



Staff Report to the Planning Commission

Application Number: 151024

Applicant: Luc DeFaymoreau

Agenda Date: February 27, 2019

Owner: Luc Defaymoreau

Agenda Item #: 7

APN: 026-241-02

Time: After 9:00 a.m.

Site Address: 1351 El Dorado Avenue, Santa Cruz

Project Description: Proposal to divide the subject parcel into two new parcels in the R-1-6 zone district.

Location: Property located on the west side of El Dorado Avenue about 450 feet north of Brommer Street (1351 El Dorado Avenue).

Permits Required: Minor Land Division

Supervisory District: First District (District Supervisor: John Leopold)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151024, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is in a single-family zone district located between Capitola Road and Brommer Street just east of Leona Creek in Live Oak. Most of the older homes in the area are single-story with many of the newer homes constructed with two stories. The parcel is developed with an old chicken coop structure and a small, one-story single-family dwelling as well as many fruit trees. Both the chicken coop and house are proposed to be retained. Along the parcel's southern boundary is a private road, Gouldsberry Lane. Based upon aerial photos, it appears to serve three parcels. The subject parcel has no legal access to this road.

The applicant proposes to divide the subject parcel into two new parcels using a corridor access (flag lot) design with access taken from El Dorado Road. Frontage improvements, including a sidewalk and a landscape strip would be installed. The existing house would be retained on the front parcel. The chicken coop would be retained on the rear parcel where a new house would be constructed. This project requires a Minor Land Division permit.

Zoning & General Plan Consistency

The applicant proposes to divide the approximately 24,150 square foot subject parcel into two lots. With the deduction of the corridor access area, the project would result in a front parcel of 10,243 square feet and a rear parcel of 11,497 square feet. These lot sizes comply with the density range required of the parcel's R-UL (Urban Low Density Residential) land use designation which requires 6,000 to 10,000 square feet per unit. Both lots slightly exceed 10,000 square feet, but there is insufficient land with which to create a third lot.

The subject parcel is in the R-1-6 (Single-family residential – 6,000 square feet minimum) zone district which is an implementing zone district of the R-UL land use designation. The lots resulting from this land division will comply with the minimum parcel size of the zone district as well as the zone district's site standards. The residential use is principally permitted in the R-1-6 zone district.

Existing Structures

As noted above, the subject parcel is developed with a house and chicken coop structure, both of which are proposed to be retained. The County's General Plan Policy 8.4.2 supports the retention of existing structures where feasible. The house is about 690 square feet and was first assessed by the County's Assessor in 1950. It has a simple pitched roof design. In the future, the house could be used as an accessory dwelling unit to a new single-family home. The house conforms to the setbacks resulting from the new property line and is optimally located to preserve land for a future home.

The chicken coop stretches almost the full width of the subject parcel. It is nonconforming relative to both side yard setbacks. The land division will result in no change to the setbacks of the coop (i.e., it will not become more or less nonconforming with the new property lines).

Design Review

The applicant submitted Architectural Guidelines to guide future development on the new lots (Exhibit H). The Guidelines call for any future home to be of a simple design compatible with the neighborhood. Construction materials include wood framing with horizontal siding, redwood trim, and metal roofs. Garages will be set back from the street to minimize the visual impact of the cars on the streetscape. The driveway will be constructed of interlocking pavers which, in addition to providing a semi-pervious surface for stormwater management purposes, will be aesthetically pleasing.

The subject parcel has been landscaped with many trees. A few of these trees obstruct the proposed driveway area. Trees and shrubs proposed for removal include: a cherry plum, two diseased mousehole trees, and a pine fern. Two trees—a yellow plum and an Asian pear—are proposed to be transplanted. Three Chinese pistache trees are proposed as street trees, and the following trees are proposed to be planted: chestnut, Bartlett pear, lime, Reed avocado, and loquat as well as several pittosporum and climbing roses. A front yard landscape plan is required to be included in any future building permit application for a house on the front parcel (Parcel A).

Improvement Plan

The project plans include civil engineering sheets that detail frontage improvements and the stormwater management plan. The proposed frontage improvements include a sidewalk, landscape strip, curb, and gutter and were reviewed and accepted by the Department of Public Works. As noted above, the landscape strip will be planted with three Chinese pistache trees.

Along the El Dorado frontage, stormwater currently flows in an open swale. As a part of installing the sidewalk, a 12-inch culvert will be placed to continue the existing flowline. That pipe will connect to the existing drainage pipe that flows west under Gouldsberry Lane to Leona Creek.

On the subject parcel, the stormwater management plan was designed to account for the existing impervious areas (chicken coop and house), the new frontage improvements, and anticipates the impervious area for future development on the new lots, including two new 2,500 square feet houses and two 400 square foot garages. The plan also accounts for the "run-on" received from the parcel to the north. Runoff from impervious areas will be directed via swales and pipes to a detention area located along the southern property line. From there, runoff will be metered off the property at the pre-development runoff rate, eventually connecting to the stormdrain system in Gouldsberry Lane. This preliminary plan was reviewed and accepted by the Department of Public Works, Stormwater Management section.

The new driveway, located within the corridor access, will serve both parcels and will be constructed of interlocking pavers. The shared use of the corridor access eliminates the need for an additional driveway cut on El Dorado Avenue and minimizes paving area. Interlocking pavers allow for greater rainwater infiltration than does asphalt. A maintenance agreement is required as a condition of approval.

Neighborhood Meeting

As required by County Code, the applicant hosted a meeting to introduce neighbors to the project and solicit their feedback. The meeting was held on February 3, 2015. Sixty-eight invitations were mailed to neighbors with four neighbors attending the meeting. According to the meeting notes, no one objected to the project, and three main issues were discussed: drainage, tree removals, and the potential for the project to block solar access. The neighborhood meeting information is attached as Exhibit I.

CEQA Categorical Exemption

The project is categorically exempt from further review under the California Environmental Quality Act because it is a minor land division in an urban area where all urban services are available.

Conclusion

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

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **151024**, based on the attached findings and conditions.

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

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

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Development Review
Santa Cruz County Planning Department

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Will-serve letters
- H. Architectural Guidelines and Tree Review
- I. Neighborhood meeting information

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: 151024
Assessor Parcel Number: 026-241-02
Project Location: 1351 El Dorado Ave

Project Description: Proposal to divide a parcel into two new lots.

Person or Agency Proposing Project: Luc Defaymoreau (property owner)

Contact Phone Number: 831-713-0022

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

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

F. Reasons why the project is exempt:

This is a minor land division within the urban services line with all urban services available.

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

Annette Olson, Project Planner

Date: _____

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. The project would create two residential parcels. The property is located in the R-UL (Urban Low Density Residential) General Plan designation which allows a density of one parcel for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 10,000 square feet of net developable area, not including the corridor access.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Both lots will take access from El Dorado Avenue via the new corridor access to be located along the subject parcel's northern property line. When a second home is constructed on the rear parcel, the paved portion of the corridor access will be required to be widened to 18 feet for the portion of it serving both parcels. An 18-foot driveway is adequate to accommodate the traffic generated by the two new parcels.

The project complies with General Plan Housing Element Policy 2.3 which requires that land division projects demonstrate that the site and building designs do not preclude the future construction of an accessory dwelling unit (ADU). In this case, Parcel A is developed with a small single-family dwelling that is optimally located to be used as an ADU while allowing room for the construction of a single-family dwelling. For Parcel B, there is room to construct both a house and ADU. In addition, this project complies with General Plan Policy 8.4.3 (Retaining Existing Housing) in that the existing house will be retained.

