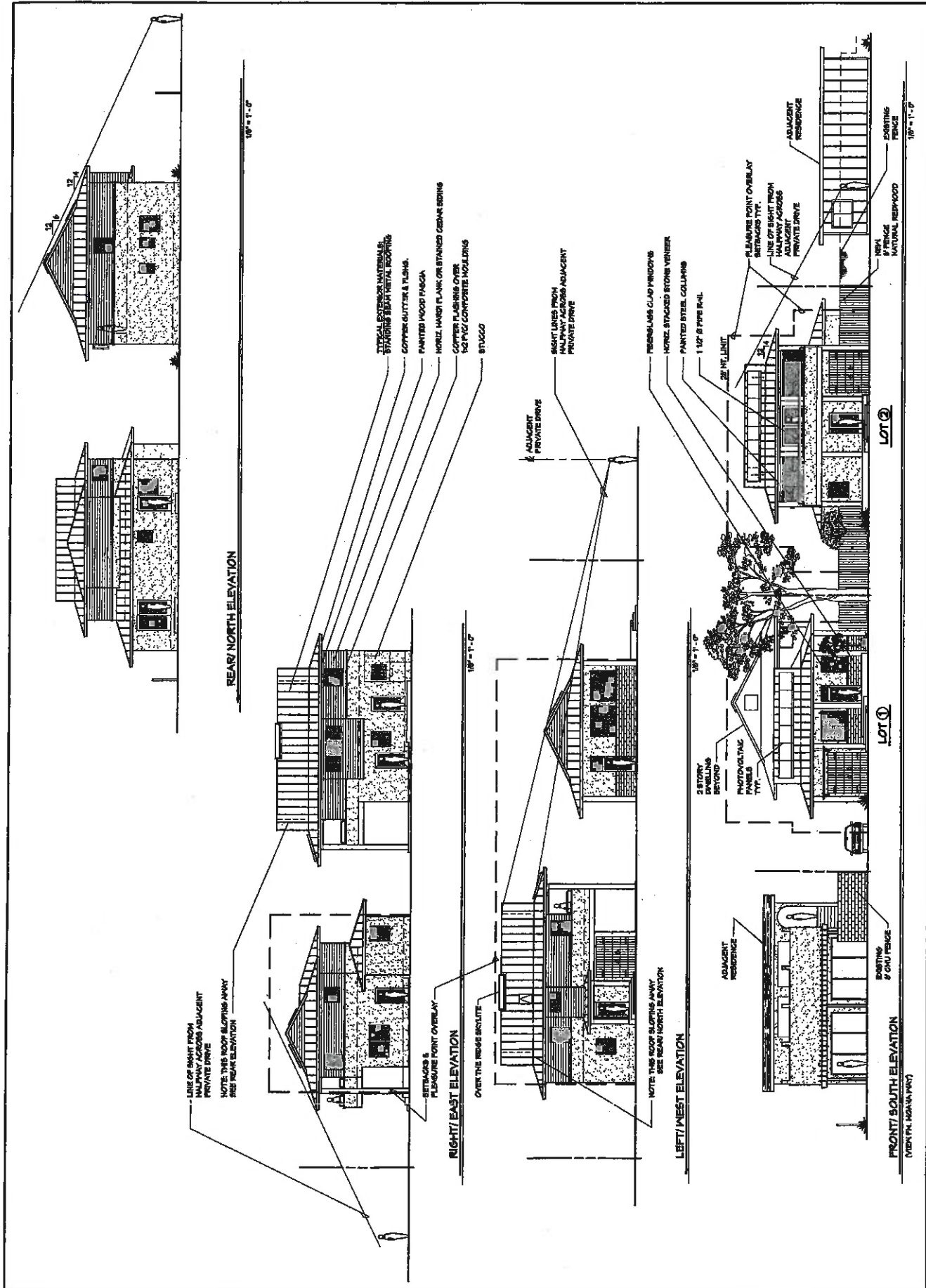
DATE	08/10/11
BY	JAS NOTED
CHECKED	AL/NOTED
PROJECT	THE NOVAK FAMILY
LOCATION	3115 MONA WAY SANTA CRUZ, CA 95062
DESCRIPTION	PROPOSED LOT SPLIT, 2 RESIDENCES, & 1 ADU FOR
SCALE	APN 053-123-25
PROJECT NO.	120 ELM AVE, PM, 103 0941, OAKLAND, CA 94612-9511 2008/08/08
ARCHITECT	ELITE PROJECTS
OWNER	THE NOVAK FAMILY
DATE	08/10/11

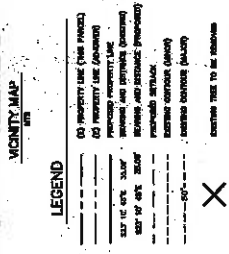
120 ELM AVE, PM, 103 0941, OAKLAND, CA 94612-9511 2008/08/08
ELITE PROJECTS
 120 ELM AVE, PM, 103 0941, OAKLAND, CA 94612-9511 2008/08/08

APN 053-123-25

THE NOVAK FAMILY
 3115 MONA WAY
 SANTA CRUZ, CA 95062

A4





ABBREVIATIONS	RIGHT-OF-WAY SQUARE MILE FISH MILES YIELD YIELD	MOUNTAIN-BLACK PINE-YELLOW-BLACK MOUNTAIN-BLACK MOUNTAIN-BLACK MOUNTAIN-BLACK
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TOPOGRAPHIC SURVEY

BASIS OF ELEVATION
ELEVATIONS ARE BASED ON AN ASSUMED INITIAL BENCH MARK -
GIVEN IN NAME AT POINT "A" ELEVATION 100.00' (ASSUMED).
THE CONTOUR INTERVAL IS 1 FOOT.

PROJECT DESCRIPTION
 MAINLINE CUT OFF WITH APR 100-100-50 INTO TWO PHASES IN THE COUNTY OF
 SAN DIEGO

PROJECT DATA
 2700 SANJOA RD. SANTA CRUZ, CA APR 100-100-50

OWNER AND SUBOWNER
 TRUCK PROGRESS
 2700 SANJOA RD. SANTA CRUZ, CA 95062

GEOTECHNICAL ENGINEER
 BOYD AND ASSOCIATES
 10000 N. 1ST AVE. SUITE 100
 SAN JOSE, CA 95131



Scale 1" = 8'
Contour Interval 1'

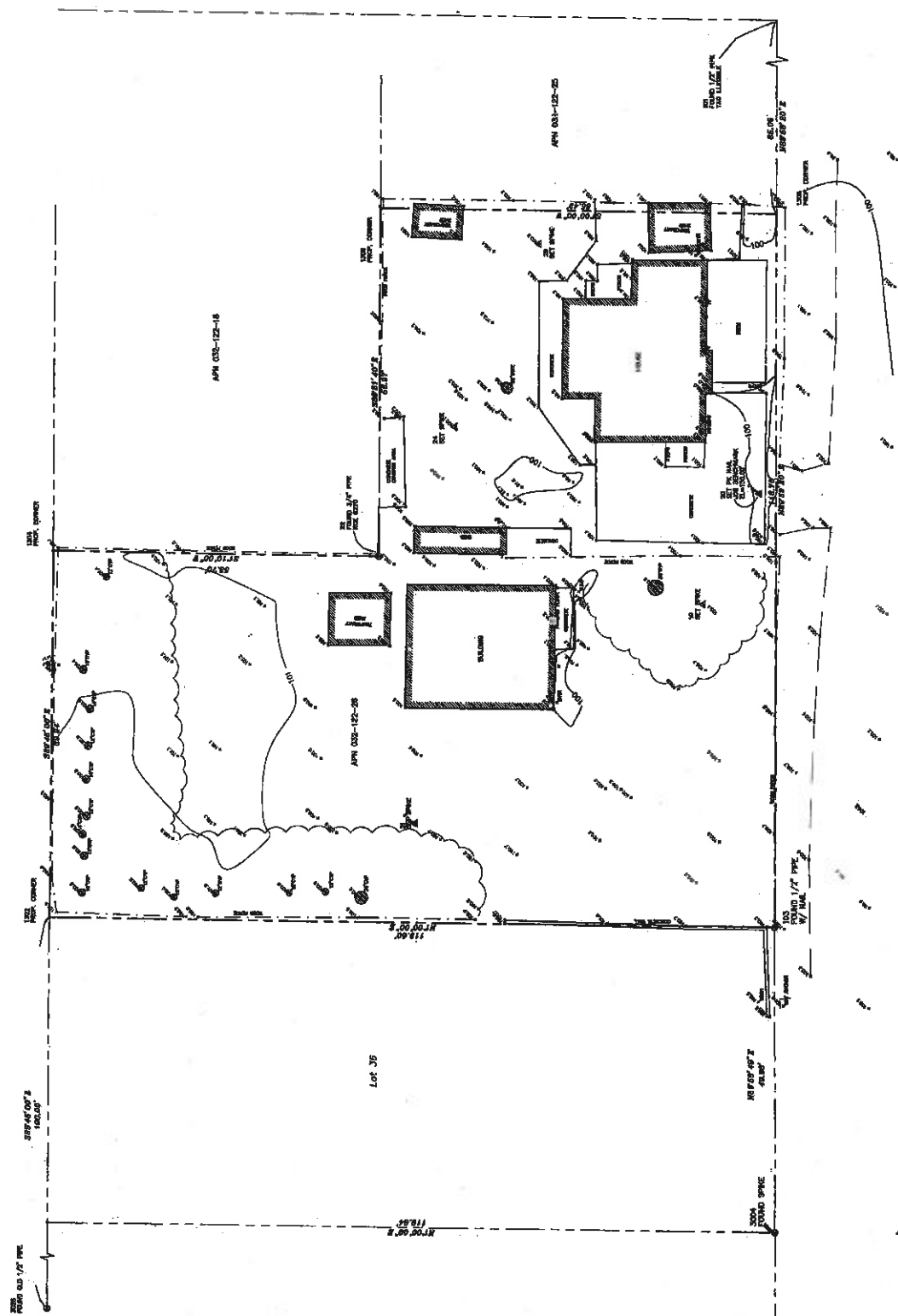
Thirty-Eight Avenue

LEGEND

Survey control point based on aerial
Property line, based on survey
Property line, based on APN 033-122-25
Center of right of way
Center of right of way
Standard lot
Edge of proposed
Edge of proposed
Recent data

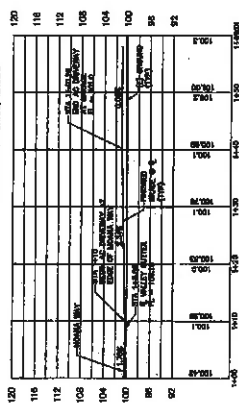
Boundaries are based on unrecorded surveys. Survey North = Set Pk. Map
Point 1, Station 100.00' (nearest)
NOTE: This is not a boundary survey. Property lines are shown
for information only. They are not to be used for any other purpose
except to show the location of the property lines. The results of a
boundary survey.

