



## Staff Report to the Planning Commission

Application Number: **191376**

**Applicant:** Joel Kauffman  
**Owner:** Joel Kauffman  
**APN:** 058-092-06  
**Site Address:** 70 Fair Avenue, Davenport, CA

**Agenda Date:** July 08, 2020  
**Agenda Item #:** 9  
**Time:** After 9:30 a.m.

**Project Description:** Proposal to divide an existing 17,481 square foot lot with one existing single-family dwelling into two parcels of 6,001 square feet (Lot A) and 11,480 square feet (Lot B), and to define a building envelope on Lot B that allows for a reduced front yard setback at Fair Avenue, from 20 feet to 15 feet, to preserve existing trees on site. Requires a Minor Land Division, Coastal Development Permit, an Environmental Setback Reduction, Design Review and a determination that the project is exempt from further review under the California Environmental Quality Act.

**Location:** Property located at the intersection of Fair Avenue and Old Coast Road (70 Fair Avenue), Davenport, in the R-1-6 zone district.

**Permits Required:** Minor Land Division, Coastal Development Permit, and Environmental Setback Reduction

**Supervisory District:** 3rd District (District Supervisor: Ryan Coonerty)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191376 based on the attached findings and conditions.

### Setting & Project Description

The proposed project is for the division of a 17,481 square foot parcel that is located north of Highway 1 on the eastern side of Davenport, within a small, densely populated neighborhood. The parcel sits at a five-way intersection that connects Old Coast Road, Fair Avenue, San Vicente Street and Marine View Avenue. Old Coast Road dead-ends approximately 275 feet southeast of the property and Fair Avenue dead-ends approximately 360 feet to the southwest. The subject property, which is located at the corner of Fair Avenue and Old Coast Road, is developed with an existing single-family dwelling, constructed in 1939, and a detached garage, that occupy the southern one-third of the parcel and that are accessed from Fair Avenue. The northern portion of the parcel is undeveloped and contains a small fruit orchard set within grassland with non-native

grasses and other weedy vegetation. Along the eastern boundary of the site there are larger avocado trees that are proposed to be retained. San Vicente Creek runs approximately 350 feet to the east and the south of the parcel, at lower elevation, and the watercourse is separated from the subject property by other developed parcels. The site lies outside the riparian corridor and does not contain any a sensitive habitat.

Parcels along Fair Avenue to the south, Old Coast Road to the west, and Marine View Avenue to the northwest are zoned for single-family uses (R-1-6) and are developed with one and two-story single-family homes. To the west of the parcel, on land that is zoned for commercial service uses (C-4), is a glass blowing factory with an associated showroom and a store with a caretaker's residence. North of the parcel, along San Vicente Road, the land is zoned for commercial agricultural uses (CA) where, close to the road, the land is characterized by dense riparian vegetation associated with San Vicente Creek.

As proposed, the subject parcel would be divided into two single-family parcels, one containing the existing home and garage, and one vacant parcel. To allow for the retention of existing mature trees close to the western property boundary, a reduced setback, from 20 feet to 15 feet along Fair Avenue, has been requested.

The project requires a Minor Land Division, Coastal Development Permit, an Environmental Setback Reduction, and approval of Design Guidelines for the future development of a new home on the vacant parcel.

### **Minor Land Division**

The subject property is a 17,481 square foot lot, located in the R-1-6 (Single-Family Residential, 6,000 square feet per unit) zone district, a designation that allows residential uses. Accordingly, the division of the parcel into two separate single-family residential parcels requires a minimum of 6,000 square feet of net developable land per parcel. The proposed Minor Land Division would result in two single-family parcels where Lot A would have a net developable area of 6,001 square feet and Lot B would have a net developable area of 11,480 square feet. Furthermore, the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation, which allows for residential densities of between 4.4 and 7.2 dwelling units per acre (6,000 - 10,000 square feet of net developable land per unit). The proposed land division therefore complies with the General Plan density range.

As denoted by the Tentative Map, both parcels will comply with the 60-foot minimum site width and 60-foot minimum frontage for new parcels in the R-1-6 zone district as required by County Code section 13.10.323. The proposed building envelopes denoted on the Tentative Map, within which all proposed structures are required to be located, comply with all required setbacks for the R-1-6 zone district except that, for Lot B a reduced front yard setback from 20 feet to 15 feet has been requested, to allow for the retention of existing trees on the site, as allowed by an Environmental Setback Reduction in accordance with County Code section 13.10.510(I)(1)(b). As required for new parcels, a 20-foot street side yard will be maintained to Old Coast Road in conformance with County Code section 13.10.323.

The approval of an Environmental Setback Reduction for Lot B is appropriate in that, as required by County Code section 13.10.510(I)(1), the requested reduction of the 20-foot setback established

by the R-1-6 zone district for front yards, does not exceed 25 percent and will allow for the retention of existing Significant Trees along the eastern edge of the parcel. Furthermore, although County Code section 13.10.323(B), requires a 20-foot front yard and a 20-foot side yard setback to the street for new corner parcels, the proposed lot is located on an existing corner. As such the yard adjacent to Old Coast Road could be considered the property frontage and the yard adjacent to Fair Avenue as the street-side. A 10-foot street-side yard setback is required in the R-1-6 zone district. Therefore, the proposed Environmental Setback Reduction would result in setbacks for Lot B that would be similar to, although still more restrictive than, the allowed setbacks for other existing corner parcels in the vicinity.

On Lot A, the existing dwelling will comply with the required 8-foot side yard setback to the proposed property line and with all other setbacks for the R-1-6 zone district. The existing detached garage, which is located in the southeastern corner of the original parcel, is currently nonconforming in it is located only a few inches from both the south side and rear property boundaries and does not comply with the 10-foot minimum separation to the dwelling (approximately 8 feet). The proposed land division will not increase the nonconformity of the garage in that this structure would meet the required 8-foot setback to the proposed property line.

The proposed land division is located within the Davenport Special Community. As specified in General Plan Policy 8.8.4, all new development in Davenport is to be consistent with the height, bulk, scale, materials and setbacks of existing development and proposed buildings are to be generally small in scale, one to two-story structures of wood construction. The proposed project does not include any proposal for the construction of a single-family dwelling on the parcel; however, the conditions of approval of this Permit require that any future development on the parcel adheres to these standards as well as to the design guidelines for the Davenport Special Community set out in County Code section 13.20.143. The proposed Design Guidelines for the project are further discussed below.

### **Design Review**

The proposed minor land division complies with the requirements of the County Design Review Ordinance, in that Design Guidelines have been provided for the construction of a new home and an accessory dwelling unit (ADU) on Lot B. These Design Guidelines are included on the Tentative Map for the project (Exhibit D). The Design Guidelines require that the future residence on Lot B shall incorporate architectural design features found in the older houses of the community (e.g., clean and simple lines, steep roof slopes, one- and two-story heights, porches, wood construction, white or light paint, etc.). Further, many of the existing dwellings along Fair Avenue have reduced setbacks to the street, including the dwelling immediately opposite Lot B, which has a less than 5-foot setback. Therefore, the reduced front yard as allowed by the approval of an Environmental Setback Reduction will result in setbacks that conform to those that are typical of other houses on the street.

In addition, the project complies with both the Design Review ordinance and Significant Trees Protection ordinance, in that the project has been designed to protect the mature, healthy orchard trees that are located adjacent to the western property line. This will also preserve the existing semi-rural character of the neighborhood and maintain the existing skyline in views to the east from homes along Fair Avenue and surrounding streets.

## **Local Coastal Program Consistency**

The proposed land division is in conformance with the County's certified Local Coastal Program, in that the proposed land division will result in the creation of two parcels that will conform to the minimum lot size specified for the R-1-6 zone district and will be similar in size to the other existing parcels in the neighborhood.

The existing older home at 70 Fair Avenue will be retained on Lot A and future development of the resulting vacant parcel, Lot B, will be required to comply with the design guidelines for the Davenport Special Community as set out in County Code section 13.20.143, and the submitted Design Guidelines for the future development of the parcel, as described above. Therefore, proposed residential structures on Lot B will be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Furthermore, prior to the development of Lot B, an additional Coastal Development Permit will be required to be approved for any proposed residential structures, and this will include review of the proposed design.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **Biotic Resources**

The subject parcel is mapped within a potential biotic resource area. Therefore, at the request of Environmental Planning staff, a Biotic Pre-Site Assessment was required to be submitted. This assessment (Exhibit G), prepared by Sandra Menzel, M.S., Senior Biologist for Albion Environmental, Inc., showed that the site lies outside the riparian corridor and that it does not contain any sensitive habitat. It was also determined that it is unlikely that the project poses an impact to the any species of conservation concern.

## **Archaeological Resources**

The site is situated within an archaeologically sensitive area in that Native American sites that existed before California was colonized by the Spanish during the late 18<sup>th</sup> Century are commonly found in similar topography, close to fresh water, and close to the coast. In support of this application for a Minor Land Division, an Archaeological Review of the site was performed by Patricia Paramoure Archaeological Consulting (PPAC). The archival research, the surface reconnaissance survey, and the results of a shovel test probe, performed for the Archaeological Review, did not indicate the presence of an archaeological site within the subject parcel. No archaeological impact is therefore predicted.

In the unlikely chance that, 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 within 50 feet of the find and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains, and a qualified archaeologist meeting the Secretary of the Interior Standards will be called to assess the finds and give recommendations for treatment.



## Public Outreach/Public Comment

As required by County Code section 18.10.211, a neighborhood meeting was held on December 17, 2019, to provide information to neighbors about the proposed land division. Notices were sent to all owners and occupants of properties within 300 feet of the subject property. A total of six neighbors attended the meeting, none of whom expressed any concerns. A summary of this meeting is attached as Exhibit K of this report. Please note that, as shown on the meeting description and handouts, the initial plans for this project included a preliminary design for a proposed dwelling on the new parcel that is no longer a part of this Permit.

No correspondence has been received by the Planning Department as of the date of preparation of this staff report.

## 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.

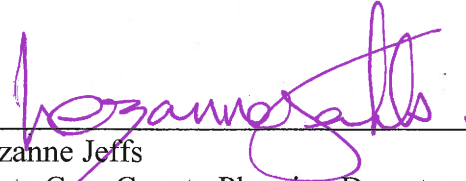
## Staff Recommendation


- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **191376** 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.sccoplanning.com](http://www.sccoplanning.com)**

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### Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Tentative Map, Survey, Civil Engineering and Design Guidelines
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Biotic Assessment prepared by Albion Environmental, Inc., dated February 27, 2020.
- H. Archaeological Report prepared by Patricia Paramoure, Archaeological Consulting, dated April 2, 2020.
- I. Soils Report acceptance letter dated April 29, 2020
- J. Water and Sewer Will-Serve letter.
- K. Summary of Neighborhood Meeting held on December 17, 2019

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 191376  
Assessor Parcel Number: 058-092-06  
Project Location: 70 Fair Avenue, Davenport, CA

**Project Description: Proposal to divide an existing 17,481 square foot lot with one existing single-family dwelling into two parcels of 6,001 (Lot A) and 11,480 (Lot B) square feet and to define a building envelope that allows for a reduced street-side yard**

**Person or Agency Proposing Project: Joel Kauffman**

**Contact Phone Number: (831) 247-6052**

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

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

**F. Reasons why the project is exempt:**

Minor land division to divide one existing residentially developed parcel to create two parcels in an area that is zoned for residential use. The subject property is gently sloped and within the rural services where it all urban services are available. The proposed project conforms with the General Plan, Local Coastal Program, and zoning and no variances are required.

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

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

## **Subdivision Findings**

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

This finding can be made, in that the project meets all 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 two single-family residential lots and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development will result in two single-family parcels with net developable areas of 6,001 square feet and 11,480 square feet.

The project is consistent with the General Plan in that the property is located within the Rural Services Line and a full range of urban services is available, including public water and sewer service. The proposed parcel will be accessed from either Fair Avenue or Old Coast Road and all proposed driveways will be required to be in conformance with the requirements of the Santa Cruz County Design Criteria, as specified by the Department of Public Works, Road Engineering Division.

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, as set out in the Design Guidelines, the proposed single-family residential homes will be consistent with the character of other structures in the surrounding neighborhood and in the Davenport Special Community..

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

This finding can be made, in that the use of the property will be residential in nature and both of the proposed parcels would meet the minimum standards for the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district where the project is located and, with the approval of an Environmental Setback Reduction, consistent with County Code section 13.10.510(I)(1), to allow for the retention of existing mature trees along the western side of the property, the proposed project will be consistent with all of the required site and development standards of the R-1-6 zone district and there will be no change to the nonconforming dimensions of the existing garage that will be located on proposed Lot A.

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

The site is gently sloped and no challenging topography affects the building site. Technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed building envelopes are properly configured to allow development in compliance with the required site standards and to allow for the retention of existing mature trees along the western side of the property as allowed by an Environmental Setback Reduction as allowed under County Code section 13.10.510(I)(1).

As shown by the Biotic Pre-Site Inspection prepared by Sandra Menzel, M.S., Senior Biologist for Albion Environmental, Inc., the site is not located in a riparian corridor and does not contain any sensitive habitat. It was also determined that it is unlikely that the project poses an impact to the any species of conservation concern. Furthermore, an Archaeological Review of the site performed by Patricia Paramoure Archaeological Consulting did not indicate the presence of an archaeological site within the subject parcel. Therefore, no environmental resources would be adversely impacted by the proposed development.

Therefore, this finding can be made.

