



Staff Report to the Planning Commission

Application Number: **181094**

Applicant: Habitat. for Humanity - David Foster
Owner: County of Santa Cruz
APN: 029-171-05
Site Address: 2340 Harper Street, Santa Cruz

Agenda Date: November 14, 2018
Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal to subdivide an existing parcel of record to create 11 single-family parcels and one common area parcel, and to construct 10 semi-detached single-family dwellings (within 5 structures) and 1 detached dwelling, within a common-interest development providing 100% affordable units, and to grade approximately 676 cubic yards of material in the R-1-6-D zone district.

Location: Located on the south side of Harper Street (2340 Harper Street), approximately 625 feet east of the intersection with Chanticleer Avenue in Live Oak.

Permits Required: Subdivision, Planned Unit Development, Residential Development Permit.

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA) Guidelines, set forth in Article 12.5 sections 15192 and 15194.
- Approval of Application 181094, based on the attached findings and conditions.

Project Description

This application is a proposal to divide a 69,367 square foot parcel into 11 residential parcels and a common area parcel, and to construct four two-story structures, each containing two single-family dwelling units, and two one-story structures, one with two semi-detached single-family dwelling units and one containing a single dwelling unit. The 11 dwellings will be set within a landscaped, private common area that includes a shared parking lot accessed by a central driveway, a communal recreation area/gathering place with a children's playground, and a fenced community garden with raised planting areas and open space. The existing riparian corridor that runs through the southern portion of the parcel would be protected and enhanced.

The project requires approval of a Tentative Map to create 11 residential parcels and one common area parcel and a Planned Unit Development Permit to allow for a design that utilizes semi-detached single-family dwellings. The project also requires a Residential Development Permit and is subject to Design Review.

Project Setting

The subject property is located on the south side of Harper Street in the Live Oak planning area, approximately half way between the intersection with Chanticleer Avenue and the point where Harper Street dead-ends at Creek View Lane. The parcel is currently developed with a small single-family dwelling and associated sheds that are centrally located toward the front of the parcel. The remainder of the site is currently undeveloped. The northern two-thirds of the parcel are covered primarily in non-native grassland with a few small trees and other woody vegetation, mostly growing around the existing dwelling. In the rear one third of the parcel, the land slopes down to an ephemeral drainage channel that, after heavy rain, flows southeast towards Corcoran Lagoon. Close to the drainage channel and within the riparian corridor, the land is characterized by Eucalyptus and Oak woodland, with understory vegetation that increases in density toward the creek at the southern property boundary. Along the front of the parcel, within the right-of-way for Harper Street, there is a line of large mature Monterey Cypress trees.

Harper Street, in the vicinity of the project site, is a dead-end road that extends approximately 1,380 feet eastwards from the intersection with Chanticleer Avenue. This section of the road provides access to homes developed along the street as well as to seven short cul-de-sacs or private access drives, each serving a multi-unit residential development. The proposed Habitat for Humanity project would add an eighth private access drive.

The property is bounded to the north, east and west by a residential neighborhood that is zoned for single-family development. The two parcels that border the project site to the east and west are similar to the subject parcel, in that they are large parcels, currently developed with only one single-family dwelling, but originally similar lots further to the east and west and to the north have been subdivided and are developed with single-family and townhome dwellings on smaller parcels. South of the subject property, beyond the riparian corridor, is a remnant agricultural parcel developed with a historic farmhouse and other associated structures, zoned Special Use. Beyond this there is a mobile home park. To the west on Chanticleer Avenue and Capitola Road, approximately 700 feet northwest of the project site, is the Live Oak Elementary school.

Project Background

The subject parcel was purchased by the County of Santa Cruz Redevelopment Agency (RDA) in January 1997. In May 1999, an application was submitted by the RDA for a Minor Land Division, however this application was withdrawn and never processed. Since then, except for the current application by Habitat for Humanity submitted in April 2018, no other development proposals have been submitted.

In 2011, As part of the 2011 Budget Act, the California State Legislature dissolved the state's RDAs. As part of the RDA dissolution process the site at 2340 Harper Street was identified as an affordable housing real property asset in the Recognized Obligation Payment Schedule

(ROPS) that was reviewed and approved by the State Department of Finance. Because it was recognized as an affordable housing asset, disposition of the site is required to be used to meet the County's need for housing affordable to households at or below moderate-income levels. As reviewed by the Board of Supervisors (the Board), the Harper Street property could either be used as an affordable housing development site or it could be sold, with the sale proceeds deposited into an Affordable Housing Fund for investment in an affordable project at a different location. The Board decided to issue a Request for Proposals (RFP) for development of the parcel for affordable housing. The RFP was released on January 24, 2017. In response, only two proposals were submitted to the County, and of these two proposals, only the proposal submitted by Habitat for Humanity Monterey Bay was determined to be responsive to the requirements of the RFP.

Subsequently, on May 16, 2017, the Board considered the conceptual affordable housing proposal submitted by Habitat for Humanity in response to the RFP; and selected Habitat as the preferred developer of 2340 Harper Street for an affordable housing project. The Board also approved Guiding Principles for development on the site and directed staff to negotiate an Affordable Housing Property Disposition Agreement (Disposition Agreement). Final approval of the Disposition Agreement is projected to be considered by the Board of Supervisors in December 2018, at the same time as the final project.

Zoning & General Plan Consistency

The subject property is a 69,367 square foot lot, located in the R-1-6-D (Single-Family Residential - 6,000 square feet minimum, with a Designated Park Site Combining District) zone district, a designation that allows residential uses. The proposed 11-unit affordable housing project is a principal permitted use within the zone district, and the project is consistent with the site's R-UL, O-U (Urban Low Density Residential, Urban Open Space) General Plan designation subject to a Residential Density Bonus. Where a Density Bonus is applied the project is statutorily consistent with the General Plan.

All of the required external site setbacks for the R-1-6 zone district, as applied to the existing parcel, are maintained or exceeded. Setbacks to interior property lines have been reduced in accordance with County Code section 13.10.323(D)(1)(a), which allows for interior setbacks to be reduced for parcels where not abutting the periphery of the project site. This reduction of interior setbacks is proposed to allow for the construction of semi-detached single-family dwellings. While semi-detached dwellings are considered to be a single-family use, the semi-detached configuration is specifically identified in the R-1-4 or R-1-3.5 zone districts and not the R-1-6 zone. Therefore, the proposed project includes a request for a Planned Unit Development Permit (PUD) to allow for a departure from strict conformance with County Code. No departures from the otherwise required site and design standards found in County Code Chapter 13.11 "Design Review" have been requested. A complete list of PUD findings is included with this report.

The maximum lot coverage for parcels within the R-1-6 zone district is 40% of the net site area and the maximum FAR is 50% (0.5:1). For the proposed project the total lot coverage for all structures would be 14.7% and the FAR would be 19.7%, calculated for the proposed Common Interest Ownership project as a whole, considerably less than allowed. Even if the calculation of lot coverage and FAR is based on the developable area, which also excludes the riparian corridor and buffer areas, the lot coverage would only be 22% and the FAR would be 29.6%. The height

of the proposed dwellings also complies with the maximum 28-foot height limit in the R-1 6 zone district in that no dwelling will exceed 24 feet in height measured from the original grade, or 22 feet from the finished grade.

The Designated Park Site Combining District was established in 1994 on APN 029-171-05 and on adjacent APNs 029-171-04 and 06 by Ordinance #4315, an ordinance amending chapter 13.10 of the Santa Cruz County Code to implement the 1994 County General Plan and Local Coastal Program. The "D" designation was added to denote that those parcels had been designated in whole or in part by the County General Plan to be considered in the future for acquisition and development as neighborhood, community or regional public recreational facilities. However, with the required dissolution of the County Redevelopment Agency in 2011, the Board of Supervisors acknowledged that the subject parcel, APN 029-171-05, would not be used as a park and instead would be developed as a residential housing site. This decision was also accepted by Director of Parks, Open Space and Cultural Services. Therefore, consideration of park use has occurred and the codified park site review process pursuant to County Code section 15.01.090(C) is not required for the current application.

Where the Board of Supervisors has determined that the development of a designated park site in whole or in part for park and recreation use is not appropriate, the proposed project is subject only to the regulations of the basic zone district.

Density Bonus for Affordable Housing

The project proposes the construction of 11 single-family dwellings within a common-interest ownership project, 100% of which would be deed restricted as affordable to low or very low-income households. The applicant is therefore requesting a Residential Affordable Density Bonus to allow for the construction of one additional unit beyond the ten allowed under standard County regulations ($10+1=11$).

The maximum number of units that may be developed on the subject property without benefit of a Density Bonus is calculated using the allowed density set out in the General Plan, as implemented by the zoning classification, and is based upon the net-developable area of the parcel. The General Plan designation for the subject parcel requires new development to be within a density range of 6,000 to 10,000 square feet of net developable land per residential unit, which is consistent with the sites R-1-6 zoning that requires a minimum lot area of 6,000 square feet of lot area per unit. Therefore, based upon the net developable area of 61,709 square feet, a maximum 10 units could be constructed under standard regulations applicable to the site ($61,709 / 6,000 = 10.28$).

As set out in the State Density Bonus regulations, California Government Code sections 65915 thru 65918, and County Code chapter 17.12, the allowed density is based upon the highest density allowed by the General Plan (6,000 square feet per residential unit) and is calculated using the gross parcel area. In accordance with State law, all resulting numbers are rounded up. Therefore, based upon the gross parcel area of 69,367 square feet, the allowed number of units would be 12, even without the additional bonus that 100% affordable projects are eligible for ($69,372 / 6,000 = 11.56$). For projects that include 100% affordable units, a maximum Density Bonus of up to 35% may be applied, which therefore would allow for the construction of a total of 17 units ($12 \times 1.35 = 16.2$).

The applicant is proposing to build only one additional unit and does not intend to construct any of the 6 additional bonus units that would be allowed.

In order to qualify for the density bonus and related concessions as allowed under State law and County Code, the project must provide a minimum of one housing unit affordable to lower-income households. As proposed, all 11 units will be maintained as affordable units for low or very low-income households. The project therefore qualifies for up to three concessions and any necessary waivers of development standards, as defined in density bonus law, as well as reduced parking standards as provided in density bonus law. As proposed, the project applicant is only requesting to use the reduced parking standards set out in County Code section 17.12.090 for density bonus projects. The project will be required to enter into an Affordable Housing Density Bonus Agreement to memorialize requirements and benefits related to the density bonus.

Subdivision

The proposed land division as shown on the Tentative Map would result in 11 single-family parcels each developed with a single-family dwelling, and one common area parcel. In addition, a 600 square foot strip of land along Harper Street will be dedicated to the County of Santa Cruz for sidewalk/street purposes. This project is proposed as a common interest development, with a shared common area parcel for the internal driveway and parking area, walkways, open space and landscape areas.

The average parcel area per residential unit (which includes shared common area) would be 5,610 square feet of net developable land area per dwelling, which is in conformance with the maximum allowed density for the Urban Low Density Residential (R-UL) General Plan designation of the parcel subject to a density bonus in accordance with California Government Code sections 65915 thru 65918, and County Code section 17.12. Individual lots within the development as shown on the Tentative Map, range from 1,241 square feet to 2,474 square feet in area and the common area parcel would contain 49,878 square feet.

Planned Unit Development

The proposed affordable single-family development on this site is constrained by the presence of the riparian corridor to the south, the street conditions on Harper Street and the character of surrounding land uses in the neighborhood. The PUD addresses each of these constraints in a manner that mitigates the impact of the proposed development and has been designed to provide benefits to the neighborhood and the community in which it is located. These benefits include the provision of affordable housing, enhanced resource protection, design excellence and public viewshed preservation.

Harper Street Frontage

To ensure the proposed development would be compatible with the neighborhood character of Harper Street, the proposed project has been required to include homes that would front onto the street rather than the internal driveway. Units along the northern edge of the proposed development are required to include a front entrance with a gabled porch opening toward Harper Street.

To retain the existing character of the street, dedication of a 4-foot wide strip along the northern property boundary is required for the development of a sidewalk along Harper Street. The alignment of the new path allows for pedestrian connectivity while preserving the all of the mature Cypress trees that line Harper Street in the vicinity of the project site.

Neighboring Residential Development

The residential development along this section of Harper Street is comprised of a mixture of mostly detached single-family homes that range in size from about 800 square feet to over 2,600 square feet in size. Immediately opposite the proposed development, on Brazil Lane, there are semi-detached single-family homes similar in character to the proposed project. Although many of the lots along Harper Street have been subdivided to create smaller parcels consistent with the R-1-6 zoning, there are still several larger legacy lots that have a more open character. The PUD takes into account this existing setting. To reduce the total number of structures and to maintain the open character of the neighborhood, the 11 affordable single-family dwelling units would be accommodated within six structures that range in size from 1,298 to 2,520 square feet. Two of the six structures are single story. One is a 1,226 square foot 3-bedroom dwelling with 72 square feet of non-habitable storage and the second contains two 936 square foot 2-bedroom dwellings, each with 72 square feet of storage. The remaining four buildings would be two-story, each containing two 1,210 square foot 3-bedroom dwellings with 50 square feet of non-habitable storage.

The detached and semi-detached single-family dwellings would be developed within townhouse-style parcels. Because semi-detached single-family dwellings are not specifically listed as an allowed configuration in the R-1-6 zone district (although it is an allowed configuration in the R-1-3.5 and R-1-4 zone districts), the proposed project includes a request for a Planned Unit Development (PUD) Permit to allow for a departure from strict conformance with County Code.

The request for semi-detached single-family dwellings with a zero lot line, is consistent with the single-family residential designation of the parcel in that a single-family residential use is defined in County Code section 13.10.700-D, "Dwelling, single-family" as a detached building, or a semi-detached building sharing one common wall with an adjacent dwelling unit, which contains one dwelling unit. A "Dwelling unit" is defined as a structure for human habitation providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A complete list of PUD findings is included with this report.

As directed by the Board of Supervisors, all structures would be required to be enforcably restricted to be maintained as single-family dwellings such that no portion of any home may be converted to an accessory dwelling unit (ADU).

No departures from the otherwise required site and design standards found in County Code Chapter 13.11 "Design Review" have been requested.

Design Review

To protect existing public viewsheds, the site has been designed and laid out to retain, to the greatest extent possible, open vistas through the site from Harper Street to the wooded arroyo and riparian corridor along the southern boundary. Dwellings have been laid out on either side

of an open area that runs along a north-south axis through the center of the parcel. The open area would be comprised of the access driveway, parking area, a landscaped recreation area and a community garden beyond which lies the open space/riparian area. This layout allows views across the parcel to the woodland beyond.

Individual dwellings have been grouped together to reduce the total number of proposed buildings, which will lessen the visual impact of the development and also reduce the overall coverage by impervious surfaces. Units that front onto Harper Street have been designed to include covered front porches with gabled roofs that define the front entrance to each home and break up the front facades of the structures. At the lower floor, the homes fronting Harper Street would be set back from the existing edge of Harper Street by a minimum of 38 feet (24 feet from the edge of the proposed right-of-way dedication) and the second story would be set back an additional seven feet. The remaining homes are located beyond the shared parking area, approximately 150 feet from Harper Street. These homes front onto a shared landscaped recreation area that will include a children's play structure and a communal meeting space with barbecue grills and picnic tables. South of the recreation area a community garden with raised planting beds would be provided that would be allocated to homeowners for growing vegetables or other gardening projects.

The proposed semi-detached single-family dwellings will not result in over-scale buildings out of character with surrounding homes. The maximum floor area proposed for any one of the proposed buildings would be 2,520 square feet, which is similar in size to many newly constructed single-family dwellings in the area, including other newer homes along Harper Street. The maximum height of the proposed two-story structures, measured from existing grade, would not exceed 24 feet, which is less than the maximum 28 feet allowed by the zone district. Therefore, the visual impact of the development will be roughly equivalent to a single-family home development containing six moderately sized detached single-family homes.

The buildings have all been designed to feature clean lines and simple shapes, consistent with many of the older homes in the neighborhood, and all include features such as gabled roofs, painted wood-effect siding and covered porches. Although each of the buildings will have a similar aesthetic, the color palate will be different for each structure; colors include muted earth-toned greys, greens and browns, to blend with existing homes along Harper Street and with the natural environment. The proposed architectural features and variety of colors will break up the visual bulk and mass of the proposed homes. The existing Cypress trees that will be retained along the project frontage at Harper Street, together with extensive landscaping throughout the development, will further screen and soften the homes, enhance privacy and create a more intimate development.

Stormwater Management

Existing runoff in the vicinity of the project site drains generally to the south and toward the creek that runs along the southern property boundary. Runoff from the northeastern two-thirds of the subject parcel currently drains in an easterly or southeasterly direction to a drainage swale that flows southward along the eastern property boundary to the creek. The southern portion of the site drains directly to the creek. Land north of Harper Street currently drains through an existing 12-inch diameter culvert located in the County right-of-way close to the northeastern corner of the parcel, which then discharges into the swale. The project plans and stormwater

management report identify that this existing culvert is undersized. Where storm water runoff from Harper Street overtops the roadway along the project frontage, it flows across the road to the swale or flows down the driveway and across the parcel east of the project site, in all cases eventually draining into the creek. The proposed project appropriately addresses this situation.

The proposed project will result in a net total of 20,206 square feet of impervious area and 6,787 square feet of semi-pervious area, and is therefore considered a "Large Project" for Stormwater Management purposes in the County Design Criteria. All runoff from the proposed development will be routed through a new storm drainage system that will discharge southwards into the creek via a new outlet. In addition, a proposed new County Standard Inlet in the County right-of-way, at the eastern side of the new driveway, will convey water flowing eastwards along Harper Street across the site, through the project to the creek. To maintain pre-development flow rates for both 2-year/2-hour and 10-year/15-minute storm events, the proposed drainage system has been designed to include porous pavement over a large portion of the proposed parking lot and, for areas downstream of the parking area, percolation pits in each drainage area. The porous paving and percolation pits will mitigate for potential pollutant and hydraulic impacts from the development and also slow runoff by allowing infiltration back into the native soil.

The swale at the eastern property boundary will not be impacted by the proposed site grading or other project improvements and will continue to take runoff from areas north of the project site. Further, the project will result in reduced storm water flows to the swale because runoff from the northeastern portion of the parcel and from Harper Street along the project frontage, will be routed instead through the proposed project drainage system.

Riparian Corridor

A riparian corridor, with an associated riparian buffer zone, runs along the southern boundary of the project site. No development or site disturbance is proposed in this area except for the terminus of the storm drain system for the project and an associated energy dissipator. These features are necessary for the proper design and function of site drainage associated with the development. Per County Code section 16.30.050(D), drainage measures required as condition of County approval of a permitted project are exempt from the riparian ordinance and therefore do not require a Riparian Exception Permit.

To ensure that the proposed project provides enhanced resource protection, a biotic report was submitted in support of the proposed project. The report, which has been reviewed and approved by Environmental Planning staff, concluded that the proposed project will have no significant impacts (Exhibit I). All recommendations of the biotic report have been incorporated into the project and also included as conditions of approval. Further, to comply with General Plan Policy 5.1.12, some level of habitat restoration within the riparian corridor has also been proposed. A Habitat Restoration Plan (HRP) was included in the biotic report; however, the County is suggesting an alternative to the submitted HRP to also require a prohibition on public use of the Eucalyptus/Oak woodland habitat within the riparian corridor, to preserve the understory and avoid impacts to resident wildlife. Another amendment being required is a condition of approval that the HRP include removal of select Eucalyptus trees, soil supplementation and planting of native oaks and shrubs in the non-native grassland that lies within the riparian buffer zone. The details of the final HRP are required as a condition of approval of this project, to be provided as an addendum to the biotic report and included for review with the recordation of the Final Map for the subdivision.

Traffic and Parking

While the project is exempt from environmental review, in order to provide information a Traffic Impact Analysis was prepared for the residential subdivision (Exhibit J), which showed the proposed development would add only a minimal amount of traffic to any street within the vicinity of the project site and would not affect the operations of any highways, streets or intersections in the County. Projected traffic impacts will therefore be insignificant.

Onsite parking is proposed to be provided in a shared parking lot located behind units fronting onto Harper Street and accessed by a 24-foot wide central driveway in compliance with County Code section 13.11.074(A)(1)(f). The parking area includes a total of 30 parking spaces for the development, at a rate of two spaces for each of the 11 units in accordance with County Code section 17.12.090 and eight additional spaces (not required by the Code) for guest parking. It should be noted that, although the applicant has requested parking standards consistent with density bonus law, the project as proposed also fully complies with the residential parking standards set out in County Code section 13.10.552.

Neighborhood Comments

A public meeting was held by Habitat for Humanity on April 23, 2018, to inform the neighbors of the intended affordable housing project, which at that time included a total of 12 units, and to solicit comments. Many neighbors attended and raised concerns over density/number of units, traffic, parking, project design and site drainage. Concerns were also raised over the funding of the affordable housing project and the proposed construction schedule. A summary of the meeting is included as Exhibit L.

Environmental Review

The proposed affordable housing project is categorically exempt from Environmental review per the California Environmental Quality Act (CEQA), Article 12.5, Guidelines in that the project is for the development of an affordable housing project that meets all of the criteria set forth in Guidelines section 15194.

The project site, which does not exceed 5 acres in area (1.59 acres), is located within an urbanized area that has a population density of at least 5,000 persons per square mile (7,148-7,243 persons per square mile). The existing parcel is currently developed with a single-family dwelling and the surrounding parcels are also developed for qualified residential uses. The project proposes construction of a residential housing project consisting of 11 units that will be affordable to low-income households. The developer (Habitat for Humanity) will provide sufficient legal commitments to the County of Santa Cruz to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years.

As set out in this staff report, the proposed project also meets the threshold criteria for exemptions for affordable housing and residential infill projects set forth in Government Code section 15192.

Conclusion

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

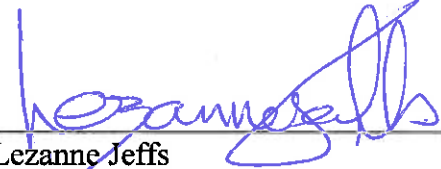
Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA) Guidelines, set forth in Article 12.5 sections 15192 and 15194.
- Adopt a Resolution recommending approval of Application Number **181094**, based on the attached findings and conditions.

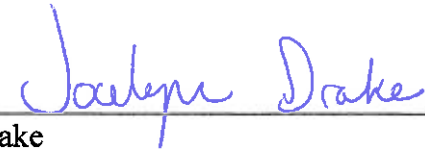
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

Report Prepared By: _____


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Report Reviewed By: _____


Jocelyn Drake
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Development Review
Santa Cruz County Planning Department

Exhibits

- A. Resolution
- B. Categorical Exemption (CEQA determination)
- C. Planned Unit Development - Ordinance and development standards
- D. Project plans
- E. Findings
- F. Conditions
- G. Parcel information
- H. Assessor, Location, Zoning and General Plan Maps
- I. Biotic Report review letter
- J. Traffic Impact Analysis
- K. Will-serve letters
- L. Results of Neighborhood Meeting
- M. Neighborhood Notification
- N. Comments & Correspondence

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 181094 involving a 69,367 square foot property that is located on the south side of Harper Street (2340 Harper Street), approximately 625 feet east of the intersection with Chanticleer Avenue in Live Oak, and the Planning Commission has considered the proposed Subdivision, Planned Unit Development and Residential Development Permit for an 11-unit affordable housing development with 10 semi-detached single-family dwellings (within 5 structures) and 1 detached dwelling within a common-interest development, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act, section 15194 and approve Application Number 181094.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed Subdivision, Planned Unit Development and Residential Development Permit as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2012, by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Chairperson

ATTEST: _____
STEVEN GUINEY, Secretary

APPROVED AS TO FORM:

ASSISTANT COUNTY COUNSEL

EXHIBIT A

Application #: 181094
APN: 029-171-05
Owner: County of Santa Cruz

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: 181094
Assessor Parcel Number: 029-171-05
Project Location: 2340 Harper Street, Santa Cruz

Project Description: A Subdivision Planned Unit Development and Residential Development Permit for the construction of a Common Interest Ownership Affordable Housing Project containing 11 residential parcels and a Common Area Parcel.

Person or Agency Proposing Project: Habitat for Humanity - David Foster

Contact Phone Number: (831) 469-4663

- 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: Affordable Housing Exemption (Section 15194)

F. Reasons why the project is exempt:

The project is for the development of an 11-unit affordable housing project that meets all of the criteria set forth in the California Environmental Quality Act, Article 12.5, section 15194 "Affordable Housing Exemption".

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

Lezanne Jeffs, Project Planner

Date: _____

EXHIBIT B

ORDINANCE NO. _____

ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT AS ALLOWED BY
SANTA CRUZ COUNTY CODE RELATING TO ESTABLISHMENT OF DEVELOPMENT
STANDARDS FOR APN: 029-171-05

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

A Planned Unit Development is hereby granted to the property located on the south side of Harper Street (2340 Harper Street), approximately 625 feet east of the intersection with Chanticleer Avenue in the Live Oak Planning Area, and shown on Exhibit D of Permit 181094 attached hereto and subject to the conditions shown on Exhibit PUD-A, attached hereto.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Planned Unit Development as described in Section I, and adopts the following findings in support thereof without modification:

1. That the proposed location of the uses are in accordance with the objectives of the County Code and the purposes of the district in which the site is located.
2. That the proposed location of the Planned Unit Development and the conditions under which it would be operated or maintained will not be detrimental to the public's health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed Planned Unit Development will comply with each of the applicable provisions of Chapter 18.10 of the County Code.
4. That the standards of dwelling unit density, site area and dimensions, site coverage, yard spaces, heights of structures, distances between off-street loading facilities and landscaped areas will produce a development that is compatible with and integrated into the surrounding built and natural environment consistent with the objectives of the County Code.
5. That the standards of dwelling unit density, site coverage, yard spaces, heights of structures, distances between structures, off-street parking, and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry and will not overload utilities.
6. That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity.
7. That the degree of departure from the required development and density standards is roughly proportional to the benefits provided to the neighborhood and/or the community in which the Planned Unit Development is located.
8. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.

EXHIBIT C

SECTION III

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Development Permit as described in Section I, and adopts findings in support thereof without modification as set forth below:

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.
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.
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.
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.
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.
6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.1 1.070 through 13.1 1.076), and any other applicable requirements of this chapter.

SECTION IV

This ordinance shall become effective 31 days after adoption.

PASSED AND ADOPTED this _____ day of _____ 2018 by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chairman of the Board of Supervisors

Attest: _____
Clerk of the Board

APPROVED AS TO FORM:

County Counsel

EXHIBIT C

EXHIBIT PUD-A

Planned Unit Development Conditions of Approval

Property located on the south side of Harper Street (2340 Harper Street), approximately 625 feet east of the intersection with Chanticleer Avenue in the Live Oak Planning Area.
 APN: 029-171-05

This site contains a total area of 69,367 square feet, of which 61,711 square feet is considered useable (developable) land. Development of this site for 11 affordable single-family dwelling units shall be maintained in accordance with the approved Plans for Permit 181094 (Exhibit D)

EXHIBIT D - Tentative Map – 1 sheet prepared by Bowman and Williams, drawn April 23, 2018, revised September 21, 2018; Civil Engineering plans, 14 sheets, prepared by Bowman and Williams, drawn April 23, revised September 21, 2018; Survey, 1 sheet prepared by Bowman and Williams, drawn September 12, 2018. Site Layout and Architectural Design plans - 9 sheets prepared by William Kempf, Architect, drawn April 23, 2018, (3 sheets revised October 17, 2018, 4 sheets revised August 28, 2018, and 2 sheets revised July 10, 2018). Landscape Plans – 3 sheets prepared by Megan Bishop, Landscape Architect drawn April 23, 2018, revised July 17, 2018.

- A. All parcels shall conform to the approved Tentative Map. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawings as stated or depicted in the approved Exhibit D of Permit 181094. In addition, individual lots within the development shall meet the following development standards:

DEVELOPMENT STANDARDS				
	SETBACKS			HEIGHT**
	FRONT YARD	SIDE YARDS	REAR YARD	
LOT # 1	24 feet	8 feet & 0 feet	10 feet	22 feet
LOT # 2	24 feet	0 feet & 0 feet	10 feet	22 feet
LOT #3	24 feet	0 feet & 0 feet	10 feet	22 feet
LOT #4	24 feet	8 feet & 0 feet	10 feet	22 feet
LOT #5	4 feet	0 feet & 0 feet	10 feet	22 feet
LOT #6	4 feet	6 feet & 0 feet	10 feet	22 feet
LOT #7	4 feet	6 feet & 0 feet	13.85 feet	22 feet
LOT #8	4 feet	0 feet & 0 feet	13.85 feet	22 feet
LOT #9	4 feet	0 feet & 0 feet	14 feet	22 feet
LOT #10	4 feet	6 feet & 0 feet	14 feet	22 feet
LOT #11	4 feet	6 feet & 0 feet	10 feet	22 feet
** Height of structures is measured from FINISHED grade.				