The subdivision will comply 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 is consistent with the character of similar developments in the surrounding area.

No specific plan has been adopted for the area.

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; the new lots will meet the minimum parcel size for the R-1-6 (Single-family residential – 6,000 square feet

minimum) zone district where the project is located, and the project will be consistent with the required dimensional and site standards of the R-1-6 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, and the proposed building envelopes are properly configured to allow development in compliance with the required site standards. No environmental resources would be adversely impacted by the proposed development. Surrounding parcels are developed in a similar density and pattern to the proposed project.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species were identified on the subject parcel, and the project is categorically exempt from the California Environmental Quality Act and the County Environmental Review Guidelines.

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

This finding can be made, in that municipal water and sewer services are available to serve the proposed parcels. The proposed driveway and frontage improvements will comply with the Department of Public Works standards. Given these considerations, no serious public health problem is anticipated to result from the proposed project.

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

This finding can be made, in that no such easements are known to 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. The Architectural Guidelines include the use of passive solar by designing any future house to limit solar gain during the summer while maximizing it during winter.

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

This finding can be made, in that future construction will incorporate architectural design

features such as pitched roofs, horizontal siding, redwood-trimmed windows, and the placement of garages towards the rear of each parcel. The surrounding neighborhood contains a range of architectural styles, with most homes being of a simple pitched-roof style. Older homes in the area are one-story in height with newer homes typically constructed with two stories. The Architectural Guidelines propose a mixture of one- and two-story elements to break up large masses and add visual interest. The design and layout of the proposed land division is compatible with the surrounding pattern of development.

County Code 13.11.075 calls for the retention of trees over six-inches in diameter at breast height. In this case, several trees (a cherry plum, two diseased mousehole trees, a pine fern in addition to a yellow plum and Asian pear that will be transplanted) are located where the new driveway is proposed to be located. The Code allows for tree removals when their removal will allow for an appreciably better design. In this case, a corridor access design is the only feasible site plan for a land division on the subject parcel. The corridor access could be placed on either the north or south side of the subject parcel. If it were placed on the south side of the parcel, it would parallel a private road. This would be an awkward design as the corridor access would visually read as being redundant and the driveway and right-of-way together would appear to be a significant amount of paving. Locating the corridor access on the north side, as proposed, is an aesthetically superior design. Given this, the tree removals are warranted.

CONDITIONS OF APPROVAL

Land Division 151024

Applicant: Luc DeFaymoreau

Property Owner: Luc DeFaymoreau

Assessor's Parcel Number: 026-241-02

Property Address and Location: Property located on the west side of El Dorado Avenue, about 450 feet north of Brommer Street (1351 El Dorado Avenue)

Planning Area: Live Oak

Exhibit:

- D. Tentative Map – TM-1: prepared by Geoffrey T. Fleissner, Registered Professional Engineer, of Hogan Land Services, dated April 2016. TM-2: prepared by Geoffrey T. Fleissner, Registered Professional Engineer, of Hogan Land Services, dated January 2018 Preliminary Engineering, Grading and Drainage– PE-1, PE-2 and PE-3: prepared by Geoffrey T. Fleissner, Registered Professional Engineer, of Hogan Land Services, dated April 2016
Landscape Plan- prepared by Karl Anderson Design, revised to July, 2, 2018

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.
- II. A Parcel Map for the land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than two (2) residential parcels.
- C. The minimum parcel area shall be 6,000 square feet of net developable land per unit.
- D. The following items shall be shown on the Parcel Map:

1. Building envelopes located according to the approved Tentative Map. The building envelopes shall meet the minimum setbacks for the R-1-6 zone district of 20 feet for front yards, 5 and 8 feet for side yards, and 15 feet for rear yards.
 2. Show the net area of each lot to nearest square foot.
 3. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the back of sidewalk. This will include the sidewalk wraparound at the driveway, if required, as well as triangular area at the southern end of the proposed sidewalk.
 4. All easements to be recorded prior to recordation of the Parcel Map, including a shared access easement for the shared driveway and drainage easements.
 5. Include the Minor Land Division number "151024" on all sheets of the Parcel Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. New parcel numbers for the new 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. All future construction on the lots shall conform to the Architectural Guidelines approved for this land division and shall also meet the following additional conditions:
 - a. All future development shall comply with the development standards for the R-1-6 zone district. Development on each parcel shall not exceed 40% lot coverage, or 50% floor area ratio, the

- required garage setback of 20-feet, or other standard as may be established for the zone district.
- b. A landscape plan for the front yard of the front parcel (Parcel A) shall be submitted with any future building application for a dwelling on the front lot. Vegetation within the 10-foot sight distance triangles (where the corridor access intersect El Dorado Avenue) shall not be greater than three feet high, and trees shall be limbed up to seven feet once mature.
 - c. When a home on the back lot is constructed, the paved portion of the driveway that serves both parcels shall be widened to 18 feet.
5. All future development on the lots shall comply with the requirements of Environmental Planning, including:
- a. The applicant shall provide two copies of a soils report prepared by a licensed geotechnical engineer for review by Environmental Planning.
 - b. Building permit application plans shall reference the soils report and include a statement that the project shall conform to the report's recommendations.
6. All future development on the lots shall comply with the requirements of the Department of Public Works, Sanitation, including:
- a. Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits.
7. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
8. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted.
9. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map or Preliminary Improvement Plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the

final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Submit a Road Maintenance Agreement for the ongoing maintenance of the shared improvements within the corridor access.
- C. Meet all requirements of the Department of Public Works, Surveyor, including:
 - 1. If any frontage improvements (e.g., the sidewalk wraparound at the driveway and the triangular area at the southern end of the proposed sidewalk), are located on the subject parcel, the owner/subdivided shall offer for dedication (in fee) the land area where the improvements are located.
- D. Meet all drainage requirements of the Department of Public Works, Stormwater Management Services section detailed in the discretionary comments dated 1/16/19, including the recordation of a maintenance agreement for the drainage facilities and the following requirement:
 - 1. A single/legal entity, established by the applicant prior to recording the parcel map, shall be responsible for conducting & annual reporting to the County of Santa Cruz Department of Public Works of the inspection and maintenance of all the common/shared stormwater mitigation & water quality features (as shown on Sheet TM-2 of development MLD application 151024). Maintenance procedures shall be completed and recorded by the project's civil engineer completing the plans, prior to recording the map as well.
- E. Meet all requirements of the Environmental Planning section of the Planning Department, including:
 - 1. 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.
 - 2. The applicant shall submit a 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.
 - 3. 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 separate addendum to the soils report. The author of the report shall sign and stamp the completed form.

- F. Meet all requirements of the Department of Public Works, Sanitation including the following:
1. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition. Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>
 2. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 3. Pay all necessary bonding, deposits, and connections fees.
 4. In addition to the information already shown, show the length of the lateral, pipe material, cleanouts located maximum of 100-feet apart; ground and invert elevations, and slope (2%).
 5. Include the District's "General Notes." Contact staff for an electronic copy.
- G. All requirements of the Central Fire Protection District shall be met, including the following change to the project plans:
1. Show the Santa Cruz Water District water meter locations for Parcel A as shown for Parcel B.
- H. 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.
- I. Park dedication in-lieu fees shall be paid for three (3) new bedrooms. If a building permit is submitted for a house with more than three bedrooms, additional bedroom fees shall be required. These fees are currently \$1,000 per bedroom, but are subject to change.
- J. Child Care Development fees shall be paid for one three (3) bedroom house. If a

building permit is submitted for a house with more than three bedrooms, additional bedroom fees shall be required. These fees are currently \$109 per bedroom, but are subject to change.

