Staff Report to the Planning Commission

Application Number: 171063

Applicant: Hogan Land Services
Owner: Victor & Lisa Ferguson
APN: 026-063-16
Site Address: 1243 Rodriguez Street

Agenda Date: February 27, 2019
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: This is a proposal to demolish a four unit dwelling group and all associated accessory structures and divide an approximately one-half acre (23,586 square foot) parcel into three parcels of approximately 10,585 square feet, 5,016 square feet and 5,053 square feet respectively. Project requires a Minor Land Division and Variance to reduce the required minimum width of 50 feet to 45.6 feet and reduce the required minimum frontage from 50 feet to approximately 46 feet.

Location: Property located on the north side of Rodriguez Street approximately 350 feet west of the intersection with Paul Minnie (1243 Rodriguez).

Permits Required: Minor Land Division and Variance

Supervisorial 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 171063, based on the attached findings and conditions.

Project Description and Setting

The subject parcel is situated on the north side of Rodriguez Street, an area consisting of predominantly single-family residential development. Rodriguez Street is an arterial roadway connecting Capitola Road Extension and Chanticleer Avenue south of Soquel Avenue in the Live Oak Planning Area. The project area is characterized as being a mix of residential densities consisting of a combination of older single-story dwellings situated on lots of approximately 20,000 square feet in size and newer residential development on smaller lots.

The subject parcel is developed with a nonconforming 4-unit dwelling group and a number of accessory structures. The project site as a whole has been in a condition of disrepair for some time. The project proposes the demolition of all structures onsite, division of the subject parcel into three parcels and construction of three new single family dwellings.

The project requires a Minor Lan Division and Variance to reduce the required frontage and width of one of the proposed parcels (Parcel B).

Minor Land Division

The subject property is approximately 23,500 square feet in size and located in the R-1-5 (Single family residential - 5,000 square feet minimum) zone district, a designation which allows residential uses. The proposed project would result in a development which is consistent with the permitted uses within the zone district and the project is consistent with the site's R-UM (Urban Medium Density Residential) General Plan land use designation which requires 4,000 to 6,000 square feet per dwelling unit.

This application proposes to divide the subject parcel into three parcels. Two parcels would be approximately 5,000 square feet in size and fronting Rodriguez Street. The third parcel with corridor access (Flag lot) would be approximately 10,500 (net) square feet in size. While the third parcel would be slightly larger than larger than 6,000 square feet, there is insufficient land area to create a fourth parcel.

The corridor access serving Parcel A would also serve as a 20 foot wide right of way/shared driveway for Parcel B. The Department of Public Works Road Engineering has reviewed the project and recommended the shared use of the corridor access so as to eliminate an additional curb cut on Rodriguez. As proposed and conditioned, the corridor access shall remain clear of any encroachments including parking of vehicles and private improvements.

Variance

County Code Section 13.10.323 requires that newly created parcels in the R-1-5 zone district have a minimum width of 50 feet. The project proposes two parcels fronting Rodriguez Street and a corridor access lot at the rear. Though the parcel is of sufficient size to accommodate the proposed density, the width of the subject parcel is too narrow to comply with the required minimums for width while meeting the access requirements for the rear parcel (Parcel A). The proposed five foot reduction in the width and frontage of Parcel B is supported by the shape of the parcel, and or; the variance would be in harmony with the intent of the zoning objectives in that the land division would result in a density which is consistent with the General Plan and conventional parcel configuration. Further, the granting of such a variance would not constitute the granting of special privileges in that Parcel B would be utilizing an adjoining 20 foot wide access strip which creates the appearance that Parcel B would exceed the width and frontage requirements.

Design Review

The proposed development complies with the requirements of the County Design Review Ordinance, in that the proposed project would incorporate design guidelines site and architectural design features such as pitched roofs, "earth tone" finish colors, materials which are consistent with the range found in the vicinity, and natural landscaping along the Rodriguez Street to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Design criteria have been submitted for review and determined to be consistent with

the surrounding pattern of development.

Landscaping along Rodriguez Street shall be native vegetation to serve and articulate driveways. Landscaping for individual lots shall be drought tolerant and may incorporate stormwater detention and retentions features. A condition of approval is included requiring that vegetation within the 10 foot sight distance triangle surrounding the two driveways along Rodriguez Street be kept to no more than three feet in height, and trees must be limbed up to seven feet once mature. This will insure that the new landscaping will not obstruct drivers' line of sight.

Improvement Plan

The project plans include civil engineering sheets that detail frontage and access improvements, stormwater management, and grading volumes. A plan line was adopted by the Board of Supervisors for this section of Rodriguez Street. The proposed frontage improvements are consistent with the adopted plan and include a gutter, curb and reduction in the number of driveway aprons. Sidewalks are not required for the project side of Rodriguez Street in that an existing four-foot wide sidewalk is located on the south side of Rodriguez Street.

In addition, the first 25 feet of the corridor access would be paved a minimum of 18 feet in width to ensure the driveway will adequately serve as a shared driveway for Parcels A and B. An access and maintenance agreement shall be recorded for the shared use of the corridor access. An additional driveway curb cut is proposed for access off Rodriguez Street to serve Parcel C exclusively.

In terms of stormwater management, it is anticipated that the future development of the project site would result in impervious surfaces exceeding 5,000 square feet which is an increase from the existing 2,855 square feet of impervious area. A five foot width drainage easement is required along the periphery of the project site in order to accommodate future drainage improvements. Additionally, the project has been conditioned to ensure that existing stormwater infrastructure located within the Rodriguez Street right of way be replaced or upsized to comply with County Design Criteria (CDC) requirements in terms of pipe sizing and junction structures at change in grade/direction. Maintenance agreements for stormwater management and mitigation facilities shall be required as a condition of this project.

Public Outreach/Public Comment

On March 20, 2018 the applicant held a community meeting at 2724 Soquel Drive in Santa Cruz (DeWitt Physical Therapy Clinic). The results of the community meeting concluded that the project is generally supported by members of the public that attended the meeting. The community meeting provided information regarding timing and construction schedule as well as a discussion regarding design, drainage and access for the proposed development.

Environmental Review

Environmental review has been required for the proposed project per the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on October 22, 2018. A preliminary determination to issue a Negative Declaration (Exhibit A) was made on October 25, 2018. The mandatory public comment period expired on

November 14, 2018, with no comments received. The environmental review process concluded the project would not result in a potential significant impact to the environment and no mitigation measures would be required.

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 **171063,** 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: _____

Nathan MacBeth
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@santacruzcounty.us

Report Reviewed By: _____

Steven Guiney, AICP
Principal Planner
Development Review
Santa Cruz County Planning Department

Exhibits

A.	Negative Declaration (CEQA determination)	F.	Assessor's, Location, Zoning and General Plan Maps
B.	Findings	G.	Parcel information
C.	Conditions	H.	Neighborhood Meeting
D.	Project plans	I.	Comments & Correspondence
E.	Design Guidelines		

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NEGATIVE DECLARATION

Application 171063

EXHIBIT A

County of Santa Cruz

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
www.sccoplanning.com

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Juliette Robinson of the Environmental Review staff at (831) 454-3156.

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

PROJECT: Rodriguez Street Minor Land Division

APP #: 171063

APN(S): 026-063-16

PROJECT DESCRIPTION: This is a proposal to demolish a four unit dwelling group and all associated structures and divide an approximately one-half acre (23,586 square foot) parcel into three parcels of approximately 10,585 square feet, 5,016 square feet and 5,053 square feet respectively. Project requires a Minor Land Division, Variance to reduce the required minimum width of 50 feet to 45.6 feet and reduce the required minimum frontage from 5 feet to approximately 46 feet, and Residential Development Permit for creation of a right-of-way less than 40 feet in width.
PROJECT LOCATION: The proposed project is located on the north side of Rodriguez Street within the community of Live Oak in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.
APPLICANT/OWNER: Robert DeWitt for Vic Fergusson
PROJECT PLANNER: Nathan Macbeth
EMAIL: Nathan.Macbeth@santacruzcounty.us
ACTION: Negative Declaration
REVIEW PERIOD: October 25, 2018 through November 14, 2018

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

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
http://www.sccoplanning.com/

NEGATIVE DECLARATION

Project: Rodriguez Street Minor Land Division **APN(S): 026-063-16**

Project Description: This is a proposal to demolish a four unit dwelling group and all associated accessory structures and divide an approximately one-half acre (23,586 square foot) parcel into three parcels of approximately 10,585 square feet, 5,016 square feet and 5,053 square feet respectively. Project requires a Minor Land Division, Variance to reduce the required minimum width of 50 feet to 45.6 feet and reduce the required minimum frontage from 50 feet to approximately 46 feet, and Residential Development Permit for creation of a right-of-way less than 40 feet in width.

Project Location: The proposed project is located on the north side of Rodriguez Street within the community of Live Oak in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: Vic Fergusson

Applicant: Robert DeWitt

Staff Planner: Nathan Macbeth, (831) 454-3118

Email: Nathan.Macbeth@santacruzcounty.us

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

California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: November 14, 2018

Date: January 4, 2019

KATHY MOLLOY, Environmental Coordinator
(831) 454-3136

Updated 6/29/11

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
www.sccoplanning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Date: October 11, 2018 **Application Number:** 171063

Project Name: Rodriguez MLD **Staff Planner:** Nathan MacBeth

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Robert Dewitt **APN(s):** 026-063-16

OWNER: Vic Fergusson **SUPERVISORAL DISTRICT:** First District

PROJECT LOCATION: The proposed project is located on the north side of Rodriguez Street within the community of Live Oak in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

SUMMARY PROJECT DESCRIPTION:

This is a proposal to demolish a four unit dwelling group and all associated accessory structures and divide an approximately one-half acre (23,586 square foot) parcel into three parcels of approximately 10,585 square feet, 5,016 square feet and 5,053 square feet respectively. Project requires a Minor Land Division, Variance to reduce the required minimum width of 50 feet to 45.6 feet and reduce the required minimum frontage from 50 feet to approximately 46 feet, and Residential Development Permit for creation of a right-of-way less than 40 feet in width.

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

- ☐ Aesthetics and Visual Resources
- ☐ Agriculture and Forestry Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Utilities and Service Systems

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

- ☐ Hazards and Hazardous Materials
- ☐ Hydrology/Water Supply/Water Quality
- ☐ Land Use and Planning
- ☐ Tribal Cultural Resources
- ☐ Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- ☐ General Plan Amendment
- ☒ Land Division
- ☐ Rezoning
- ☒ Development Permit
- ☐ Sewer Connection Permit
- ☐ Coastal Development Permit
- ☐ Grading Permit
- ☐ Riparian Exception
- ☐ LAFCO Annexation
- ☒ Variance

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	Agency
N/A	N/A

DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

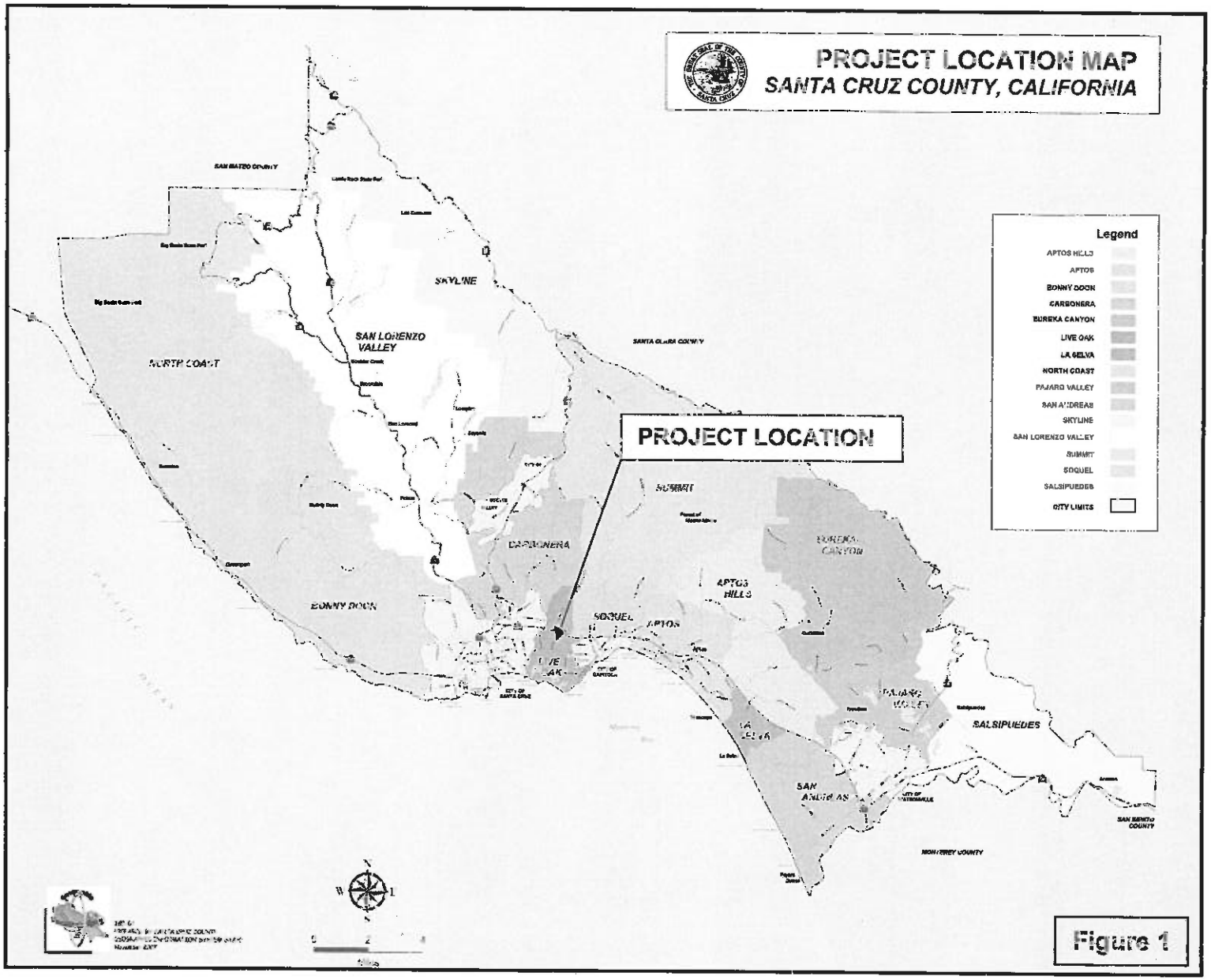
☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to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

Kathy Molloy

KATHY MOLLOY, Environmental Coordinator

10-22-2018

Date


PROJECT LOCATION MAP
SANTA CRUZ COUNTY, CALIFORNIA
PROJECT LOCATION
Legend
APTOS HILLS
APTOS
BONNY DOON
CARBONERA
EUREKA CANYON
LIVE OAK
LA SELVA
NORTH COAST
PAJARO VALLEY
SAN ANDREAS
SKYLINE
SAN LORENZO VALLEY
SUMMIT
SOQUEL
SALSIPUEDES
CITY LIMITS
SKYLINE
SAN LORENZO VALLEY
NORTH COAST
SUMMIT
CARBONERA
EUREKA CANYON
APTOS HILLS
BONNY DOON
SOQUEL
APTOS
SALSIPUEDES
SAN ANDREAS
SANTA CRUZ COUNTY
MONTEREY COUNTY
SAN BENITO COUNTY
Figure 1

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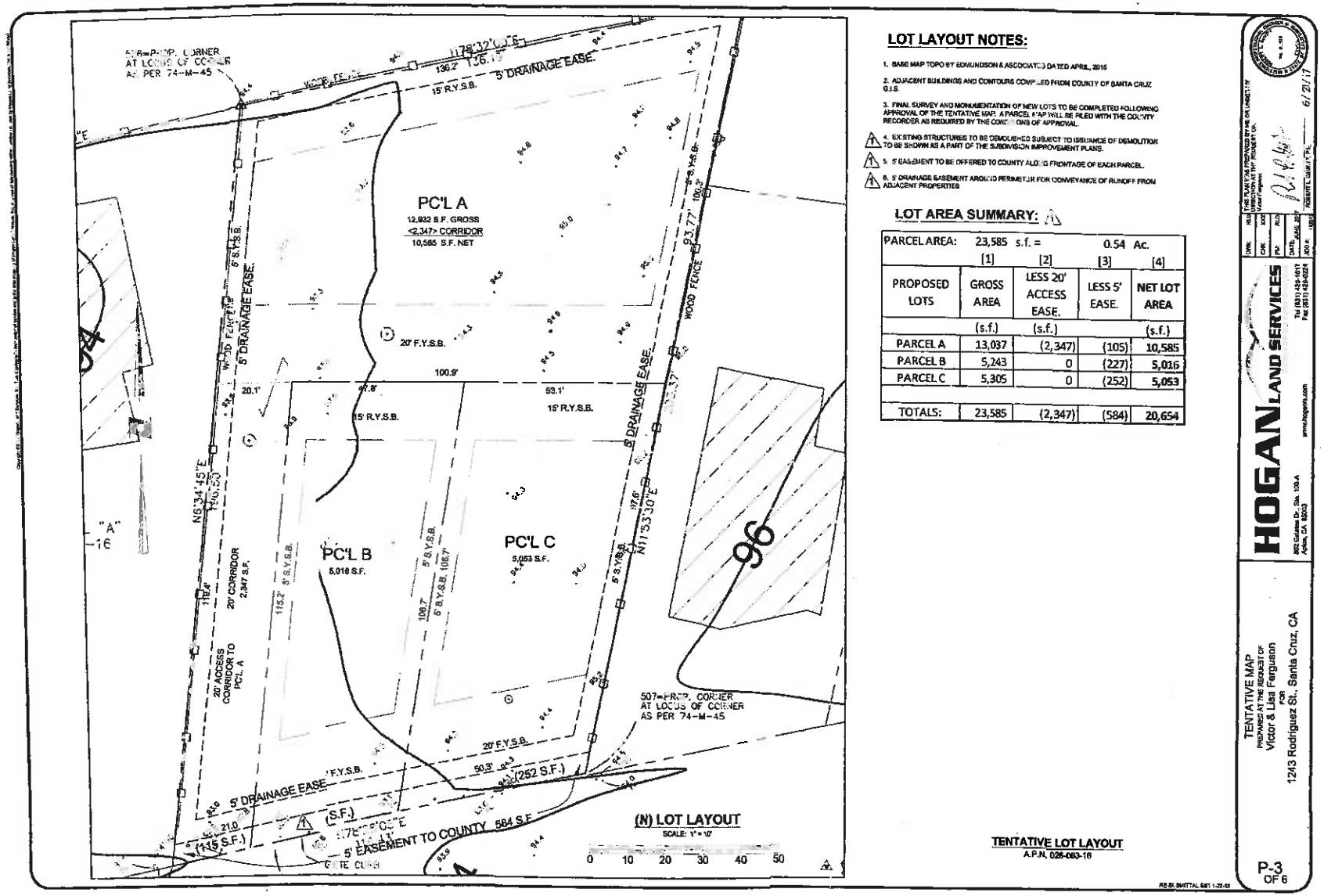

LOT LAYOUT NOTES:

1. BASE MAP TOPO BY EDMUNDSON & ASSOCIATES DATED APRIL, 2015
2. ADJACENT BUILDINGS AND CONTOURS COMPILED FROM COUNTY OF SANTA CRUZ G.I.S.
3. FINAL SURVEY AND MONUMENTATION OF NEW LOTS TO BE COMPLETED FOLLOWING APPROVAL OF THE TENTATIVE MAP. A PARCEL MAP WILL BE FILED WITH THE COUNTY RECORDER AS REQUIRED BY THE CONDITIONS OF APPROVAL.
4. EXISTING STRUCTURES TO BE DEMOLISHED SUBJECT TO ISSUANCE OF DEMOLITION TO BE SHOWN AS A PART OF THE SUBDIVISION IMPROVEMENT PLANS.
5. 5' EASEMENT TO BE OFFERED TO COUNTY ALONG FRONTAGE OF EACH PARCEL.
6. 5' DRAINAGE EASEMENT AROUND PERIMETER FOR CONVEYANCE OF RUNOFF FROM ADJACENT PROPERTIES

LOT AREA SUMMARY:

PARCEL AREA: 23,585 s.f. = 0.54 Ac.

PROPOSED LOTS	[1] GROSS AREA	[2] LESS 20' ACCESS EASE.	[3] LESS 5' EASE.	[4] NET LOT AREA
	(s.f.)	(s.f.)		(s.f.)
PARCEL A	13,037	(2,347)	(105)	10,585
PARCEL B	5,243	0	(227)	5,016
PARCEL C	5,305	0	(252)	5,053
TOTALS:	23,585	(2,347)	(584)	20,654

TENTATIVE LOT LAYOUT
A.P.N. 026-083-16

HOGAN LAND SERVICES
822 Gateway Dr., Ste. 100-A
Aptos, CA 95003
Tel (831) 426-1617
Fax (831) 426-6224
www.hogansls.com

TENTATIVE MAP
PREPARED AT THE REQUEST OF
Victor & Lisa Ferguson
FOR
1243 Rodriguez St., Santa Cruz, CA

P-3
OF 6

Figure 2

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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): 23,585 square feet
Existing Land Use: Residential
Vegetation: Sparsely vegetated
Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100% ☐ N/A
Nearby Watercourse: Leona Creek
Distance To: 1,000 feet south of project site

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Not Applicable	Fault Zone:	Outside fault zone
Groundwater Recharge:	Not Applicable	Scenic Corridor:	Outside scenic corridor
Timber or Mineral:	Not Applicable	Historic:	Not applicable
Agricultural Resource:	Not Applicable	Archaeology:	Not mapped
Biologically Sensitive Habitat:	Not a mapped constraint	Noise Constraint:	Not Applicable
Fire Hazard:	Not a mapped constraint	Electric Power Lines:	Not present on site
Floodplain:	Not Applicable	Solar Access:	Not Applicable
Erosion:	Low potential	Solar Orientation:	Not applicable
Landslide:	Flat site	Hazardous Materials:	Not Applicable
Liquefaction:	Low potential	Other:	Not Applicable

SERVICES:

Fire Protection:	Central Fire	Drainage District:	Flood Control District 5

School District:	Live Oak School District	Project Access:	Rodriguez Street
Sewage Disposal:	Santa Cruz Sanitation District	Water Supply:	City of Santa Cruz Water

PLANNING POLICIES:

Zone District: R-1-5
General Plan: R-UM
Special Designation: N/A

Urban Services Line:	☒ Inside	☐ Outside
Coastal Zone:	☐ Inside	☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Natural Environment

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses.

PROJECT BACKGROUND:

The subject property is approximately ½ acre in size and zoned Single family residential (minimum 5,000 square feet parcel size) (R-1-5), which is consistent with the land use designation of Urban Medium Residential density (R-UM). The project site is developed with an existing nonconforming four unit dwelling group constructed between 1934 and 1948.