TOPOGRAPHIC SURVEY MAP
OF SECTION 10, T.10N. R.10E. S.10E.
SANTA CRUZ COUNTY,
CALIFORNIA
Prepared for
THE FIDELITY
Job #8107



KLI Engineering, Inc.
303 Poveda St., Suite 42-202, Santa Cruz, CA
831-426-3801 www.kliengineering.com

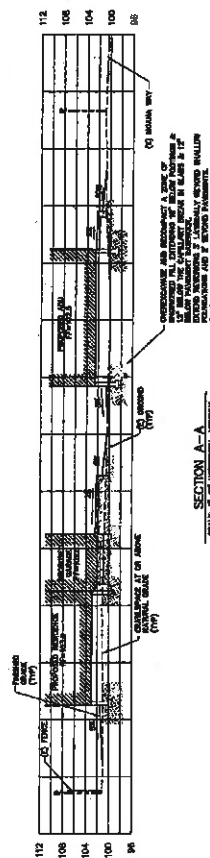
THE CONTRACTOR SHALL HAVE A PERMITTED AND LICENSED SHOP OF WORK, WHICH SHALL BE LOCATED IN THE VICINITY OF THE PROJECT, AND SHALL BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT, AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SHOP AND THE MATERIALS THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SHOP AND THE MATERIALS THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SHOP AND THE MATERIALS THEREIN.



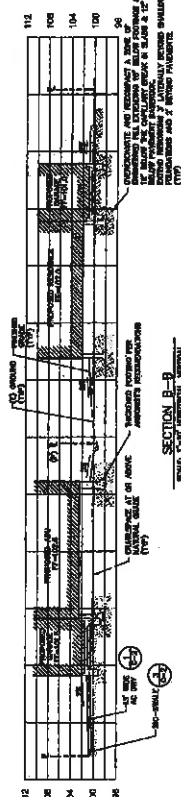
LOT 2 DRIVEWAY PROFILE



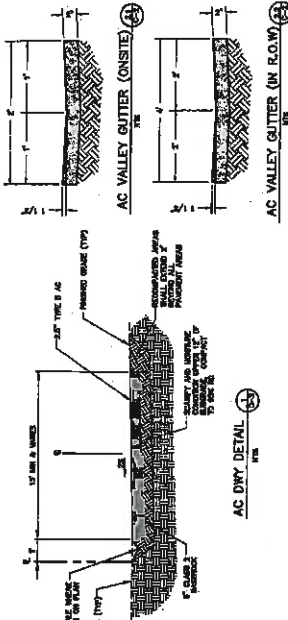
SECTION C-C



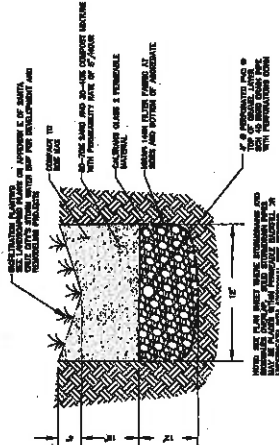
SECTION A-A



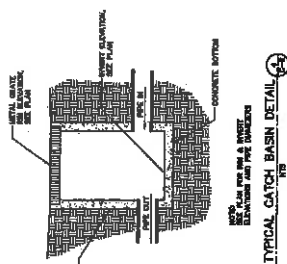
SECTION B-9



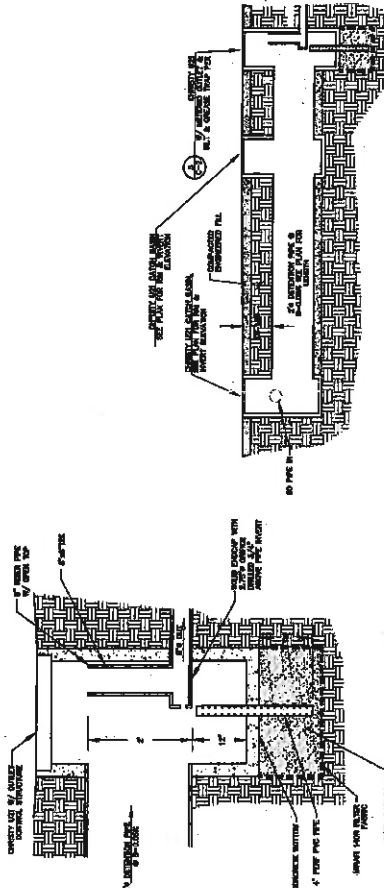
AC DRY DETAIL



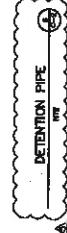
BIOSWALE DETAIL



TYPICAL CATCH BASIN DETAIL ¹/₂"



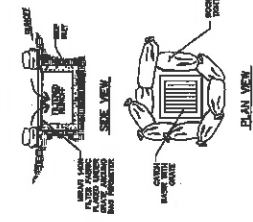
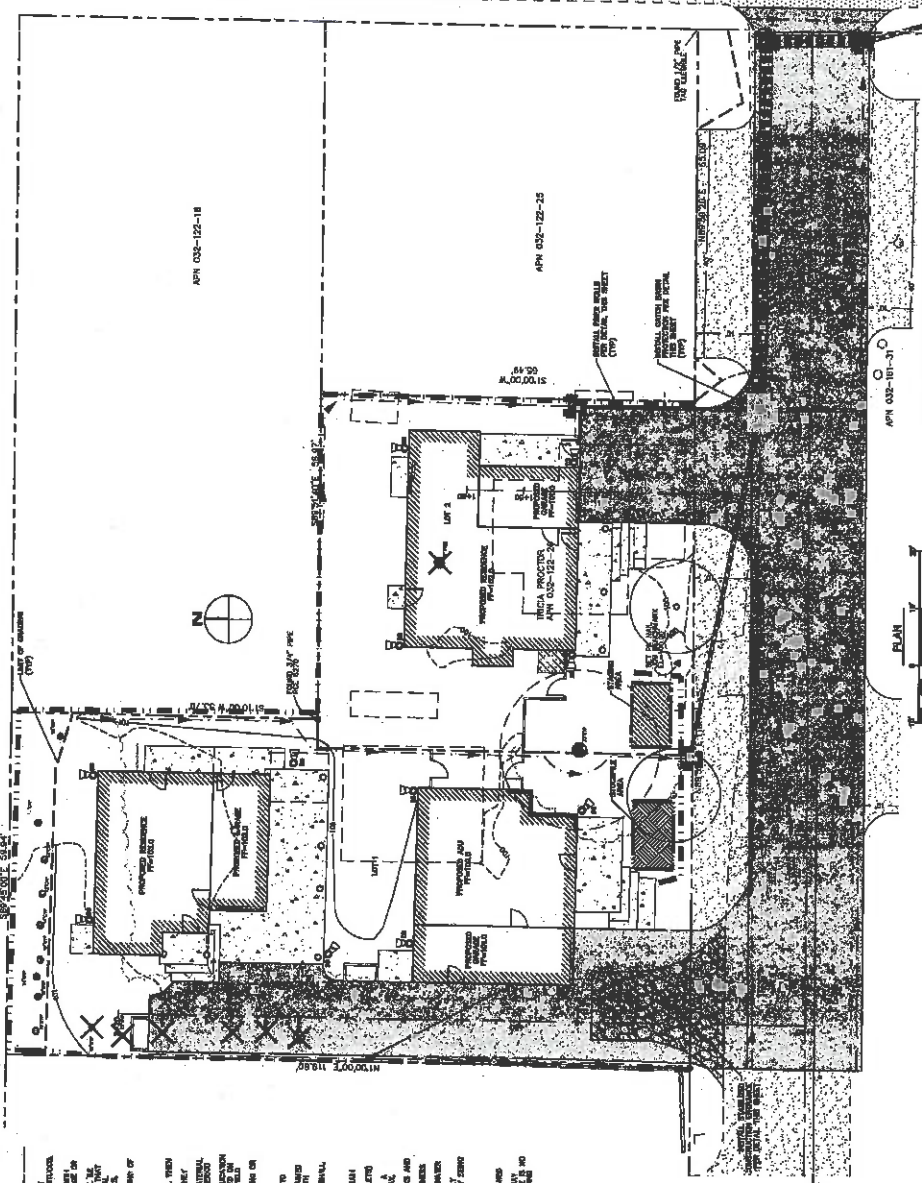
DETENTION OUTLET CONTROL W/ SILT & GREASE TRAP



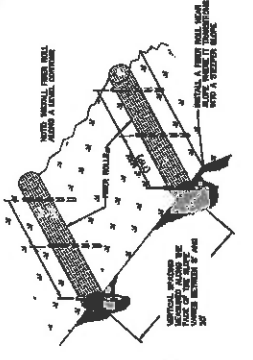
TOTAL AREA OF DISTURBANCE = 0.183 ACRES

SITE HOUSEKEEPING REQUIREMENTS

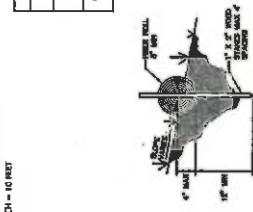
1. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
3. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
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8. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.
10. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF ADJACENT AREAS.