- K. Transportation improvement fees shall be paid for one (1) new dwelling unit. These fees are currently \$3,000 per unit, but are subject to change.
- L. Roadside improvement fees shall be paid for one (1) new dwelling unit. These fees are currently \$3,000 per unit, but are subject to change.
- M. Add a note to the Parcel Map that the affordable housing fees for this project, that are in effect at the time of building permit issuance, shall be paid in compliance with the Affordable Housing Requirements specified by Chapter 17.10 of the County Code.
- 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 proposed driveways and frontage improvements shall be constructed per the approved improvement plans for this permit, except as modified by these conditions.
 - 2. 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.
 - 3. 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 Parcel Map.

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

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Prior to any site disturbance on the subject property, the following conditions shall be met:
 - 1. A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the grading contractor, the soils engineer and the civil engineer.
 - 2. All sediment control measures shall be installed as shown on the approved plans.
- E. 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.
- F. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays

unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and

2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- G. Construction of improvements shall comply with the requirements of the approved geotechnical report(s) for this project. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- H. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the

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

1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- 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 Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Principal Planner

Annette Olson
Project Planner

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

Exhibit D
Project Plans



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

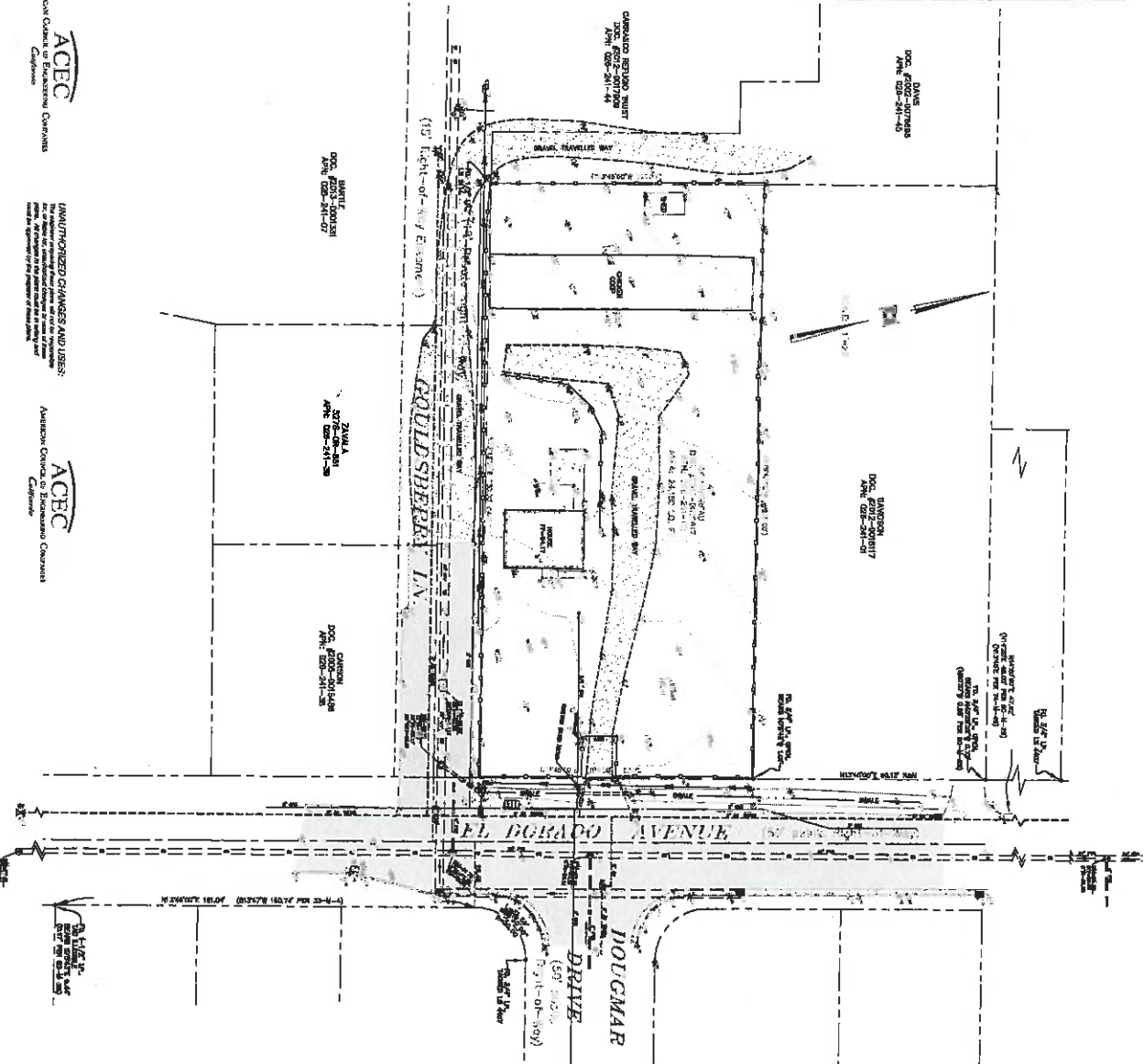
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ACEC
American Council on Education

ACEC
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ACEC
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LEGEND

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INTERTYPES

BASIS OF BEARINGS

ELEVATION DATUM

SHEET INDEX

NOTE:
TOPOGRAPHIC MAPPING AND SURVEY BY
ROBERT L. DEWITT & ASSOC., JDB NO. R13003
DATED MARCH, 2015

EXISTING SITE MAP

LANDS OF LUC DEFAYMOREAU
1351 EL DORADO AVE.
A.P.N. 026-241-02
SANTA CRUZ, CALIF.

HOGAN LAND SERVICES
2801 41st Ave., Ste. A
San Jose, CA 95073
www.hogan-land.com
Tel (408) 425-1617
Fax (408) 425-0224

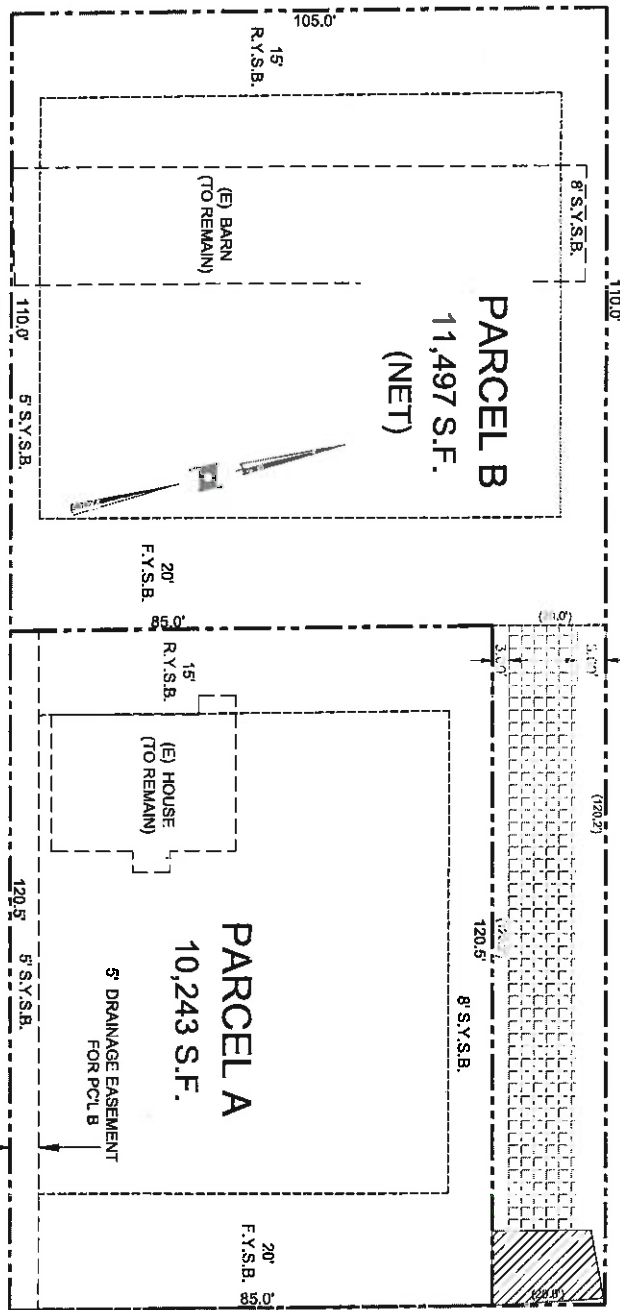
THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECTION AT THE REQUEST OF:
LANDS OF LUC DEFAYMOREAU
DATE: APRIL 2015
JOB NO.: 10038
ROBERT L. DEWITT & ASSOC., JDB NO. R13003