EXHIBIT C

- B. All other site and development standards shall comply with the requirements of the R-1-6 zone district and as set out in County Code section 13.10.232 et seq. (or its successor ordinance), including, but not limited to: number of stories; lot coverage and floor area ratio (based upon a net site area of 68,767 square feet for the development as a whole) and minimum separation between structures.
- C. On units 1 thru 4 gabled front porches that face Harper Street are required.
- D. Garden sheds or other similar structures are not allowed in the common area. The following are allowed within individual lots: Landscaping, garden trellises, garden statuary, birdbaths, free-standing barbecues, and other small free-standing structures or equipment not exceeding 6 feet in height.
- E. Any proposed exterior change from the Architectural Floor Plans and Elevations, and the Perspective Drawings as stated or depicted in the approved Exhibit D of Permit 181094, shall be subject to review and approval by the Planning Director, pursuant to an Administrative Design Review Permit (Level III). In addition, the following conditions must be met:
 - 1. All architectural detailing and exterior finish colors and materials shall be consistent with the overall development as approved by 181094. Exterior materials are limited to horizontal fiber-cement siding, board and batt fiber-cement siding, wood trim, and roofing shingles. All colors shall be muted earth-toned shades with a shell-white trim (or similar) and grey-brown roof shingles (color weathered-wood or similar) to match other homes within the development.
 - 2. No revision to any structure shall be permitted that would result in an intensification of use of the development (additional bedrooms) or that would reduce the availability of on-site parking for the 11 units.
 - 3. Accessory dwelling units (ADUs) are not allowed.
- F. Proposed changes that do not comply with the provisions set out in section D above shall be subject to review and approval by the Board of Supervisors pursuant to an Amendment to the Planned Unit Development (Level VII).
- G. The Homeowners Association (HOA) shall ensure maintenance of all areas under common ownership including, sidewalks, roadways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. A copy of the CC&R's shall be provided to the Planning Department and shall include the following, which are permit conditions:
 - 1. All landscaping within the common area shall be permanently maintained in a good condition by the Homeowners Association:

- a. Irrigation systems shall be maintained in working order to support all planting areas.
 - b. Dead plants shall be removed and replaced with the same or similar species.
 - c. Planting areas shall be maintained to be weed free and plants shall be trimmed as necessary so as not to obstruct pathways etc.
 - d. Lawn areas, unless replaced with artificial turf, shall be mowed and kept clear of weeds.
 - e. Plots within the community garden shall be made available to all households within the development. It shall be the responsibility of the Homeowners association to determine the allocation of individual plots to the households on an as-requested basis and to ensure that all individual plots are maintained.
2. All drainage structures, including silt and grease traps and detention facilities, shall be permanently maintained by the Homeowners Association.
 - a. Annual inspection of the silt and grease traps shall be performed, and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
 - i. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
3. Except on trash collection days, all trash and recycling bins shall be stored out of sight within private yard areas or storage areas.
4. A minimum of 30 parking spaces shall be maintained within the common area for use by homeowners and guests.
5. No inoperable vehicles or other objects, including trailers, boats etc. shall be stored in the shared parking area or in any other portion of the common area parcel.
6. Access to and use of the riparian buffer zone and riparian corridor along the southern portion of the common area by the public/residents is prohibited.
7. All fencing shall be maintained in good condition and shall comply with the

provisions of County Code section 13.10.525 (or its successor ordinance) for the exterior of the development. The following additional restrictions shall apply to fencing within the development:

- Lots 1-4: Front yards – Max height 3 feet,
Interior side yards – Max. height 6 feet
West side of Lot #1 & east side of Lot #4) – SCCC 13.10.525
Rear yards – Max height 6 feet
- Lots 5-11: Front yards – No fencing allowed
Side yards – Max. 6 feet.
Rear Yards – SCCC 13.10.525

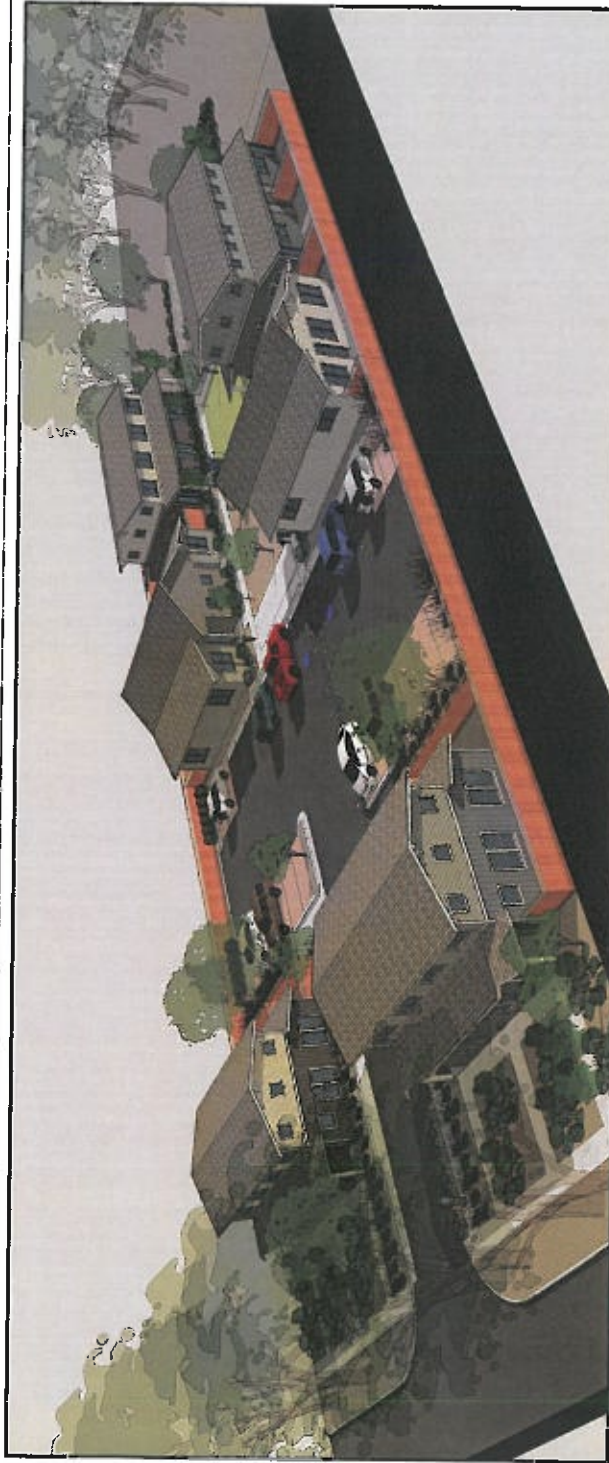
Community Garden: Fencing shall be an open wire mesh design to maintain open views from Harper Street, through the parcel, to the riparian woodland at the southern portion of the development. Mesh shall be coated or treated to be a dark color to minimize the visual impact (chain link fencing is not acceptable).

Riparian corridor and buffer: Fencing shall be an open design such as a wood split-rail design, to maintain open views of the riparian woodland and movement of wildlife.

No additional fencing within the common area shall be allowed unless shown on the approved plans (Exhibit D)

- H. All other conditions of approval of Permit 181094, if not specifically called out herein, are by reference included as part of this Planned Unit Development.

NEW DEVELOPMENT FOR: HABITAT FOR HUMANITY 2340 HARPER STREET, SANTA CRUZ, CA 95062



WILLIAM C. KEMPf
ARCHITECT
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Santa Cruz, CA 95061
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NEW DEVELOPMENT FOR:
HABITAT FOR HUMANITY
2340 HARPER STREET, SANTA CRUZ, CA 95062
COVER SHEET & PROJECT DATA

DRAWING DATE: APRIL 22, 2018
A.P.A.: 08-07-05
CLIENT NAME: HABITAT FOR HUMANITY
PROJECT NAME: HARPER STREET

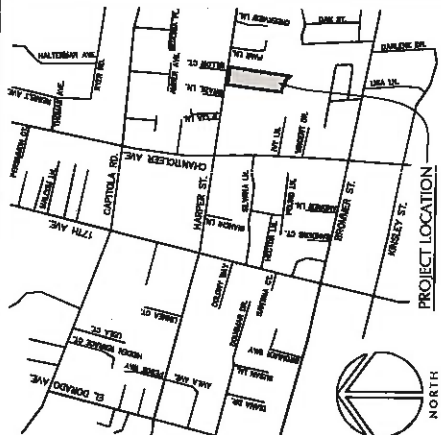
NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/07/05
2	PLANNING	08/07/05
3	PLANNING	08/07/05
4	PLANNING	08/07/05
5	PLANNING	08/07/05
6	PLANNING	08/07/05
7	PLANNING	08/07/05
8	PLANNING	08/07/05
9	PLANNING	08/07/05
10	PLANNING	08/07/05

OWNER:	HABITAT FOR HUMANITY, MONTEREY BAY
PROJECT SITE:	108 MACDONALD STREET, SANTA CRUZ, CA 95060 DAVID FORSTER (031) 468-4653
ASSESSOR'S PARCEL NUMBER:	003-171-05
ZONING:	R-1-6-D
LOT AREA:	69,404 S.F. (1.593 ACRES)
CONSTRUCTION TYPE:	TYPE V-B (SPRINKLERED)
OCCUPANCY GROUP:	GROUP R-3
STATE DENSITY BONUS CALC:	SEE SHEET A3
PARKING CALCULATION:	SEE SHEET A3
PROJECT DESCRIPTION:	PROPOSED 11 UNIT AFFORDABLE HOUSING DEVELOPMENT ON A LOT WITH AN EXISTING GARAGE TO BE REMOVED. THE STATE AFFORDABILITY INCENTIVES ARE TO BE REQUESTED FOR THIS PROJECT. DENSITY AND REQUIRED PARKING.

COVER SHEET
THIS COVER SHEET IS A SUMMARY OF THE PROJECT INFORMATION. IT IS NOT A CONTRACT DOCUMENT. THE PROJECT INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS. THE PROJECT INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPf ARCHITECT.

A1

VICINITY MAP



AREA CALCULATIONS

1. ZONE DISTRICT:	R-1-6-D
2. PARCEL AREA:	69,404 S.F. (1.593 ACRES)
3. LOT AREA:	69,404 S.F.
4. NET SITE AREA:	69,404 S.F.
LOT COVERAGE CALCULATION	
ONE STORY 2 B.R. UNITS IN A DUPLEX CONFIGURATION	LOT COVERAGE = 2,092 S.F. x 1 BUILDING = 2,092 S.F.
TWO STORY 3 B.R. UNITS IN A DUPLEX CONFIGURATION	LOT COVERAGE = 1,922 S.F. x 4 BUILDINGS = 7,688 S.F.
ONE STORY 3 B.R. UNIT IN A STAND ALONE CONFIGURATION	LOT COVERAGE = 1,298 S.F.
TOTAL LOT COVERAGE = 10,079 S.F. = 14.7% < 40% MAX	
F.A.R. CALCULATION	
ONE STORY 2 B.R. UNITS	504 S.F.
x 2 UNITS = 2,016 S.F.	
TWO STORY 3 B.R. UNITS:	1,210 S.F.
x 8 UNITS = 10,080 S.F.	
ONE STORY 3 B.R. UNIT:	1,298 S.F.
x 1 UNIT = 1,298 S.F.	
TOTAL BUILDING AREAS = 13,544 S.F. / 69,404 S.F. = 19.7% F.A.R. < 50% MAX.	

SHEET INDEX

A1	COVER SHEET & PROJECT DATA
A2	EXISTING SITE & DEDICATION PLAN
A3	PROPOSED SITE PLAN
A4	ONE STORY 2 B.R. UNIT - FLOOR PLAN & ELEV. (UNITS 5 & 6)
A5	TWO STORY 3 B.R. UNIT - FLOOR PLAN & ELEV. (UNITS 1, 2, 3, 4, 7, 8, 9, 10)
A6	ONE STORY 3 B.R. UNIT - FLOOR PLAN & ELEV. (UNIT 11)
A7	PERSPECTIVE VIEWS
A8	PERSPECTIVE VIEWS
A9	PERSPECTIVE VIEWS
C0	COVER SHEET
C1	EXISTING SITE & DEDICATION PLAN
C2	PROPOSED SITE PLAN
C3	ONE STORY 2 B.R. UNIT - FLOOR PLAN & ELEV. (UNITS 5 & 6)
C4	TWO STORY 3 B.R. UNIT - FLOOR PLAN & ELEV. (UNITS 1, 2, 3, 4, 7, 8, 9, 10)
C5	ONE STORY 3 B.R. UNIT - FLOOR PLAN & ELEV. (UNIT 11)
C6	PERSPECTIVE VIEWS
C7	PERSPECTIVE VIEWS
C8	PERSPECTIVE VIEWS
C9	PERSPECTIVE VIEWS
C10	PERSPECTIVE VIEWS
C11	PERSPECTIVE VIEWS
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C96	PERSPECTIVE VIEWS
C97	PERSPECTIVE VIEWS
C98	PERSPECTIVE VIEWS
C99	PERSPECTIVE VIEWS
C100	PERSPECTIVE VIEWS

PROJECT DATA

OWNER:	HABITAT FOR HUMANITY, MONTEREY BAY
PROJECT SITE:	108 MACDONALD STREET, SANTA CRUZ, CA 95060 DAVID FORSTER (031) 468-4653
ASSESSOR'S PARCEL NUMBER:	003-171-05
ZONING:	R-1-6-D
LOT AREA:	69,404 S.F. (1.593 ACRES)
CONSTRUCTION TYPE:	TYPE V-B (SPRINKLERED)
OCCUPANCY GROUP:	GROUP R-3
STATE DENSITY BONUS CALC:	SEE SHEET A3
PARKING CALCULATION:	SEE SHEET A3
PROJECT DESCRIPTION:	PROPOSED 11 UNIT AFFORDABLE HOUSING DEVELOPMENT ON A LOT WITH AN EXISTING GARAGE TO BE REMOVED. THE STATE AFFORDABILITY INCENTIVES ARE TO BE REQUESTED FOR THIS PROJECT. DENSITY AND REQUIRED PARKING.



**WILLIAM C. KEMPF
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831-438-0951
bill@wckemp.com

HABITAT FOR HUMANITY
23540 HARPER STREET, SANTA CRUZ, CA 95062

DRAWING DATE	APRIL 23, 2018
P.P.N.	009-171-05
CLIENT NAME	HABITAT FOR HUMANITY
PROJECT NAME	HABER STREET

REVENUE					
NO.	DESCRIPTION	DATE			
A	PLANNING	7/10/18			
B	PLANNING	8/20/18			
C	PLANNING	10/17/18			
D					
E					
F					
G					
H					
I					
J					
K					
L					
M					
N					
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S					
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X					
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DISCLAIMER

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A2



DENSITY CALCULATIONS

THIS LOT IS ZC-NED R-1-6-D AND HAS AN ALLOWED DENSITY OF 1 UNIT PER 6,000 S.F. OF NET DEVELOPABLE SITE AREA.

CALCULATION OF NET DEVELOPABLE SITE AREA

GROSS LOT AREA	69,367 S.F.
LESS R.O.W. DEDICATION	600 S.F.
LESS RIPARIAN CORRIDOR	7,058 S.F.
LESS RIPARIAN BUFFER	15,937 S.F.
TOTAL	45,772 S.F.

CREDIT FOR LAND WITHIN RIPARIAN BUFFER UP TO A MAXIMUM OF 50% OF DEVELOPABLE AND LYING OUTSIDE THE RIPARIAN BUFFER:

AND OUTSIDE BUFFER = 45,772 S.F. \times 50% = 22,886 S.F. ($>$ 15,937 S.F.)

TOTAL CREDIT = 15,937 S.F. (100% OF RIPARIAN BUFFER)

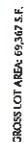
TOTAL NET DEVELOPABLE SITE AREA FOR DENSITY CALCULATIONS = 61,709 S.F.

DENSITY CALCULATION

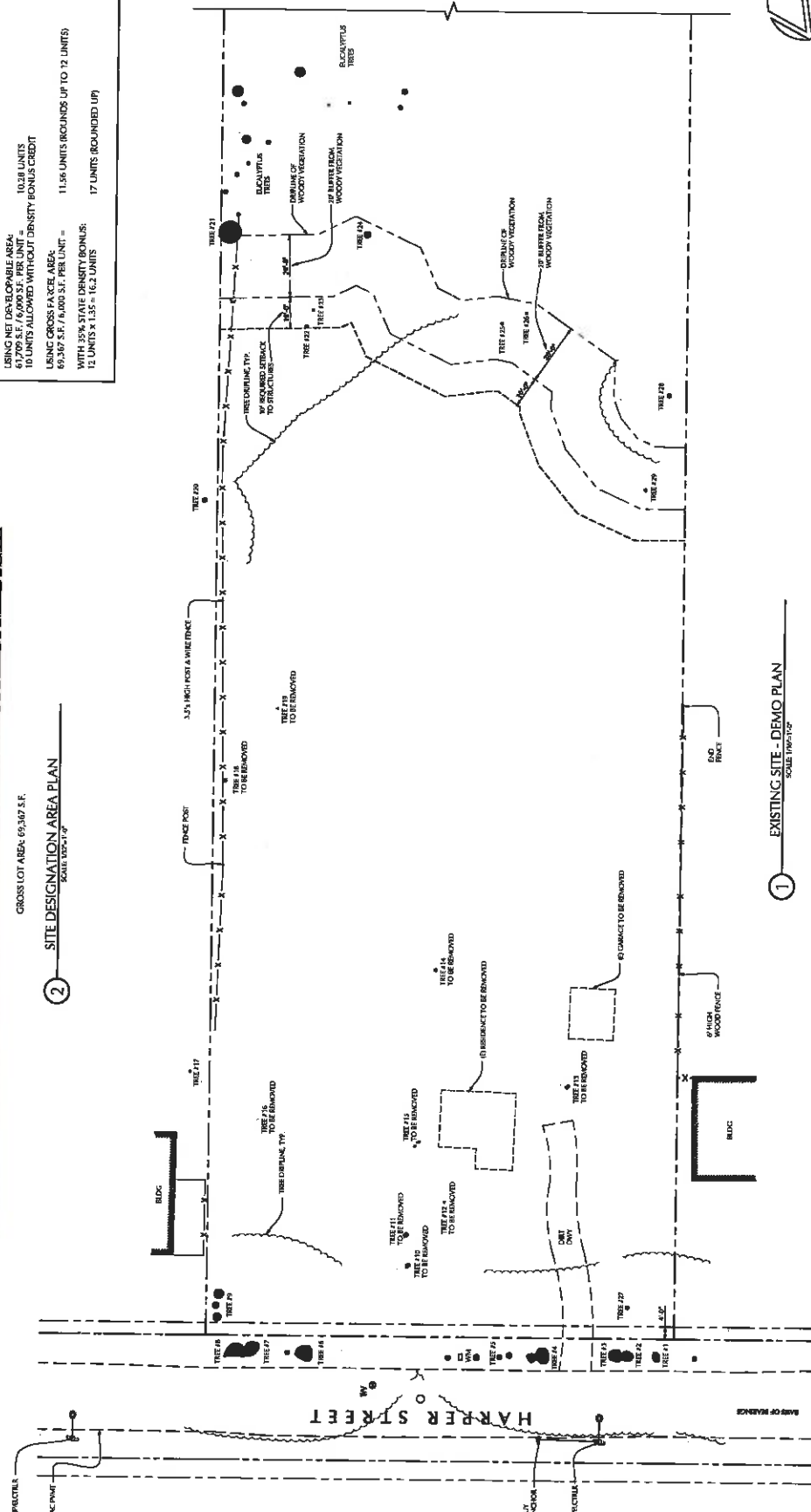
USING NET DEVELOPABLE AREA:
1,709 S.F./6,000 S.F. PER UNIT =
10.28 UNITS
0 UNITS ALLOWED WITHOUT DENSITY BONUS CREDIT

USING GROSS PARCEL AREA:
9,367 S.F. / 6,000 S.F. PER UNIT =
11.56 UNITS (ROUNDS UP TO 12 UNITS)

17 UNITS (ROUNDED UP)



SITE DESIGNATION AREA PLAN



1 EXISTING SITE - DEMO PLAN
SCALE 1/8"=1'-0"



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NEW DEVELOPMENT FOR:
HABITAT FOR HUMANITY
2340 HARPER STREET, SANTA CRUZ, CA 95062
PROPOSED SITE PLAN

ISSUING DATE	APRIL 23, 2018
NO.	029-171403
UNIT NAME	HABITAT FOR HUMANITY
SUBJECT NAME	HAUSER STREET

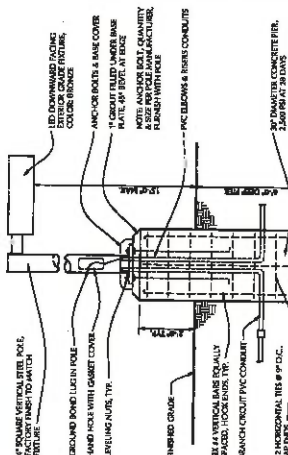
[illegible]

DISCLAIMER

A3

PARKING CALCULATION

PARKING CALCULATION:

[illegible]

PROPOSED LIGHT POLE

SCALE 1.5" = 1'-0"

BUILDING HEIGHT CALC.

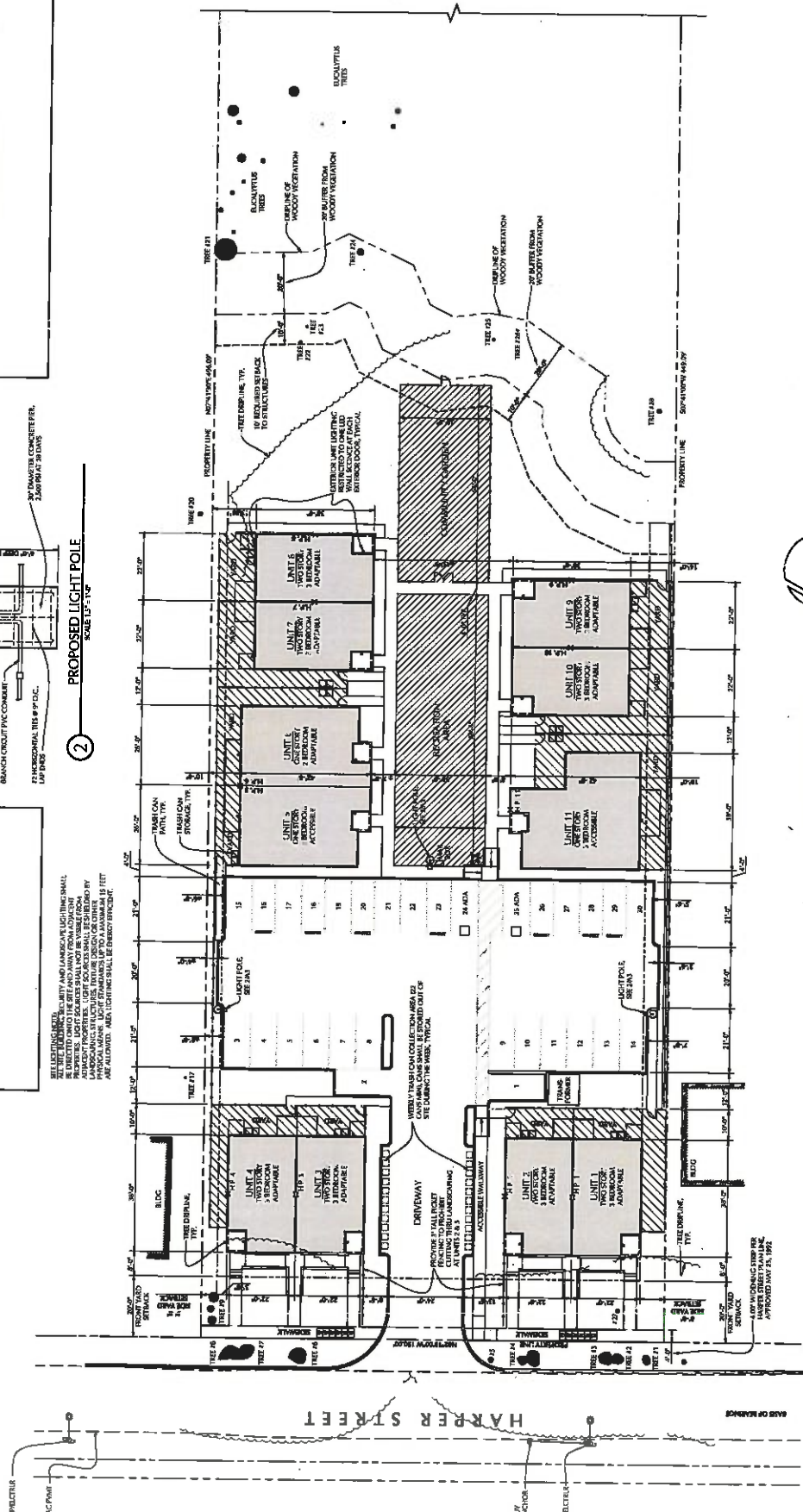
FLOOR	GREATEST LOWEST HEIGHT	REMARKS OF REASON FOR DIFFERENCE	HEIGHT AT POINT
1	47.00 (2)	48.0 (2)	218.2
2	47.00 (2)	48.0 (2)	218.2
3	47.00 (2)	48.0 (2)	218.2
4	46.50 (2)	47.5 (2)	218.2
5	47.00 (2)	48.0 (2)	218.2
6	47.00 (2)	48.0 (2)	218.2
7	47.00 (2)	48.0 (2)	218.2
8	47.00 (2)	48.0 (2)	218.2
9	46.50 (2)	47.5 (2)	218.2
10	47.00 (2)	48.0 (2)	218.2
11	46.50 (2)	47.5 (2)	218.2

REMARKS OF REASON FOR DIFFERENCE

1. EACH FLOOR HEIGHT ABOVE HAS BEEN DETERMINED BY A 4' 6" HIGHER POINT ABOVE LOWEST POINT OR FINAL GRADE

2. HIGHEST POINT ABOVE LOWEST POINT OR FINAL GRADE

SITE LIGHTING NOTE:
ALL SITE LIGHTING, SECURITY AND LANDSCAPE LIGHTING SHALL BE DIRECTED ONTO THE SITE AND AWAY FROM ADJACENT PROPERTIES. LIGHT SOURCES SHALL NOT BE VISIBLE FROM ADJACENT PROPERTIES. LIGHT SOURCES SHALL BE SHIELDED BY LANDSCAPING STRUCTURES, FEATURE DESIGN OR OTHER PHYSICAL MEANS. LIGHT STANDARDS UP TO A MAXIMUM 15 FEET ARE ALLOWED. AREA LIGHTING SHALL BE ENERGY EFFICIENT.



PROPOSED SITE PLAN

LOSED SITE



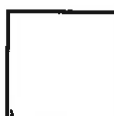
NOTES

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Tel: 310-274-1111
www.williamckirby.com

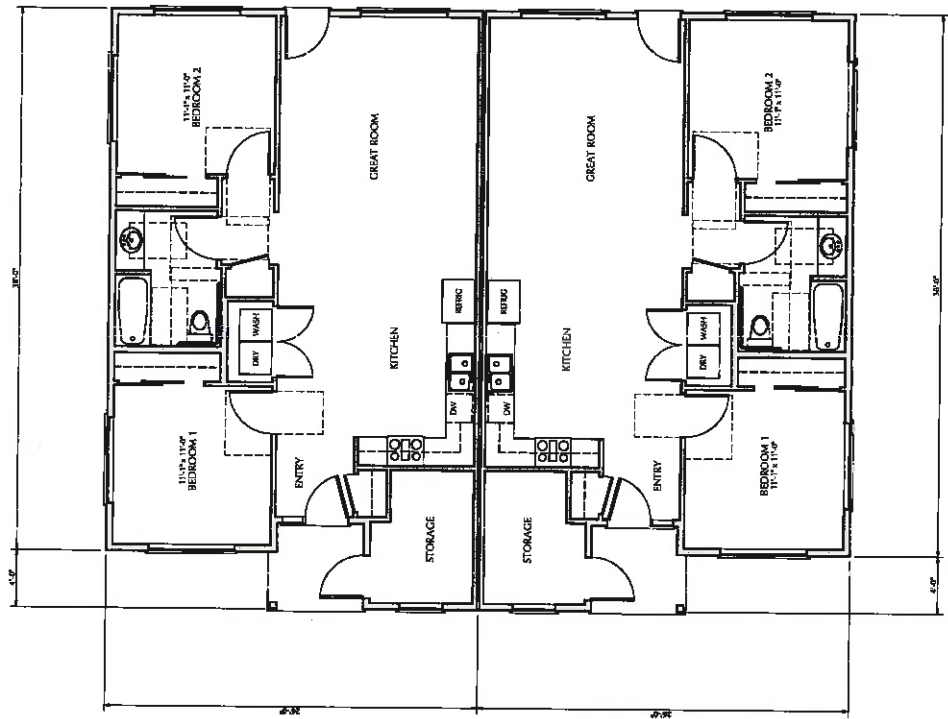
NEW DEVELOPMENT FOR:
HABITAT FOR HUMANITY
2340 HAWPER STREET, SANTA CRUZ, CA 95062
ONE STORY, 2 B.R. UNIT - FLOOR PLAN & ELEV.
(UNITS 5 & 6)

DRAWING DATE: APRIL 23, 2019
A-1-1-1: 000-171-005
CLIENT NAME: HABITAT FOR HUMANITY
PROJECT NAME: 11 HAWPER STREET

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	7/20/18

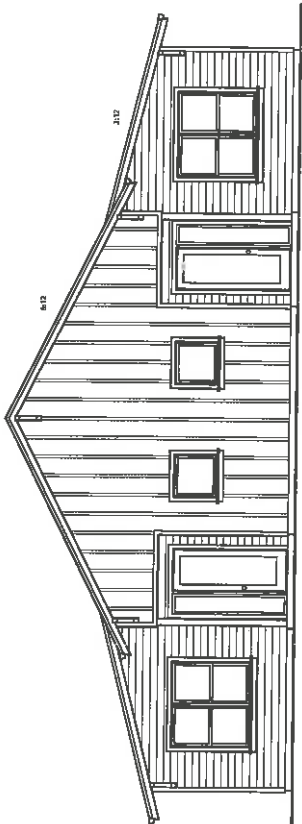


DATE: 7/20/18
SCALE: 1/8" = 1'-0"

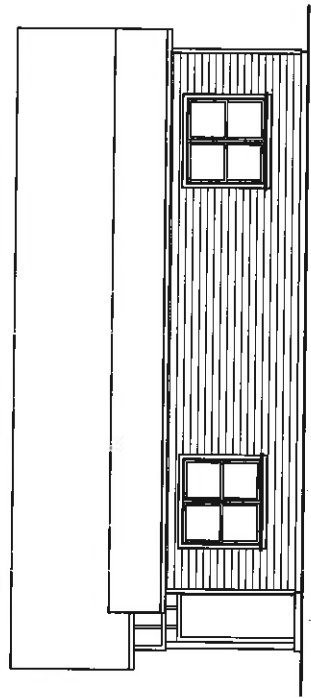


① TWO BEDROOM UNIT - FLOOR PLAN
SCALE: 1/8" = 1'-0"

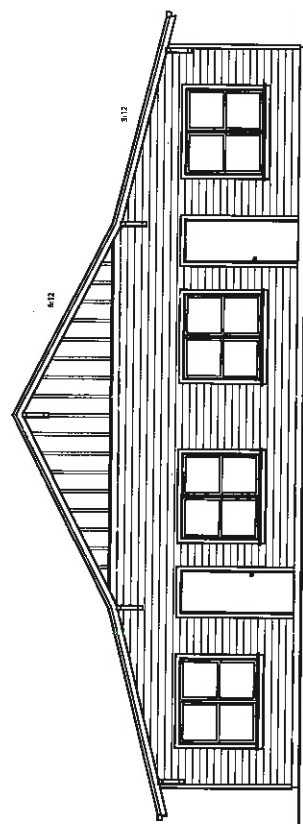
HEATED AREA = 906 S.F.
UNHEATED AREA = 72 S.F.



② TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



③ TYPICAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



④ TYPICAL REAR ELEVATION
SCALE: 1/8" = 1'-0"



WILLIAM C. KNAPF
ARCHITECT
3111 17th Street, Suite 107
San Francisco, CA 94103
415.774.8888
www.williamcnapf.com

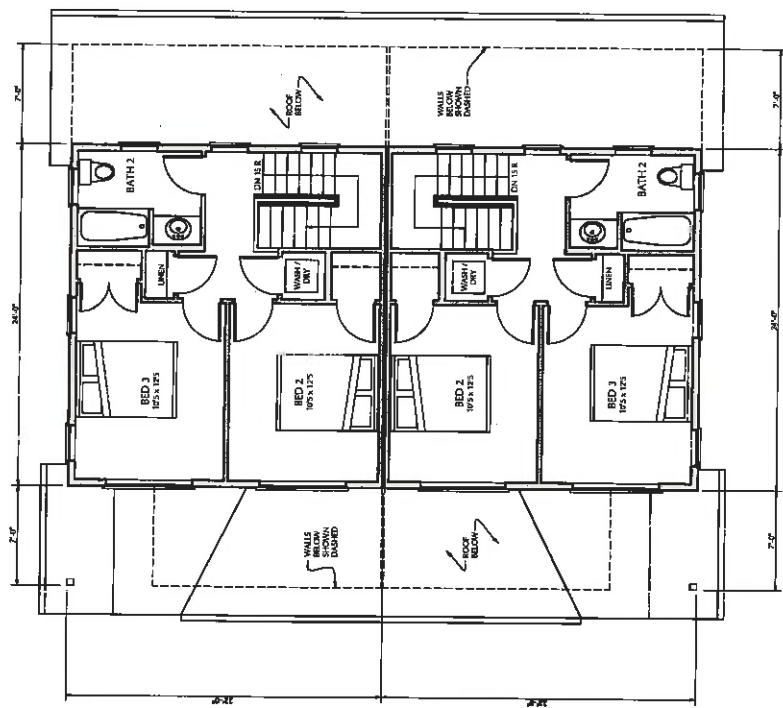
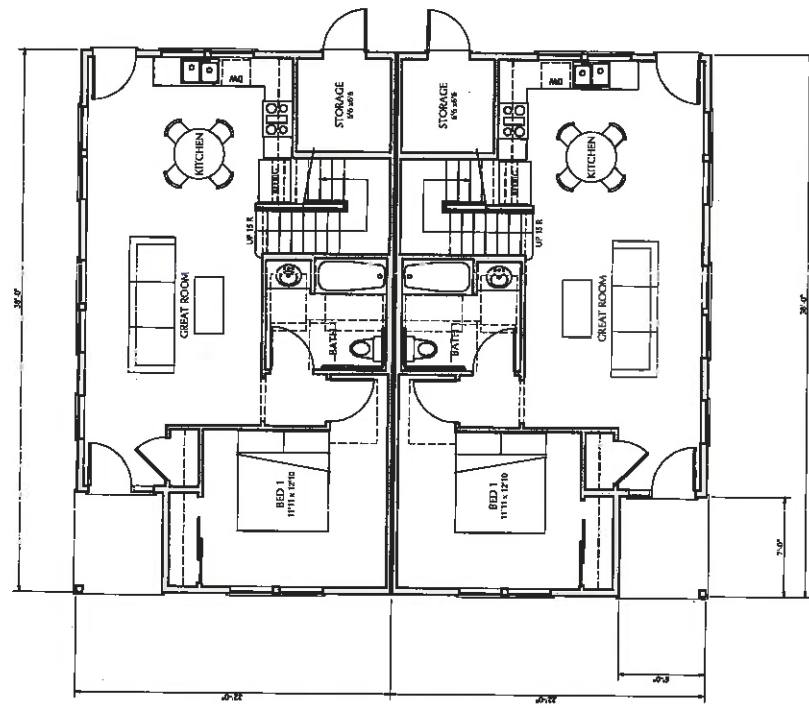
NEW DEVELOPMENT FOR:
HABITAT FOR HUMANITY
2340 HAYDEN STREET, SANTA CRUZ, CA 95062
TWO STORY, 3 B.R. UNIT - FLOOR PLANS
(UNITS 1, 2, 3, 4, 7, 8, 9, 10)

DRAWING DATE: APRIL 23, 2018
A.F. NO.: 022-17145
C. UNIT NAME: HABITAT FOR HUMANITY
PROJECT NAME: 11400 17TH STREET

REVISION	DATE	DESCRIPTION
1	04/23/18	ISSUED FOR PERMIT

DATE: 04/23/18
SCALE: 1/8" = 1'-0"

A5





WILLIAM C. KENAFF
ARCHITECT
1111 West Broadway
Santa Cruz, CA 95060
(408) 991-1111
www.williamc.com

NEW DEVELOPMENT FOR:
HABITAT FOR HUMANITY
2340 HARPER STREET, SANTA CRUZ, CA 95062
TWO STORY 3 B.R. UNIT - ELEVATIONS
(UNITS 1, 2, 3, 4, 7, 8, 9, 10)

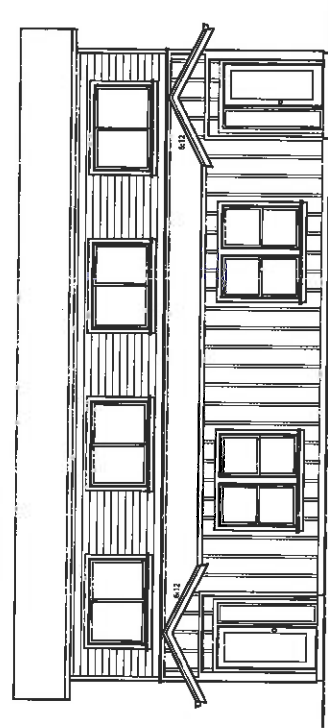
DRAWING DATE: APRIL 23, 2019
A1-A1: CON-171-05
CLIENT NAME: HABITAT FOR HUMANITY
PROJECT NAME: HABITAT STREET

NO.	DESCRIPTION	DATE
1	PLANNING	7/20/15
2	PLANNING	8/20/15
3	PLANNING	8/20/15
4	PLANNING	8/20/15
5	PLANNING	8/20/15
6	PLANNING	8/20/15
7	PLANNING	8/20/15
8	PLANNING	8/20/15
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18	PLANNING	8/20/15
19	PLANNING	8/20/15
20	PLANNING	8/20/15

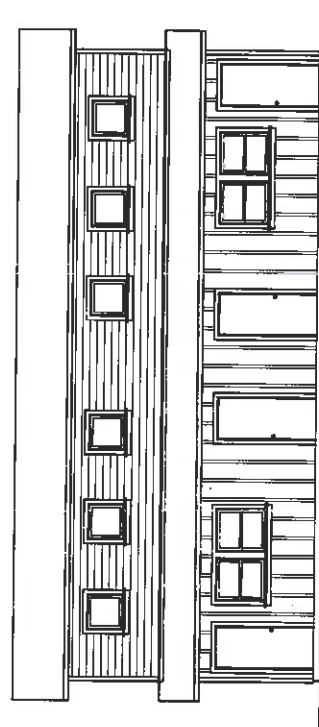
NOTES

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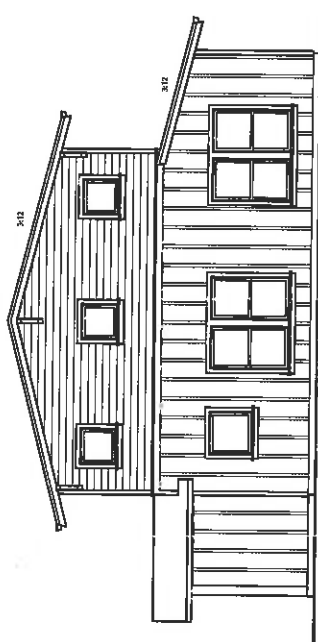
A6



① TYPICAL FRONT ELEVATION
SCALE: 1/4\"/>



③ TYPICAL REAR ELEVATION
SCALE: 1/4\"/>



② TYPICAL SIDE ELEVATION
SCALE: 1/4\"/>



WILLIAM C. KEMP
ARCHITECT
11111 Wilshire Blvd.
Suite 1000
Los Angeles, CA 90025
310.206.1111
www.williamckempf.com

NEW DEVELOPMENT FOR
HABITAT FOR HUMANITY
2340 HARPER STREET, SANTA CLUZ, CA 95062
ONE STORY, 3 B.R. UNIT - FLOOR PLAN & ELEV.
(UNIT 11)

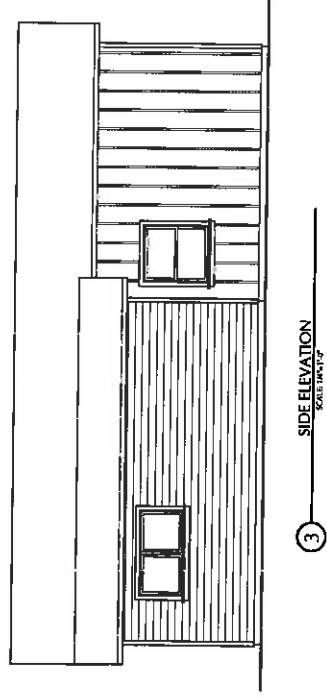
DRAWING DATE: APRIL 21, 2016
A/P: R/S: JY/LAS
CLIENT NAME: HABITAT FOR HUMANITY
PROJECT NAME: HARPER STREET

NO.	DESCRIPTION	DATE
1	PLANNING	2/20/16
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

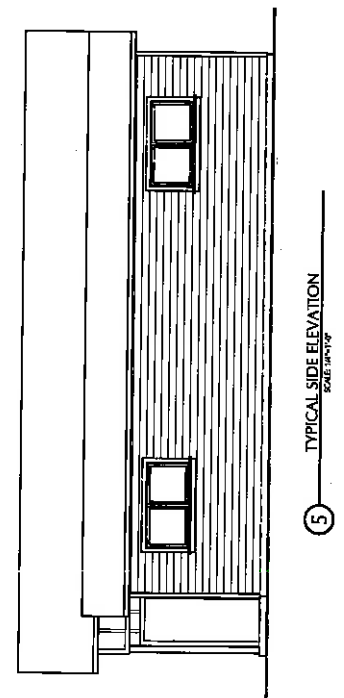
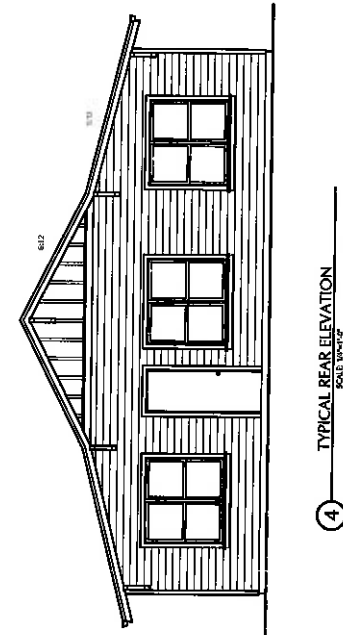


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A7



2 TYPICAL FRONT ELEVATION
SCALE: 1/4"=1'-0"





WILLIAM C. KEMP
ARCHITECT
3011 Camino Del Rio N.
San Diego, CA 92108
www.williamckempf.com

NEW DEVELOPMENT FOR:
HABITAT FOR HUMANITY
2340 HARPER STREET, SANTA CRUZ, CA 95062
PERSPECTIVE VIEWS

DRAWING DATE: APRIL 13, 2018
A324L
CLIENT NAME: HHS-EPH-GP
PROJECT NAME: HABITAT FOR HUMANITY
DRAWN BY: JENNIFER LUTHE

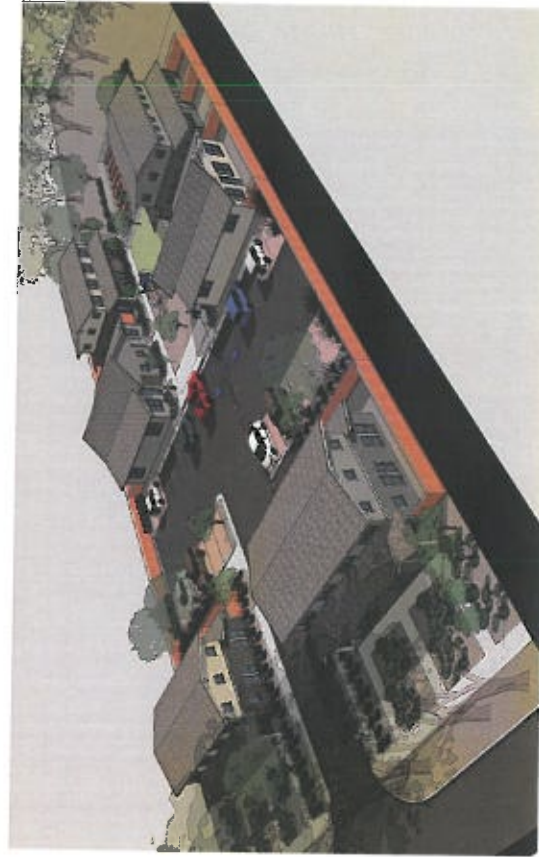
NO.	DESCRIPTION	DATE
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17	PLANNING	2018-04-13
18	PLANNING	2018-04-13
19	PLANNING	2018-04-13
20	PLANNING	2018-04-13

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A8



① ENTRY VIEW



③ AERIAL VIEW

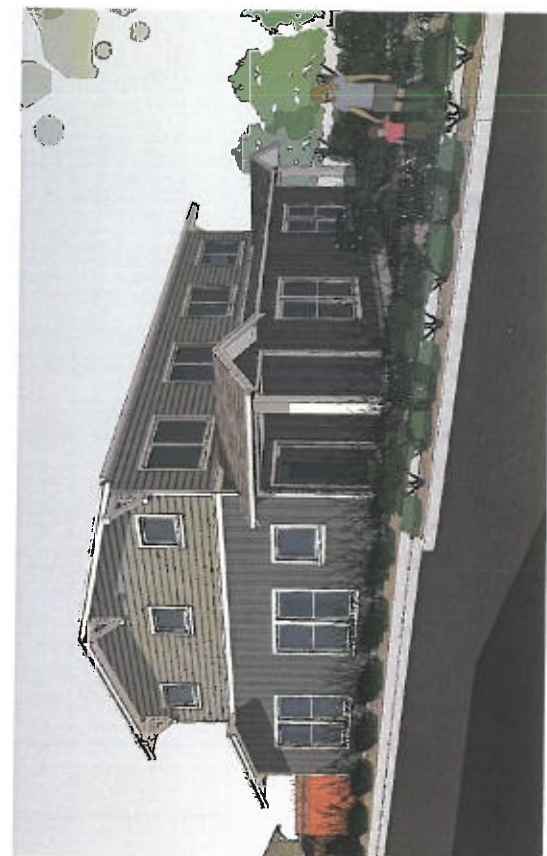


② AERIAL VIEW

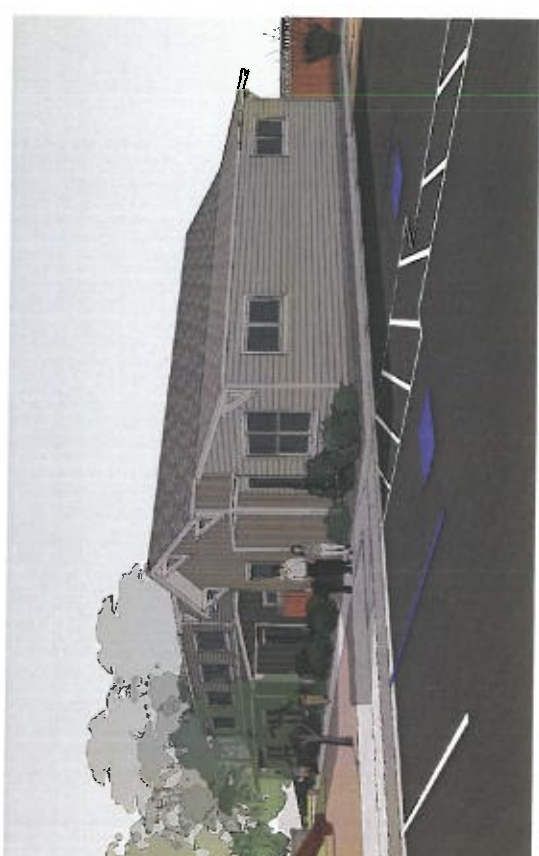


④ AERIAL VIEW

NO.	DESCRIPTION	DATE
1	1. PRELIMINARY	12/10/18
2	2. PRELIMINARY	01/10/19
3	3. PRELIMINARY	02/10/19
4	4. PRELIMINARY	03/10/19
5	5. PRELIMINARY	04/10/19
6	6. PRELIMINARY	05/10/19
7	7. PRELIMINARY	06/10/19
8	8. PRELIMINARY	07/10/19
9	9. PRELIMINARY	08/10/19
10	10. PRELIMINARY	09/10/19
11	11. PRELIMINARY	10/10/19
12	12. PRELIMINARY	11/10/19
13	13. PRELIMINARY	12/10/19
14	14. PRELIMINARY	01/10/20
15	15. PRELIMINARY	02/10/20
16	16. PRELIMINARY	03/10/20
17	17. PRELIMINARY	04/10/20
18	18. PRELIMINARY	05/10/20
19	19. PRELIMINARY	06/10/20
20	20. PRELIMINARY	07/10/20
21	21. PRELIMINARY	08/10/20
22	22. PRELIMINARY	09/10/20
23	23. PRELIMINARY	10/10/20
24	24. PRELIMINARY	11/10/20
25	25. PRELIMINARY	12/10/20



① UNITS 1 & 2



③ UNITS 9, 10, & 11



② UNITS 1 & 2



④ UNITS 10 & 11

TENTATIVE MAP & PRELIMINARY IMPROVEMENT PLANS

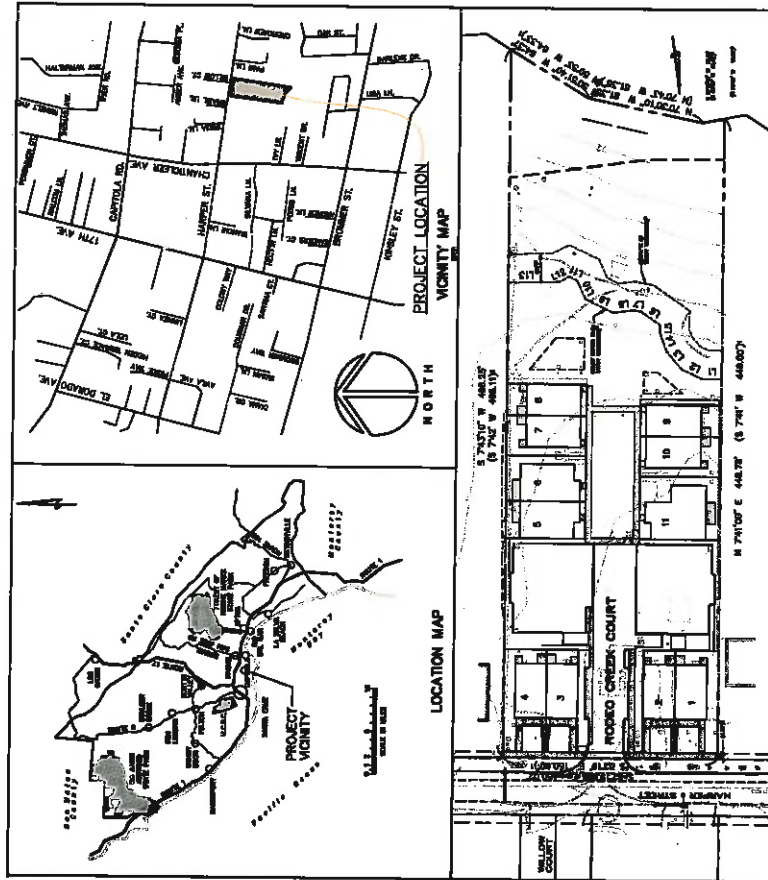
TRACT NO. 1605 - RODEO CREEK COURT

2340 HARPER STREET - APN 029-171-05 - APPLICATION # 181094

SANTA CRUZ COUNTY, CALIFORNIA

CONTENTS OF APPLICATION

1. ALL PRELIMINARY MAPS AND APPLICATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE PUBLIC UTILITIES ACT AND THE PUBLIC UTILITIES CODE, AND THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
2. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
3. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
4. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
5. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
6. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
7. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
8. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
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14. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
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16. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
17. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
18. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
19. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.
20. THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.



PROJECT SITE MAP
SHEET 1 OF 1

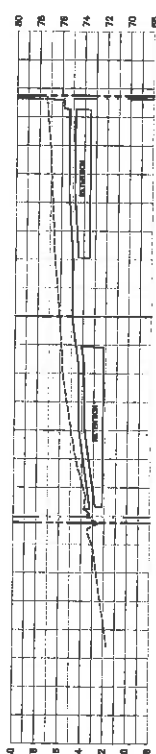
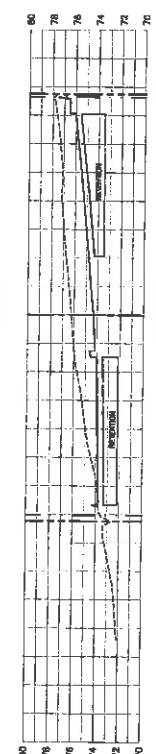
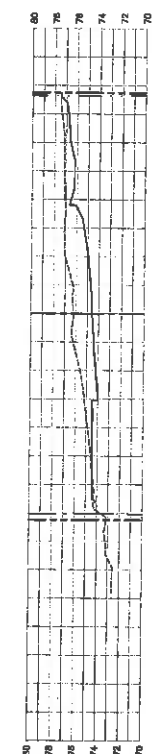
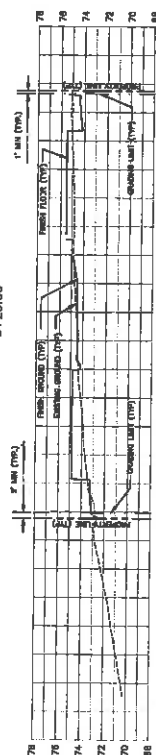
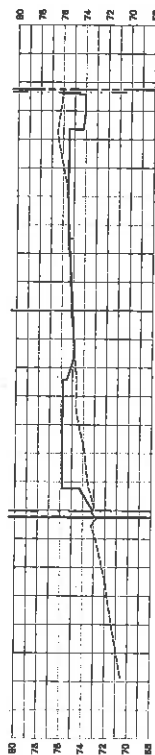
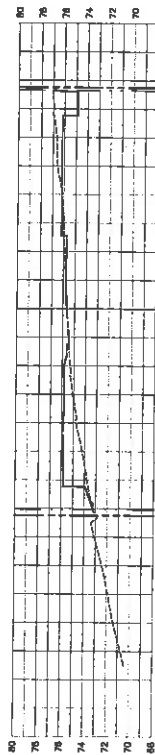
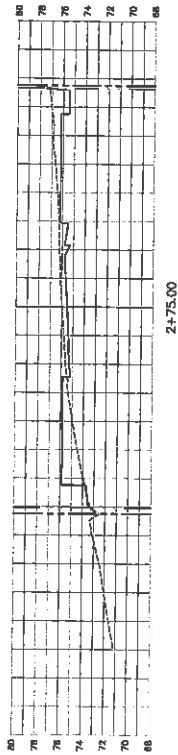


PRELIMINARY
PROPOSED
IMPROVEMENTS

APPLICANT'S NAME BOWMAN & WILLIAMS CIVIL ENGINEERS AND LAND SURVEYORS 2400 FARMERS AVENUE SAN JOSE, CALIF. 95128 (408) 434-2000		DATE JUNE 22, 2000	BY [Signature]
PROJECT NAME TRACT NO. 1605 - RODEO CREEK COURT		APN 029-171-05	DATE JUNE 22, 2000
SHEET NO. 1 OF 1		TOTAL SHEETS 1	DATE JUNE 22, 2000

THE STATE SHALL REQUIRE THE AREA SUBJECT OF THIS APPLICATION AND MAP SHALL BE SHOWN AS A TENTATIVE MAP OF THE PUBLIC UTILITIES COMMISSION'S REGULATIONS.