**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 as set out above, the Biotic Pre-Site Inspection prepared by Sandra Menzel, M.S., Senior Biologist for Albion Environmental, Inc., indicated that the site is not located in a riparian corridor and does not contain any sensitive habitat. It was also determined that it is unlikely that the project poses an impact to the any species of conservation concern.

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

This finding can be made, in that municipal water and sewer services are available to serve both the existing dwelling and the proposed parcel.

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

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

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

This finding can be made, in that the resulting parcels are oriented to the extent possible in a manner to take advantage of solar opportunities.

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

The Design Guidelines for the proposed project require that any future residence on Lot B shall incorporate architectural design features found in the older houses of the community (e.g., clean and simple lines, steep roof slopes, one- and two-story heights, porches, wood construction, white or light paint, etc.). Future development will also be required to comply with the design guidelines for the Davenport Special Community as set out in County Code section 13.20.143.

The project also complies with both the Design Review ordinance and Significant Trees Protection ordinance, in that the project has been designed to protect the mature, healthy orchard trees that are located adjacent to the western property line. This will also preserve the existing semi-rural character of the neighborhood and maintain the existing skyline in views to the east from homes along Fair Avenue and surrounding streets.

Therefore, this finding can be made.

## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The full range of urban services is available, including public water and sewer service.

- 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 minor land division and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square feet minimum) zone district. The use of the property will be residential in nature and both of the proposed parcels would meet the minimum standards for the R-1-6 (Single Family Residential - 5,000 square feet minimum) zone district where the project is located and with the approval of an Environmental Setback Reduction, consistent with County Code section 13.10.510(I)(1), the project will be consistent with all of the required site and development standards of the R-1-6 zone district and there will be no change to the nonconforming dimensions of the existing garage that will be located on proposed Lot A.

- 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-UL (Urban Low 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 as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The existing dwelling on Lot A will be retained and future development on Lot B will meet all current site and development standards for the zone district, subject to an Environmental Setback Reduction that will reduce the required front yard from 290 feet to 15 feet as allowed by County Code section 13.10.510(I)(1). The proposed building envelope on Lot B is properly configured to allow development in compliance with the approved setbacks so that future homes will not adversely shade adjacent properties.

The proposed land division will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that future development is required to comply with the all required site and development standards for the R-1-6 zone district subject to an Environmental Setback

Reduction, consistent with County Code section 13.10.510(I)(1) to reduce the front yards setback from 20 feet to 15 feet (including all other setbacks, lot coverage, floor area ratio, height, and number of stories) so that future residential structures will be consistent with a design that could be approved on any similarly sized lot in the vicinity. In addition, proposed structures on Lot B will conform to setbacks that are typical of other houses on Fair Avenue.

The proposed land division is located within the Davenport Special Community. As specified in General Plan Policy 8.8.4, all new development in Davenport is to be consistent with the height, bulk, scale, materials and setbacks of existing development and proposed buildings are to be generally small in scale, one to two-story structures of wood construction. The proposed project does not include any proposal for the construction of a single-family dwelling on the parcel; however, the conditions of approval of this Permit require that any future development on the parcel adheres to these standards as well as to the design guidelines for the Davenport Special Community set out in County Code section 13.20.143.

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 is of an existing developed lot. The expected level of traffic generated by the proposed project, which will result in the creation of one additional residential parcel, is anticipated to be only two additional peak trips per day (including one morning peak trip and one afternoon peak trip per day, per dwelling unit). Such an increase will not adversely impact existing roads or intersections in the surrounding area.

Utilities will not be overloaded in that the water department and sanitation district have provided will-serve letters for the revised project.

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

This finding can be made, in that the proposed development is located in an area surrounded by parcels that are zoned for residential use and the proposed minor land division will result two parcels, one containing an existing dwelling and garage, the other that will be a vacant parcel. Future development will be consistent with the land use intensity and density of the neighborhood in that it is required to comply with the design guidelines for the Davenport Special Community as set out in County Code section 13.20.143 and the submitted Design Guidelines for the future development of the parcel. These Design Guidelines require that future residential structures on Lot B shall incorporate architectural design features found in the older houses of the community (e.g., clean and simple lines, steep roof slopes, one- and two-story heights, porches, wood construction, white or light paint, etc.). In addition, proposed structures on Lot B will conform to setbacks that are typical of other houses on Fair Avenue. Therefore, future development will be consistent with the surrounding 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.**

The Design Guidelines for the proposed project require that any future residence on Lot B shall incorporate architectural design features found in the older houses of the community (e.g., clean and simple lines, steep roof slopes, one- and two-story heights, porches, wood construction, white or light paint, etc.). Future development will also be required to comply with the design guidelines for the Davenport Special Community as set out in County Code section 13.20.143.

The project also complies with both the Design Review ordinance and Significant Trees Protection ordinance, in that the project has been designed to protect the mature, healthy orchard trees that are located adjacent to the western property line. This will also preserve the existing semi-rural character of the neighborhood and maintain the existing skyline in views to the east from homes along Fair Avenue and surrounding streets.

Therefore, this finding can be made.

## **Coastal Development Permit Findings**

- 1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.**

This finding can be made, in that the property is zoned R-1-6 (Single family residential - 6,000 square feet minimum), a designation which allows residential uses. The proposed land division will create two residential parcels that will comply with the 6,000 square foot minimum lot size, site width and frontage requirements specified for parcels in the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

- 2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.**

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

The existing older home at 70 Fair Avenue will be retained on Lot A and no structures are currently proposed on Lot B. To ensure that future development will be consistent with the surrounding neighborhood, any proposed residential structures on the vacant parcel will be required to comply with the design guidelines for the Davenport Special Community as set out in County Code section 13.20.143 and the submitted Design Guidelines for the future development of the parcel. These Design Guidelines require that future residential development on Lot B shall incorporate architectural design features found in the older houses of the community (e.g., clean and simple lines, steep roof slopes, one- and two-story heights, porches, wood construction, white or light paint, etc.). In addition, proposed structures on Lot B will conform to setbacks that are typical of other houses on Fair Avenue. Therefore, future development will be consistent with the surrounding neighborhood.

Further, the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq., in that the project has been designed to protect the mature, healthy orchard trees that are located adjacent to the western property line. This will preserve the existing semi-rural character of the neighborhood and maintain the existing skyline in views to the east from homes along Fair Avenue and surrounding streets. The site is not on a prominent ridge, beach, or bluff top.

Therefore, this finding can be made.

- 4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.**

The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public access to the coastline is available across Highway 1 approximately 1,000 feet southwest of the subject property.

Therefore, this finding can be made.

- 5. That the project conforms to all other applicable standards of the certified LCP.**

This finding can be made, in that proposed Minor Land Division will create two residential parcels that will conform to all requirements of the R-1-6 (Single family residential - 6,000 square feet minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. The proposed parcels are also consistent with the pattern of development within the surrounding neighborhood. No new structures are proposed; however, future development will be visually compatible and integrated with the character of the surrounding neighborhood in that it will be required to comply with the design guidelines for the Davenport Special Community as set out in County Code section 13.20.143 and the submitted Design Guidelines for the project.

- 6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.**

This finding can be made, in that the project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the land division will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

## **Environmental Setback Reduction Findings**

- 1. The reduced setback would result in an environmentally superior outcome or improved public safety, either by minimizing grading, affording better protection to an environmentally sensitive habitat or resource, or resulting in greater conformance with geologic hazard regulations.**

Both the Design Review ordinance and Significant Trees Protection ordinance require the protection of existing mature trees wherever feasible. The proposed project has therefore been designed to protect the mature, healthy orchard trees that are located adjacent to the western property line. To accommodate retention of the trees on proposed Lot B, an Environmental Setback Reduction is required to allow for a reduced front yard setback to Fair Avenue. The approval of an Environmental Setback Reduction for Lot B is appropriate in that, as required by County Code section 13.10.510(I)(1), the requested reduction of the 20-foot setback established by the R-1-6 zone district for front yards does not exceed 25 percent and the retention of these trees will protect visual resources by maintaining the existing semi-rural character of the neighborhood and the existing skyline in views from the surrounding neighborhood.

Therefore, this finding can be made.

- 2. The proposed project shall not unreasonably infringe on adequate light, air, or privacy of adjacent residential property.**

This finding can be made in that the proposed reduced front yard setback will result in a building envelope on Lot B that would be similar to, although still more restrictive than, the allowed setbacks for other existing corner parcels in the vicinity. This is because, although County Code section 13.10.323(B), requires a 20-foot front yard and a 20-foot side yard setback to the street for new corner parcels, the proposed lot is located on an existing corner. As such the yard adjacent to Old Coast Road could be considered the property frontage, and the yard adjacent to Fair Avenue as the street-side. A 10-foot street-side yard setback is required in the R-1-6 zone district.

Furthermore, because future proposed structures Lot B would be located north of the existing home at 70 Fair Avenue, and would be separated from parcels to the north and west by existing roads and separated from the parcel to the east by the existing trees that are to be retained, future development on Lot B would not unreasonably infringe on adequate light, air, or privacy of any adjacent residential property.

## Land Division 191376

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Applicant: Joel Kauffman

Property Joel Kauffman

Assessor's Parcel Number(s): 058-092-06

Property located at the intersection of Fair Avenue and Old Coast Road (70 Fair Avenue),  
Davenport, in the R-1-6 zone district.

Planning Area: North Coast

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**Exhibit D:** Tentative Map, Survey, Civil Engineering and Design Guidelines – One sheet prepared by David Ramsey, Registered Professional Engineer, dated March 16, 2020.

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
  - A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
  - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
  - A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property or affecting public health and safety shall remain fully applicable.
  - B. This land division shall result in no more than two (2) single-family residential parcels.
  - C. The minimum net developable area shall be 6,000 square feet per unit.
  - D. The following items shall be shown on the Parcel Map:
    1. All easements and dedications to be recorded prior to recordation of the Parcel Map.

2. Building envelopes located according to the approved Tentative Map. The building envelopes for the project shall meet the minimum setbacks for the R-1-6 zone district except that the front yard setback on Lot B may be 15 feet as approved by the Environmental Setback Reduction.
  3. Show both the gross and the net area of each lot to nearest square foot.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division.
  2. Lots shall be connected for sewer service and water service. All regulations and conditions of the Davenport Sanitation District and Water District shall be met.
  3. Future construction on the lots shall conform to the Design Guidelines approved for this minor land division, Exhibit D and shall also meet the following additional conditions:
    - a. Notwithstanding the approved Design Guidelines, all future development shall comply with the development standards for the R-1-6 zone district (including setbacks, lot coverage floor area ratio and height) except that the front yard setback on Lot B may be 15 feet as approved by the Environmental Setback Reduction.
    - b. No fencing shall exceed three feet in height within the required 20-foot/15 -foot front yards of the existing/proposed homes. Fencing at the required 20-foot street-side yard setback from Old Coast Road on Lot B may be a maximum of 6 feet in height where it is outside the 30-foot sight distance triangle at the intersection with Fair Avenue. All other fencing shall comply with the standards set out in County Code section 13.10.525 (or successor ordinance).
  4. All future development on the lots shall comply with the requirements of the approved geotechnical report.
  5. Note that the Addressing Coordinator in the Santa Cruz County Planning Department shall assign numbers for new dwellings concurrent with the processing of Building Permits for each dwelling.
  6. Prior to any ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:

- a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
  - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
  - c. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted.
7. Any changes from the approved Exhibit D, including but not limited to the Tentative Map, Survey, Civil Engineering and Design Guidelines, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision-making body to consider whether 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 parcel.

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

- A. Before an application is submitted for a Building Permit for any future residential structures on Lot B, a Coastal Development Permit shall be approved.
  1. All proposed developments shall comply with the approved Design Guidelines for this Permit and shall in addition, comply with the design guidelines for the Davenport Special Community as set out in County Code section 13.20.143
- B. Building Permits shall be obtained from the Santa Cruz County Building Official for all proposed structures/additions.
  1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Permits will not be accepted or processed while there is an outstanding balance due.
- C. If final grading plans show that the required site grading will exceed 100 cubic yards, a Grading Permit shall be obtained from the Santa Cruz County Building Official.

- D. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan. Approval of winter grading may or may not be granted.
- E. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- F. Prior to the issuance of Building Permits, meet all requirements of the County of the Santa Cruz Fire Protection District
- G. Prior to the issuance of Building Permits, meet all drainage requirements of the Department of Public Works, Stormwater management section, as follows:
  - 1. Project shall comply with all DPW, Stormwater Management requirements.
    - a. Project shall complete Appendix A, Project Information and Threshold Determination form, to determine project size and required stormwater mitigations to offset the development. Project shall adhere to Part 3 Section C of the CDC & County Code 7.79. Stormwater mitigation requirements shall be based on the new and/or replaced impervious and semi-impervious areas associated with this project (that shall include on and off-site improvements).
    - b. A Stormwater Management Plan (drainage sheet) shall be provided. Final cross-section construction details shall be provided for all proposed stormwater mitigation features and surfacing types. A tabulation table shall also be included along with an operation and maintenance schedule for all stormwater mitigations.
  - 2. Safe overflow shall be incorporated into the final project design. Coordination with, and a drainage easement from, the adjoining property easterly of this parcel may be necessary for the overflow path. Stormwater runoff shall replicate natural/pre-development condition without diversion to the county-maintained road.
- H. Prior to the issuance of Building Permits, the following requirements of the Department of Public Works, Road Engineering and Encroachment Divisions, shall be met:
  - 1. Parking on Lot B as part of any future building permit should start a minimum of eight feet away from: a) the end of any return b) the end of any return across the street as measured from a line perpendicular to the centerline through the end of the return.. In this case the line would be across Old Coast Road to the end of the return on the other side of the



street at the intersection of Old Coast Road and San Vicente. The intent is to provide a buffer from parking and road intersections.