GRAVEL BAG CATCH BASIN PROTECTION



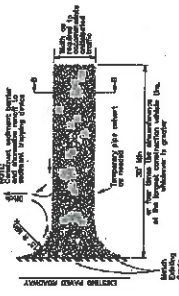
TYPICAL FIBER ROLL INSTALLATION



FIBER ROLL DETAIL IN SLOPE AREA

NO.	DESCRIPTION	QUANTITY	UNIT
1	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
2	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
3	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
4	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
5	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
6	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
7	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
8	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
9	GRAVEL BAG CATCH BASIN PROTECTION	1	EA
10	GRAVEL BAG CATCH BASIN PROTECTION	1	EA

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE



CONSTRUCTION ENTRANCE DETAIL

- EROSION CONTROL MEASURES**
1. EROSION IS TO BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION.
 2. EROSION IS TO BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION.
 3. EROSION IS TO BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION.
 4. EROSION IS TO BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION.
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 9. EROSION IS TO BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION.
 10. EROSION IS TO BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION.
- EXPOSED SLOPE MEASURES**
1. EXPOSED SLOPE MEASURES SHALL BE APPLIED TO ALL EXPOSED SLOPES.
 2. EXPOSED SLOPE MEASURES SHALL BE APPLIED TO ALL EXPOSED SLOPES.
 3. EXPOSED SLOPE MEASURES SHALL BE APPLIED TO ALL EXPOSED SLOPES.
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 8. EXPOSED SLOPE MEASURES SHALL BE APPLIED TO ALL EXPOSED SLOPES.
 9. EXPOSED SLOPE MEASURES SHALL BE APPLIED TO ALL EXPOSED SLOPES.
 10. EXPOSED SLOPE MEASURES SHALL BE APPLIED TO ALL EXPOSED SLOPES.
- EROSION CONTROL LEGEND**
- 1. EROSION CONTROL MEASURES
 - 2. EROSION CONTROL MEASURES
 - 3. EROSION CONTROL MEASURES
 - 4. EROSION CONTROL MEASURES
 - 5. EROSION CONTROL MEASURES
 - 6. EROSION CONTROL MEASURES
 - 7. EROSION CONTROL MEASURES
 - 8. EROSION CONTROL MEASURES
 - 9. EROSION CONTROL MEASURES
 - 10. EROSION CONTROL MEASURES

The Novak Family 3715 Mission Way, Santa Cruz, CA
FRANK LESI

- [illegible]

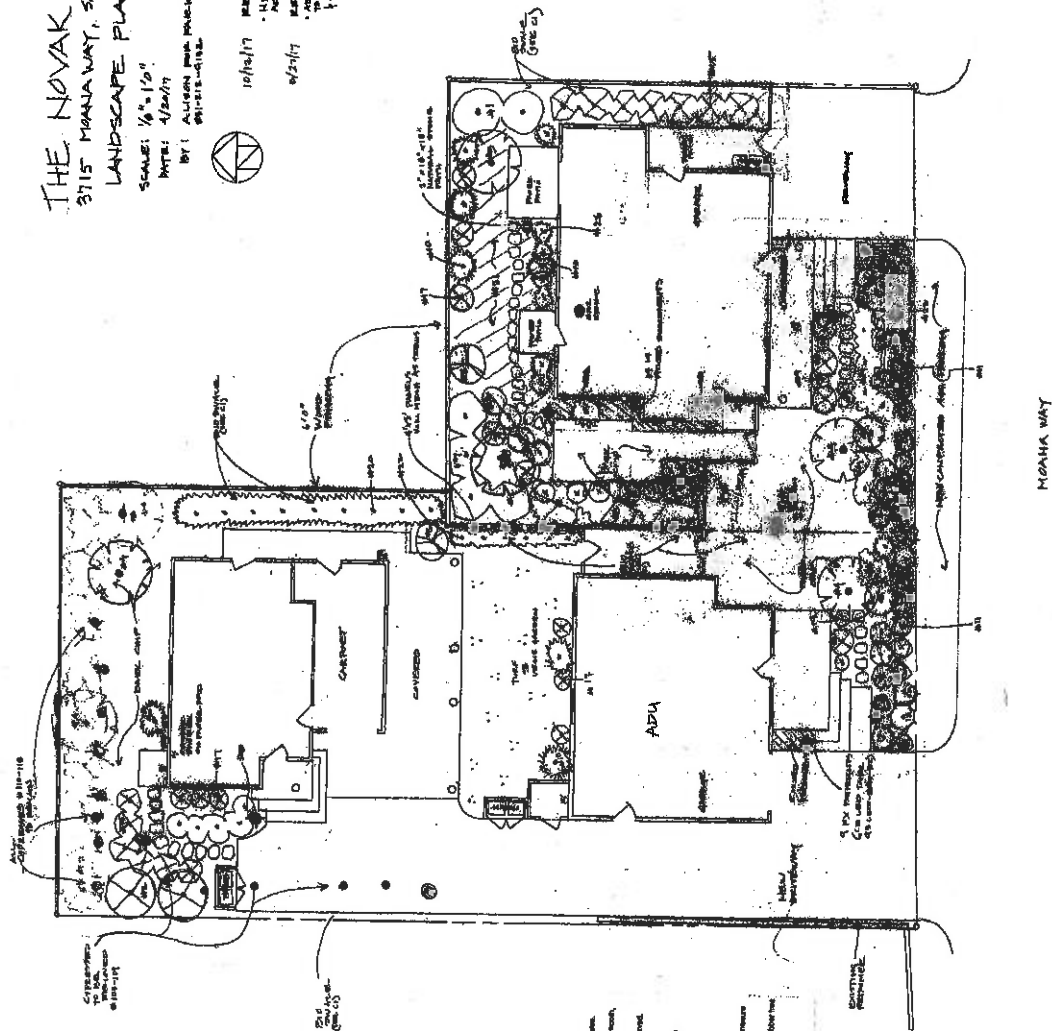
Planting Notes:

[illegible]

1

17. Paying ratio shall be as deep as the rootball and 3 times the width of the root ball.
18. Each plant shall have a wire mesh to allow proper drainage of the appropriate size.
19. Budget for the planting holes shall be 50 % site soil and 20% 50-50 blend topsoil and 30 percent aged chicken manure.
20. For other approved material.
21. All planting areas shall be watered with 2" of reduced water 1 time or better approved material.
22. All trees shall be watered with 2" x 2" kedge pots just before outside the root ball and sections with two rubber trees.

2000



THE NOVAK FAMILY
3715 MONA WAY, SANTA CRUZ
LANDSCAPE PLAN

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

DATE: 4/20/74
BY: ALISON PAUL PAUL-WOODF-
981-212-0192



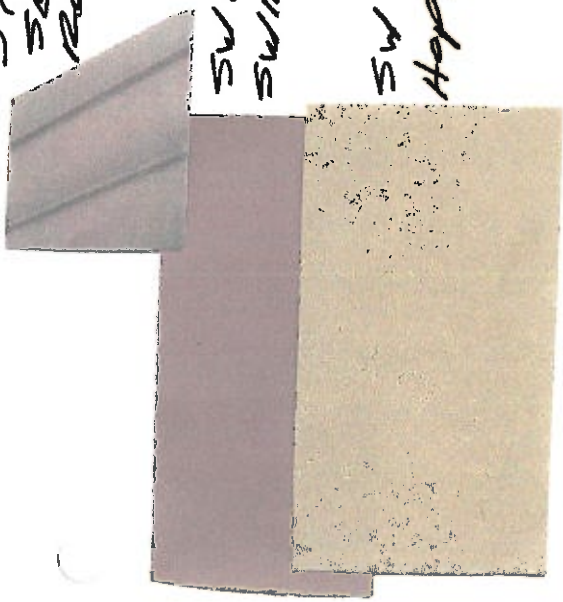
10/12/17 Revision 44

2/27/17

- NEW for Public Accessibility
Adopt Language to suit
REVISIONS to:
 - Adopt Language to comply w/ current standards
 - Civil Plans

THE NOVAK FAMILY
5715 MOANA WAY
SANTA CRUZ, CA 95062

TYPICAL
STANDING
SEAM METL.
ROOF



SW 6046
SWING BROWN

SW 6109
HOPSACK

HQ4 SE

ALL COLORS BY
SHERWIN
WILLIAMS

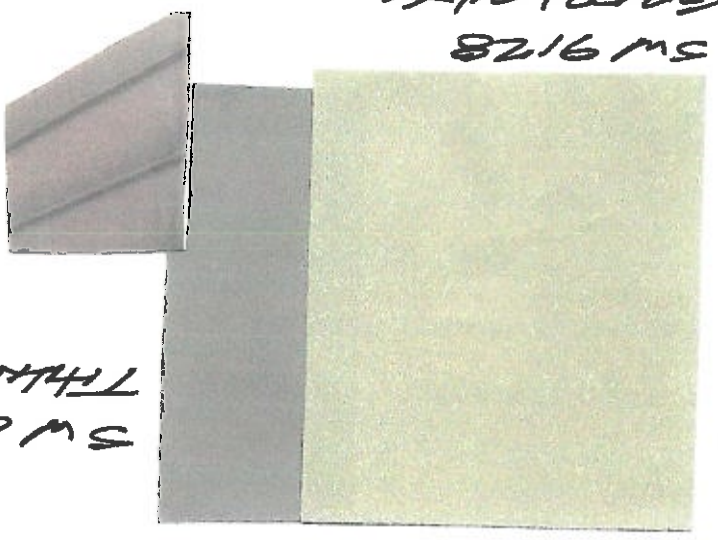
EXHIBIT D



SW 7053
WHITE
RA, SILL

ADD

SW 6201
THULE EROLS



SW 9128
GREEN ONLY

LOT 1 LOT 7

FOR TAX PURPOSES ONLY

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POR. RANCHO ARROYO DEL RODEO
N.E. 1/4 SEC. 21, T. 11S., R. 1W., M.D.B. & M.

Tax Area Code
82-040

32-12

(07)

BELTZ HAVEN TR.
21MB42 1/14/29

(08)

86RS37
11/9/92

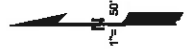
48PM58
3/24/88

40

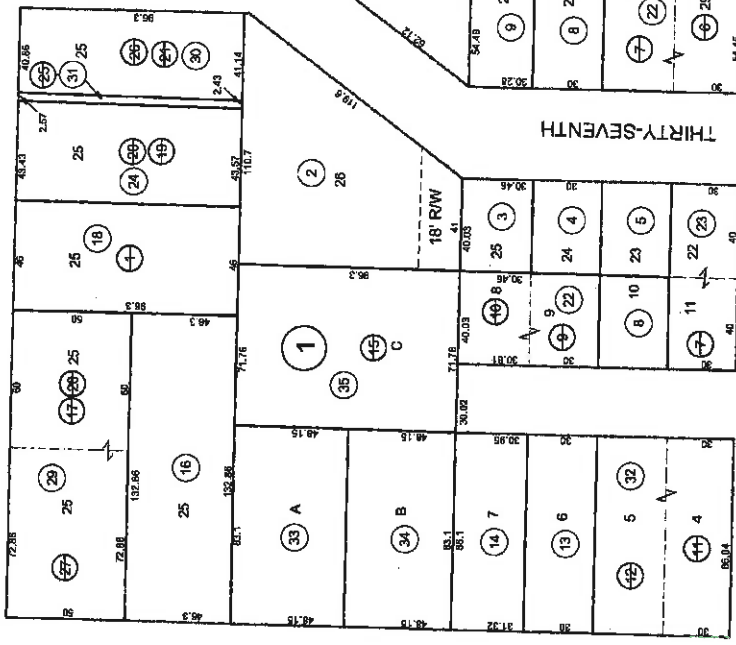
9 FLORAL

DR.