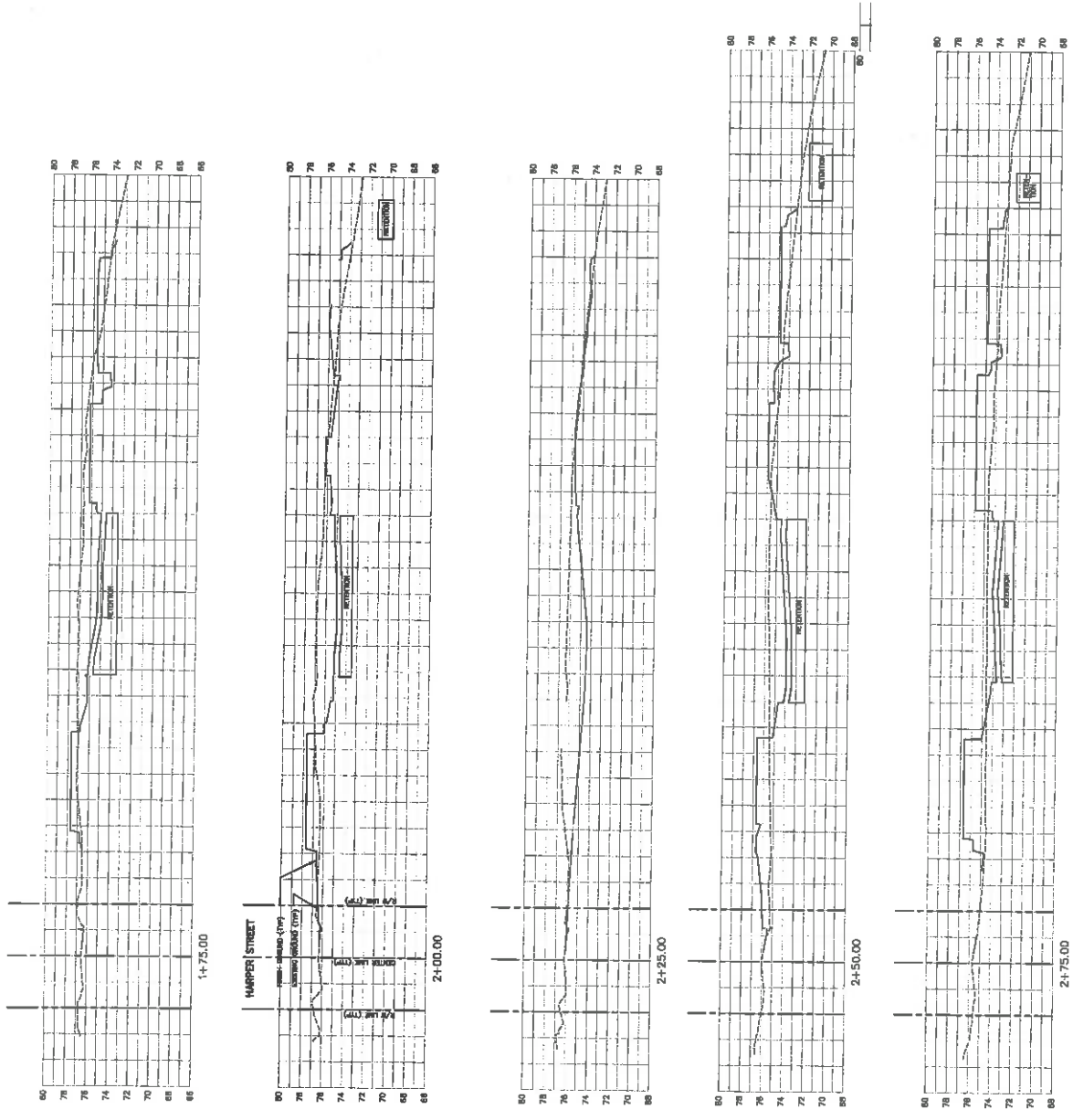
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DATE	TIME	LOCATION	REMARKS
SEPTEMBER 21, 2018			REVIEW PER COUNTY COMMENTS
JULY 18, 2018			REVIEW PER COUNTY COMMENTS

<p>BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS</p> <p>3040 WHEELARCH PARK COURT, SUITE 100 STOQUEL, CA 95075 (925) 226-5544</p>	<p>PRELIMINARY SITE SECTIONS</p> <p>PRELIMINARY IMPROVEMENT PLANS TRACT NO. 1005 - MOORE ECK COURT</p>
--	---

SCALE 1"=25' H, 1"=50' V	DRAWN	JOB NO. 100002	SHEET
DATE APRIL 23, 2016	CHECKED	INDEX SIZE 1/4, 1/16, 3/16	C21
DESIGN	DWG NAME	FILE NO. 200602	OF 18

ANNUAL REPORT



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APPROVED FOR SUBMITTAL
JULY 15, 2015 - PER THE COUNTY COMMISSIONERS

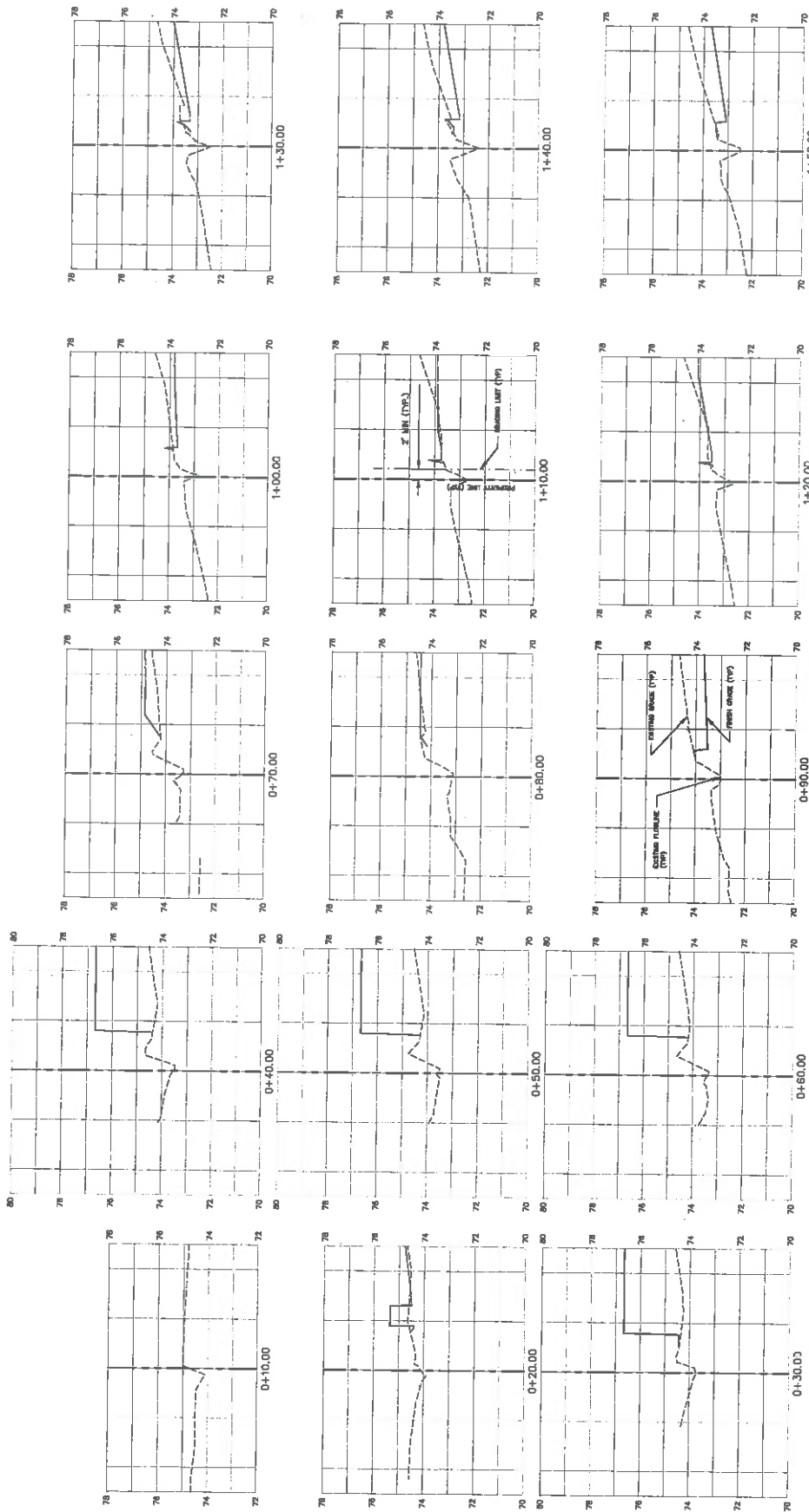
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
2440 SOUTHERN AVENUE, SUITE 100
SAN JOSE, CALIFORNIA 95128
(408) 293-1100

PRELIMINARY SITE SECTIONS
SHEET NO. 002
DATE: APRIL 23, 2015
DRAWN BY: J. L. LEE, CIVIL
CHECKED BY: J. L. LEE, CIVIL
SCALE: 1"=20' H, 1"=40' V



PREPARED BY
J. L. LEE, CIVIL
PROFESSIONAL ENGINEER

EXHIBIT D



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DATE: 04/11/2018
PROJECT: 18-11111-1111
SHEET: 02.3
TOTAL SHEETS: 10

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
(303) 733-1111

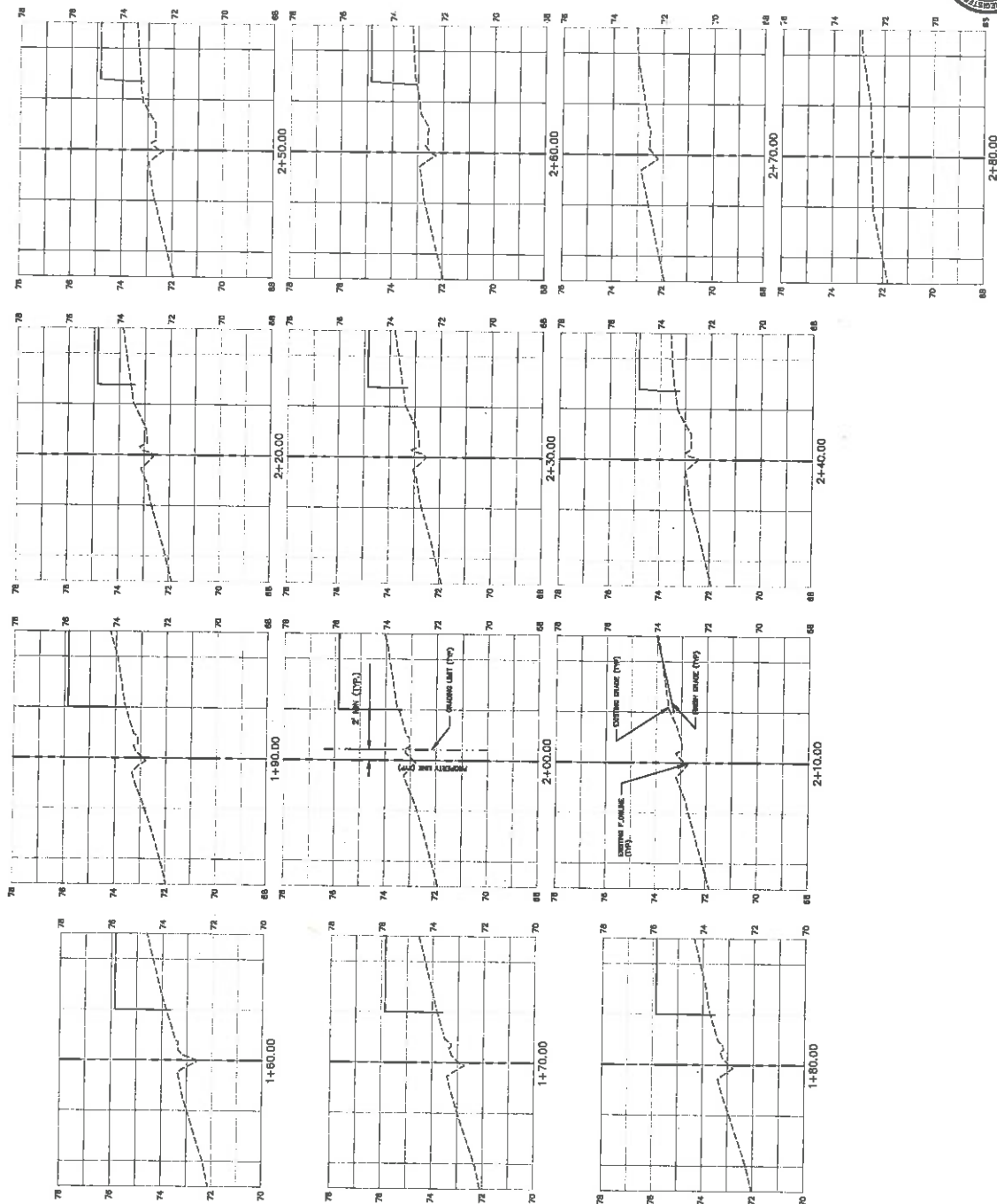
NEIGHBOR'S SWALE SECTIONS
THAT THE USER SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY ANALYSIS OR DESIGN BASED ON THIS DATA SET.

DATE: 04/11/2018
PROJECT: 18-11111-1111
SHEET: 02.3
TOTAL SHEETS: 10



PROFESSIONAL
ENGINEER
STATE OF CALIFORNIA

EXHIBIT D



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PROFESSIONAL ENGINEER & ARCHITECT
BOWMAN & WILLIAMS
CONSULTING ENGINEERS, INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
(303) 733-1100
WWW.BOWMAN-AND-WILLIAMS.COM

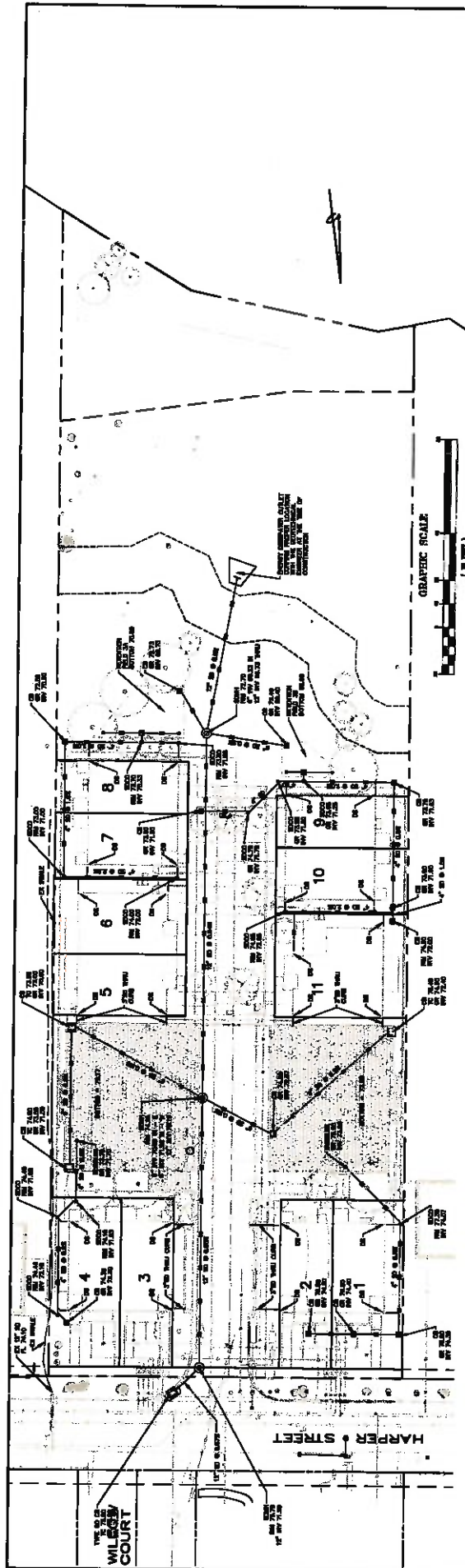
PROJECT INFORMATION
PROJECT NO. 2000
SHEET NO. 001 OF 001
DATE: APRIL 23, 2018
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
IN CHARGE: J. J. JONES

APPROVALS
APPROVED BY: J. J. JONES
DATE: APRIL 23, 2018

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

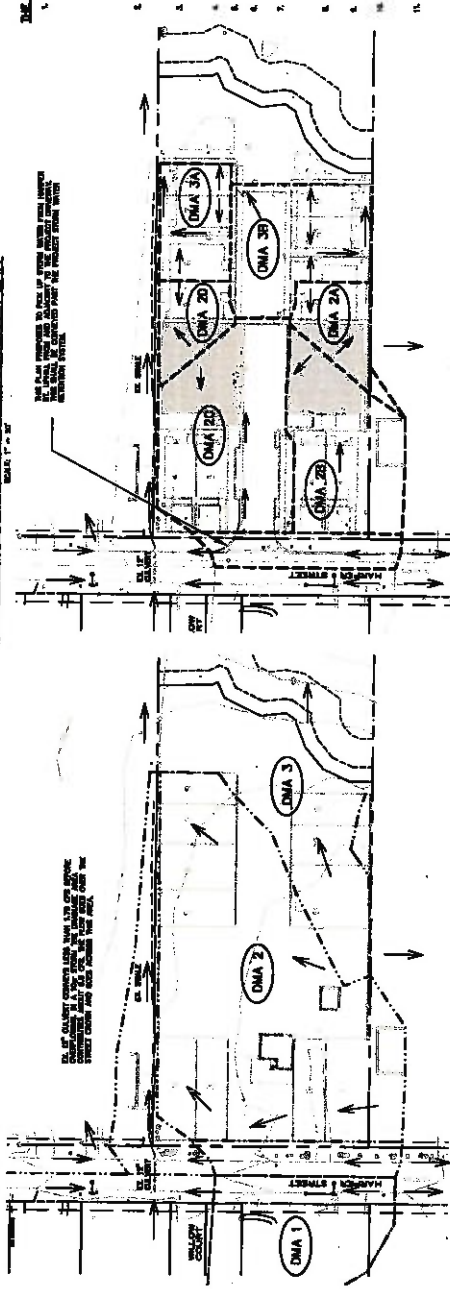


EXHIBIT D



PRELIMINARY DRAINAGE MANAGEMENT PLAN
SCALE 1" = 40'

THE PLAN IS PREPARED TO SHOW THE DRAINAGE MANAGEMENT FOR THE PROPOSED DEVELOPMENT. THE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER. THE PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE DESIGNER. THE PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE DESIGNER.



POST DEVELOPMENT DRAINAGE MANAGEMENT AREAS
SCALE 1" = 40'

THE BUILDING PERMIT APPLICATION SHALL INCLUDE:
1. A DRAINAGE MANAGEMENT PLAN (DMP) THAT SHOWS THE DRAINAGE MANAGEMENT FOR THE PROPOSED DEVELOPMENT. THE DMP SHALL BE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER. THE DMP SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE DESIGNER. THE DMP SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE DESIGNER.

PRE DEVELOPMENT DRAINAGE MANAGEMENT AREAS
SCALE 1" = 40'

DMA	PRE DEVELOPMENT DRAINAGE MANAGEMENT AREAS (DMA)	CHANGE IN DRAINAGE MANAGEMENT	PREVIOUS DRAINAGE MANAGEMENT	NEW DRAINAGE MANAGEMENT
1	1.00	1.00	1.00	1.00
2	2.00	2.00	2.00	2.00
3	3.00	3.00	3.00	3.00
4	4.00	4.00	4.00	4.00
5	5.00	5.00	5.00	5.00
6	6.00	6.00	6.00	6.00
7	7.00	7.00	7.00	7.00
8	8.00	8.00	8.00	8.00
9	9.00	9.00	9.00	9.00
10	10.00	10.00	10.00	10.00
11	11.00	11.00	11.00	11.00
12	12.00	12.00	12.00	12.00
13	13.00	13.00	13.00	13.00
14	14.00	14.00	14.00	14.00
15	15.00	15.00	15.00	15.00
16	16.00	16.00	16.00	16.00
17	17.00	17.00	17.00	17.00
18	18.00	18.00	18.00	18.00
19	19.00	19.00	19.00	19.00
20	20.00	20.00	20.00	20.00
21	21.00	21.00	21.00	21.00
22	22.00	22.00	22.00	22.00
23	23.00	23.00	23.00	23.00
24	24.00	24.00	24.00	24.00
25	25.00	25.00	25.00	25.00
26	26.00	26.00	26.00	26.00
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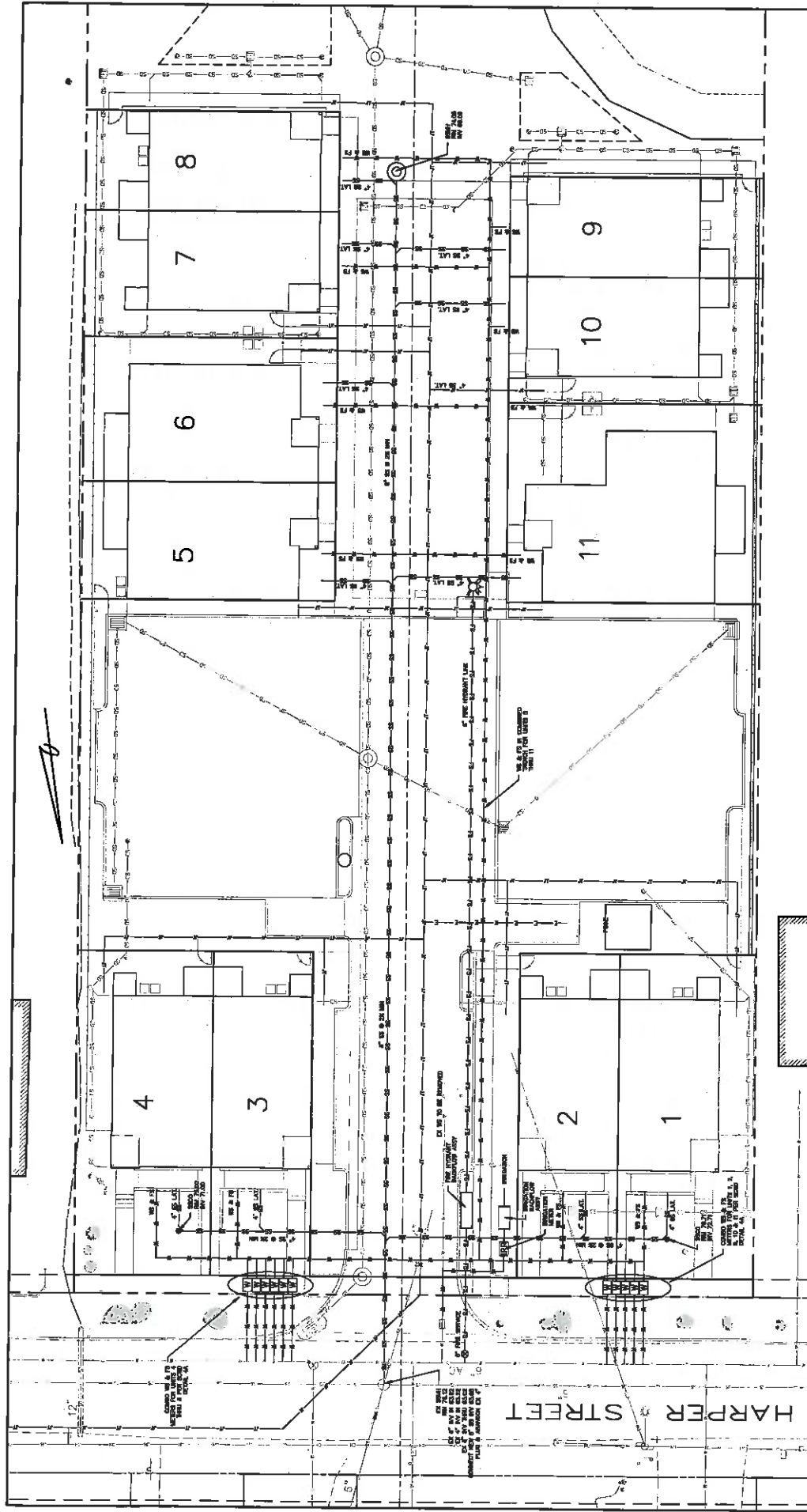


PRELIMINARY DRAINAGE MANAGEMENT PLAN
BOYMAN & WILLIAMS
CONSULTING ENGINEERS
10000 BOYMAN & WILLIAMS DRIVE
SUITE 100
FORT MYERS, FL 33907
TEL: 941-933-1111
FAX: 941-933-1112
WWW.BYANDW.COM

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BOYMAN & WILLIAMS
CONSULTING ENGINEERS
10000 BOYMAN & WILLIAMS DRIVE
SUITE 100
FORT MYERS, FL 33907
TEL: 941-933-1111
FAX: 941-933-1112
WWW.BYANDW.COM

DATE: 10/1/2010
DRAWN BY: J. BOYMAN
CHECKED BY: J. BOYMAN
APPROVED BY: J. BOYMAN
SCALE: 1" = 40'

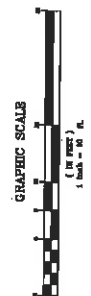


PRELIMINARY UTILITY PLAN SCALE: 1" = 40'

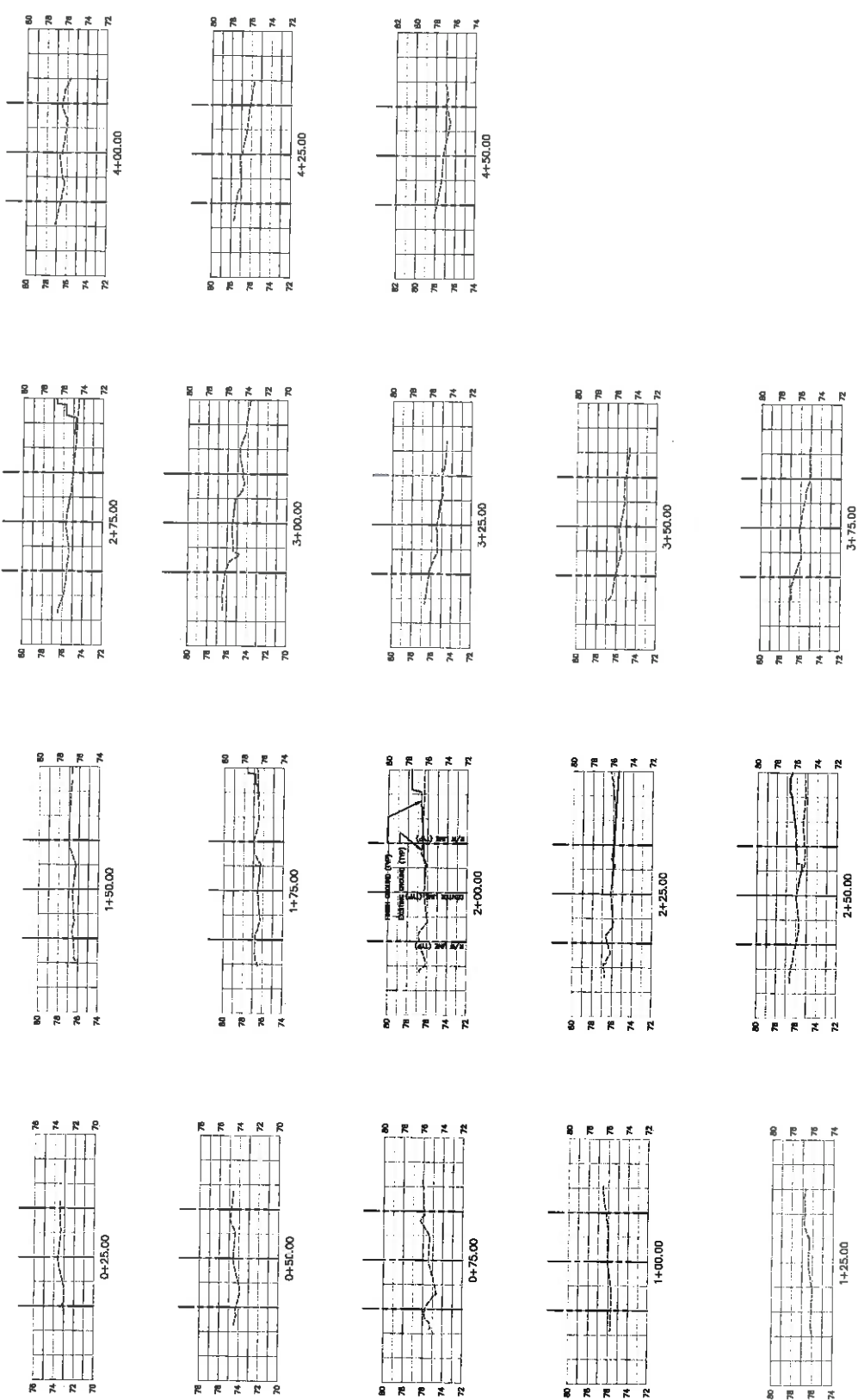
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BOWMAN & WILLIAMS
CONSULTING ENGINEERS, INC.
3400 WILSON AVENUE, SUITE 100
SAN JOSE, CALIFORNIA 95128
PHONE: (408) 261-1000
FAX: (408) 261-1001
WWW.BOWMAN-AND-WILLIAMS.COM



- NOTES:**
1. LOCATE AND LABEL THE EXISTING UTILITY LAYOUT. TO BE PROPERLY ANCHORED (ANCHORS) TO THE EXISTING UTILITY LAYOUT. TO BE PROPERLY ANCHORED (ANCHORS) TO THE EXISTING UTILITY LAYOUT.
 2. A COPY OF THIS PRELIMINARY UTILITY PLAN SHALL BE SUBMITTED TO THE CITY OF SAN JOSE FOR REVIEW AND APPROVAL. A COPY OF THIS PRELIMINARY UTILITY PLAN SHALL BE SUBMITTED TO THE CITY OF SAN JOSE FOR REVIEW AND APPROVAL.
 3. EXISTING UTILITY LAYOUTS SHALL BE SHOWN AT THE TIME OF THE PRELIMINARY UTILITY PLAN APPLICATION.
 4. ALL ACCESSIBLE AND ADJACENT DETAILS SHALL BE PROVIDED WITH THE PRELIMINARY UTILITY PLAN APPLICATION.



DISCLAIMER
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APR 2004 - 171-104

SEPTEMBER 21, 2010 - REVIEW FOR COUNTY COMMITTEE
JULY 10, 2008 - REVIEW FOR COUNTY COMMITTEE

BOWMAN & WILLIAMS
CONSULTING ENGINEERS
2040 KILBURN PARK DRIVE, SUITE 100
DALLAS, TEXAS 75205
(214) 343-3000

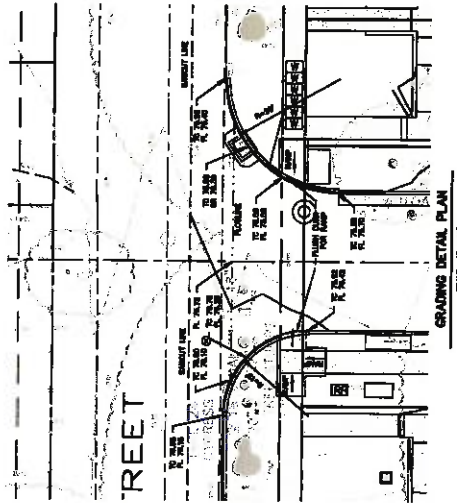
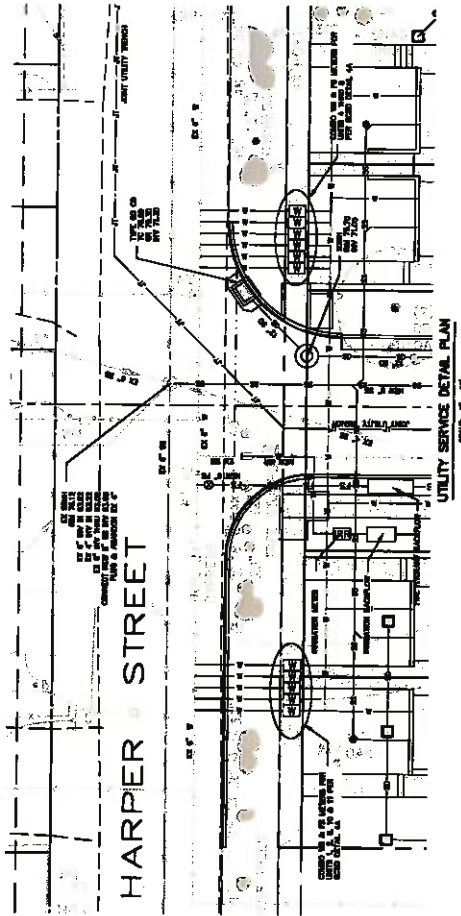
HARPER STREET
CROSS SECTIONS

PROJECT NO. 171-104
SHEET NO. 171-104-01
DATE: APRIL 23, 2008
DRAWN: J. L. L. L.
CHECKED: J. L. L. L.
FILE NO. 171-104

PRELIMINARY
FOR INFORMATION ONLY



EXHIBIT D



DISCLAIMER: THE CITY OF PORTLAND, OREGON, IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING ENGINEERS, INC. (B&W). B&W HAS PREPARED THIS PLAN FOR THE CITY OF PORTLAND, OREGON, AND HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT. THE CITY OF PORTLAND, OREGON, IS RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE DESIGN OF THE PROJECT. B&W HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT. THE CITY OF PORTLAND, OREGON, IS RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE DESIGN OF THE PROJECT.

APPROVED FOR THE CITY OF PORTLAND, OREGON, BY THE CITY ENGINEER, JULY 10, 2008. APPROVED FOR THE CITY ENGINEER, JULY 10, 2008.