2. Please note on the plans that proposed driveway(s) shall conform to Figure DW-5 of the County of Santa Cruz Design Criteria. Please include Figure DW-5 on the plans. The design criteria can be found on the internet via the County of Santa Cruz, Department of Public Works website at: [www.dpw.co.santa-cruz.ca.us](http://www.dpw.co.santa-cruz.ca.us)
  3. An encroachment permit will be required for any trenching proposed in the county right-of-way. Before your building application can be approved please submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in R-O-W) directly to the Department of Public Works, 701 Ocean Street, Room 410 or email to [Travis.Rieber@santacruzcounty.us](mailto:Travis.Rieber@santacruzcounty.us).
- I. Prior to the issuance of Building Permits, the following requirements of the Department of Public Works, Sanitation Division, shall be met:
1. If both a dwelling and ADU are proposed on Lot B, separate on-site laterals will be required, each with its own cleanout and backflow prevention device, for each unit. Those on-site laterals may join, on-site, to be served by a single 4" lateral in the public right-of-way.
- J. Prior to the issuance of Building Permits, the following requirements of the Environmental Planning Section of the Planning Department shall be met:
1. The applicant shall provide 2 copies of the soils report and any addenda with the building permit applications.
  2. Plans shall reference the soils report and any addenda and include a statement that the project shall conform to the geotechnical engineer's recommendations.
  3. Plans shall include a site-specific stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at [sccoplanning.com](http://sccoplanning.com) by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
  4. Plans shall include a site-specific drainage plan that complies with the requirements set forth in 2013 California Building Code (CBC) Section 1804.3 and the recommendations of the soils engineer.
  5. 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.

- K. Pursuant to the Archaeological Review of the site performed by Patricia Paramoure Archaeological Consulting (PPAC) and 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 within 50 feet of the find and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. Further, if a site is discovered, a qualified archaeologist meeting the Secretary of the Interior Standards shall be required to assess the finds and give recommendations for treatment. All procedures established in Sections 16.40.040 and 16.42.080, shall be also observed.
- L. 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.
- M. Construction of improvements shall comply with the requirements of the approved geotechnical report(s). The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- N. All required improvements shall be installed and inspected by the Department of Public Works and Planning Department prior to final inspection clearance for any new structure on the new lots.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless

the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

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

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

cc: County Surveyor

Application #: 191376  
APN: 058-092-06  
Owner: Joel Kauffman

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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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.

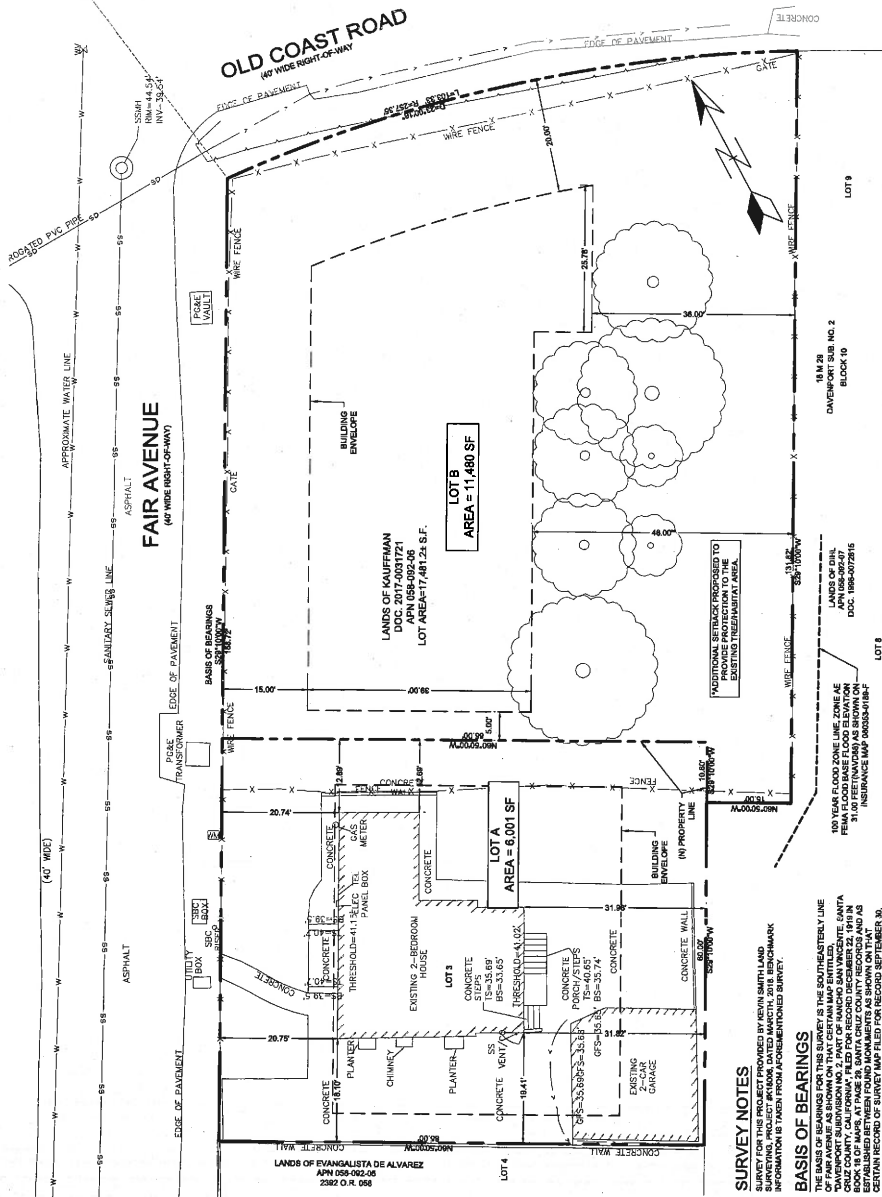
**TENTATIVE MAP  
2-LOT MINOR LAND DIVISION  
FOR  
JOEL KAUFFMAN**

APN: 058-092-06

70 FAIR AVENUE, DAVENPORT, CA 95017



## FAIR AVENUE



## TENTATIVE MAP

## SURVEY NOTES

SURVEY FOR THIS PROJECT PROVIDED BY KEVIN SMITH LAND SURVEYING, PROJECT #K18008, DATED MARCH, 2018. BENCHMARK INFORMATION IS TAKEN FROM AFOREMENTIONED SURVEY.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF FAIR AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "DAVENPORT SUBDIVISION NO. 2, PART OF RANCHO SAN VICENTE, SANTA CRUZ COUNTY, CALIFORNIA", FILED FOR RECORD DECEMBER 22, 1919 IN BOOK 18 OF MAPS, AT PAGE 28, SANTA CRUZ COUNTY RECORDS AND AS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD SEPTEMBER 30, 1999 IN BOOK 981 OF MAPS, AT PAGE 34, SANTA CRUZ COUNTY RECORDS

## BENCHMARK

BEACHMARK USED FOR THIS SURVEY IS A NOS BRASS DISC "T11671" SET IN THE SOUTHWEST CORNER OF CATCH BASIN AT THE NORTHEAST INTERSECTION OF CALIFORNIA STATE HIGHWAY 1 AND DAVENPORT AVENUE. ELEVATION = 75.60' (NAVD 83)

ELEVATION = 75.60' (NAVD 88)

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ELEVATION = 75.60' (NAVD 88)

## 25

**FOR TAX PURPOSES ONLY**

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

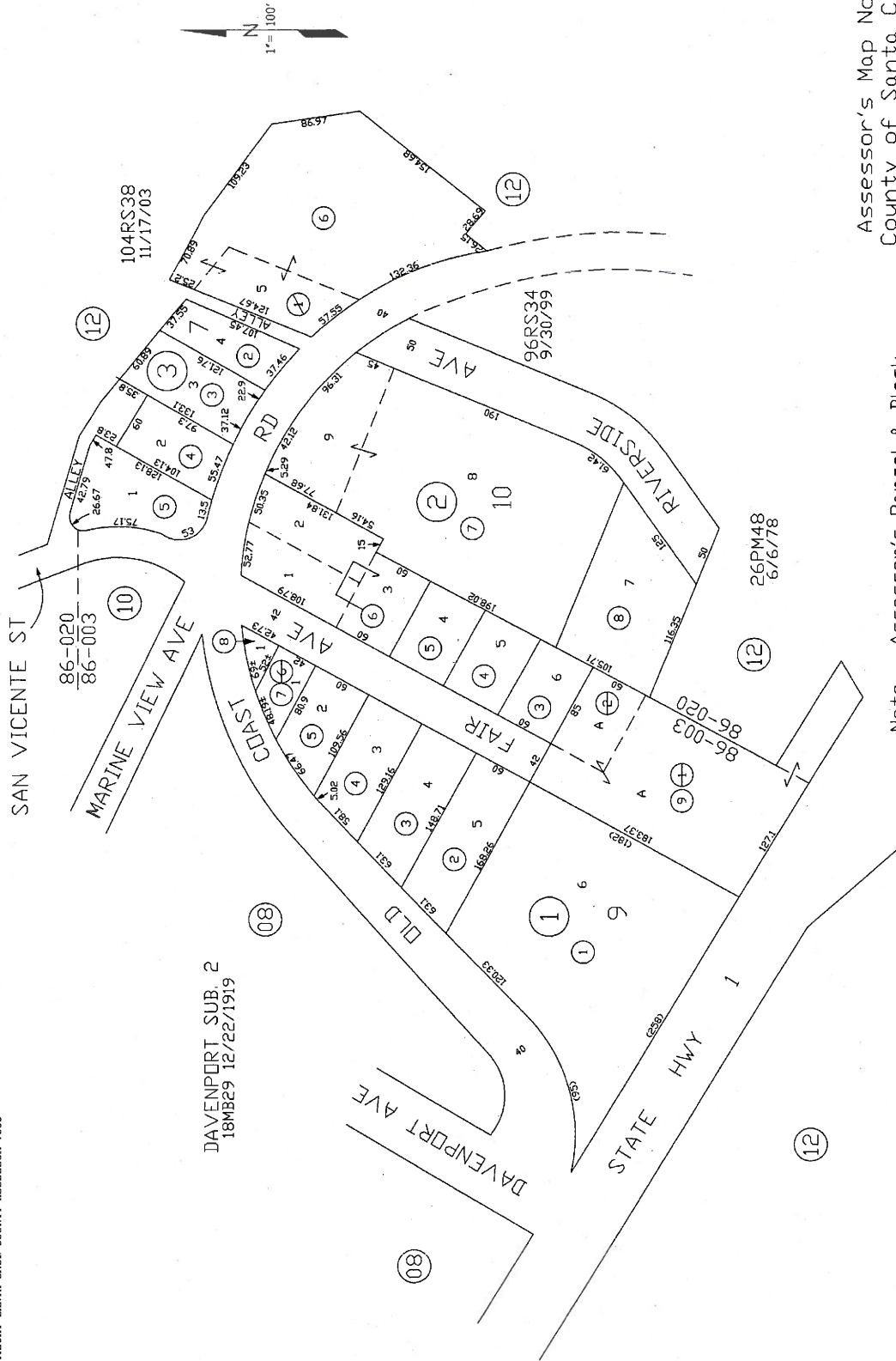
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

**SAN VICENTE RANCHO**

PDR. SEC. 4, T.11S., R.3W., M.D.B. & M.

58-09

Tax Area Code  
86-003 86-020



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

Assessor's Map No. 58-09  
County of Santa Cruz, Calif.  
Oct. 1999

Electronically Redrawn 10/26/99 KSA  
Rev 12/13/99 CB (96RS34)  
Rev 9/23/03 CB (For of pg 58-12)  
Rev 9/23/03 CB (3-0063259, LBA 3-06)  
Rev 1/13/04 CB (104RS38)

**EXHIBIT E**





SANTA CRUZ COUNTY PLANNING DEPARTMENT



**Parcel Location Map**



Mapped  
Area

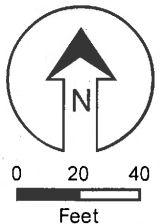


**Parcel: 05809206**

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 8 Jun. 2020

**EXHIBIT E**





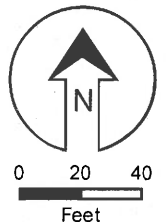
# Parcel General Plan Map



Mapped  
Area



- AG Agricultural
- C-N Commercial Neighborhood
- C-S Commercial Services
- P Public Facilities
- R-UL Res. Urban Low Density



**EXHIBIT E**





# Parcel Zoning Map



- CA Commercial Agriculture
- C-1 Neighborhood Commercial
- C-4 Commercial Services
- PF Public/Community Facilities
- R-1 Single-Family Residential



0 20 40  
Feet

**EXHIBIT E**

## Parcel Information

### Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	County of Santa Cruz, Davenport Sanitation District
Sewage Disposal:	County of Santa Cruz, Davenport Sanitation District
Fire District:	Santa Cruz County Fire
Drainage District:	Outside

### Parcel Information

Parcel Size:	17,481 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential neighborhood to the south, west and north, service commercial use (glass blowing factory and associated uses) to the east
Project Access:	Old Coast Road and Fair Avenue
Planning Area:	North Coast
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single family residential - 10,000 square feet minimum)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**Technical Reviews:** Soils Report Review (REV191184), Archaeological Report Review (REV201012) and a Biotic Site Assessment

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

February 27, 2020

Joel Kauffman  
70 Fair Avenue  
Davenport, CA 95017

RE: Biotic pre-site assessment at 70 Fair Avenue, Davenport, CA

Dear Mr. Kauffman:

On 25 February 2020, Albion Environmental, Inc.'s senior biologist, Sandra Menzel, conducted a biotic pre-site assessment at 70 Fair Avenue in Davenport, Santa Cruz County. Proposed work at this parcel includes a minor land division of a 17,481 ft<sup>2</sup> lot into two lots: one 6000 ft<sup>2</sup> lot which contains an existing house and garage; and a new 11,481 ft<sup>2</sup> lot. For the new lot, a 1672 ft<sup>2</sup> house is proposed with an attached 419 ft<sup>2</sup> ADU. Also proposed is a new driveway measuring 25.5 ft x 18 ft. Five small apple trees are proposed to be removed. The other trees on both lots shall remain. The new house will be built in the northwestern corner of the lot to limit disturbance to trees and to take advantage of the natural drainage on site.