[illegible][illegible]

PARCEL	GROSS AREA	LESS DRIVEWAY EASEMENT	NET LOT AREA	
EXISTING PARCEL	(s.f.) 24,150	(s.f.) 0	(s.f.) 24,150	s.f. = 0.35 Ac.
PARCEL A	10,243	0	10,243	s.f. = 0.24 Ac.
PARCEL B	11,497	2,410	13,907	s.f. = 0.32 Ac.

PROPOSED LOT LAYOUT



IMPERVIOUS AREA FOR PARCEL A	
TYPE	APPROXIMATE AREA (SQ. FT.)
EXISTING PAVEMENT	661
NEW SIDEWALK	2000
NEW DRIVEWAY	493
NEW DRIVEWAY	657

IMPERVIOUS AREA FOR PARCEL B	
TYPE	ADJUSTED AREA (SQ)
ASPHALT DRIVE	2,120
CONCRETE DRIVE	150
PAV. DRIVEWAY	2,800
PAV. DRIVE	460

TYPE	PER AREA (sq ft)	DIFFERENCE AREA (sq ft)
REG. DRAINAGE	7082	842
REG. DRAINAGE - FINISH	237	32
CURBS/LANDSCAPE	811	811

TOTAL IMPERVIOUS AREA	
TYPE	MANHOLE AND STORM
MANHOLE #	3880
MANHOLE #	6160
STORM	417
STORM	411
STORM	10940

1. THE ATTENTION OF THE SYSTEM WAS NOT TO
ADDITIONAL, THE INFORMATION IS OF ALL THE
OF THE AND EX-NO-RE-15.
2. THE INFORMATION OF THE SYSTEM IS NOT IN THE
3. THE INFORMATION OF THE SYSTEM IS NOT IN THE

TENTATIVE MAP

LANDS OF LUC DEFAYMOREAU
1351 EL DORADO AVE.
A.P.N. 026-241-02
SANTA CRUZ, CALIF.

HOGAN LAND SERVICES

2001 41st Ave., Ste. A
Socoma, CA 95073

www.hogans.com

Tel (831) 425-1617
Fax (831) 425-0224

DRN:	RLD	THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:
		DATE: 06/01/01

QW: _____
 PW: RLD
 DATE: JAN 2018
 JOB #: 10016

LOC: DFBATMOREAU

[Signature]

JOHN E. BARNES P.C. 5000

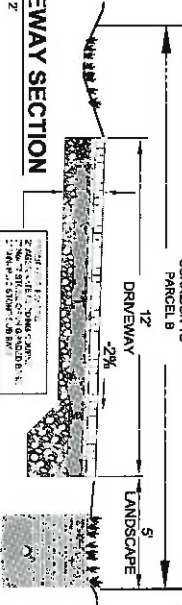


LEGEND

	PROPERTY LINE		GRAVEL SERVICE
	PROPOSED PROPERTY LINE		AS SERVICE
	PROPOSED EASEMENT		LANDSCAPE AREA AND SOIL
	CONCRETE SERVICE AREA		PROPOSED SERVICE

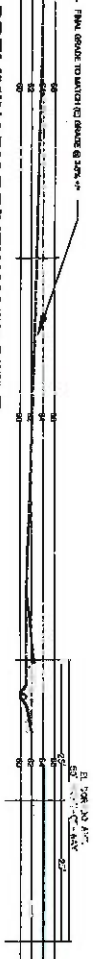
PRELIMINARY DRIVEWAY SECTION

SCALE: 1" = 2'



PRELIMINARY DRIVEWAY PROFILE

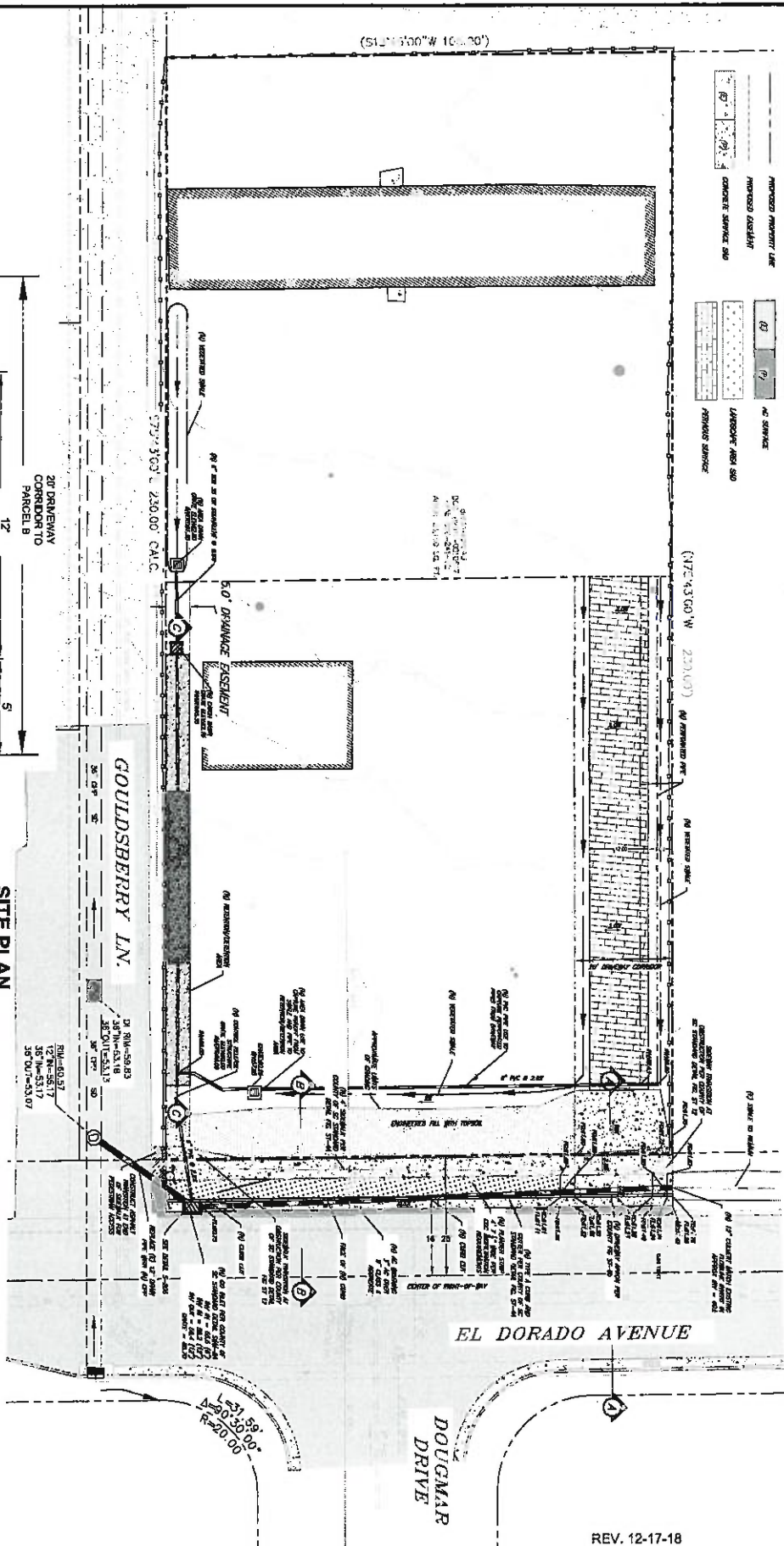
SCALE: 1" = 10' (H&V)