DETAILED PROJECT DESCRIPTION:

This is a proposal to demolish four unit dwelling group (currently vacant) and all associated accessory structures and divide an approximately one-half acre (23,586 square foot) parcel into three parcels of approximately 10,585 square feet, 5,016 square feet and 5,053 square feet respectively. Project requires a Minor Land Division, Variance to reduce the required minimum width of 50 feet to 45.6 feet and reduce the required minimum frontage from 50 feet to approximately 46 feet, and Residential Development Permit for creation of a right-of-way less than 40 feet in width.

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

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES

Would the project:

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

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

2.	*Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*	☐	☐	☐	☒

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

3.	*Substantially degrade the existing visual character or quality of the site and its surroundings?*	☐	☐	☒	☐

Discussion: The existing visual setting consists of a residential neighborhood. The proposed project is designed and landscaped so as to fit into this setting.

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

Discussion: The project would create an incremental increase in night lighting in that the project site is currently unoccupied. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses.

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

B. AGRICULTURE AND FORESTRY RESOURCES

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

1.	*Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*	☐	☐	☐	☒

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

2.	*Conflict with existing zoning for agricultural use, or a Williamson Act contract?*	☐	☐	☐	☒

Discussion: The project site is zoned Single family residential (minimum 5,000 square foot parcel size), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact is anticipated.

3.	*Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*	☐	☐	☐	☒

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

Discussion: The project is not located near land designated as Timber Resource. Therefore, the project would not affect the resource or access to harvest the resource in the future.

4.	*Result in the loss of forest land or conversion of forest land to non-forest use?*	☐	☐	☐	☒

Discussion: No forest land occurs on the project site or in the immediate vicinity. See discussion under B-3 above. No impact is anticipated.

5.	*Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*	☐	☐	☐	☒

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

C. AIR QUALITY

The significance criteria established by the Monterey Bay Air Resources District (MBARD) has been relied upon to make the following determinations. Would the project:

1.	*Conflict with or obstruct implementation of the applicable air quality plan?*	☐	☐	☒	☐

Discussion: The project would not conflict with or obstruct any long-range air quality plans of the Monterey Bay Air Resources District (MBARD). Because general construction activity related emissions (i.e., temporary sources) are accounted for in the emission inventories included in the air quality plans, impacts to air quality plan objectives are less than significant. See C-2 below.

General estimated basin-wide construction-related emissions are included in the MBARD emission inventory (which, in part, form the basis for the air quality plans cited below) and are not expected to prevent long-term attainment or maintenance of the ozone and particulate matter standards within the North Central Coast Air Basin (NCCAB). Therefore, temporary construction impacts related to air quality plans for these pollutants from the

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

proposed project would be less than significant, and no mitigation would be required, since they are presently estimated and accounted for in the District's emission inventory, as described below. No stationary sources would be constructed that would be long-term permanent sources of emissions.

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

Discussion: Santa Cruz County is located within the NCCAB. The NCCAB does not meet state standards for ozone (reactive organic gases [ROGs] and nitrogen oxides [NOx]) and fine particulate matter (PM_{10}). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors and PM_{10}.

The primary sources of ROG within the air basin are on- and off-road motor vehicles, petroleum production and marketing, solvent evaporation, and prescribed burning. The primary sources of NOx are on- and off-road motor vehicles, stationary source fuel combustion, and industrial processes. In 2010, daily emissions of ROGs were estimated at 63 tons per day. Of this, area-wide sources represented 49 percent, mobile sources represented 36 percent, and stationary sources represented 15 percent. Daily emissions of NOx were estimated at 54 tons per day with 69 percent from mobile sources, 22 percent from stationary sources, and 9 percent from area-wide sources. In addition, the region is "NOx sensitive," meaning that ozone formation due to local emissions is more limited by the availability of NOx as opposed to the availability of ROGs (Monterey Bay Unified Air Pollution Control District, 2013b).

PM_{10} is the other major pollutant of concern for the NCCAB. In the NCCAB, highest particulate levels and most frequent violations occur in the coastal corridor. In this area, fugitive dust from various geological and man-made sources combines to exceed the standard. The majority of NCCAB exceedances occur at these coastal sites, where sea salt is often the main factor causing exceedance. In 2005 daily emissions of PM_{10} were estimated at 102 tons per day. Of this, entrained road dust represented 35 percent of all PM_{10} emission, windblown dust 20 percent, agricultural tilling operations 15 percent, waste burning 17 percent, construction 4 percent, and mobile sources, industrial processes, and other sources made up 9 percent (MBUAPCD, 2008).

Emissions from construction activities represent temporary impacts that are typically short in duration, depending on the size, phasing, and type of project. Air quality impacts can nevertheless be acute during construction periods, resulting in significant localized impacts to air quality. Table 1 summarizes the threshold of significance for construction activities.

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

Table 1: Construction Activity with Potentially Significant Impacts from Pollutant PM_{10}	
Activity	**Potential Threshold***
Construction site with minimal earthmoving	8.1 acres per day
Construction site with earthmoving (grading, excavation)	2.2 acres per day

*Based on Midwest Research Institute, Improvement of Specific Emission Factors (1995). Assumes 21.75 working weekdays per month and daily watering of site.

Note: Construction projects below the screening level thresholds shown above are assumed to be below the **82 lb/day threshold of significance**, while projects with activity levels higher than those above may have a significant impact on air quality. Additional mitigation and analysis of the project impact may be necessary for those construction activities.

Source: Monterey Bay Unified Air Pollution Control District, 2008.

Project construction may result in a short term, localized decrease in air quality due to generation of PM_{10}. However, standard dust control best management practices (BMPs) and best available control technology (BACT) would be implemented during construction to ensure that emissions of diesel particulate matter (DPM) and fugitive dust from project excavation and grading would be consistent with MBARD emissions inventories Impacts would be less than significant.

3. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* ☐ ☐ ☒ ☐

Discussion: Project construction would have a limited and temporary potential to contribute to existing violations of California air quality standards for ozone and PM_{10} primarily through diesel engine exhaust and fugitive dust. However, the Santa Cruz monitoring station has not had any recent violations of federal or state air quality standards mainly through dispersion of construction-related emission sources. BMPs and BACT described above under C-2 would ensure emissions remain below a level of significance. Therefore, the proposed project would not result in a cumulatively considerable net increase in criteria pollutants. The impact on ambient air quality would be less than significant.

4. *Expose sensitive receptors to substantial pollutant concentrations?* ☐ ☐ ☒ ☐

Discussion: The proposed residential project would not generate substantial pollutant concentrations. Emissions from construction activities represent temporary impacts that are typically short in duration. Impacts to sensitive receptors would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. *Create objectionable odors affecting a substantial number of people?*	☐	☐	☒	☐

Discussion: California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide, carbon disulfide, and carbonyl sulfide). The proposed project would not create ongoing or temporary objectionable odors affecting a substantial number of people; therefore, impacts are expected to be less than significant.

D. BIOLOGICAL RESOURCES

Would the project:

1. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?*	☐	☐	☐	☒

Discussion: According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Wildlife, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area.

2. *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*	☐	☐	☐	☒

Discussion: There are no mapped or designated riparian habitat sensitive biotic communities on or adjacent to the project site.

3. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal,*	☐	☐	☐	☒

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

filling, hydrological interruption, or other means?

Discussion: There are no mapped or designated federally protected wetlands on or adjacent to the project site. Therefore, no impacts would occur from project implementation.

4	*Interfere substantially with the movement of any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*	☐	☐	☐	☒

Discussion: The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

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

Discussion: The project would not conflict with any local policies or ordinances.

6.	*Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*	☐	☐	☐	☒

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

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

Discussion: The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting. There are no sensitive animal habitats within or adjacent to the project site. No impact would occur.

E. CULTURAL RESOURCES

Would the project:

1.	*Cause a substantial adverse change in the significance of a historical resource as*	☐	☐	☐	☒

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

defined in CEQA Guidelines Section 15064.5?

Discussion: The existing structures on the property are not designated as a historic resource on any federal, state or local inventory. As a result, no impacts to historical resources would occur from project implementation.

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

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

Impacts are expected to be less than significant.

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

Discussion: Impacts are expected to be less than significant. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4.	*Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?*	☐	☐	☒	☐

Discussion: See discussion under E-2. Impacts would be less than significant.

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

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

Discussion: No unique paleontological resources or unique geologic features are known to occur in the vicinity of the proposed project. No impacts are anticipated.

F. GEOLOGY AND SOILS

Would the project:

1.	*Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*				
	A. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*	☐	☐	☒	☐
	B. *Strong seismic ground shaking?*	☐	☐	☒	☐
	C. *Seismic-related ground failure, including liquefaction?*	☐	☐	☒	☐
	D. *Landslides?*	☐	☐	☒	☐

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately nine miles southwest of the San Andreas fault zone, and approximately six miles southwest of the Zayante fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a County or state mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of the improvements. The improvements would be designed in accordance with the California Building Code, which should reduce the hazards of

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

seismic shaking and liquefaction to a less than significant level. There is no indication that landsliding is a significant hazard at this site.

2.	*Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*	☐	☐	☒	☐

Discussion: Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by any of these hazards.

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

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

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

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the project site is relatively flat in topography and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan (*Section 16.22.060 of the County Code*), which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Impacts from soil erosion or loss of topsoil would be considered less than significant.

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

Discussion: The project site contains expansive soils; however, there is no indication that the development site is subject to substantial risk caused by expansive soils. The project would be conditioned to require a geotechnical report prior to issuance of a building permit for the proposed dwellings and the project shall comply with the recommendations of the geotechnical report. Therefore, impacts are anticipated to be less than significant.

6.	*Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal*	☐	☐	☐	☒

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

systems where sewers are not available for the disposal of waste water?

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

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

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion. No impact is anticipated.

G. GREENHOUSE GAS EMISSIONS

Would the project:

1. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* ☐ ☐ ☒ ☐

Discussion: The proposed project, like all development, would be responsible for an incremental increase in greenhouse gas emissions by usage of fossil fuels during the site grading and construction. Santa Cruz County has recently adopted a Climate Action Strategy (CAS) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. The strategy intends to reduce greenhouse gas emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long range planning efforts and increasing energy efficiency in new and existing buildings and facilities. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

The project would result in a small temporary increase in greenhouse gas emissions during construction. Permanent operational project emissions are also expected to be minimal. However, in the absence of further regulatory or scientific information related to greenhouse gas emissions and CEQA significance, it is too speculative to make a determination on the project's direct impact and its contribution on the cumulative scale to climate change. Nonetheless, the County has strategies to help reduce greenhouse gas emissions and energy consumption. These measures included in the *County of Santa Cruz Climate Action Strategy* (County of Santa Cruz, 2013) are outlined below.

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

Strategies for the Reduction of Greenhouse Gases from Transportation

- Reduce vehicle miles traveled (VMT) through County and regional long range planning efforts.
- Increase bicycle ridership and walking through incentive programs and investment in bicycle and pedestrian infrastructure and safety programs.
- Provide infrastructure to support zero and low emissions vehicles (plug in, hybrid plug-in vehicles).
- Increase employee use of alternative commute modes: bus transit, walking, bicycling, carpooling, etc.
- Reduce County fleet emissions.

Strategies for the Reduction of Greenhouse Gases from Energy Use

- Develop a Community Choice Aggregation (CCA) Program, if feasible.
- Increase energy efficiency in new and existing buildings and facilities.
- Enhance and expand the Green Business Program.
- Increase local renewable energy generation.
- Public education about climate change and impacts of individual actions.
- Continue to improve the Green Building Program by exceeding the minimum standards of the state green building code (Cal Green).
- Form partnerships and cooperative agreements among local governments, educational institutions, nongovernmental organizations, and private businesses as a cost-effective way to facilitate mitigation and adaptation.
- Reduce energy use for water supply through water conservation strategies.

Impacts are expected to be less than significant.

2.	*Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*	☐	☐	☒	☐

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

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1.	*Create a significant hazard to the public or the environment as a result of the routine*	☐	☐	☒	☐

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

transport, use or disposal of hazardous materials?

Discussion: The proposed project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed. However, during construction, fuel would be used at the project site. Best management practices would be used to ensure that no impacts would occur. Impacts are expected to be less than significant.

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

Discussion: Please see discussion under H-1 above. Project impacts would be considered less than significant.

3. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*	☐	☐	☐	☒

Discussion: The Green Acres Elementary School, located 966 Bostwick Lane and Tierra Pacifica Charter School, located at 989 Bostwick Lane are approximately 200 feet to the north of the project site. Although fueling of equipment is likely to occur within the construction staging area, BMPs to control spills would be implemented. No impacts are anticipated.

4. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*	☐	☐	☐	☒

Discussion: The project site is not included on the 06/07/2018 list of hazardous sites in Santa Cruz County compiled pursuant to Government Code Section 65962.5. No impacts are anticipated from project implementation.

5. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people*	☐	☐	☐	☒

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

residing or working in the project area?

Discussion: The proposed project is not located within two miles of a public airport or public use airport. No impact is anticipated.

6.	*For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*	☐	☐	☐	☒

Discussion: The proposed project is not located in the vicinity of a private airstrip. No impact is anticipated.

7.	*Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*	☐	☐	☐	☒

Discussion: The proposed project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2015-2020 (County of Santa Cruz, 2020). Therefore, no impacts to an adopted emergency response plan or evacuation Plan would occur from project implementation.

8.	*Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*	☐	☐	☒	☐

Discussion: The proposed project is not located in a Fire Hazard Area. However, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

I. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1.	*Violate any water quality standards or waste discharge requirements?*	☐	☐	☒	☐

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

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

be less than significant.

2. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*	☐	☐	☒	☐

Discussion: The project would obtain water from City of Santa Cruz and would not rely on private well water. Although the project would incrementally increase water demand, the City of Santa Cruz has indicated that adequate supplies are available to serve the project (Attachment 1). The project is not located in a mapped groundwater recharge area. Impacts would be less than significant.

3. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*	☐	☐	☐	☒

Discussion: The proposed project is not located near any watercourses, and would not alter the existing overall drainage pattern of the site. The County Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan. No impact would occur from project implementation.

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

Discussion: The proposed project is not located near any watercourses, and would not alter the existing overall drainage pattern of the site or increase the rate of runoff from the site. The County Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan. Impacts from project construction would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff?*	☐	☐	☒	☐

Discussion: Drainage calculations prepared by Hogan Land Services, dated October 13, 2017, have been reviewed for potential drainage impacts and accepted by the Department of Public Works Drainage Section staff. Staff have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response I-1 for discussion of urban contaminants and/or other polluting runoff. Impacts would be considered less than significant.

6. *Otherwise substantially degrade water quality?*	☐	☐	☒	☐

Discussion: Please see discussion under I-1 above. Impacts would be considered less than significant with the implementation of BMPs.

7. *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*	☐	☐	☐	☒

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, the proposed development does not lie within a 100-year flood hazard area; therefore, no impact would occur.

8. *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*	☐	☐	☐	☒

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area. Therefore, the proposed project would not impede or redirect flood flows. No impact would occur.

9. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*	☐	☐	☐	☒

Discussion: The proposed project would not increase the risk of flooding and would not lead to the failure of a levee or dam. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
10. *Inundation by seiche, tsunami, or mudflow?*	☐	☐	☐	☒

Discussion: There are two primary types of tsunami vulnerability in Santa Cruz County. The first is a teletsunami or distant source tsunami from elsewhere in the Pacific Ocean. This type of tsunami is capable of causing significant destruction in Santa Cruz County. However, this type of tsunami would usually allow time for the Tsunami Warning System for the Pacific Ocean to warn threatened coastal areas in time for evacuation (County of Santa Cruz 2010).

The more higher risk to the County of Santa Cruz is a tsunami generated as the result of an earthquake along one of the many earthquake faults in the region. Even a moderate earthquake could cause a local source tsunami from submarine landsliding in Monterey Bay. A local source tsunami generated by an earthquake on any of the faults affecting Santa Cruz County would arrive just minutes after the initial shock. The lack of warning time from such a nearby event would result in higher causalities than if it were a distant tsunami (County of Santa Cruz 2010).

The project site is located approximately 1½ miles inland, approximately ½ mile beyond the effects of a tsunami. In addition, no impact from a seiche or mudflow is anticipated. No impact would occur.

J. LAND USE AND PLANNING

Would the project:

1. *Physically divide an established community?*	☐	☐	☐	☒

Discussion: The proposed project does not include any element that would physically divide an established community. No impact would occur.

2. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*	☐	☐	☒	☐

Discussion: The proposed project includes a variance to reduce the required 50 foot frontage and 50 foot width for newly created parcels by approximately five feet. The proposed reduction in frontage and width of parcel B would not result in an adverse impact to the environment. Further, future development of the site would be conditioned to ensure all site standards for the zone district would be met.

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

The proposal includes creation of a 20-foot-wide corridor access serving as the primary access for parcel A. The Department of Public Works has reviewed the proposed development and determined that parcel A and B should be served by a common driveway in order to reduce the number of curb cuts along Rodriguez Street in the vicinity of the project. Whereas the proposed corridor access meets the requirements in terms of width to serve a single parcel (20 feet in width with an 18-foot-wide driving surface), the use of the corridor access by a second parcel triggers the need for a Residential Development Permit for creating a new right-of-way less than 40 feet in width.

Impacts are anticipated to be less than significant.

3.	*Conflict with any applicable habitat conservation plan or natural community conservation plan?*	☐	☐	☐	☒

Discussion: The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

K. MINERAL RESOURCES

Would the project:

1.	*Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*	☐	☐	☐	☒

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

2.	*Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*	☐	☐	☐	☒

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

L. NOISE

Would the project result in:

1.	*Exposure of persons to or generation of noise levels in excess of standards*	☐	☐	☒	☐

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

established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion: Although construction activities would likely occur during daytime hours, noise may be audible to nearby residents. However, periods of noise exposure would be temporary. Noise from construction activity may vary substantially on a day-to-day basis, however the construction hours would be limited as a condition of approval for the land division. County Code section 8.30 further limits any offensive noise (defined as over 75db at the boundary of the property generating the noise) to the hours between 8 AM to 10 PM.

The development of new residential and commercial uses typically increases the traffic volumes in the vicinity of new development. Because traffic noise is a primary contributor to the local noise environment, any increase in traffic resulting from the development of new residential and commercial uses would be expected to proportionally increase local noise levels. The following General Plan policies are applicable to noise generation: Policy 6.9.1, Land Use Compatibility Guidelines; Policy 6.9.2, Acoustical Studies; Policy 6.9.3, Noise Sensitive Land Uses; Policy 6.9.5, Residential Development; and Policy 6.9.7, Construction Noise. The proposed project would create an incremental increase in the existing noise environment. However, this increase would be small, and would be similar in character to noise generated by the surrounding existing uses. Adherence to applicable County and/or state noise standards would ensure that potential impacts related to this issue are less than significant.

2. *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* ☐ ☐ ☒ ☐

Discussion: The use of construction and grading equipment would potentially generate periodic vibration in the project area. This impact would be temporary; and therefore, is not expected to be significant.

3. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* ☐ ☐ ☒ ☐

Discussion: The proposed residential project would generate noise similar to surrounding residential properties and would not result in a permanent increase in the ambient noise level. The main source of ambient noise in the project area is traffic noise along Rodriguez Avenue. Impacts are expected to be less than significant.

4. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing* ☐ ☐ ☒ ☐

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

without the project?

Discussion: See discussion under L-1 above. Noise generated during project construction would increase the ambient noise levels in adjacent areas. Construction would be temporary, and construction hours would be limited as a condition of approval for the land division. Given the limited duration of construction and the limited hours of construction activity, this impact is considered to be less than significant.

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

Discussion: The proposed project is not within two miles of a public airport. Therefore, the proposed project would not expose people residing or working in the project area. No impact is anticipated.

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

Discussion: The proposed project is not within two miles of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area. No impact is anticipated.

M. POPULATION AND HOUSING

Would the project:

1. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*	☐	☐	☒	☐

Discussion: The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect. Impacts would be less than significant.

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

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

Discussion: The proposed project consists of the demolition of four-unit dwelling group that is in a dilapidated condition. The units have been unoccupied for several years. The proposed land division would result in the three parcels which are intended to be developed with new single family dwellings. The net loss in existing housing would be one unit. Impacts are anticipated to be less than significant.

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

Discussion: The proposed project would not displace a substantial number of people since the project is intended to divide a single unoccupied parcel into three parcels. No impact would occur.

N. PUBLIC SERVICES

Would the project:

1.	*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*				
	a. *Fire protection?*	☐	☐	☒	☐
	b. *Police protection?*	☐	☐	☒	☐
	c. *Schools?*	☐	☐	☒	☐
	d. *Parks?*	☐	☐	☒	☐
	e. *Other public facilities; including the maintenance of roads?*	☐	☐	☒	☐

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

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

O. RECREATION

Would the project:

1. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*	☐	☐	☒	☐

Discussion: The proposed project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. Impacts would be considered less than significant.

2. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*	☐	☐	☐	☒

Discussion: The proposed project does not propose the expansion or require the construction of additional recreational facilities. No impact would occur.

P. TRANSPORTATION/TRAFFIC

Would the project:

1. *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*	☐	☐	☒	☐

Discussion: The project would create a small incremental increase in traffic on nearby roads and intersections. The project is anticipated to result in one peak trip per dwelling unit. Given the small number of new trips created by the project (three peak hour trips total), the project would not result in adverse environmental impact on intersections and streets in the vicinity. Impacts would be less than significant.

2. *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other*	☐	☐	☐	☒

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

standards established by the county congestion management agency for designated roads or highways?

Discussion: In 2000, at the request of the Santa Cruz County Regional Transportation Commission (SCCRTC), the County of Santa Cruz and other local jurisdictions exercised the option to be exempt from preparation and implementation of a Congestion Management Plan (CMP) per Assembly Bill 2419. As a result, the County of Santa Cruz no longer has a CMP. The CMP statutes were initially established to create a tool for managing and reducing congestion; however, revisions to those statutes progressively eroded the effectiveness of the CMP. There is also duplication between the CMP and other transportation documents such as the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Program (RTIP). In addition, the goals of the CMP may be carried out through the RTIP and the RTP. Any functions of the CMP which are useful, desirable and do not already exist in other documents may be incorporated into those documents.

The proposed project would not conflict with either the goals and/or policies of the RTP or with monitoring the delivery of state and federally funded projects outlined in the RTIP. No impact would occur.

3. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*	☐	☐	☐	☒

Discussion: No change in air traffic patterns would result from project implementation. Therefore, no impact is anticipated.

4. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*	☐	☐	☐	☒

Discussion: The proposed development would result in two additional parcels and the construction of three single-family dwellings in a residential neighborhood. The project would take access from Rodriguez Street, which meets all County standards. Additionally, two of the lots will take access from a single driveway. No impacts would occur with project implementation.