70 Fair Avenue is located in a small, densely populated neighborhood north of Highway 1. San Vicente Creek runs at lower elevation to the east and the south of the parcel at a distance of approximately 350 ft. Other developed parcels sit between 70 Fair Avenue and the creek. The parcel has been in residence for the last 100 years, and contains a small fruit orchard. The ground is covered with non-native grasses and other weedy vegetation, and does not contain any burrows. Play structures and picnic tables indicate that the yard is highly frequented by the residents. The site lies outside the riparian corridor and not within a sensitive habitat. It is unlikely that the project poses an impact to the following two species of conservation concern: San Francisco collinsia and California red-legged frog.

**San Francisco collinsia (*Collinsia multicolor*)**

The San Francisco collinsia is recognized as a California Rare Plant Rank (CRPR) 1B.2 species (1B.2 = plants rare, threatened, or endangered in California and elsewhere, moderately threatened in California). This herbaceous species occurs in closed-cone coniferous forests and coastal scrub habitats from 30 to 250 meters in elevation. The nearest occurrence of this species was documented in the CNDDDB near Swanton Road, approximately 1.3 miles northwest of Davenport Landing and is presumed to be extant. The blooming period for this species is March through May. San Francisco collinsia has a very low potential to occur at 70 Fair Avenue because the habitat is unsuitable.

1414 Soquel Avenue, Suite 205  
Santa Cruz, CA 95062

(831) 469-9128 Santa Cruz  
(805) 592-2222 San Luis Obispo

albionenvironmental.com



### California red-legged frog (*Rana draytonii*)

California red-legged frogs have been documented in San Vicente Creek. These frogs use an average area of approximately 300 ft surrounding any aquatic habitat, regardless of vegetation type. The riparian corridor near 70 Fair Avenue likely provides suitable habitat for breeding, foraging, dispersal, and refuge. But the parcel itself is highly disturbed and would thus not generally be considered suitable upland habitat. Residences between the creek and 70 Fair Avenue likely hinder movement and there are no additional streams or ponds located to the north and west of the parcel to which frogs may disperse to. The parcel also does not contain burrows that red-legged frogs may use as refuge. California red-legged frogs have a very low potential to occur at 70 Fair Avenue.



Figure 1. The proposed home construction site at 70 Fair Avenue in Davenport.  
Photographed on 25 February 2020.

**Nesting bird species**

The proposed construction area provides suitable habitat for nesting birds, and although I did not detect active nests during my survey, birds may start nesting at any time during spring and summer. Native migratory birds, their nests, eggs, and young are protected by law, and the California Department of Fish and Wildlife usually requires surveys for nesting birds during the breeding season between 1 February and 1 September. A survey should be conducted within and immediately adjacent to (250 feet buffer) the disturbance area if construction activities begin or tree removal occurs during the breeding season. We recommend conducting a preconstruction survey for nesting birds no more than 10 days prior to any work to confirm that no nesting birds have moved into the project site.

Besides the nesting bird survey, no additional analysis or review are warranted.

Please contact me if you have any questions regarding this report.

Sincerely,



Sandra Menzel, M.S.  
Senior Biologist

**PRELIMINARY ARCHAEOLOGICAL RECONNAISSANCE  
70 FAIR AVENUE, DAVENPORT,  
SANTA CRUZ COUNTY, CALIFORNIA  
(APN 058-092-06)**



April 2, 2019

Prepared For

Joel Kauffman, Owner

By

Patricia Paramoure, A.S., B.A., M.A. RPA  
Principal and Consulting Archaeologist

Patricia Paramoure Archaeological Consulting  
5439 Soquel Drive  
Soquel, CA 95073  
(408) 891-9678  
[patparamourearcheconsult@gmail.com](mailto:patparamourearcheconsult@gmail.com)



**Sites: None**

**Acreage: ca. 0.4 acres**

**UTM Approximate Center of Parcel: WGS 84, Zone 10 S, 571905 mE / 4096410 mN**

**Quad Map: SANTA CRUZ, CA 7.5' USGS Quadrangle**

**Key Words: Negative**

**Old Davenport**

## MANAGEMENT SUMMARY

The archival research, the surface reconnaissance survey, and the results of a shovel test probe did not indicate the presence of an archaeological site within the subject parcel. No archaeological impact is predicted and the proposed construction should not be held up on the basis of archaeological concerns. However, in the unlikely chance that unanticipated buried archaeological resources from either the precontact or historic period are encountered during excavations for this project, operations will stop within 50 feet of the find, and a qualified archaeologist meeting the Secretary of the Interior Standards will be called to assess the finds and give recommendations for treatment.

## INTRODUCTION

Patricia Paramoure Archaeological Consulting (PPAC) was contacted by Joel Kauffman, Property Owner, to perform an Archaeological Review required by the Santa Cruz County Planning Department, prior to issuance of a permit for the construction of a new Single Family Dwelling on the property located at 70 Fair Avenue, Davenport, Santa Cruz County, California, designated APN 058-092-06.

The Archaeological Review consisted of: 1) archival research both at the Northwest Information Center of the California Historical Resources Information System, in Rohnert Park, California, and within the files of PPAC, and historic maps research using the County of Santa Cruz Planning Department website and the UC Santa Cruz Digital Map Library website, 2) an intensive pedestrian reconnaissance field survey on the parcel, 3) excavation of a shovel test probe within the proposed building envelope, 4) evaluation of the field findings, 5) evaluation of the impacts, and 6) management recommendations. The details of the investigation are described in this written report, to be submitted to the Santa Cruz County Planning Department. This archaeological resources review was performed to fulfill the requirements of the California Environmental Quality Act (CEQA) and County of Santa Cruz planning directives concerning cultural resources.

## LOCATION

The property is located at 70 Fair Avenue, Davenport, CA, and is situated on the east side of Fair Avenue, southeast of the corner of Fair Avenue and Old Coast Road, in a residential neighborhood within the southeastern suburban area of the community of Davenport, California.

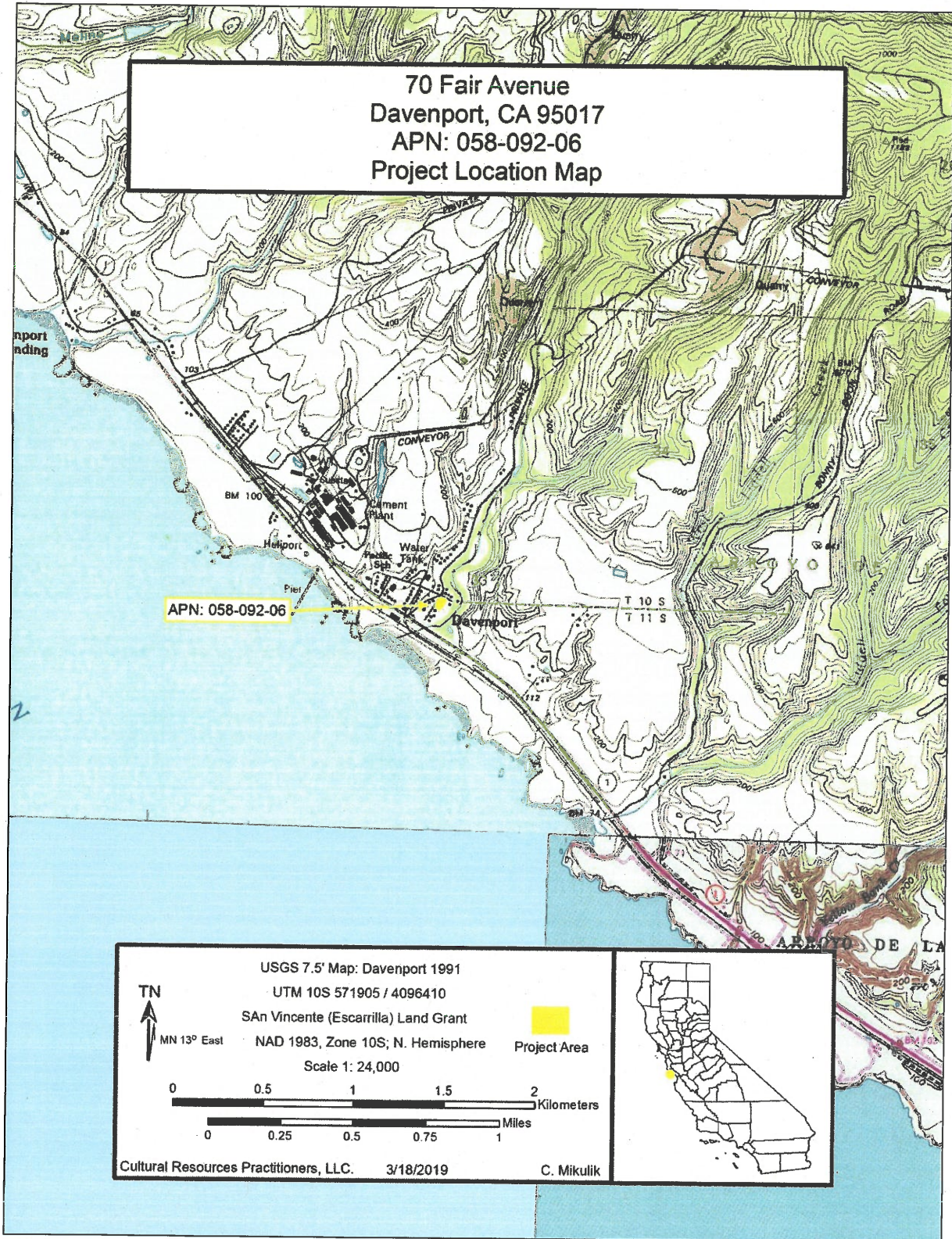


Figure 1. Project Area Location Map.





Figure 2. Project Area Aerial View.

The subject property consists of three adjacent parcels located at the southeast corner of Fair Avenue and Old Coast Road in Davenport, California, and can be found on the DAVENPORT 7.5' USGS quadrangle map (1991) within the unsectioned lands of the Rancho San Vicente land grant (projected: Section 4 of Township 11 south, Range 3 west Mount Diablo Baseline and Meridian). The UTM location for the approximate center of the property is World Geodetic System 84, Zone 10 S, 0571905 mE / 4096410 mN. The lot is situated northeast of California State Route 1, approximately 12 miles northwest of downtown Santa Cruz, in the unincorporated lands of the County of Santa Cruz. The parcel is reached by paved state and county roads (see Figure 1, Project Area Location Map, Page 2).

According to the County of Santa Cruz, the property, lying approximately 300 feet west of San Vicente Creek and approximately 1/8 mile northeast of the Pacific Ocean, is situated within an archaeologically sensitive area because precontact Native American sites are commonly found in similar topography, close to fresh water and close to the coast, where various resources exploited by native groups were located before California was colonized by the Spanish during the late 18<sup>th</sup> Century.

## NATURAL SETTING

The climate in Santa Cruz County consists of a dry season and a wet season. The dry season extends from May to October, and the wet season extends from November to April. The precipitation rate is lowest along the coast and highest in the inland mountains. Annual average rainfall ranges from twenty to fifty inches. The winter winds blow from north to south. The summer winds blow from the west and northwest to the east, and bring in fog that usually dissipates during the day (Gordon 1977).

Soils in this region, when intact, consist of the Watsonville-Elkhorn-Pinto complex, comprised of very deep, nearly level to moderately steep, well-drained to somewhat poorly drained loams and sandy loams on marine terraces and old alluvial fans and plains, that cut through primarily northwest striking, folded marine and non-marine sedimentary rocks from the late Eocene to the Pleistocene. The primary rock types in the study area are sandstone, limestone, siltstone, and mudstone. Erosion due to farming and logging activities during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries has contributed to the siltation of streams and seasonal drainages. The modern overdraft of the underwater aquifers in the general region has contributed to a significant drop in the flow of streams and springs in recent years, as has a general drop in rainfall over approximately the past 100 years (United States Department of Agriculture 1980; 2011).

This property is located within the Coastal Rangeland vegetation zone that is comprised of marine terraces and gently rolling, open grasslands sloping southwest toward Monterey Bay. The vegetation is characterized by Küchler (1977) as a Coastal prairie-scrub mosaic (*Baccharis-Danthonia-Festuca*) composed of grasslands interspersed with small stands of hardwoods such as live oak (*Quercus agrifolia*) and bay-laurel (*Umbellularia californica*). Historically, the foothills included the interface between the coastal rangeland and the Redwood Forest. Major logging operations took place in the Santa Cruz Mountains after smaller stands along the low terraces and foothills were first cut (Welch 1992:19). Significant numbers of coastal trees were

felled to provide fuel for domestic and industrial use, including lime manufacture, which was done in this area during historic times.