SITE PLAN

SCALE: 1" = 10'

SHEET INDEX:
 PE-1 GRADING AND DRAINAGE
 PE-2 SECTIONS AND DETAILS
 PE-3 STORMWATER POLLUTION CONTROL PLAN



PRELIMINARY ENGINEERING GRADING AND DRAINAGE

PE-1
3

LANDS OF LUC DEFAYMOREAU
 1351 EL DORADO AVE.
 A.P.N. 026-241-02
 SANTA CRUZ, CALIF.

HOGAN LAND SERVICES

2801 41st Ave., Ste. A
 San Jose, CA 95073

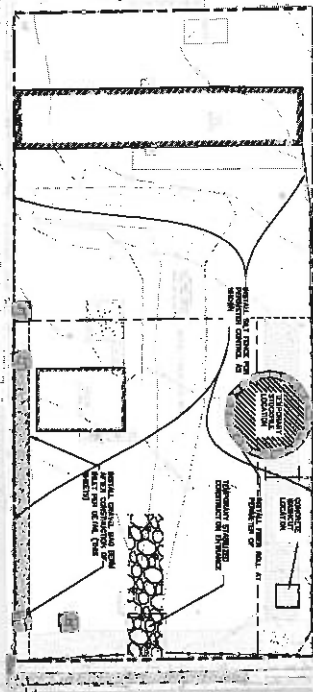
www.hoganls.com

Tel: (831) 426,1817
 Fax: (831) 426,0224

DATE: APRIL 2016
 JOB #: H038
 THE PLAN WAS PREPARED BY ME OR UNDER MY
 DIRECTION AT THE REQUEST OF:
 LUC DEFAYMOREAU
 GEOFF FLEBENICK R.D.E., 12806

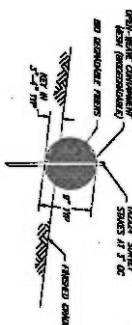


REV. 12-17-18



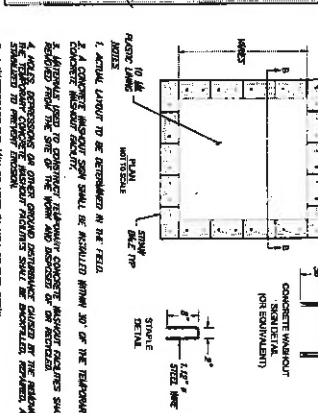
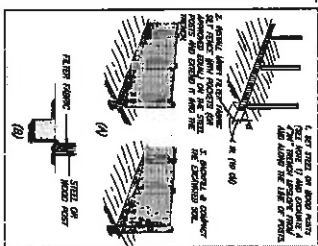
STORMWATER POLLUTION **CONTROL PLAN**

SCALE: 1" = 20'



1 FIBER ROLL BARRIER
NOTE: MUST BEER ROLL ON CONTOUR.

MS



② SILT FENCE SEDIMENT BARRIER

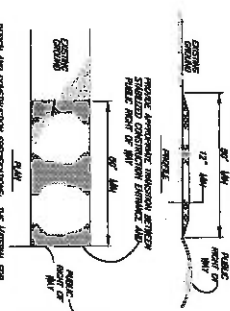
Notes

3 CONCRETE WASHOUT

208 CMLT.
75

4 STABILIZED CONSTRUCTION ENTRANCE

473



PROJECT INFORMATION

UNIVERSITY OF CALIFORNIA
1351 E. DORRIS AVENUE
SANTA CRUZ, CA

S.W.P.C.A. PRODUCTIONS
MOON LANE SERVICES, INC.
2601 41st AVE
SIOUX FALLS, SD 57103
(605) 424-1617
info@swpcaproductions.com

TOTAL AREA OF DISTURBANCE = 0.46 ACRES (1980 S.F.)

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LARGE STRUCTURE CONSTRUCTION UTILIZING MATERIALS THAT ARE NOT APPROVED ABOVE LISTED (E.G. SOL. SPILL, ASPHALT, R-7-40S, STOOD, REINFORCED CONC. ETC.) SHALL BE COMPLETED AND REMOVED.
2. ALL CHEMICALS SHALL BE STORED IN WATERPROOF CONTAINERS (ONLY APPROVEDLY PACKAGED).
3. ALL CHEMICALS OR MATERIALS THAT ARE IN A TANKAGE SHALL BE PROPERLY PACKAGED.
4. CONSTRUCTION MATERIALS SHALL BE STORED IN A PROPER MANNER.
5. A PROHIBITION OF THE USE OF CHEMICALS AND MATERIALS THAT ARE NOT APPROVED ABOVE LISTED.
6. CONSTRUCTION MATERIALS SHALL BE STORED IN A PROPER MANNER.
7. CONSTRUCTION MATERIALS SHALL BE STORED IN A PROPER MANNER.
8. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE INVOICES OF LARGE CONSTRUCTION AND LANDSCAPE SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- [illegible]

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAIN, OR SURFACE WATERS.
2. ALL EQUIPMENT ON VEHICLES WHICH ARE TO BE FIELDED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DECONTAMINATED AND FITTED WITH APPROPRIATE BARRIERS.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

1. COMPLAIN TO THE NATIONAL SYSTEM AS MANAGES AND REPORT WHEN THEY ARE NOT ACTING BEING USED
2. COMPLAIN IDENTIFIED AND OTHER LAWS/REGULATIONS VIOLATIONS HAVE BEEN ACTUALLY BEING USED
3. DISSEMINATE THE APPLICATION OF AND PROSECUTE LAWS/REGULATIONS VIOLATIONS WITHIN 2 DAYS BEFORE A PROSECUTOR
4. AFFECT ENFORCE LAWS/REGULATIONS AT QUANTITIES AND APPLICABLE RATES ACCORDING TO LAWS/REGULATIONS
5. REPORT TO THE NATIONAL SYSTEM AS MANAGES AND REPORT WHEN THEY ARE NOT ACTING BEING USED
6. REPORT TO THE NATIONAL SYSTEM AS MANAGES AND REPORT WHEN THEY ARE NOT ACTING BEING USED
7. STAFF REPORT LAWS/REGULATIONS VIOLATIONS ON FILES AND CONFIRM ON REPORTING SUCH VIOLATIONS WHEN NOT USED ON AN APPLICATION

