



Staff Report to the Planning Commission

Application Number: **201208**

Applicant: Pacific Rim Planning Group, attn. Jim Weaver
Owner: Rubino Enterprises LLC
APNs: 025-211-02 and 07
Site Address: No Situs (Mattison Lane)

Agenda Date: May 11, 2022
Agenda Item #: 8
Time: After 9:30 a.m.

Project Description: Proposal to develop a 10-unit apartment complex (dwelling group) in the RM-6 zone district, to be constructed in two phases: Phase One includes eight (8)-units consisting of four (4) duplexes and Phase Two consists of two units consisting of one (1) duplex. Requires approval of a Residential Development Permit and Design Review.

Location: Property located at the south end of Mattison Lane approximately 1,000 feet south of the intersection with Soquel Drive, in the Live Oak Planning Area

Permits Required: Residential Development Permit, Design Review Also see Biotic Report Review REV 201079, Archaeological Report Review REV201080 and Soils Report Review REV161126.

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- **ADOPT** the CEQA Mitigated Negative Declaration and Mitigation Measures and Reporting Program related to the proposed project, certifying the Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act; and
- **APPROVE** Application Number **201208**, based on the attached findings and conditions.

Project Background

The subject property was historically used for agricultural purposes and was developed as a fruit processing plant between 1931 and 1988, after which this use ceased. The original structures were demolished in 2002 and the property has since been vacant and is secured by a six-foot-high chain-linked fence and a gate.

The subject property is located within the Rodeo Gulch Sewer Basin. On December 6, 2005, Santa Cruz County Board of Supervisors passed Resolution No. 05-18 and adopted a moratorium on sewer connections within this area due to the undersized trunklines within the Arana and Rodeo Gulch Basins. The proposed project is therefore subject to the development restrictions of the Rodeo Gulch Moratorium, which allows only four sanitary sewer connections per vacant lot. As proposed, each unit within the proposed duplexes requires a separate sewer connection.

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

Project Description & Setting

The project is located on the south side of Mattison Lane, adjacent to Highway 1, approximately 1,000 feet south of the intersection of Soquel Drive. The neighborhood consists of a wide variety of one and two-story single-family dwellings, including older and renovated residences, predominantly in a ranch style. The project is surrounded by single-family dwellings to the east, west, and north. In addition, across Mattison Lane to the northwest, is a school campus (Good Shepard School) that serves students from preschool through eighth grade. To the south the project site abuts Highway 1, which is designated as a scenic road in the County's General Plan.

The site consists of two contiguous parcels of land, APN 025-211-02, which is approximately 2.02 acres in size, and APN 025-211-07, which is approximately 0.73 acre in size, totaling approximately 2.75 acres. The site is irregular in shape and is accessed via Mattison lane to the north. There is no plan to merge these parcels,

The property is relatively level; however, the site slopes down toward Rodeo Creek Gulch, which flows from north to south along the eastern property boundary. Although the site is mainly open grassland, a portion of the site close to the eastern property line, along Rodeo Creek Gulch, contains a mixed riparian woodland. In addition, there is a 40-foot-wide area of trees and other vegetation within the adjacent Caltrans/Highway 1 right-of-way, which creates a buffer that separates the travelled roadway from the project site.

The proposal is to develop the two adjacent vacant parcels with a 10-unit apartment complex (dwelling group) and associated site improvements, where the ten proposed units would be grouped into five two-story duplex style buildings. As required by the sewer moratorium, the project will be constructed in two phases, where Phase One includes four duplex style buildings (eight units numbered A through H), together with the construction of all site improvements, and Phase Two includes the addition of a further, smaller, duplex (two units numbered I and J).

As proposed, units A through F would each have a habitable floor area of 1,902 square feet and units G and H would have a habitable floor area of 1,713 square feet. All eight units proposed during the first phase of the development include four bedrooms and three bathrooms, and each includes a 441 square foot two-car garage. Within each duplex style building the two units are connected at the garage common wall. Units I and J, that will be constructed in the second phase, are both 1,200 square feet and each will contain two bedrooms and two bathrooms. No covered parking is proposed for units I and J but there will be three uncovered parking spaces for each dwelling, located on either side of the building.

In accordance with County Code section 13.10.322, a dwelling group containing more than five but less than 20 dwelling units, requires approval by the Planning Commission of a Residential Development Permit. In addition, as set out in County Code section 13.11.040(B), because the proposed project includes more than three units, the proposal is subject to Design Review.

Zoning & General Plan Consistency

The subject property consists of two parcels that have a combined gross parcel area of approximately 2.75 acres and a net site area, excluding land within the right-of-way for Mattison Lane, of just under 2.5 acres. The net developable area of the parcel is 1.97 acres, which

excludes all areas within the right-of-way as well as all areas within the within the riparian corridor along Rodeo Creek Gulch and lands within the associated 50-foot riparian buffer that are sloped greater than 30%. The calculation of these areas is shown by Exhibit E.

The parcels are located in the RM-6 (Multi-Family Residential, 6,000 square feet/unit) zone district, a designation that allows residential uses, and the proposed residential dwelling group is a principal permitted use within the zone district. The RM-6 zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designations. A portion of APN 025-211-02 has a General Plan designation of O-U (Urban Open Space), which corresponds with the non-developable portion of the parcel located within the riparian corridor along Rodeo Creek Gulch.

Objective 2.8 of the General Plan defines the intent of the Urban Low Density Residential General Plan land use designation as follows: To provide low density residential development (4.4 to 7.2 units per net development acre) in areas within the Urban Services Line which have a full range of urban services, or in Urban or Rural Services Line areas currently developed to an urban density. Housing types appropriate to the Urban Low-Density designation may include detached houses, duplexes, and clustered small lot detached units at allowable densities.

General Plan Policy 2.8.3 – “Development Density Less than Lower Limit of Range” specifically directs County staff not to approve developments with densities lower than the range limit. The allowed density is calculated based upon the net developable area of the parcel; therefore, at the lowest end of the density range, based on the 1.97-acre combined net developable area of the two parcels, a minimum of 8 units are required to be built ($1.97 \times 4.4 = 8.67$ units, which is rounded down). The proposed development therefore complies with this provision in that a total of 10 units are proposed. The maximum density that would be allowed would be 14 units.

The applicable site and development standards for parcels in the RM-6 zone district from County Code section 13.10.323 – “Development Standards for Residential Districts”, are as set out in the following table:

	Required	Proposed	
		APN 025-211-07 (western lot)	APN 025-211-02 (eastern lot)
Front Yard (from Mattison Ln.)	20 feet Min.	20 feet (min.)	Over 20 feet
Side Yard	5 feet/8 feet Min.	5 feet and N/A	5 feet and 8 feet
Rear Yard	15 feet Min.	15 feet (min.)	Over 15 feet
Height	28 feet Max.	27 feet 1.25 inches (tallest structure)	23 feet 10½ inches
Lot Coverage	40% Max.	Phase One - 28% Phase Two - 28%	Phase One - 9.2% Phase Two - 11%
Floor Area Ratio (FAR)	50% Max.	Phase One – 49.3% Phase Two - 49.3%	Phase One - 16% Phase Two - 19%
Number of stories	2 Max.	2 stories	2 stories

The proposed dwelling group has been designed in accordance with all the required site and development standards for the zone district.

The proposed project is adjacent to Highway 1, which is considered a scenic corridor per Santa Cruz County General Plan Policy 5.10.10. As further set out in Policy 5.10.12, projects located within the viewshed of an urban scenic road are required to improve the visual quality of views from the roadway. Existing views from Highway 1 into the project site are restricted due to the presence of an existing 40-foot-wide area of trees and other vegetation along the edge of the highway, within the Caltrans right-of-way. Therefore, the proposed project will not significantly alter existing views from the scenic road. To further screen the project, an eight-foot-high wall will be constructed along the southern property line along the freeway. The wall itself may be visible beneath the tree canopy but will match other walls along the highway and so will not have a significant visual impact.

Consistency with Guidance Documents: The project is also consistent with the goals, guiding principles, and strategies of the Sustainable Santa Cruz County Plan, a conceptual plan that will be implemented through future updates to the General Plan and County Code. This document, which was developed with input from the community, sets out a vision intended to lead to a more sustainable development pattern in Santa Cruz County. The project is located within the Plan's medical district/flea market focus area, which envisions new housing close to services and stores. The concept for this focus area is that Soquel Drive will continue to grow as a mixed-use corridor anchored by major medical centers with increased opportunities for residents, employees, and visitors to walk to stores, restaurants, and services. The proposed project, which is within easy walking distance to Soquel Drive, will provide a total of 10 multi-family residential housing units and is therefore consistent with the objectives of the Sustainable Santa Cruz County Plan.

Riparian Corridor and Sensitive Habitat

Rodeo Creek Gulch runs within an arroyo along the eastern property line of APN 021-211-02. Land within the arroyo meets the definition of a riparian corridor in accordance with County Code section 16.30.030. This portion of the project site, which is mapped as riparian woodland, is characterized by oak woodland with other riparian vegetation. As set out in County Code section 16.30.040, development activities are prohibited within a riparian corridor unless specifically approved in subject to the approval of a Riparian Exception. In addition, a 50-foot buffer is required from the edge of this Riparian Corridor as defined in County Code section 16.30.040(B), and an additional 10-foot setback from the edge of the buffer is required for all structures.

All components of the proposed project, including the residential buildings, associated site improvements, a detention/retention pond, and a storm drain outfall, are located outside both the required riparian buffer and the associated construction setback from the arroyo. The 50-foot buffer and 10-foot construction setback are clearly identified on the project plans. To further protect the riparian corridor, the project proposes installation of a permanent split rail fence at the boundary of the 50-foot buffer to protect the arroyo from future disturbance. Therefore, the project will not result in impacts to the Riparian Corridor.

The project site was also identified as containing potential areas of biotic concern during preliminary analysis. Therefore, a biotic report was prepared for this project by Biotic Resources Group, dated October 5, 2020. This report has been reviewed and accepted by Environmental Planning. In addition, an Arborist's Report prepared by Maureen Hamb Professional Consulting Services, dated August 28, 2018, and a Biological Constraints memo prepared by Olberding Environmental Inc., dated April 17, 2018, were also submitted.

As shown by the biotic report, sensitive habitat on the project site is mostly associated with the arroyo and associated riparian woodland at the western edge of the project site, which includes oak trees that provides habitat for nesting birds. The location of the proposed development is within an area containing primarily non-native grassland, with some sparse trees and shrubs that are located along Mattison Lane. Therefore, because the proposed project meets the required minimum setbacks to the riparian corridor, the completed project is not expected to create any permanent impacts to any sensitive habitat. To further ensure that there will be a minimal impact to special status species or their habitats, the project has been conditioned to include all mitigations as recommended by the project biologist and project arborist that will ensure the protection of native oak and other sensitive habitats and species associated with the project site

Archaeology

The eastern portion of APN 025-211-02 is mapped within an area of potential archaeological resources. Therefore, an Archaeological Survey Report was prepared in support of this project by Holman & Associates Archeological Consultants, dated January 2019. This report has been reviewed and accepted by Environmental Planning staff.

No archaeological resources were identified in the project area. However, pursuant to County Code section 16.40.040, as a condition of approval of this project, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the project has been conditioned to require that responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code section Chapter 16.40.040.

Stormwater Management

The project will result in approximately 34,076 square feet of new impervious area. With the construction of the new sound wall and drainage improvements, all site runoff associated with the project will be directed to Rodeo Creek after passing through a proposed on-site bioretention/detention pond, which has been designed to adequately control the runoff rate from the property. To comply with all County regulations, flood control (detention) and water quality (biofiltration) measures have also been included into the proposed drainage design and all of these are required as a condition of approval of this Permit, to be fully met at project implementation. Further, the system will be sized so that the detention volume is provided in storage beyond the required 4% biofiltration cross section (e.g: additional rock storage, surface ponding, or a larger biofiltration footprint can be provided), and so that the entire watershed will be directed to the project drainage system. This includes offsite impervious areas at Mattison Lane. In addition, pervious surfacing will be included into the final project design, including along the proposed sidewalk on the Mattison Lane frontage, which is supported by the geotechnical report provided for the project.

County Stormwater Management staff has reviewed the project and drainage calculations prepared by Ifland Engineers, dated March 2020, and have determined that the proposed storm water facilities are adequate to handle the increase in drainage associated with the project.

Traffic and Parking

The project is located on a site that is currently vacant. Trips associated with the proposed project were calculated using the 10th Edition Institute of Transportation Engineers (ITE) trip generation rates for land use #220 Mid Rise Apartments. Based on ITE trip generation rates for multi-family dwelling units, the project will generate 67 peak vehicle trips per day, which will not result in an unacceptable level of traffic on the streets in the vicinity. As a condition of approval of this Permit, the project will be required to pay Transportation Improvement Area fees for the Live Oak Planning Area prior to building permit issuance.

As set out in County Code section 13.10.552(A), Schedule of off-street parking space requirements, a multi-family dwelling containing two or three bedrooms requires the provision of 2.5 off-street resident parking spaces and a four-bedroom unit requires a total of 3 resident parking spaces. In addition to resident parking, guest parking is required to be provided in an amount equal to 20% of the required resident parking. As proposed, the project will fully comply with these requirements. The first phase of the proposed development includes a total of eight units, all of which will include four bedrooms. A total of 3.6 parking spaces is therefore required for each unit. As designed, each unit includes a two-car garage. Two uncovered parking spaces within each garage forecourt area will also be provided resulting in a total of four spaces for each unit.