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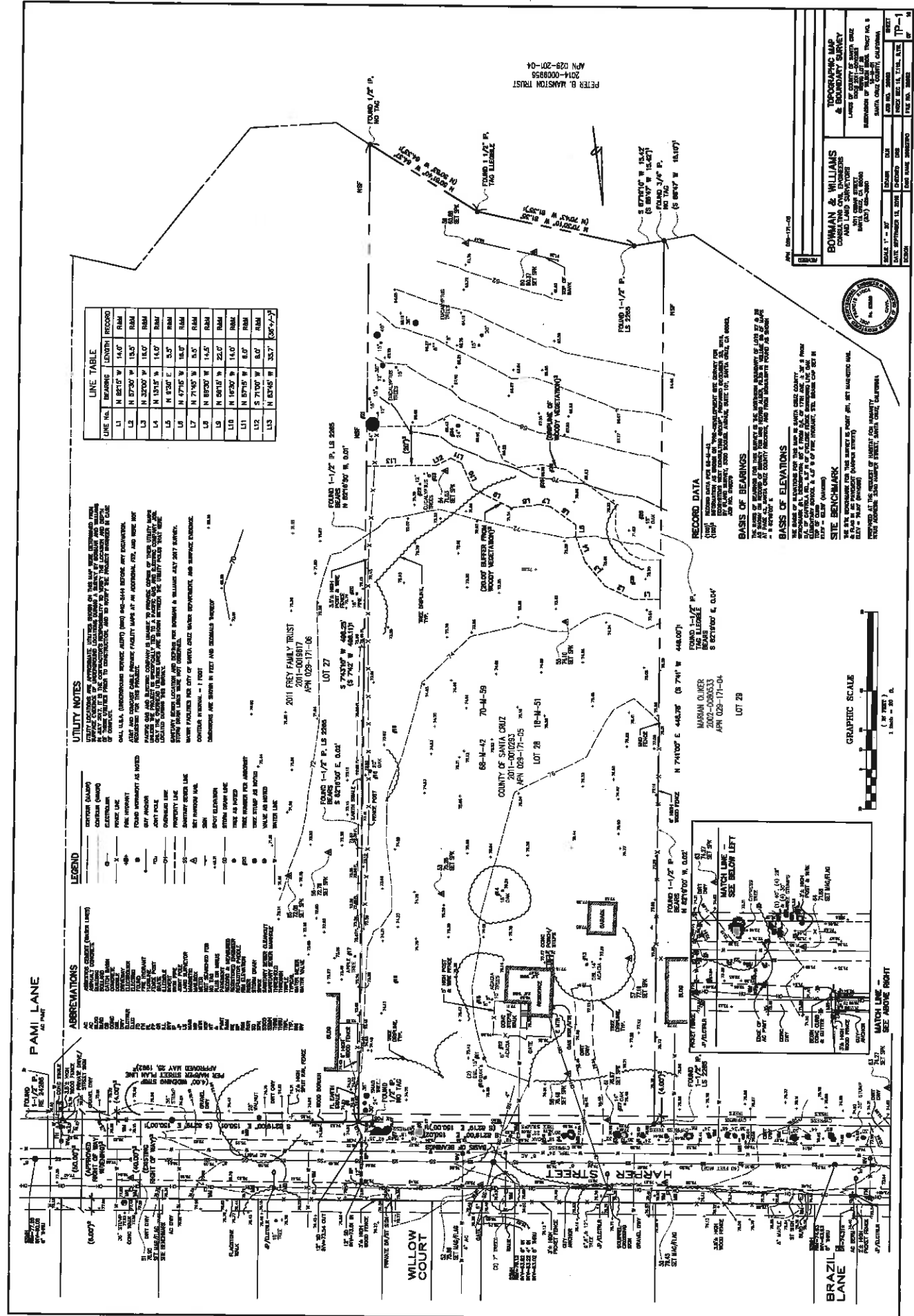
APPROVED FOR THE CITY OF PORTLAND, OREGON, BY THE CITY ENGINEER, JULY 10, 2008. APPROVED FOR THE CITY ENGINEER, JULY 10, 2008.

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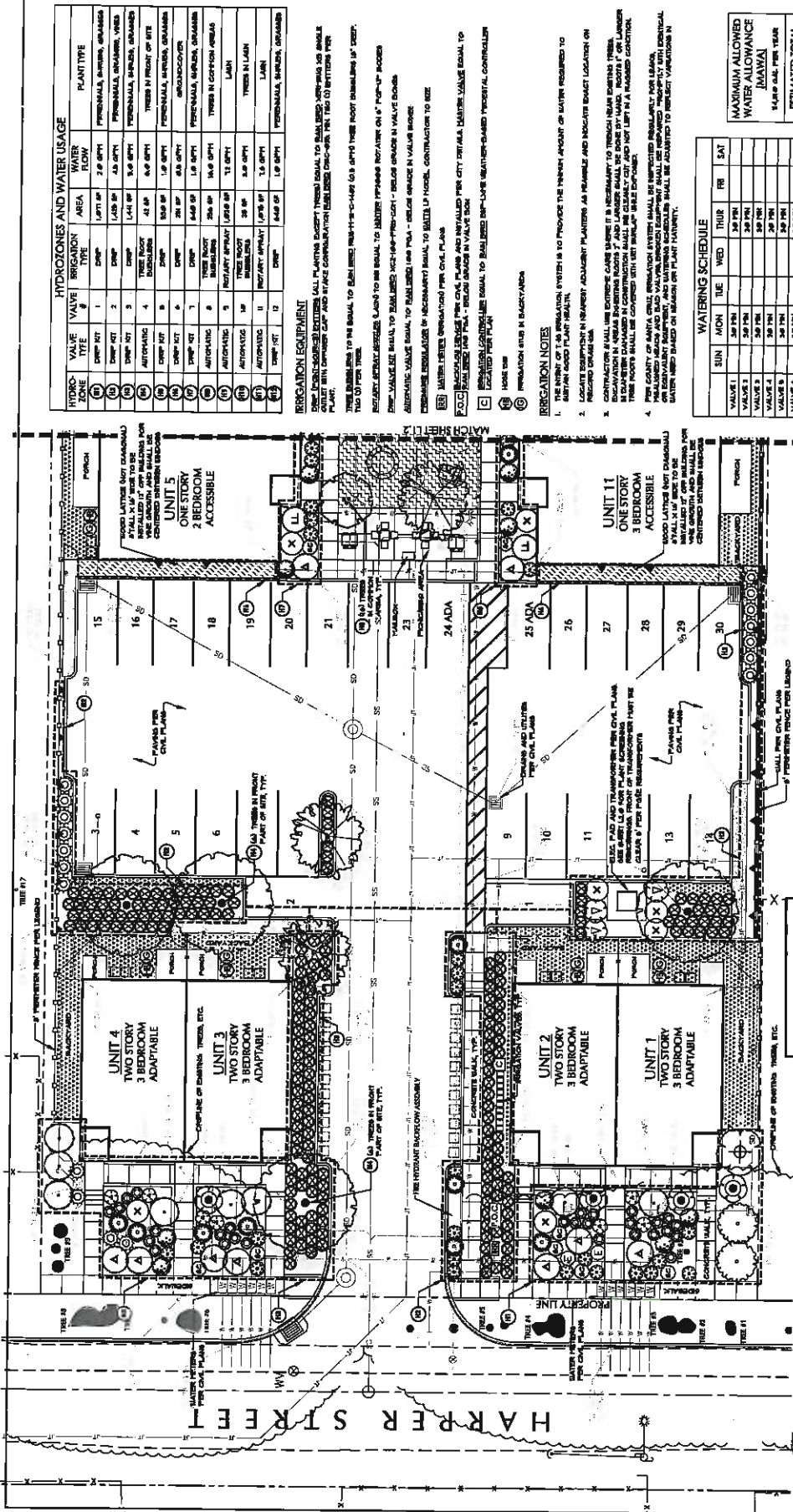


PROFESSIONAL ENGINEER & SURVEYOR
BOWMAN & WILLIAMS CONSULTING ENGINEERS, INC.
PORTLAND, OREGON

EXHIBIT D



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	APRIL 2013
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



HYDROZONES AND WATER USAGE

HYDRO-ZONE	VALVE	VALVE TYPE	IRIGATION TYPE	AREA	WATER FLOW	PLANT TYPE
1	1	1	1	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
2	2	2	2	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
3	3	3	3	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
4	4	4	4	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
5	5	5	5	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
6	6	6	6	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
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10	10	10	10	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
11	11	11	11	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES
12	12	12	12	1.00 SF	2.0 GPM	PERENNIALS, ANNUALS, GRASSES

IRRIGATION EQUIPMENT

THE FIRM HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING IRRIGATION SYSTEM AND HAS DETERMINED THAT THE EXISTING SYSTEM IS NOT ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT. THE FOLLOWING EQUIPMENT IS PROPOSED:

- 1. MAIN LINE IRRIGATION PER CIVIL PLAN
- 2. VALVE BOXES TO BE INSTALLED AT EACH VALVE LOCATION
- 3. BACKFLOW PREVENTER TO BE INSTALLED AT THE MAIN LINE ENTRY TO THE DEVELOPMENT
- 4. PUMP AND TANK TO BE INSTALLED AT THE MAIN LINE ENTRY TO THE DEVELOPMENT
- 5. PUMP AND TANK TO BE INSTALLED AT THE MAIN LINE ENTRY TO THE DEVELOPMENT
- 6. PUMP AND TANK TO BE INSTALLED AT THE MAIN LINE ENTRY TO THE DEVELOPMENT
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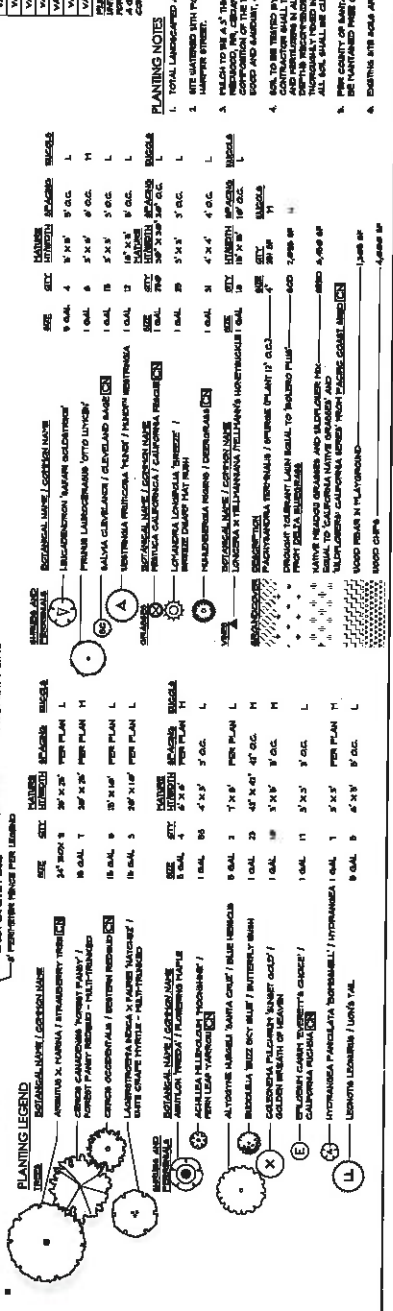
PLANTING NOTES

1. TOTAL LANDSCAPED AREA - 1,000 SF
2. SITE BATTERED WITH PORTABLE TRUCK 8' WATER MAIN IN HARPER STREET.
3. PUMP AND TANK TO BE INSTALLED AT THE MAIN LINE ENTRY TO THE DEVELOPMENT.
4. PUMP AND TANK TO BE INSTALLED AT THE MAIN LINE ENTRY TO THE DEVELOPMENT.
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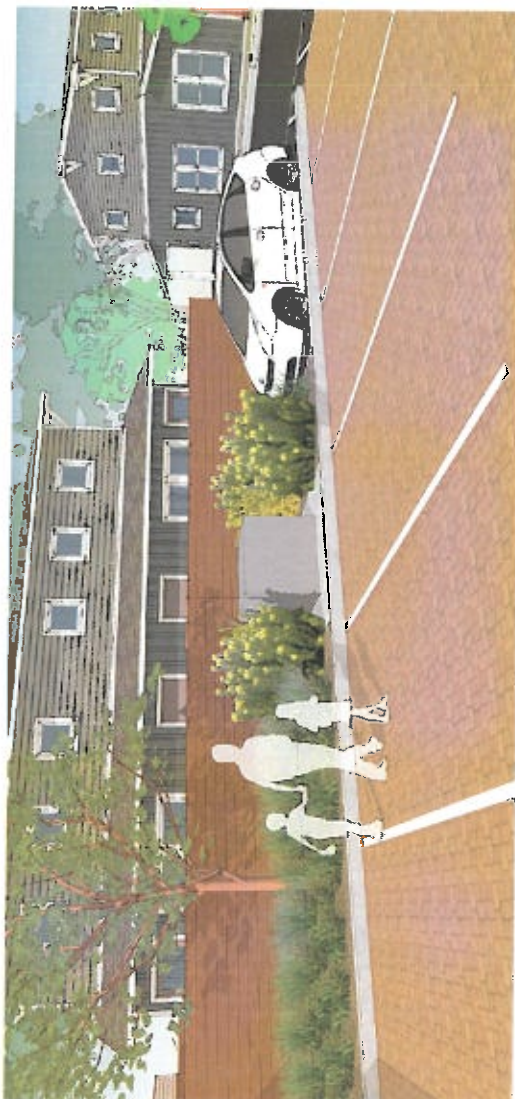
PLANTING LEGEND

LEGEND: PLANTING LEGEND

- 1. PERENNIALS
- 2. ANNUALS
- 3. GRASSES
- 4. TREES
- 5. SHRUBS
- 6. PALMS
- 7. VINES
- 8. BULBS
- 9. FLOWERS
- 10. HERBS
- 11. EDIBLES
- 12. MEDICALS
- 13. AROMATICS
- 14. ORNAMENTALS
- 15. FUNCTIONALS
- 16. STRUCTURALS
- 17. CLIMBERS
- 18. SUCCESSIONALS
- 19. PIONEERS
- 20. SEROTINUS
- 21. SUCCESSIONALS
- 22. PIONEERS
- 23. SEROTINUS
- 24. SUCCESSIONALS
- 25. PIONEERS
- 26. SEROTINUS
- 27. SUCCESSIONALS
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- 100. PIONEERS



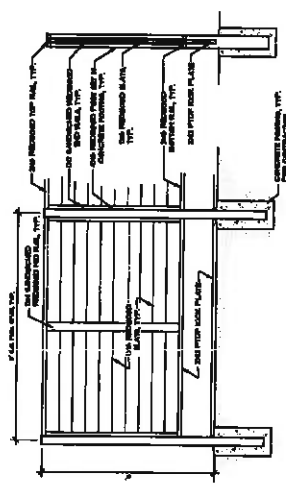
NO.	DESCRIPTION	DATE	BY
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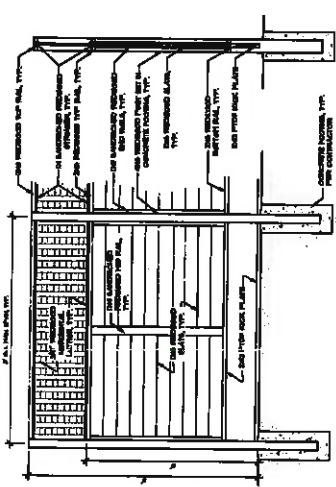
C PLANT SCREENING AT TRANSFORMER (LOOKING NORTH)



D PLANT SCREENING AT TRANSFORMER (LOOKING WEST)



A 6' TALL REDWOOD INTERNAL FENCE
 SCALE 1/2" = 1'-0"



B 6' TALL REDWOOD PERIMETER FENCE
 SCALE 1/2" = 1'-0"

Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan as allowed subject to a Residential Density Bonus in accordance with California Government Code sections 65915 through 65918, and County Code Chapter 17.12. The project is located within the Urban Low Density Residential (R-UL) General Plan designation, which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. Because 100% of the proposed residential units will be affordable to low-income households, a Residential Density Bonus has been requested. This would allow for an additional 35% density as set out in County Code section 17.12.060, resulting in a density of one unit for each 4,080 square feet. Where a Density Bonus is applied the project is statutorily consistent with the General Plan.

The proposed project will result in the creation of 11 single-family residential lots and one common area parcel. The average parcel area per residential unit (which includes shared common area but not the riparian corridor) would be 5,610 square feet of net developable land area per dwelling, in conformance with the maximum allowed density for the Urban Low Density Residential (R-UL) General Plan designation of the parcel, where a Residential Density Bonus has been applied. Individual lots within the development, as shown on the Tentative Map, range from 1,241 square feet to 2,474 square feet in area and the common area parcel, which includes the riparian corridor and open space, would contain 49,878 square feet.

The project is consistent with the General Plan. The full range of urban services is available, including public water and sewer service. All parcels will be accessed by a central driveway from Harper Street that connects to a shared parking lot. The proposed driveway conforms to the requirements set out in the County Design review ordinance, Chapter 13.11 of County Code and the parking area is linked to all the proposed dwelling units by paved, accessible pathways. The proposed driveway design and pathway network provides 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 surrounding development, and the design of the proposed structures are consistent with the character of other structures 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 and unit densities meet the minimum standards for the R-1-6-D (Single Family Residential-Designated Park Site Combining District) zone district, subject to a Residential Density Bonus in accordance with California Government Code sections 65915 through 65918, and County Code Chapter 17.12.

All of the required external site setbacks for the R-1-6 zone district, as applied to the existing parcel, are maintained or exceeded. Setbacks to interior property lines have been reduced in accordance with County Code section 13.10.323(D)(1)(a), which allows for interior setbacks to be reduced for parcels where not abutting the periphery of the project site. This reduction of interior setbacks is proposed to allow for the construction of semi-detached single-family dwellings. While semi-detached dwellings are considered to be a single-family use, the semi-detached configuration is specifically identified in the R-1-4 or R-1-3.5 zone districts and not the R-1-6 zone. Therefore, the proposed project includes a request for a Planned Unit Development Permit (PUD) to allow for a departure from strict conformance with County Code. The request for semi-detached single-family dwellings with a zero lot line, is consistent with the single-family residential designation of the parcel in that a single-family dwelling is defined in County Code section 13.10.700-D, "Dwelling, single-family" as a detached building, or a semi-detached building sharing one common wall with an adjacent dwelling unit, which contains one dwelling unit. A "Dwelling unit" is defined as a structure for human habitation providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

The maximum lot coverage for parcels within the R-1-6 zone district is 40% of the net site area and the maximum FAR is 50% (0.5:1). For the proposed project the total lot coverage for all structures would be 14.7% and the FAR would be 19.7%, calculated for the proposed Common Interest Ownership project as a whole, considerably less than allowed. Even if the calculation of lot coverage and FAR is based on the developable area, which also excludes the riparian corridor and buffer areas, the lot coverage would only be 22% and the FAR would be 29.6%. The height of the proposed dwellings also complies with the maximum 28-foot height limit in the R-1 6 zone district in that no dwelling will exceed 24 feet in height measured from the original grade, or 22 feet from the finished grade.

The Designated Park Site Combining District was established in 1994 on APN 029-171-05 and on adjacent APNs 029-171-04 and 06 by Ordinance #4315, an ordinance amending chapter 13.10 of the Santa Cruz County Code to implement the 1994 County General Plan and Local Coastal Program. The "D" designation was added to denote that those parcels had been designated in whole or in part by the County General Plan to be considered in the future for acquisition and development as neighborhood, community or regional public recreational facilities. However, with the required dissolution of the County Redevelopment Agency in 2011, the Board of Supervisors acknowledged that the subject parcel, APN 029-171-05, would not be used as a park and instead would be developed as a residential housing site. This decision was also accepted by Director of Parks, Open Space and Cultural Services. Therefore, consideration of park use has

occurred and the codified park site review process pursuant to County Code section 15.01.090(C) is not required for the current application. Where the Board of Supervisors has determined that the development of a designated park site in whole or in part for park and recreation use is not appropriate, the proposed project is subject only to the regulations of the basic zone district.

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 units are properly configured to allow development in compliance with the County Code.

No environmental resources would be adversely impacted by the proposed development. No development or site disturbance is proposed in the riparian corridor and associated riparian buffer zone, except for the allowable terminus of the storm drain system for the project and an associated energy dissipator. These features are required as condition of County approval of the project, for the proper design and function of site drainage associated with the development and are therefore exempt from the riparian corridor ordinance per County Code section 16.30.050(D).

The biotic report submitted for the proposed project, which has been reviewed and accepted by Environmental Planning staff, concluded that the proposed project will have no significant impacts on sensitive habitats or threatened species. All recommendations of the biotic report are included as conditions of approval of this permit.

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

This finding can be made, in that the biotic report submitted in support of the proposed project, which has been reviewed and accepted by Environmental Planning staff, concluded that the proposed project will have no significant impacts on sensitive habitats or threatened species. All recommendations of the biotic report have been incorporated into the project and/or are included as conditions of approval of this permit.

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 services are available to serve all aspects of the proposed development.

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

This finding can be made, in that no such easements affect the project site.

- 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 extent possible in a manner to take advantage of solar opportunities.

- 9. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076) and any other applicable requirements of the Design Review ordinance, County Code Chapter 13.11.**

To protect existing public viewsheds, the site has been designed and laid out to retain, to the greatest extent possible, open vistas through the site from Harper Street to the wooded arroyo and riparian area along the southern boundary. Dwellings have been laid out on either side of an open area that runs along a north-south axis through the center of the parcel, comprised of the access driveway, parking area, a landscaped recreation area and a community garden, beyond which lies the riparian/open-space area. This layout allows views across the parcel to the woodland beyond.

Individual dwellings have been grouped together to reduce the total number of proposed buildings, which will lessen the visual impact of the development and also reduce the overall coverage by impervious surfaces. Units that front onto Harper Street have been designed to include covered front porches with gabled roofs that define the front entrance to each home and break up the front facades of the structures. At the lower floor, the homes fronting Harper Street are set back from the existing edge of Harper Street by a minimum of 38 feet (24 feet from the edge of the proposed right-of-way dedication) and the second story is set back an additional 7 feet. The remaining homes are located beyond the shared parking area approximately 150 feet from Harper Street. These homes front onto a shared landscaped recreation area that will include a children's play structure and a communal meeting space with barbecue grills and picnic tables. South of the recreation area is a community garden with raised planting beds that will be allocated to homeowners for growing vegetables or other gardening projects.

The proposed semi-detached single-family dwellings each containing two dwelling units, will not result in massive buildings out of character with surrounding homes. The maximum floor area proposed for any one of the proposed buildings, would be 2,520 square feet, which is similar in size to many newly constructed single-family dwellings in the area, including other newer homes along Harper Street. The maximum height of proposed two-story structures, measured from existing grade, would not exceed 24 feet, less than the maximum 28 feet allowed by the zone

district. Therefore, the visual impact of the development will be roughly equivalent to a single-family home development containing six moderately sized detached single-family homes.

The buildings have all been designed to have clean lines and simple shapes, consistent with many of the older homes in the neighborhood, and all include features such as gabled roofs, painted wood-effect siding and covered porches. Although each of the buildings will have a similar aesthetic, the color palate will be different for each structure; colors include muted earth-toned greys, greens and browns, to blend with existing homes along Harper Street and with the natural environment. The proposed architectural features and variety of colors will break up the visual bulk and mass of the proposed homes. The existing Cypress trees that will be retained along the project frontage at Harper Street, together with extensive landscaping throughout the development, will further screen and soften the homes, enhance privacy and create a more intimate development.

Therefore, this finding can be made.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is adjacent to existing residential properties. The site is well-suited to development, being inside the Urban Services Line and having a generally flat to gently sloping elevation over the entire developable portion of the parcel. The project will be connected to existing sewer and other utilities.

Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance, County Code Chapter 12.10, to ensure 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 use of the property will be residential in nature and unit densities meet the minimum standards for the R-1-6-D (Single Family Residential-Designated Park Site Combining District) zone district, subject to a Residential Density Bonus in accordance with California Government Code sections 65915 through 65918, and County Code Chapter 17.12.

All of the required external site setbacks for the R-1-6 zone district, as applied to the existing parcel, are maintained or exceeded. Setbacks to interior property lines have been reduced in accordance with County Code section 13.10.323(D)(1)(a), which allows for interior setbacks to be reduced for parcels where not abutting the periphery of the project site. This reduction of interior setbacks is proposed to allow for the construction of semi-detached single-family dwellings. While semi-detached dwellings are considered to be a single-family use, the semi-detached configuration is specifically identified in the R-1-4 or R-1-3.5 zone districts and not the R-1-6 zone. Therefore, the proposed project includes a request for a Planned Unit Development Permit (PUD) to allow for a departure from strict conformance with County Code. The request for semi-detached single-family dwellings with a zero lot line, is consistent with the single-family residential designation of the parcel in that a single-family dwelling is defined in County Code section 13.10.700-D, "Dwelling, single-family" as a detached building, or a semi-detached building sharing one common wall with an adjacent dwelling unit, which contains one dwelling unit. A "Dwelling unit" is defined as a structure for human habitation providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

The maximum lot coverage for parcels within the R-1-6 zone district is 40% of the net site area and the maximum FAR is 50% (0.5:1). For the proposed project the total lot coverage for all structures would be 14.7% and the FAR would be 19.7%, calculated for the proposed Common Interest Ownership project as a whole, considerably less than allowed. Even if the calculation of lot coverage and FAR is based on the developable area, which also excludes the riparian corridor and buffer areas, the lot coverage would only be 22% and the FAR would be 29.6%. The height of the proposed dwellings also complies with the maximum 28-foot height limit in the R-1 6 zone district in that no dwelling will exceed 24 feet in height measured from the original grade, or 22 feet from the finished grade.

The Designated Park Site Combining District was established in 1994 on APN 029-171-05 and on adjacent APNs 029-171-04 and 06 by Ordinance #4315, an ordinance amending chapter 13.10 of the Santa Cruz County Code to implement the 1994 County General Plan and Local Coastal Program. The "D" designation was added to denote that those parcels had been designated in whole or in part by the County General Plan to be considered in the future for acquisition and development as neighborhood, community or regional public recreational facilities. However, with the required dissolution of the County Redevelopment Agency in 2011, the Board of Supervisors acknowledged that the subject parcel, APN 029-171-05, would not be used as a park and instead would be developed as a residential housing site. This decision was also accepted by Director of Parks, Open Space and Cultural Services. Therefore, consideration of park use has occurred and the codified park site review process pursuant to County Code section 15.01.090(C) is not required for the current application. Where the Board of Supervisors has determined that the development of a designated park site in whole or in part for park and recreation use is not appropriate, the proposed project is subject only to the regulations of the basic zone district.

A total of 30 parking spaces will be provided for the proposed 11 single-family homes in compliance with County Code section 17.12.090 which requires a minimum of 22 spaces for residents of the project. In addition, 8 parking spaces (not required by the Code) would be provided for guest parking. While the project complies with parking standards set out in County Code section 17.12.090 as provided in density bonus law, the project also fully complies with the residential parking standards set out in County Code section 13.10.552.

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 division of land, its design, and its improvements, will be consistent with the General Plan as allowed subject to a Residential Density Bonus in accordance with California Government Code sections 65915 through 65918, and County Code Chapter 17.12. The project is located within the Urban Low Density Residential (R-UL) General Plan designation, which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. Because 100% of the proposed residential units will be affordable to low-income households, a Residential Density Bonus is applicable. This would allow for an additional 35% density under County Code section 17.12.060, which would result in a density of one unit for each 4,080 square feet. However, the requested and approved project provides one unit per 5,610

square feet. Where a Density Bonus is applied the project is statutorily consistent with the General Plan.

The proposed project will result in the creation of 11 single-family residential lots and one common area parcel. The average parcel area per residential unit (which includes shared common area but not the riparian corridor) would be 5,610 square feet of net developable land area per dwelling, in conformance with the maximum allowed density for the Urban Low Density Residential (R-UL) General Plan designation of the parcel, where a Residential Density Bonus has been applied. Individual lots within the development, as shown on the Tentative Map, range from 1,241 square feet to 2,474 square feet in area and the common area parcel, which includes the riparian corridor and open space, would contain 49,878 square feet.

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 a central driveway from Harper Street that connects to a shared parking lot. The proposed driveway conforms to the requirements set out in the County Design review ordinance, chapter 13.11 of County Code and the parking area is linked to all the proposed dwelling units by paved, accessible pathways. The proposed driveway design and pathway network provides 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 surrounding development, and the design of the proposed structures are consistent with the character of other structures in the surrounding neighborhood.

The affordable housing development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that all structures exceed the required exterior site setbacks as specified for the R-1-6 zone district and comply with all other site and development standards for the zone district, including height, lot coverage and floor area ratio, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). Interior setbacks will be consistent with the Planned Unit Development (PUD) to allow for the construction of semi-detached single-family dwellings (see Planned Unit Development findings). The reduced setbacks also comply with County Code section 13.10.323(D)(1)(a), which allows for interior setbacks to be reduced for parcels not abutting the periphery of the project site. Therefore, the proposed single-family dwellings will not adversely shade adjacent properties.

The proposed affordable housing project will be properly proportioned to the parcel size and 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 11 proposed single-family dwellings will comply with the site standards for the R-1-6-D zone district as modified by the PUD (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures that will appear visually similar to a six home development, that is consistent with a design and density 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.

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 all utilities are available for the proposed housing project. A Traffic Impact Analysis was prepared for the residential subdivision which showed that traffic impacts from the proposed 11 homes would add only a minimal amount and insignificant level of traffic to any street within the vicinity of the project site. Therefore, the proposed project would not adversely impact existing roads or intersections of any highways, streets or intersections in the County.

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 project site is located in a neighborhood containing a variety of architectural styles, and the proposed residential development 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 the Design Review ordinance, County Code Chapter 13.11.