5. *Result in inadequate emergency access?*	☐	☐	☐	☒

Discussion: The project's road has been approved by the local fire agency or California Department of Forestry, as appropriate.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
6. *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*	☐	☐	☒	☐

Discussion: The proposed project design would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. The Department of Public Works has reviewed the proposed development and recommended that the number of curb cuts along Rodriguez Street be minimized by utilizing the corridor access as the primary access for parcels A and B. Impacts are anticipated to be less than significant.

Q. TRIBAL CULTURAL RESOURCES

1. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
A. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources Code section 5020.1(k), or*	☐	☐	☐	☒
B. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*	☐	☐	☐	☒

Discussion (A and B): The project proposes to divide an existing parcel into three parcels. Section 21080.3.1(b) of the California Public Resources Code (Assembly Bill 52) requires a lead agency formally notify a California Native American tribe that is

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

traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. However, no Tribal Cultural Resources are known to occur in or near the project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

R. UTILITIES AND SERVICE SYSTEMS

Would the project:

1. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*	☐	☐	☒	☐

Discussion: The proposed project's wastewater flows would not violate any wastewater treatment standards. No significant impacts would occur from project implementation.

2. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*	☐	☐	☐	☒

Discussion: The project would connect to an existing municipal water supply. The City of Santa Cruz Water District has determined that adequate supplies are available to serve the project (Attachment 1). No impact would occur from project implementation.

The County of Santa Cruz Sanitation District has reviewed the project and determined municipal sewer service is available to serve the project. No impact would occur from project implementation.

3. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*	☐	☐	☒	☐

Discussion: Drainage calculations prepared by Hogan Land Services, dated October 13, 2017, have been reviewed for potential drainage impacts and accepted by the Department of Public Works Drainage Section staff. Staff has determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (Attachment 2). Impacts from the proposed project are expected to be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*	☐	☐	☒	☐

Discussion: The City of Santa Cruz Water District has indicated that adequate water supplies are available to serve the project and has issued a will-serve letter for the proposed project, subject to the payment of fees and charges in effect at the time of service (Attachment 1). The development would also be subject to the water conservation requirements. Therefore, existing water supplies would be sufficient to serve the proposed project, and no new entitlements or expanded entitlements would be required. Impacts would be less than significant.

5. *Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*	☐	☐	☐	☒

Discussion: The County of Santa Cruz Sanitation District has indicated that adequate capacity is available to serve the project. Please see discussion under Q-2 above. No impact would occur from project implementation.

6. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*	☐	☐	☒	☐

Discussion: Due to the small incremental increase in solid waste generation by the proposed project during construction and operations, the impact would not be significant.

7. *Comply with federal, state, and local statutes and regulations related to solid waste?*	☐	☐	☐	☒

Discussion: The project would comply with all federal, state, and local statutes and regulations related to solid waste disposal. No impact would occur.

S. MANDATORY FINDINGS OF SIGNIFICANCE

1. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining*	☐	☐	☒	☐

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

levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III (A through R) of this Initial Study. As a result of this evaluation, there is no substantial evidence that, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

Discussion: In addition to project specific impacts, this evaluation considered the project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, no potentially significant cumulative impacts were identified. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III (A through R). As a result of this evaluation, no potentially significant adverse effects to human beings associated with this project were identified. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

California Department of Conservation. 1980

Farmland Mapping and Monitoring Program Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance Santa Cruz County U.S. Department of Agriculture, Natural Resources Conservation Service, soil surveys for Santa Cruz County, California, August 1980.

County of Santa Cruz, 2013

County of Santa Cruz Climate Action Strategy. Approved by the Board of Supervisors on February 26, 2013.

County of Santa Cruz, 2015

County of Santa Cruz Local Hazard Mitigation Plan 2015-2020. Prepared by the County of Santa Cruz Office of Emergency Services.

County of Santa Cruz, 1994

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

MBUAPCD, 2008

Monterey Bay Unified Air Pollution Control District (MBUAPCD), CEQA Air Quality Guidelines. Prepared by the MBUAPCD, Adopted October 1995, Revised: February 1997, August 1998, December 1999, September 2000, September 2002, June 2004 and February 2008.

MBUAPCD, 2013a

Monterey Bay Unified Air Pollution Control District, NCCAB (NCCAB) Area Designations and Attainment Status – January 2013. Available online at http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment_Status_January_2013_2.pdf

MBUAPCD, 2013b

Triennial Plan Revision 2009-2011. Monterey Bay Unified Air Pollution Control District. Adopted April 17, 2013.

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Attachment 1

Santa Cruz City Water – Will serve letter

Subject: RE: 1245 Rodriguez St - Water Facility Map

From: Jason Segal (jsegal@cityofsantacruz.com)

To: redesigns02@yahoo.com;

Date: Monday, August 8, 2016 3:29 PM

Hello Richard,

Please see attached SCWD Water Facility Map as requested. Below is the current water account information on the 5 existing water services.

#070-02065, 1247 Rodriguez St, account closed 12/10/13, ¾" water service (5/8" sized meter)

#070-02060, 1245 Rodriguez St, account closed 9/9/13, ¾" water service (5/8" sized meter)

#070-02062, 1245 Rodriguez St #A, account closed 6/2/08, ¾" water service off of a 1.5"x 3-3/4" multi-branched service (no meter, no credit)

#070-02061, 1245 Rodriguez St #B, account closed 2/16/05, ¾" water service off of a 1.5"x 3-3/4" multi-branched service (5/8" sized meter)

#070-02063, 1243 Rodriguez St, account closed 4/25/16, ¾" water service off of a 1.5"x 3-3/4" multi-branched service (5/8" sized meter)

So good news is that you have available Water System Development Charge credits for four (4) SFD's.

Thanks,

Jason Segal

Engineering Technician/Cross-Connection Control Specialist

City of Santa Cruz Water Department

O: (831) 420-5173 || E: jsegal@cityofsantacruz.com

Attachments

- SCWD Water Facilities Map - 1245 Rodriguez St.pdf (487.40KB)

B
2/7

SCWD Water Facilities Map
3B
3/1
6139
70-203
2" C 12686 - 12407
70-2036
1" P 12687 - 2205
70-2038 IRR
- 2205
70-2040
GREEN ACRES CT
- 1301
70-2055
8907 - 1247
70-2065
- 1245
70-2060
13644 - 1245B
70-2061
13643 - 1245A
70-2062
13642 - 1243
70-2063
5454 - 1237B
70-2078
5455 - 1237C
70-2075
- 1237
RODRIGUEZ
Water Meter
Fire Hydrant
Water Valve
Service Lateral
Treated Water Main
Assessors Parcels
SANTA CRUZ

SANTA CRUZ MUNICIPAL UTILITIES

Service Installation Order

Date 9-26 1973 Service No. _____ SIO No 8907

Issued by Charlotte Bugek 70-2065 Account No. 345

Applicant Herman, Alson

Service Address 1247 Rodriguez

Size Service 3/4" Meter Type _____ Size _____

Remarks Single Residence Inside City $ 100 ea

Set Meter Outside City 100 ea

Source Supply _____

Records Show: SIZE FOR PROP. USE Paid $ 200 ea

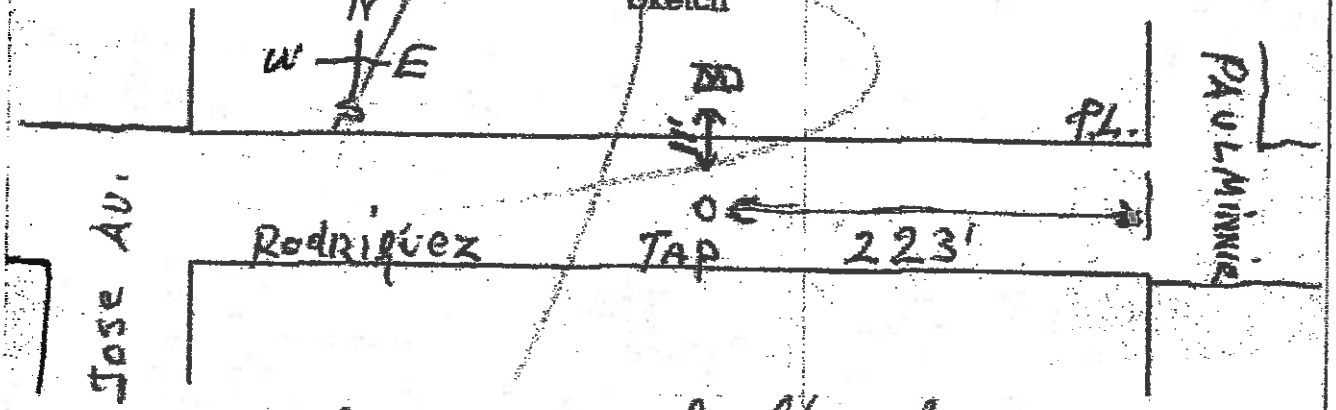
8 inch A.C. Main 3.0 feet deep on N side of street

FIELD REPORT

	MAKE	NUMBER	SIZE - TYPE	READING
Meter	TR-	3660840	5/8	00000
	MATERIAL	LENGTH	SIZE	SIZE TAP
Service	PLS.	13'	3/4	3/4
		MATERIAL	SIZE	DEPTH
Main Tapped		A.C.	8"	3'
		MATERIAL	SIZE OPENING	TICKET NOS.
Cut in Pavement		A.C.	8' X 3'	County 1669

Remarks Service tap is 223' W. off P.L. off Paul Minnie on Rodriguez

Sketch



Completed 10-10- 1973 By J. Nesh

5M 260 M.P.

WATER L

SANTA CRUZ MUNICIPAL UTILITIES METERS PLEASE!

SERVICE INSTALLATION ORDER

U.S.A. NOT. 3/16 FOR 3/20 TKT # 75917

B 5/7

Date 3-15 19 90 Acct. No. 70-2061 SIO No. 13644

Issued By [illegible]

Applicant Don Dolan

Service Address 1245 B Rodriguez

Size Service 3/4" Class Res No. Units 1

Remarks 3/4 on a manifold

Receipt No. 3227

INST. In ☐ Out ☑

Mtr. Chg. 685.83

Water Fee —

Sewer Fee —

Zone Cap Fee —

Elevation Zone ☐

Plan Review Fee —

Inspection Record:

started _____ 2nd Insp. _____ 3rd Insp. _____

Records Show:

8" inch A-C Main 3' ± feet deep on middle side of Rodriguez street 200' west of Real Alternative

FIELD REPORT

LENGTH	MATERIAL	SIZE	SIZE TAP
Service 4'	COPPER	3/4	1 1/2
Main Tapped	MATERIAL	SIZE	DEPTH
	A.C	8	3+
Cut in Pavement	MATERIAL	SIZE OPENING	TICKET NOS.
	A.C	20#	9550

Remarks Customer will mark location + CDR

Sketch

E-223

FIRE SERVICE CHECKLIST

DATE

Gate Valve Turned On _____

Angle Meter Stops Turned On and Meter Set _____

Account Numbers

Meter Book _____

405 Map _____

Engineering _____

Customer Service _____

Completed 4-24 19 90 By BIRT

PM-INST 4-89

SANTA CRUZ MUNICIPAL UTILITIES

SERVICE INSTALLATION ORDER

B 6/7

Date 3-15 19 90 Acct. No. 70-2062 **SIO Nº 13643**

Issued By _____

Applicant Don Dolan

Service Address 124 A Rodriguez

Size Service 3/4" Class MSJ No. Units 1

Remarks 2 of 3 on a manifold

Receipt No. 3227 685482

INST. In ☐ Out ☒

Mtr. Chg. 2in 685.83

Water Fee —

Sewer Fee —

Zone Cap Fee

Elevation Zone ☐

Plan Review Fee —

Inspection Record:

started _____ 2nd Insp. _____ 3rd Insp. _____

Records Show:

8" Inch AC Main 5' ± feet deep on middle side of street Rodriguez

200' west ± of Paul Minnie

FIELD REPORT

LENGTH	MATERIAL	SIZE	SIZE TAP
Service 1A'	COPPER	3/4	1 1/2
Main Tapped	MATERIAL: A.C	SIZE: 8	DEPTH: 3'
Cut in Pavement	MATERIAL: A.C	SIZE OPENING: 2.0'	TICKET NOS. ✓

Remarks Customer will mark location

± CDR

Sketch

PAUL MINNIE

← 224 RODRIGUEZ

N

Plans

Completed 4-24 19 90 By _____

SERV-INST 4-89

FIRE SERVICE CHECKLIST

DATE

Gate Valve Turned On ____

Angle Meter Stops Turned On and Meter Set ____

Account Numbers

Meter Book ____

405 Map ____

Engineering ____

Customer Service ____

SANTA CRUZ M[illegible]ICIPAL UTILITIES

SERVICE INSTALLATION ORDER

SIO № 13642 B 7/7

Date 3-15 19 90 Acct. No. 90-2063

Issued By Sharon Gee

Applicant Don Dolan

Service Address ~~1245~~ 1243 Rodriguez

Size Service 3/4" Class 004 No. Units 1

Remarks 1 of 3 on manifold

Receipt No.	3227
INST. In ☐ Out ☒	
Mtr. Chg.	685.83
Water Fee	—
Sewer Fee	—
Zone Cap Fee	—
Elevation Zone ☐	
Plan Review Fee	—

Inspection Record:

started ______ 2nd Insp. ______ 3rd Insp. ______

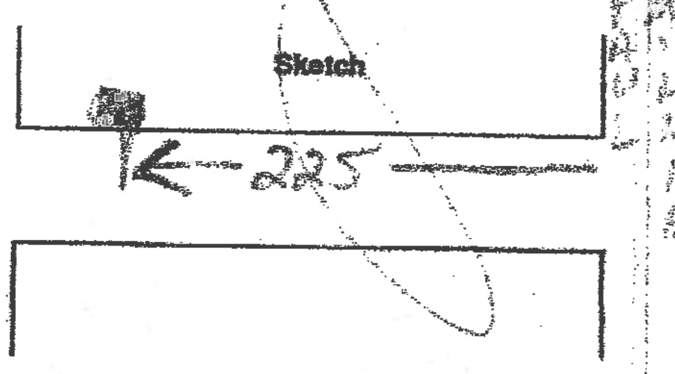
Records Show:

8" Inch A-C Main ______ feet deep on middle Rodriguez side of street 200' west of Paul Minnie

FIELD REPORT

	LENGTH	MATERIAL	SIZE	SIZE TAP
Service	14'	COPPER	3/4	1 1/2
		MATERIAL	SIZE	DEPTH
Main Tapped		A.C	8	3+
		MATERIAL	SIZE OPENING	TICKET NOS.
Cut in Pavement		A.C	20#	

Remarks Customer will mark location + CDR



FIRE SERVICE CHECKLIST

	DATE
Gate Valve Turned On	
Angle Meter Stops Turned On and Meter Set	
Account Numbers	
Meter Book	
405 Map	
Engineering	
Customer Service	

Completed 4-24 19 90 By BIRT

SERV-INST 4-80

Attachment 2

Drainage Calculations

HOGAN LAND SERVICES

CLIENT _____ JOB No. H0313

SHEET No. 1 of 9

CALC. BY: RLD DATE: 10/13/17

CHK. BY: _____ DATE: _____

PRELIMINARY DRAINAGE CALCULATIONS

PREPARED FOR
VIC FERGUSON

A.P.N. 026-063-16
APPLICATION NO. 171063
243 RODRIGUEZ ST., SANTA CRUZ

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. DeVINE
No. 20,919
CIVIL
STATE OF CALIFORNIA

10-13-17
UPDATED 2-7-18

JOB NO. H0313

2/11

DPW Drainage Review:

Responses prepared 2-7-18:

We have met with Alyson Tom to review the drainage design and mitigations required for this project.

This application is for approval of the subdivision only of the property into 3 residential lots. This application does not include the designs for the future homes, which would be constructed pursuant to a building permit and subject to DPW Drainage review for the specific design. However, this application has been deemed incomplete due to lack of specific drainage design for the future homes.

To resolve this issue, we have made an assumption of the future impervious area on each of the lots and have provided schematic design for the on-site mitigation of runoff for each of the lots. The information shown on the drainage plan is intended to provide guidance to the building permit designer to meet the requirements of the County Design Criteria, Part 3.

Due to the very low infiltration rate, the requirements are shown to be met by:

1. Bioswales sized to meet the requirements of Section C.3.b.iii for the 2-yr. 2-hr. storm; and
2. Underground rock trench retention with controlled outlet to limit the runoff to the predevelopment rate for the 10-yr storm.

Completeness Comment responses:

1. The limited off-site watershed areas that contribute runoff to the site have been identified on the Sheet P-5.
2. Grading, drainage, surfacing, and mitigation information for each of the lots is beyond the scope of this application. A detail is provided for the future construction of the common driveway on Sheet P-5.
3. The Preliminary Drainage Calculations have been updated and are included with the re-submittal.

3/11

CDC Section C.2: Narrative description of pollutant generating activities.

This narrative will distinguish between the construction activities associated with the minor land division and the later activities associated with the issuance of building permits for the future homes.

A. Minor Land Division: (Tentative map and Parcel Map)
For the minor land division, the construction activities include the construction of a single new driveway apron providing access to proposed Parcels A, and the installation of the underground utility stub-outs for sewer and water connections to each of the lots. The potential specific pollutant generating activities and mitigations include:
1. Parking/ storage area maintenance: Designation of construction storage area with appropriate perimeter control for containment
2. Outdoor storage of equipment or materials: Same as above
3. Grading for access driveway apron: Dust control and straw roils around perimeter; provision of rocked entry to minimize tracking of soil on adjacent paved street.
4. Trenching for underground utility installation: Dust control and off-site disposal of excess trench spoils
5. Installation of drainage system improvements: Inlet protection measures to protect downstream drainage from excessive siltation

B. Future home construction: (Building permits after recording of the Parcel Map)
For future home construction, each home will be separately permitted and subject to review for impacts of potential pollutant generating activities. The potential specific pollutant generating activities and mitigations include:
1. Final lot grading: Dust control and perimeter containment of silt-laden runoff
2. Driveway aprons: Use of pavers or pervious concrete to minimize surface runoff
3. Underground utilities: Control of dust during construction and off-site disposal of trench spoils.
4. Drainage system: Designed to maintain pre-development runoff rates while maintaining predevelopment groundwater recharge rate.

CDC Section C.3.a: Information on project design

This project will meet the criteria for determination as a "large project", since the new impervious areas will total more than 5,000 sq. ft.

The geotechnical engineer has noted that the infiltration rate is less than 0.7 inches per hour, rendering storm water infiltration ineffective for this site. There is a new storm drain in Rodriguez Street that will serve as a discharge point for drainage from the project site. To mitigate the post-construction runoff, the runoff detention method will be used. This will be accomplished by providing storage in an underground rock trench system, constructed under a surface bio-swale. Overflows will be directed to the storm drain in Rodriquez Street.

CDC Section C.3.b: Minimization of storm water pollutants

As stated in the response to Section C.3.a., the soils on the site are not conducive to dispersion of runoff by percolation. Accordingly, the storm water mitigation will be handled by the storage detention method. The surface bio-swale would be provided to minimize impacts of storm water pollutants.

Bioswale calculation:

For Parcel A: Future impervious est. = 2,855 ft².

Per CAC Section C.3.b.iii for 0.2 in/hr intensity and 5 in/hr max surface loading rate

Area of bioswale = 4% of imperv. area = 114 ft²

For W = 2' wide; Length = $\frac{114 \text{ ft}^2}{2}$ = 57 Ln. ft.

For W = 3' wide; L = 114/3 = 38 ft.

For Parcels B & C, future imperv. = 2,285 ft².

Area of bioswale = 4% × 2285 = 91 sq. ft.
For W = 3' wide, L = 91/3 = 31

For driveway: Area = 12' × 115' = 1380 ft²
Area of bioswale = 4% × 1,380 = 55 ft²
L = 55/3 = 18 L.F.
Use L = 20'

Driveway detention calculation:
Area = 1380 sq. ft.
From F16 SWPM-17, vol of storage = 68 cu ft.
For 40% void space: $\frac{68}{0.40}$ = 170 cu. ft. reqd.
For A = 1380 ft², depth = $\frac{170}{1380}$ = 0.12 ft.
Use 6" layer > 0.12 ft dr.

5/11

TYPE OF AREA	10- YEAR RUNOFF COEFFICIENTS
Rural, park, forested; agricultural	0.10 - 0.30
Low residential (Single family dwellings)	0.45 - 0.60
High residential (Multiple family dwellings)	0.65 - 0.75
Business and commercial	0.80
Industrial	0.70
Impervious	0.90

REQUIRED ANTECEDENT MOISTURE FACTORS (Ca) FOR THE RATIONAL METHOD*

Recurrence Interval (Years)	Ca
2 to 10	1.0
25	1.1
50	1.2
100	1.25

Note: Application of antecedent moisture factors (Ca) should not result in an adjusted runoff coefficient (C) exceeding a value of 1.00

*APWA Publication "Practices in Detention of Stormwater Runoff"

Rev. 11-05

FIG. SWM-1

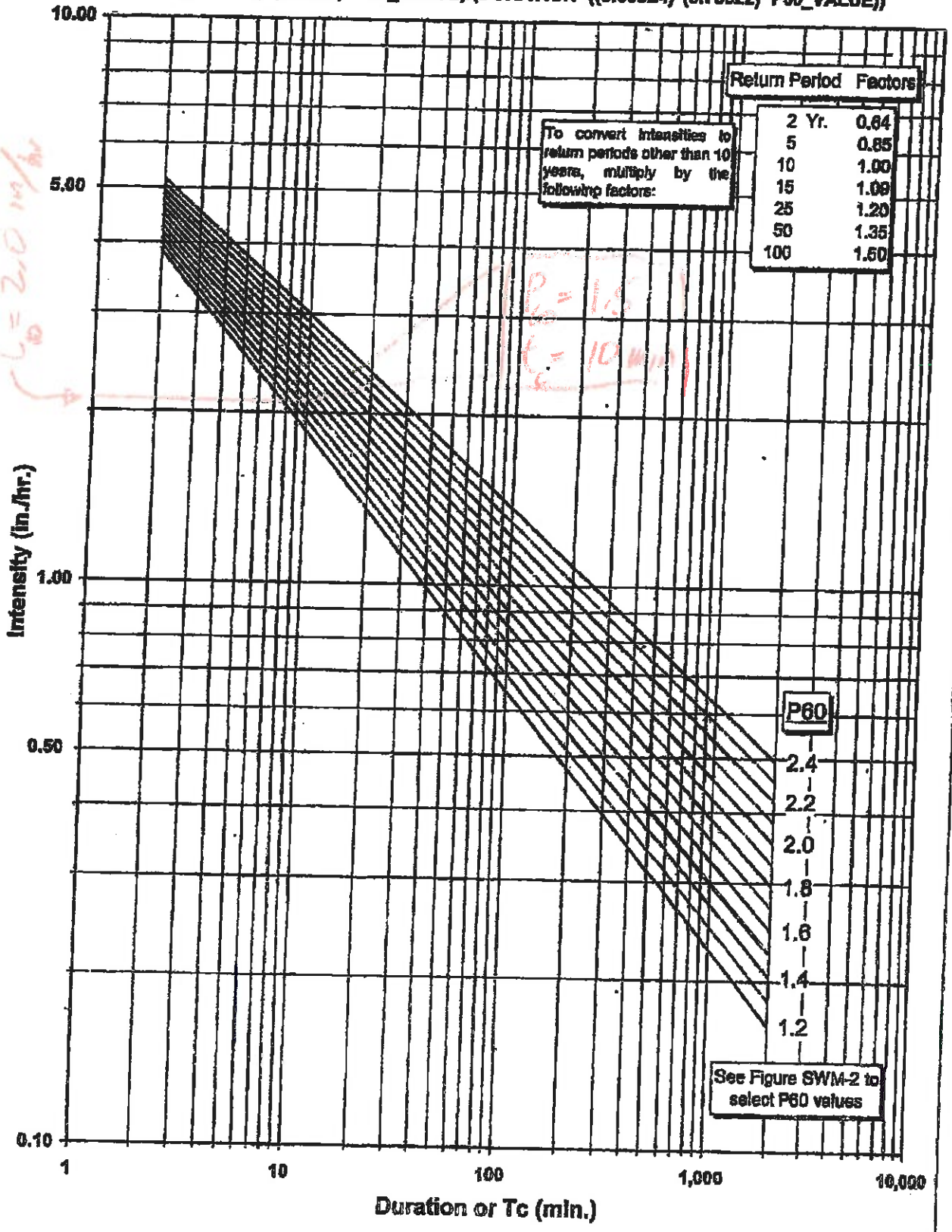
12/05

627

FIG. SWM-2

Rainfall Intensity - Duration Curves
10 Yr. Return Period

((4.29112)*(1.1952)^P60_VALUE)/(DURATION^((0.60924)*(0.78522)^P60_VALUE))



Rev. 11-05

FIG. SWM-3

HOGAN LAND SERVICES

CLIENT Ferguson JOB No. 10313
SHEET No. 6 of 9 8/11
CALC. BY: RLD DATE:
CHK. BY: DATE:

Preliminary Calculation for future homes:

The MLD application is for lot division only. However the DPW Stormwater Management Division requires an analysis for future build-out.