The two units that constitute the second phase of the development each include three bedrooms and therefore together require a total of six parking spaces. As proposed, three uncovered parking spaces that are located on either side of the building, will be provided for each dwelling.

Design Review

The proposed residential dwelling group complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as varied wall planes, a palette of muted earth-toned colors, with accent details that include wide window and door trims and natural wood trellises. These features together with landscaping of both the project site and the project frontage at Mattison Lane, including trees and other plantings, will help reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. In addition, existing trees surrounding and within the property will be retained and protected.

The project site abuts Highway 1 to the south; however, the project site is not visible from Highway 1 due to a 40-foot-wide row of trees and vegetation along the southern property line, within the right-of-way. In addition to the existing vegetative screen, the applicant is proposing to construct an eight-foot-high sound wall along the southern property line that will screen the proposed development in views from the adjacent travel lanes. The wall itself may be visible beneath the canopy of the trees but will match other walls along the highway and so will not have a significant visual impact. Further, all recommendations of the project Arborist have been included as conditions of approval of this Permit. This will ensure that existing oaks and other vegetation within the highway right-of-way will be retained and protected and will continue to screen and soften the development in views from the scenic road.

The project site is only clearly visible from Mattison Lane. It is also potentially visible in scenic vistas from public trails located at the higher elevations of the Anna Jean Cummings Park, which is located approximately 0.5 miles northeast of the project site. However, because the project site is surrounded by an existing urbanized area, the proposed residential apartments would blend with the surrounding development and would not be prominent in views from the park.

Environmental Review

Environmental review has been required for the proposed project per the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on December 17, 2021. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on January 14, 2022. The mandatory public comment period expired on February 19, 2022, with comments received from the California Department of Fish and Wildlife that are addressed by the conditions of approval of this permit.

The environmental review process focused on the potential impacts of the project in the areas of Aesthetics and Visual Resources, Biological Resources and Hydrology/Water Supply/Water Quality. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

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

- **ADOPT** the CEQA Mitigated Negative Declaration and Mitigation Measures and Reporting Program related to the proposed project, certifying the Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act: and
- **APPROVE** of Application Number **201208**, 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

Report Prepared By: _____


Lezanne Jeffs
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2480
E-mail: Lezanne.Jeffs@santacruzcounty.us

Report Reviewed By: _____


Jocelyn Drake
Principal Planner
Development Review
Santa Cruz County Planning Department

Exhibits

- A. Notice of Determination/Mitigations and Monitoring Program (CEQA)
(Initial Study/Mitigated Negative Declaration available on file at the Clerk of the Board,
701 Ocean Street, 5th Floor, Santa Cruz, CA or online at www.sccoplanning.com >>
EIRs/Initial Studies >> Archived CEQA Documents)
- B. Findings
- C. Conditions
- D. Project plans and Renderings
- E. Surveyed Plan Showing Gross and Net Developable Area
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information
- H. Report review letters (Geotechnical, Biotic, Archaeological)
- I. Neighborhood Meeting
- J. Comments & Correspondence



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
<http://www.sccoplanning.com/>

NOTICE OF DETERMINATION

To:

☒ County of Santa Cruz
Clerk of the Board
701 Ocean Street, Room 500
Santa Cruz, CA 95060

☒ Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if applicable): 2022010253

Project Title: Mattison Lane Apartments

Project Applicant: Jim Weaver

Project Location: The project is located on the south side of Mattison Lane, approximately 1,000 feet from the intersection of Mattison Lane and Soquel Drive, across the street from Good Shepherd School. The site lies within the community of Live Oak in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Project Description: This is a proposal to develop a 10-unit apartment complex, grouped into five two-story duet style buildings, and associated site improvement on two adjacent vacant parcels, with a combined area of approximately 2.5 acres. The project will be constructed in two phases, with the first phase including all site improvements and construction of four duet style buildings (eight units). An area for the second phase will be set aside for potential future construction of one additional duet style building.

This is to advise that the County of Santa Cruz has approved the above described project on _____
and has made the following determinations regarding the above described project: (Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the following location:

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



Signature

Environmental Coordinator

Title

4/12/22

Date

Date Received for Filing at Clerk of the Board

Date Received for filing at OPR

Revised 4/12/2022



County of Santa Cruz

PLANNING DEPARTMENT

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

MITIGATION MONITORING AND REPORTING PROGRAM

For

Mattison Lane Apartments

Application No. 201208, December 2021

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
BIO-1	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?	<p>Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.</p> <p>All recommended Avoidance, Minimization, and Mitigation Measures (Bio-1-Bio-4) outlined in Chapter 6 of the attached Biotic Report dated October 5, 2020, prepared by Biotic Resources Group shall be adhered to.</p>	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-2			Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-3		If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-4		Prior to construction, high visibility construction fencing or flagging as outlined in Bio-1 of the Biotic Report shall be installed, with the assistance of a qualified biologist, to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat. No work-related activity including equipment staging, vehicular access, and grading shall be allowed outside the limits of work.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-5		Impacts to oak trees shall be avoided to the maximum extent possible. All recommended measures for protection of oak trees outlined in the attached Arborist Report dated August 28, 2018, prepared by Maureen Hamb Professional Consulting Service, shall be adhered including proper root and canopy pruning. Trees to be retained shall be protected at or outside of the dripline, if possible, by a system of fencing and straw bale barricades. The exact locations of the protection measures shall be determined in the field with the assistance of a qualified arborist or biologist.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

EXHIBIT A

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
BIO-6		Excavation will likely expose structural roots of several mature coast live oak trees in the Caltrans ROW (including trees #7 and #12 as identified in the arborist report). Several other trees will require heavy canopy pruning to provide clearance for construction access.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-7		<p>To compensate for impacts to oak trees and other native trees and comply with Santa Cruz County General Plan Policy 5.1.12, the following conditions shall be adhered to:</p> <ul style="list-style-type: none"> All native trees compromised through grading, trenching, or heavy pruning shall be compensated for by planting in-kind on site at a minimum 3:1 ratio. To compensate for impacts to trees #7 and #12, a minimum of six coast live oak trees (or equivalent native species available at local nurseries) shall be planted on site. The species, size, and locations of all native tree plantings shall be included in the site-specific landscape plan and plant list. Native tree plantings shall be located in the 50-foot arroyo buffer (open grassy area between the split rail fence and the riparian woodland). All work associated with native tree plantings in this location must be completed by hand. The site-specific landscape plan shall include a 3-year management plan for maintenance and monitoring of native tree planting areas to maintain minimum 80% survival at year 3. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual habitat monitoring reports shall be submitted to the County Environmental Coordinator by December 31 of each monitoring year. The landscape Plan shall include the removal of acacia and pampas or jubata grass present on the subject parcels and monitoring and maintenance shall target the eradication of these species from the site. 	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-8		Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

EXHIBIT A

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.**

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 project is located in the Rodeo Gulch Sewer Basin which is subject to a moratorium on sewer connections due to the undersized trunklines within the area. This moratorium limits new development to maximum of four sanitary sewer connections per vacant lot. The project will therefore be constructed in two phases, such that during the first phase only four separate dwelling units (located within each of two duplex structures) will be constructed on each of the two parcels. The remaining two units will only be developed as a second phase once the Santa Cruz County Sanitation District has completed their proposed upgrades to the sanitary sewer pipelines in the Rodeo Gulch Basin.

Therefore, the project will not result in inefficient or wasteful use of energy and will not be materially injurious to properties or improvements in the vicinity, and this finding can be made.

- 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 residential dwelling group and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM6 (Multi-Family Residential, 6,000 square feet/unit) zone district as the primary use of the property, once both phases of the proposed development have been constructed, will be a 10-unit residential dwelling group that meets all current site standards for the zone district.

The proposed project also complies with County Code section 13.10.552(A), Schedule of off-street parking space requirements, which sets out that a multi-family dwelling unit containing two or three bedrooms, requires the provision of 2.5 off-street resident parking spaces and a four-bedroom unit requires a total of 3 resident parking spaces. In addition to resident parking, guest parking is required to be provided in an amount equal to 20% of the required resident parking. As proposed, the project will fully comply with these requirements, in that a total of four off-street parking spaces will be provided for each four-bedroom unit and three spaces will be provided for each three-bedroom unit.

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.

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. No development will occur within the that portion of the project site that is within the and O-U (Urban Open Space) land use designation.

Objective 2.8 of the General Plan defines the intent of the Urban Low Density Residential General Plan land use designation as follows: To provide low density residential development (4.4 to 7.2 units per net development acre) in areas within the Urban Services Line which have a full range of urban services, or in Urban or Rural Services Line areas currently developed to an urban density. Housing types appropriate to the Urban Low-Density designation may include detached houses, duplexes, and clustered small lot detached units at allowable densities.

General Plan Policy 2.8.3 – “Development Density Less than Lower Limit of Range” specifically directs County staff not to approve developments with densities lower than the range limit. At the lowest end of the density range, based on the 1.97-acre combined net developable area of the two parcels, a minimum of 8 units are required to be built ($1.97 \times 4.4 = 8.67$ units, which is rounded down), therefore the proposed development complies with this provision in that a total of 10 units are proposed. The maximum density that would be allowed would be 14 units.

The proposed residential dwelling group will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The main portion of the site that is to be developed during phase one of the project is surrounded for the most part by vehicular rights-of-way (Highway 1 to the south and Mattison Lane to the north and west) and where it abuts a residential parcel to the east, all proposed structures comply with the required side yard setback for the zone district. It should also be noted that the dwelling on this adjacent parcel to the east of the main development area has a side yard setback of approximately 25 feet and will therefore be around 30 feet from the closest portion of any proposed structure. Therefore, there will be no adverse shading of this adjacent home. The proposed duplex that will be constructed during Phase Two of the development, similarly, will not adversely impact the light, solar opportunities, air, and/or open space of any adjacent property, in that the structure will be located approximately 23 feet 8 inches south of the closest property line. In addition, to the east of this structure, the property is bounded by the densely wooded arroyo along Rodeo Creek lies.

The proposed residential apartment complex (dwelling group) will also 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). All proposed structures within the proposed dwelling group will comply with the site standards for the RM-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a multi-family development that is consistent with a design that could be approved on any similarly sized lot in the vicinity.

The project is also consistent with the goals, guiding principles, and strategies of the Sustainable Santa Cruz County Plan, a conceptual plan that will be implemented through future updates to the General Plan and County Code. This document, which was developed with input from the community, sets out a vision, intended to lead to a more sustainable development pattern in Santa Cruz County. The project is located within the Plan's medical district/flea market focus area, which envisions new housing close to services and stores. The concept for this focus area is that Soquel Drive will continue to grow as a mixed-use corridor anchored by major medical centers with increased opportunities for residents, employees, and visitors to walk to stores, restaurants, and services. The proposed project, which is within easy walking distance to Soquel Drive, will provide a total of 10 multi-family residential housing units and is therefore consistent with the objectives of the Sustainable Santa Cruz County Plan.

General Plan Policy 5.10.10 designates Highway 1, where it runs through Santa Cruz County, as a scenic corridor. As further set out in Policy 5.10.12, projects located within the viewshed of an urban scenic road are required to improve the visual quality of views from the roadway. Existing views from Highway 1 into the project site are restricted due to the presence of an existing 40-foot-wide area of trees and other vegetation along the edge of the highway, within the Caltrans right-of-way. Therefore, the proposed project will not significantly alter existing views from the scenic road. To further screen the project an eight-foot-high wall will be constructed along the southern property line along the freeway. The wall itself may be visible beneath the canopy of the trees but will match other walls along the highway and so will not have a significant visual impact.

A specific plan has not been adopted for this portion of the County. Therefore, 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 and this finding can be made.

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 residential apartment complex (dwelling group) is to be constructed on two existing undeveloped lots. The expected level of traffic generated by the proposed project is anticipated to be only 67 peak trips per day, an increase that will not adversely impact existing roads or intersections in the surrounding area. Further construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the conservation of energy and resources. Therefore, the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

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

The surrounding neighborhood consists of a wide variety of one and two-story single-family dwellings, including older and renovated residences, containing a variety of architectural styles with a predominance of ranch style homes. In addition, across Mattison Lane to the northwest of the project site, there is a school campus (Good Shepard School). To the south the project site

abuts Highway. The proposed residential apartment complex (dwelling group) will therefore 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 and will be consistent with the land use intensity and density of the neighborhood.

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

The proposed project, as designed, complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as varied wall planes, a palette of muted earth-toned colors, with accent details that include wide window and door trims and natural wood trellises. These features, together with landscaping of both the project site and the project frontage at Mattison Lane, including trees and other plantings, will help reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. In addition, existing trees surrounding and within the property will be retained and protected.

The project site abuts Highway 1 to the south; however, the project site is not visible from Highway 1 due to a 40-foot-wide row of trees and vegetation along the southern property line, within the right-of-way. In addition to the existing vegetative screen, the applicant is proposing to construct an eight-foot-high sound wall along the southern property line that will screen the proposed development in views from the adjacent travel lanes. The wall itself may be visible beneath the canopy of the trees but will match other walls along the highway and so will not have a significant visual impact. Further, all recommendations of the project Arborist have been included as conditions of approval of this Permit. This will ensure that existing oaks and other vegetation within the highway 1 right-of-way will be retained and protected and will continue to screen and soften the development in views from the scenic road.

The project site is only clearly visible from Mattison Lane. It is also potentially visible in scenic vistas from public trails located at the higher elevations of the Anna Jean Cummings Park, which is located approximately 0.5 miles northeast of the project site. However, because the project site is surrounded by an existing urbanized area, the proposed residential apartments would blend with the surrounding development and would not be prominent in views from the park.