The native vegetation has been altered throughout the historic period. These areas were cultivated and grazed after settlement by European descendants, when farms and ranches occupied the area, and many of the trees were cut down for human use during this same time. Additionally, many introduced foreign species of vegetation, including grasses, trees, and flowering plants, both planted and incidental, have contributed to the changes in plant communities over time. Other factors include farming and logging, mentioned above (Gordon 1977).

Around this area a great number of animal species can be found. About 330 species occur including 250 species of birds, 56 mammals, 8 reptiles, and 13 amphibians, excluding all marine species (Roper 1993:23). Species that are no longer present in this area are the grizzly bear, wolves, tule elk, pronghorn antelope, Guadalupe fur seals, and jaguars. Species that were almost hunted to extinction but that are now making a comeback include gray whales, sea otters, elephant seals, and mountain lions. Some species that were present in aboriginal times have become more numerous, including black-tailed deer, sea lions, cottontail rabbit, coyote, raccoon, meadow-mice, and ground squirrels. Other species that have been introduced are the common mouse, Norway rat, Virginia opossum, gray squirrel, Russian boar, muskrat, and golden beaver (Gordon 1977).

## **HISTORY**

### **Precontact History of the Santa Cruz County Area**

By Rob Edwards

The first signs of human occupation in this region appear to be approximately 8,500 - 10,000 years ago in Scotts Valley. Evidence of dense occupation of the Santa Cruz County area, at least as has been documented to date, does not appear until about 6,000 BP.

Living in an area of considerable ecological diversity allowed the early inhabitants of the north Monterey Bay region to have a hugely varied diet. They relied most heavily on foods collected in the inter-tidal region. The local archaeological middens contain shell from California mussel, black turban, limpet, barnacle, olivella, brachiopods, dogwinkles, and other rocky shore mollusk species (Hylkema 1991). However, they also traveled inland for plant foods like acorns, grass, and flower seeds, buckeye, roots, and berries. They hunted terrestrial animals such as elk, deer, rabbit, gopher, marine resources, and fished freshwater streams.

Due to the highly mobile lifestyles of both foragers and collectors, it is to be expected that they would not burden themselves with heavy non-portable possessions. This observation is borne out by the artifacts found at local village sites of both earlier and later periods (Hylkema 1991:7). The earlier inhabitants of the Santa Cruz coast relied on stones, shells, animal bones, and plants for materials for their tools and equipment.



Baskets were made to serve a wide variety of purposes: cooking vessels, storage containers, water carriers, and seed-gathering devices. Before about 4,000 B.C., they made arrowheads and other tools from animal bone and antler, from the local Monterey chert, from Franciscan chert received in trade from the Santa Clara Valley (Hylkema 2003:270), and from obsidian quarried in Casa Diablo and the Bodie Hills on the east side of the Sierra Nevada, and from Napa and Clear Lake north of the San Francisco Bay (Roper 1993:321).

Using the concepts developed by Binford in 1980, two basic subsistence strategies were practiced in this region. During the earlier phase (5800 BP to 1000 to 2000 BP.), the residents were foragers who lived in small groups and moved from site to site throughout the inland and coastal ecosystems within their territories in order to take advantage of food resources as they became available. They would then settle into a camp or village where they would process and eat the harvests, as well as carry on all the other activities of daily life. Some camps or temporary villages would be revisited time and time again, resulting in a build-up of refuse consisting of many types of artifacts, including food debris, lithic debris from tool-making, trade items, and burials (Hylkema 1991:15).

It has further been proposed that at least by 2,000 years ago, a new group of people entered the area that followed a somewhat different collector subsistence strategy. This correlates in time to a rise in oak pollens found in sediment cores taken from Elkhorn Slough, indicating that oak trees became more prevalent in the coastal region between 1700 and 2000 years ago, attracting communities who relied mostly on acorns as a staple food (Roper 1993:308). While both foragers and collectors were quite mobile, collectors tended to establish more long-term villages as bases to maintain acorn storage facilities. The communities became more sedentary and grew in population (Hylkema, personal communication). Members of the community traveled from more permanent sites to seasonal task-specific camps to harvest other resources as they became available, but would then return to the village once the harvest was complete to process the food. The seasonal camps might be revisited year after year, but would be expected to contain debris only from particular seasonal activities, rather than the full complement of artifacts generated by daily village life in a permanent site (Hylkema 1991:21).

As proposed by Gary Breschini in 1981, it appears that the early foragers may have been members of Hokan speaking groups who are thought to have occupied the area until the entry of Penutian speaking collectors. Whether the change indicates the replacement of one people by another, or the adoption of new technologies by the same people, is still under discussion (Hylkema, personal communication 2008). Recent DNA studies of archaeological materials seem to support replacement (Breschini, personal communication 2014).

Whatever the mechanism for the change, in the northern portion of the Monterey Bay coastal area where fewer oak trees were present, foraging continued to be the optimal subsistence strategy at least until 1000 A.D., and may have persisted in isolated pockets until after the arrival of the Spanish in the 1770s (Hylkema 1991:25). The growing separation of the coastal cultures and the inland acorn-based cultures was evidenced by the decreasing amount of imported materials and the increasing reliance on local materials for tools, until about 1000 A.D., after which no new Franciscan chert is found (Hylkema, personal communication 2008).

## Ethnography

At the time of European contact, the Santa Cruz County area was within the traditional territory of the native Costanoan peoples. The term Costanoan is derived from the Spanish word for the local inhabitants, *Costeños*, meaning people of the coast. The aboriginal peoples of the region, collectively labeled Costanoan by ethnographers, were actually several distinct sociopolitical groups who spoke between eight and twelve separate languages belonging to the Utian family of the Penutian language stock and lived in a contiguous geographic area. The language spoken in the Santa Cruz area was documented in Mission records as *Awawas*. The nearest linguistic relatives of the Costanoan languages were those of the Miwok to the north and northeast (Levy 1978:485–486; Margolin 1978:1). The Costanoan peoples occupied the region surrounding the San Francisco Bay, with the southern coastal extent of their territory including the Monterey Bay region south to the area around Point Sur (Kroeber 1925:462). Since the 1970s, some descendant groups in these areas have preferred to use the term Ohlone to refer to themselves (Levy 1978:487; Margolin 1978:1).

The primary sociopolitical unit was the tribelet. Each tribelet was made up of one or more permanent villages with multiple seasonal villages and camps within their territory, defined by physiographic landscape features. Chiefs served primarily in an advisory capacity and the office was passed on patrilineally, with a daughter succeeding if there was no male heir (Levy 1978:485–487; Milliken 1995:1).

The Native Americans of the Santa Cruz County area employed a subsistence strategy that exploited both land and ocean resources through hunting, fishing, and gathering. They managed their landscapes through controlled burning to promote the growth of seed-producing annual plants. Acorns were likely the most important dietary plant. Additional vegetative foods included seeds, shoots, bulbs, and tubers. Meat protein came from large and small terrestrial and sea mammals, along with birds, fish, reptiles, insects, and shellfish. Their technology included tule balsa rafts, bows and arrows, flaked stone tools, pigments, cordage, woven skins and pelts, mortars and pestles, and basketry. Warfare between tribelets and with outside groups was common, with trespassing being a prevalent cause of conflict (Levy 1978:487–493; Margolin 1978:13–16). Although evidence shows the local Native Americans used portions of the Santa Cruz Mountains, they changed the landscape only in small subtle ways, in contrast to historic use of the mountain resources, which changed the area significantly.

The Quiroste tribe of Ohlone Indians was from the Año Nuevo region north of Monterey Bay and the mountains to the east. The Native Americans from the Davenport area may have been allied with this group, centered about 12 miles up the coast to the northwest. The Quiroste were likely the largest and most powerful coastal tribe between Monterey Bay and the Golden Gate due to their control of the Monterey banded chert source at Año Nuevo, widely traded throughout the area for use in stone tool manufacture. This tribelet was responsible for what was likely the only direct assault on a mission building in the central California area. On December 14, 1793, they attacked and partially burned two buildings at Mission Santa Cruz, under the leadership of Charquin, who was later captured and imprisoned at the Santa Barbara Presidio (Milliken 1991).

After European contact, missionization, disease, and displacement due to population collapse caused the breakdown of social organization that severely disrupted the lifeways of the Ohlone peoples. Mission-based interaction with other groups from disparate geographical, linguistic, and cultural backgrounds also contributed to significant culture changes. When the newly independent Mexican government secularized the missions during the 1830s, the natives experienced further critical changes to their way of life. Many natives voluntarily left or were evicted from Mission holdings and became laborers at Californio-owned *ranchos* (ranches) or in the developing *pueblos* (towns). Multicultural Native American hamlets formed from these displaced populations were established within and just outside many new towns and ranches. The appropriation of California by Anglo-Americans further worsened the plight of the natives, as they became third class citizens in their own homeland (Bean 1994:xxii; Levy 1978:487).

There are no known remnants of Native American sites within or adjacent to the project parcel. Evidence of Native American sites includes dark midden soil with eroded marine shell fragments, fire-altered rock, isolated ground stone, and/or points or flakes of chert or obsidian. None of these were seen during the pedestrian survey of the project area.

### **The Study Area During the Spanish and Mexican Eras**

The Santa Cruz area was first traversed by Europeans in 1769 when Captain Gaspar de Portolá y de Rovira led an expedition totaling 64 people, and comprised of soldiers, priests, and Mexican Indians, from Loreto, Baja California, to Monterey, Alta California, by way of San Diego. Their aim was to relocate Monterey Bay, so much praised by Vizcaíno in 1602 as a potential harbor for Manila Galleons returning to Mexico by way of the California coast. They missed Monterey Bay due to heavy summer fogs and continued north, along the coast, traversing the Santa Cruz County area, and then continued on and discovered San Francisco Bay (Clark 2008:249; Welch 1992:10).

Diarist Fr. Juan Crespi documented the exploration party's venture through the area that is now the County of Santa Cruz. On October 17, 1769, the party traversed an area, "in sight of the sea," that was crossed by multiple "steep gulches containing running water," and three "reed-lined" lagoons (today's Woods Lagoon, Schwan Lake, and Corcoran Lagoon). Later that day, they reached a large river, which they crossed and then made camp for the night on the west side. Crespi named the river San Lorenzo. The campsite was in what is now downtown Santa Cruz. The following morning, October 18, traveling west-northwest along the coast, the party encountered a creek after "500 steps", that Crespi named "Santa Cruz." The creek gave its name to Mission Santa Cruz in 1791, and still later to the county and the city. However, the creek is no longer called Santa Cruz. Camp for the night was at what is now called Majors Creek, formerly called Coja Creek, near the coast. This creek forms part of the western border of Wilder Ranch State Park (Bolton 1927:214-216).

The Portolá expedition included the founding of a presidio and a mission at Monterey. In 1771, due to problems between the Native Americans and the soldiers, this mission was moved south and became known as Mission San Carlos de Borromeo de Carmelo. Eventually, two more missions were established in the area, Mission Santa Cruz in 1791, and Mission San Juan Bautista in 1797. These three missions baptized thousands of Native Americans from the

Monterey Bay region, with Missions Santa Cruz and San Francisco (1776) recording the majority of converts from the northern Santa Cruz County area (Milliken 1988).

Six Franciscan missions were established within Costanoan territory, with Misión la Exaltación de la Santa Cruz (Exultation of the Holy Cross) being founded on August 28, 1791, by Fray Fermin Lasuen, Junipero Serra's successor. The original location, on the San Lorenzo River floodplain, was deemed undesirable after a wet winter, and the mission was moved to the top of a bluff overlooking the river on the western side, in late winter of 1793. The third of three Royal towns, or "pueblos" was established in Colonial California in 1797 on the eastern side of the river. Named Villa de Branciforte after the Viceroy of New Spain, the town was settled primarily by convicted criminals and retired soldiers, and was eventually incorporated into the County of Santa Cruz in 1905 (Dillon 1992:52-57).

After both Mexico declared its independence in 1822, and the missions were secularized in 1833, the extensive lands previously belonging to the church were opened for private ownership and the resulting Mexican-era Land Grants carved up the vast lands previously controlled by the Catholic Church into estates owned by members of many prominent Californio families. Ranching and cattle grazing became the prominent land use patterns and the hide and tallow trade dominated the economy. The Native Americans settled on the edges of developing towns, working as low-level laborers, or dispersed into the countryside to work on the ranchos. Some returned to their home territories while others formed villages, living on the fringes of Californio society (Welch 1992:12-13). Until the 1830s, the majority of the lands within today's County of Santa Cruz, including the subject parcel, were primarily used as pasture for livestock belonging to first, Mission Santa Cruz, founded in 1791, and then to the Villa de Branciforte, the Spanish pueblo (town) established in 1797, and located east of the San Lorenzo River. Secularization of the mission, in 1833, resulted in the transfer of the lands once controlled by this religious institution to private citizens (Rowland 1980:167).

The subject parcel is situated approximately 9 miles northwest of Mission Santa Cruz, located near the intersection of Mission Street and Water Street, in the neighborhood known today as Mission Hill, the birthplace of the County of Santa Cruz. During the Spanish and Mexican eras, the area including the subject property was within the lands controlled by the mission. After secularization of the Santa Cruz Mission in 1833, this area of Santa Cruz County was opened up for settlement and for local residents to file requests for the award of land grants with the provisional Mexican government in Monterey. Prior to development, the area containing the subject parcel was primarily used for crop raising and cattle grazing.