To protect existing public viewsheds, the site has been designed and laid out to retain, to the greatest extent possible, open vistas through the site from Harper Street to the wooded arroyo and riparian area along the southern boundary. Dwellings have been laid out on either side of an open area that runs along a north-south axis through the center of the parcel, comprised of the access driveway, parking area, a landscaped recreation area and a community garden, beyond which lies the riparian/open-space area. This layout allows views across the parcel to the woodland beyond.

Individual dwellings have been grouped together to reduce the total number of proposed buildings, which will lessen the visual impact of the development and also reduce the overall coverage by impervious surfaces. Units that front onto Harper Street have been designed to include covered front porches with gabled roofs that define the front entrance to each home and break up the front facades of the structures. At the lower floor, the homes fronting Harper Street are set back from the existing edge of Harper Street by a minimum of 38 feet (24 feet from the edge of the proposed right-of-way dedication) and the second story is set back an additional 7 feet. The remaining homes are located beyond the shared parking area approximately 150 feet from Harper Street. These homes front onto a shared landscaped recreation area that will include a children's play structure and a communal meeting space with barbecue grills and picnic tables. South of the recreation area is a community garden with raised planting beds that will be allocated to homeowners for growing vegetables or other gardening projects.

The proposed semi-detached single-family dwellings each containing two dwelling units, will not result in massive buildings out of character with surrounding homes. The maximum floor area proposed for any one of the proposed buildings, would be 2,520 square feet, which is similar in size to many newly constructed single-family dwellings in the area, including other newer homes along Harper Street. The maximum height of proposed two-story structures, measured from existing grade, would not exceed 24 feet, less than the maximum 28 feet allowed by the zone district. Therefore, the visual impact of the development will be roughly equivalent to a single-family home development containing six moderately sized detached single-family homes.

The buildings have all been designed to have clean lines and simple shapes, consistent with many of the older homes in the neighborhood, and all include features such as gabled roofs, painted wood-effect siding and covered porches. Although each of the buildings will have a similar aesthetic, the color palate will be different for each structure; colors include muted earth-toned greys, greens and browns, to blend with existing homes along Harper Street and with the natural environment. The proposed architectural features and variety of colors will break up the visual bulk and mass of the proposed homes. The existing Cypress trees that will be retained along the project frontage at Harper Street, together with extensive landscaping throughout the development, will further screen and soften the homes, enhance privacy and create a more intimate development.

Therefore, this finding can be made.

Planned Unit Development Findings

1. That any residential development shall contribute to the ongoing desirability and character of the surrounding neighborhood.

To ensure the proposed development would not diminish the neighborhood character of Harper Street, the proposed project has been required to include homes that would front onto Harper Street, rather than the internal driveway. Units along the northern edge of the proposed development are required to include a front entrance with a gabled porch opening toward Harper Street. To retain the character of the street, dedication of a 4-foot wide strip along the northern property boundary is required for the development of a sidewalk along Harper Street. The alignment of the new path allows for pedestrian connectivity while preserving the mature Cypress trees that line Harper Street in the vicinity of the project site, which assists with maintaining the existing streetscape.

To protect existing public viewsheds, the site has been designed and laid out to retain, to the greatest extent possible the more open and rural character of the larger legacy lots on the street. To achieve this, open vistas through the site from Harper Street to the wooded arroyo and riparian area along the southern boundary have been retained. Dwellings would be constructed either side of an open area that runs along a north-south axis through the center of the parcel, comprised of the access driveway, parking area, a landscaped recreation area and a community garden, beyond which lies an open space/riparian area. This layout allows views across the parcel to the woodland beyond.

Individual dwellings have been grouped together to reduce the total number of proposed buildings, which will lessen the visual impact of the development and also reduce the overall coverage by impervious surfaces. Units that front onto Harper Street have been designed to include covered front porches with gabled roofs that define the front entrance to each home and break up the front facades of the structures. At the lower floor, the homes fronting Harper Street are set back from the existing edge of Harper Street by a minimum of 38 feet (24 feet from the edge of the right-of-way dedication) and the second story is set back an additional 7 feet. The remaining homes are located beyond the shared parking area approximately 150 feet from Harper Street. These homes front onto a shared landscaped recreation area that will include a children's play structure and a communal meeting space with barbecue grills and picnic tables. South of the recreation area is a community garden with raised planting beds that will be allocated to homeowners for growing vegetables or other gardening projects.

Therefore, the proposed development will contribute to the ongoing desirability and character of the surrounding neighborhood and this finding can be made.

- 2. That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity.**

This finding can be made, in that the proposed buildings that will contain two semi-detached single-family dwellings, will not result in buildings that are out scale or character with surrounding homes. The maximum floor area proposed of any one of the proposed buildings, is 2,520 square feet, which is similar in size to many newly constructed single-family dwellings in the area, including other newer homes along Harper Street. The maximum height of the two-story structures, measured from existing grade, would not exceed 24 feet, which is less than the maximum 28 feet allowed in the zone district. Therefore, the visual impact of the development will be roughly equivalent to a single-family home development containing six moderately sized detached single-family homes.

The buildings have all been designed to have clean lines and simple shapes, consistent with many of the older homes in the neighborhood, and all include features such as gabled roofs, painted wood-effect siding and covered porches. Although each of the buildings will have a similar aesthetic, the color palate will be different for each structure; colors include muted earth-toned greys, greens and browns, to blend with existing homes along Harper Street and with the natural environment. The proposed architectural features and variety of colors will break up the visual bulk and mass of the proposed homes. The existing Cypress trees that will be retained along the project frontage at Harper Street, together with extensive landscaping throughout the development, will further screen and soften the homes, enhance privacy and create a more intimate development.

A total of 30 parking spaces will be provided for the proposed 11 single-family homes in compliance with County Code section 17.12.090 which requires a minimum of 22 spaces for residents of the project. In addition, 8 parking spaces (not required by the Code) would be provided for guest parking. While the project complies with parking standards set out in County Code section 17.12.090 as provided in density bonus law, the project also fully complies with the residential parking standards set out in County Code section 13.10.552.

- 3. That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and/or the community in which the planned unit development is located, and that such benefits are specified by the Board of Supervisors in connection with its approval of a planned unit development, and that any conditions required to achieve such benefits are incorporated into the project and made conditions of approval.**

The County of Santa Cruz has one of the least affordable housing markets in the United States of America, where only about 15% of residents in the county can currently afford to purchase a median priced home. The proposed project will provide an important benefit to the community in that the project will result in the creation of 11 single-family residential parcels, each developed

with either a two or a three-bedroom home, where 100% of the homes will be affordable to low-income households.

The Planned Unit Development will permit the construction of 10 semi-detached single-family dwellings within five structures, with a sixth structure containing one detached single-family dwelling. This design will reduce the total number of structures that would be approved by a standard R-1-6 development and thereby minimize the overall visual impact of the new homes on the surrounding neighborhood. The proposed buildings each containing two semi-detached single-family dwelling units, will not result in buildings out of scale or character with surrounding homes. The maximum floor area proposed for any one of the structures, would be 2,520 square feet, which is similar in size to many newly constructed single-family dwellings in the area, including other newer homes along Harper Street. The maximum height of proposed two-story structures, measured from existing grade, would not exceed 24 feet, which is less than the maximum 28 feet allowed in the zone district. Therefore, the visual impact of the development will be less than or equivalent to a standard single-family home development in that it contains six moderately sized residential structures. The layout of the proposed homes on either side of an open area that runs along a north-south axis through the center of the parcel, allows unobstructed views through the parcel to the woodland beyond and therefore accommodates existing public viewsheds.

To ensure that the proposed project provides resource protection, a biotic report was submitted for of the proposed project. The report, which has been reviewed and accepted by Environmental Planning staff, concluded that the proposed project will have no significant impacts on special status plant or animal species. To protect the riparian corridor that crosses the southern portion of the site, a Habitat Restoration Plan (HRP) has been proposed which will include removal of select non-native Eucalyptus trees, soil supplementation and planting of native oaks and shrubs in the non-native grassland that lies within the riparian buffer zone. Public use of the Eucalyptus/Oak woodland habitat within the riparian corridor will also be prohibited to preserve the understory and prevent impacts to resident wildlife.

All recommendations of the biotic report have been incorporated into the project and/or included as conditions of approval of the Planned Unit Development permit. Details of the final HRP are also required as a condition of approval of this project, to be provided as an addendum to the biotic report and included for review with the recordation of the Final Map for the subdivision.

4. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan as allowed subject to a Residential Density Bonus in accordance with California Government Code sections 65915 through 65918, and County Code Chapter 17.12. The project is located within the Urban Low Density Residential (R-UL) General Plan designation, which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. Because 100% of the proposed residential units will be affordable to low-

income households, a Residential Density Bonus is applicable. This allows for an additional 35% density under County Code section 17.12.060, which would result in a density of one unit for each 4,080 square feet. However, the requested and approved project provides one unit per 5,610 square feet. Where a Density Bonus is applied the project is statutorily consistent with the General Plan.

The proposed project will result in the creation of 11 single-family residential lots and one common area parcel. The average parcel area per residential unit (which includes shared common area but not the riparian corridor) would be 5,610 square feet of net developable land area per dwelling, in conformance with the maximum allowed density for the Urban Low Density Residential (R-UL) General Plan designation of the parcel, where a Residential Density Bonus has been applied. Individual lots within the development, as shown on the Tentative Map, range from 1,241 square feet to 2,474 square feet in area and the common area parcel, which includes the riparian corridor and open space, would contain 49,878 square feet.

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 a central driveway from Harper Street that connects to a shared parking lot. The driveway conforms to the requirements set out in the County Design review ordinance, chapter 13.11 of County Code and the parking area is linked to all the proposed dwelling units by paved, accessible pathways. The proposed driveway design and pathway network provides 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 surrounding development, and the design of the proposed structures are consistent with the character of other structures in the surrounding neighborhood.

The affordable housing development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that all structures exceed the required exterior site setbacks as specified for the R-1-6 zone district and comply with all other site and development standards for the zone district, including height, lot coverage and floor area ratio, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). Interior setbacks will be consistent with the Planned Unit Development (PUD) to allow for the construction of semi-detached units (see Planned Unit Development findings). Reduced setbacks comply with County Code section 13.10.323(D)(1)(a), which allows for interior setbacks to be reduced for parcels not abutting the periphery of the project site. Therefore, the proposed single-family dwellings will not adversely shade adjacent properties.

The proposed affordable housing project will be properly proportioned to the parcel size and 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 11 proposed single-family dwellings will comply with the site standards for the R-1-6-D zone district as modified by the PUD (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures that will appear visually similar to a six home development, that is consistent with a design and density that could be approved on any similarly sized lot in the vicinity.

Land Division 181094

Applicant: David Harper, Habitat for Humanity, Monterey Bay

Property Owner: County of Santa Cruz

Assessor's Parcel Number: 029-171-05

Property Address and Location: Located on the south side of Harper Street (2340 Harper Street), approximately 625 feet east of the intersection with Chanticleer Avenue

Planning Area: Live Oak

Exhibit(s):

- D. Tentative Map – 1 sheet prepared by Bowman and Williams, drawn April 23, 2018, revised September 21, 2018; Civil Engineering plans, 14 sheets, prepared by Bowman and Williams, drawn April 23, revised September 21, 2018; Survey, 1 sheet prepared by Bowman and Williams, drawn September 12, 2018.
Site Layout and Architectural Design plans - 9 sheets prepared by William Kempf, Architect, drawn April 23, 2018, (3 sheets revised October 17, 2018, 4 sheets revised August 28, 2018, and 2 sheets revised July 10, 2018).
Landscape Plans – 3 sheets prepared by Megan Bishop, Landscape Architect drawn April 23, 2018, revised July 17, 2018.
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All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
 - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
- II. A Final 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 Final 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 Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
- A. The Final 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.

EXHIBIT F

- B. This land division shall result in no more than ten (10) semi-detached single-family and one (1) detached single-family residential units, and common area for access, utilities, and landscaping.
- C. The minimum aggregate parcel area shall be in conformance with the density allowed within the R-UL (Urban Low Residential) General Plan designation, subject to an Affordable Residential Density Bonus.
- D. The following items shall be shown on the Final Map:
 - 1. Building envelopes for each parcel in conformance with the approved Planned Unit Development (see Exhibit I / Exhibit PUD-A) and the common area, located according to the approved Tentative Map.
 - 2. Show the gross/net area of each lot.
 - 3. All easements and dedications to be recorded prior to recordation of the Parcel Map.
- E. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division.
 - 2. Lots shall be connected for water service to the City of Santa Cruz Water District. All regulations and conditions of the water district shall be met. Proof of water service availability is required prior to issuance of a building permit on any parcel.
 - 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met. Proof of sewer service availability is required prior to issuance of a building permit on any parcel.
 - 4. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawings as stated or depicted in the approved Exhibit "D" and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the specified development standards as determined by the Planned Unit Development (PUD).
 - 5. All future development on the lots shall comply with the requirements of the approved geotechnical report.

6. A written statement will be submitted, 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.
7. The access drive shall be designated as a fire lane. The fire lane (both sides of the road) shall be painted and posted as a fire lane meeting the requirements of Section 22500.1 of the California Vehicle.
8. A minimum number of 30 parking spaces shall be provided for the development within the common area: 2 parking spaces per unit (22 spaces total) plus an additional 8 parking spaces for guest parking.
9. The proposed private driveway shall be named. Naming shall meet the requirements of the Santa Cruz County Street Naming and Addressing Ordinance. Application for the street name shall be done through the street naming and Addressing Coordinator in the Santa Cruz County Planning Department.
10. Prior to any ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - a. Silt and grease traps shall be installed according to the approved improvement plans.
 - b. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
11. Earthwork between October 15 and April 15 requires a separate winter grading permit approval from Environmental Planning, that may or may not be granted.
12. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map, Preliminary Improvement Plans, or architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

III. Prior to recordation of the Final 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 Environmental Planning Section of the Planning Department, including the following:
 - a. The improvement plan submittal shall comply with all requirements of the soils report (see Soils Report Review file REV181063).
 - b. Final plans shall reference the soils report by title, author, and date. Final plans should include a statement that the project shall conform to the geotechnical engineer's recommendations.
 - c. After plans are prepared that are acceptable to all reviewing agencies, please submit an original wet-signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Please note that the plan review form must reference the final plan set by last revision date. Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".
 - d. Final plans shall provide contact information for the archaeologist of record.
 - e. An addendum to the arborist report providing measures that will prevent tree root growth from tree #29 toward the foundation of unit 9, shall be submitted with the improvement plans.
 - f. A tree protection plan and a plan review letter from the project arborist shall be submitted with improvement plans.
 - g. Final plans shall provide contact information for the biologist of record and include a statement that the project shall conform to the recommendations of the biotic report acceptance letter.
 - h. The details of the final Habitat Restoration Plan shall be provided as an addendum to the biotic report and included for review with the submittal material for the Final Map. The Habitat Restoration Plan shall be approved by Environmental Planning before the Final Map can be recorded. An alternative to the Habitat Restoration Plan (HRP) proposed in BR-1 of the HRP is requested, to show that the

EXHIBIT F

eucalyptus oak woodland habitat should have no public use, and the understory should be preserved to avoid impacts to resident wildlife. The HRP should include removal of select eucalyptus and planting native oaks and shrubs in the non-native grassland within the arroyo buffer zone.

- i. Provide details of fencing along the northern edge of the riparian buffer zone, to deter public/resident access to this area. Fencing shall be an open design such as a wooden split-rail, to maintain open views of the woodland area and allow movement of wildlife.
 - j. The applicant shall submit a drainage plan that complies with the requirements set forth in 2016 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer. 2016 California Building Code (CBC) Section 1804.4 requires that grades adjacent to buildings be sloped away at 5-percent for 10 feet. Where property lines or physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. The 5-percent slope may be reduced to 2-percent for impervious surfaces or where climatic or soil conditions warrant (this requires submission of a written analysis by the geotechnical engineer of record that clearly supports the exception).
 - k. The applicant shall provide a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
- C. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
1. Locate and label the existing sewer lateral "To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure."
 2. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 3. A Home Owner's Association shall be formed and shall be responsible for the ownership and maintenance of the onsite private sewer system, up to and including the connection at the public sewer main. Applicant/developer shall provide a copy of CC&Rs to the District showing the inclusion of the Homeowner's sewer system maintenance responsibilities prior to the filing of the Final Map and building permit issuance.

4. Pay all necessary bonding, deposits, and connections fees.
- D. Meet all requirements of the Department of Public Works - Stormwater Management Services including, without limitation, the following standard conditions:
1. This site is considered a large project for Stormwater Management purposes in the County Design Criteria (CDC). Provide a final Stormwater Management Report and design that is signed and stamped and addresses the following:
 - a. Provide final analysis that accounts for the slope of the porous pavement and retention facilities.
 - b. Section C.2 Provide a narrative describing which pollutant generating activities and sources are proposed on the project site and how their impacts will be mitigated. Show these on a site map/plan. The map/plan can include or reference recommendations from the California Stormwater Quality Association (CASQA) BMP Handbook for New Development and Redevelopment or equivalent.
 - c. Section C.3.c: Please include a narrative introduction to the concept of stormwater management on the site in the Stormwater Management Report that addresses each of the Site Design and Runoff Reduction measures called for in this section.
 - d. How/why does the total drainage area change from the pre to post condition?
 2. Provide final improvements plans that are consistent with the drainage analysis and provide details and specifications for each different surface and mitigation facility. The analysis suggests that the pervious pavement and underground retention facilities will not include subdrains, compaction, or geotextiles. Specify the minimum dimensions of the mitigation areas on the final improvement plans that are consistent with the analysis.
 3. Provide details for all of the different surfaces proposed throughout the project consistent with impervious area calculations. Details for the wood chip/mulched areas should demonstrate how these areas are depressed and that the mulch specified is non-floating so that mulch will not impact the pervious pavement or enter the storm drain inlets.
 4. Provide details for the existing and proposed swales including dimensions, slopes, surfacing, etc.

5. Provide detail/s for the proposed energy dissipater outlet. Demonstrate compliance with Figure SWM-19b of the CDC.
6. The final improvement plans shall include restrictions on additional impervious areas beyond those shown and accounted for in the final design without permits and approval by the County.
7. The final map shall include easements for all common drainage facilities and facilities that accommodate upstream offsite runoff. The final map should clearly depict these easement areas, specifically state that these easements are to be privately maintained, that they shall be kept free and clear of buildings or structures of any kind, and identify which party(ies) are responsible for maintenance. Easement widths shall be adequate for maintenance, repair and replacement without impact to structures or other permanent facilities.
8. The final map shall include easement/s to the Zone 5 Flood Control District for access and maintenance of the channel running through the southern portion of the parcel. Please coordinate with District staff regarding the easement/s.
9. Please confirm with the water department that the water service lines locations relative to the stormwater management is acceptable and in conformance with state and local standards.
10. All storm drain inlets and catch basins on this commercial property shall be marked with prohibitive language (such as: "No Dumping – Drains to Ocean. No Tire – Desecho Corre al Mar") and/or graphical icons to discourage illegal dumping. Legibility of markings and signs must be maintained by the property owner/HOA.
11. Recorded maintenance agreement(s) for stormwater management and mitigation facilities is required in compliance with section C.3.e of the CDC. Include watershed map, detailed management activities, maintenance requirements, schedule, signs of system failure, and responsible party both in the recorded maintenance agreement as well as the final plans. The maintenance agreement should also include the standard language provided in Fig. SWM-25B of the CDC.
12. Since the parcel being developed receives existing runoff from an adjacent drainage area, the recordation of a drainage easement, maintenance agreement, deed restriction, or other document recorded on the parcel deed will be required. The recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway (natural and/or man-made) through the parcel, and that the County and Flood Control District(s)

are not responsible for the upstream runoff or for maintenance of the drainage pathway. This may be combined with SWM25B or incorporated on the final map.

13. Provide landscape and architectural plans with surfacing, grading, and drainage information for review for consistency with the civil plans
 14. Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans and confirm that the site soils encountered are consistent with the design infiltration rate used in the design.
 15. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at final map approval/building permit issuance. The fees are currently \$1.29 per square foot, and are subject to increase based on the amount applicable at permit issuance date. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 5 in 1969.
- E. A Homeowners Association (HOA) shall be formed for maintenance of all areas under common ownership including, sidewalks, roadways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. A copy of the CC&R's shall be provided to the Planning Department and shall include the following, which are permit conditions:
1. All landscaping within the common area shall be permanently maintained in a good condition by the Homeowners Association.
 1. All drainage structures, including silt and grease traps and detention facilities, shall be permanently maintained by the Homeowners Association.
 2. Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
 - a. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

3. Except on trash collection days, all trash and recycling bins shall be stored out of sight within private yard areas or storage areas.
 4. No additional structures or additions to structures shall be constructed unless consistent with the approved PUD. Planning Department review and approval of all such improvements, as specified in the PUD, shall be obtained prior to any construction.
 5. No inoperable vehicles or other objects, including trailers, boats etc. shall be stored in the shared parking area or in any other portion of the common area parcel, or in the right-of-way for Harper Street.
 6. All fencing shall be maintained.
 7. Access to and use of the riparian buffer zone and riparian corridor along the southern portion of the common area by the public/residents is prohibited.
- F. Engineered improvement plans for all water line extensions required by City of Santa Cruz Water District shall be submitted for the review and approval of the water agency.
- G. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- H. All requirements of the Central Fire Protection District shall be met.
- I. Park dedication in-lieu fees shall be paid for 11 (11) dwelling units. These fees are currently \$1000 per bedroom but are subject to change. A fee credit may be granted for bedrooms in the dwelling that is to be demolished. It is the applicant's responsibility to provide the required information to support of a request for a reduction of fees.
- J. Child Care Development fees shall be paid for 11 (11) dwelling units. These fees are currently \$109 per bedroom but are subject to change. A fee credit may be granted for bedrooms in the dwelling that is to be demolished. It is the applicant's responsibility to provide the required information to support of a request for a reduction of fees.

- K. Transportation improvement fees shall be paid for 11 (11) dwelling units. These fees are currently \$3,000 per unit but are subject to change. A fee credit may be granted for the the dwelling that is to be demolished. It is the applicant's responsibility to provide the required information to support of a request for a reduction of fees.
- L. Roadside improvement fees shall be paid for 11 (11) dwelling units. These fees are currently \$3,000 per unit, but are subject to change. A fee credit may be granted for the the dwelling that is to be demolished. It is the applicant's responsibility to provide the required information to support of a request for a reduction of fees.
- M. Prior to recordation of the Final Map, the applicant shall enter into a Regulatory Agreement with the County of Santa Cruz, consistent with the approved Affordable Housing Property Disposition Agreement.
- N. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 - 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
 - a. The construction of the proposed interior access driveway shall include a 24 foot paved road section.
 - b. Note on the plans that the proposed new driveway on to Harper Street shall conform to Figure DW-5 of the County of Santa Cruz Design Criteria.
 - c. Indicate on the plans if any trenching is required in the county right-of-way. An encroachment permit will be required for all trenching proposed in the county right-of-way.
 - 2. The improvement plans shall be revised to indicate that the adjacent roadway (Harper Street) will be repaved (or slurry-sealed at a minimum) across the entire roadway width, per Department of Public Works Road Engineering standards. This work shall be performed after utilities and all other roadway improvements have been installed. Paint striping and traffic markings shall be replaced after repaving, if applicable.

3. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
 4. Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of Public Works.
 5. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Final Map.
- O. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district and the following conservation regulations:
1. 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.
 2. 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.
 3. 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.
 4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation

systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

- a. 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.
- b. 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.
- c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

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

- A. Pre-Construction Meeting: In order to ensure that the conditions of approval are communicated to the various parties responsible for constructing the project, a pre-construction meeting shall be scheduled 1-4 days prior to the commencement of earthwork. The following parties shall attend: the applicant, grading contractor supervisor, the project arborist, the project biologist, the soils engineer, the civil engineer and Santa Cruz County Environmental Planning staff.
- B. The proposed construction activities could impact the ephemeral drainage. Construction best management practices (BMPs) should be included in the development plans and implemented on site. Ground disturbance activities shall not take place within the riparian corridor, buffer or construction setback. The applicant shall submit a stormwater pollution control plan that meets the requirement set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
- C. To minimize potential impacts to migratory and nesting birds, if ground disturbance occurs during March 15 and August 15, within one week of initial ground disturbance activities a nesting bird survey shall be conducted by a qualified biologist. If surveys do not locate nesting birds, work activities may be conducted. If nesting birds are located, no work shall occur within 100 feet of non-raptor nests

or within 300 feet of raptor nests until chicks are fledged or the nest is inactive. A brief report shall be submitted to the County of Santa Cruz Environmental Planning Department immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the letter report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

- D. To minimize impact to Northern California legless lizard, which may occur in the understory of oaks, a preconstruction survey for legless lizards shall be conducted in the proposed work area within 25 feet of the oak tree canopy edges no more than 48 hours prior to groundbreaking activities.
 - E. Hoary and Pallid bats may be present in trees, or structures. To minimize potential impact a bat ecologist shall conduct an investigation within 30 days of scheduled demolition to determine if any of the structures to be demolished or tree over 20 inches DBH to be removed are being used by bats. If there is no evidence of bat use demolition may proceed as scheduled. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Wildlife, will install oneway valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed.
 - F. Trimming and removing eucalyptus trees within the eucalyptus oak woodland may impact overwintering Monarch butterflies. To avoid impacts if vegetation trimming/removal activities that affect eucalyptus trees occur during October 1 through March 31, overwintering monarch surveys shall be conducted by a qualified biologist within one week of habitat disturbance. If surveys do not locate clustering monarchs, vegetation trimming/removal activities may be conducted. If clustering monarchs are located, no vegetation trimming/removal activities shall occur within 100 feet of cluster trees.
- V. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval. If pedestrian, bicycle or vehicle traffic will be impacted please include a traffic control plan.

- B. Building and Grading Permits shall be obtained from the Santa Cruz County Building Official for all proposed structures and all proposed earthwork.
 - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- C. A Grading Permit shall be obtained from the Santa Cruz County Building Official.
- D. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan. Approval of winter grading may or may not be granted.
- E. No land disturbance shall take place prior to issuance of building or grading permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- F. Prior to the issuance of Building/Grading Permits, the following requirements of the Environmental Planning Section of the Planning Department shall be met:
 - 1. Building plan submittals shall comply with all requirements set forth in the soils report acceptance letter.
 - 2. The applicant shall provide 2 copies of the soils report and any addenda with the building/grading permit applications.
 - 3. Plans shall reference the soils report and any addenda and include a statement that the project shall conform to the geotechnical engineer's recommendations.
 - 4. Plans shall include a site-specific stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at sccoplanning.com by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
 - 5. Plans shall include a site-specific drainage plan that complies with the requirements set forth in 2013 California Building Code (CBC) Section 1804.3 and the recommendations of the soils engineer.
 - 6. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a

EXHIBIT F

separate addendum to the soils report. The author of the report shall sign and stamp the completed form.

7. Building/grading permit application plans shall clearly represent all proposed grading, including any over-excavation and re-compaction as recommended by the geotechnical engineer.
 8. The building/grading permit application shall provide an accurate "limit of grading/disturbance" line in plan and cross-section view and associated disturbed area (in acres). The line should delineate all disturbed areas, including areas for construction access, material/equipment staging, sidewalk and front yard construction, and installation of retaining walls (including the area necessary to excavate behind the retaining wall during construction).
- G. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.
- H. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
1. Limit all major site preparation work to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation. The construction of individual dwellings proposed by the project shall also be permitted, between 8:00am and 5:00pm on Saturdays to allow for the use of volunteer labor. Interior finish work such as painting, tiling etc., that does not produce sound that might be heard beyond the boundaries of the parcel (hammering, use of an electric drill, sawing etc.) is not restricted.
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

- I. One construction/security trailer (maximum 12 feet by 60 feet) is allowed on the site during the construction. The location of the trailer shall conform to all yard setbacks contained in the conditions of approval and shall be shown on the site plan for each phase of construction. Compliance with County Code section 13.10.683 or any successor ordinance is required. A building permit is required for the installation of the construction trailer and the construction trailer shall be removed from the site prior to final inspection of the minor land division.
 - J. Construction of improvements shall comply with the requirements of the approved geotechnical report(s). The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
 - K. All required improvements shall be installed and inspected by the Department of Public Works and Planning Department prior to final inspection clearance for any new structure on the new lots.
- VI. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**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.

cc: County Surveyor

Please note: This permit expires two years (24 months) from the effective date listed below unless the Final Map has been recorded for the subdivision approved by this permit. The issuance of permits for demolition of existing structures, for a temporary power pole or other site preparation permits does not constitute the exercising of this permit. Failure to record the Final Map within the period specified will void the development permit, unless an extension to this permit is granted or there are special circumstances as determined by the Planning Director.

Approval Date: _____
Effective Date: _____
Expiration Date: _____

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

EXHIBIT F

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Parcel Information

Parcel Size: 69,367 square feet
Existing Land Use - Parcel: Residential (single-family dwelling)
Existing Land Use - Surrounding: Residential neighborhood
Project Access: Harper Street
Planning Area: Live Oak
Land Use Designation: R-UL, O-U (Urban Low Density Residential, Urban Open Space)
Zone District: R-1-6-D (Single family residential - 6,000 square feet minimum, with a Designated Park Site Combining District)
Coastal Zone: Inside X Outside
Appealable to Calif. Coastal Comm. Yes X No

Technical Reviews: Soils Report Review, Biotic Report Review and Archaeologic Archival Review.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Geotechnical Report accepted
Fire Hazard: Not a mapped constraint
Slopes: Site sloped less than 15%
Env. Sen. Habitat: No physical evidence on site, biotic report reviewed and accepted
Grading: Approximately 676 cubic yards
Tree Removal: 6-7 small trees, including Oak and Acacia, around the existing dwelling required to be removed. No significant trees. Select Eucalyptus trees will be removed within the riparian buffer area as part of the Habitat Conservation Plan.
Scenic: Not a mapped resource
Drainage: Drainage plan and calculations submitted and accepted
Archeology: No physical evidence on site, Archaeologic Archival Review report reviewed and accepted.