Conditions of Approval

Exhibit D: Project plans, 19 sheets, 12 prepared by Richard Emigh, Drafting and Design, six dated 12/12/2020, four dated 5/31/2021 and two dated 2/12/2021; five sheets prepared by Ifland Engineers, dated 5/31/2021 and two sheets prepared by Gregory Lewis, Landscape Architect, one dated 5/31/2021 and one dated 9/21/2021.

- I. This permit authorizes the construction of a 10-unit residential dwelling group, to be developed in two phases as indicated on the approved Exhibit "D" for this permit and as detailed in the staff report. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - A. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet for Planning Department review and approval.

EXHIBIT C

3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements.
- B. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district and the following conservation regulations. The Landscape Plans shall further comply with all recommendations of the project Biotic Report and Arborist Report:
1. Existing Trees. Impacts to oak trees shall be avoided to the maximum extent possible. All recommended measures for protection of oak trees outlined in the Arborist Report dated August 28, 2018, prepared by Maureen Hamb Professional Consulting Service, shall be adhered including proper root and canopy pruning. Trees to be retained shall be protected at or outside of the dripline, if possible, by a system of fencing and straw bale barricades. The exact locations of the protection measures shall be determined in the field with the assistance of a qualified arborist or biologist.

Excavation will likely expose structural roots of several mature coast live oak trees in the Caltrans ROW as identified in the arborist report. Several other trees will require heavy canopy pruning to provide clearance for construction access.

To compensate for impacts to oak trees and other native trees and comply with Santa Cruz County General Plan Policy 5.1.12, the following conditions shall be adhered to:

 - a. All native trees that will or are likely to be compromised through grading, trenching, or heavy pruning shall be compensated for by planting in-kind on site at a minimum 3:1 ratio.
 - b. To compensate for impacts to trees #7 and #12 as outlined in the Arborist's report, a minimum of six coast live oak trees (or equivalent native species available at local nurseries) shall be planted on site.
 - c. The species, size, and locations of all native tree plantings shall be included in the site-specific landscape plan and plant list. Native tree plantings shall be located in the 50-foot arroyo buffer (open grassy area between the split rail fence and the riparian woodland). All work associated with native tree plantings in this location must be completed by hand.
 2. Fencing. A split rail fence shall be erected at the limit of the 50-foot riparian buffer.

Existing wire fences along property lines shared with private property owners shall be replaced with wood fences. Within the required front yard setback from Mattison Lane, fences shall not exceed 3 feet in height. All other fences shall be 6 feet in height.

3. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.
4. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
5. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
6. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - a. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - b. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.

- c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
 - e. The landscape plan shall comply with County Code section Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
 - 7. Maintenance. The site-specific landscape plan shall include a 3-year management plan for maintenance and monitoring of native tree planting areas to maintain minimum 80% survival at year 3. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual habitat monitoring reports shall be submitted to the County Environmental Coordinator by December 31 of each monitoring year.
- C. Provide a Lighting Plan that addresses the following:
- 1. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.
 - 2. All lighting shall meet energy code requirements of the California Building Code.
 - 3. Light sources shall not be visible from adjacent properties. Light sources shall be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
 - 4. Final plans shall include a lighting plan which demonstrates site lighting does not result in glare or excess light leaving the subject property (no spill over).
 - 5. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light fixtures shall not exceed 15 feet in height.
 - a. In the event that site lighting results in off-site glare as determined by the Planning Director, the following measures shall be implemented to the extent necessary to reduce glare:
 - b. Reduction in the total effective light emitted (change in wattage or bulb intensity,

- c. Change in the type or method of lighting (change in bulb or illumination type),
 - d. Removal of lighting creating the off-site glare.
- D. Meet all requirements of the Environmental Planning section of the Planning Department as follows:
 - 1. The soils report provided is more than three years old. Prior to building permit approval, the report must be updated to reflect current site conditions, reference the most recent edition of the California Building Code, and confirm whether the original recommendations remain valid or provide updated recommendations based on current site conditions.
 - 2. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".
 - 3. If construction is to begin during the bird nesting period of February 1 to September 1, then a qualified biologist shall conduct a nesting bird survey prior to the start of construction. The consulting biologist shall review the biotic report prepared by Biotic Resources Group dated October 5, 2020 and Recommended Measure BIO-2 from the report. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to the pre-construction meeting.
 - 4. In order to prevent impacts to nesting birds, tree removal activities shall be limited to the period between September 1 and February 1, if feasible. If the tree must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected birds are nesting within the project area, tree removal shall be avoided until the young have fledged.
 - 5. All recommended Avoidance, Minimization, and Mitigation Measures outlined in Chapter 6 of the Biotic Report dated October 5, 2020, prepared by Biotic Resources Group shall be adhered to.

- a. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site.
6. The final grading and drainage plan shall show the location of all trees; indicate if they are to be removed or protected and include specific protection measures and their locations.
7. 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.
8. The building permit application shall provide the archaeologist contact information.
9. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here:
<http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
- E. Meet all requirements of the County Department of Public Works, Stormwater Management as follows:
 1. This this project is considered a large project and must comply the County Design Criteria (CDC) and provide all of the items detailed in Part 3 Section C.3, Section D and Appendix D. Provide a final Stormwater Management Report that is signed and stamped by the project engineer and includes all narrative, analysis, backup technical documentation and maintenance requirements for the final design. This report should include additional details and analysis for each mitigation facility that demonstrate compliance with the CDC and are consistent with the final plans. Analysis demonstrating compliance with drain times, orifice release, maintenance/clogging design, routing, and adequacy of off-site routing, etc. as well as the following:
 - b. CDC Section D: Provide information as to how this project will meet section D. Source control measures identified for the project shall be included in the final SWM 25B.

- c. CDC Section C.3: The proposed detention facility should be sized based on proposed on and off site impervious areas only. The orifice and flow control structure shall take into account all areas that drain to the facility beyond impervious areas. Include provisions for contaminant screening for runoff entering the biofiltration/detention system (Section H.5).
 - d. CDC Section C.3: The flood control (detention) and water quality (biofiltration) mitigations may be combined as proposed, however both requirements must be fully met. SCM-1 shall be sized so that the required detention volume is provided in storage beyond the required 4% biofiltration cross section (ex: additional rock storage, surface ponding, or a larger biofiltration footprint can be provided). The mitigations shall be sized on the entire watershed directed to the system including the offsite impervious areas from Mattison Lane.
 - e. CDC Section C.3: The biofiltration cross section detail shown in Section A-A on sheet C3.0 shall be updated so that the underdrain is located at the top of the gravel layer
 - f. CDC Section C.3.j: Please provide a narrative that describes how the project meets this section. Please include each strategy in the site design or provide technical justification as to why it is not feasible. The strategy of not maximizing density is noted and can be included in the narrative along with consideration of the other required strategies. Pervious surfacing should be included in the final project design. The geotechnical report provided suggests that permeable pavements are feasible on this site if recommendations 22-39 (on pages 11-12) are followed. Final plans shall be updated to include permeable pavement. This shall include the proposed sidewalk on the Mattison Lane frontage.
2. The proposed outlet from the biofiltration/detention pond should be moved as far away from the riparian area as possible. Please coordinate with the project geotechnical engineer to design an outfall that is spread out and set back as far as possible from the riparian area. Provide analysis demonstrating that the outlet meets Part 3 Section J.5 requirements for maximum velocities.
 3. Provide final stormwater management plans that are adequately detailed for construction and that demonstrate compliance with the CDC. Design should include provisions for safe overflow, flow control sizing, capacity analysis, treatment, pollution prevention, provisions for avoiding/minimizing clogging, drain time and vector control assessment. Plans should clearly describe how runoff from all project areas (roof, hardscapes, landscapes, rear yards, etc.) will be routed and should include details such as: surface and invert elevations, slopes, surface details, flow

control structures, clean-out facilities at pipe connections/grade/direction changes, materials, installation requirements, compaction/decompaction requirements, etc. Provide cross sections and details for the proposed rain gardens, pervious pavement, swales, etc.

4. CDC Part 3 Section C.3.h: All inlets on the site and in Mattison Lane shall be marked "No Dumping Drains to Ocean" or equivalent. These markings should be maintained by the property owner.
5. The proposed storm drain in Mattison Lane shall be the minimum required size and materials consistent with Part 3 Section J of the CDC. Provide analysis for the proposed storm drain system consistent with Figures SWM-6 and 7 in the CDC. Provide analysis for the existing/proposed swale at the low point in the Mattison Lane cul-de-sac demonstrating adequacy.
6. The site receives upstream, offsite drainage both from Mattison Lane and via Rodeo Gulch. Private easements for the proposed storm drain line and swale (from the cul-de-sac) from Mattison Lane shall be provided. Easement widths shall be adequate for maintenance, repair and replacement without impact to structures or other permanent facilities (see Part 3 Section E of the CDC). Language shall include restrictions to keep the easement areas free and clear of buildings and structures of any kind. The document shall acknowledge that the site does and will continue to receive upstream runoff (from both Mattison Lane and Rodeo Gulch) and that the property owner is responsible for the maintenance of the drainage pathways through the parcel and that the County and Flood Control District is not responsible for upstream runoff or for maintenance of the drainage pathway (see CDC Section G.3). Since this project is proposed on two separate parcels the storm drain facilities (including SCM-1) proposed on the lower parcel shall include easements for use by the upper parcel. These shall be privately maintained.
7. Provide final landscape and architectural plans with surfacing, grading, and drainage information for review for consistency with the civil plans.
8. Recorded maintenance agreement for the maintenance of the stormwater management and mitigation facilities will be required. Since this project is proposed on two separate parcels it will need to be determined which single entity will be the point of contact for reporting and annual fee submittal. Include a figure showing the project site, location of each stormwater mitigation facility and associated drainage area as an attachment to the maintenance agreement. Include in an attached table or checklist, the detailed management activities, maintenance requirements, schedule, signs of system failure, maintenance intervals, and responsible party both in the recorded maintenance agreement as well as the final plans (this table/checklist shall be completed and included with the annual maintenance report sent in to the County). The maintenance agreement

should also include the standard language provided in Fig. SWM-25B of the CDC and may include the language required for acknowledgement of the upstream runoff (see Comment No. 7 above). The agreement shall include a statement that no additional impervious areas beyond those approved will be allowed (ex: common pervious pathways shall remain pervious, no additional paving in private rear yards, etc.). If an HOA/CC&Rs are developed for the project these documents shall be consistent with and shall reference the SWM-25B maintenance agreement.

9. Provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design. If the final plan includes infiltrative stormwater management facilities the geotechnical letter should confirm that the site soils encountered are consistent with the design infiltration rate used in the design.
 10. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. The fees are currently \$1.37 per square foot and are subject to increase based on the amount applicable at permit issuance date. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was installed with a previously approved permit.
 11. Construction of the stormwater management facilities shall be inspected by the County inspector. Fees and holds will be assessed and placed on the building permits accordingly.
 12. The maintenance of the proposed inlets and storm drain in Mattison Lane shall be the responsibility of the property owner. The storm drain in Mattison Lane shall be a minimum of 12 inches in diameter. The maintenance of these facilities shall be included in the recorded SWM-25B maintenance agreement for the project.
- E. Meet all requirements of the City of Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
- F. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
1. Project shall provide final design details that are consistent with the current Santa Cruz County Sanitation District (SCCSD) code and County Design Criteria (Part 4, Sanitary Sewer Design) prior to building permit issuance. A sewer profile shall be submitted for the new laterals within both access roads up to the connection at the main within Mattison Lane.

2. Project shall comply with Private Sewer Maintenance requirements as defined in Title 7, Chapter 7.04, Section 7.04.325 of the SCCSD Code.
3. Santa Cruz County Sanitation Department (SCCSD) connection and fixture fees shall administered. Reference Title 5, Chapter 5.04, Section 5.04.080 "New Facilities" and Section 5.04.160 "Sewer Service Charges" of the SCCSD Code.
4. Proper utility separation and construction should be shown as part of the future permit prior to building permit issuance in compliance with industry standards and local water district codes. A copy of this permit should be provided to the proper water district for review and comments (if necessary).

G. Meet all requirements of the Road Engineering Section as follows:

1. Provide a structural section for proposed Mattison Lane improvements.
2. Provide details of all proposed driveways.
3. Provide F/L profile for Mattison Lane as well as for the proposed driveways.
4. Include with right of way dedication the ADA wrap around areas for the driveways.
5. Number and outline all parking spaces on the site plan.
6. Mattison Lane evaluation: There is no plan line for Mattison Lane at this location. The existing right of way is 30 feet along the property frontage. The ROW and road improvements vary along the length of Mattison Lane from Soquel Drive to the end of Mattison Lane. The proposed section, although not to standard, shall accommodate parking on one side of the road when complete and if the other side of the road is developed provide a standard 36' road section for parking on both sides. Given the existing character of the ROW and road improvements and the existing level of development along the road the proposed section as shown is acceptable with the following alterations:
 - a. A 4' Signage Easement is provided as shown on the plan markup.
 - b. A sidewalk easement is provided for the wraparound sidewalk at the back of the driveways. Sidewalk easements at the wraparounds should be offset .375 feet from the back of sidewalk to be consistent with ROW easement.
7. The structural section is required to be 3" AC over 9" AB.

8. At the end the of sidewalk, have the pavement ramp down to a landing with yellow truncated domes facing straight out.
9. The improvements for the future duplex should be defined better. Clearly indicate on the building permit plans what will be built with the 8 units versus these two units. In addition, clearly indicate what is covered by the drainage analysis.