For study purposes, we have used the preliminary designs by Richard Emigh:

Lot A (Rear Lot):
Building footprint (incl. garage) = 2,355 ft²
+ conc. apron 20'x20' = 400 ft²
+ patio (est. 10'x10') = 100 ft²
Total . . . 2,855 ft² impervious

From Fig SWM17 for Parcel A:
Req'd detention storage = 136 ft³

Common D/W: To be constructed with pavers over gravel base to be self-mitigating.

Lot B:
Bldg footprint = 1,785 ft²
+ conc. apron 400
+ patio 100
Total . 2,285 ft² impervious

Lot C:
Same as B

From Fig SWM17 for Pcl B:
Req'd detention storage 109 ft³

HOGAN LAND SERVICES

CLIENT _____ JOB No. _____

SHEET No. 1 of 1 9/11

CALC. BY: _____ DATE: _____

CHK. BY: _____ DATE: _____

Rock trench sizing:

Lot A: 136 CF required:

For 40% void space, trench vol = $\frac{136}{0.4}$ = 340 CF

Trial size: 60 LF × 2' wide × 2' deep = 360 CF ok

Lot B: 109 CF required

For 40% void space, trench vol = $\frac{109}{0.4}$ = 273 CF

Trial size: 45 LF × 3' wide × 2' Deep = 270 CF ok

Lot C: Same as Lot B

PROJECT: FERGUSON FUTURE PC'L A **Calc by:** rld **Date:** 6/21/2017

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0

Site Location P60 Isopleth:	1.50		Fig. SWM-2 in County Design Criteria
Rational Coefficients Cpre:	0.25		See note # 2
Cpost:	0.90		See note # 2
Impervious Area:	2855	ft^2	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION

136 ft^3 storage volume calculated

100 % void space assumed

136 ft^3 excavated volume needed

Structure	Length	Width*	Depth*
Ratios	30.00	1.50	3.00
Dimen. (ft)	30.06	1.50	3.01

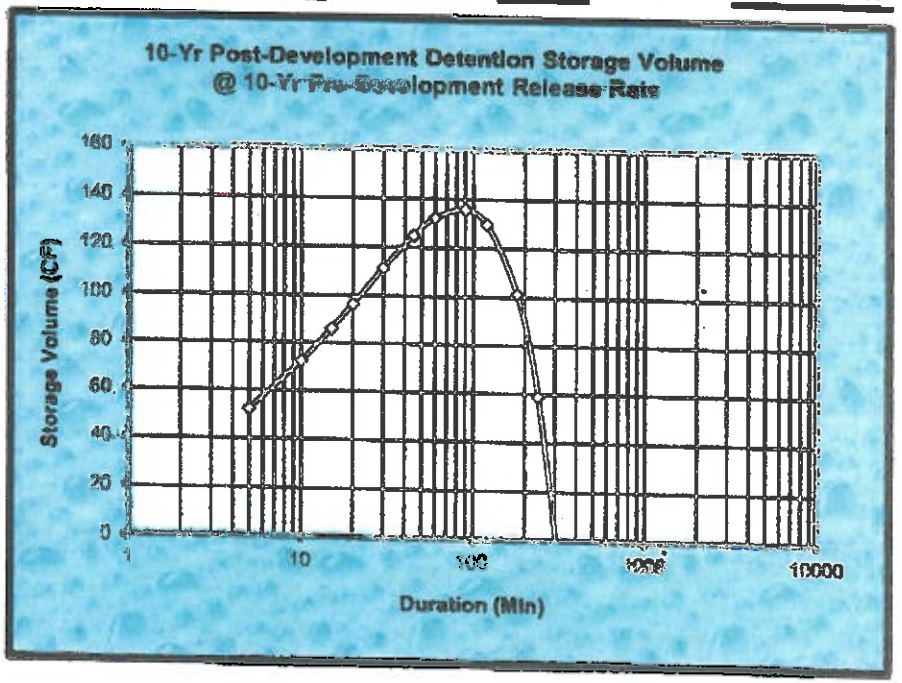
*For pipe, use the square root of the sectional area

10 - YEAR DESIGN STORM

Storm Duration (min)	10 - Year Intensity (in/hr)	10 - Yr. Release Qpre (cfs)	10 - Year Qpost (cfs)
1440	0.26	0.004	0.015
1200	0.28	0.005	0.017
960	0.31	0.005	0.018
720	0.34	0.006	0.021
480	0.41	0.007	0.024
360	0.46	0.008	0.028
240	0.55	0.009	0.033
180	0.62	0.010	0.037
120	0.74	0.012	0.044
90	0.83	0.014	0.050
60	0.99	0.016	0.059
45	1.12	0.018	0.066
30	1.33	0.022	0.079
20	1.57	0.026	0.094
15	1.78	0.029	0.106
10	2.11	0.035	0.126
5	2.83	0.047	0.169

DETENTION @ 15 MIN.

Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
-0.014	-1524
-0.013	-1159
-0.011	-809
-0.009	-480
-0.005	-182
-0.002	-51
0.003	59
0.008	101
0.014	130
0.020	136
0.029	132
0.037	125
0.049	111
0.064	96
0.076	86
0.096	72
0.139	52



Notes & Limitations on Use:

1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
2) Required detention volume determinations shall be based on all net new impervious area both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

PROJECT: FERGUSON FUTURE PC'L B AND PC'L C **Calc by:** rld **Date:** 6/21/2017

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0

Site Location P60 Isopleth:	1.50		Fig. SWM-2 in County Design Criteria
Rational Coefficients Cpre:	0.25		See note # 2
Cpost:	0.90		See note # 2
Impervious Area:	2285	ft^2	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION

109	ft^3 storage volume calculated
100	% void space assumed
109	ft^3 excavated volume needed

Structure	Length	Width*	Depth*
Ratios	30.00	1.50	3.00
Dimen. (ft)	27.91	1.40	2.79

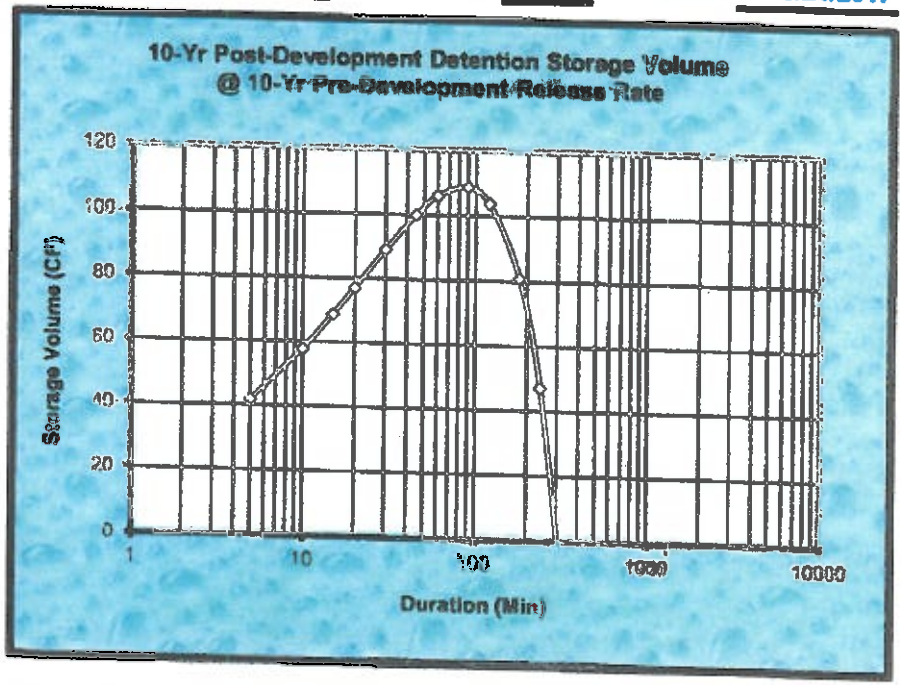
*For pipe, use the square root of the sectional area

10 - YEAR DESIGN STORM

Storm Duration (min)	10 - Year Intensity (in/hr)	10 - Yr. Release Qpre (cfs)	10 - Year Qpost (cfs)
1440	0.26	0.003	0.012
1200	0.28	0.004	0.013
960	0.31	0.004	0.015
720	0.34	0.005	0.016
480	0.41	0.005	0.019
360	0.46	0.006	0.022
240	0.55	0.007	0.026
180	0.62	0.008	0.030
120	0.74	0.010	0.035
90	0.83	0.011	0.040
60	0.99	0.013	0.047
45	1.12	0.015	0.053
30	1.33	0.018	0.063
20	1.57	0.021	0.075
15	1.78	**0.024**	0.085
10	2.11	0.028	0.101
5	2.83	0.037	0.135

DETENTION @ 15 MIN.

Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
-0.011	-1220
-0.010	-928
-0.009	-648
-0.007	-384
-0.004	-145
-0.002	-41
0.003	47
0.006	81
0.012	104
0.016	**109**
0.024	106
0.030	100
0.040	89
0.051	77
0.061	69
0.077	58
0.111	42



Notes & Limitations on Use:

1) The modified raticnal method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
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3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

Attachment 3

Geotechnical (Soils) Investigation

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Soils (Geotechnical) Engineer Plan Review Form

Project Information:

Application Number:
Parcel # (APN): 026-063-16
Owner Name: Victor and Lisa Ferguson
Project Address / Location: 1243 Rodriguez Street, Santa Cruz

Soils Report Information:

Soils Engineering Company Name: Dees & Associates, Inc.
Name of Soils Engineer Who Signed Report: Rebecca L Dees
Date of Soils Report: April 14, 2017
Date of Updates / Supplemental Info:

Project Plan Sheets Reviewed:

Plan Sheet Number	Plan Prepared By	Date of Latest Revision
P-0, P-1, P-2, P-3, P-5	Hogan Land Services	6-21-17

The plans sheets listed above for the specified project are in conformance with the recommendations of the soils report.

REGISTERED PROFESSIONAL ENGINEER
REBECCA LYNN DEES
GE-2623
EXPIRES: 12/17
GEOTECHNICAL
STATE OF CALIFORNIA

Soils Engineer's Signature and Stamp

October 18, 2017
Date

Dees & Associates, Inc.
Geotechnical Engineers
501 Mission Street, Suite 8A Santa Cruz, CA 95060 Phone (831) 427-1770 Fax (831) 427-1794

May 9, 2017 Project No. SCR-1114

VICTOR AND LISA FERGUSON
4180 Pearson Court
Capitola, California 95010

Subject: Addendum to Geotechnical Investigation

Reference: Proposed Three Lot Minor Land Division and Three New Single Family Residences
1243, 1245, and 1247 Rodriguez Street
APN 026-063-16
Santa Cruz County, California

Dear Mr. and Mrs. Ferguson:

We found an error in our calculations for the pavement design. The pavement design should be at least 3 inches of asphalt over 10 inches of Class 2 baserock.

We're sorry for any inconvenience this may have caused you.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

Copies: 4 to Addressee

GEOTECHNICAL INVESTIGATION
For
PROPOSED THREE LOT MINOR LAND DIVISION
1243 Rodriguez Street
APN 026-063-16
Santa Cruz County, California

Prepared
For
VICTOR AND LISA FERGUSON
Capitola, California

Prepared By
DEES & ASSOCIATES, INC.
Geotechnical Engineers
Project No. SCR-1114
APRIL 2017

Dees & Associates, Inc.
Geotechnical Engineers
501 Mission Street, Suite 8A Santa Cruz, CA 95060 Phone (831) 427-1770 Fax (831) 427-1794

April 14, 2017 Project No. SCR-1114

VICTOR AND LISA FERGUSON
4190 Pearson Court
Capitola, California 95010

Subject: Geotechnical Investigation

Reference: Proposed Three Lot Minor Land Division
1243, 1245 and 1248 Rodriguez Street
APN 026-063-16
Santa Cruz County, California

Dear Mr. and Mrs. Ferguson:

As requested, we have completed a Geotechnical Investigation for the three lot minor land division proposed at the referenced site. The four existing residences will be removed and three new single family residences will be constructed at each new homesite.

The purpose of our investigation was to evaluate the soil conditions in the vicinity of the proposed improvements and provide geotechnical recommendations and criteria for their design and construction. This report presents the results, conclusions and recommendations of our investigation.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

Copies: 4 to Addressee

TABLE OF CONTENTS

GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our Geotechnical Investigation for the three lot minor land division and three new single family residences proposed at 1243, 1245 and 1248 Rodriguez Street in Santa Cruz, California. See Figure 1.

Purpose and Scope

The purpose of our investigation was to explore and evaluate surface and near surface soil conditions at the site and provide geotechnical recommendations for design and construction of the proposed improvements.

The specific scope of our services was as follows:

1. Site reconnaissance and review of available data in our files pertinent to the site and vicinity.

2. Exploration of subsurface conditions consisting of logging and sampling of three (3) exploratory test borings terminated between 20 and 30 feet beneath the ground surface.

3. Laboratory testing to evaluate the engineering properties of the subsoils.

4. Engineering analysis and evaluation of the resulting field and laboratory test data. Based on our findings, we have developed geotechnical design criteria for general site grading, foundations, concrete slabs-on-grade, pavements and general site drainage.

5. Preparation of this report presenting the results of our investigation.

Project Location and Description

The site is located on the north side of Rodriguez Street near the cross-street of Paul Minnie Avenue in Santa Cruz, California, Figure 1. The 0.5 acre, roughly rectangular parcel is bordered by Rodriguez Street to the south and residential parcels to the west, north, and east. The site vicinity and parcel are nearly level with a slight slope to the southwest.

The site is currently developed with four residential structures and related improvements. We understand the existing structures and improvements will be removed, the parcel will be sub-divided into three parcels, then new single family residences will be constructed on each of the parcels. Two parcels will front Rodriguez Street and one lot will be a flag lot. See Figure 2.

Field Investigation

Subsurface conditions at the site were explored on January 26, 2017 with three (3)

exploratory borings drilled with 6-inch diameter continuous flight auger equipment advanced with tractor mounted drilling equipment. Our borings were drilled to depths of 30, 28, and 20 feet. The approximate locations of our borings are indicated on our Site Plan, Figure 2.

The soils observed in the test borings were logged in the field and described in accordance with the Unified Soil Classification System (D2487 and D2488), Figure 3. The Test Boring Logs, Figures 4 through 6, denote subsurface conditions at the locations and times observed, and they are not warranted they are representative of subsurface conditions at other locations or times.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0-inch O.D. Modified California Sampler (L), 2.5-inch California Sampler (M), or the Standard Terzaghi Sampler (T). The penetration resistance blow counts for the (L), (M), and (T) noted on the boring logs were obtained as the sampler was dynamically driven into the in situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance and driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs present the accumulated number of blows that were required to drive the last 12 inches. The blow counts for the large and medium samples indicated on the logs have been converted to equivalent standard field penetration test (SPT) values.

Laboratory Testing

The laboratory testing program was directed toward a determination of the physical and engineering properties of the soils underlying the site. Moisture content and dry densities were performed on representative soil samples to determine the consistency of the soil and the moisture variation throughout the explored soil profile. Atterberg Limit tests were performed to aid in soil classification and to evaluate the shrink swell potential of the foundation zone soil. Grain size analysis was performed to further aid in soil classification. The results of our field and laboratory testing appear on the "Log of Test Boring", opposite the sample tested.

Subsurface Soil Conditions

The Santa Cruz County Geologic Map indicates the site is underlain by Lowest Emergent Coastal Terrace Deposits (Pleistocene), which is described as "semiconsolidated, generally well-sorted sand with a few thin, relatively continuous layers of gravel. Deposited in nearshore high-energy marine environment. Grades upward into eolian deposits of Manresa Beach in southern part of the county. Thickness variable; maximum approximately 40 ft. Unit thins to north where it ranges from 5 to 20 ft thick. Weathered zone ranges from 5 to 20 ft thick. As mapped, locally includes many small areas of fluvial and colluvial silt, sand and gravel, especially at or near old wave-cut cliffs."

Our exploratory borings encountered lean sandy clay over clayey and silty sands over sand. The sandy clays were 4 to 6 feet deep in Borings 1 and 2 and 15 feet deep in Boring 3. The clayey soils were firm to stiff, the clayey and silty sands were medium dense to dense and the sand was dense to very dense.

The soils below the site are classified as a Site Class "D" for analysis using the 2016 California Building Code.

Groundwater

Perched groundwater was encountered in Borings 1 and 2, 12 to 18 inches below grade and groundwater was encountered 14 and 16.5 feet below grade. Groundwater was not encountered in Boring 3. Groundwater levels denote groundwater conditions at the locations and times observed, and it is not warranted that they are representative of groundwater conditions at other locations or times. Groundwater levels can vary due to seasonal variations and other factors not evident at the time of our investigation.

Seismicity

The following is a general discussion of seismicity in the project area. A detailed discussion of seismicity is beyond the scope of our services.

The closest faults to the site are the Zayante-Vergeles Fault, the offshore Monterey Bay-Tularcitos Fault, the San Andreas Fault, and the offshore San Gregorio Fault. The San Andreas Fault is the largest and most active of the faults in the site vicinity. However, each fault is considered capable of generating moderate to severe ground shaking. It is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake from one of the faults during the next fifty years.

Zayante-Vergeles Fault Zone	Monterey-Bay Tularcitos Fault Zone	San Andreas Fault Zone	San Gregorio Fault Zone
7.1 miles Northeast	8.7 miles Southwest	9.2 miles northeast	12.9 miles southwest

Structures designed according to the 2016 California Building Code may use the following parameters in their analysis. The following ground motion parameters may be used in seismic design and were determined using the USGS Seismic Design Map and ASCE 7-10.

Ss	S1	SMs	SM1	SDs	SD1
1.500g	0.600g	1.500g	0.900g	1.000g	0.600g

PGAm	0.50g

Seismic Design Category (SDC) Occupancy Categories I and II	D

Liquefaction

Liquefaction occurs when saturated fine grained sands, silts and sensitive clays are subject to shaking during an earthquake and the water pressure within the pores builds up leading to loss of strength. There is a low potential for liquefaction to develop below the groundwater table due to the density of the soils below the groundwater table.

Landsliding

The site is very gently sloping and there are no steep slopes near the project site; therefore, there is a very low potential for landslides to affect the proposed improvements.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the proposed three lot land division and the three new residences proposed at the site are feasible provided the recommendations presented in this report are incorporated into the design and properly followed during construction of the project.

Primary geotechnical concerns for the project include embedding foundations into firm, uniform soil, controlling groundwater and drainage, and designing for strong seismic shaking.

Differential settlement of the upper loose soils could also occur under building loads because the top 12 to 30 inches of soil is soft when wet and there will be areas with loose soils and fill after the existing structures are demolished. Foundations should penetrate the loose soils and be founded upon firm native soil.

Perched groundwater was encountered 12 to 18 inches below grade in Borings 1 and 2. If construction is performed during times of high groundwater, it may be necessary to de-water and dry the soil before excavations can be performed. If construction is performed in the drier summer months the probability of encountering perched groundwater is reduced, but some deeper groundwater (below 14 feet) should be anticipated even during the dry months.

Due to the potential for shallow groundwater and ponding water, we recommend raising the grade at each residence and sloping the ground surface away from the foundations. We do not recommend having crawlspaces that are lower than the exterior grade and we recommend keeping floor space above the exterior grade.

Roof and surface runoff should be directed away from building foundations. There is a potential for water to pond at the site due to the clay at the ground surface and the near level topography. As recommended above, the buildings should be raised above existing grade to create slopes away from each residence. Swales should be used where necessary to direct surface runoff around each residence to a suitable collection point. Due to clayey surface soils and high groundwater the site is not suitable for on-site retention. The NRCS web soil survey indicates the near surface soils have infiltration rates less than 0.7 inches per hour which is too slow to handle storm water infiltration. Bio-swales and other retention type facilities may be used on site as long as a suitable overflow path is available for excess water. In general, bio-swales should not be located within 10 feet of foundations.

The site is located in a highly seismic region near several major fault zones. The proposed structure will most likely experience strong seismic shaking during the design lifetime. The foundation and structures should be designed utilizing the most current seismic design standards.

RECOMMENDATIONS

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

General Site Grading

1. The geotechnical engineer should be notified **at least four days** prior to any grading or foundation excavating so the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Areas to be graded should be cleared of all obstructions including existing foundations and slabs, vegetation and root laden topsoil, and any other unsuitable material. Stripping depths of 3 to 4 inches are anticipated. Voids should be backfilled with engineered fill.