9



AVE.



29PM27
5/1/78

(11)

THIRTY-EIGHTH

THIRTY-SEVENTH

THIRTY-SIXTH

Revised 8/17/04 DD (4-2022555, LBA 2-25 & 26)
Rev. 4/12/01 mm (changed page refs.)
Electronically Reduced 10/2/08 m

MOANA WY.

MOANA

WY.

(16)

(15)

MOANA COURT
UNFILED

Assessor's Map No. 32-12
County of Santa Cruz, Calif.
October, 1998

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

EXHIBIT E

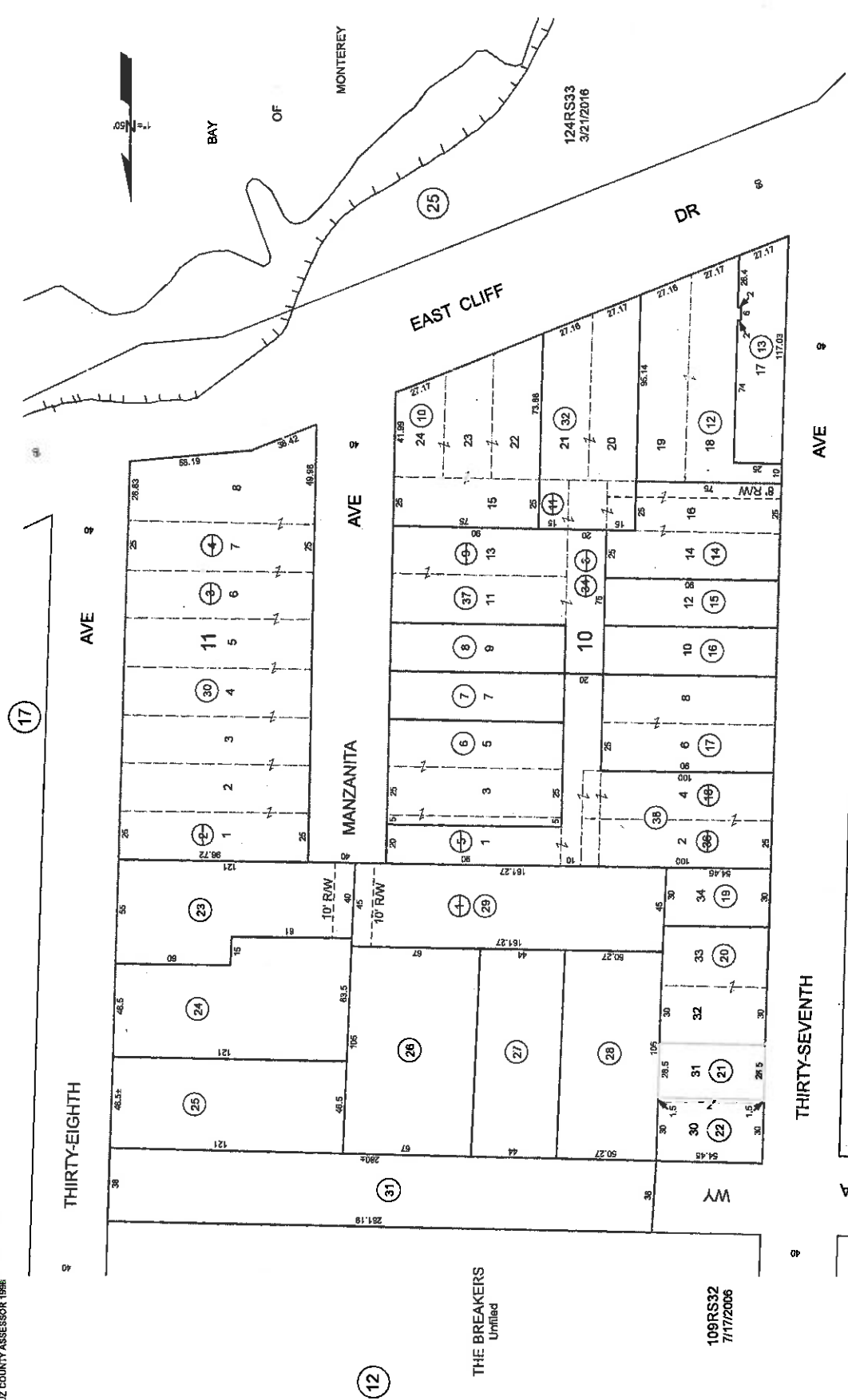
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POR. RANCHO ARROYO DEL RODEO
E. 1/2 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

32-16



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

Assessor's Map No. 32-16
County of Santa Cruz, Calif.
Oct. 1998

109RS32
7/17/2006

EXHIBIT E



Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
032-122-26
Oct. 17, 2018



Location Overview

Symbol Key

— Street



0 40 80
Feet



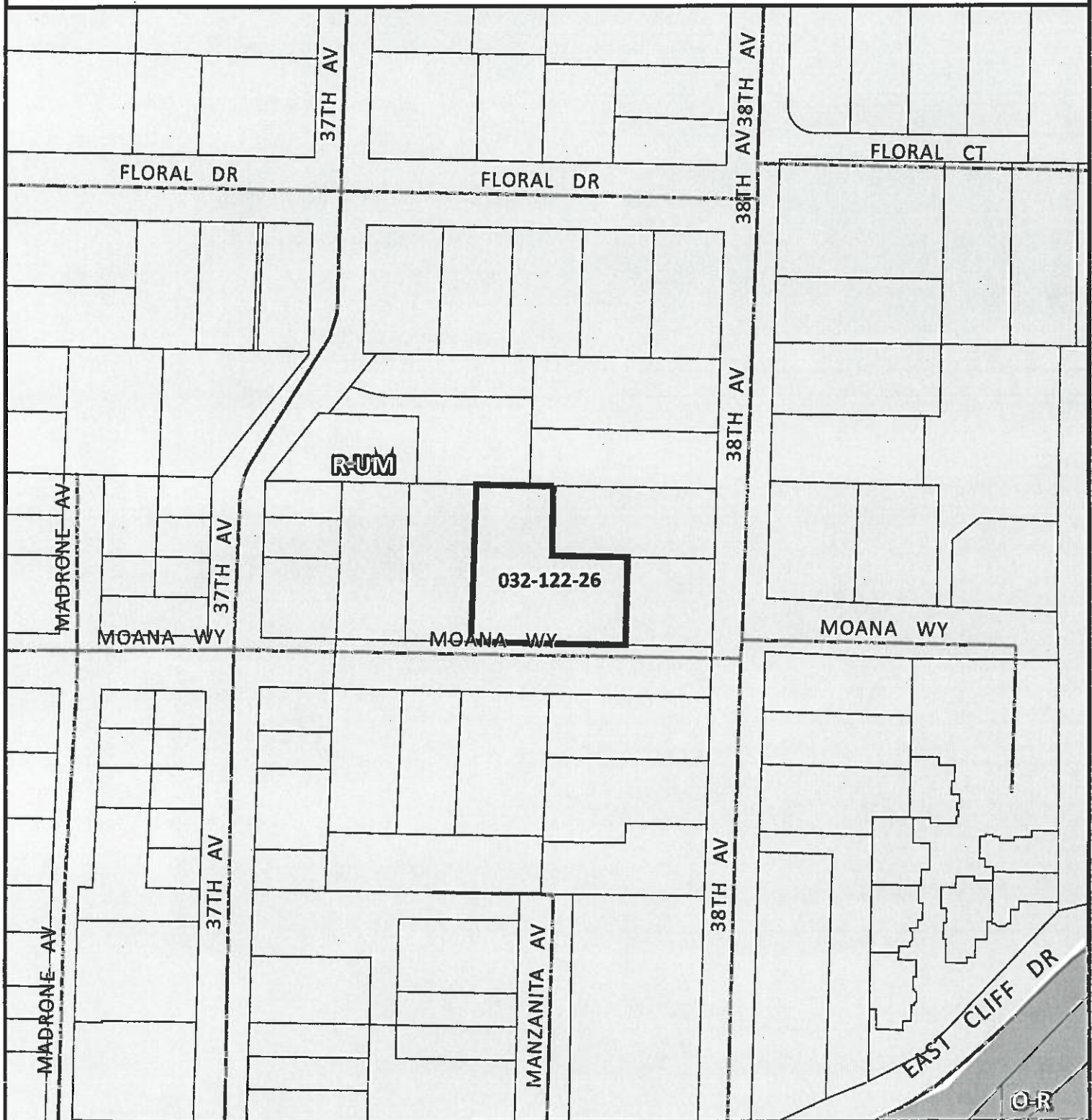
Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