The following additional information shall be provided prior to approval/issuance of the building permit:

1. Provide a right of way dedication and public utility easement dedication.
2. A 4' Signage Easement shall be provided adjacent to the right of way before approval of the building permit.
3. Sidewalk easements shall be provided for the wraparound sidewalks at the back of each driveway before approval of the building permit. Sidewalk easements at the wraparounds should be offset .375 feet from the back of sidewalk to be consistent with ROW easement.
4. The plans shall show that the structural section for improvements on Mattison Lane is required to be 3" AC over 9" AB.
5. The new sidewalk ends at the cul-de-sac at the end of Mattison Lane. The plans shall show at end of sidewalk, there shall be a sidewalk ramp down to landing with yellow truncated domes facing straight out.

H. Meet all requirements of the Encroachment Division as follows:

1. An encroachment permit will be required for all work and improvements 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 via email at Kristine.Conley@santacruzcounty.us. The encroachment permit application form can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/EncroachmentEditable.pdf>
2. A full traffic control plan must be included with the encroachment permit application with accommodations for school traffic.
3. The encroachment permit will not be approved or issued until the final building permit is approved and issued.

4. All improvements in the right-of-way along with all the appropriate details from the Design Criteria and Caltrans engineering standards must be included in the civil set of drawings. Please see comments from Road Engineering and other agencies, and revise plans to include full elevations, flowline, and other information to facilitate construction of the project.
- I. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- J. Submit 3 copies of an updated soils report prepared and stamped by a licensed Geotechnical Engineer (see Environmental Planning requirements, above).
- K. Pay the current fees for Roadside and Transportation improvements for 8 units (phase one) and for an additional 2 units (phase two). Currently, these fees are \$4,200 per new multi-family unit (\$2,100 roadside improvement fees and \$2,100 transportation improvement fees). TIA fees are \$33,600 (phase one) + \$8,400 (phase two) = Total \$42,000 (8 new units x \$4,200 = \$33,600; 2 new units X \$4,200 = \$8,400).
- L. Pay the current fees for Parks mitigation. Currently, these fees are \$3.38 per square foot for multi-family dwellings.
- M. Pay the current fees Child Care mitigation. Currently, these fees are \$36 per bedroom for multi-family dwellings.
- N. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
- O. For phase one of the project, provide required off-street parking for 32 cars (4 spaces per dwelling unit) and for phase two provide required off street parking for 6 additional cars (3 per dwelling unit). Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- P. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- II. Prior to any site disturbance or physical construction on the subject property for either phase of the project, the following conditions shall be met:
 - A. Pre-Construction Meeting: In order to ensure that the conditions of approval are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff.
 - B. Prior to construction, high visibility construction fencing or flagging shall be

installed, with the assistance of a qualified biologist, to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat. No work-related activity including equipment staging, vehicular access, and grading shall be allowed outside the limits of work.

- II. During construction all MBARD recommendations and the use of the following BMPs for the control of short-term construction generated emissions shall apply:
- A. Water all active construction areas at least twice daily as necessary and indicated by soil and air conditions.
 - B. Prohibit all grading during periods of high wind (over 15 mph).
 - C. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)
 - D. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas.
 - E. Haul trucks shall maintain at least 2' 0" freeboard.
 - F. Cover all trucks hauling soil, sand, and other loose materials.
 - G. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.
 - H. Plant vegetative ground cover in disturbed areas as quickly as possible.
 - I. Cover inactive storage piles.
 - J. Install wheel washers at the entrance to construction sites for all existing trucks.
 - K. Pave all roads on construction sites.
 - L. Sweep streets, if visible soil material is carried out from the construction site.
 - M. Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and corrective action within 48 hours. The phone number of the Monterey Bay Air Resources District shall be visible to ensure compliance with Rule 402 (Nuisance).
 - N. Limit the area under construction at any one time.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- E. All site improvements shown on the final approved Building Permit plans shall be installed.
- F. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- G. The project must comply with all recommendations of the approved soils reports.
- H. 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.

IV. Operational Conditions

- E. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- E. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

- F. 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.
- G. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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.
- H. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit is obtained for the first phase of the project consisting of one of the primary structures described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

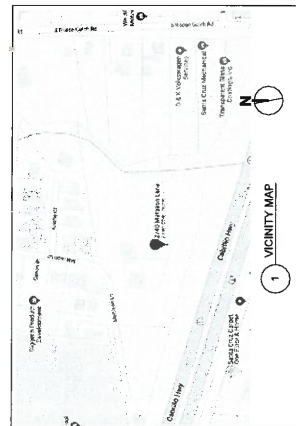
Effective Date: _____

Expiration Date: _____

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

GENERAL NOTES

- IT IS THE INTENT OF THE DRAWINGS TO DESCRIBE THE EXTENT AND THE RELATIONSHIPS, DIMENSIONAL AND POSITIONAL, OF THE MATERIALS, PRODUCTS AND COMPONENTS FOR THIS PROJECT.
- THESE DRAWINGS ARE DIAGNOSTIC. THEY DO NOT REPRESENT TO SHOW OR INCLUDE EVERY SPECIFIC ITEM WHICH MAY BE NECESSARY AND PROPER FOR A COMPLETE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE PROJECT WITH ALL NECESSARY MATERIALS, EQUIPMENT, AND TOOLS, TO CAUSE A COMPLETE AND OPERATIONAL BUILT PRODUCT.
- DO NOT SCALE DRAWINGS. CONSULT THE ENGINEER FOR ANY DESIRED CLARIFICATIONS REGARDING DIMENSIONS.
- BRING ANY DISCREPANCIES, ERRORS OR OMISSIONS OR NEW FINDINGS TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- SHEET NOTES AND LEGENDS APPLY TO THE SPECIFIC SHEET OF THE DRAWINGS ON WHICH THEY OCCUR, UNLESS OTHERWISE NOTED.
- INFORMATION REFERENCED FROM ONE PART OF THESE DOCUMENTS TO ANOTHER, BY SYMBOLIC REPRESENTATION OR NOTATION, SHALL BE AS IF INCLUDED COMPLETE AT THE INDICATED PORTION IN THE DOCUMENTS.
- CONFLICTS BETWEEN ONE PART OF THESE DOCUMENTS TO ANOTHER, OR BETWEEN THE DOCUMENTS AND THE DISCOVERED EXISTING CONDITIONS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION.
- CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUB-TRADES TO INSURE EXPEDITIOUS COMPLETION OF THE JOB.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED BY THE LOCAL GOVERNING AUTHORITIES AND SHALL INCLUDE THE COST OF SUCH PERMITS IN THE BID.
- CONSTRUCTION CONTRACTOR AND HIS SUB CONTRACTORS AGREE THAT IN CONNECTION WITH THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTORS AND HIS SUB-CONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY, AND HOLD DESIGN CONTRACTOR HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, INCLUDING BUT NOT LIMITED TO, NEGLIGENCE, LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PROJECT DESCRIPTION

MULTI UNIT COMPLEX

ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA FIRE CODE AND SANTA CRUZ CITY FIRE PROTECTION DISTRICT ORDINANCES. THE PROJECT SHALL ALSO BE IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY STANDARDS, 2019 CALIFORNIA GREEN BUILDING CODE AND THE 2019 CALIFORNIA RESIDENTIAL CODES. SOWC CHAPTER 16.

REVISION RECORD

DATE	SYM.	DESCRIPTION
08/04/2020	NONE	CONNECTIONS PER JULY 19 RECOMPLETE LETTER
09/15/2021	Δ	RESECTOR CLOVER ON CHANGES
09/15/2021	Δ	INCLUSION OF BUFFER AREA IN WEST FASD AND PHASING OF FUTURE UNITS I & J

PROJECT DIRECTORY

OWNER:	SAL RUBINO 1788 CAMPBELL AVE. SAN JOSE, CA 95125
PROJECT MANAGER:	JIM WEAVER 205 MORRISSEY BLVD SANTA CRUZ, CA 95062 JWEAVER@GMAIL.COM PHONE 831-475-2023
CIVIL ENGINEER:	IFLAND ENGINEERS, INC. 5300 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CA 95062 F 831-426-5313 X213 F 831-426-1783
CIVIL ENGINEER:	JEFF ROPER ROPER ENGINEERING 64 PENNY LANE, SUITE A WATSONVILLE CA
LANDSCAPE ARCHITECT:	GREG LEWIS GREGORY LEWIS LANDSCAPE ARCHITECT 738 PARK WAY SANTA CRUZ, CA 95060 (831) 359-0960
GEOTECHNICAL ENGINEER:	REBECCA BOYD PEESAND ASSOCIATES INC. 5000 COUNTRY CLUB DRIVE SANTA CRUZ, CA 95060
ENVIRONMENTAL:	OLBERDING ENVIRONMENTAL INC. 3170 CROW CANYON PLACE STE. 260 SAN RAMON, CA 94583
PRINCIPAL DESIGNER:	RICHARD EMIGH 413 CAPITOLA AVE. CAPITOLA, CA 95010 831-478-1452 PH 831-478-1476 FAX
DRAFTER:	DONNA EMIGH FLOOR 413 CAPITOLA AVE. CAPITOLA, CA 95010 831-331-7377 PH

SITE & BUILDING DATA

PARCEL NUMBER 025-211-02 & 07
SITE AREA 119,790 SF., 2.75 ACRES GROSS
SITE ADDRESS 2740 MATTISON LN
GENERAL PLAN R-JUL
ZONING RM-6 MULTI RESIDENTIAL
CONSTRUCTION TYPE VBI/Sprinklered

SITE & BUILDING DATA

BREAKDOWN BY EXISTING LOT AREA	LOT COVERAGE FOR ENTIRE SITE
LOT COVERAGE LOT 025-211-02 (EAST LOT)	UNITS A,B,C,D,E,F
LOT AREA 21,133 SF	UNITS G, H
ARROYO 21,133 SF	TOTAL
8 ROAD DEDICATION 1,103 SF	LOT AREA 85,727 SF / 14,839 = 17.3%
30' ROADWAY 4,143 SF	FAR
NET LOT AREA 82,734 SF = 1.9 ACRES	UNITS A,B,C,D,E,F
LOT COVERAGE 82,734 SF X 4 = 7608 SF = 9.2%	UNITS G, H
WITH UNITS I & J = 1,200 SF = 11%	TOTAL
FAR	LOT AREA 85,727 SF / 26,242 = .31 FAR
UNITS ABCD 3342 SF EA X 4 = 13,368 SF = .16	SITE ANALYSIS
WITH UNITS I & J LOT COV = 2,400 = 15,768 SF = .19	GROSS LOT AREA 119,790 SF
LOT COVERAGE LOT 025-211-07 (WEST LOT)	NET LOT AREA 23,138 SF
LOT AREA 23,138 SF	ARROYO 23,138 SF
8 ROAD DEDICATION 1,103 SF	30' ROADWAY 4,143 SF
NET LOT AREA 26,131 SF = .6 ACRES	LOT COVERAGE 26,131 SF
LOT COVERAGE 26,131 SF X 4 = 104,524 SF = 18.7%	ADDITIONAL DUPLICATIONS (L&J)
UNITS E,F, 1902 SF X 2 = 3,804 SF	DENSITY FOR 10 UNITS IS 85,727 = 1.986 ACRES = 5.08 UNITS PER ACRE
UNITS G,H 1,902 SF X 2 = 3,804 SF	THE SANITARY SEWER MORTUARY BEING REMOVED WITHIN TWO YEARS OF
TOTAL LOT COVERAGE 7,231 SF = 28%	FAR
UNITS E,F, 3342 SF X 2 = 6,684 SF	UNITS G,H 30652 SF X 2 = 12,814 SF = .493
UNITS G,H 30652 SF X 2 = 12,814 SF = .493	TOTAL FAR