Erosion Control Notes

1. PERMITTED OTHERS IS, AND THIS IS, EXPRESSLY NOT BE PROTECTED FROM OTHERS IN ALL CASES WHATSOEVER. OTHERS SHALL BE PROTECTED FROM OTHERS IN ALL CASES WHATSOEVER.
2. UNDESIRABLE OTHERS AND INTERFERENCE OF SOIL SHALL BE PROHIBITED.
3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RAINFALL AND EROSION OF SOIL.
4. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RAINFALL AND EROSION OF SOIL.
5. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
6. PERMITTED CONSTRUCTION OF OTHERS SITE SHALL BE PROHIBITED TO ENTER THE SITE DURING THE PERIOD OF CONSTRUCTION. OTHERS SHALL BE PROHIBITED TO ENTER THE SITE DURING THE PERIOD OF CONSTRUCTION.
7. CONSTRUCTION SHALL NOTIFY THE COUNTY OF SANTA CRUZ AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION IS BEGUN.
8. ALL CONSTRUCTION SHALL COMPLY TO REQUIREMENTS OF THE COUNTY OF SANTA CRUZ AND CLEARMARK, COUNCIL OF COUNTY AGENTS SHALL BE REQUIRED TO ENTER THE SITE DURING THE PERIOD OF CONSTRUCTION. OTHERS SHALL BE PROHIBITED TO ENTER THE SITE DURING THE PERIOD OF CONSTRUCTION.
9. CONSTRUCTION SHALL BE COVERED WITH SOIL AND STAY WASH AT AN APPLICATION RATE OF 5 LBS/1000 SQ. YD.

PRELIMINARY ENGINEERING

LANDS OF LUC DEFAYMOREAU
1351 EL DORADO AVE.
A.P.N. 026-241-02
SANTA CRUZ, CALIF.

REV. 12-17-18

HOGAN LAND SERVICES
A LAND MANAGEMENT COMPANY

2801 41st Ave., Ste. A
Corral, CA 95032

www.hoganls.com

Tel (831) 425-1011
Fax (831) 425-0226

DRN: RLD THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECTOR AT THE REQUEST OF:
CNR: LUC DEFRAYMOREAU
PSE: RLD
DATE: APRIL 2018
JON EMMETT
GROUP 10 - JPM-SABRE INC. 17540



Exhibit E
Maps

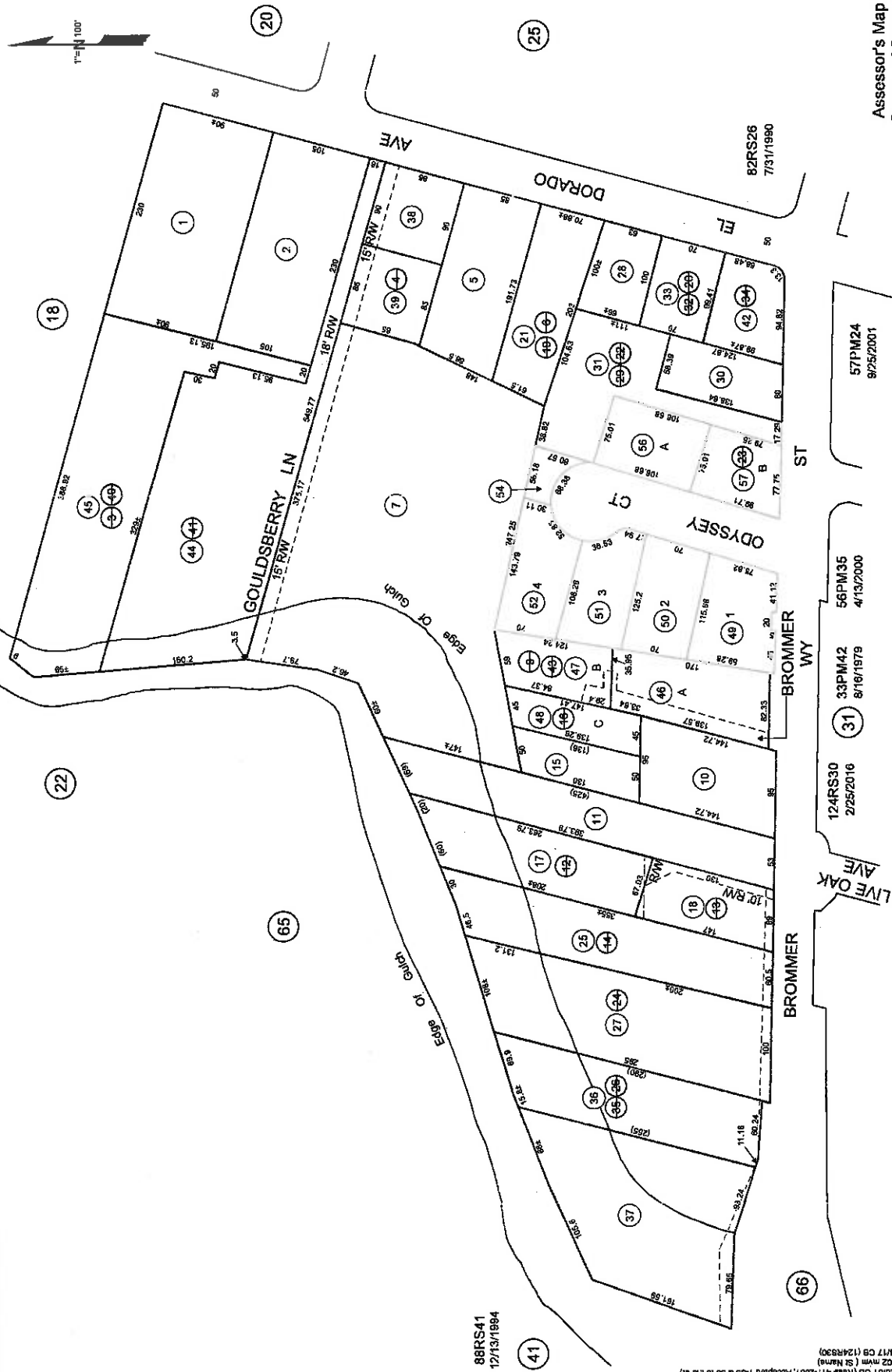
FOR TAX PURPOSES ONLY

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

Tax Area Code
82-040

26-24



Assessor's Map No. 26-24
County of Santa Cruz, Calif.
July, 1998

57PM24
9/25/2001

124RS30 2/25/2016 31 33PM42 56PM35 4/13/2000
8/16/1979

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

Electronically Redrawn 7/23/98 by
 Ray 8/7/00 mmm (Cor to pg 14)
 Ray 9/29/01 mmm (Changed pg ref)
 Ray 9/29/01 G.B. (57PM24, 1-56 & 57)
 Ray 11/20/01 G.B. (Revised 11-2001, accepted 1-53 & 55 to the lot)
 Ray 2/14/17 CB (124RS30)