The project parcel is within the unsectioned lands of the Rancho San Vicente Mexican Land Grant. (Projected: Township 10 South, Range 3 West Mount Diablo Meridian.) This rancho was named for Arroyo San Vicente, today called San Vicente Creek, and was confirmed at 10,802.6 acres. Fronting on the Pacific Ocean, it encompassed the lands between Rancho Agua Puerca y las Trancas to the northwest, with the border at Agua Puerca Creek near Davenport Landing, and Rancho Arroyo de la Laguna to the southeast, with the border at San Vicente Creek near Davenport, and extended to the ridge of Ben Lomond Mountain. The rancho was originally granted to Antonio Rodriguez in 1839, but was re-granted to Blas A. Escamilla (né Escarrillo, Escarmilla, Escamead), a native Californian, and his wife, Vicenta Rodriguez, by Governor Pico



in 1845. The rancho was finally patented to Escamilla in 1870 (Clark 2008: 272; Shumway 2007:125).

### **The Study Area During the American Period**

The Rancho San Vicente was sold by Escamilla, to Peter Tracy, the first Santa Cruz County Clerk, in 1853 (Clark 2008: 272). Described as a “bright and efficient young attorney”, Tracy served both in this capacity and as the County Auditor / Controller from 1850-1855 (Bates 1912: 411). (However, the land was not patented by the U.S. Government until 1870, meaning that Tracy’s claim to the land remained tied up in the courts for approximately 17 years.)

The Coast Dairies land, consisting of approximately 7,000 acres of the Former San Vicente Mexican Land Grant, was founded during the 1850s and was incorporated by two Swiss families, the Morettis and the Rispinis, in 1901, as the Coast Dairies & Land Company. Many Swiss immigrant dairymen lived in the area, and produced cheese and butter that were transported by stagecoach south into Santa Cruz. Other dairies and ranches, such as Molina Creek Dairy, Ferrari Creek Dairy, and the Big Ranch were nestled in coastal valleys, beside streams and out of the wind. In addition to dairying, the land has been used for logging, agriculture, and mining, and the Davenport cement plant quarried shale for cement on the property (Edwards and Simpson-Smith 2006:3-4).

The Coast Dairies land was acquired by the Bureau of Land Management branch of the United States Government in 2014. The ca. 7 mile stretch of coast line and approximately 7,000 acres of coastal lands is now occupied by Coast Dairies State Park (west of California Highway 1) and Cotoni-Coast Dairies National Monument (east of Highway 1). This national monument, recently designated during the final days of the Presidency of Barack Obama, surrounds the coastal town of Davenport and includes areas reaching up into the Santa Cruz mountains, including portions of coastal prairie and redwood forest habitats. It is the only significant federally owned and operated property in Santa Cruz County (Ibarra 2018).

The town of Davenport was established in 1868 and was originally located near El Jarro Point, at the mouth of Agua Puerca Creek, about two miles to the northwest of the modern community of Davenport. What came to be called Davenport(’s) Landing was founded by Captain John Pope Davenport of Tiverton, Rhode Island, who was a sea captain, and from 1845 to 1850 he commanded a whaling ship operating out of California ports. In 1852, he married Ellen Smith, who did not like him spending so much time at sea, so he began shore whaling. They moved to Monterey, then to Moss Landing, then to Soquel Landing (modern Capitola) before building a house on the bluff next to the cove at Agua Puerca Creek. Here, the last 3 of their 10 children were born. In 1867, Captain Davenport, along with partner, John King, built a four hundred foot wharf and set up vats and other equipment to continue on-shore whaling operations. At its peak, the town was comprised of a post office, two hotels, two general stores, a blacksmith and butcher shop, a ship yard, and homes. The wharf shipped lumber and cordwood in addition to whaling products. The operations were abandoned in 1880 due to the reduced volume and high cost of operations. Captain and Mrs. Davenport then moved into Santa Cruz where he sold real estate and acted as a Justice of the Peace. Davenport died in San Francisco at the age of 74, in 1892, but his widow lived into the 20<sup>th</sup> century and is buried at the I.O.O.F. Cemetery in Soquel.



Unfortunately, most of the early town of Davenport('s) Landing was destroyed by fire in 1915 (Clark 2008: 84-85; Orlando 1995: 1-2; Rowland 1980: 185).

In 1905, William J. Dingee, a cement investor from the east, bought existing lime kilns in the area and began development of the Santa Cruz Lime Company at the small settlement of San Vicente, located on the Coast Road at San Vicente Creek, 2 miles southeast of Davenport('s) Landing. He briefly used the still operable wharf at Davenport('s) Landing to ship his product. The next year, the Santa Cruz Portland Cement Company (Dingee was an officer), took over operations and built a large cement plant in 1906. The town that grew up around the plant was developed by the Coast Dairies and Land Company to house cement workers, and was called Davenport, after the nearby older community. Most of the old buildings from the original settlement of Davenport have been destroyed by fires, except the old jail, built in 1914, and the St. Vincent de Paul Catholic Church, built in 1915, a beautiful cement building constructed in the mission revival style. In 1909, the company extended the town to the north of the plant by building company housing for the workers. This area became known as New Davenport, New Town, or Newtown. Originally named Morettiville, after Louis Moretti, manager of the Coast Dairies & Land Company, the neighborhood was comprised of 16 cottages built during 1909 and 1910 for the foremen at the cement plant. Living north of the plant was more desirable, as that area received less airborne dust than the community southwest of the cement plant, which came to be called Old Davenport, Old Town, or Oldtown (Clark 2008: 84-85; Orlando 1995: 1-2; Rowland 1980: 185).

Originally built to supply cement for the Panama Canal and Pearl Harbor, the plant also supplied cement for many well known California landmarks including, the Golden Gate Bridge, the San Francisco-Oakland Bay bridge, Candlestick Park, the Transamerica Pyramid building, San Francisco International Airport, the Oakland Coliseum, all in the San Francisco Bay area, and the California Aqueduct in Owens Valley. Trains transporting cement from the plant to Watsonville kept this branch of the Union Pacific open for many years. Environmental problems including heavy dust, mercury, and chromium 6 created problems with the local residents and the government. Owner, Cemex, of Monterrey, Mexico, closed the plant in 2010, but the buildings remain. Today the unincorporated town of Davenport functions as a tourist stop along California's scenic Pacific Coast Highway, and as a bedroom community for commuters working in nearby Santa Cruz (Clark 2008: 84-8; Gaudinski 2015; Orlando 1995: 1-2; Rowland 1980: 185).

## RESEARCH METHODS

### Historic Map Research

Historic maps were accessed using the County of Santa Cruz Planning and Community Development Department website and the UC Santa Cruz Digital Map Library website. Some of the earliest surviving maps of Santa Cruz County show the "Road from Santa Cruz to Pescadero" (Thompson 1866) and the "Coast Road" (Wright, Bennett, Healy 1881:Sheet 33). However, the current location of the town of Davenport, earlier known as San Vicente, situated along this road on the west side of San Vicente Creek, (today's California State Route 1) was not developed as a significant community until after the cement plant was built in 1906. The 1881 and 1889 maps

show the large land holdings west of San Vicente Creek and previously comprising the major portion of the Rancho Vicente Land Grant (including the future site of Davenport), as under the ownership of George P. Laird (Wright, Bennett, Healy 1881:Sheet 33; Hatch:Tile 18). George Peck Laird, from New York, ran a dairy on his property during the 1880s (Clark 2008:168).

The 1906 Official Map of the County of Santa Cruz still shows the earlier community of Davenport('s) Landing, located near El Jarro Point, approximately 2 miles northwest of the current town of Davenport, on the west side of San Vicente Creek. This map also shows the Southern Pacific and the Ocean Shore Railroads in place, running west of the Coast Road as far as the cement plant, and the Ocean Shore Railroad alone running beyond the plant. The future site of the community of Davenport lies at the southeast corner of the extensive acreage owned by the Coast Dairies and Land Company (Punnet Brothers 1906:Sheet 4).

A 1918 map, Davenport Subdivision No. 2, depicts the approximate modern layout of Davenport, with the exception that the Coast Road swings in a north arc through the middle of the community. (Today's Coast Road - California Highway 1 - bypasses Davenport to the southwest.) The subject property is shown as three lots, labeled, 1, 2, and 3, comprising the northwest corner of Block 10, at the intersection of Fair Avenue and Coast Road (Annand 1918). Both the 1929 and 1931 maps of Santa Cruz County show the extensive lands of the Coast Dairies and Land Company surrounding the tiny community of Davenport (County of Santa Cruz 1929:Page 6; 1931:Page 6). A second 1931 map shows details of the streets and parcels of Davenport, but does not show the property owners (County of Santa Cruz 1931:Page 55). Only one early map found during research for this report showed the property owners of individual lots in Davenport. In 1938, the subject property, consisting of 3 lots, was owned by Frank Micossi and Guiseppe Ferlizza (Office of Lloyd Bowman 1938).

Historic map research has revealed that there are no records of buildings or structures from the Spanish, Mexican, or early American periods within the subject parcel, and there are no known archaeological resources from these time periods within or adjacent to the project area. Archaeological evidence of early historic activities includes roof tile (teja) fragments, adobe melt soils, stone foundations, irregular split wood posthole soil stains, saw-cut bone, cut nails, and early glass and ceramic fragments. None of these types of artifacts were seen during the pedestrian survey of the project area, described below.

### **Archival Research**

Archaeological research began with the extensive files of the Northwest Information Center (NWIC) at Sonoma State University, in Rohnert Park, California. A literature search was performed at the NWIC on March 14, 2019, by Archival Specialist, Charles Mikulik, M.A. (IC File Number 18-1744). The project parcel had not been previously surveyed. The NWIC records search included a review of previously recorded cultural resources and previously conducted archaeological investigations within ¼ mile of the subject property.

Five archaeological sites and four historic buildings have been recorded within the ¼ mile radius study area of the subject parcel. Additionally, Old Davenport has been recorded as a Historic District (P-44-000379) (Ruby and Mikesell 1999). Three archaeological sites are precontact

sites, one is a historic structure, and one site contains both precontact and historic components. These five archaeological sites were recorded between 1950 and 2017. None of the archaeological sites were recorded on this property or on parcels adjacent to this property.

Information relating to sixteen cultural resources reports on properties within the ¼ mile radius study area of the subject parcel was reviewed for this project. None of the studies targeted this property or parcels adjacent to this property. Information concerning twelve reports covering a larger area of the county, the region, the state, or the Pacific Coast, was also reviewed for this study. These reports were written between 1975 and 2017.

### **Archaeological Field Reconnaissance**

A field survey was performed by Staff Archaeologist, Michael Boyd, A.A., B.S., on Monday, April 1, 2019. The approximately 2/5 acre rectangle-shaped parcel was accessed via Old Coast Road and Fair Avenue. This corner property is primarily flat and contains one residence, and a detached garage, located toward the southwest portion of the lot, and a concrete patio on the southeast side, adjacent to the building. A large pile of milled wood was situated in the southeast area of the property. The remainder of the property is primarily covered with various ornamental plants, forbs, grasses, and weeds with some larger introduced shrubs and trees. Live grape vines and fruit trees comprising an old dead orchard are situated within the northeast portion of the property. Visibility was fair (ca. 20%) due to the existing buildings, pavement, and dense ground vegetation. Overall, soil visibility was considered adequate for the purpose of the archaeological survey of this property. Boundaries were well defined by fences and bordering streets. (See Figure 2, Project Area Aerial View, Page 3).

The field Archaeologist performed an intensive pedestrian surface reconnaissance of the subject parcel, beginning in the north corner of the lot, using approximately 5 foot transects, oriented east / west, and covering about 80% of the total lot, detouring around the house and garage, large shrubs, and the concrete patio. The archaeologist used an archaeology pick to scrape through the ground cover roughly every 10 feet, to view the ground surface and soils just beneath the surface vegetation. Gopher back dirt piles, an excellent means of detecting sub-surface archaeological deposits, were closely investigated. Soils were comprised of medium to dark brown silty clay. Multiple land snail shells were seen in gopher back dirt piles. No evidence of marine shells or other signs of precontact midden soils were seen during the survey of the property.

### **ADDENDUM – Shovel Test Probe**

PPAC was contacted by Joel Kauffman, Property Owner, on Thursday, March 26, 2020, because the County of Santa Cruz Planning Department had requested that “a shovel test probe in the location of the future building site” be completed, and that this brief addendum to the report, including information on field methods, results, and findings, be added. Michael Boyd, B.S., A.A., PPAC Staff Archaeologist, returned to the project location on Monday, March 30, 2020, to perform this task. Mr. Boyd excavated a shovel test probe in the north central area of the parcel, within the northeast area of the proposed building envelope, in at 70 Fair Avenue, Davenport.

The shovel test probe measured 50 centimeters in diameter by 50 centimeters deep, and was dug in two levels, each approximately 25 centimeters in depth. Soils were medium to dark brown silty loam and silty clay with no apparent natural or cultural stratigraphy. The soils from the shovel test were screened through ¼ inch hardware screen. Multiple items were recovered from the screened material. The soils from the level of ca. 0 – 25 cm deep yielded one very small (ca. 1/2 inch) spiral-topped marine shell. One faunal tooth, an omnivore molar, possibly from a skunk, was also found in the upper 25 cm of the shovel test soils. The screening of soils from the level of ca. 25 – 50 cm deep provided a left pelvis from a small mammal, one small mussel shell fragment, a rusted rivet, a rusted eye bolt and nut, and two small fragments (not more than ca. 2 ½ inches long) of window glass. The results of the shovel test probe were negative. No evidence of potentially significant intact precontact or historic era archaeological deposits or features were seen during the shovel test.