3. The top 12 inches of subgrade soil should be scarified, moisture conditioned and compacted below areas to receive engineered fill. At the time of our study, moisture contents of the surface and near-surface native soils ranged from about 15 percent to 19 percent. Based on these moisture contents, some moisture conditioning will likely be needed for the project. The soils moisture contents may need to be dried by aeration to achieve the recommended moisture content range for compaction.

4. Engineered fill should be moisture conditioned to about 2 percent over optimum moisture content, placed in thin lifts less than 8-inches in loose thickness and compacted to at least 90 percent relative compaction. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557.

5. In general, the on-site soils are suitable for use as engineered fill. Soils used for engineered fill should be granular, have a Plasticity Index less than 15, be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches.

6. Fill slopes should be benched at least 2 feet below existing grade. The bench should be at least 6 feet wide. Fill slopes should be inclined no steeper than 2:1 (horizontal to vertical).

7. Engineered fill should be continuously observed by our firm. At a minimum, in-place density tests should be performed as follows: one test for every foot of fill placed, one test for every 500 sq. ft. of material for relatively thin fill sections and one test whenever

there is a definite suspicion of a change in the quality of moisture control or effectiveness in compaction.

8. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Earthwork Considerations

9. Although the exposed subgrades are anticipated to be relatively stable upon initial exposure, on site soils may pump and unstable subgrade conditions could develop during general construction operations, particularly if the soils are wetted and/or subjected to repetitive construction traffic. The use of light construction equipment would aid in reducing subgrade disturbance. Should unstable subgrade conditions develop stabilization measures will need to be employed.

10. We recommend that the earthwork portion of this project be completed during extended periods of dry weather if possible. If earthwork is completed during the wet season (typically October through May) it may be necessary to take extra precautionary measures to protect subgrade soils. Wet season earthwork may require additional mitigation beyond that which would be expected during the drier summer and fall months.

Concrete Slabs-on-Grade

11. The upper 12 inches of subgrade soil below interior concrete slabs-on-grade should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction.

12. The upper 8 inches of subgrade soil below non-load bearing exterior concrete slabs-on-grade should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction.

13. For driveway slabs the upper 12 inches of subgrade soil should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 95 percent relative compaction. The zone of compaction should extend at least 1 foot beyond the edges of the slab.

14. Upon completion of grading, care should be taken to maintain the subgrade prior to construction of the slabs. Construction traffic over the completed subgrade should be avoided to the extent practical. If the subgrade should become desiccated, saturated, or disturbed, the affected material should be removed or these materials should be scarified, moisture conditioned, and re-compacted prior to slab construction.

15. All concrete slabs-on-grade can be expected to suffer some cracking and movement. However, thickened exterior edges, a well prepared subgrade including pre-

moistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should reduce cracking and movement.

16. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where floor wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 6 inches of free-draining gravel should be placed beneath interior floor slabs to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel.

Pavements

17. The top 12 inches of subgrade soil below pavements should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 95 percent relative compaction.

18. Upon completion of grading, care should be taken to maintain the subgrade moisture content prior to construction of pavements. Construction traffic over the completed subgrade should be avoided to the extent practical.

19. The site should also be graded to prevent ponding of surface water on the prepared subgrades. If the subgrade should become desiccated, saturated, or disturbed, the affected material should be removed or these materials should be scarified, moisture conditioned, and re-compacted prior to pavement construction.

20. The pavement section should consist of at least 3 inches of asphalt concrete over at least 8 inches of Class II aggregate base, or as specified by your designer.

21. The aggregate base below all Portland cement or asphalt concrete pavements should be moisture conditioned and compacted to at least 95 percent relative compaction prior to placing concrete or asphalt paving materials.

22. Only quality materials of the type and minimum thickness specified should be used. Baserock (R=78 minimum) should meet CalTrans Standard Specifications for Class II Untreated Aggregate Base. Subbase (R=50 minimum) if specified should meet CalTrans Standard Specifications for Class II Untreated Aggregate Subbase.

Utility Trenches

23. Utility trenches placed parallel to structures should not extend within an imaginary 2:1 (horizontal to vertical) plane projected downward from the bottom edge of the adjacent footing.

24. Trenches may be backfilled with compacted engineered fill placed in accordance with the grading section of this report. The backfill material should not be jetted in place.

25. The portion of utility trenches that extend beneath foundations should be sealed with 2-sack sand slurry (or equivalent) to prevent subsurface seepage from flowing under buildings.

Spread Footing Foundations

26. Footings may be founded upon firm native soil. Firm native soil was encountered 12 to 30 inches below existing grades. We recommend raising the grade at each homesite for drainage. Therefore, footings could be about 2 to 3.5 feet deep to penetrate the proposed fill and penetrate the upper loose soils. As an alternative, the top 12 to 30 inches of soil can be removed and replaced as compacted engineered fill and footings can be embedded a minimum of 12 inches into the engineered fill. Footings supported on engineered fill should have at least 12 inches of engineered fill below the foundation and the fill should extend at least 3 feet beyond the perimeter of the structure.

27. Footings should be at least 12 inches wide for one story footings and at least 15 inches wide for two story footings. Actual footing depths and widths may be larger and should be as required by the structural designer based on the actual loads transmitted to the foundation and applicable design standards.

28. Footings designed in accordance with the above may be designed for an allowable soil bearing pressure of 1,800 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

29. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 2:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

30. Total and differential settlements from foundation loads are anticipated to be on the order of 1 inch and 1/2 inches respectively.

31. Lateral load resistance for structures supported on shallow footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 may be assumed. As an alternative, where foundations are poured neat against engineered fill, an allowable lateral bearing pressure of 200 pcf, equivalent fluid weight may be used. The top 12 inches of soil should be neglected in passive design.

32. The foundation trenches should be kept moist and be thoroughly cleaned of slough or loose materials prior to pouring concrete.

33. Prior to placing concrete, foundation excavations should be observed by the soils engineer.

Site Drainage

34. Controlling surface and subsurface runoff is important to the performance of the project.

35. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations or other improvements. Where bare soil or pervious surfaces are located next to the foundation, the ground surface within 10 feet of the structure should be sloped at least 5 percent away from the foundation. Where impervious surfaces are used within 10 feet of the foundation, the impervious surface within 10 feet of the structure should be sloped at least 2 percent away from the foundation. Swales should be used to collect and remove surface runoff where the ground cannot be sloped the full 10 foot width away from the structure. Swales should be sloped at least 2 percent towards the discharge point.

36. There is a potential for water to pond at the site due to clayey soils at the ground surface and the near level topography. Buildings should be raised above existing grade to create slopes away from each residence. Swales should be used where necessary to direct surface runoff around each residence to a suitable collection point.

37. Full roof gutters should be placed around the eves of the structure. Discharge from the roof gutters should be conveyed away from the downspouts and discharged in a controlled manner.

38. Due to clayey surface soils and high groundwater the site is not suitable for on-site retention. The NRCS web soil survey indicates the near surface soils have infiltration rates less than 0.7 inches per hour which is too slow to handle storm water infiltration.

39. Bio-swales and other retention type facilities may be used on site as long as a suitable overflow path is available for excess water. In general, bio-swales should not be located within 10 feet of foundations.

40. The location of all drainage outlets should be reviewed and approved in the field prior to installation.

Plan Review, Construction Observation, and Testing

41. Dees & Associates, Inc. should be provided the opportunity for a general review of the final project plans prior to construction to evaluate if our geotechnical recommendations have been properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. Dees & Associates, Inc. also requests the opportunity to observe and test grading operations and foundation excavations at the site. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.

2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.

3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a soil engineer.

APPENDIX A

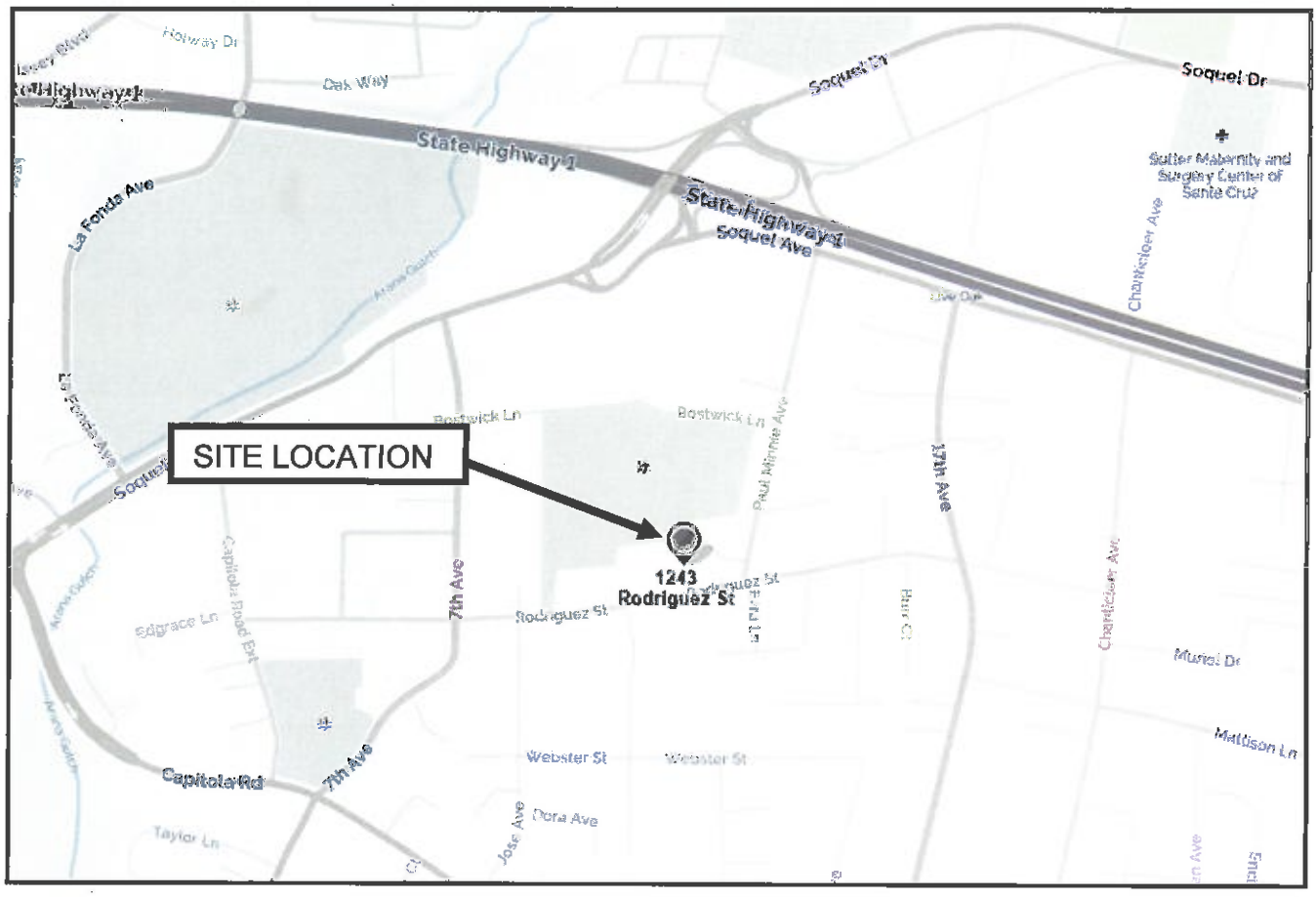
Site Vicinity Map

Site Plan

Unified Soil Classification System

Logs of Test Borings

Atterberg Limit Test Results



SITE VICINITY MAP
Figure 1

SITE PLAN
Figure 2

THE UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES	CLASSIFICATION CRITERIA	
COARSE-GRAINED SOILS** MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS (< 5% FINES)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate particle sizes	
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for GW	
		GRAVELS WITH FINES (>12% FINES)	GM	Silty gravels, gravel-sand-silt mixtures	Non plastic fines or fines with low plasticity Atterberg limits below "A" line or PI < 4	Above "A" line with 4 < PI < 7 are borderline cases requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures	Plastic fines Atterberg limits above "A" line with PI > 7	
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS (<6% FINES)	SW	Well-graded sands, gravelly sands, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate sizes missing	
			SP	Poorly graded sands, gravelly sands, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for SW	
		SANDS WITH FINES (>12% FINES)	SM	Silty sands, sand-silt mixtures	Non plastic fines or fines with low plasticity Atterberg limits below "A" line or PI < 4	Limits plotting in hatched zone with 4 < PI < 7 are borderline cases requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Plastic fines Atterberg limits above "A" line with PI > 7	
FINE-GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	SILTS AND CLAYS (LIQUID LIMIT < 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays		
			OL	Organic silts and organic silty clays of low plasticity		
	SILTS AND CLAYS (LIQUID LIMIT > 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH	Inorganic clays of medium to high plasticity, organic silts		
			OH	Organic clays of medium to high plasticity, organic silts		
	HIGHLY ORGANIC SOILS		Pt	Peat and other highly organic soils	Readily identified by color, odor, spongy feel and frequently by fibrous texture	

**Gravels and sands with 5% to 12 % fines are borderline cases requiring use of dual symbols.

RELATIVE DENSITY OF SANDS AND GRAVELS

DESCRIPTION	BLOWS / FT*
VERY LOOSE	0 – 4
LOOSE	4 – 10
MEDIUM DENSE	10 – 30
DENSE	30 – 50
VERY DENSE	OVER 50

CONSISTENCY OF SILTS AND CLAYS

DESCRIPTION	BLOWS / FT*
VERY SOFT	0 – 2
SOFT	2 – 4
FIRM	4 – 8
STIFF	8 – 16
VERY STIFF	16 – 32
HARD	OVER 32

*Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. I.D. vertical inches.

L ■ M ■ T □ B □

SAMPLE TYPES REFERENCED ON BORING LOGS

TEST BORING LOG

PROJECT NO. SCR-1114
Rodriguez Street

LOGGED BY: CL | DATE DRILLED: 1-26-17 | BORING TYPE: 6" solid stem | BORING NO: 1

DEPTH (feet)	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	10-1-1 L	▼ Perched Groundwater at 1 foot Dark yellow brown Sandy CLAY, very moist, hard	CL	8 50/6	50/12	112.1	19.1				52.1	
3	1-2-1 T	Dark yellow brown SAND at top, CLAY at bottom, moist, dense	SC CL	23 24								
4	1-3-1 L			50	50/6		24.6					
5		Brown Sandy CLAY, very moist, hard	CL	15 23								
6				48	36	103.0	23.5					
8	1-4 T	Grayish brown mottled orange Clayey SAND, moist, very stiff	SC	5 10 10	20		22.1					
12	1-5 T	Yellow brown red and grey fine to coarse SAND with Silt and Gravel, moist, very dense	SM	18 27 30	57		10.9				6.9	
14		▼ Groundwater at approximately 14 feet										
16	1-6 T	Yellowish brown fine to medium SAND with Silt, very moist, very dense	SP	13 18 40	58		18.6				7.9	
18		Break in log between 18 and 19 feet										
21	1-7 T	Yellow brown SAND, wet, medium dense (*sand is flowing up – blow count not reliable)	SP	*	17		24.5				3.8	
28		Easy drilling between 26 and 29 feet Break in log between 22.5 and 28 feet Drill rig lifting up at 29 feet										
30		Yellow brown SAND, wet, very dense	SP									
		Boring terminated at: 30 feet Perched Groundwater at:1 foot										

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Figure 4

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

PROJECT NO. SCR-1114
Rodriguez Street

LOGGED BY: CL | DATE DRILLED: 1-26-17 | BORING TYPE: 6" solid stem | BORING NO: 2

DEPTH (feet)	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	2-1-1 L	Yellow brown mottled orange fine Sandy CLAY, moist, firm ▼ Perched groundwater at 1.5 feet	CL	1 6 8	7	113.3	17.2					14.2
3	2-2-1 M			1 17 28	30	104.0	21.3					
4	2-3 T	Brown Clayey SAND, moist, medium dense	SC	8 10 14	24		21.9					
8	2-4 T	Dark yellow brown mottled orange Clayey fine SAND, moist, medium dense	SC	9 10 11	21							
12	2-5 T	Dark yellow brown Silty fine SAND, moist, very dense	SM	18 24 36	60		13.5				18.2	
16		▼ Groundwater at 16.5 feet ±										
17		Easy drilling between 17.5 to 20 feet										
20	2-6 T	Dark yellow brown SAND with Silt, moist, very dense	SP	50/1"	50/1"		21.0				7.2	
21		Break in log between 21 and 26 feet										
28		Boring terminated at 28 feet Perched water at 1.5 feet Groundwater at 16.5 feet										

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Figure 5

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

PROJECT NO. SCR-1114
Rodriguez Street

LOGGED BY: CL | DATE DRILLED: 1-26-17 | BORING TYPE: 6" solid stem | BORING NO: 3

DEPTH (feet)	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	3-1-1 L	Dark yellow brown mottled orange Sandy CLAY, moist, stiff		1 8								
2				12	10		15.8					
3	3-2 T	Dark yellow brown Clayey fine SAND, moist, very dense		23 50/6"	50/6"							
4		Approximate contact										
5	3-3-1 L	Dark yellowish brown mottled orange Sandy CLAY, moist very hard		18 24								
6				36	24							
7	3-4 T	Dark yellowish brown mottled orange Sandy CLAY, moist very hard		7 20								
8				44	64		20.6					
9												
10												
11												
12	3-5 T	Dark yellowish brown mottled orange Sandy CLAY, moist very hard		13								
13				24								
14				20	40		23.1					
15												
16	3-6 T	Yellowish brown Silty fine to medium grained SAND with Gravel, moist, very dense		17								
17				20								
18				50/6"	50/6"		10.4					
19		Easier drilling at 19 feet										
20												
21		Boring terminated at 20 feet No groundwater encountered										
22												
23												
24												

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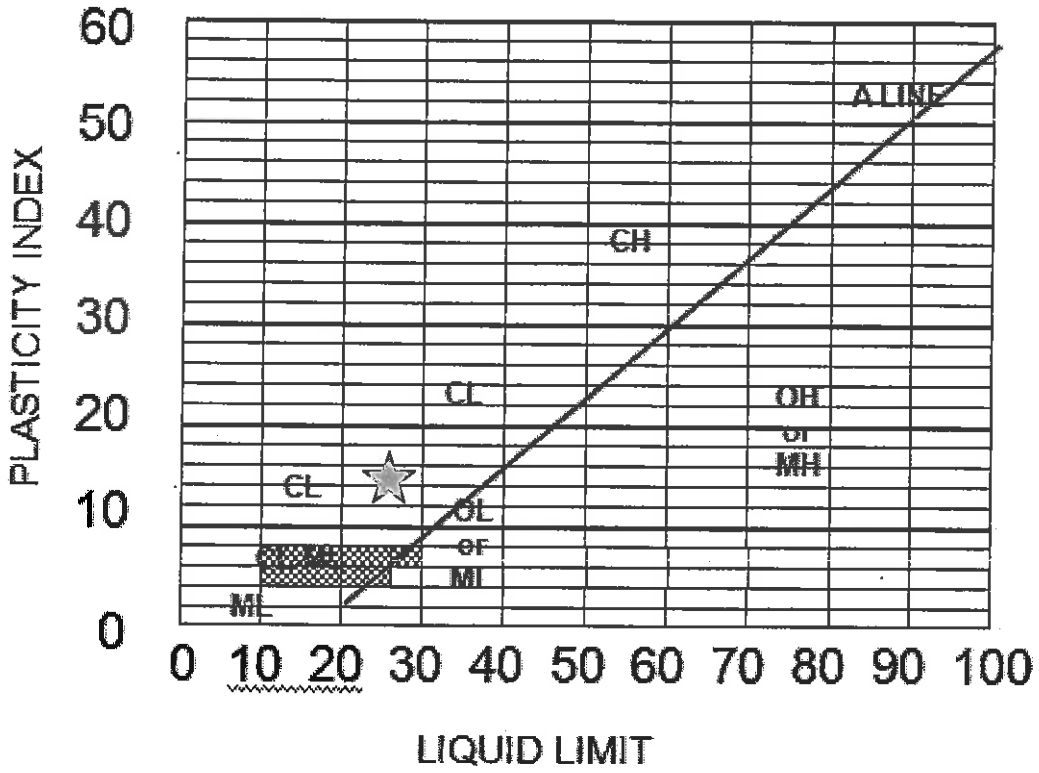
Figure 6

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5



MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
CH	Inorganic clays of medium to high plasticity, organic silts, fat clays	CL	Inorganic clays of low to medium plasticity, gravelly clay, sandy clays, silty clays, lean clays
OH	Organic clays of medium to high plasticity, organic silts	OL	Organic silts and organic silty clays of low plasticity
Pt	Peat and other highly organic soils		

PLASTICITY DATA

SYMBOL	SAMPLE NO.	DEPTH (FEET)	IN-SITU MOISTURE CONTENT (%)	LIQUID LIMIT (%	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	LIQUIDITY INDEX (W-PL)/(LL PL)	UNIFIED SOIL CLASSIFICATION SYMBOL
★	2-1-1	3.5	17.2	27.2	13.0	14.2	0.21	CL

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 creates three residential parcels. The property is located in the R-UM (Urban Medium Density Residential) General Plan designation which allows a density of one parcel for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 5,000 square feet of net developable area.

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 of the parcels will be accessed by Rodriguez Street with Parcels A and B utilizing a shared driveway on the west side of the project site.

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 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 in nature, lot sizes meet the minimum dimensional standard for the R-1-5 zone district with the exception of Lot B for which a variance to the minimum frontage and width is required. All yard setbacks will be consistent with zoning standards. Further, the project, as conditioned, is consistent with all requirements of Chapter 13.11 of the County Code, the Site, Architectural and Landscape Design Review ordinance.

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 site, a geotechnical report prepared for the property concludes that the site is qualified for the land division. The existing property is approximately ½ acre in size and has a relatively commonly shape which to ensure efficiency in further development of the property, and the proposed parcels offer a

traditional arrangement and shape to ensure development without the need for site standard exceptions with the exception to the required 50-foot minimum frontage and width for Parcel B which a variance is required. No environmental constraints exist which necessitate that the area remain fully undeveloped.

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 impede development of the site and the project has received a Negative Declaration pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines.

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

This finding can be made, in that in that municipal water and sewer are available to serve 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 the project has been designed to incorporate a five foot wide public utility easement located along the Rodriguez Street frontage of the proposed development. Further, the project proposes a shared access for parcels A and B. As proposed and conditioned, the project will comply with all easements incumbering 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 fullest extent possible in a manner to take advantage of solar opportunities.