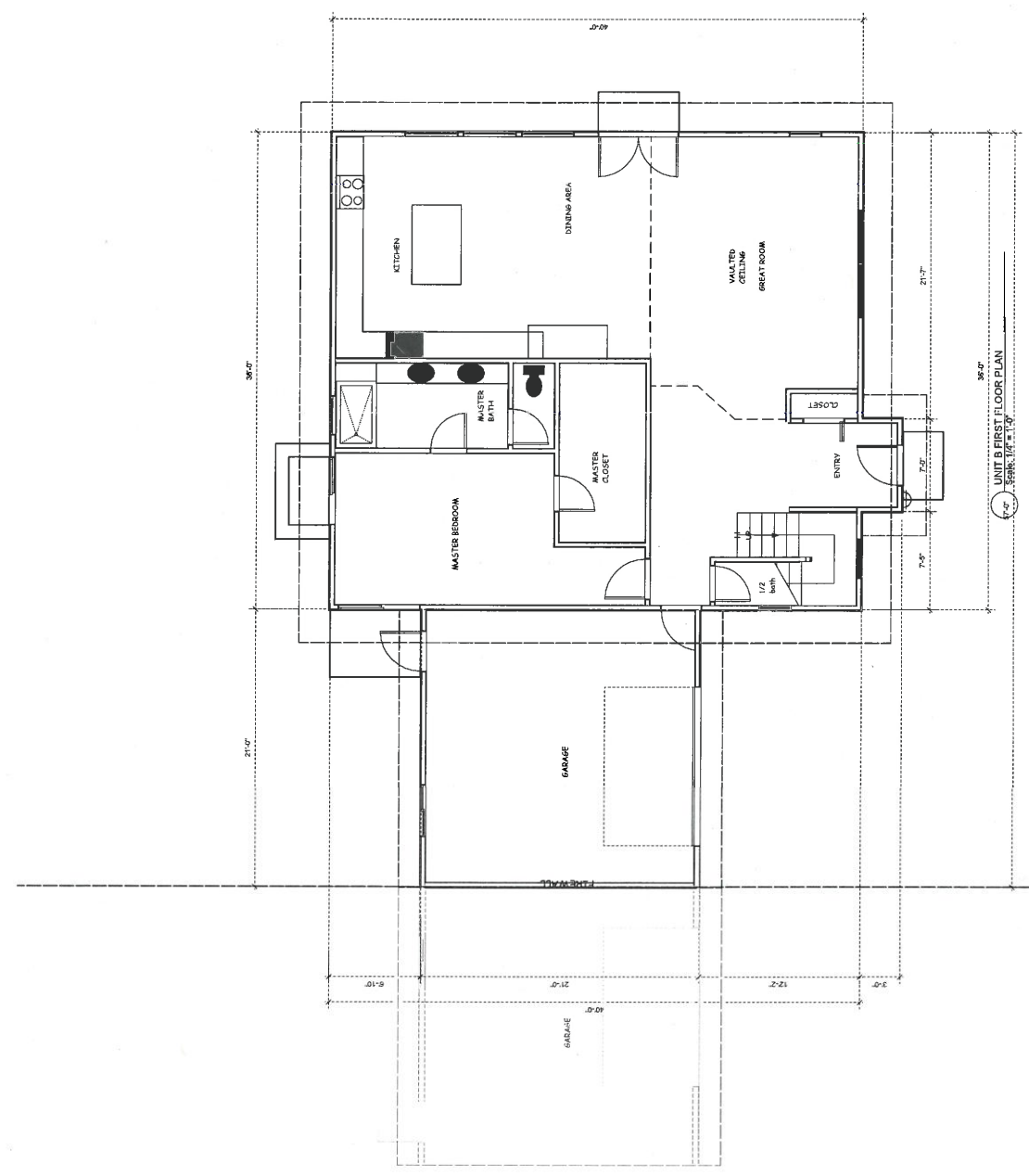
DRAWING INDEX

SHEET	PAGE	DESCRIPTION
C-1	1	COVER SHEET
C-2	2	STREET VIEW
A-1	3	FIRST FLOOR PLAN UNIT E-D
A-2	4	SECOND FLOOR PLAN UNITS E-D
A-3	5	FIRST FLOOR PLAN UNIT G&H
A-4	6	SECOND FLOOR PLAN UNIT G&H
A-5	7	ELEVATION UNIT E-D
A-6	8	ELEVATION UNIT E-D
A-7	9	ELEVATION E-D MIRROR
A-8	10	ELEVATION G & H MIRROR
A-9	11	FLOOR PLAN FUTURE I & J
A-10	12	ELEVATIONS FUTURE I & J
A-11	13	SITE PLAN
C-0	14	GRADING AND DRAINAGE PLAN - WEST
C-1	15	GRADING AND DRAINAGE PLAN - EAST
C-2	16	UTILITY PLAN
C-3	17	STORMWATER CONTROL PLAN
L1.00	18	LANDSCAPING PLAN
L1.0b	19	LANDSCAPING PLAN PHASE 2

SPECIAL NOTE: ALL ON SITE UTILITIES WILL BE UNDERGROUND. All new utilities will be placed underground and the poles in the dedicated nation street area to be moved to the location of the future single story unit is shown on sheet A-1.

There will be an 8 foot high sound wall installed on the south side. No on street parking used for this project.

REVISION RECORD: All plans and details shall comply with applicable Specifications, Standards, Codes and Ordinances, and agree we are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by the reviewer, subsequent review/inspection or other source. Further, the submitter, designer, and installer agrees to defend, indemnify, and hold the reviewer, the reviewer's firm, and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and reviewing agency.



UNIT B FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

UNITS A - D - E
 MIRROR IMAGE

UNITS B - C - F
 MIRROR IMAGE

13-12-2020 CLOUDS ADDED

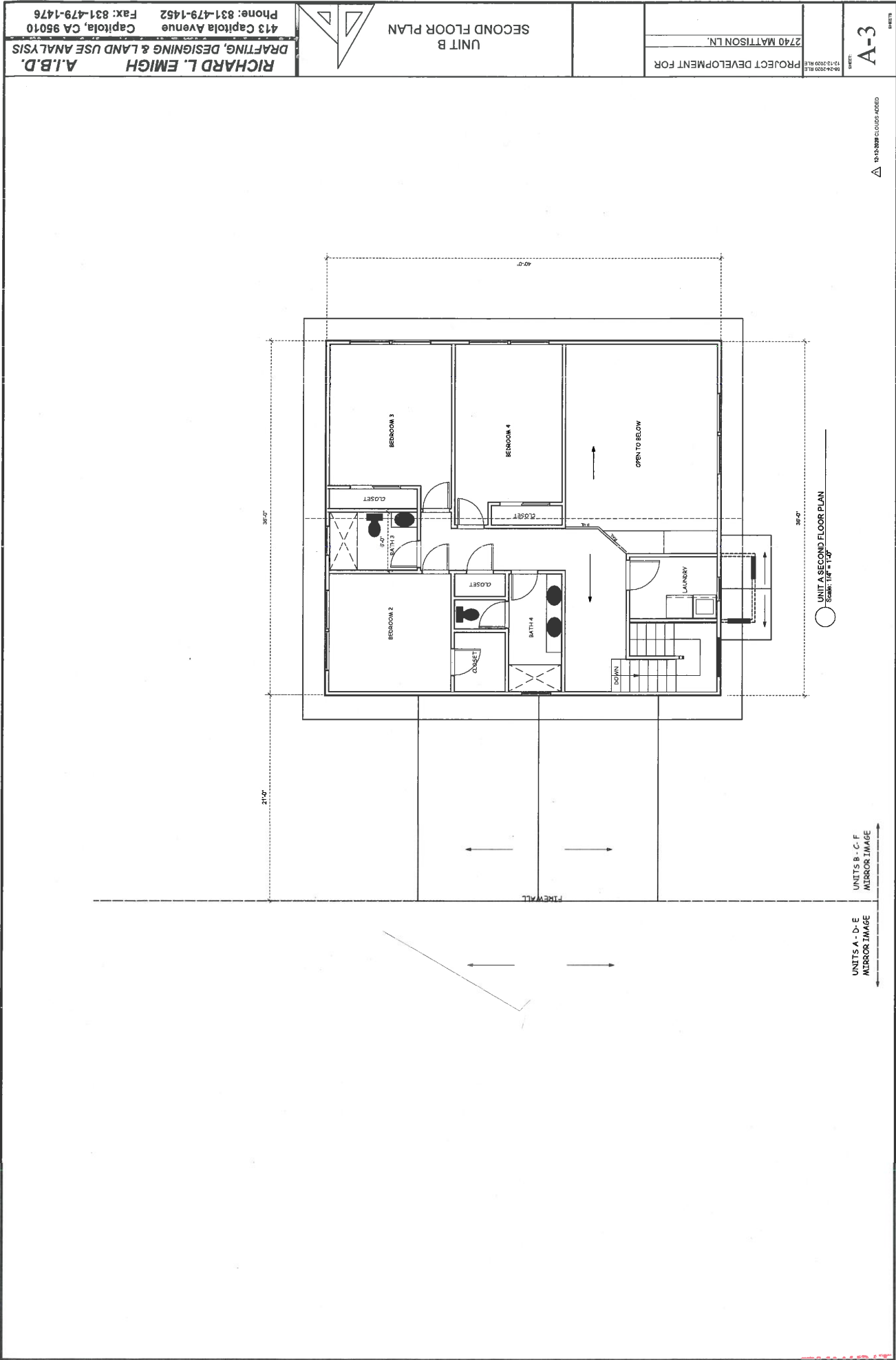
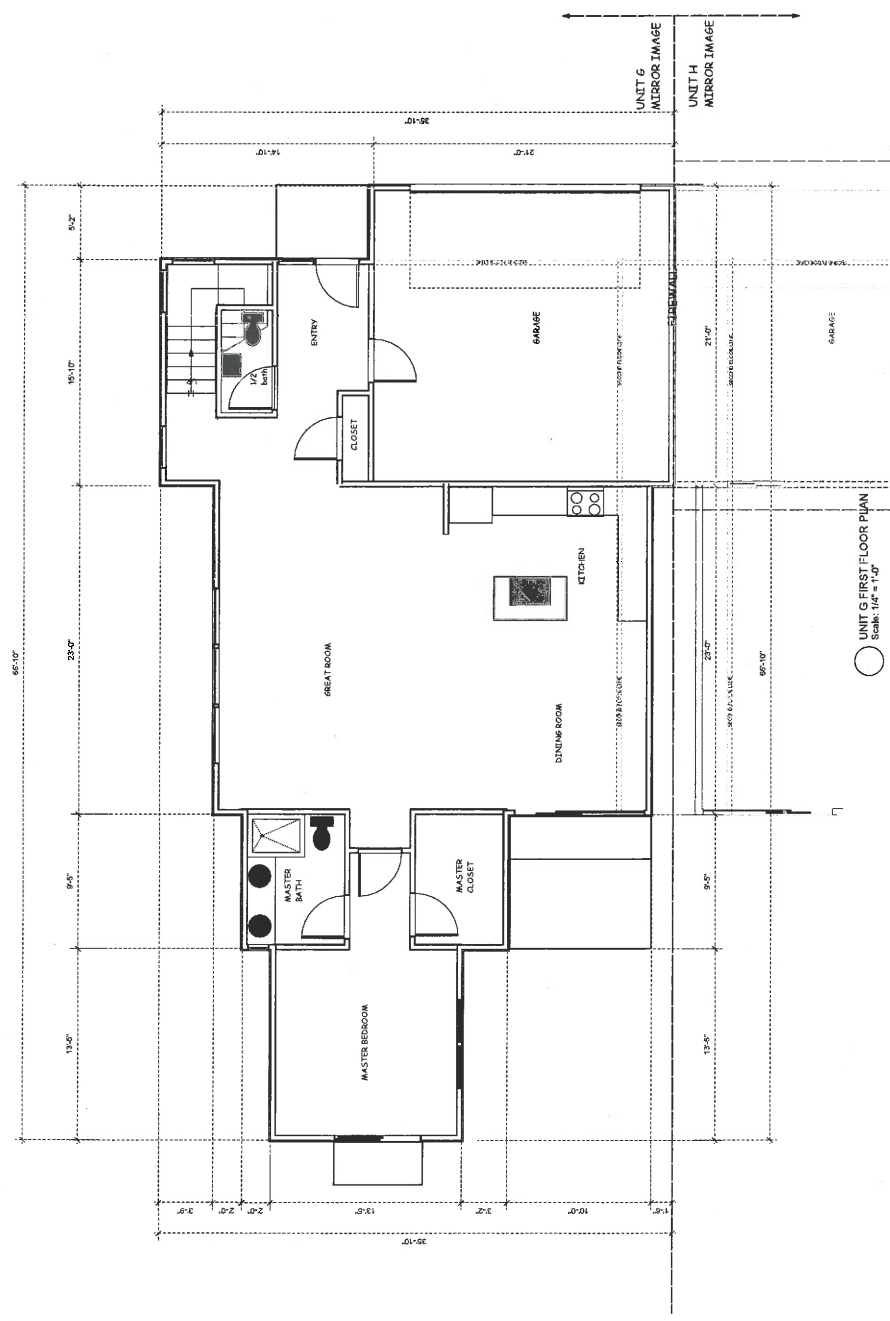