032-122-26

Oct. 17, 2018



General Plan

- O-R - Parks and Recreation
- R-UM - Residential - Urban Medium Density



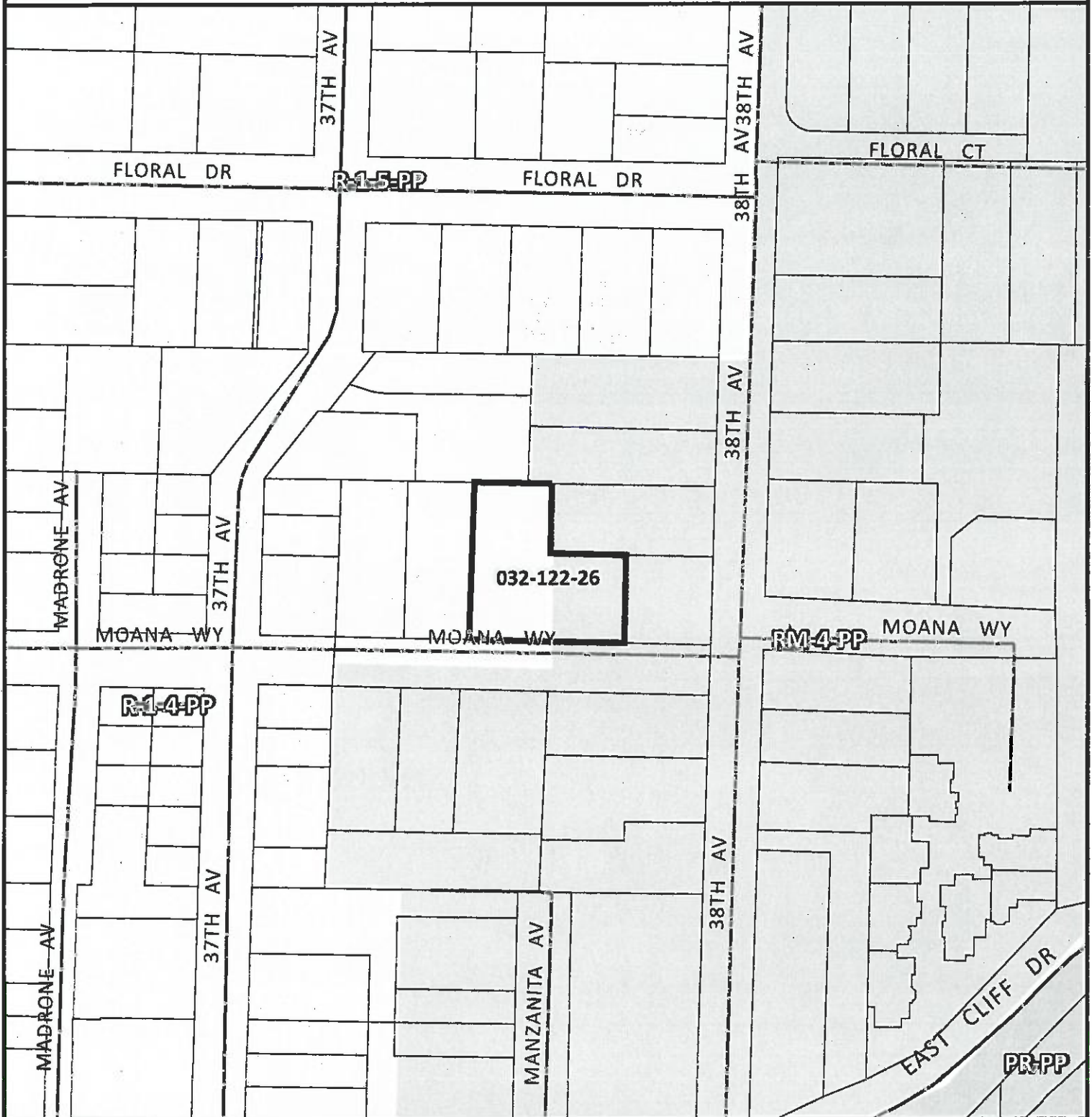
0 40 80
Feet



Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
032-122-26
Oct. 17, 2018

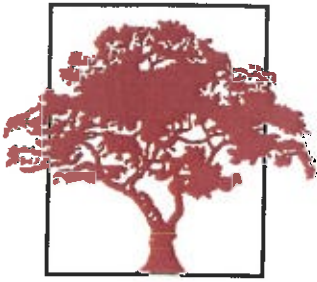


Zoning

- (PR) Parks, Recreation, and Open Space
- (R-1) Single-Family Residential
- (RM) Residential Multi-Family



0 40 80
Feet



**James P. Allen
& Associates**

Dedicated to the Preservation of Trees

**3715 Moana Way, Santa Cruz
APN 131-122-06**

**Revised
Tree Resource Evaluation/
Construction Impact Analysis/
Tree Protection Plan**



Consulting Arborists

611 Mission Street
Santa Cruz, CA 95060

831.426.6603 office

831.234.7739 mobile

831.460.1464 fax

jpallen@consultingarborists.com

www.consultingarborists.com

**Prepared for
The Novak Family
Property Owners**

EXHIBIT F

TABLE OF CONTENTS

Assignment/Scope of Services.....	Page 3
Summary.....	Pages 3 and 4
Background.....	Page 4 and 5
Observations.....	Pages 5, 6 and 7
Tree Inventory Methodology.....	Pages 7 through 10
Required Procedures.....	Pages 10, 11 and 12
Tree Replacement.....	Pages 11 and 12
Tree Preservation Specifications.....	Page 14 and 15
Attachments	
Tree Resource Inventory	
Tree Location Map	

ASSIGNMENT/SCOPE OF SERVICES

The construction of two residential homes and one accessory dwelling unit is proposed at 3715 Moana Way in Santa Cruz, APN 031-122-26. The site is populated with several Monterey cypress and one alder tree, some of which meet "Significant" criteria. In order to meet County requirements; create a design that insures tree health/stability, minimize removal of Significant trees and protects tree resources on this site during construction Frank Iadiano, Project Manager has requested the following services be completed

- Locate, catalog and verify mapped locations all trees within 20 feet of proposed impacts
- Identify each tree as to species
- Measure trunk diameter at a point 4.5 feet above grade
- Identify trees that meets protected criteria as defined by Santa Cruz County Significant Tree Protection section 16.34
- Rate health, structure and preservation suitability as "good", "fair" or "poor"
- Identify and map Critical Root Zones and canopy extents for each preserved tree
- Review project plans
- Determine impacts to tree resources
- Address and resolve all issues identified in the Incomplete Application and Discretionary Application Comments letters dated June 30, 2017
 - Address all required modifications as defined and directed by Robert Loveland, Environmental Planner dated February 2, 2018:
 - Revise this report to reflect the retention of Trees #110 through 116 and #118, previously recommended for removal by James P. Allen, Consulting Arborist
- Determine tree protection criteria
- Quantify tree replacement requirements for "Significant" trees removed due to construction impacts
- Make recommendations for suitable species and placement
- Define and document a Mitigation Maintenance and Monitoring Program
- Provide all findings in the form of a Tree Resource Assessment/Construction Impact Analysis Report accompanied by an inventory and Tree Location Map/Preservation Plan

SUMMARY

This project involves the demolition of existing structures and construction of two single-family residences and one accessory dwelling unit (ADU) with extensive landscaping. Eighteen (18) trees growing within the project boundaries have been assessed and the known impacts resulting from the construction of proposed improvements defined at this time have been evaluated.

To construct the improvements as presented, the removal of 8 trees (#102 through 109) will be necessary. Tree #117, a small diameter dead tree is recommended be removed due to condition. Six of the 9 trees proposed for removal meet "Significant" criteria.

To ensure the protection of tree resources to be preserved it is imperative that the recommendations detailed within this document are incorporated as conditions of project approval including:

- Preservation, Protection and Stabilization of Trees #101, 110 through 116 and 118, proposed for retention
- Demolition Guidelines
- Pre Grading Root Pruning, Trees #101, 110 through 116 and 118
- Dramatic canopy clearance pruning, Trees #110 through 116 and 118
- Tree Preservation Specifications including:
 - Tree Protection Structures, temporary fencing with rice straw bales

Compensation for trees to be removed will be comprised of:

- Trees planted as components of the planned landscape
 - "Significant" trees proposed for removal removed will be mitigated by replanting a total of 10 replacement trees
 - 2, 24" boxed trees
 - 8, 15-gallon trees

To ensure the survivability and proper growth of the replacement trees a five-year Maintenance and Monitoring Program (MM&P) has been defined with success criteria to meet a 100% survival rate.

Monitoring, by the Project Arborist¹ should occur at the intervals defined within this report to assure tree protection guidelines are adhered to and unforeseen impacts are resolved prior to damage occurring.

BACKGROUND

I was contacted by Frank Idiano, Project Manager on September 6, 2017. He requested I prepare a proposal to complete the necessary studies for Santa Cruz County Project Approval. This proposal was submitted to Mr. Idiano, accepted and executed by the Novak Family on September 12, 2017. The following plans were provided for my review:

- Architectural Plans, A0 through A4 prepared by The Envirotechs dated May 10, 2017
- Civil Engineering Plans, C-1 through C3 prepared by dated March of 2017
 - Revised April 2, 2018
- Tentative Map File, T-1 prepared by RI Engineering Inc. Dated March of 2017
- Landscape Plan, L1 prepared by Far West Landscape dated April 20, 2017
 - Revised March 27, 2018

The site was inspected on September 14, 2017. Each tree within the project boundaries was located, identified and visually assessed from the root crown through the extents of the foliar canopy. Construction related impacts were determined through review of the above plans and field inspection.

¹ **Project Arborist:** The Consulting Arborist as an authorized representative of the owner and County, with the responsibility of periodic inspection of the project, contractor and subcontractors and contractor's equipment and methodologies to determine compliance with the project specifications, the County of Santa Cruz's tree preservation requirements and the cited professional standards.

Mr. Robert Loveland, Environmental Planner with the County of Santa Cruz reviewed the previous arborist report I prepared dated 9.29.17. Mr. Loveland pointed out that I had miss categorized several trees that met "Significant" criteria. In his review dated February 2, 2018, Mr. Loveland stated that Trees #110 through 116 and #118 meet "Significant" criteria and shall be retained for "habitat value and screening purposes". This revised report reflects Mr. Loveland's direction and correctly identifies each tree that meets "Significant" criteria. It is hereby noted that Trees #110 through 116 and #118 stand within 2 to 4 feet of proposed grading limits. The required root and canopy clearance pruning may leave these trees in an unstable, disfigured condition.

The exact Limits of Grading will not be known until the grading plan is finalized and field staking representing cut/fill and disturbance limits are survey located and set in the field by the project survey team. The exact locations of the proposed grading and other improvements will be reviewed and evaluated once the site staking is in place. There is a possibility that recommended procedures will change once the exact positions of the proposed improvements are known.

OBSERVATIONS

Site Description

The project spans a .25-acre, relatively level site of the current residence and dilapidated garage. The site is bound to south by Moana Way, a private road and in all other directions by privately owned residential parcels.

Tree Descriptions

The project site is populated with 18 trees, three of which meet "Significant " criteria as defined by Santa Cruz County Code. Monterey cypress (*Hesperocyparis macrocarpa*) formerly classified as (*cupressus macrocarpa*) is the dominant, native species representing 17 of the 18 trees on site. The remaining lone species is an alder (*Alnus* sp.).

Sixteen of the Monterey cypresses, Trees #103 through 118 were planted within 3 to 5 feet of the northern and western property boundaries serving as a hedge or for screening purposes.

Treetops and lateral branches have been slashed repeatedly to retain solar access and to prevent growth into neighboring yards.



This aggressive pruning has left these trees out of balance with canopies extending 15 to 20 feet into the proposed development site. There are a number of large diameter dead branches and stems. There are minor influences of cypress canker *Seiridium cardinal*, a micro-fungus that causes a sometimes-lethal canker disease on cypress and other related conifers.

Two of the smaller diameter trees, Trees #106 and 117 are dead. Due to the poor, irreparable structural condition of these trees and their position within proposed grading and construction, Trees #103 through #109 are required to be removed. Tree #117 will be removed since it is dead.