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

This finding can be made, in that design criteria has been developed and determined to be consistent with the County Design Review ordinance. The proposed residences will incorporate architectural design features such as pitched roofs, varied materials, and porches to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The surrounding neighborhood contains mainly of single-family residential development. The design and layout of the proposed land division is compatible with the surrounding pattern of development.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that while the subject parcel is of appropriate size to accommodate the proposed density, the narrowness of the subject parcel precludes a conventional configuration of which complies with the minimum frontage and width requirements of 50 feet for creation of new parcels. In order to develop the subject property at a density which is consistent with the Urban Medium Residential Land Use Density, a reduction of five feet in the width for one of the proposed parcel is appropriate.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that granting of the variance will allow for the division of the subject property into a parcel configuration which is consistent with the surrounding land use pattern. The proposed five foot reduction in frontage and width will not be materially detrimental to public health and safety in that future development of Parcel B shall be required to comply with all other site and development standards for the R-1-5 zone district.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the proposed reduction in the required frontage and width of parcel B would not result in the granting of special privileges in that the proposed project will result in a conventional configuration of the proposed parcels which is consistent with the surrounding pattern of development. Further, the reduced width will not be readily apparent from a visual standpoint in that the 20 foot wide access will serving parcels A and B will offset any perceived reduction in frontage or width. Future development of the project site shall comply with the site standards for the R-1-5 zone district.

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the land division and the conditions under which the new lots would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single-family residential – 5,000 square feet minimum) zone district as the primary use of the property will be three new residential parcels that meets all current site standards for the zone district with the exception of the minimum frontage and width of Parcel B for which a Variance is requested.

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

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

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

The project complies with General Plan 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, sufficient area would be available on all of the resulting parcels for construction of ADUs.

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 the proposed land division would create three new residential parcels and three new single-family dwellings. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day per dwelling unit (3 peak trips per day). The project site is currently developed with an existing four unit dwelling group which generates 4 peak trips per day. Consequently, the existing homes will offset the trip generation for the proposed development therefore, the project will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structures would be located in a mixed neighborhood containing a variety of architectural styles, and the proposed land division is consistent with the land use intensity and density of the neighborhood. The homes in the area are mostly simple, pitched roof designs. The proposed design guidelines will ensure the project is compatible with the neighborhood.

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

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

Conditions of Approval

Land Division 171063

Applicant: Robert Dewitt

Property Owner: Victor Ferguson

Assessor's Parcel Number(s): 026-063-16

Property Address and Location: Property located on the north side of Rodriguez Street, between Jose Avenue and Paul Minnie Avenue (1243 Rodriguez Street)

Planning Area: Live Oak

Exhibit(s):

D. Project Plans (Sheet P1–P6): prepared by Hogan Land Services, revised to 1/22/2018.

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 three (3) residential parcels.

C. The minimum parcel area shall be 5,000 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 for the project shall meet the minimum setbacks for the R-1-5 zone district of 20 feet for front, 5 feet and 8 feet for interior side yards, 10 feet for street 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 of road right of way on East Cliff Drive, as indicated on the approved Exhibit "D".

4. All easements and dedications to be recorded prior to recordation of the Parcel Map which include:
   a. Regarding joint use of the corridor access, record a shared access and maintenance agreement between Parcels A and B.
   b. Record a maintenance agreement for all drainage facilities and easements.

5. Include the Minor Land Division number "171063" 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 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. Obtain a Demolition Permit from the Santa Cruz County Building Official, for the existing structures to be demolished and comply with any requirements of the Monterey Bay Air Resources District (MBARD).

3. 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.

4. 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.

5. All future construction on the lots shall conform to the approved design guidelines 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-1-5 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. The paved surface of the corridor access shall be a minimum of 18 feet in width for the first 25 feet in order to provide simultaneous vehicular ingress and egress.

c. Landscaping: Vegetation located within the 10 foot sight distance triangle surround the two driveways along Rodriguez Street be kept to no more than three feet in height, and trees must be limbed up to seven feet once mature

6. All future development on the lots shall comply with the requirements of the geotechnical report for this project.

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. Either provide evidence that the property owner has joined an existing maintenance association or create a maintenance agreement for the shared access of the driveway. If the latter, please submit the maintenance agreement for staff review.

C. Meet all drainage requirements of the Department of Public Works, Stormwater Management Services section. See discretionary comments dated 3/5/18.

D. Meet all requirements of the Environmental Planning section of the Planning

Department, including:

1. Plans shall reference the soils report and include a statement that the project shall conform to the report's recommendations.

2. 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.

E. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:

1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.

2. Pay all necessary bonding, deposits, and connections fees.

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 new bedrooms within each of the new homes. These fees are currently $1,000 per bedroom, but are subject to change.

J. Child Care Development fees shall be paid for new bedrooms within each of the new homes. These fees are currently $109 per bedroom, but are subject to change.

K. 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.

L. 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.
    b. The paved surface of the corridor access shall be a minimum of 18 feet in width for the first 25 feet in order to provide simultaneous vehicular ingress and egress.

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.

M. 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.

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. In order to avoid impacts to special status bats, tree removal and demolition activities shall be limited to the months between November 1 and March 1, if feasible. If the trees or existing structures must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for special status bats 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree or demolition of the existing structures. If protected bats are roosting within the project area, tree removal and demolition activities shall be avoided until the roosts are vacated.

F. 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.

G. 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.

H. No fences or trees may be constructed within the public utility easement located along the Rodriguez Street frontage.

I. 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).

J. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.

V. Operational Conditions

A. All landscaping within the 10-foot sight distance triangle located at the driveway aprons and Rodriguez Street shall be maintained such that no plants block sight distance. Shrubs shall be maintained at 30 inches or less and trees shall be limbed up to seven feet to ensure clear line of sight.

B. All landscaping shall be permanently maintained. Damaged or dead landscaping shall be replaced in kind.

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, it 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.

EXHIBIT C

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: _____

Nathan MacBeth
Project Planner

Steven Guiney, AICP
Principal 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 C

Project Plans

Application Number 171063

EXHIBIT D

TENTATIVE MAP NOTES:

[Reference: County Code Section 14.01.206, Form and Content for Tentative Maps]

A. Tract name: Not applicable for minor land division
B. Survey of the parcel: Topo mapping by Edmundson & Assoc., dated March, 2016
C. Record owner & Subdivider:
Victor & Lisa Ferguson
4190 Pearson Court

Designer & Planner:
Land Use Analysis
Richard Emigh redesigns02@yahoo.com
413 Capitola Ave.
Capitola, CA 95010 831-479-1452

Engineer and surveyor:
Hogan Land Services, Inc..
802 Estates Dr., Ste. 100-A
Aptos, CA 95003 831-425-1617
Robert L. DeWitt, P.E. rldewitt@hoganls.com

D. Location, names and present widths of adjacent street: See Sheet P-2.
E. Location, proposed name, width, and grade of streets within the subdivision: None
F. Location and widths of easements for drainage and utilities: See Sheet P-3
G. Approx. radii of all curves: None
H. Approx. dimensions of all lots: See sheet P-3
I. Approx. boundaries of areas subject to inundation: None noted
J. Existing use of the property: Multi-family dwellings (abandoned)
K. Proposed use of the property: Single family residences on each lot
L. Water supply: City of Santa Cruz Water Department
M. Sanitation: County of Santa Cruz Sanitation District
N. Proposed public areas: None
O. Contours and slope designation: See Sheet P-2
P. Statement of improvements to be installed: Sewer laterals to ea. lot, re-configure existing meters for water service to each lot.
Q. Typical street cross section: See Sheet P-1
R. Date, north point and scale: Shown on all Sheets
S. Site location sketch: See vicinity map on Sheet P-1
T. Soil percolation data for septic: Not applicable. Site to be connected to public sewer.
U. Approx. known soil or geologic hazard areas: None known.
V. Preliminary soils report: Dees & Assoc., Project No. SCR-1114, dated April, 2017
W. Preliminary engineered improvement plans: See Sheet P-4
X. Information deemed necessary to evaluate solar access: To be provided with future building permit applications
Y. Designated remainder parcel: None proposed.

General Plan designation: Urban Medium Residential (R-UM);
Zoning: R-1-5

TENTATIVE MAP

PREPARED AT THE REQUEST OF

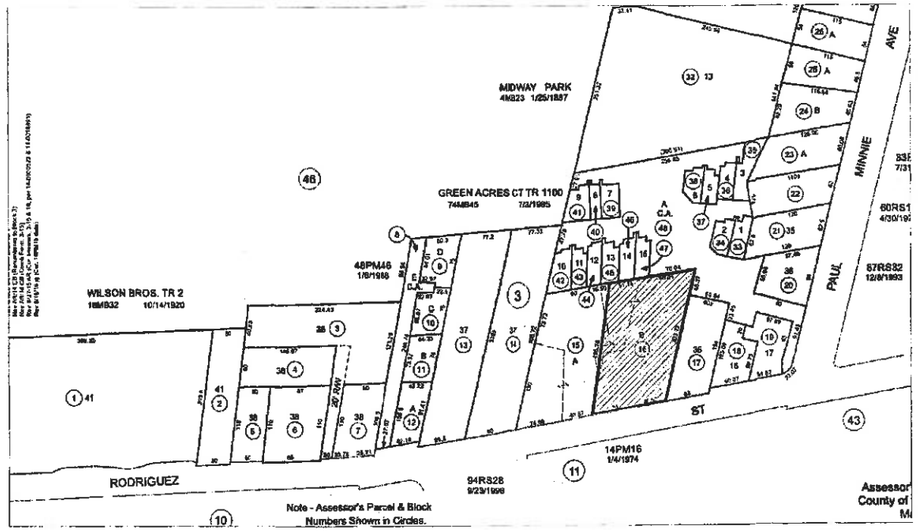
Victor and Lisa Ferguson

LOCATED AT

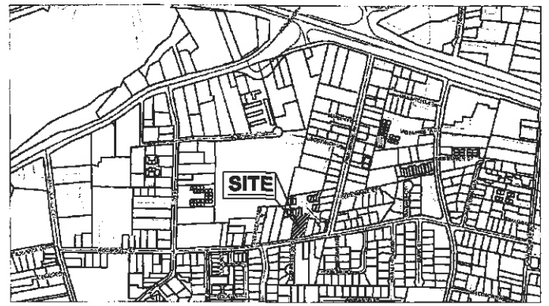
1243 Rodriguez St.

LIVE OAK AREA, SANTA CRUZ COUNTY

A.P.N. 026-063-16

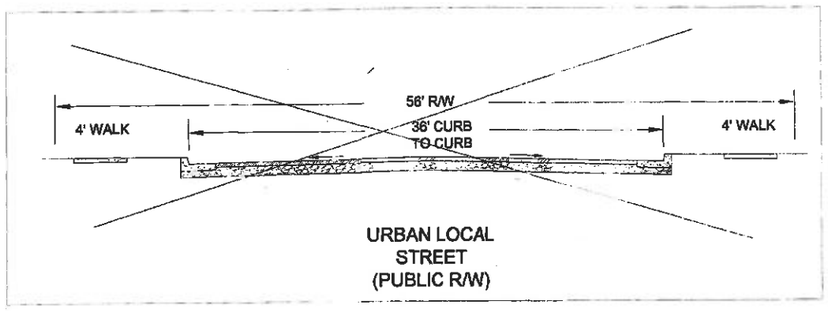


LOCATION MAP
(NO SCALE)

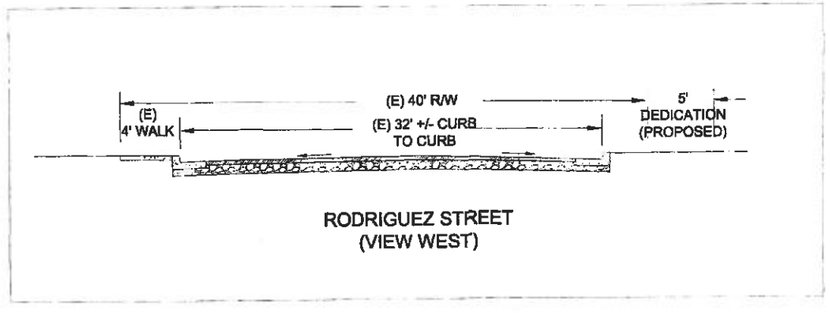


VICINITY MAP
(NO SCALE)

SHEET INDEX:



URBAN LOCAL STREET
(PUBLIC R/W)



RODRIGUEZ STREET
(VIEW WEST)

TYPICAL STREET CROSS SECTIONS
SCALE: 1" = 5'

Construction contractor agrees that in accordance with generally accepted construction practices, the contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and contractor further agrees to defend, indemnify, and hold design professional harmless from any and all liability, real of alleged, in connection with performance of work on this project, excepting liability arising from the sole negligence of the design professional.

UNAUTHORIZED CHANGES AND USES:
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

ACEC
American Council of Engineering Companies
California

TITLE SHEET
A.P.N. 026-063-16

RE-SUBMITTAL SET 1-22-18

REGISTERED PROFESSIONAL ENGINEER * ROBERT L. DEWITT * No. 20,513 * CIVIL * STATE OF CALIFORNIA

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:
Victor Ferguson

ROBERT L. DEWITT P.E. 6/21/17

DRN:	RLD
CHK:	XXX
PM:	RLD
DATE	JUNE 2017
JOB #:	H2513

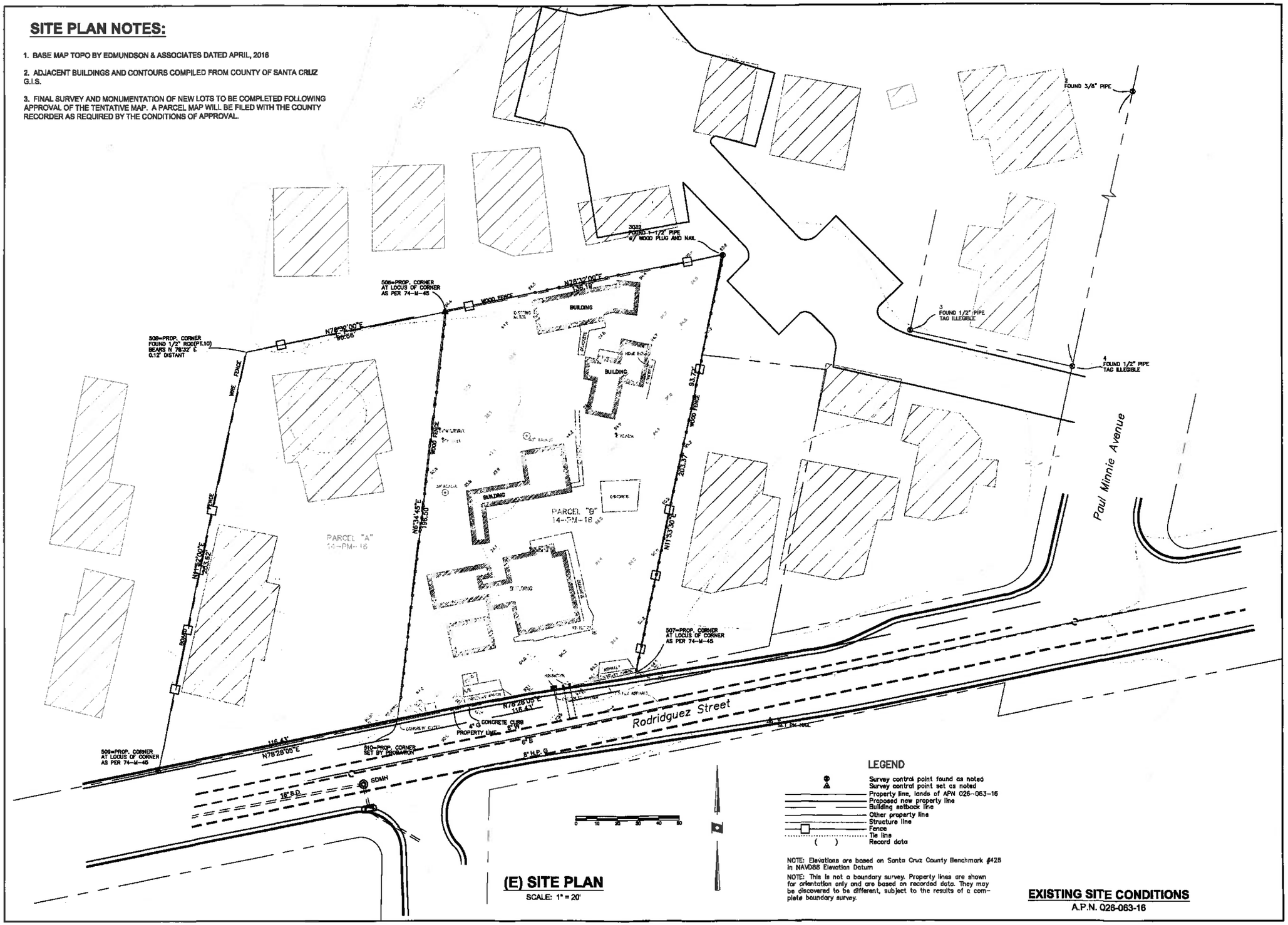
HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
Tel (831) 425-1617
Fax (831) 425-0224
www.hoganls.com
802 Estates Dr., Ste. 100-A
Aptos, CA 95003

TENTATIVE MAP
PREPARED AT THE REQUEST OF
Victor & Lisa Ferguson
FOR
1243 Rodriguez St., Santa Cruz, CA

P-1
OF 6

SITE PLAN NOTES:

1. BASE MAP TOPO BY EDMUNDSON & ASSOCIATES DATED APRIL, 2016
2. ADJACENT BUILDINGS AND CONTOURS COMPILED FROM COUNTY OF SANTA CRUZ G.I.S.
3. FINAL SURVEY AND MONUMENTATION OF NEW LOTS TO BE COMPLETED FOLLOWING APPROVAL OF THE TENTATIVE MAP. A PARCEL MAP WILL BE FILED WITH THE COUNTY RECORDER AS REQUIRED BY THE CONDITIONS OF APPROVAL.



(E) SITE PLAN

SCALE: 1" = 20'

LEGEND

- Survey control point found as noted
- Survey control point set as noted
- Property line, lands of APN 026-063-16
- Proposed new property line
- Building setback line
- Other property line
- Structure line
- Fence
- Tie line
- ( ) Record data

NOTE: Elevations are based on Santa Cruz County Benchmark #428 in NAVD88 Elevation Datum

NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.

EXISTING SITE CONDITIONS

A.P.N. 026-063-16

RE-SUBMITTAL SET 1-22-18

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:
Victor Ferguson

ROBERT L. DEWITT, P.E. — 6/21/17

DRN:	RLD	DATE:	JUNE 2017
CHK:	XXX	JOB #:	H2512
PM:	RLD		

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TENTATIVE MAP
PREPARED AT THE REQUEST OF
Victor & Lisa Ferguson
FOR
1243 Rodriguez St., Santa Cruz, CA

P-2
OF 6

KEY TO ITEMS:

A. DRIVEWAY APRONS

1. (N) APRON FIG. ST-6C
2a. (E) APRON TO BE REMOVED
2b. (E) APRON TO REMAIN
3. (E) CONC. CURB & GUTTER

B. SEWER ITEMS:

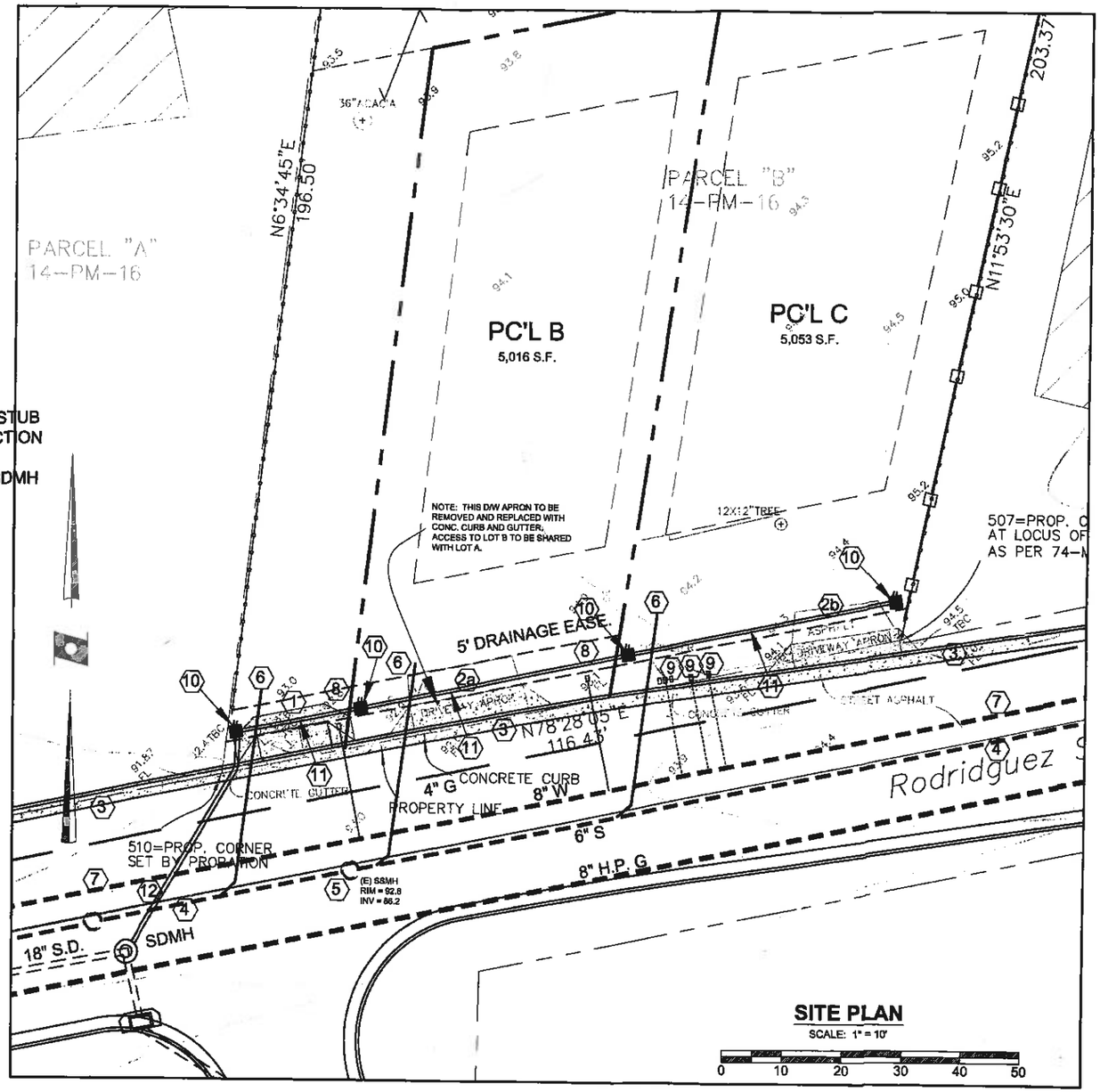
4. (E) 6" SAN. SEWER
5. (E) SS MANHOLE
6. (N) 4" SEWER LATERAL (SEE NOTE 3.)