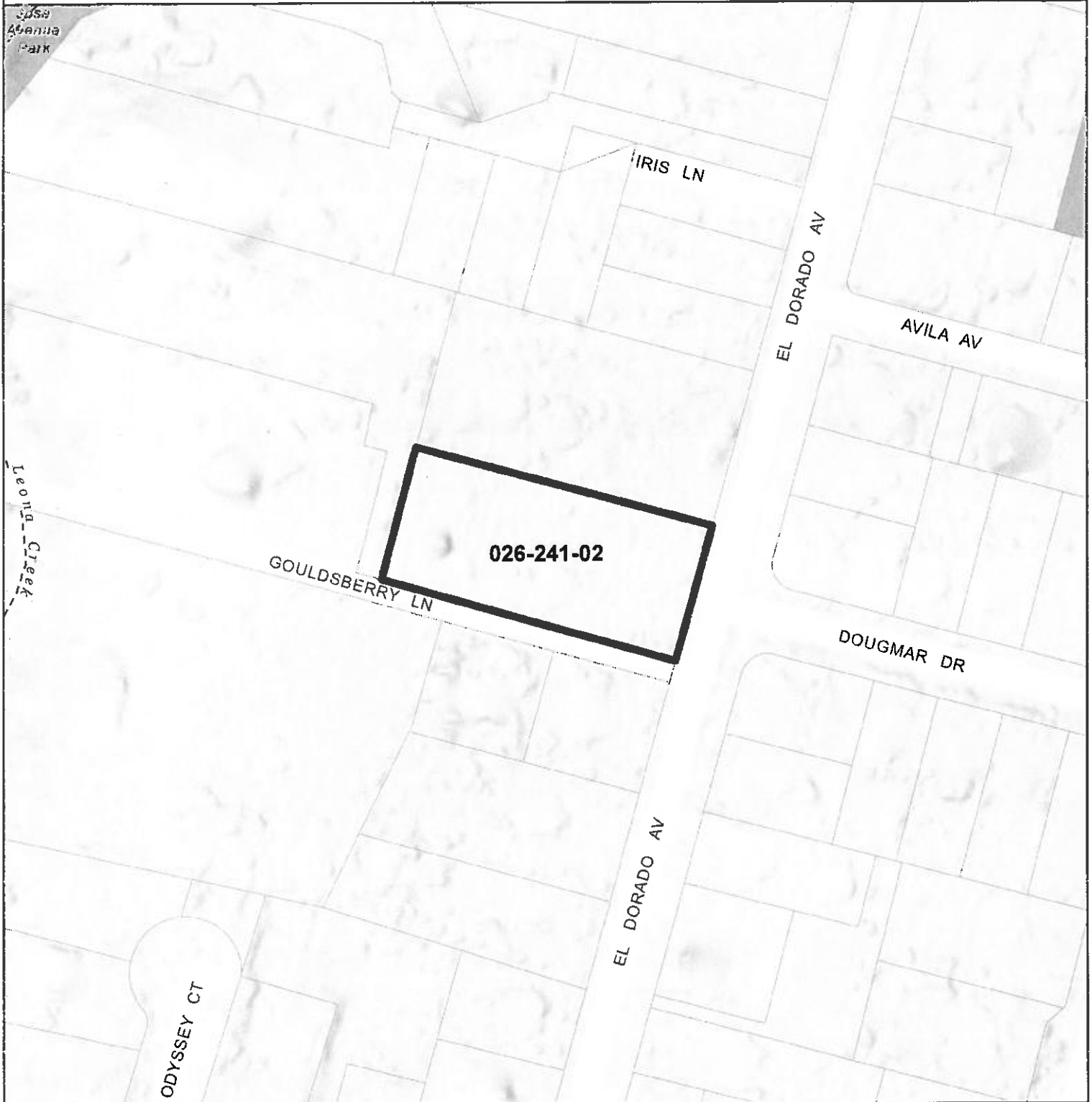


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



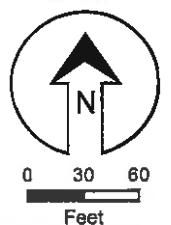
Mapped
Area



Parcel: 02624102

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 25 Jan. 2019

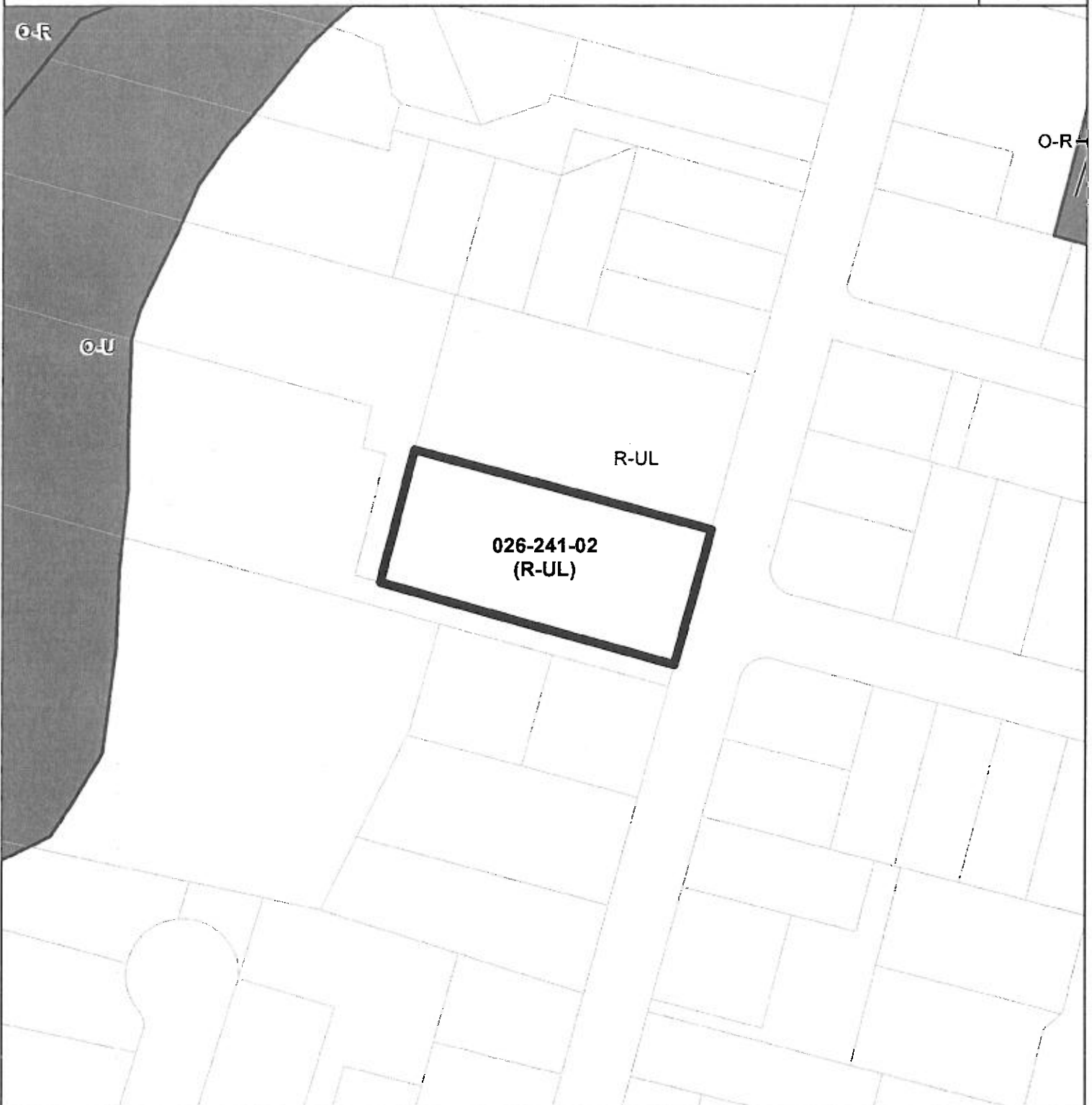







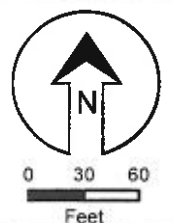
SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel General Plan Map