## REPORT OF FINDINGS

The goal of the archaeological and historical records search and field inventory is to identify recorded or potentially significant cultural resources in the proposed project area. Based on the results of the archival research of the property, it is unlikely that precontact or historical archaeological resources will be found on the parcel. Additionally, no evidence of precontact or historic-era archaeological deposits was observed during the field reconnaissance of the lot. The results of the shovel test were negative. No evidence of potentially significant intact precontact or historic era archaeological deposits or features were seen during the shovel test probe. The results of archive and field investigations signify that the property does not contain archaeological resources.

## MANAGEMENT RECOMMENDATIONS

The Preliminary Archaeological Reconnaissance of the property at 70 Fair Avenue, Davenport, California (APN 058-092-06) did not reveal any evidence of possible buried archaeological deposits. However, there is always a possibility of unknown archaeological deposits being discovered during construction related ground disturbance activities, and the Davenport area is very sensitive for archaeological resources.

If any evidence of archaeological deposits are exposed during site clearing or construction related ground disturbance, operations will stop within 50 feet of the find. A qualified professional archaeologist will be contacted to assess the discovery, and to make recommendations for treatment. If a find is determined to be significant, appropriate mitigation measures will be formulated and implemented. Human remains and archaeological resources are protected by law.

## ENCOUNTERING HUMAN REMAINS

Human burials are often evidenced by disarticulated bones and bone fragments. Although not likely, the possibility of encountering human remains in the project area cannot be discounted. Section 7050.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial. If human remains are encountered, work will halt within 100 feet of the find, and the County Coroner will be notified immediately. At the same time, an

archaeologist will be contacted to evaluate the situation. If human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours. The Commission then notifies the Most Likely Descendant, who has 48 hours to make recommendations to the landowner for the disposition of the remains.



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# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

Joel Kauffman  
4362 Ulua St.  
Kilauea, HI 96745

April 8, 2020

**Subject:** Minor Land Division  
Archaeological report review and conditioned approval  
APN 058-092-06, Application REV201012

Dear Mr. Kauffman,

The County of Santa Cruz Planning Department received and reviewed the Archaeological Report prepared by Patricia Paramoure, dated April 2, 2019, for a minor land division and establishment of a new building envelope for a single-family dwelling. This report was required due to the potential presences of archaeological resources within the proposed project area. Based on the submitted report findings the project site is unlikely to contain prehistoric or historic resources as no indications of significant cultural resources were found during the site reconnaissance. The following conditions will be included in the Minor Land Division Permit 191376.

- A. 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.
- B. The building permit application shall include condition A, above, and shall provide the contact information for the archaeologist of record.

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

Sincerely,

Leah MacCarter  
Resource Planner

EXHIBIT H



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

29 April 2020

Joel Kauffman  
4362 Ulua St  
Kilauea, HI 96745

Subject: Review of the Geotechnical Investigation for a Proposed New Residence at 70 Fair Avenue/APN 058-092-06 dated 31 May 2019 by Haro, Kasunich and Associates  
– Project No. SC11649

Project Site: 70 Fair Avenue  
APN 058-092-06  
Application No. REV191184

Dear Applicants:

The Planning Department has accepted the project site geotechnical investigation report. The following items shall be required:

1. The subject geotechnical report references the 2016 California Building Code and the ASCE 7-10. The 2019 California Building Code became effective 1 January 2020. The applicable edition of the building code for the structural design and construction phase of the project will be based upon the Building Permit Application date. Please request your geotechnical engineer update their report to the 2019 California Building Code and the ASCE 7-16 prior to the Building Permit Application.
2. All project design and construction shall comply with the recommendations of the subject report and the required building code update supplemental report;
3. Final plans shall reference the subject report and the building code update supplemental report by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
4. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

EXHIBIT I

Review of the Geotechnical Investigation for a Proposed New Residence at 70 Fair Avenue/APN 058-092-06 dated 31 May 2019 by Haro, Kasunich and Associates – Project No. SC11649  
APN 058-092-06  
29 April 2020  
Page 2 of 3

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

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

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

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

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Respectfully,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning Section  
County of Santa Cruz Planning Department

Cc: Environmental Planning Department, Attn: Leah MacCarter  
Haro, Kasunich and Associates, Inc. Attn: John Kasunich, GE

Attachments: Notice to Permit Holders

EXHIBIT I

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

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

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.



# Davenport County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073  
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

MATT MACHADO, DISTRICT ENGINEER

December 6, 2019

JOEL KAUFFMAN  
P.O. Box 227  
Davenport, CA 95017

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF  
SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT  
APN: 05809206 APPLICATION NO.: N/A  
PARCEL ADDRESS: 70 FAIR AVE., DAVENPORT, CA

PROJECT DESCRIPTION: Land division from one to two parcels. The existing single-family residence on the resulting southern parcel is currently connected to the sanitary sewer system and is to remain. There will one new single-family residence and one new accessory dwelling unit on the resulting northern parcel, both connected to the public sewer main in Fair Ave.

Dear Mr. Kauffman,

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

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

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

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

Thank you for your inquiry. If you have any questions, please call Robert Hambelton at (831) 454-2160.

Yours truly,

MATT MACHADO  
District Engineer

By:   
Ashleigh Trujillo  
Sanitation Engineer

BH:dm

Attachment

EXHIBIT J





# County of Santa Cruz

## DAVENPORT COUNTY SANITATION DISTRICT

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070  
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

MATTHEW J. MACHADO  
DISTRICT ENGINEER

May 5, 2020

JOEL KAUFFMAN  
P.O. Box 227  
Davenport, CA 95017

SUBJECT: WATER AVAILABILITY AND DISTRICT'S CONDITIONS OF  
SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT  
APN: 05809206 APPLICATION NO.: N/A  
PARCEL ADDRESS: 70 FAIR AVE., DAVENPORT, CA

PROJECT DESCRIPTION: Land division from one to two parcels. The existing single-family residence on the resulting southern parcel is currently connected to the water system and is to remain. There will one new single-family residence and one new accessory dwelling unit on the resulting northern parcel, both connected to the public water main in Fair Ave.

Dear Mr. Kauffman:

We've received your inquiry regarding water service availability for the subject parcel(s). Water service is available in Fair Avenue for the subject development.

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

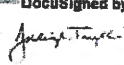
Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

Thank you for your inquiry. If you have any questions, please call Robert Hambelton at (831) 454-2160.

Yours truly,

MATT MACHADO  
District Engineer

By:

DocuSigned by:  
  
528D647137C44D4...  
Ashleigh Trujillo  
Sanitation Engineer

BH:jv

Attachment  
Water Availability 70 Fair Ave. Kauffman2.doc

EXHIBIT J



## **Common Items Required During the Review of Sanitation Projects**

**What to show on the drawings:** When you begin the design process, please show:

On the plot/site/utility plan:

1. location of any **existing** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.
2. location of any **proposed** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

Place a note, "*Existing*" or "*(E)*", on each existing item that is to be removed.

Place a note, "*To be removed*", on each existing item that is to be removed.

Place a note, "*New*" or "*(N)*", on each item that is to be new.

On a floor plan:

1. all plumbing fixtures both existing and new (label "*(E)*" or "*(N)*") on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code.

(Sanitation District Code sections 7.04.040 and 7.04.430)

### **Design and Construction Standards**

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition.

Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DESIGNCRITERIA.pdf>

### **Demolition and sewer abandonment**

If the proposed plans will involve some demolition, the existing sewer lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit (either temporary or permanent) for disconnection work must be obtained from the District. This process is often overlooked until the last minute and can result in unnecessary delays, and you are encouraged to plan for the relatively short time and small expense to fulfill this requirement. There is no charge for either permit or inspection.

(Sanitation District Code section 7.04.410)

### **New Connection**

If the proposed plans will involve one or more new sewer connections, we must issue a new sewer connection permit for each new connection. The final connection charges can be determined only after the District and, as needed, other Department of Public Works divisions have reviewed and approved the final engineered sewer improvement plans. (Sanitation District Code section 7.04.410)

### **Inspection of existing lateral for new or remodel construction**

If the development will involve the reuse of an existing sewer lateral for a new or remodeled structure, then, before the approval of the building permit, the applicant shall have the sanitary sewer system inspected and certified by a licensed plumber to be in good working order and free of obstructions and breaks. Repairs shall be made to any damaged or deteriorated pipe, misalignment of pipe segments, leaking pipes, root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow

and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. You must obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector (no charge) prior to backfilling of pipe or structure.  
(Sanitation District Code section 7.04.375.A.3 Private Sanitary Sewer System Repair)

**Increase in the number of plumbing fixtures**

If the proposed plans will involve an increase in the fixture unit count for the existing sewer connection, additional fixture unit fees may be due. The exact amount will be calculated at the time a Sewer Connection Permit is issued. (Sanitation District Code section 7.04.040)

**Tentative, parcel, or final map required**

When any new *tentative, parcel, or final* map is required, please show the following on the improvement plans:

1. All adjacent or impacted roads and easements,
2. All on- and off-site sewer improvements needed to provide service to each lot or unit proposed. The plans must conform to the County's "Design Criteria."

If a tentative, parcel, or final map is NOT required, please provide to the District written proof of recordation (in the form of copies of the recorded documents) of any and all existing or proposed easement(s).

**Backflow prevention device**

A backflow preventive device may be required. While this determination is often made "in the field" at the time of installation, if you are engaging a surveyor, civil engineer, or knowledgeable contractor, there is nothing to prevent you from making that determination while in the design process. (Sanitation District Code section 7.04.100 and 7.04.375.A.4)

**Pre-escrow or Pre-transfer Cleanout and Overflow devices**

If approved cleanout and overflow devices have not yet been installed, then prior to close of escrow, an approved cleanout and overflow devices must be installed at the owners sole cost, and be inspected by the District Inspector. (Sanitation District Code section 7.04.375.A.4.c) It is recommended that the HOA and CC&Rs are set up to require the HOA to cover the cost of recording the inspections of all private collector lines at least every 10 years, making all required repairs (see next item below), re-recording the inspection to show all repairs complete, and making those videos available to individual owners at the time of sale. This will help avoid excessive costs being born by the first person to sell a unit 20 years after the initial construction, as well as documenting efforts at complying with the code required maintenance of the sewer system.

**Pre-escrow plumber's inspection of existing lateral**

If the development will involve the reuse of an existing sewer lateral for a residential use, if the existing buildings or structures on this parcel that are connected to a sewer main were constructed more than 20 years before the date of sale, and if the private sewer system has not been inspected within the past twenty years, then, before the close of escrow, the property seller shall have the sanitary sewer system inspected and certified by a licensed plumber to be in good working order and free of obstructions and breaks. The testing and any repair shall be the responsibility of the seller, nontransferable to the buyer. Repairs shall be made to any damaged or deteriorated pipe, misalignment of pipe segments, leaking pipes, root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate

alarm systems for overflows, and inadequate maintenance of lift stations. You must obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector (no charge) prior to backfilling of pipe or structure.

(Sanitation District Code section 7.04.375.A.3 Private Sanitary Sewer System Repair)

Dec. 17, 2019

Dear Neighbors,

The Kauffman family is applying for a minor land division to divide 70 Fair Ave into two lots. The lot with the existing single-family home will be 6,000 sqft with the new lot being 11,500 sqft. Along with the lot split is an application to build a 1800 sqft single family two story home and an attached 420 sqft accessory dwelling unit. The current design will save the majority of trees with the home situated on the North East corner of the new lot.

There will be a public meeting on Sunday the 22nd at 70 Fair Ave at 1 pm. More details of the project will be avail along with a discussion about any concerns that arise from the plans.

Please call or email to rsvp.

831-247-6052 or [joelmkauffman@gmail.com](mailto:joelmkauffman@gmail.com)

Warmly, Joel Kauffman

Date 12/29/2019

70 Fair Ave, Davenport Ca

Re: Kauffman Family project neighborhood meeting summary

On December 17, 2019 I mailed out the attached letter to the mailing list provided by the County Geographic Information Services, list attached. The meeting was held at our home, 70 fair ave, in Davenport at 1 pm. The following neighbors attended.

1. Noel Bock
2. Allison Edwards
3. Joe Ray – brief visit
4. Matthew Sutton
5. Bill Henry
6. Josto Saleri

I showed everyone the full plan set and I also handed out the attached docs. I received the following comments.

Ali Edwards – “I am glad that you are building a home that fits the neighborhood and is not too big. I also appreciate that you are saving as many trees as you can”

Joe Dill – “wish you the best of luck”

Noel Bock – “while I am sad to not hear the kids play in the meadow I like your design and effort to maintain the trees as much as possible”

Bill Henry – “looks good to me”

There were no concerns regarding our proposed plan and general support towards our goal of keeping the home as close to Fair ave as possible to save as many trees as possible.