EXHIBIT D



10-13-2008 CLOURES ADDED

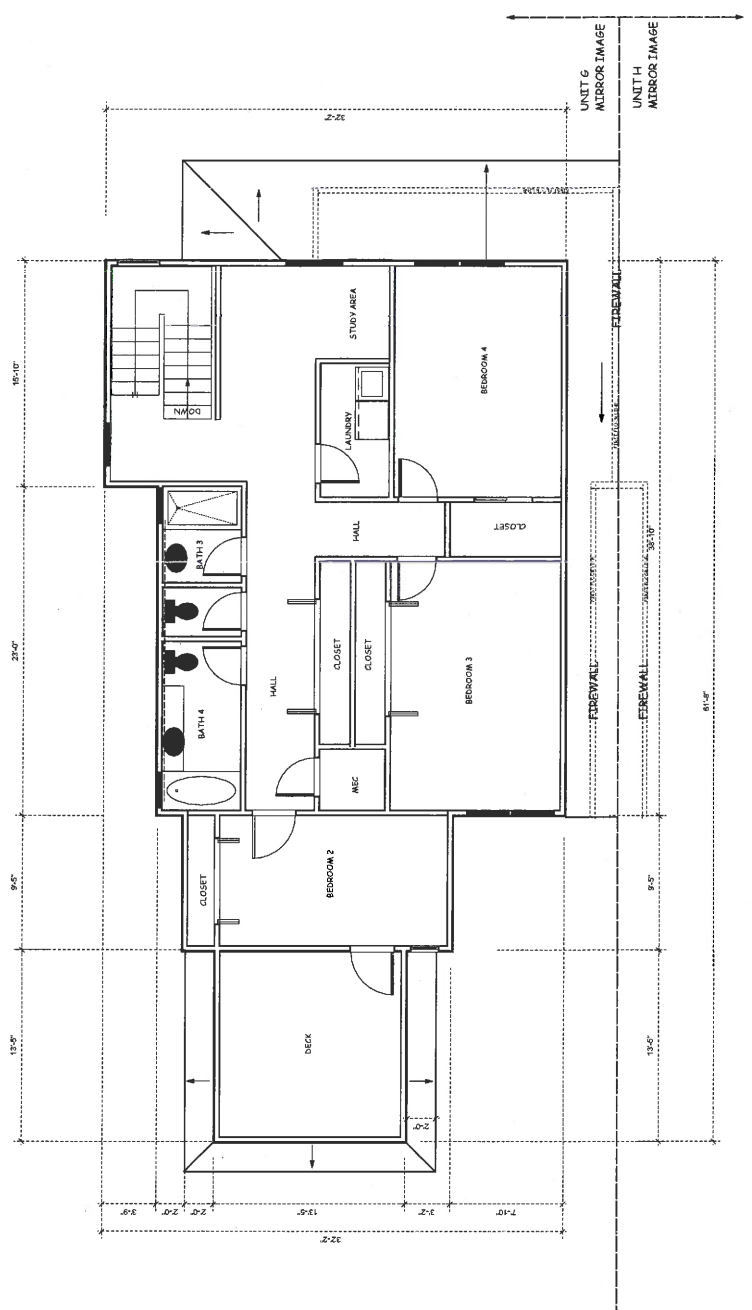
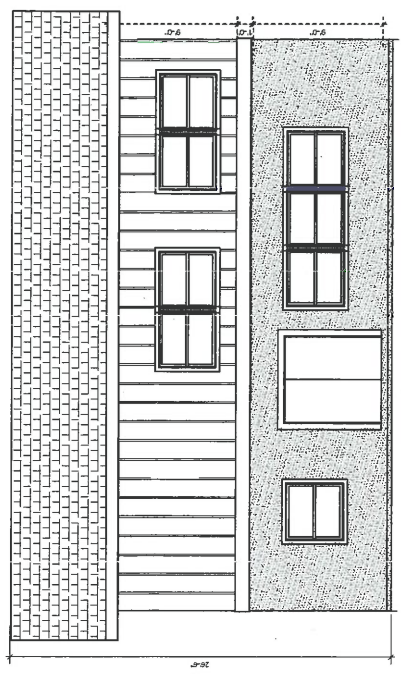
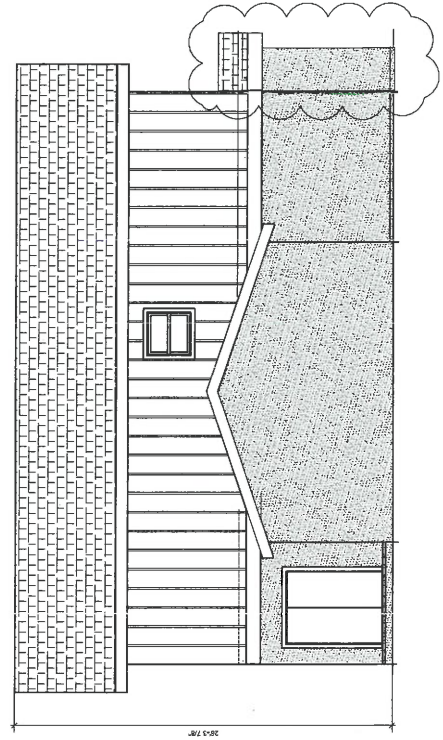


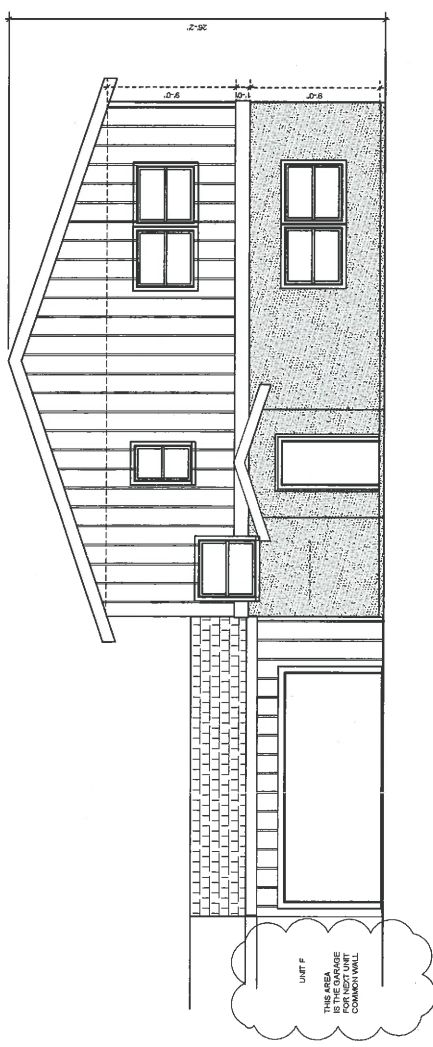
EXHIBIT D



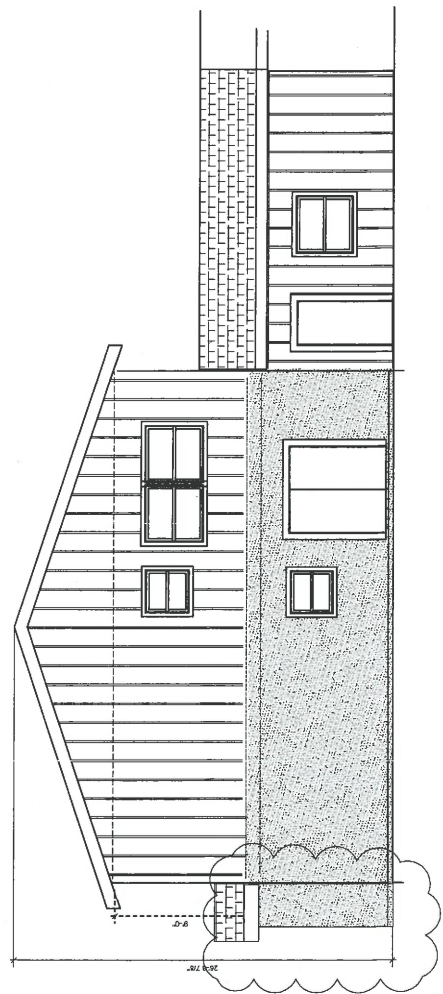
SOUTH ELEVATION UNIT B
 SCALE 1/4" = 1' 0"



NORTH ELEVATION UNIT B
 SCALE 1/4" = 1' 0"



WEST ELEVATION UNIT B
 SCALE 1/4" = 1' 0"



EAST ELEVATION UNIT B
 SCALE 1/4" = 1' 0"

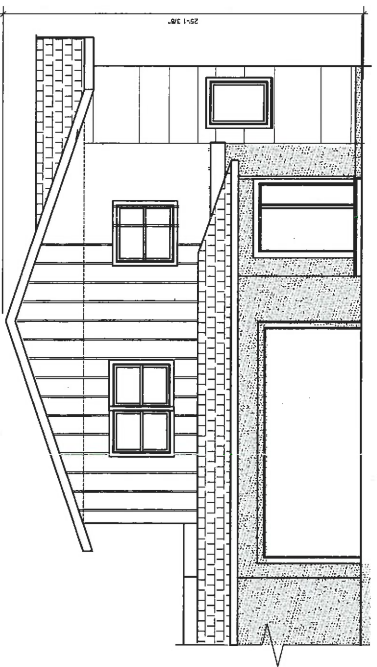
EXHIBIT D



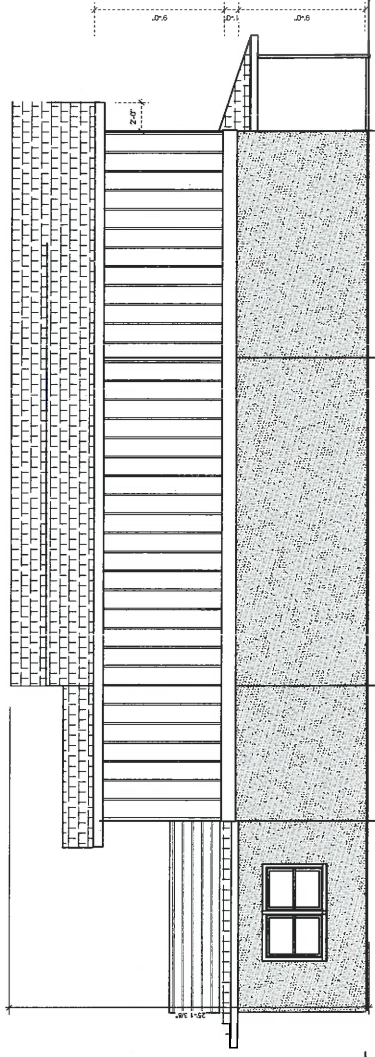
12-16-2020 CLOUDS ADDED



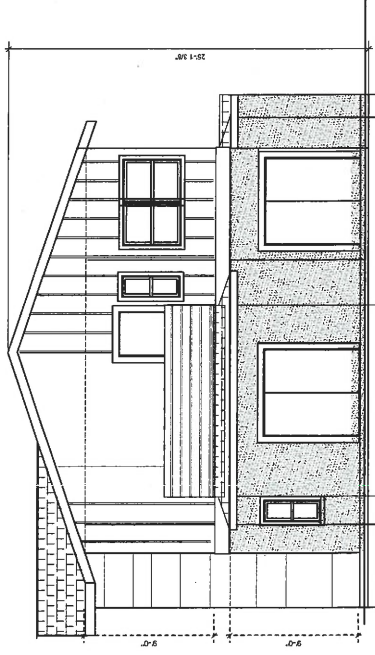
NORTH ELEVATION UNIT G
 SCALE 1/4" = 1' 0"



EAST ELEVATION UNIT G
 SCALE 1/4" = 1' 0"



SOUTH ELEVATION UNIT G
 SCALE 1/4" = 1' 0"

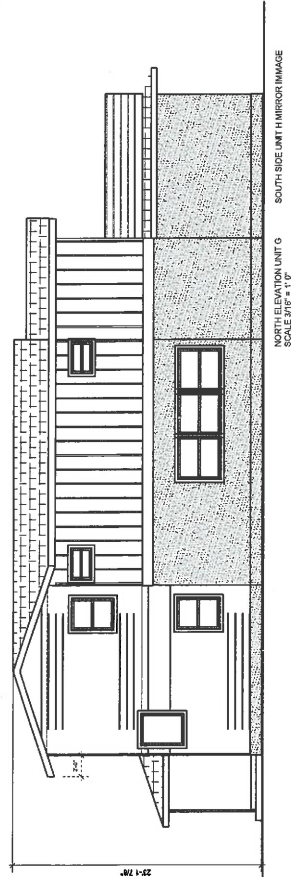
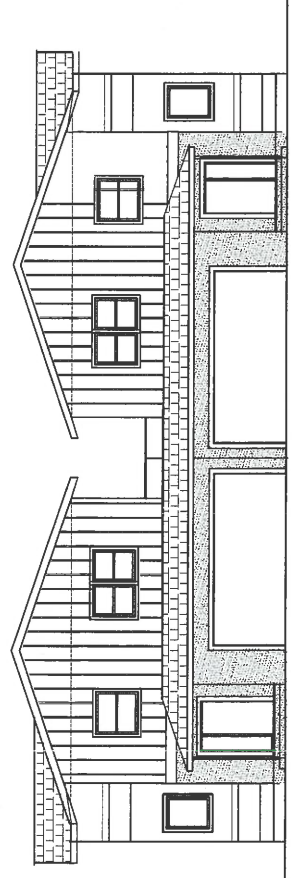


WEST ELEVATION UNIT G
 SCALE 1/4" = 1' 0"

EXHIBIT D



EXHIBIT D





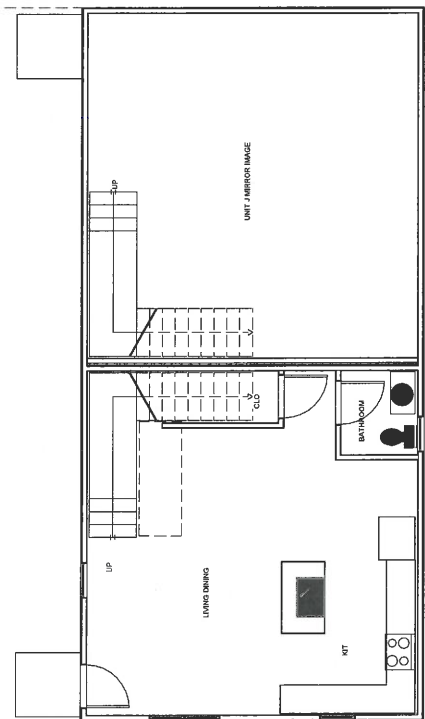
A-10

SHEET

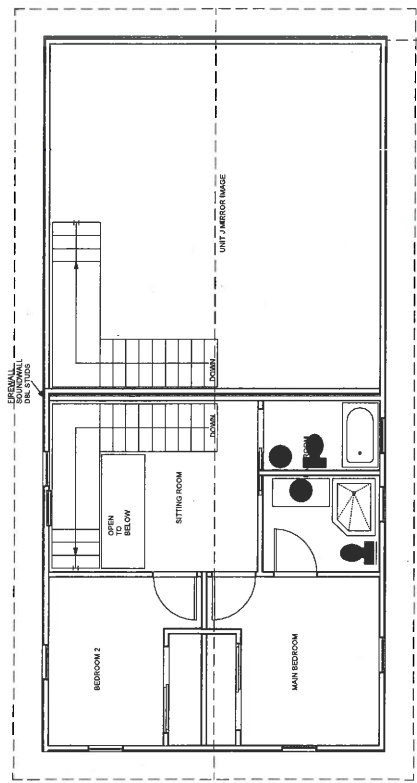
PROJECT DEVELOPMENT FOR
2740 MATTISON LN.
UNIT I AND J