C. WATER ITEMS:

7. (E) 8" WATER MAIN
8. (N) WATER SERVICE
9. (E) WATER SERVICE

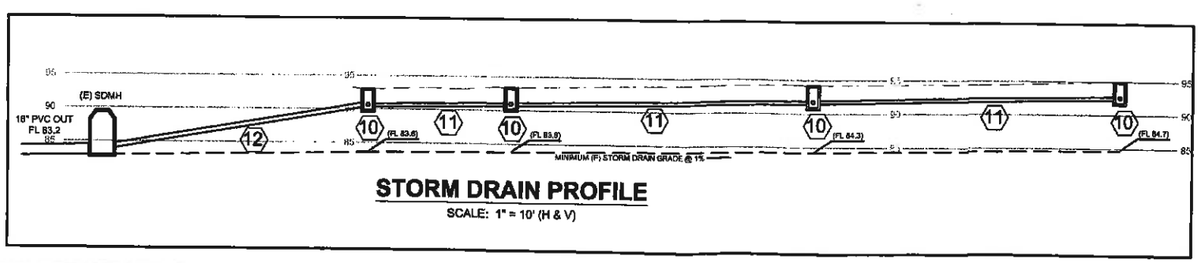
D. DRAINAGE ITEMS

10. (N) OR (F) DRAIN INLET W/ 6' STUB OUT TO LOT FOR FUTURE CONNECTION
11. (N) OR (F) 6" PVC DRAIN
12. (N) 8" PVC CONNECT TO (E) SDMH (SEE SHEET P-5 FOR STORM DRAINAGE DETAILS)



SITE PLAN
SCALE: 1" = 10'

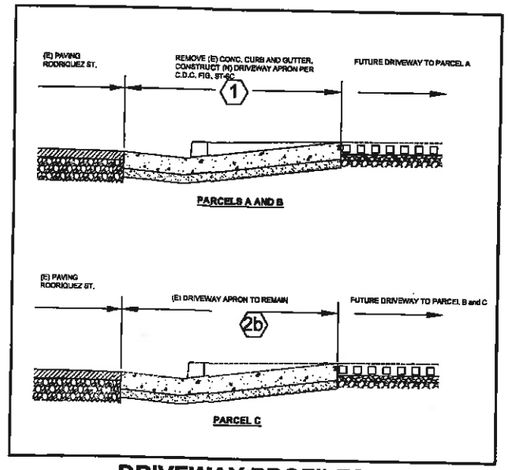
0 10 20 30 40 50



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

PRELIMINARY CONSTRUCTION NOTES:

1. EXISTING STREET IMPROVEMENTS FOR RODRIGUEZ ST. CONSISTS OF CURB AND GUTTER, ASPHALT PAVING, AND DRIVEWAY APRONS AS SHOWN.
2. NEW DRIVEWAY APRON TO BE CONSTRUCTED FOR PARCEL A AND B AS SHOWN. PARCEL C TO BE ACCESSED BY EXISTING DRIVEWAY APRON.
3. SEWER LATERALS: NEW SEWER LATERAL TO BE CONSTRUCTED FOR PARCEL A AS SHOWN. EXISTING SEWER LATERAL MAY BE RE-PURPOSED FOR PARCEL B OR C DEPENDING UPON LOCATION WHEN LOCATED. NEW SEWER LATERAL TO BE CONSTRUCTED FOR PARCEL B OR C AS REQUIRED.
4. WATER METERS: PARCEL IS CURRENTLY SERVED WITH 3 EXISTING WATER METERS. NEW WATER SERVICE TO BE INSTALLED FOR PARCELS A AND B AS SHOWN. PARCEL C MAY BE SERVED BY EXISTING METER. CITY OF SANTA CRUZ WATER DEPARTMENT TO CREDIT OWNER WITH UNUSED METERS.
5. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE COUNTY DESIGN CRITERIA, LATEST EDITION. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY.



DRIVEWAY PROFILES
SCALE: 1" = 2' (H & V)

PRELIMINARY ENGINEERING
A.P.N. 026-063-16

RE-SUBMITTAL SET 1-22-18

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF: Victor Ferguson

ROBERT L. DEWITT, P.E. — 6/21/17

DRN: RLD | CHK: XXX | PM: R&D | DATE: JUNE 2017 | JOB #: H2016

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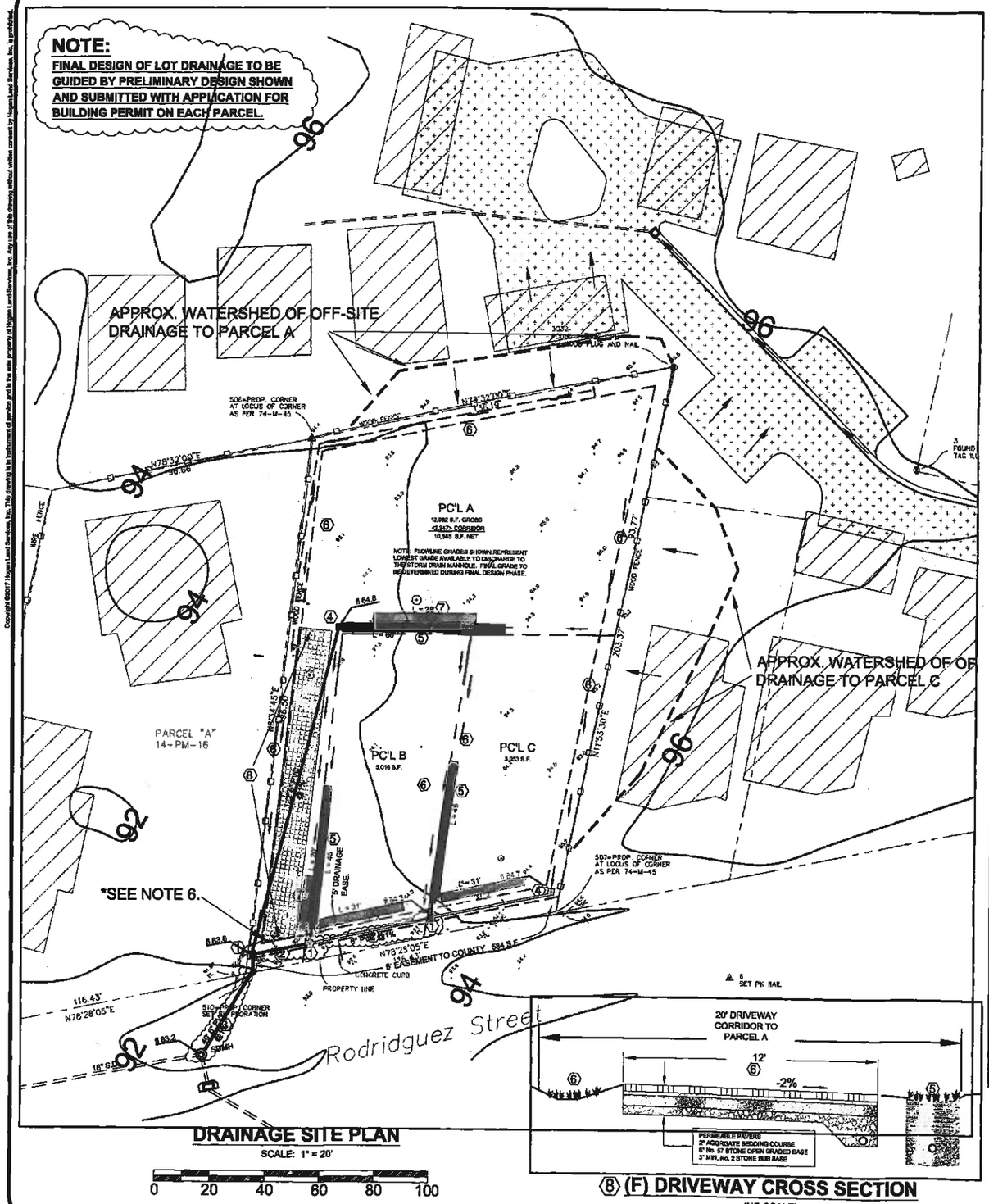
TENTATIVE MAP
PREPARED AT THE REQUEST OF
Victor & Lisa Ferguson
FOR
1243 Rodriguez St., Santa Cruz, CA

P-4
OF 6

NOTE:
FINAL DESIGN OF LOT DRAINAGE TO BE GUIDED BY PRELIMINARY DESIGN SHOWN AND SUBMITTED WITH APPLICATION FOR BUILDING PERMIT ON EACH PARCEL.



DRAINAGE SITE PLAN
SCALE: 1" = 20'
0 20 40 60 80 100

⑧ (F) DRIVEWAY CROSS SECTION
(NO SCALE)

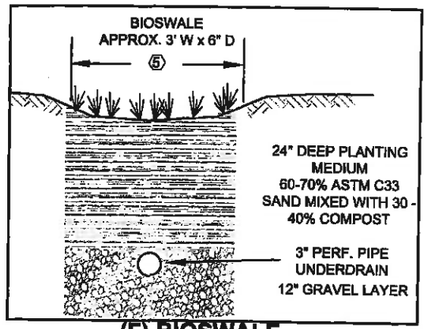
DRAINAGE NOTES:

1. PRELIMINARY DRAINAGE LAYOUT SHOWN PER KEY ITEMS.
2. GEOTECHNICAL ENGINEER DOES NOT RECOMMEND INFILTRATION OF STORM RUNOFF DUE TO LOW PERCOLATION RATES.
3. RUNOFF FROM OFF-SITE IS LIMITED. APPROXIMATE WATERSHED IS SHOWN. OFF-SITE DRAINAGE TO BE DIRECTED WITH SURFACE SWALES AS SHOWN.
4. FUTURE DRIVEWAY SERVING PARCEL A TO BE CONSTRUCTED WITH PAVERS.
5. ALL RUNOFF FROM FUTURE IMPERVIOUS SURFACES TO BE DIRECTED TO DRAINAGE CONTROL STRUCTURE FOR EACH OF THE PARCELS.
*6. DRAINAGE FACILITIES TO BE CONSTRUCTED WITH APPROVAL OF THIS TENTATIVE MAP ARE SHOWN WITHIN THE REVISION CLOUD. FUTURE DRAINAGE FACILITIES ON THE PARCELS TO BE CONSTRUCTED PURSUANT TO FUTURE BUILDING PERMITS FOR EACH OF THE PARCELS. FINAL LOCATION OF FUTURE DRAINAGE FACILITIES MAY VARY FROM LOCATION SHOWN ON THIS PRELIMINARY PLAN.
7. FUTURE BIOSWALES INTENDED TO MEET WATER QUALITY TREATMENT REQUIRED BY CDC, PART 3, SECTION C.3.b. FUTURE ROCK FILLED TRENCH INTENDED TO MEET FLOOD CONTROL MITIGATION FOR 10-YR STORM RUNOFF.
8. FUTURE DRIVEWAY TO PARCEL A TO BE CONSTRUCTED AS SHOWN.

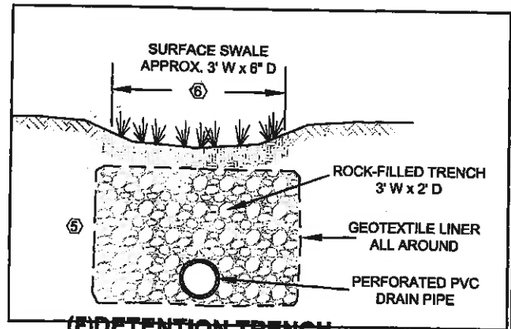
KEY TO ITEMS:

A. DRAINAGE ITEMS TO BE CONSTRUCTED PRIOR TO FILING THE FINAL PARCEL MAP: * SEE NOTE 6.
- (N) = NEW
- ① (N) DRAINAGE INLETS U-23 OR EQUIVALENT
- ② (N) 6" PVC STORM DRAIN CONNECTED TO INLETS
- ③ (N) 8" PVC STORM DRAIN CONNECT TO (E) STORM DRAIN MANHOLE

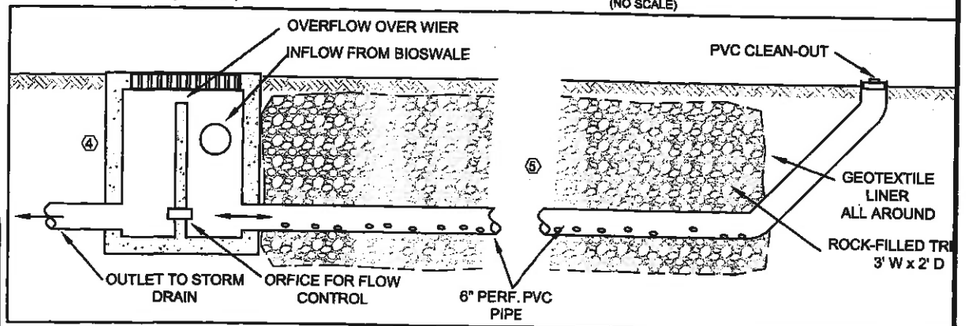
B. DRAINAGE ITEMS TO BE CONSTRUCTED WITH FUTURE BUILDING PERMITS
- (F) = FUTURE
- ④ (F) DRAINAGE CONTROL STRUCTURE U-23 OR EQUIVALENT
- ⑤ (F) ROCK-FILLED RETENTION TRENCH
- ⑥ (F) SURFACE SWALE
- ⑦ (F) BIOSWALE 3' W x L (AS SHOWN)
- ⑧ (F) DRIVEWAY TO PC'L A, CONSTRUCT WITH "HYDRO-FLO" PERMEABLE PAVERS OR EQUIVALENT



(F) BIOSWALE CROSS SECTION
(NO SCALE)



(F)DETENTION TRENCH CROSS SECTION
(NO SCALE)



(F) DETENTION TRENCH PROFILE
(NO SCALE)

PRELIMINARY DRAINAGE PLAN
A.P.N. 026-063-16

RE-SUBMITTAL SET 1-22-18

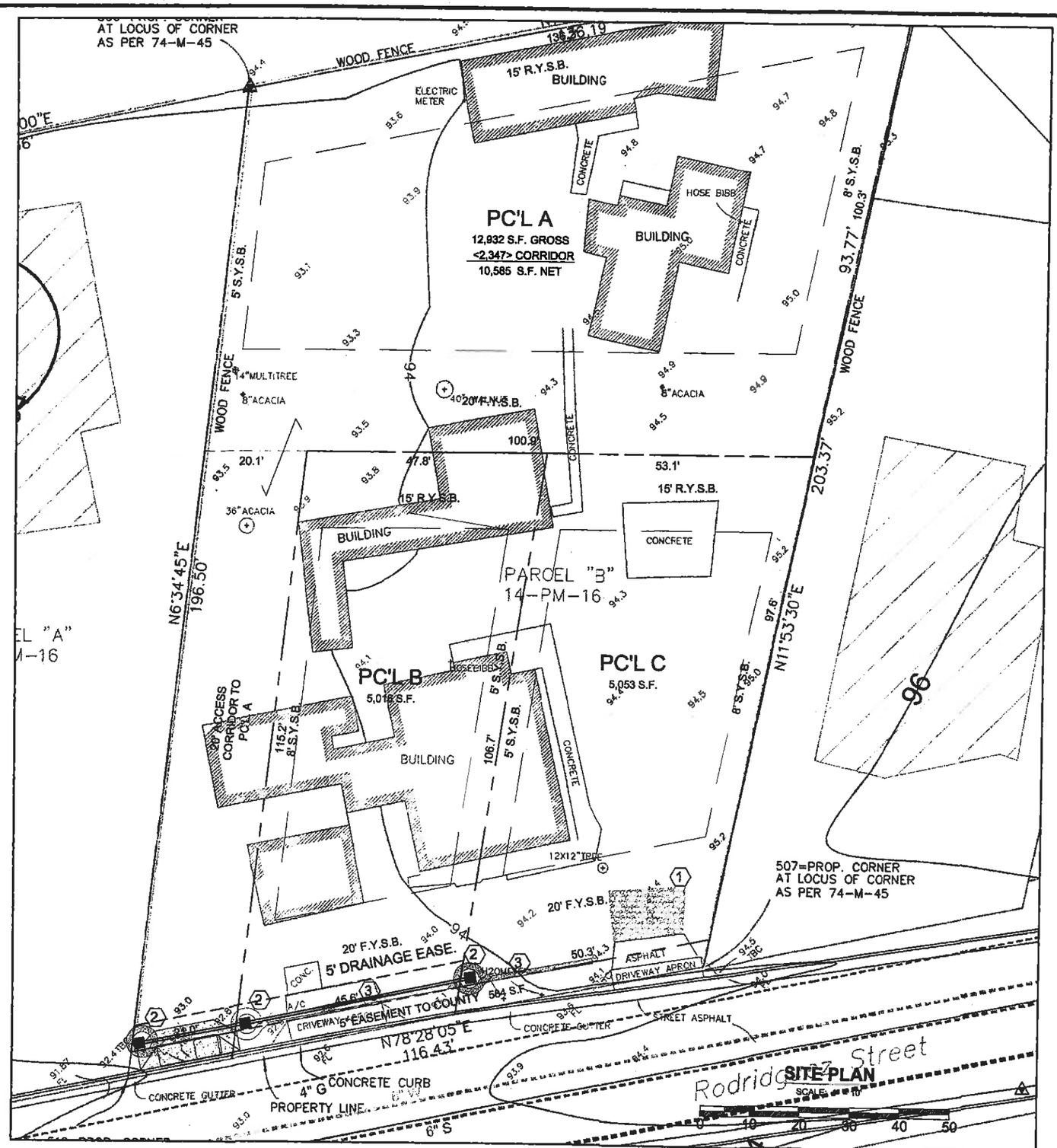
THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF: Victor Ferguson
Robert L. Dewitt, P.E. No. 25,979 — 6/21/17

DRN:	RLD	CHK:	XXX	PM:	RLD	DATE:	JUNE 2017	JOB #:	HS015

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
802 Estates Dr., Ste. 100-A
Aptos, CA 95003
Tel: (831) 425-1617
Fax: (831) 425-0224
www.hoganls.com

TENTATIVE MAP
PREPARED AT THE REQUEST OF
Victor & Lisa Ferguson
FOR
1243 Rodriguez St., Santa Cruz, CA

P-5
OF 6



EROSION CONTROL NOTES:

1. ACCESS TO THE SITE FOR CONSTRUCTION SHALL UTILIZE EXISTING DRIVEWAY APRON ON PARCEL C.
2. PROVIDE STABILIZED CONSTRUCTION ACCESS AS SHOWN.
3. INLETS TO BE PROTECTED FROM SILTATION WITH FIBRE ROILS AS SHOWN.

KEY TO ITEMS:

EROSION CONTROL ITEMS:

(1) TEMPORARY ROCK PAD FOR CONSTRUCTION ACCESS TO SITE

(2) FIBER ROIL INLET PROTECTION

(3) FIBER ROIL FOR CONTAINMENT OF SILTATION

EROSION CONTROL PLAN
A.P.N. 026-063-16

RE-SUBMITTAL SET 1-22-18

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:
Victor Ferguson

ROBERT L. DEWITT, P.E. No. 35579 — 6/21/17

DRN:	RLD	DATE:	JUNE 2017
CHK:	XXX	JOB #:	H0935
PM:	RLD		

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Aptos, CA 95003

TENTATIVE MAP
PREPARED AT THE REQUEST OF
Victor & Lisa Ferguson
FOR
1243 Rodriguez St., Santa Cruz, CA

P-6
OF 6

Design Guidelines

Application Number 171063

EXHIBIT E

DESIGN GUIDELINES for

The proposed 3 lot subdivision at APN 026-063-96, 1243,1245,1247 Rodriguez St. Application # 171063

The design and ultimate build out of the development will result in a high quality, esthetically pleasing and environmentally sensitive project. The Design Guidelines provide a framework for neighborhood planning, architecture, landscaping, and signage. These Guidelines are intended to guide the design of the subdivision yet still maintain flexibility.

The basic objective of the Design Guidelines are to:

- Assure high quality community character and land use compatibility
- Establish an identity for the subdivision
- Support energy and water conservation
- Meet the Santa Cruz County's goal of building houses that are well-designed, basic, decent, and affordable.

LANDSCAPING:

Landscaping along the Rodriguez Street frontage shall consist of native vegetation to serve and articulate the driveways for each lot. Street signs shall follow the County of Santa Cruz Public Works Department Guidelines. Good quality 4" tall wood or metal address numbers shall be provided near an exterior light source. Landscaping for the individual lots shall incorporate drought tolerant plants. At least 30% of the plant materials shall be native species. Earthen berms are permitted as part of the landscaping and may be useful in creating private space on the individual lots.

FENCING AND SITE WALLS:

Fencing along property lines shall comply with the County height standards. All fencing shall be constructed of solid wood and designed as "good neighbor fences". If they are stained or painted they shall be a neutral or earth-tone color. Fencing shall be allowed in the front yard setbacks in accordance with County Regulations. Retaining walls will not be needed due to the flatness of the site and should be avoided.

HOME DESIGN:

Each home on Rodriguez shall have an attractive front elevation that faces the street. All homes may be similar in design but will require different finishes and color treatment from lot to lot. The desired feel for the architectural style shall be contemporary.

The proposed homes shall have a minimum of three bedrooms with a minimum of 1,200 square feet of heated floor area and approximately 100 square feet of enclosed storage area. To the extent possible any on-site parking should be arranged so that the driveway that leads to the storage area which will be standard 8' wide by 7' tall garage door.

Front porches are encouraged. Siding materials may be wood and or cement board in a horizontal lap, vertical board & batt, or shingle styles. Cement plaster finish may also be used in combination with wood trim. Windows such as sliders, single hung, and fixed panels are preferred. Due to higher costs, casements windows will not normally be used. All operable windows shall have screens. The design

orientation of all second story windows in the homes will limit, to the extent feasible, direct views into the adjacent homes or yards.

Homes shall include a combination of one and two-story elements to create visual diversity. Roof elements shall include hips, gables and eaves to break up mass. Dormers may be used where appropriate. Roofs shall be orientated to optimize solar panel efficiency.

All three proposed homes shall meet "universal design" standards with accessible front porches and front doors. An accessible path shall be provided on the ground floor to the living area, kitchen, dining room, bedroom, and bathroom of all homes. The second floor of all homes shall contain at least two bedrooms and a bath.

Material color values should generally be earth tones with darker tones and whites used for trim and accent. Accent colors should be used for exterior doors, trim, facia, balcony rails, stucco recesses or cornice bands.

On-site driveways and parking areas may be brick, stone, concrete, or similar materials and the use of pervious or semi-pervious material is required. Asphalt should only be used for primary access road. Although garages are not required, driveways should lead to garages or storage spaces with standard garage doors.