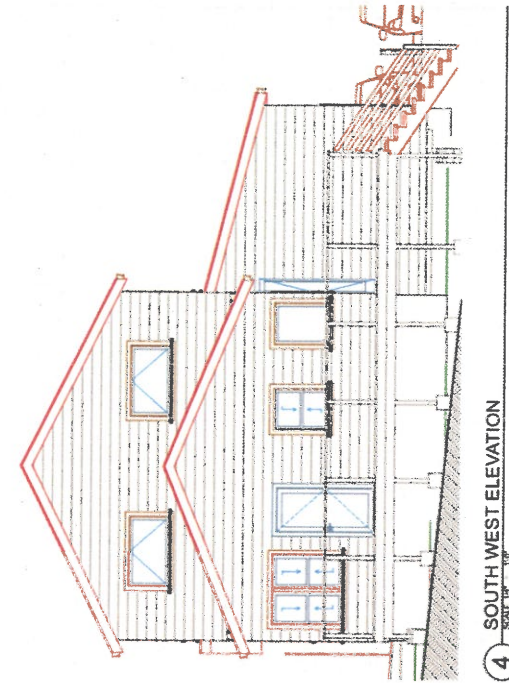
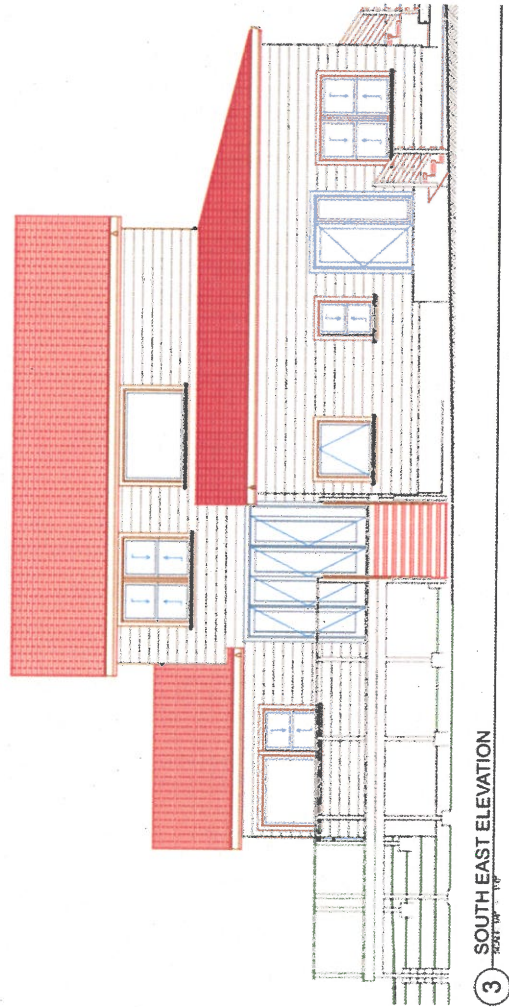
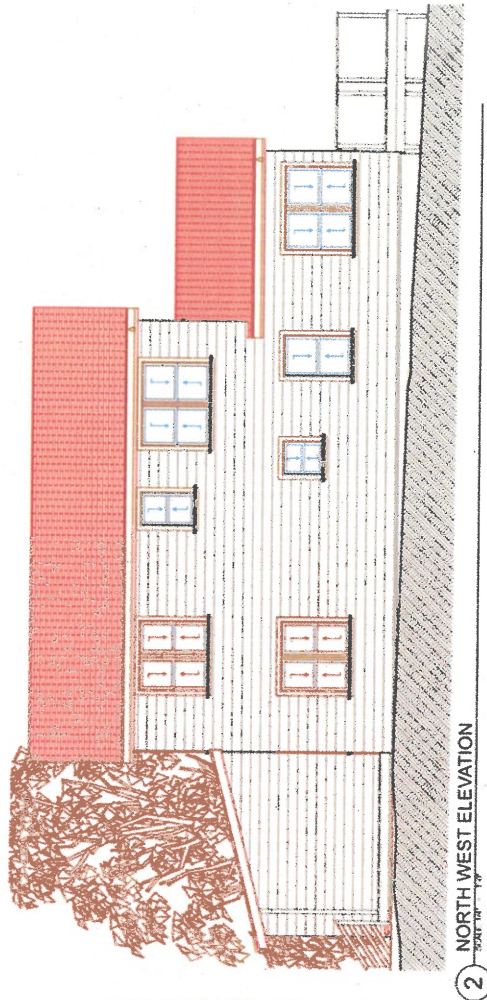
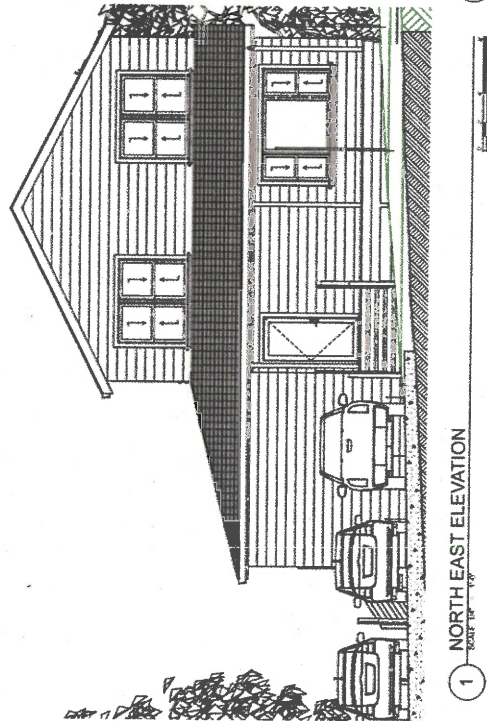
Joel Kauffman

Owner

70 Fair Ave

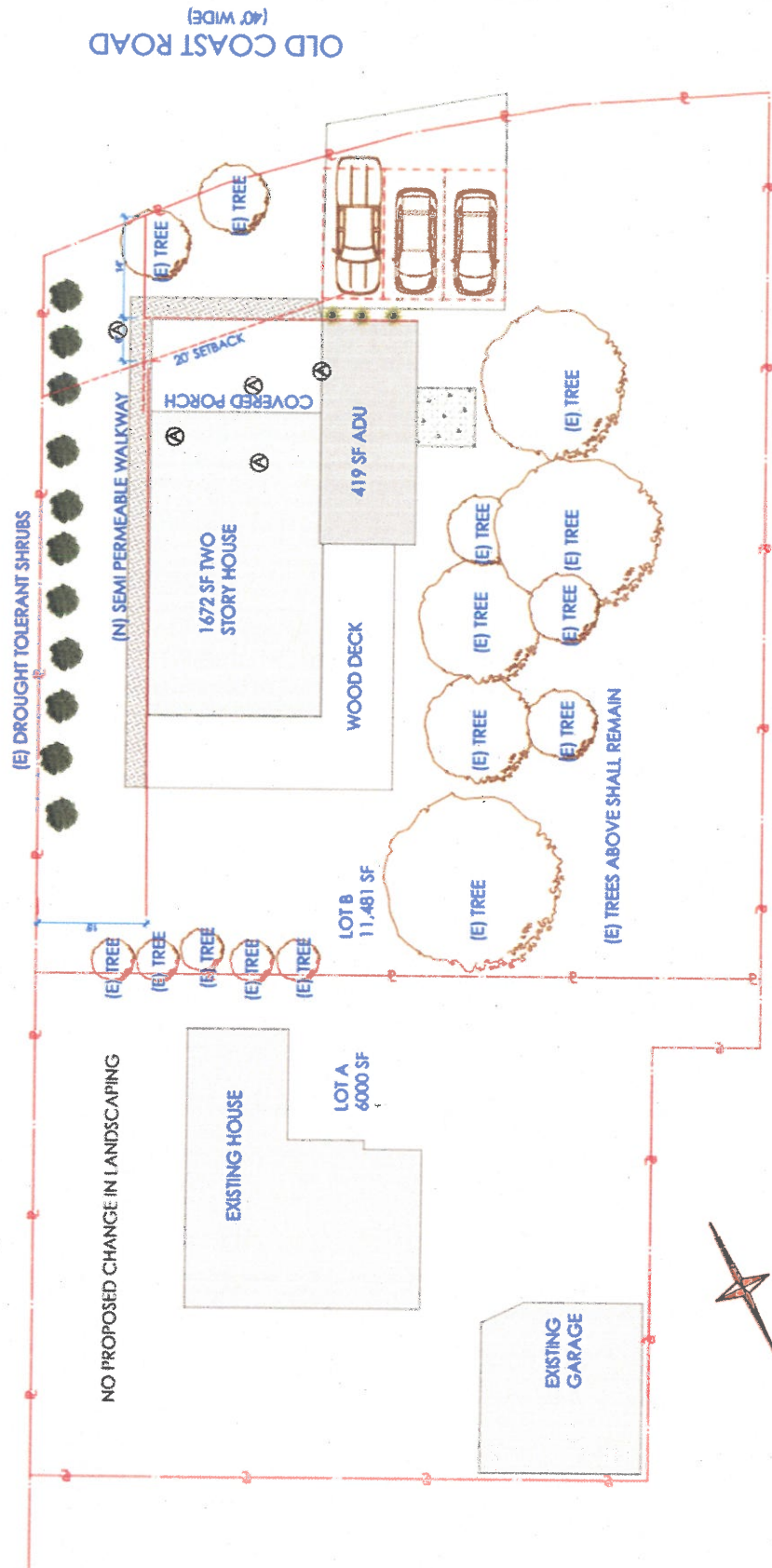
Davenport Ca





Kauffman family project – meeting at 70 Fair ave, Davenport Ca at 1pm on 12/22/19

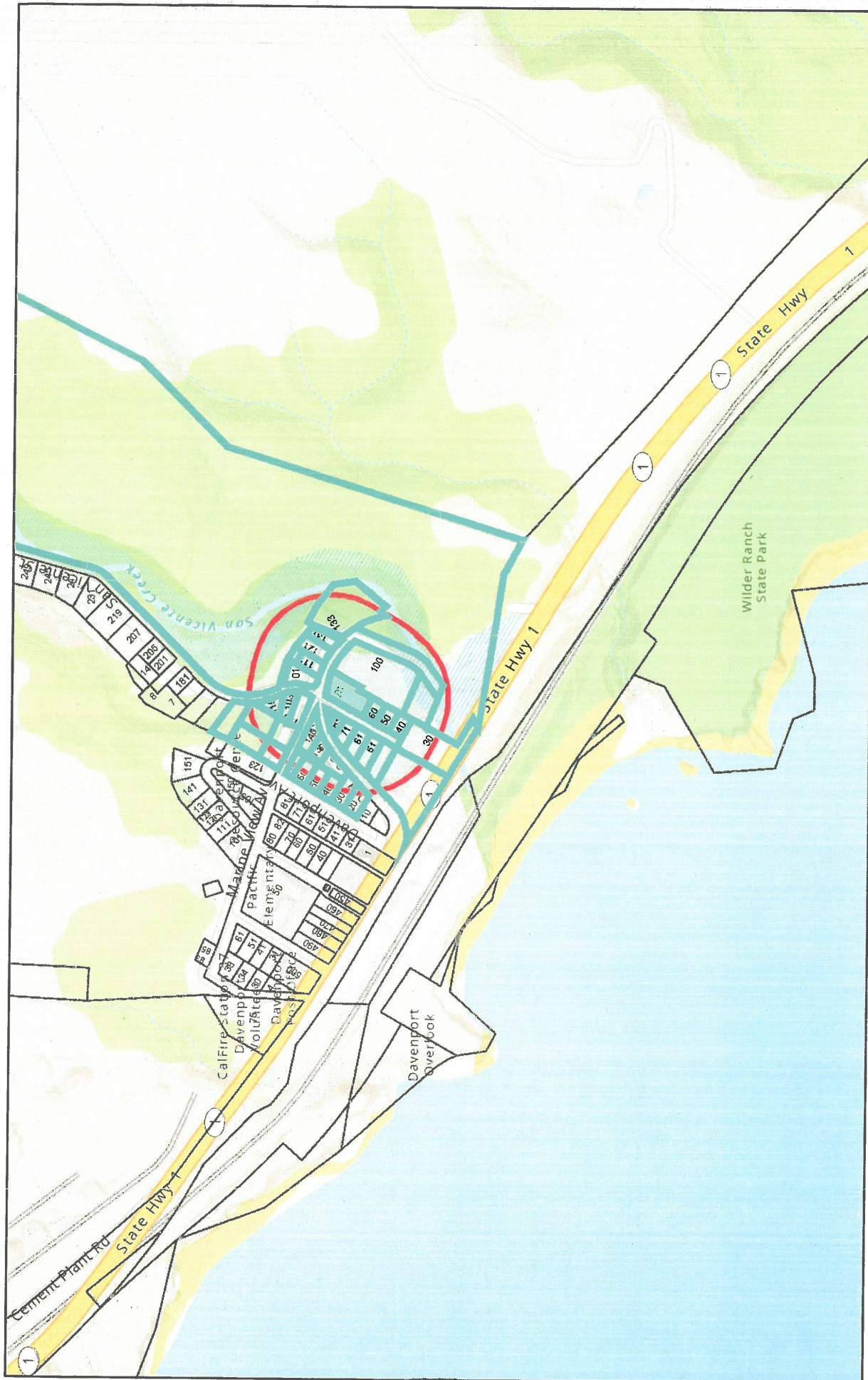






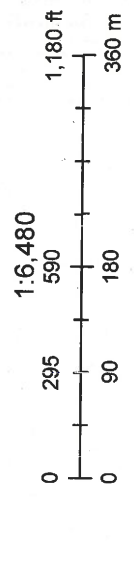


# Mail list for 05809206 Buffer Distance = 300'



December 9, 2019

□ Parcels



County of Santa Cruz