Tree #101 is also a Monterey cypress that stands in the central portion of the proposed development. This tree stands approximately 35 feet tall and appears to have been professionally pruned in the past. It is in a good state of health with very poor structure.

At the height of 5 feet above grade the tree trunk divides into several poorly attached codominant stems of similar size, originating from the same position, see inset photo at right. This weak connection point is typical of those prone to failure. A cable system is recommended to be designed and installed to provide this tree additional structural support.

This tree is to be preserved and protected through the demolition and construction phases. A deeper and thicker foundation footing is recommended within 14 feet of the tree to defend the ADU structure against future root growth damage.





Tree #102, an alder pictured at the left. This tree is in good health with fair structure.

This tree is required to be removed since it stands well within the proposed residence's footprint.

In order to retain this tree, a 14-foot exclusion zone would be recommended.

TREE INVENTORY METHODOLOGY

The appended inventory lists information on 18 trees including; species, trunk diameter, health, structure, suitability for preservation, Critical Root Zone (CRZ) radius, construction impacts, observations, recommended procedures and whether the tree meets "Significant" criteria per the Santa Cruz County Significant Tree Protection section 16.34.

Numbered metal tags were affixed to each tree's trunk for identification purposes. Tree locations are documented on the attached *Tree Location Map*.

Diameter: is the width of the trunk measured at 4.5 feet above natural grade (ground level).

Health, Structure and Preservation Suitability Inventory ratings are based on the following criteria:

Tree health and structure are separate issues that are related since both are revealed by tree anatomy. A tree's vascular system is confined in a thin layer of tissue between the bark and wood layers. This thin layer is responsible for transport of nutrients and water between the root system and the foliar canopy. When this tissue layer is functioning properly a tree has the ability to produce foliage (leaves). As long as the tree maintains a connected vascular system it may appear to be in good health.

When conditions conducive to decay are present, fungi, bacteria or poor compartmentalization, wood strength is degraded. As decay advances, the tree's ability to continue standing is compromised. Thus, a tree can appear to be in good health, but have poor structure.

Tree Health: This rating is determined visually. Annual growth rates, leaf size and coloration are examined. Indications of insect activity, decay and dieback percentages are also used to define health ratings.

Trees in “**good**” health are full canopied, with dark green leaf coloration. Areas of foliar dieback or discoloration are less than 10% of the canopy. Dead material in the tree is limited to small twigs and branches less than one inch in diameter. There is no evidence of insects, disease or decay.

Trees with a “**fair**” health rating have from 10% to 30% foliar dieback, with faded coloration, dead wood larger than one inch, and/or visible insect activity, disease or decay.

Trees rated as having “**poor**” health have greater than 30% foliar dieback, dead wood greater than two inches, severe decay, disease or insect activity.

Tree Structure: This rating is determined by visually assessing the roots, root crown (where the trunk meets the ground), supporting trunk, and branch structure. The presence of decay can affect both health and structural ratings.

Trees that receive a “**good**” structural rating are well rooted, with visible taper in the lower trunk, leading to buttress root development. These qualities indicate that the tree is solidly rooted in the growing site. No structural defects such as codominant stems (two stems of equal size that emerge from the same point), poorly attached branches, cavities, or decay are present.

Trees that receive a “**fair**” structural rating may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Decay or previous limb loss (less than 2 inches in diameter) may be present in these trees. Trees with fair structure may be improved through proper maintenance procedures.

Poorly structured trees display serious defects that may lead to limb, trunk or whole tree failure due to uprooting. Trees in this condition may have had root loss or severe decay that has weakened their support structure. Trees in this condition can present a risk to people and structures. Maintenance procedures may reduce, but not eliminate these defects.

Suitability for preservation: This rating evaluates tree health, structure, species characteristics, age and potential longevity.

Trees with a “**good**” rating have adequate health and structure with the ability to tolerate moderate impacts and thrive for their safe, useful life expectancy.

A “**fair**” rating indicates health or structural problems have the ability to be corrected. They will require more monitoring and intense management with an expectation that their lifespan will be shortened by construction impacts.

Trees with a “**poor**” rating possess health or structural defects that cannot be corrected through treatment. Trees with poor suitability can be expected to continue to decline regardless of remedies provided. Species characteristics may not be compatible with redefined use of the area. Species which are non-native and unusually aggressive are considered to have a poor suitability rating.

Critical Root Zone, Preserved Tree(s) Only: Individual tree root systems provide anchorage, absorption of water/minerals, storage of food reserves and synthesis of certain organic materials necessary for tree health and stability. The Critical Root Zone (CRZ) is the species-specific amount of roots necessary to continue to supply these elements essential for each tree to stand upright and maintain vigor. This distance reflects the minimum footage measurement from the trunk required for the protection of the tree’s root zone. Construction activities proposed within these areas are subject to specific review and the implementation of recommended special treatments.

Observations: Descriptions of individual tree conditions.

Description of Construction Impacts

This section describes what procedures are proposed near the individual tree. The influences the proposed construction activities will have on the tree are classified as **None, Low, Moderate or High**. These classifications are defined as follows:

NONE, the tree is not near the impact area of the proposed construction.

LOW, adverse affects from the proposed construction activities are minimal.

MODERATE, this level of impacts will result in loss in tree vigor and/or stability. Recommended procedures must be implemented to decrease these impacts.

HIGH, requiring tree removal or the understanding that premature tree mortality can be anticipated. Mitigation is required for “Significant” trees subject to this level of impacts.

Construction of this project as presented requires the following procedures that impact tree health and stability:

- Demolition of existing structures
- Over-excavation for site stabilization
- Trenching for building foundations, utility lines and drainage structure construction
- Construction of the buildings and access points with necessary infrastructure
- Planned landscape installation

These procedures require alteration of natural grade in the form of cut and/or fill (described below) at the defined "Limits of Grading". Roots shattered during this process provide openings for opportunistic decay causing organisms degrading tree support systems and vigor.

Alteration of natural grade

- Cuts, lowering of natural grade, require the removal of soil until the desired elevation is reached. A cut within the trees Critical Root Zone can remove non-woody and woody roots. Non-woody (absorbing) roots are responsible for transporting moisture and nutrients necessary for maintaining tree health. More significant cuts remove woody roots that provide structural support, compromising the tree's ability to stand upright.
- Fill, increasing natural grade, often requires an initial cut to "knit in" and stabilize the material. This material is applied in layers and compacted in the process. Compaction breaks down soil structure by removing air and adding moisture. Anaerobic conditions may develop, promoting decay. Absorbing roots can suffocate from lack of oxygen. Structural roots may be compromised as a result of the decay.

Protected Tree Definition

Trees that meet "Significant" criteria were determined as defined in *Santa Cruz County Code Chapter 16.34.030*:

"Significant tree," for the purposes of this chapter, shall include any tree, sprout clump, or group of trees, as follows:

(A) Within the urban services line or rural services line, any tree which is equal to or greater than 20 inches d.b.h. (approximately five feet in circumference); any sprout clump of five or more stems each of which is greater than 12 inches d.b.h. (approximately three feet in circumference); or any group consisting of five or more trees on one parcel, each of which is greater than 12 inches d.b.h. (approximately three feet in circumference).

REQUIRED PROCEDURES

Tree Removal

Eight (8) trees will need to be removed to construct the project as proposed. Trees proposed for removal are within disturbance limits. **Trees #102 through 109** will be required to be removed as defined in the attached spreadsheet. **Tree #117** will be removed because it is dead. Six (6) of these trees meet "Significant" criteria. Tree locations are documented on the attached *Construction Impact Assessment/Tree Location* map.

Trees shall be removed in a controlled, sectional manner by a qualified contractor with valid State Contractor License and General Liability and Workmen's Compensation insurance.

Demolition of buildings within the Critical Root Zone of Tree #101 will be done by a skilled, equipment operator cognizant of the need for tree protection. Special care must be taken to avoid or minimize damage to root systems. Workers and equipment operators must be willing and able to communicate with, and be directed by the Project Arborist.

Backhoe operation requirements:

1. Position and operate equipment with wheels outside of the Critical Root Zone
2. Reach boom toward building/foundation, gently lifting and pulling sections away from the tree trunk
3. Dig to only the minimum depth required to the strip materials from the soil surface.
4. Stack or load removed spoils outside of preserved Trees #101, 110 through 116 and 118's Critical Root Zones

Tree Maintenance

A **cable support system** should be designed and installed for Tree #101 to support poor trunk/stem attachments.

Vertical Canopy Clearance Pruning is required for Trees #110 through 116 and 118 in order to construct the project as proposed. Necessary clearance pruning will remove damaging levels of the existing canopy. Pruning cuts will be made to undersized or non-existent lateral growth that may result in premature mortality, out of balance and asymmetrical canopies.

A qualified certified arborist, using the most current versions of the following industry guidelines should be contracted to perform all tree pruning.

- American National Standards Institute A300 for Tree Care Operations- Tree, Shrub and Other Woody Plant Maintenance-Standard Practices.
 - (Part 1)-2017 Pruning
 - (Part 3)-2000 Support Systems a. Cabling, Bracing, and Guying
- International Society of Arboriculture: Best Management Practices
- American National Standards Institute Z133.1-1994 for Tree Care Operations- Pruning, Trimming, Repairing, Maintaining, and Removing Trees and Cutting Brush-Safety Requirements

Pre-Grading Root Pruning, Areas are identified on the attached *Tree Location Map*

A “**Ditchwitch**” type of trencher may be used for root severance treatments under the direction of the Project Arborist. This procedure is defined below:

- Establish a “final line of disturbance” with field staking. This line represents the furthest distance from the trees trunk that will allow the proposed construction.
- Determine the depth of the cut required.
- Begin trenching along the “final line of disturbance”.
- Trench to the required depth.
- “Clean up” shattered roots using the root pruning techniques defined below.
- Install Tree Preservation fencing with rice straw bales to allow maximum distance from the tree while allowing space to construct the home.

Once root pruning is completed, damaged roots shall be cleanly pruned so that bark adheres to the wood and there are no shattered wood fibers. All root pruning should be performed by skilled labor. The following tools should be used:

- Hand-pruners/Loppers
- Handsaw
- Reciprocating saw
- Chainsaw

When completed, the pruned portions should be covered with burlap or similar material and kept moist.

Utility line placement is to be consciously placed to avoid the Critical Root Zones of preserved Trees #101, 110 through 116 and 118.

Widened foundation elements excavated to greater depths are suggested to defend against future root growth and minimize damage potentials within 14 feet of Tree #101.