UNIT I AND J
PRELIMINARY PLANS

RICHARD L. EMIGH
A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
413 Capitola Avenue
Capitola, CA 95010
Phone: 831-479-1452
Fax: 831-479-1476

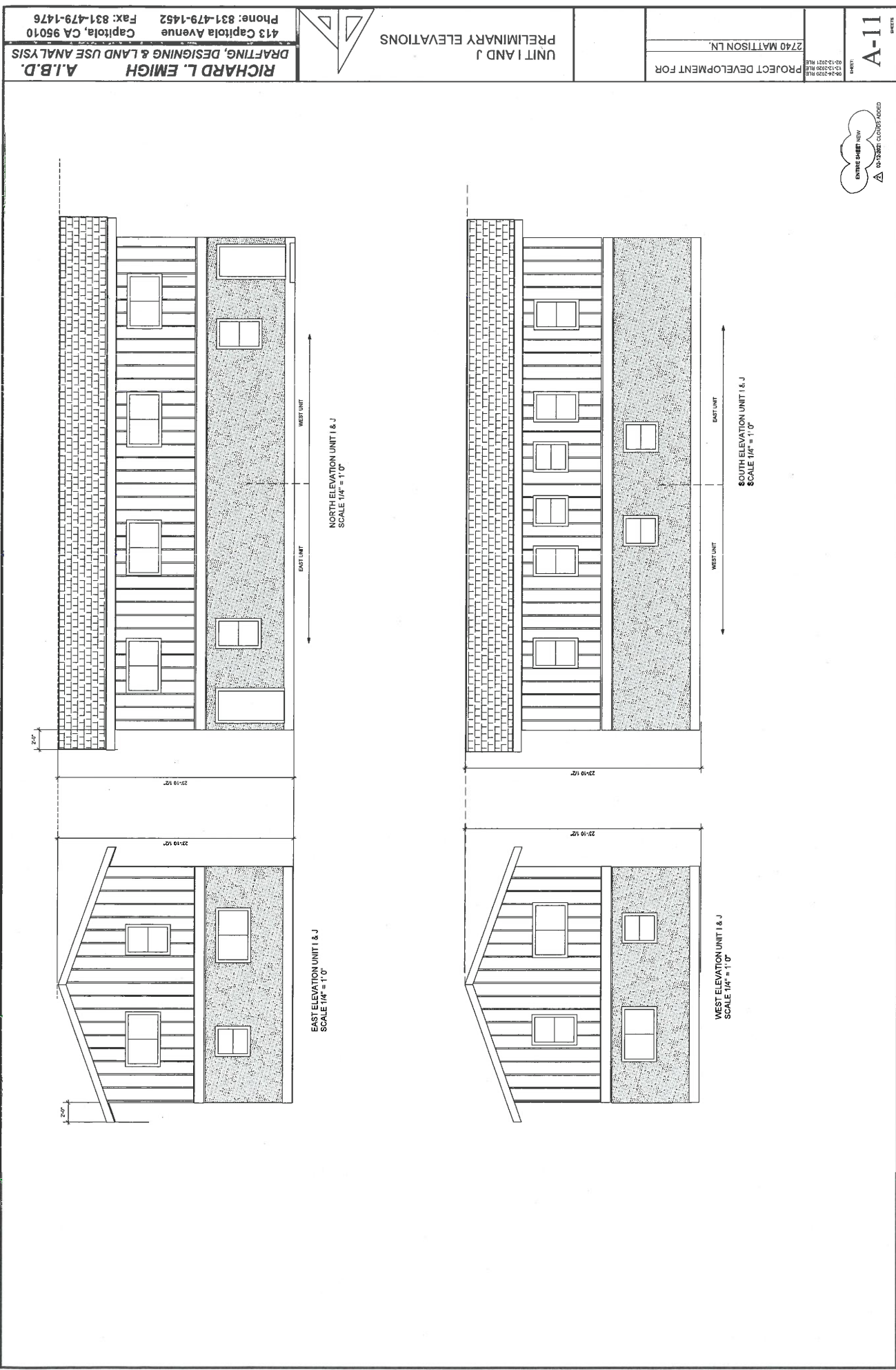


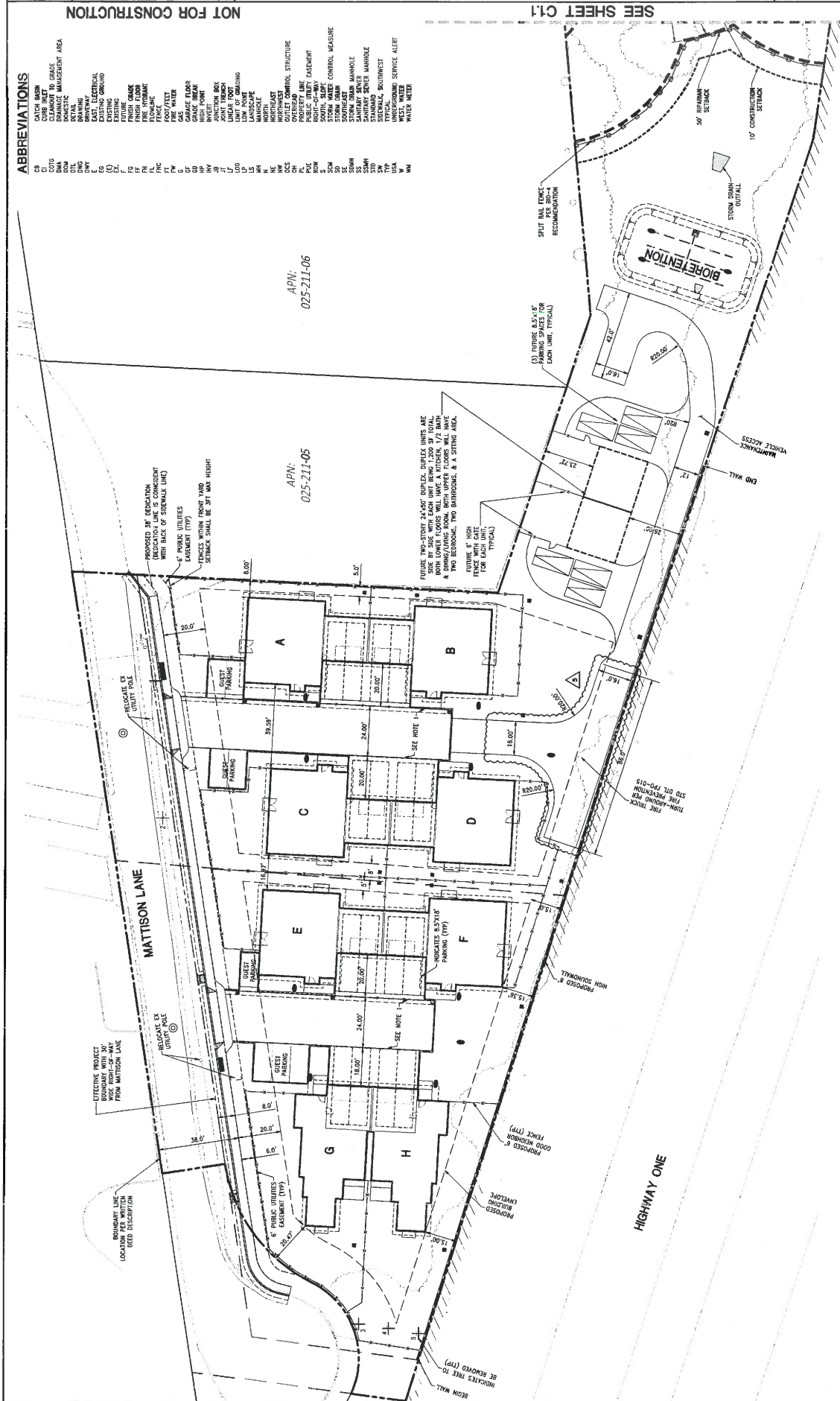
UNIT I FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



UNIT I SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

EXHIBIT D





- ## SURVEY NOTES
1. THEOREMATIC SURVEY DATA: SURVEY RESULTS WERE PROVIDED TO FLOOD ENGINEERS, INC. BY FLOOD SURVEY, INC. AND IS BASED UPON A FIELD SURVEY DATED MARCH, 2000 AND A SUPPLEMENTAL FIELD SURVEY DATED FEBRUARY, 2020.
 2. SITE CONDITIONS ON THIS MAP WERE DERIVED FROM 2005 THEOREMATIC SURVEY, AND ADDITIONAL SURVEY DATA WAS OBTAINED FROM A FIELD SURVEY DATED 10/20/2016 (160330JMS). FLOOD ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETE ACCURACY THEREOF.
 3. ADDITIONAL BOUNDARY SURVEY DATA ON FILE.
 4. A FURNITURE TIE REPORT BY FIRST MARINE TITLE ASSURANCE COMPANY, DATED JANUARY 10, 2020, IDENTIFIED THE FOLLOWING ENCUMBRANCES:
 ORDER NUMBER NC2-988242-50-2, WAS RECORDED FOR THIS SURVEY.
 NO REFERENCE OR INDICATION OF FURNITURE TIE DEDICATION IS REFLECTED.
 5. EASEMENT FOR EXISTING SEWER MAIN IN MATTHEW LANE PER BOOK 1408, PAGE 314 IS ILLEGIBLE AND NOT PLOTTED.

- BENCHMARK**
- THE ELEVATIONS SHOWN ON THIS SURVEY ARE ON AN ASSUMED DATUM.
THE SURVEY BEING A SINKER MARSHALL NOW LOCATED IN THE
END OF MATTHEWSON LAKE.
- BENCHMARK ELEVATION = 120.92' (ASSUMED DATUM)
- BASIS OF BEARINGS**
- THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG
THE CENTRELINE OF MATTHEWSON LAKE, BEING A NOTATION OF 0°10'41" FROM RECORD
- BEARING OF THE 1855 SURVEY ON THAT MAP FILED IN VOLUME 122 OF MAPS, AT PAGE
72, SINKER MARSHALL COUNTY RECORDS.
- BASIS OF BEARINGS = $H \ 002410'' \ E$

- ## NOTES
1. "PAINT THE LANE STRIPS WITH 'TRUE LANE NO PARKING' IN WHITE MARKED EVERY 50 FEET.
 2. PROPOSED IDENTITY POLE RELOCATION TO BE VERIFIED BY JOINT TRENCH CONSULTANT PRIOR TO CONSTRUCTION.
 3. BUILDING PERMITS FOR THE INITIAL 8 UNITS WILL BE ISSUED FOR ALL AT THE SAME TIME. UPON THE COMPLETION AND ACCEPTANCE OF THE FINAL CONSTRUCTION DOCUMENTS, CONSTRUCTION OF THE INITIAL 8 UNITS IS NOT ANTICIPATED TO BE PHASED.
 4. BUILDING PERMITS FOR FUTURE UNITS AND PARKING WILL BE APPLIED FOR WITHIN TWO YEARS OF WHEN THE SEVEN ADDITIONS IS LIFTED.

ABBREVIATIONS

[illegible]

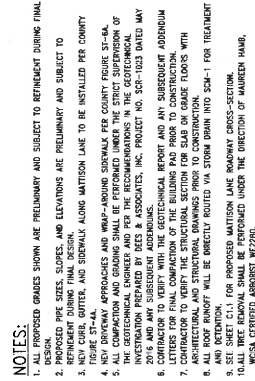
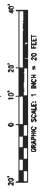
NOT FOR CONSTRUCTION

SEE SHEET C1.1

APN:
025-211-06

APN:
025-211-05

PRELIMINARY



ESTIMATED EARTHWORK QUANTITIES

	CUBIC YARDS CUT	CUBIC YARDS FILL
1.400	CUBIC YARDS CUT	CUBIC YARDS FILL
1.400	CUBIC YARDS CUT	CUBIC YARDS FILL
1.100	CUBIC YARDS CUT	CUBIC YARDS FILL