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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**POR. OF S.W. 1/4 SEC. 16,
 T.11S., R.1W., M.D.B. & M.**

**Tax Area Code
 82-040**

29-17

Electronically Redrawn 5/4/98 by
 Rev. 1/5/98 CB (55PM34, 1-46, 47 & 48)
 Rev. 1/3/01 CB (Res # 344-2000, to the at 1-48)
 Rev. 5/1/02 mvm (sl. name)
 Rev. 3/12/07 mvm (added easement, 1-46 & 47)

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

**Assessor's Map No. 29-17
 County of Santa Cruz, Calif.
 Sept 1998**

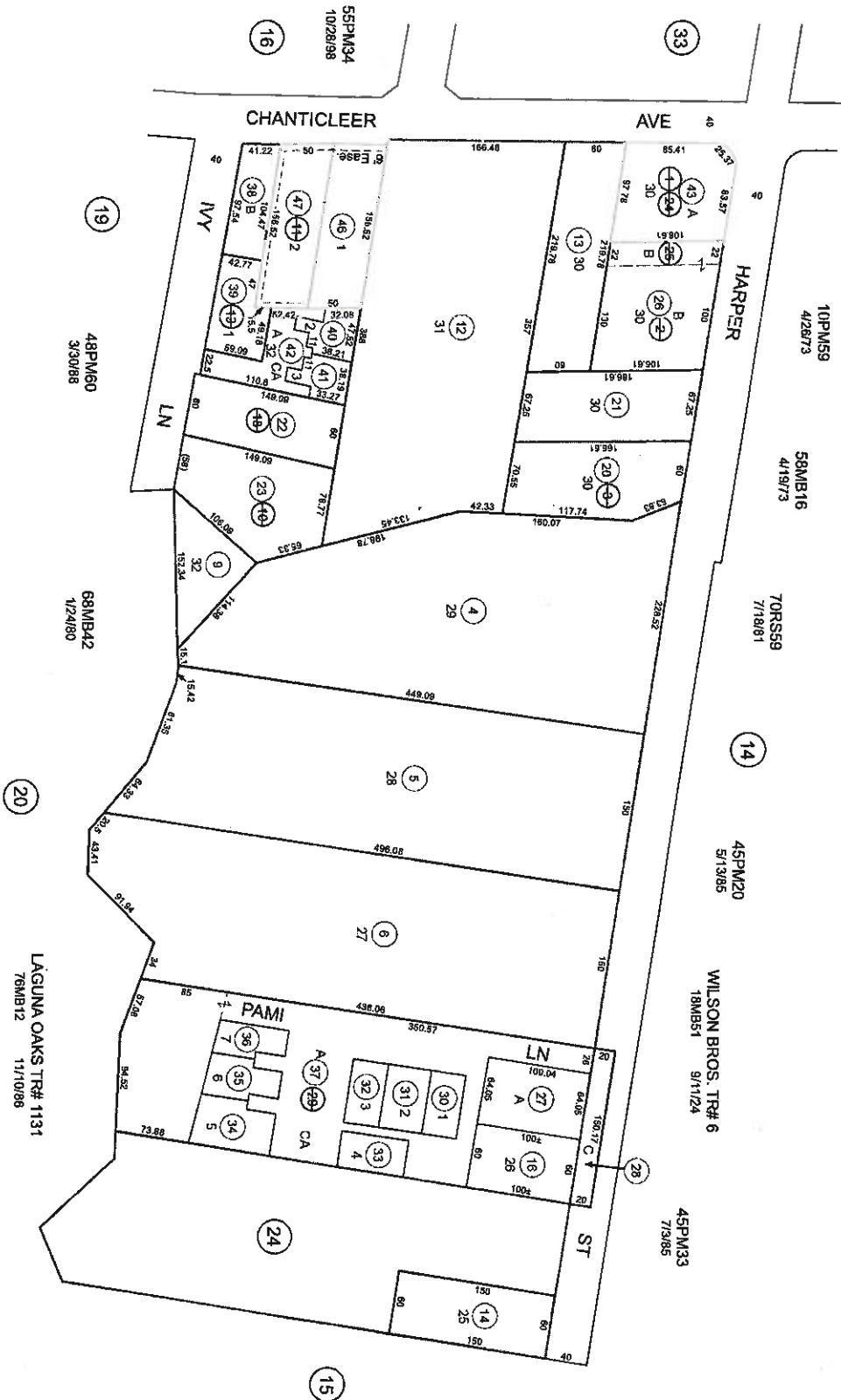


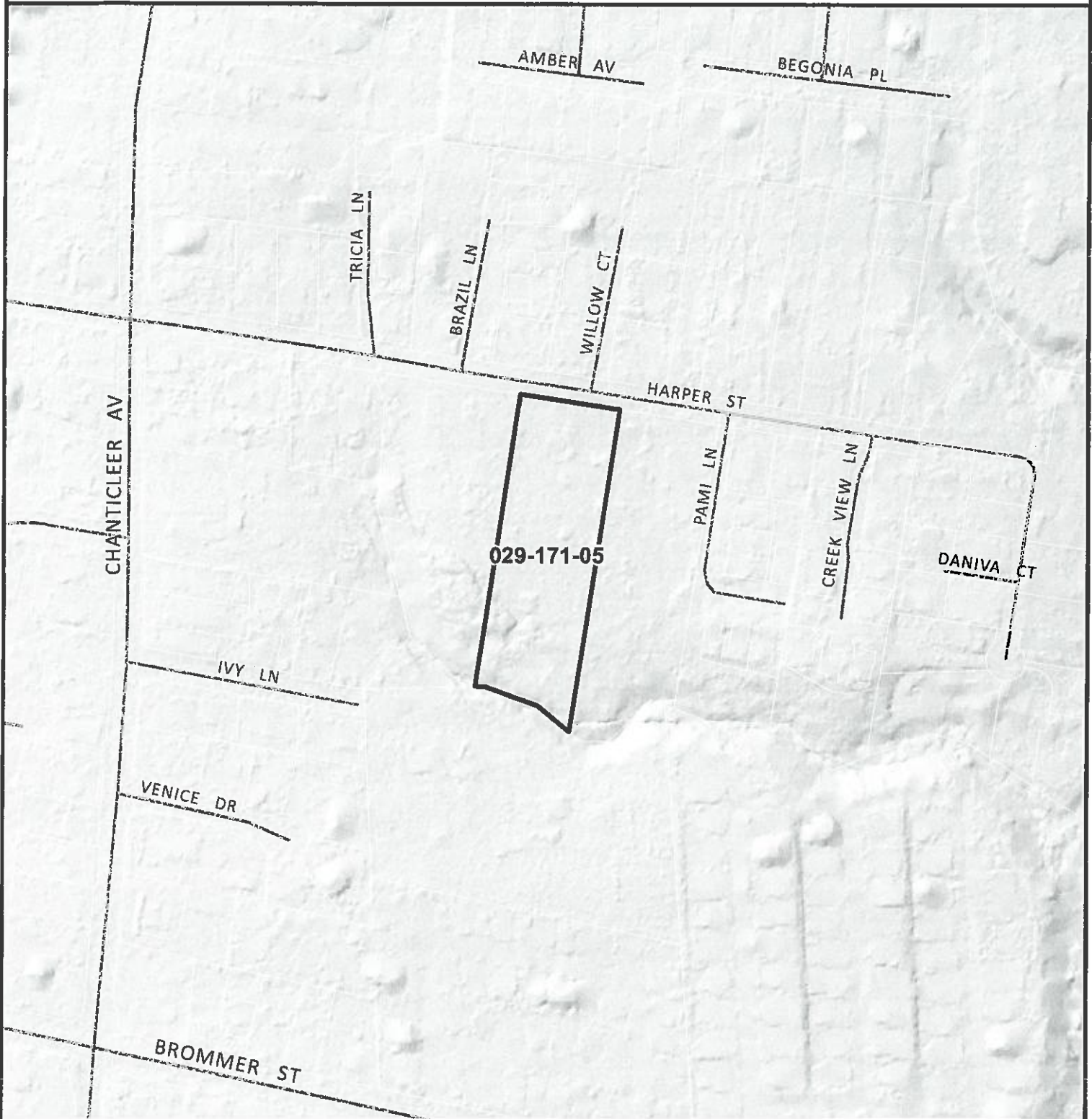
EXHIBIT H



Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
029-171-05
Oct. 31, 2018



Location Overview

Symbol Key

— Street



0 80 160
Feet

EXHIBIT H



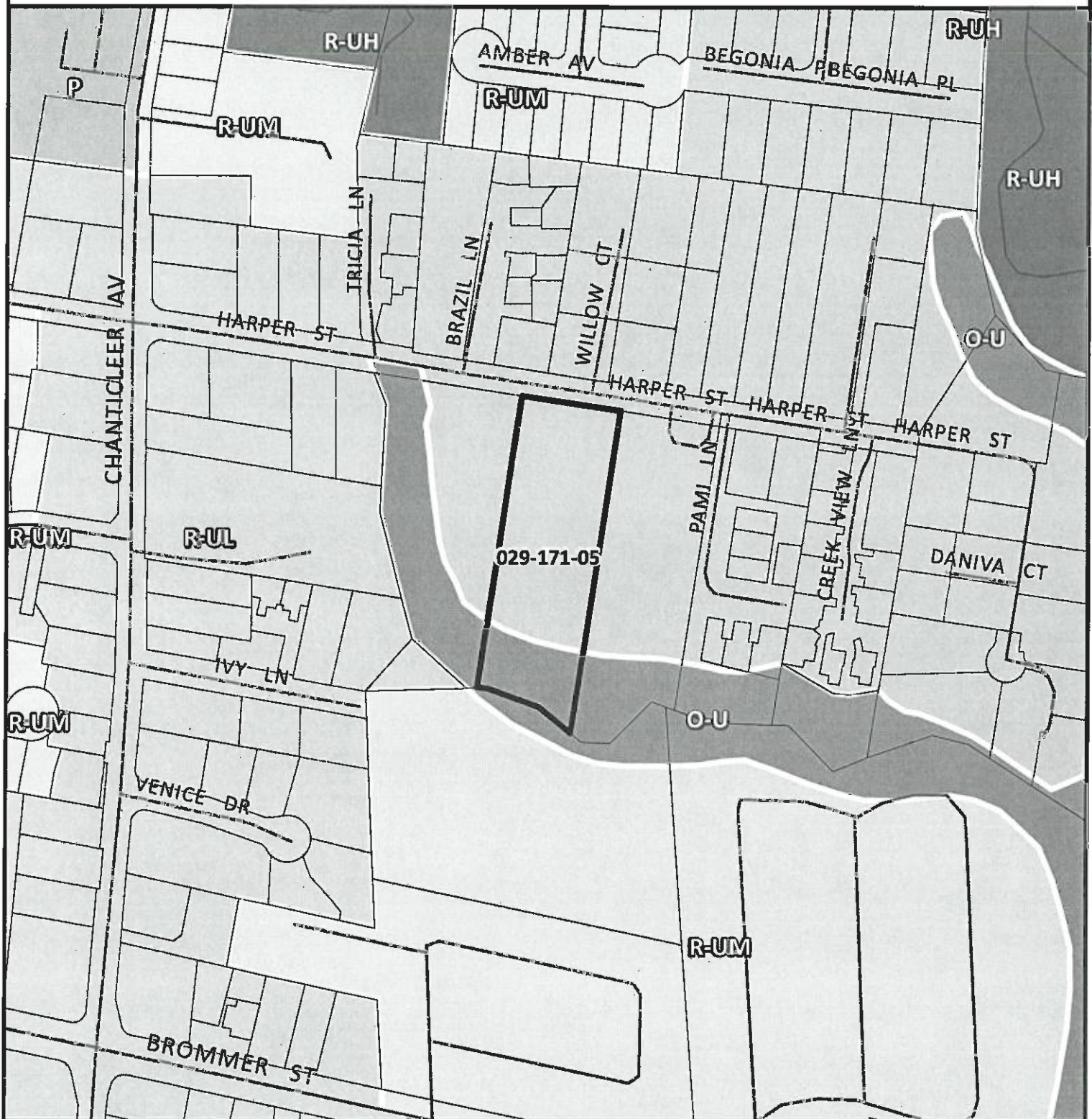
Parcel General Plan Map

Santa Cruz County Planning Department






Parcel Number

029-171-05

Oct. 31, 2018



General Plan

-  P - Public Facilities
-  R-UL - Residential - Urban Low Density
-  R-UM - Residential - Urban Medium Density
-  R-UH - Residential - Urban High Density
-  O-U - Urban Open Space



0 80 160
Feet

EXHIBIT H



Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
029-171-05
Oct. 31, 2018



Zoning

- (PF) Public & Community Facilities
- (R-1) Single-Family Residential
- (RM) Residential Multi-Family
- (SU) Special Use



0 80 160
Feet

EXHIBIT H



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

KATHLEEN MOLLOY, PLANNING DIRECTOR

David Foster
Habitat for Humanity Monterey Bay
108 Magnolia Street
Santa Cruz, CA 95062

October 17, 2018

Subject: 11 Unit Affordable Housing Complex Development Project
Biotic Report Review and Conditioned Biotic Approval
APN 029-171-05, Application 181094

Dear Mr. Foster:

The County of Santa Cruz Planning Department received and reviewed the Biotic Report prepared by Althouse and Meade, Inc. dated June 28, 2018, for the 11 unit affordable housing complex development project. This report was required due to the potential for sensitive habitats and protected plant and animal species within the proposed project area.

The proposed project includes an affordable housing complex consisting of 11 two- and three-bedroom units grouped into six buildings. There will also be a parking lot, a recreation area, and a community garden. The footprint of the proposed project is approximately 0.92 acres.

The habitats on the Habitat for Humanity Monterey Bay (HHMB) parcel are characterized in the biotic report as annual brome grassland, ruderal, and eucalyptus-oak woodland. The predominant habitat within the proposed building development envelope is mowed annual brome grassland. The grassland and annuals are predominantly non-native species. Clumps of tree shrubs including coast live oak, coyote brush, and Himalayan berry are scattered throughout the grassland. Ruderal habitat is found on the north edge of the parcel along Harper Street and adjacent to the house driveway. Eucalyptus-oak woodland occurs on the southern end of the parcel on and adjacent to the unnamed drainage that is the southern property line. The ephemeral drainage, characterized as an arroyo in the biotic report, along the southern edge of the property does not support a distinct riparian plant composition but instead is surrounded by the eucalyptus-oak woodland.

No special-status plant or wildlife species were observed on the parcel. A supplemental survey for Santa Cruz Tarplant was completed and determined the absence of Santa Cruz Tarplant on the site. A potential red-tailed hawk nest may be located in a eucalyptus tree on the southwest corner of the parcel. This nest has been observed by a local resident over several years. Monarchs were observed foraging in the eucalyptus-oak woodland, but were not observed using the grove for winter roosting.

The biotic report provided a list of recommendations to reduce impacts to special-status species or habitats. The recommendations should be followed as stated in the biotic report, and are briefly summarized below.

- The proposed construction activities could impact the ephemeral drainage. Construction best management practices (BMPs) should be included in the development plans and implemented on site. Ground disturbance activities shall not take place within the riparian corridor, buffer or construction setback. The

EXHIBIT I

applicant shall submit a stormwater pollution control plan that meets the requirement set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.

- To minimize potential impacts to migratory and nesting birds, if ground disturbance occurs during March 15 and August 15, within one week of initial ground disturbance activities a nesting bird survey shall be conducted by a qualified biologist. If surveys do not locate nesting birds, work activities may be conducted. If nesting birds are located, no work shall occur within 100 feet of non-raptor nests or within 300 feet of raptor nests until chicks are fledged or the nest is inactive. A brief report shall be submitted to the County of Santa Cruz Environmental Planning Department immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the letter report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.
- To minimize impact to Northern California legless lizard, which may occur in the understory of oaks, a preconstruction survey for legless lizards shall be conducted in the proposed work area within 25 feet of the oak tree canopy edges no more than 48 hours prior to groundbreaking activities.
- Hoary and Pallid bats may be present in trees, or structures. To minimize potential impact a bat ecologist shall conduct an investigation within 30 days of scheduled demolition to determine if any of the structures to be demolished or tree over 20 inches DBH to be removed are being used by bats. If there is no evidence of bat use demolition may proceed as scheduled. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Wildlife, will install oneway valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed.
- Trimming and removing eucalyptus trees within the eucalyptus oak woodland may impact overwintering Monarch butterflies. To avoid impacts if vegetation trimming/removal activities that affect eucalyptus trees occur during October 1 through March 31, overwintering monarch surveys shall be conducted by a qualified biologist within one week of habitat disturbance. If surveys do not locate clustering monarchs, vegetation trimming/removal activities may be conducted. If clustering monarchs are located, no vegetation trimming/removal activities shall occur within 100 feet of cluster trees.

To comply with the Santa Cruz County General Plan Policy 5.1.12 some level of habitat restoration is required with development. The County suggests an alternative to the Habitat Restoration Plan (HRP) proposed in BR-1. The eucalyptus oak woodland habitat should have no public use, and the understory should be preserved to avoid impacts to resident wildlife. The HRP should include removal of select eucalyptus, and planting native oaks and shrubs in the non-native grassland within the arroyo buffer zone. The details of the final HRP should be provided as an addendum to the biotic report, and included for review with the submittals for the Final Map. The HRP must be approved by Environmental Planning before the Final Map can be recorded.

After a thorough review of the report submitted and the resources on site, the County accepts the report and finds the proposed recommendations adequate to ensure no impacts to sensitive habitat or species. Provided the recommended mitigations are incorporated into the development proposal for the subject parcels, this project will have no significant biological impacts.

If you have any questions regarding this letter, please call me at (831) 454-3164.

Sincerely,


Leah MacCarter
Resource Planner

EXHIBIT I

Keith Higgins

Traffic Engineer

August 22, 2018

David Foster
Executive Director
Habitat for Humanity Monterey Bay
1007 Cedar Street
Santa Cruz, CA 95060

Re: Harper Street Affordable Housing Traffic Impact Analysis, Santa Cruz County, CA

Dear David,

As you requested, I have prepared a Traffic Impact Analysis for your proposed residential subdivision at an affordable housing project at 2340 Harper Street in the unincorporated community of Live Oak, Santa Cruz County, California. The project is proposed to consist of 11 units on a parcel east of Chanticleer Avenue near Live Oak Elementary School. There is an existing single-family home on the project site, which will be removed as a part of the project. This results in a net increase of 10 single-family homes. The project location is shown in **Exhibit 1**. The draft project site plan is in **Exhibit 2**.

A. Project Trip Generation

The proposed project is composed of 11 residential units, which will replace the one existing residence on the site. The net increase will be 10 single-family homes. **Exhibit 3** tabulates the trip generation estimate for the project, which uses trip rates from *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers in 2012. The project would generate 95 daily trips, with 7 trips (2 in, 5 out) during the AM peak hour and 10 trips (6 in, 4 out) during the PM peak hour.

B. Operational Assessment

Harper Street east of Chanticleer Avenue currently serves about 90 single family and multi-family residences, which generate about 800 to 850 daily trips and 85 evening peak hour trips immediately east of Chanticleer Avenue. The existing volume is within thresholds considered acceptable for residential streets. For example, the County of Santa Cruz will not consider speed humps (a typical traffic calming device) unless the daily traffic volume exceeds 1,000 vehicles per day in addition to other traffic characteristics such as speeding. The project will increase traffic to about 945 daily trips, which will continue to be within an acceptable level. The addition of 10 evening peak hour trips, which

David Foster
August 22, 2018

is the maximum hourly flow that will be generated by the project, will represent about one vehicle every six minutes, which is almost imperceptible.

The project site can accommodate up to 10 dwelling units under its existing 1994 General Plan R-UM land use designation and R-1-6-D zoning designation. A density bonus is allowed for low income housing which is the basis for the additional dwelling unit that brings the total to 11 units. The density bonus must be approved per California state law. The addition of one dwelling unit represents only a single additional peak hour trip above what was anticipated for the site in the 1994 General Plan. This increase is inconsequential.

Appendix A provides information about applicants who have applied over the past three years for the current affordable housing homes being built by Habitat for Humanity on Los Esteros Court in Live Oak. These applications were for 3-bedroom homes very similar in size and affordability to the ones proposed for the Harper Street project. This list provides details regarding where the potential applicants were working at the time that the application was received. This indicates that nearly all project residents will work in Santa Cruz County, with employers located in Watsonville, Aptos, Soquel, Scotts Valley and Santa Cruz.

The project trips will, therefore, be dispersed throughout the adjacent street network, including along Chanticleer Avenue, 17th Avenue, and Capitola Road. Project commute traffic is expected to use County streets that are parallel to Highway 1. An immeasurable number of project trips will use Highway 1, with many in a reverse commute to the southern part of Santa Cruz County.

The project would add only a minimal amount of traffic (6 evening peak hour trips – 4 in the peak direction toward the project and 2 in the non-peak direction away from the project) to any one street near the project. Thus, the amount of traffic added by the study project would not affect the operations of any highways, streets or intersections.

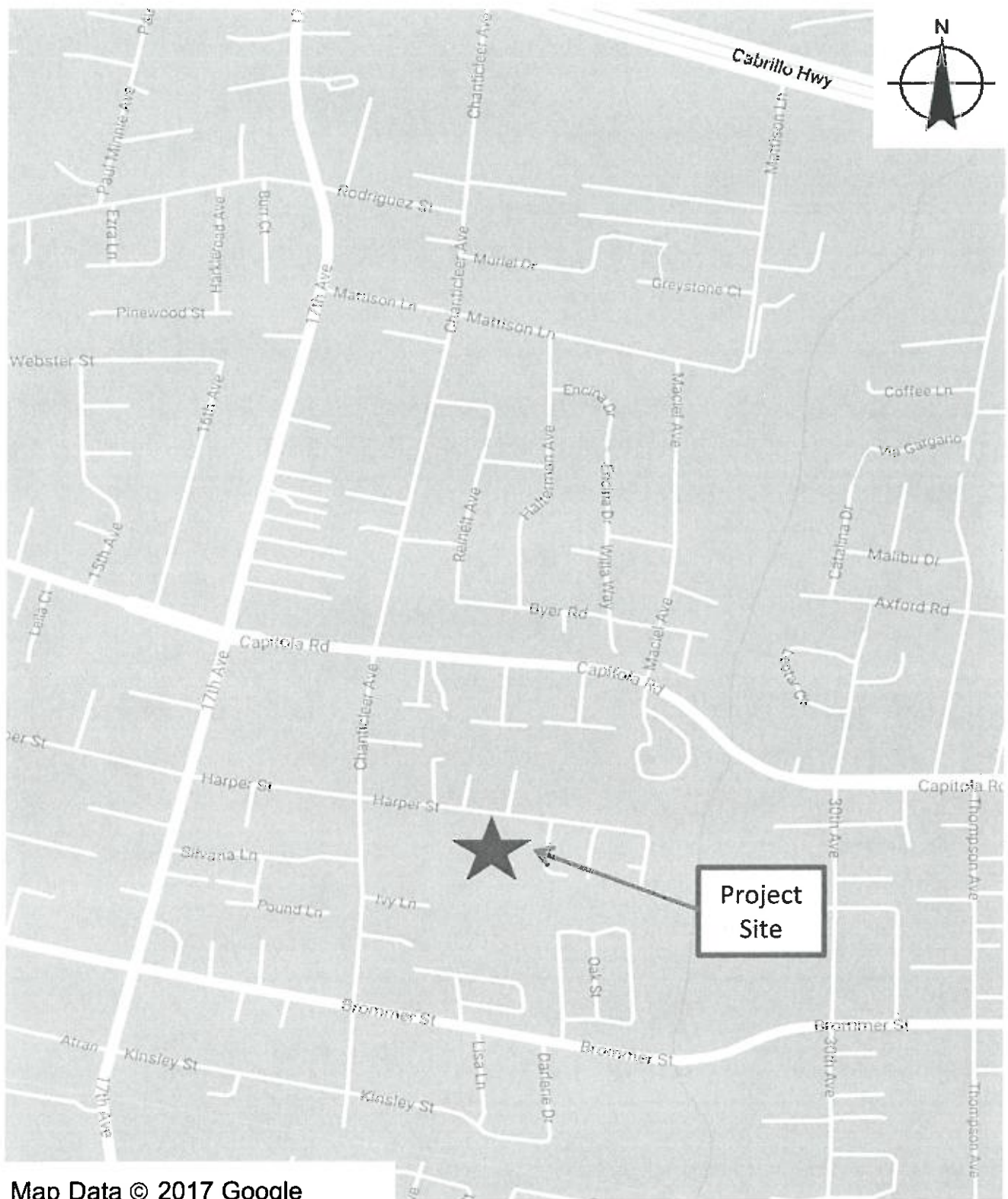
Project traffic impacts will therefore be insignificant. No additional analysis is required.

If you have any questions regarding the contents of this letter or need additional information, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you with this project.

Respectfully submitted,

Keith B. Higgins

Keith B. Higgins, PE, TE
enclosures

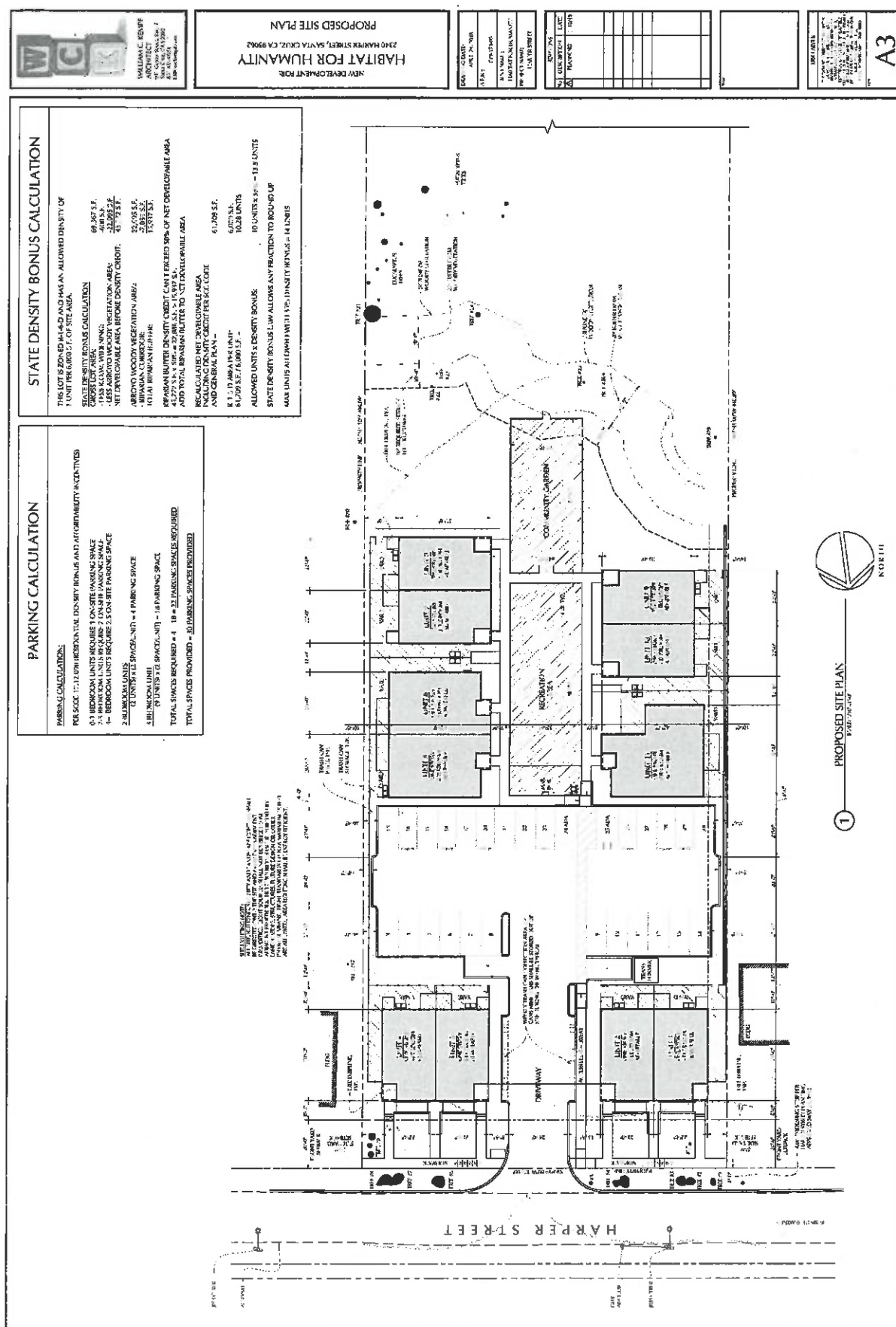


Map Data © 2017 Google

EXHIBIT J

Exhibit 1

Project Location Map



TRIP GENERATION RATES	SITE	AM PEAK HOUR				PM PEAK HOUR			
		DAILY TRIP RATE	PEAK HOUR RATE	% OF ADT	% OUT	PEAK HOUR RATE	% OF ADT	% OUT	%
Single-Family Detached Housing	210	9.52	0.75	8%	25%	1.00	11%	63%	37%

GENERATED TRIPS	PROJECT SITE	AM PEAK HOUR				PM PEAK HOUR			
		DAILY TRIPS	PEAK HOUR TRIPS	% OF ADT	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS OUT	TRIPS
New Single-Family Homes	11 units	105	8	8%	2	6	11	10%	7
Removal of Existing Single-Family Home	1 unit	10	1	10%	0	1	1	10%	1
Net Increase	10 units	95	7	7%	2	5	10	11%	6