Required Tree Replacement

Compensation for tree removal required in order to complete the project will include:

- Preservation and protection of Trees #101, 110 through 116 and 118.
- Implementation of preconstruction treatments
- Tree planting as a component of the planned landscape to be maintained in perpetuity

A Landscape Plan prepared by Far West Landscape dated March 27, 2018 proposes the replanting of 10 trees and 8 larger scale-screening shrubs as components of the planned landscape. These plantings will serve screening, aesthetic and biotic function.

Proposed replacement species, quantity and nursery container sizes include:

- 2, 24" boxed trees:
 - Mediterranean fan palm, *Chamerops humilis*
- 8, 15-gallon trees:
 - Meyer lemon, (*Citrus*) × *meyeri*
 - Strawberry tree (*Arbutus*) 'marina'
 - Coast live oak, (*Quercus agrifolia*)
- 4, 15-gallon large screening shrubs:
 - *Leptospermum laevagatum* (standards)
 - Giant bird of Paradise (*Strelitzia nicolae*)
- 4, 5-gallon large screening shrubs:
 - *Feijoa selloiana*

Nursery stock selected for dominant species shall be standard (single trunk).

Trees planted should be well formed without co-dominant, poorly attached stems. Trees shall be disease free and absent of swirling or girdling roots.

Qualified professionals adhering to the following guidelines shall plant the replacement trees:

- Prepare the planting site by excavating 3 times the width and 2 inches less than the exact depth of the nursery container.
- Prune any visible matted or circling roots to remove or straighten them. Cut the root ball vertically on opposite sides at least half the distance to the trunk.
- Free roots from the root ball breaking away some of the soil to provide better contact between the root ball and the backfill soil.
- Backfill with native soil.
- After backfilling a two to four-inch layer of tree chip mulch should be applied to the soil layer. Chips should not be applied within 12 inches of the trunk.
- Stakes, for support should be driven opposite sides of the root ball and driven into the soil. The tree can be secured to the stakes using "Arbortape" or by using the "ReadyStake" system.

Supplemental irrigation will be provided the new trees by means of a temporary "drip" emitter system for a period of two (2) years. This system shall be designed, installed and maintained by a qualified professional to maintain appropriate moisture levels.

Maintenance and Monitoring Program Criteria

To ensure the survivability and proper growth of the replacement trees success criteria will be defined to meet a 100% survival rate and implemented as follows.

- A qualified professional will monitor the newly planted trees at one (1) month intervals for the first year of growth and every 3 months thereafter for an additional four-year period
- Tree health and growth rates will be assessed
- Trees suffering poor growth rates or declining health will be identified
- Invigoration treatments will be provided
- Dead trees or trees in an irreversible state of decline will be replaced
- At the end of the five-year period the status of the new plantings will be assessed to make certain that success criteria has been met and all replacement trees planted are performing well

Implementation of these success criteria shall be a condition of project approval.

TREE PRESERVATION AND PROTECTION

Tree Preservation Specifications included in this report outline specifics for tree protection structures and other procedures that will provide the best opportunity for their long-term survivability.

Tree Preservation Structures shall be constructed of the following materials as field specified by the Project Arborist.

- Temporary orange snow fencing attached to "T" posts driven into the ground
- Rice straw bales

Tree Preservation Structure locations are documented on an attached map (Tree Location/Preservation Map).

Project Monitoring of the project will be the responsibility of the Project Arborist. Site inspections will take place at the following intervals;

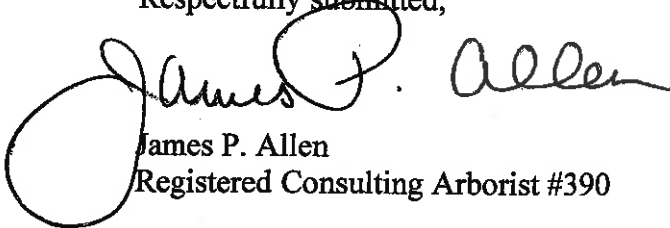
- Following on-site placement of grade stakes
- During tree removal operations
- During Root Pruning Operations
- After Tree Preservation fencing locations have been staked
- Following Tree Protection fencing installation and prior to the commencement of grading
- During all grading activities within Critical Root Zones
- As necessary during the grading activities to ensure compliance with all conditions of project approval

Site monitoring forms will be submitted to the Santa Cruz County Planning Department at requested intervals.

To ensure the protection of Trees #101, 110 through 116 and 118 it is imperative that the recommendations detailed within this document are incorporated as conditions of project approval.

Questions regarding this report may be directed to my office.

Respectfully submitted,


James P. Allen
Registered Consulting Arborist #390



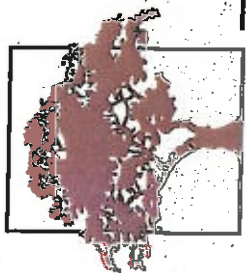
Tree Preservation Specifications
3715 Moana Way, Santa Cruz
APN 032-122-26

These guidelines should be printed on all pages of the development plans. Contractors and sub contractors should be aware of tree protection guidelines and restrictions. Contracts should incorporate tree protection language that includes "damage to trees will be appraised using the Guide to Plant Appraisal 9th Edition and result in mitigation costs and monetary fines assessed".

- 1. Pre construction meeting with the Project Arborist:** A meeting with the Project Arborist, Project Manager and all contractors involved with the project shall take place prior to demolition. All tree preservation specifications will be reviewed and discussed.
- 2. Field decisions:** The Project Arborist², Soils Engineer and Grading Contractor will work together to determine the most effective construction methods required to preserve and protect trees.
- 3. Tree Preservation Zone (TPZ) establishment:** TPZ's shall be established as indicated on the attached map. The TPZ's shall be delineated by temporary orange fencing, no less than 48 inches in height well attached to metal stakes embedded in the ground. Rice straw bales shall be placed within the fence perimeter. The fencing will be installed prior to the onset of demolition under the supervision of the Project Arborist and shall not be moved.
- 4. Restrictions within the Tree Preservation Zone (TPZ):** No storage of construction materials, debris or excess soil will be allowed within the TPZ. Parking of vehicles or construction equipment in this area is prohibited. Solvents, liquids or phytotoxic materials of any type shall never be stored or disposed of within the any TPZ, and shall only be disposed of as prescribed by law.
- 5. Grade Alterations:** Maintain the natural grade (where possible) around Trees #101, 110 through 116 and 118 to be preserved. If tree roots are encountered during the construction process, the Project Arborist will be notified immediately. Exposed roots will be immediately covered with moistened burlap (or similar material) until the Project Arborist makes a determination as to required mitigation methods and extent of damage.
- 6. Trenching requirements:** Any areas of where trenching is proposed will be evaluated with the Project Arborist and the Contractor prior to excavation or construction.
- 7. Tree canopy alterations:** Unauthorized pruning of any tree on this site will not be allowed. Tree canopy alterations will be performed to the specifications established by the Project Arborist.
- 8. Supplemental irrigation:** Irrigation shall be provided using "soaker" hoses or similar method of slow delivery. Supplemental irrigation requirements shall be determined by the Project Arborist and will be required prior to and after completion of the grading.
- 9. Mulch Layer:** A 4-6 inch layer of tree chip mulch shall be applied within the Tree Preservation Zones (TPZ). Maintain a 12-inch distance from tree trunks that is free of chips or organic material or excess soil accumulation

♦ ♦ ♦

² **Project Arborist:** The Consulting Arborist as an authorized representative of the owner and County, with the responsibility of periodic inspection of the project, contractor and subcontractors and contractor's equipment and methodologies to determine compliance with the project specifications, the County of Santa Cruz's tree preservation requirements and the cited professional standards.



3715 Moana Way, Santa Cruz CA APN 032-122-26

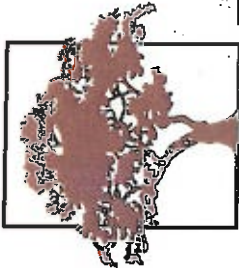
Dedicated to the Preservation of Trees

**James P. Allen
& Associates**

TREE RESOURCE INVENTORY

TREE #	SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY	Critical Root Zone, Radial Footage Preserved Trees Only	IMPACTS LEVEL/Description	OBSERVATIONS •REQUIRED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA (Yes/No)
101	Monterey cypress	31.5	Fair	Poor	Fair	14	MODERATE/ Proximity to Foundation	<ul style="list-style-type: none"> Divides into multi trunk at 5' above grade Poor trunk-stem attachment Preserve and Protect Design and install a Simple Direct cable system Construct a widened and deepened footing within 14 feet of the tree trunk • Yes
102	Alder	22.2	Good	Fair	Good	N/A	HIGH/ Within Proposed Structure	<ul style="list-style-type: none"> • Good form • Remove due to Construction Impacts • Yes
103	Monterey cypress	22.5	Fair	Poor	Poor	N/A	HIGH/ Within Proposed Driveway	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes Planted 3 feet from property boundary Repeatedly topped at the height of approximately 15 feet and pruned over property boundary Dead and dying branches • Remove due to Construction Impacts • Yes
104	Monterey cypress	12.6	Good	Poor	Poor	N/A	HIGH/ Within Proposed Driveway	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes Planted 3 feet from property boundary Repeatedly topped at the height of approximately 15 feet and pruned over property boundary Dead and dying branches • Remove due to Construction Impacts • Yes

EXHIBIT F



3715 Moana Way, Santa Cruz CA APN 032-122-26

Dedicated to the Preservation of Trees

**James P. Allen
& Associates**

TREE RESOURCE INVENTORY

TREE #	SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY	Critical Root Zone, Radial Footage Preserved Trees Only	IMPACTS LEVEL/ Description	OBSERVATIONS •REQUIRED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA (Yes/No)
105	Monterey cypress	13.7	Fair	Poor	Poor	N/A	HIGH/ Within Proposed Driveway	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Remove due to Construction Impacts • Yes
106	Monterey cypress	4.6	Dead	N/A	N/A	N/A	HIGH/ Within Proposed Driveway	<ul style="list-style-type: none"> • Dead • Remove due to Construction Impacts • No
107	Monterey cypress	18	Fair	Poor	Poor	N/A	HIGH/ Within Proposed Driveway	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Remove due to Construction Impacts • Yes
108	Monterey cypress	14.5	Fair	Poor	Poor	N/A	HIGH/ Within Proposed Driveway	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Remove due to Construction Impacts • Yes

EXHIBIT F



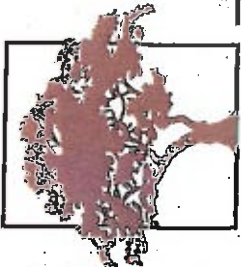
3715 Moana Way, Santa Cruz CA APN 032-122-26