Mapped
Area



-  O-R Parks, Recreation & Open Space
-  O-U Urban Open Space
-  R-UL Res. Urban Low Density





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area

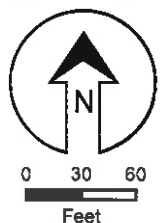
PR

PR

R-1-6

026-241-02
(R-1-6)

- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 24,150 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: El Dorado Avenue
Planning Area: Live oak
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single family residential - 6,000 square feet minimum)
Coastal Zone: Inside X Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint (low)
Slopes: Less than five percent slope
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: Fruit and landscape trees proposed for removal
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site

Exhibit G
Will-serve Letter



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

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

January 20, 2015

Luc de Faymoreau
1351 El Dorado Avenue
Santa Cruz, CA 95062

Re: **PROPOSED LOT SPLIT AND FUTURE CONSTRUCTION OF A SINGLE-FAMILY
DWELLING AT 1351 EL DORADO AVENUE; APN 026-241-02**

Dear Mr. de Faymoreau:

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

At the present time:

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

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

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

Sincerely,

Rosemary Menard
Water Director

Exhibit H
Architectural Guidelines
and Tree Review

Architectural Guidelines

1351 El Dorado Avenue

APN: 026 141 02

The architectural intent for the property development at 1351 El Dorado Avenue is to create buildings that are simple and reasonable to design, build, pay for, and maintain, while reflecting the community desire for continuity in the area. Most neighbors have expressed the preference for the rural feel of the neighborhood, and modest dwellings; Live Oak is not ostentatious.

Massing of the structures is mixed two story and single story, to break up large masses, and to add interest. Surrounding buildings are similar; one next door is two story, one behind is mixed two story and single story. Another at the back is single story, but an entire block on Avila Lane is two story. It is clearly a mixed neighborhood.

The property is generally oriented east to west; that is, the long axis is east /west giving optimal opportunity for solar, both passive and active. The intention is to incorporate photo voltaic arrays to provide electricity and passive solar techniques to enhance comfort and reduce consumption of resources.

The buildings will be standard wood frame structures, with cement fiber board (Hardi-Plank or eq.) applied horizontally to make an attractive contrast with redwood or cedar corners and window trim. Walls will be thicker than standard to accommodate better insulation. Along with significant glass on the southern exposure, this solar gain will result in energy savings over the service life of the buildings.

Finishes will be durable, roofs will be metal (a recycled material), with skylights incorporated on eastern or northern elevations, providing light and reducing overheating of southern or western elevations. The building roofs will be gables, or a combination of gables facing the street. The pitch will be 6 inches vertical to

12 inches horizontal. The eaves will be large which protects windows and walls in heavy rain. The metal roof, with cement fiberboard siding helps fireproof the building. There will also be an installed sprinkler according to the latest building code.

The garages will not be seen from the street, but rather approached from the back or sides of the buildings, so that the automobile is not the focus of the façade, and gables will be the visible feature from the street. The driveway is proposed along the north side of the property, with a landscape strip directly along the property line. The landscaping will consist of some shrubs, such as pittosporum and bougainvillea, choices favoring indigenous, drought tolerant plantings designed to separate properties, provide privacy, and add some color. All plantings will be reviewed for drought resistance, and as attractive as possible. The same is true of a planting strip in front of the property, along El Dorado Avenue.

The planting along the southern side of the property will be similar, water conserving, and will also include deciduous trees, so that while shade is provided during summer, the winter sun can warm the buildings and plants. There are many fruit trees on the property. Some may now have to be removed, for a driveway or building, but any removed will be replaced at a 2:1 ratio.

Fences will be made of long lasting concrete posts and non wood fill to extend service life in a non rotting condition. This also makes an attractive fence for its entire life.

The driveway will be interlocking pavers, creating a pervious surface with a pleasing appearance.

To: Santa Cruz County Planning Dept.
From: Tom Saucedo (expert horticulturist/botanist, Landscape Contractor Lic.# 830132)
Re: Recommendations on Trees and shrubs on owner's property 1351 El Dorado St. Santa Cruz, Ca.

Luc de Faymoreau has contacted me regarding the trees on his property at 1351 El Dorado St. Santa Cruz, Ca. The property has 3 mature *Myoporum laetum* trees commonly known as Ngaio or Mousehole trees. These trees are located parallel to the street. Two of these trees are diseased and thus all three should be removed. These trees have thrips and have defoliated the trees to the point where the trees are so stressed and infected that they should be removed. As far as I know there is no known cure for this type of pest. Although one tree seems less infected than the other two, I recommend that they all be cut down and removed. These trees could be replaced by *Myrica californica*, the Ca. Wax Myrtle, a native tree.

Other trees on his property include a lemon tree, which is healthy and should stay. A mature willow tree (*Salix* sp.) which is also healthy and should remain. A mature fig tree which is healthy and should remain. Other trees which are not worth saving as they may be in the way of proposed development are: *Pittosporum crassifolium* which is a large shrub and is likely drought stressed and should be removed; A fern tree *Podocarpus gracilior* which is small and although healthy it will be in the way of the proposed development. (This tree could be relocated). He also has several fruit trees, including plum, pear, apricot and apple that could be remain and or relocated as they are small enough to be dug up and relocated. They are healthy. At the front of his property along the street is a row of *Photinia* shrubs about 7 feet tall which I recommend he keep as a privacy hedge.

There are also some small oak seedlings about 2-3 feet tall that could be removed or stay depending on his preference.

Tom Saucedo
Botanical Curator at UCSC Arboretum/ Landscaper- Guava Landscape Co. #830132
UCSC Arboretum, 831 502-2308
Email: saucedo@ucsc.edu

Exhibit I
Neighborhood Meeting
Information

January 21st, 2015

Dear Friends and Neighbors,

I am writing this to inform you of my plan to develop the property at 1351 El Dorado Avenue. The lot is 24,000 square feet, and it is my intention to divide that lot into two parcels. It is my intention to build a house on one lot or both. Initially, I may move the existing house to the lot closest to El Dorado Avenue.

To further explain my intentions, and to hear your remarks and comments, I will have a meeting on Tuesday, February 3rd at 7 PM. The meeting will be in the old chicken coop at the back of the property

1351 El Dorado Avenue
Santa Cruz, CA 95062

I look forward to meeting you then,

Sincerely,



Luc de Faymoreau

2/3/2015

ADP ESS

1413 EL DORADO AVE S.C 95062

1315 EL DORADO AVE. SC 95062

1310 EL Dorado Ave SC 95062

1401 El Dorado Ave. SC. 95062

NAME

COMMENT

2/3/2015

LUC

No comments by NEIGHBORS. ALL APPRAISED MY IDEAS. ONE PERSON WAS CONCERNED ABOUT DRAINAGE CITING 1982 STORM EVENT. ANOTHER WAS CONCERNED ABOUT TREE REMOVAL. I POINTED OUT I HAVE PLANTED 2 AVOCADOS, ONE MANDARIN ORANGE, 1 KAFIR LIME, 2 FIG TREES, ONE PEACH & 1 ALMOND TREE. I FURTHER ASSURED HER MORE WILL BE PLANTED. PAT DAVIS MENTIONED BLOCKED SOLAR, BUT NO PLANNED DEVELOPMENT WILL DO THAT.

ATTENDANCE: 4 NEIGHBORS OF 68 letters SENT.

MATERIALS: PG. TM-2, some of which is obsolete.