Note:

1. Trip generation rates from Institute of Transportation Engineers, *Trip Generation Manual*, 9th Edition, 2012.

APPENDIX A
RECENT PROJECT APPLICANT
EMPLOYER LOCATIONS

Applicants for Los Esteros Homes

Employment Information	
Employer	Address
Jeff Cohen	266 Mount Hermon Rd. Scotts Valley, CA 95066
Jeff Cohen	266 Mount Hermon Rd. Scotts Valley, CA 95066
Coastal Evergreen Co.	4615 Scotts Valley Dr. Ste C Scotts Valley, CA 95066
Threshold Enterprises Ltd.	23 Janis Way Scotts Valley, CA 95066
Live Oak School District	984-1 Bostwick Ln. Santa Cruz, CA 95062
Pacific Sun Property Management	2806 Paul Minnie Ave. Santa Cruz, CA 95062
Pacific Sun Property Management	2606 Paul Minnie Ave. Santa Cruz, CA 95062
Jay Howe Masonry	144 Bradley Dr. Santa Cruz, CA 95060
not employed	
Monte Vista Christian School	2 School Way Watsonville, CA 95076
not employed	
Dobler & Sons, LLC	P.O. Box 1660 Watsonville, CA 95077
Scurich Berry Farm	P.O. Box 1090 Watsonville, CA 95077
Garrett Farms, LLC	P.O. Box 1647 Freedom, CA 95019
Pajaro Valley Unified School District	294 Green Valley Rd. Watsonville, CA 95076
Nutriganix, LLC	770 Front St., Ste 140 Santa Cruz, CA 95060

Employment Information	
Employer	Address
H & R Block	1842 Main St. Watsonville, CA 95076
Cabrillo College	6500 Soquel Dr. Aptos, CA 95004
Threshold Enterprises Ltd.	23 Janis Way Scotts Valley, CA 95066
SLVUS D-SLVE	325 Marion Ave. Ben Lomond, CA 95005
Plantronics, Inc.	345 Encinal St. Santa Cruz, CA 95060
Subway	2740 41st Ave., Ste B Soquel, CA 95073
City of Santa Cruz Parks & Recreation	323 Church St. Santa Cruz, CA 95060
WordZxpressed	3525 Piedmont Rd. NE Atlanta, GA 30305
Armando's Cleaning Serv.	1630 Rodriguez St. #A Santa Cruz, CA 95062
Pasatiempo Inc.	20 Clubhouse Rd. Santa Cruz, CA 95060
Marie Callenders	2400 Clares St. Capitola, CA 95010
UCSC	1156 High St. Santa Cruz, CA 95064
Armand Langmo	P.O. Box 108 10 Prospect Ave. Mt Hermon, CA 95041
Santa Cruz County Sheriff & Probation Dept	
not employed	

Employment Information	
Employer	Address
Doc Auto	908 Ocean St. Santa Cruz, CA 95060
not employed	
self-employed	89 Chestnut St. #225 Santa Cruz, CA 95060
Harmony Foods Co.	2200 Delaware Ave. Santa Cruz, CA 95060
CalFire Soquel Demonstration State	4750 Soquel-San Jose Rd. Soquel, CA 95073
UCSC	1156 High St. Santa Cruz, CA 95064
Pajaro Valley Unified School District	294 Green Valley Rd. Watsonville, CA 95076
self-employed	1050 River St. Santa Cruz, CA 95060
Central California Alliance for Health	1600 Green Hills Rd. Scotts Valley, CA 95066
Forever Firewood	46 El Pueblo Dr. Scotts Valley, CA 95066
Forever Firewood	46 El Pueblo Dr. Scotts Valley, CA 95066
Granite Rock	360 Technology Dr. Watsonville, CA 95076
not employed	
Santa Cruz Port District	135 5th Ave. Santa Cruz, CA 95062
D.K. Bullard, Inc.	9057 Soquel Dr. Bldg A Ste D Aptos, CA 95003
PAMF	2025 Soquel Ave. Santa Cruz, CA 95062

Applicants for Los Esteros Homes

Employment Information	
Employer	Address
Bagel Café & Bakery	1830 Main St. Watsonville, CA 95076
House Construction	63 Via Pico Plaza San Clemente, CA 92673
unemployed	
Elixir Distributing	270 W Riverside Dr. Watsonville, CA 95076
St. John Episcopal Church	151 Canterbury Dr. Aptos, CA 95003
Amistad Independent Living Services	121 Miles St., Cruz, CA 95060
Elixir Distributing	270 W Riverside Dr. Watsonville, CA 95076
on SSDI	

Employment Information	
Employer	Address
self-employed	
Glydean & Raymond Luttrell	1302 West Cliff Dr. Santa Cruz, CA 95060
Gilda's	P.O. Box 1340 Cruz, CA 95060
Timberworks Inc.	2551 Branciforte Dr. Cruz, CA 95065
Anthony Valdiviez	890-38th Ave., Spc 61 Santa Cruz, CA 95062
Dominican Hospital	1555 Soquel Dr. Cruz, CA 95065
St. Stephen's Child Development	2500 Soquel Ave. Cruz, CA 95062
P.V.U.S.D.	294 Green Valley Rd. Watsonville, CA 95076
Neal Construction	222 Manfre Rd. Watsonville, CA 95076
IHSS - SCruz Human Services Dept.	1400 Emeline Ave. Bldg K, Santa Cruz, CA 95060
BBC Construction	no address provided
Reiter Berry Farms, Inc.	1767 San Juan Rd., Aromas, CA 95006
Garrouette Farms, Inc.	136 Marsh Ln. Watsonville, CA 95076
Target	1825 41st St. Santa Cruz, CA 95010
Threshold Enterprises Ltd.	23 Janis Way Scotts Valley, CA 95066
Aspromonte Inns LLC	740 Freedom Blvd. Watsonville, CA 95076

Employment Information	
Employer	Address
	101 Littleway Ln. Watsonville, CA 95076
County of Santa Cruz	701 Ocean St. Santa Cruz, CA 95060
Santa Cruz Metro	920 Pacific Ave. Cruz, CA 95060
City College of San Francisco	50 Phelan Ave. San Francisco, CA 94112
Santa Cruz Library	224 Church St. Santa Cruz, CA 95060
None provided	
Encompass Community Service	195 Harvey West Blvd. Santa Cruz, CA 95060
Thaila Rotmohyam M.D.	1505 Soquel Dr., Ste 9 Santa Cruz, CA 95065
IQV Construction Inc.	877 Chestnut St. Jose, CA 95110
Del Monaco Food Inc.	18675 Madrone Parkway. Ste 150 Morgan Hill, CA 95037
N/A	
Crow's Nest	2218 East Cliff Dr. Santa Cruz, CA 95062
None indicated	
The Hotel Paradox	611 Ocean St. Cruz, CA 95060



**WATER SERVICE
INFORMATION FORM**



March 27, 2018

Owner: Santa Cruz County Of
Site Address: 2340 Harper St, Live Oak
Site APN: 029-171-05
Project Description: Development of a 12-unit affordable housing pro.

Dear David Foster:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently an undeveloped lot, with an existing water service, and is subject to the following conditions:

1. Fire service as required by Central Fire. Please complete a Fire Protection Requirements Form for each unit with Central Fire and submit completed form to SCWD prior to obtaining water permit. Central Fire phone number: (831) 479-6842.
2. A new 3/4" sized domestic by fire combination service is required to be installed to separately serve each unit as per SCWD Detail 4A.
3. Water Conservation and Engineering to review irrigation/landscape plans to determine final irrigation water service requirements. The existing 3/4" service is estimated to become a dedicated irrigation service with a 3/4" Reduced Principle Backflow Prevention Assembly installed behind the water meter as per SCWD Detail 5 & 8.
4. When applying for a building permit, please provide a utility site plan with existing water main & service locations, types and sizes. Provide new water service locations, types and sizes with new domestic, irrigation and fire service backflow device type, size and locations. Provide call outs to new or existing services referencing SCWD standard details.
5. Please see attached customer handout, standard details and list of certified water service installation contractors which are required to perform water service work. All water permit fees are due and water service retrofit work to be completed for this project prior to signing off on the building permit final.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

BJ Dericco
City of Santa Cruz | Water Dept., Engineering
212 Locust Street, Suite C
Santa Cruz, CA 95060



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

MARCELA TAVANTZIS, INTERIM DISTRICT ENGINEER

April 11, 2018

DAVID FOSTER, EXECUTIVE DIRECTOR
HABITAT FOR HUMANITY MONTEREY BAY
1007 CEDAR ST.
SANTA CRUZ, CA 95060

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

APN: 029-171-05

APPLICATION NO.: N/A

PARCEL ADDRESS: 2340 HARPER ST.

PROJECT DESCRIPTION: DEMOLISH THE EXISTING DWELLING AND
CONSTRUCT 12 NEW SINGLE FAMILY DWELLINGS.

Dear Mr. Foster:

We've received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in Harper Street 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.

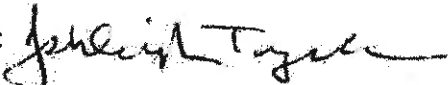
This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired and will no longer be valid.

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) 454-2160.

Yours truly,

MARCELA TAVANTZIS
Interim District Engineer

By: 

Ashleigh Trujillo
Interim Sanitation Engineer

BH:tlp/198

NEW MEETING DATE

NOTIFICATION OF NEIGHBORHOOD MEETING

TO: Neighbors of 2340 Harper Street, Live Oak

DATE: Tuesday, April 10th at 7:00 P.M.

New Date: Monday April 23 at 7:00 P.M.

LOCATION: Live Oak Elementary School – Multi-Use Room

RE: Proposed 12-unit single family home development

PLEASE NOTE THAT THE MEETING DATE HAS CHANGED

Habitat for Humanity Monterey Bay has been selected by the County as the preferred developer of the County's affordable housing property located at 2340 Harper Street. Habitat is planning to submit an application to the County to subdivide the property and develop twelve units of affordable homeownership housing on the site. The proposed project will include the following:

- Demolition of the existing house on the property
- Subdivision of the property into twelve single-family lots and one common lot for the roadway, parking and open space areas.
- Development of an entry roadway, clustered parking and sidewalks to the new lots.
- Retention of the riparian area and riparian buffer area to the rear of the property
- Development of twelve new 2-bedroom and 3-bedroom homeownership homes for low-income households. These homes will be developed in six duplex buildings.

You are invited to this neighborhood meeting to discuss the proposed development. The property developer, Habitat for Humanity Monterey Bay, and the project architect will be there to go over the proposed project and answer any questions that you may have. A report on the results from the meeting will be included as a part of the development application to the County. First District Supervisor John Leopold and the County Planning Director have been invited to attend this neighborhood meeting.

Mail List Map for Address: 2340 Harper St Buffer Distance= 300ft

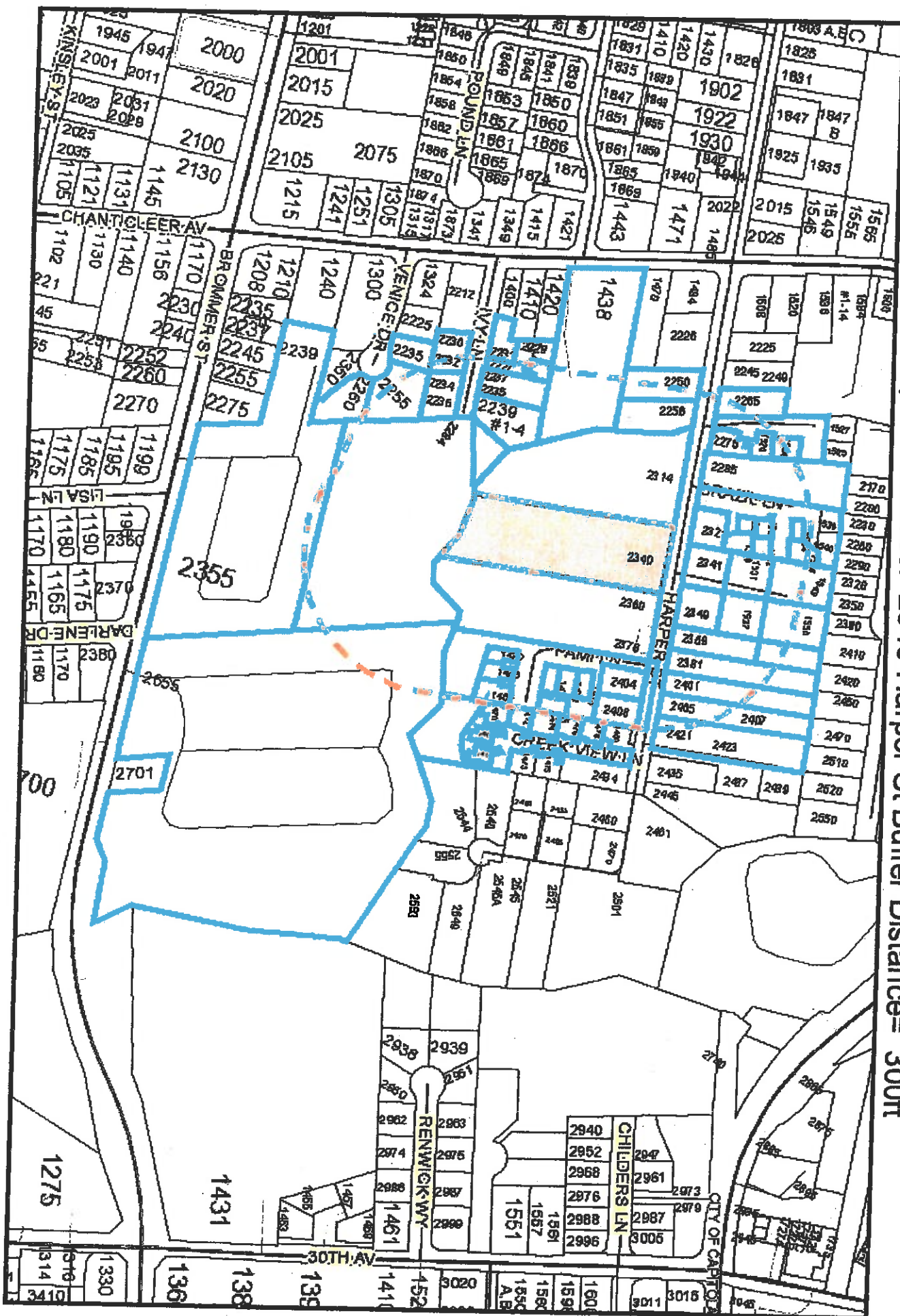


EXHIBIT L

2340 Harper Street APN: 029-171-05
Application # PA171007
Project Proposed Residential Development Project
Habitat for Humanity Monterey Bay
Notes from Community Meeting held 3/27/18

Notices for a neighborhood meeting regarding the proposed project by Habitat for Humanity Monterey Bay were sent out on March 27, 2018. The notices were sent to the 300-foot radius list of residents and property owners provided by the County. Habitat also sent the notices to the County Planning staff and to Supervisor John Leopold's office. Copies of the invitation, the mailing list, and the mailing list map are attached.

The meeting was held on April 23, 2018 at 7:00 PM in the multi-purpose room at Live Oak Elementary School. The meeting room was walking distance from the project site. As people arrived they were provided with brochures about Habitat for Humanity and the site plan, elevations and 3-D plans were displayed on tables. A total of 45 people signed the sign-up sheet as they arrived, and the total audience was about 50 people. Attendees included John Leopold, County Supervisor's Analyst Angela Chesnut, County Housing Manager Julie Conway, Habitat's Executive Director David Foster, Habitat's Director of Operations Cathy Wylie, project architect William Kempf, and Habitat Board members Jennifer Anderson-Ochoa and Ron Buswell.

The meeting began with a brief introduction to Habitat for Humanity which has been active as an affiliate of Habitat for Humanity International for the past 29 years serving Santa Cruz and Monterey Counties. During that time Habitat has completed a total of 50 homeownership homes and operates several other housing related programs.

Supervisor John Leopold was introduced and gave a brief history of the project. The plan was to begin the meeting with a presentation of the project by the project architect however the presentation was cut short and the meeting consisted of questions and comments by the attendees. The questions or comments were written down and posted on the wall. The question and statement process began at about 7:20 and ran until about 9:15. A list of the questions and statements follows.

General Neighborhood Questions and Comments:

- Would like to see a biologist report and an arborist report (wants to know what trees will be taken out and why) – It was agreed that Habitat will send out a link with the biological report and arborist report. This link information will be sent by post card to the original meeting mailing list and to emails to those who have provided that information.
- Need a wider list for notifications or emails – not everyone received notice about this meeting. The County provided the mailing list that included the occupants and owners within a 300 foot radius of the project property.
- Why are curbs being added? Will it cause a run off problem? Curbs and gutters are required on the north side of the street. The County will review the proposed curbs and determine if they are adequate. There is concern that the installation of the curbs and gutters could damage the root

system of the Cypress trees. It should be noted that having a curb provided the opportunity for a red painted curb to be used to restrict street parking on Harper Street.

- What is the size and type of fencing on the sides and can we add a 2 ft trellis on top to increase privacy? Habitat is proposing a six foot solid wood fence between the project site and the two neighboring properties. If allowed by the County we would be OK with adding an additional 2 ft. trellis.
- The minimum parking requirements set by the county or state do not align with the needs on the street. Because this project is 100% affordable it is covered under the state and local Bonus Density Law which requires 2 parking spaces for each 2 or 3-bedroom unit. There is no guest parking requirement under the Bonus Density Law but this project will voluntarily provide 6 guest parking spaces which is the County's regular guest parking requirement. There will be a total of 30 parking spaces provided on site.
- What will be the impact during construction? How long will construction take? The start of construction will not take place until the subdivision process has been completed and approved. At the very earliest that would mean that grading and site work would begin in the spring of 2019. Because Habitat builds using volunteer labor we will most likely be building only one or two of the duplex buildings at a time. Actual construction will most likely be spread out over four years.
- Is it part of Habitat's mission to add to the community, or only to take? Do we expect this project to be an island, or do we want it to add to the community. It will ruin the neighborhood.
- Is this a test for other communities? Habitat has said you've never done a project of this size in SC – why are we being used as a test? Habitat for Humanity Monterey Bay has completed over 50 homes and is currently building two to three homes per year. We have also completed duplex and triplex units. We are currently in construction on the fifth home on our 7-unit subdivision on Los Esteros Court in Live Oak and we are on schedule with that project with the last two units beginning construction this summer.
- Can't we put in less units, ten instead of 12 units? Habitat initially proposed a 13 unit project for this project in its response to the County's Request for Proposals. We were selected as the preferred developer for the project and the County Supervisors approved Guiding Principles that called for the development of 5 or 6 duplex buildings. Consistent with Board direction, Habitat is proposing a 12 unit project. The process of Development Review may result in a reduction of units but at the time of submission it appears that the site can accommodate 12 units.
- We should go with what current density allows instead of minimum requirements.
- Does Habitat feel we are representing the interests of the neighborhood in our plan? Development of almost any type is often not welcome by the immediate neighborhood. This is particularly true for affordable housing projects and for projects that are of higher density than the immediate neighbors. Habitat is working with the County to provide affordable homeownership housing for the local workforce and we are representing the interests and needs of the wider community.
- There is no infrastructure to support 'urban-environment' type build in this area.
- Can we ask the Planning Department why this was planned? How do families afford the mortgages? Where do the subsidies come from? The site is deemed an Affordable Housing site as part of the wind-down of the former Redevelopment Agency and it must, by law, serve an affordable housing purpose. The Board of Supervisors chose a use that will include the donation of land in exchange for affordable units, a critical first step to making the units affordable. Habitat will also be using volunteer labor and some donated construction materials and professional labor to help reduce the

costs of development. The selected homebuyers will also be required to provide 500 hours of "sweat equity" to help reduce construction costs. The homes will be sold at the appraised value with a first mortgage being carried by a conventional lender with monthly payments that are affordable to the family. A second deferred payment loan is then carried by Habitat for the balance of the purchase price. A small down payment is also required. All of the homes will have resale restrictions that will keep the homes affordable in perpetuity.

- Taxes paid by Live Oak residents paid into the Redevelopment Agency funds so we are paying directly for this project. We were told it would be a park. I feel that Habitat is not being transparent – hiding behind regulations and minimum requirements
- How are property taxes assessed? Existing residents pay much more. "I feel disregarded – I had high hopes for this development because it was Habitat. You are standing behind regulations instead of listening to the community and working with them. Please take some units away – it should be 10 at the very most." Attended Habitat Board meeting but didn't get adequate time.
- Harper Street is a perfect place for a park
- The neighbors feel like they are being disregarded – that we are not hearing them. Their kids can't afford to live here.
- Take out the rear four units in order to make room for additional parking
- Can architect redesign for them to see what it would look like with less units.
- County is dumping on Live Oak
- Habitat is trying to address one of the largest needs in the county – stop attacking and try to work together.
- We should try to not have a hostile environment for the new people moving in
- Drainage is an issue – what is the plan for this? The County requirements are now very specific and will be carefully reviewing the extensive storm drain system has been designed to keep storm run off on site and to be released over time to reduce erosion and flooding.
- Trees are a hazard – falling and could hit houses. An arborist report has been prepared and the County Public Works Department will be reviewing the plans to determine whether the Cypress Trees along Harper Street can be retained or if they need to be removed.
- Where will the side windows face? Can you frost the windows on the second floor, side windows for more privacy? Habitat will work with the neighbors immediately impacted by the second story window. The windows can either be frosted or possibly moved or modified to reduce direct views.
- When do we next have a voice? Once the application has been reviewed and deemed complete by County planning staff the project will come before the Planning Commission and then the Board of Supervisors. Both of those meetings will be open to the public and notice of the meetings will be sent out to the immediate neighbors.
- Can we send list of comments (this list) to them and notify them about the planning committee hearing? Habitat will send out a link so that comments from this meeting can be accessed by the neighbors. The County will send out the notices for all public hearings.

Neighborhood Questions and Comments Regarding Parking and Traffic:

- Parking for residents and guests is an issue.
- Safety is a concern with that many more cars in the street
- Concerned about emergency vehicle access at the back end of Harper St (cul de sac area).
- Safety is an issue with so many more cars – emergency vehicle access is already an issue

- Can we add more parking instead of the recreation area?
- Can we remove the communal garden (will be a 'mold farm' anyway) and add more parking?
- One man's math: there will be 64 people which will equal 64 cars (teenagers, millennials, with their fancy cars, and their friends). Show us where those extra cars will go – even show where only 10 extra cars will go.
- Live Oak Elementary School invites parents to park on Harper Street during drop off/pick up and during events – this already creates issues.
- Where are the extra cars going to go?
- Existing neighbors don't use garages or driveways for their own cars – if they would use their own property for parking it would help alleviate the current parking issue
- Traffic on Harper Street is a huge issue
- Does Habitat plan to do a traffic and safety study? Can the county do a specific traffic study of Harper Street down to 17th Avenue?
- Part of the attraction of living on Harper Street is that it is a dead end. It was designed for local residents only and cannot handle any increases in traffic.
- We want our kids to be safe playing outside – cars drive too fast through the area.

Final note from developer:

The Developer answered questions asked at the meeting and has tried to answer these questions to the best of their ability and has posted those answers on their website. Habitat has also posted the schematic plans and information requested at the meeting (including the arborists report). In addition, the list of concerns from a prior neighborhood meeting is online and the steps that have been taken to address those concerns through the project's design.

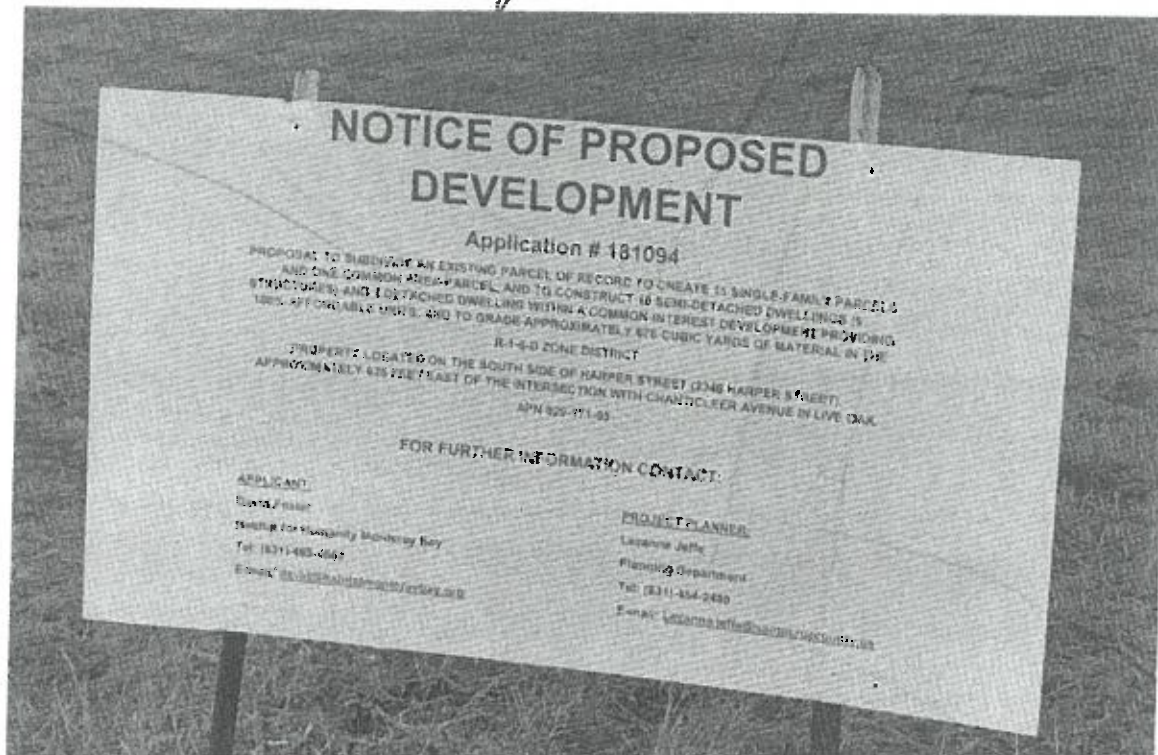


COUNTY OF SANTA CRUZ
NOTICE OF PROPOSED
DEVELOPMENT SIGN
INSTALLATION CERTIFICATE

Application Number: 181094 Date of Sign Installation: 10-26-18

Assessor's Parcel number (APN): 029-171-05

Site Address: 2340 Harper Street



I hereby testify that the sign installed fully complies with the specifications and standards of County Code Section 18.10.224, that the sign will be maintained for the required time, and that it will be removed when required by Section 18.10.22.

Applicant's Name (please print): David A. Foster

Applicant's Signature: [Signature]

Date: 10-26-18

When the sign has been placed, complete this certificate and mail to your project planner, Lezanne Jeffs, at County of Santa Cruz, Planning Department, 701 Ocean Street, 4th Floor, Santa Cruz CA 95060.

Failure to post the site as required is grounds for denial of your application.



EXHIBIT M



AFFIDAVIT OF POSTING

County of Santa Cruz

Planning Department

Please return Affidavit by: November 09, 2018

Applicant: David Foster
Application #: 181094
APN(S): 029-171-05
Site Address: 2340 Harper Street, Santa Cruz 95062
Hearing Date: November 14, 2018

AG ☐ BD ☐ PC ☒ ZA ☐ Level IV ☐

Please note that it is legally required that the notice be posted in a conspicuous place on the project site.

APPLICANT - PLEASE COMPLETE THE FOLLOWING AND RETURN TO:

County of Santa Cruz, Planning Department
Attn: Lezanne Jeffs
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060

Posting Location (please be specific):

2340 Harper street in open field
4 feet back from Harper street

Posted By: David Foster

Date Posted: 11/01/18

I declare under penalty of perjury that I posted the notice(s) at the location and on the date listed above.

(Signature)

(Date) 11/01/18

NOTICE OF PROPOSED DEVELOPMENT

Application # 181094

PROPOSAL TO SUBDIVIDE AN EXISTING PARCEL OF RECORD TO CREATE 11 SINGLE-FAMILY PARCELS AND ONE COMMON AREA PARCEL, AND TO CONSTRUCT 10 SEMI-DETACHED DWELLINGS (5 STRUCTURES) AND 1 DETACHED DWELLING WITHIN A COMMON-INTEREST DEVELOPMENT PROVIDING 100% AFFORDABLE UNITS, AND TO GRADE APPROXIMATELY 676 CUBIC YARDS OF MATERIAL IN THE

R-1-S-D ZONE DISTRICT

PROPERTY LOCATED ON THE SOUTH SIDE OF HARPER STREET (2340 HARPER STREET), APPROXIMATELY 625 FEET EAST OF THE INTERSECTION WITH CHANTICLEER AVENUE IN LIVE OAK

APN 029-171-05

FOR FURTHER INFORMATION CONTACT:

APPLICANT:

David Foerster

Habitat for Humanity Monterey Bay

Tel: (831) 469-4663

E-mail: david@habitatmontereybay.org

PROJECT PLANNER:

Lezanne Jeffs

Planning Department

Tel: (831) 454-2469

E-mail: Lezanne.jeffs@montereybayca.gov

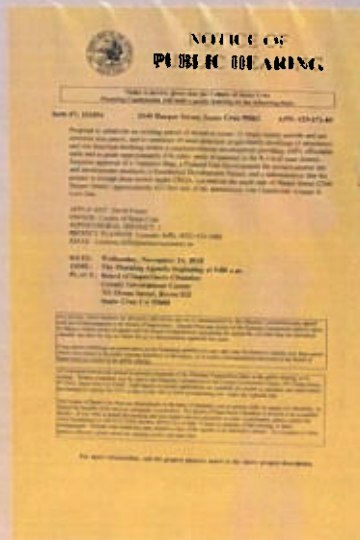


EXHIBIT M