Dedicated to the Preservation of Trees

**James P. Allen
& Associates**

TREE RESOURCE INVENTORY

TREE #	SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY	Critical Root Zone, Radial Footage, Preserved Trees Only	IMPACTS LEVEL/Description	OBSERVATIONS •REQUIRED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA (Yes/No)
109	Monterey cypress	10.2	Fair	Poor	Poor	N/A	HIGH/ Within Proposed Driveway	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes Planted 3 feet from property boundary Repeatedly topped at the height of approximately 15 feet and pruned over property boundary Dead and dying branches • Remove due to Construction Impacts • No
110	Monterey cypress	19.1	Fair	Poor	Poor	12	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes Planted 3 feet from property boundary Repeatedly topped at the height of approximately 15 feet and pruned over property boundary Dead and dying branches • Preserve and Protect • Pre-construction root pruning • Vertical canopy clearance pruning required • Yes
111	Monterey cypress	12 @ 36" above grade	Fair	Fair	Fair	12	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes Planted 3 feet from property boundary Repeatedly topped at the height of approximately 15 feet and pruned over property boundary Dead and dying branches • Preserve and Protect • Pre-construction root pruning • Vertical canopy clearance pruning required • Yes



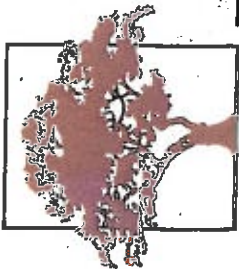
3715 Moana Way, Santa Cruz CA APN 032-122-26

Dedicated to the Preservation of Trees

James P. Allen
& Associates

TREE RESOURCE INVENTORY

TREE #	SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY	Critical Root Zone, Radial Footage Preserved Trees Only	IMPACTS LEVEL/ Description	OBSERVATIONS •REQUIRED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA (Yes/No)
112	Monterey cypress	18 @ 18" above grade	Poor	Poor	Poor	14	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Preserve and Protect • Pre-construction root pruning • Vertical canopy clearance pruning required • Yes
113	Monterey cypress	12.9	Fair	Poor	Poor	12	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Preserve and Protect • Pre-construction root pruning • Vertical canopy clearance pruning required • Yes
114	Monterey cypress	14.9 @ 6 inches above grade	Fair	Poor	Poor	12	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Preserve and Protect • Pre-construction root pruning • Vertical canopy clearance pruning required • Yes



3715 Moana Way, Santa Cruz CA APN 032-122-26

Dedicated to the Preservation of Trees

James P. Allen
& Associates

TREE RESOURCE INVENTORY

TREE #	SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY	Critical Root Zone, Radial Footage - Preserved Trees Only	IMPACTS LEVEL/ Description	OBSERVATIONS •REQUIRED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA (Yes/No)
115	Monterey cypress	15.8	Fair	Poor	Poor	12	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Preserve and Protect • Pre-construction root pruning • Vertical canopy clearance pruning required • Yes
116	Monterey cypress	15.2	Fair	Poor	Poor	12	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Maintained as a hedge for screening purposes • Planted 3 feet from property boundary • Repeatedly topped at the height of approximately 15 feet and pruned over property boundary • Dead and dying branches • Preserve and Protect • Pre-construction root pruning • Vertical canopy clearance pruning required • Yes
117	Monterey cypress	4.3	Dead	N/A	N/A	N/A	HIGH/ Proximity to Proposed Grading and Building Construction	<ul style="list-style-type: none"> • Dead • Remove due to Condition • No



3715 Moana Way, Santa Cruz CA APN 032-122-26

Dedicated to the Preservation of Trees

James P. Allen
Associates

TREE RESOURCE INVENTORY

TREE #	SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY	Critical Root Zone, Radial Footage Preserved Trees Only	IMPACTS LEVEL/ Description	OBSERVATIONS •REQUIRED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA (Yes/No)
118	Monterey cypress	14.5	Fair	Poor	Poor	14	HIGH/ Proximity to Proposed Grading and Building Construction	• Maintained as a hedge for screening purposes Planted 3 feet from property boundary Repeatedly topped at the height of approximately 15 feet and pruned over property boundary Dead and dying branches • Preserve and protect Pre-construction root pruning Vertical canopy clearance pruning required • Yes

Map Key / Legend

- Surveyed Tree Think Location
- Assigned Tree Number
- Made "Significant" Criteria
- Remove due to Construction Impacts
- Remove due to Condition
- Preserve and Protect
- Critical Root Zone
- Tree Preservation Zone
- Existing Canopy Extents
- Tree Preservation Fencing
- 10% Root Zone Area
- Pre-Grading Root Pruning
- Pre-Grading Root Pruning
- Canopy Pruning Required

3715 Moana Way
Santa Cruz, CA
APN 032-122-26

Revised Construction Impact Assessment/ Tree Resource Analysis/ Tree Protection Plan

Entire Site
Not to Scale

Novak Family Project

3715 Moana Way
Santa Cruz, CA

Tree Location Map



James P. Novak
6 Resolutions

DATE: 09/27/17
PROJECT: 2017-18
PROJECT: 2017-18

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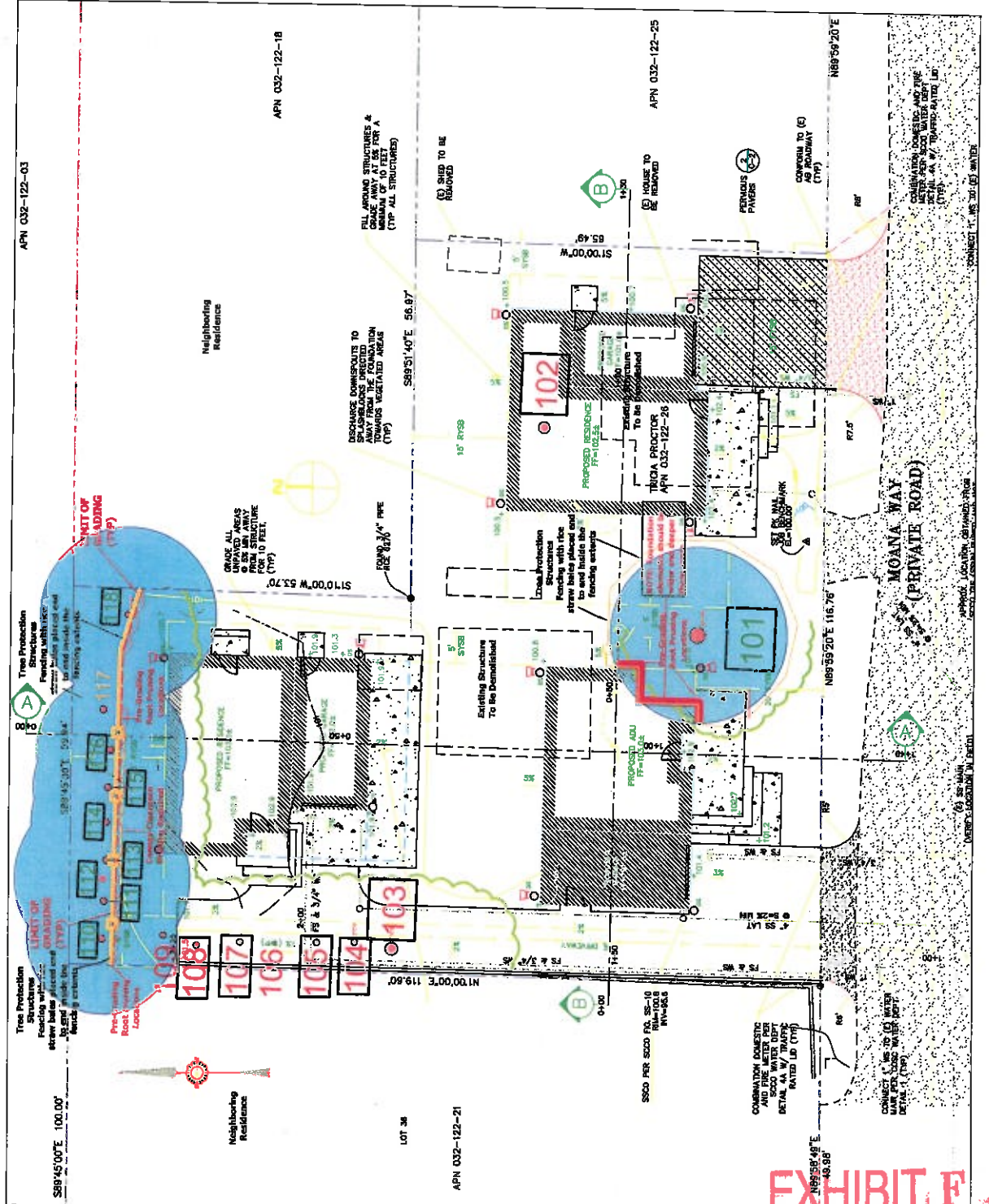


EXHIBIT F



Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073
(831) 454-2160 FAX (831) 454-2089 TDD/TTY- CALL 711

MATT MACHADO, DISTRICT ENGINEER

August 22, 2018

FRANK PHANTON
ENVIROTECTS
1100 38TH AVENUE
SANTA CRUZ CA 95062

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE
FOLLOWING PROPOSED DEVELOPMENT

APN: 032-122-26 APPLICATION NO.: n/a

PARCEL ADDRESS: 3715 Moana Way

PROJECT DESCRIPTION: Minor land division: demolish one existing SFD and build 2 new SFDs and
1 new ADU

Dear Mr. Phantom:

We've received your inquiry regarding sewer service availability for the subject parcels. Sewer service is available in Moana Way for the subject development.

No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired and will no longer be valid.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

Thank you for your inquiry. If you have any questions, please call Robert Hambelton at (831) 454-2783.

Yours truly,

MATT MACHADO
District Engineer

By:


Ashleigh Trujillo

Provisional Sanitation Engineer

RH:dls/126

c: Planning Department

Applicant/Property Owner: Novak

106 Bronson St., Santa Cruz, CA 95062

EXHIBIT G



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) 420-5200 Fax (831) 420-5201

May 1, 2017

Frank Phantom
1840 41st Ave Ste 102 #141
Capitola, CA 95010

Re: PROPOSAL TO SPLIT (E) LOT, DEMOLISH (E) SFD AND BUILD (N) SFD ON EACH LOT & (N) ADU AT 3715 MOANA WAY

Dear Mr. Phantom:

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

At the present time:

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

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

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

Sincerely,

Rosemary Menard
Water Director