Roof forms should be simply pitched gables, sheds, and hips. Roof pitch may vary slightly but not be flatter that 3 inches vertical to 12 inches horizontal. Flat roofs should be discouraged except for deck areas. Roof material should be asphalt composition shingle that utilizes "cool roof" designs and materials.

Building elevations should be harmonious and compatible with the design elements of the architectural style of each home. Each home should have a predominant façade material and color that differentiates it from the adjacent home. The garage doors and front porch and front door shall be at a different front elevation line.

Exposed gutters and downspouts should be painted to match roof facia trim or wall colors. All flashing, sheet material, vents, and pipes and or skylights should be incorporated into the roof design.

YARD SPACE:

The project includes a significant amount of yard space on different sides of each house. Structures such as swing sets, playhouses, storage sheds, and hot tubs are not allowed in the front yard areas. These items are allowed within fully fenced rear yard areas. The owners shall be responsible for all rear yard landscaping and improvements except for the perimeter fencing installed prior to first occupancy.

FIRE PREVENTION:

All homes shall be equipped with an automatic fire protection system in conformance with the current NFPA 13 and Central Fire Protection District standards.

UTILITIES:

All utilities shall be provided to each lot by the developer in coordination with the following standards:

a. Water shall be provided to each lot by the Santa Cruz Municipal Utilities.
b. Electricity and Natural Gas shall be provided by PG&E.
c. Phone Service shall be provided by AT&T.
d. Cable Service shall be provided by Comcast.
e. Trash Service shall be provided by Waste Management.
f. Sewer service shall be provided to each lot by the Santa Cruz Sanitation District

All electrical and gas meters, backflow devices, and other utility related equipment should be placed in the least visually obtrusive location.

Date of Guidelines October 10, 2017

Assessor, Location, Zoning, and General Plan Maps

Application Number 171063

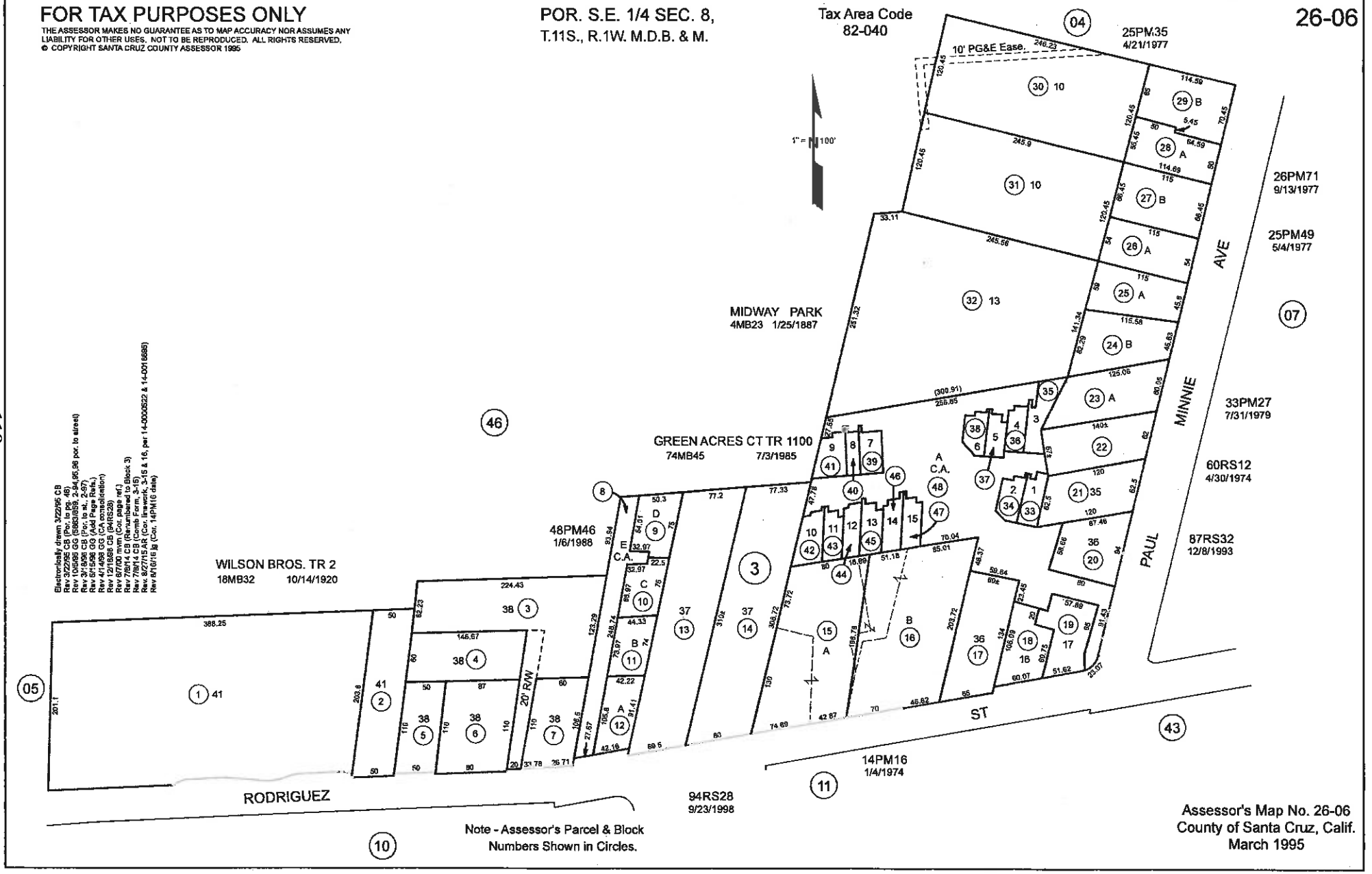
EXHIBIT F

FOR TAX PURPOSES ONLY

POR. S.E. 1/4 SEC. 8,
T.11S., R.1W. M.D.B. & M.

Tax Area Code
82-040

26-06



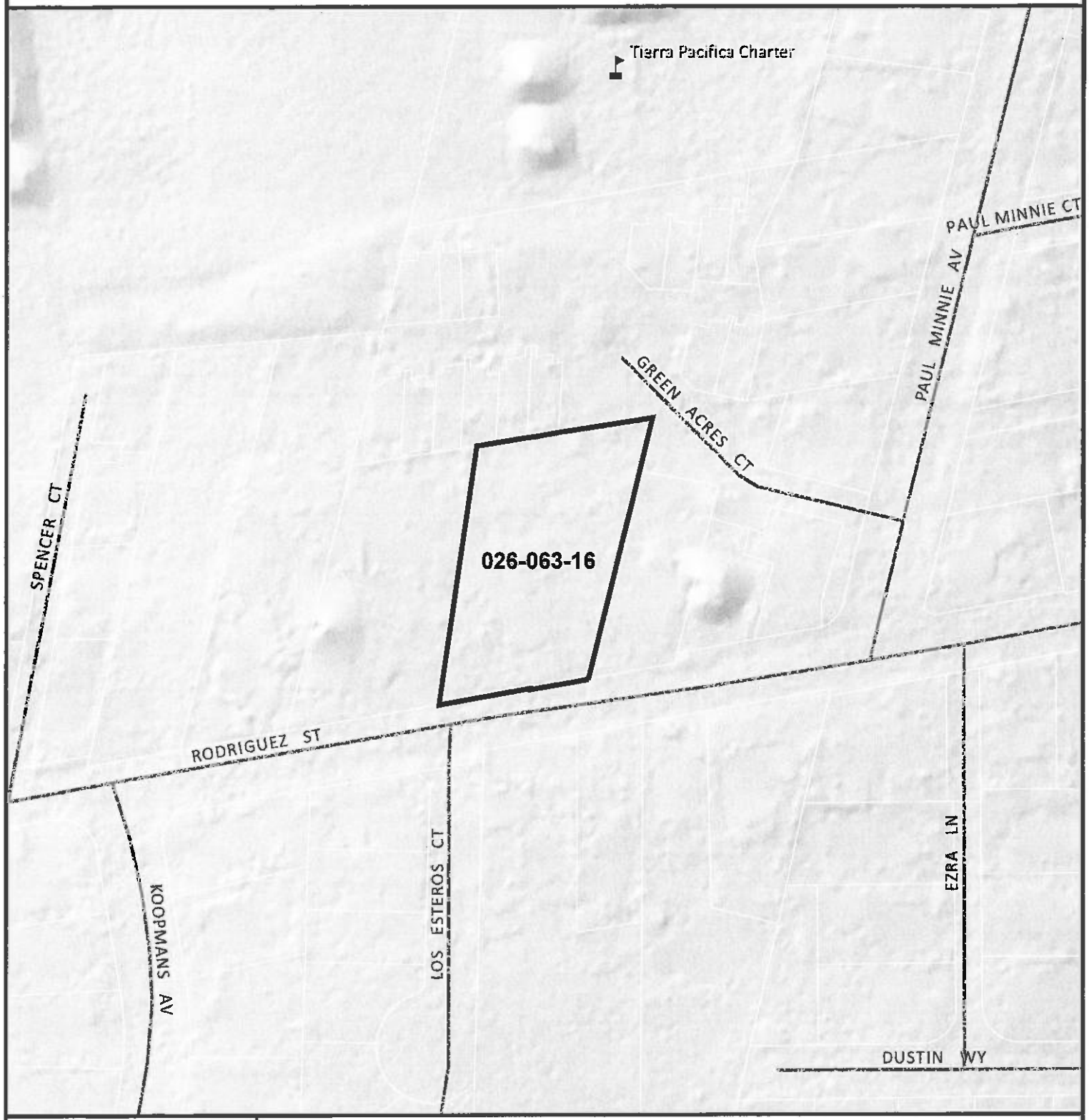
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 26-06
County of Santa Cruz, Calif.
March 1995

Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
026-063-16
Jan. 4, 2019



Symbol Key

School

Street

N

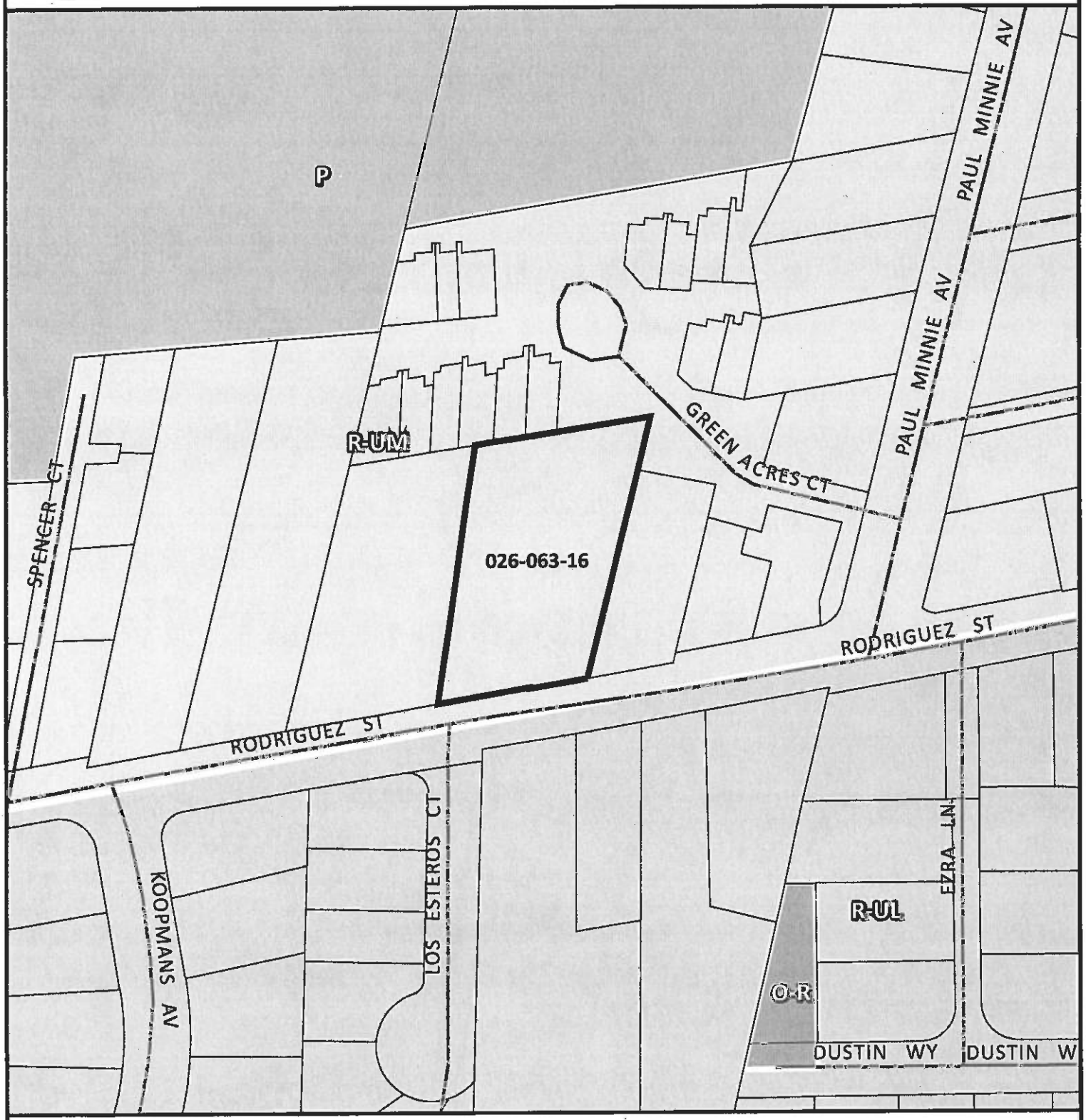
0 40 80

Feet

Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number
026-063-16
Jan. 4, 2019



General Plan

- O-R - Parks and Recreation
- P - Public Facilites
- R-UL - Residential - Urban Low Density
- R-UM - Residential - Urban Medium Density

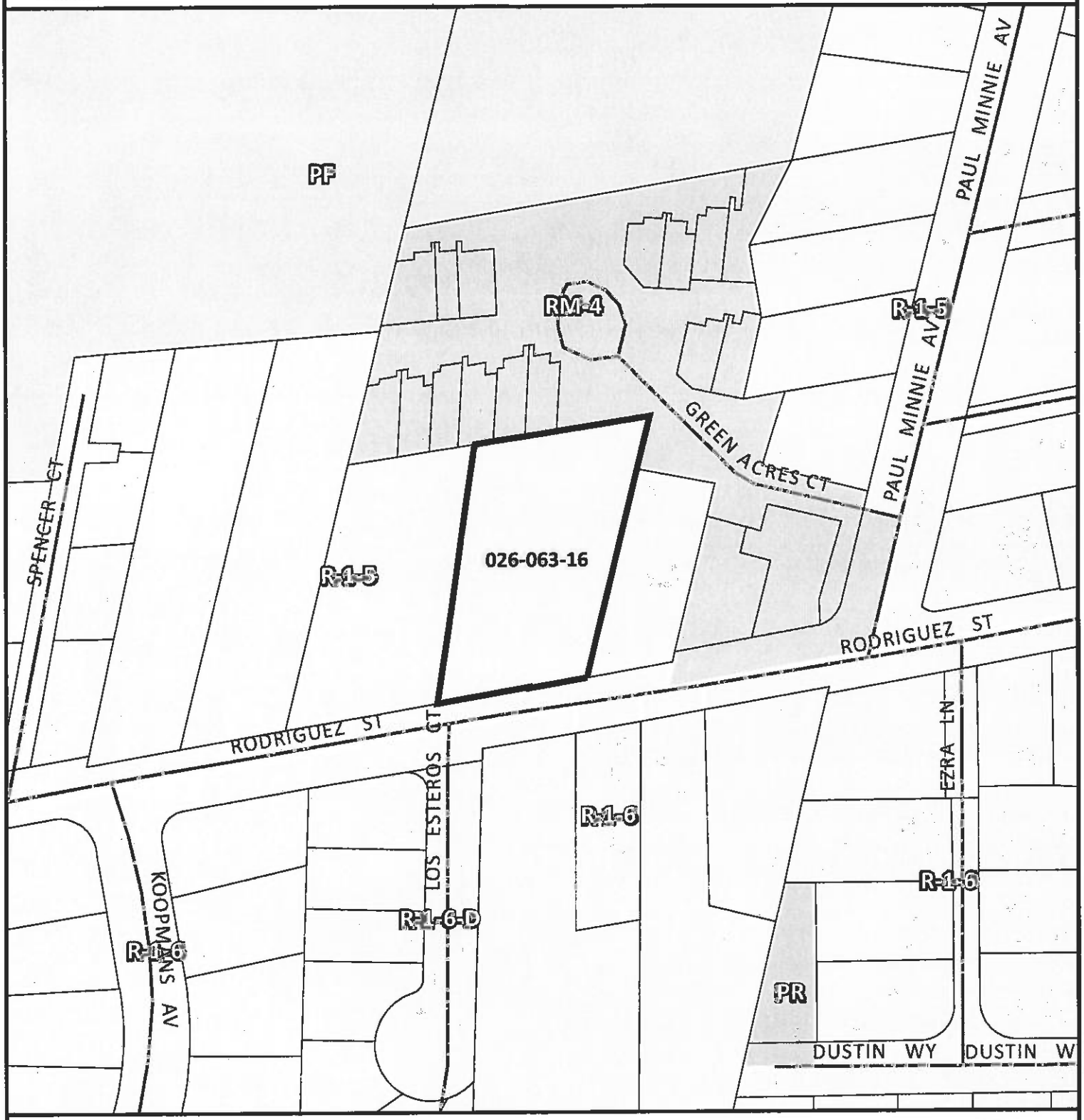
N

0 40 80
Feet

Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
026-063-16
Jan. 4, 2019



Zoning

- (PF) Public & Community Facilities
- (PR) Parks, Recreation, and Open Space
- (R-1) Single-Family Residential
- (RM) Residential Multi-Family

N

0 40 80
Feet

Application #: 171063
APN: 026-063-16
Owner: Victor & Lisa Ferguson

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	23,500 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Rodriguez Street
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-5 (Single family residential - 5,000 square feet minimum)
Coastal Zone:	__ Inside _X_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Environmental Information

An Initial Study has been prepared (Exhibit A) that addresses the environmental concerns associated with this application. A preliminary determination was made by the Environmental Coordinator on October 25, 2018 to issue a negative declaration. The comment period for environmental review has been required for the proposed project per the California Environmental Quality Act (CEQA).

Neighborhood Meeting

Application Number 171063

EXHIBIT H

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

H0313
March 21, 2018

County of Santa Cruz
Planning Department
701 Ocean St.
Santa Cruz, CA 95060

Attn.: Nathan MacBeth, Project Planner, Development Review
Re: Application No. 171063 APN 026-063-16
MLD Application for Vic Ferguson 1243-1247 Rodriquez St.

Dear Nathan,

The Neighborhood Meeting for the subject project was held last evening as announced in the invitation sent out to the listed owners within 300' of the site. Our office mailed out approximately 75 notices, utilizing the address listing of parcels within 300 feet provided by your office. We enclose as an attachment the meeting invitation that was mailed out to the neighboring parcels within 300 feet of the site.

We are pleased to provide our notes from the meeting, as follows:

Attendees:
The neighbors were asked to sign in and the attendees were as follows:

1. Vic Ferguson, applicant and owner
2. Derek Williams 1302 Rodriguez St.
3. Jim Lorenzano 1300 Rodriguez St.
4. Roger Schafer 1301 Rodriguez St.
5. Tom Jacobs 1316 Rodriguez St.
6. Linda Jacobs 1316 Rodriguez St.

Meeting notes:

A presentation of the project was made utilizing the plans prepared by this office. The layout and areas of each of the lots were highlighted along with the zoning requirements for setbacks and building heights. The proposed drainage system was presented, highlighting the restriction of the runoff to the pre-development level. Driveway access to each of the lots was also presented, noting that driveway access to Rodriguez Street would be limited to two. Parcels A and B will share a common entrance. Following this presentation, the attendees were invited to comment or ask questions of our office or of the owner.

The project was generally received favorably by the neighbors in attendance. Questions asked included:

a. Timing and scheduling of demolition of the dilapidated buildings followed by new construction.

We explained that the application for the lot split was in process and would go before the Planning Commission for approval. Demolition would proceed following approval by the Commission and prior to filing the final Parcel Map with the County Recorder.

b. Intentions of the owner as to his plans to occupy one of the new homes.
The owner stated his intention is to build out Parcel C for his residence, followed by build out of Parcel A for his permanent residence. A family member from back East would move in to Parcel C.

c. Contact information for those who wished to offer support at the Planning Commission hearing.
The owner provided his mailing address to those who desired to send a letter of support.

d. The neighbor bordering the site to the east expressed concern about a potential future 2-story residence on Parcel C that may block some of his existing view to the southwest from the upper floor of his residence.
It was explained that the application was for creation of the lots and future buildings would be subject to the issuance of a separate building permit. We also noted that 2 stories are allowed in this R-1-5 zone district, and due to street noise, the future home would likely be sited as far to the rear of the lot as possible. Also, the future garage at the front of the site would be set back 25 feet from the curb line, and may be a single story structure.

e. There was discussion between the owner and the neighbor concerning a walnut tree in the fence line that is aged and drops walnuts that cause staining of the hardscape below the tree. In addition, there is a camphor tree on the property that may or may not be affected by the future construction.

The meeting was concluded and the attendees were thanked for their interest and attendance at the meeting.

Thank you for your review of this matter.

Sincerely,
HOGAN LAND SERVICES, INC.

Robert L. DeWitt, P.E.

Encl.

cc: Vic Ferguson

H0313 to County 3-21-18

Comments and Correspondence

Application Number 171063

EXHIBIT I

December 10, 2018

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

Attn: Nathan MacBeth, Project Planner
Re: Application No. 171063 APN 026-062-63

Via email: nathan.macbeth@santacruzcounty.us

Dear Mr. MacBeth,

In regard to proposed Parcel A shown on the tentative map prepared by Hogan Land Services, I wish to inform you of my future development plan for this parcel.

Statement for the future development of Parcel A:

Parcel A is 10,585 square feet (net area, excluding the 20-ft. corridor to Rodriguez Street). The General Plan designation for this site is R-UM, Urban Medium Residential, with a specified density range of 7.3 to 10.8 units per acre within the Urban Services Line. For single family residential, the corresponding parcel sizes for this density range is 4,000 to 6,000 square feet (net).

Future development of Parcel A will include a personal residence and an Accessory Dwelling Unit. The resulting density will be:

> 10,585 sq. ft. / 2 units = 5,292 sq. ft. / unit, within the density range of 4,000 to 6,000 sq. ft. specified in the General Plan.

We have not pursued a common interest subdivision alternative for this site, due to the expense and complexities in forming and managing a homeowner's association for this small development.

Thank you for your consideration in this matter.

Sincerely,

Vic Ferguson
Owner and applicant