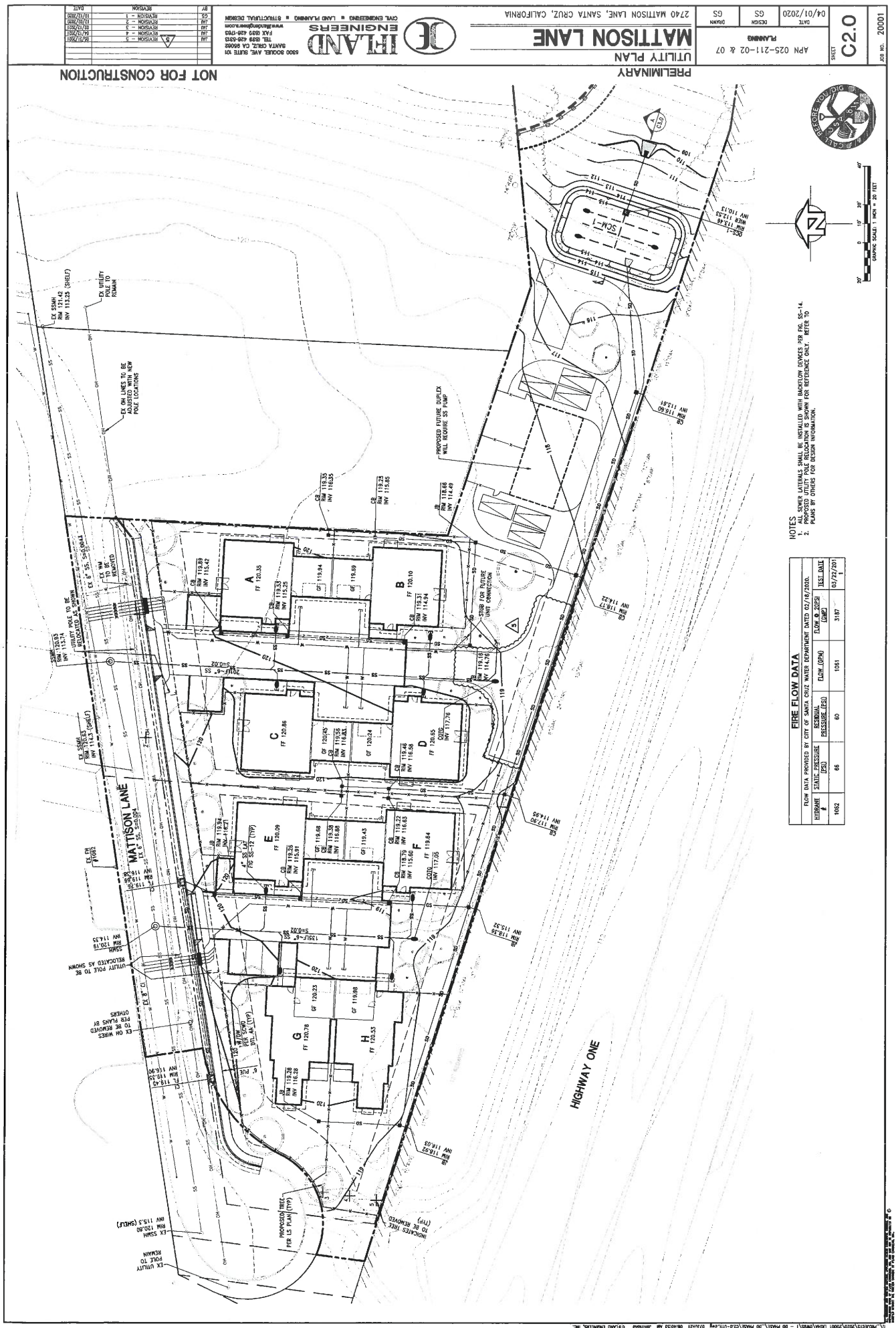
1. ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, UTILITY TRENCH VOLUMES OF ANY DEPTH OR WIDTH, OR VOLUMES OF ANY OTHER SUBSTRUCTURE, OR VOLUMES OF ANY OTHER SPECIAL CONSTRUCTION, IF REQUIRED BY SITE CONDITIONS.

2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL, AND A 10% EXPANSION FACTOR ON ALL CUT MATERIAL.

3. PRIOR TO COMPLETION OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.

AREA OF DISTURBANCE

1.7 ACRES



NOT FOR CONSTRUCTION

Plant List

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
QA	15	<i>Quercus agrifolia</i>	CA Live Oak
		Low branching single trunk natural form	
U	24 or 15	<i>Liquidambar styraciflua</i>	Crape Myrtle
PC	24 or 15	<i>Platanus chinensis</i>	Chinese Platano
A minimum of 25% of trees to be 24" box size			

[illegible]

	GROUND COVER - LOW HEIGHT, LOW WATER			
M	<i>Lantana montivida</i>			Purple Lantana
M	<i>Liriodendron peregrinum</i>			Sea Stork
M	<i>Limnium perfoliatum</i>			American Sedge
LV	<i>Sesuvium leucomerum</i>			White Portulaca
LV	<i>Sesuvium varians</i>			Lavender Cotton
B	<i>Lomandra filicarpa</i>			
B	<i>Chondropetalum laetum</i>			Small Cape Rush
B	<i>Kipriphora hirsuta</i>			Red Hot Poker
B	<i>Rorippa nasturtium-aquaticum</i>			Promote Rosemary
P	<i>Conoclinium coelestinum</i>			Cape Daisy
P	<i>Delosietum pictum</i>			Portulaca
S	<i>Dielsia repens</i>			Portulaca
S	<i>Dielsia repens</i>			Portulaca

RETENTION FOND PLANTS

Landscape Site Notes

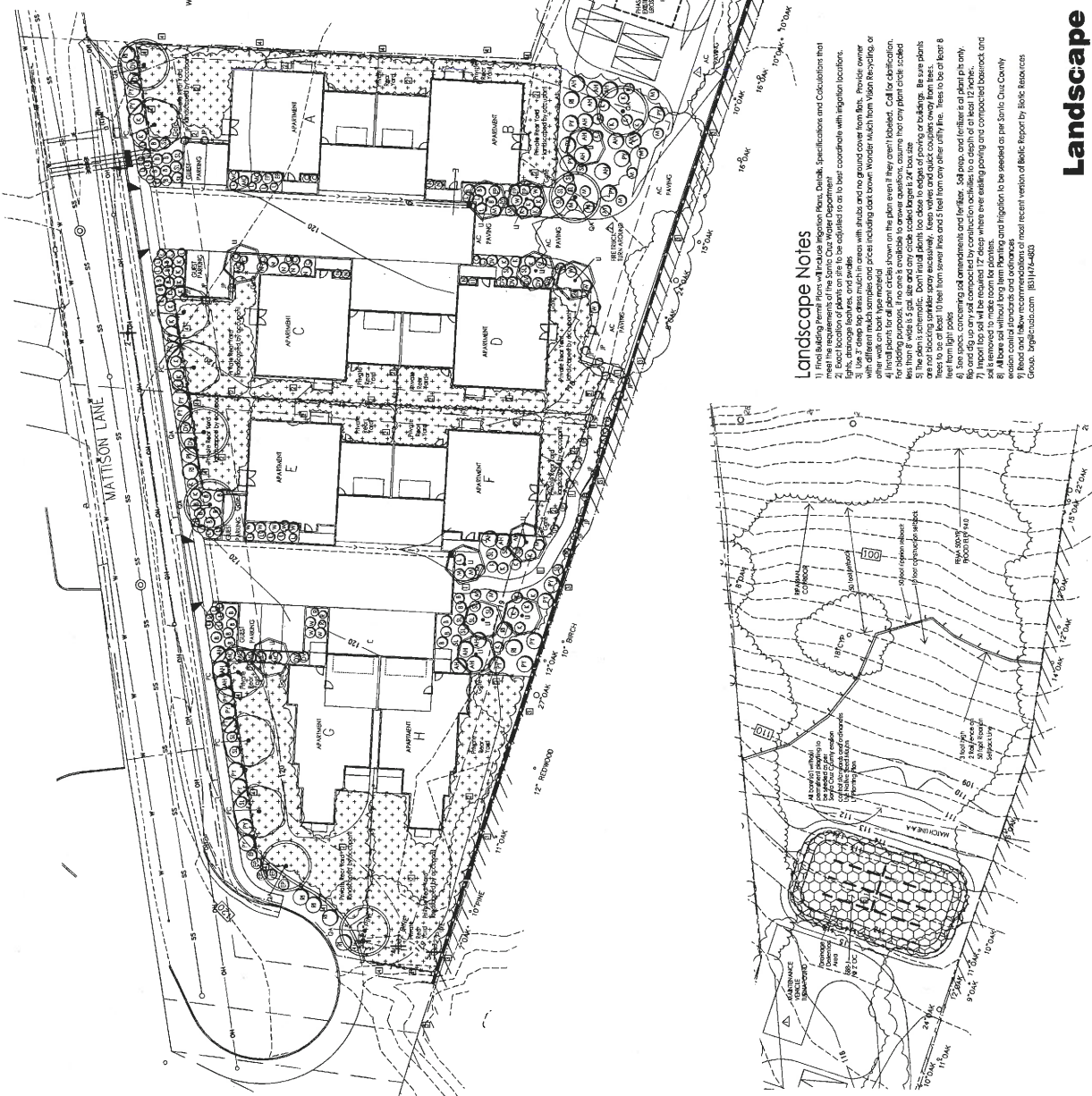
- 1 Common one path – wood bark mulch 5 feet wide
- 2 Prune near yards how solid wood fencing 4 foot high and poles or decks. Planting areas have amended soil and mulch soil occupants can grow their own plants
- 3 Chain link fencing with vines on south property line
- 4 4 foot high solid wood fencing along property line. Some existing fence may remain if it is in good condition
- 5 Drainage Definition Area – see child plans for details

Landscape Notes

[illegible]

Erosion Control Seeding

Printed on all core areas in Spational Woodland and Oak Woodland Areas	BOTANICAL NAME	COMMON NAME
16 lbs/acre	<i>Bromus catharticus</i>	California Broom
16 lbs/acre	<i>Gymnos glaucus</i>	Blue wild rye
10 lbs/acre	<i>Festuca occidentalis</i>	Western fescue
4 lbs/acre	<i>Vilfastrum wilfordii</i>	Forestal Clover
10 lbs/acre	<i>Stella Hybrid wheat</i>	


$$\frac{1'' = 20'}{0' \quad 20'}$$

Landscape Plan





EXHIBIT D 7













QA =
CA LIVE
OAK



PC =
CHINESE
PISTACHE



L1 =
CRAPE MYRTLE



AH =
MANZANITA



MC =
MYRTLE



MC =
MYRTLE



C =
SMALL
CRAPE
RUSH



M =
PERPLE
LANTANA



W =
COAST
ROSEMARY



EP =
EURYOPS
DAISY



K =
RED HOT
PEPPER



RI =
LEMONADE
BERRY



DV =
FORTNIGHT
LILY



L =
SEA
STATICE



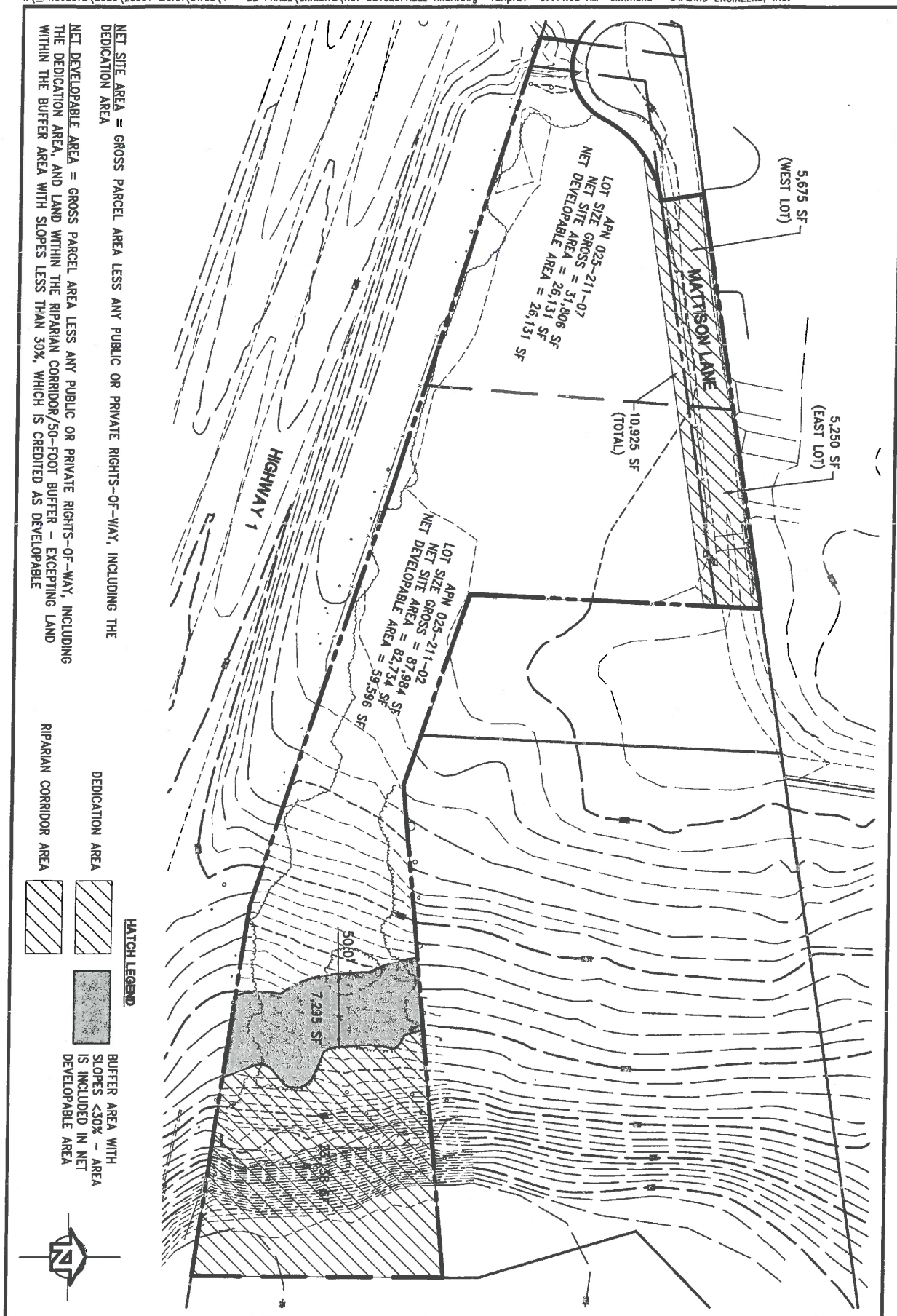
B =
LOMANDRA
BREEZE



SL =
MEXICAN
SAGE



PY =
GERMANDER



FOR TAX PURPOSES ONLY

POR. OF SEC. 9, T.11S., R.1W., M.D.B. & M.

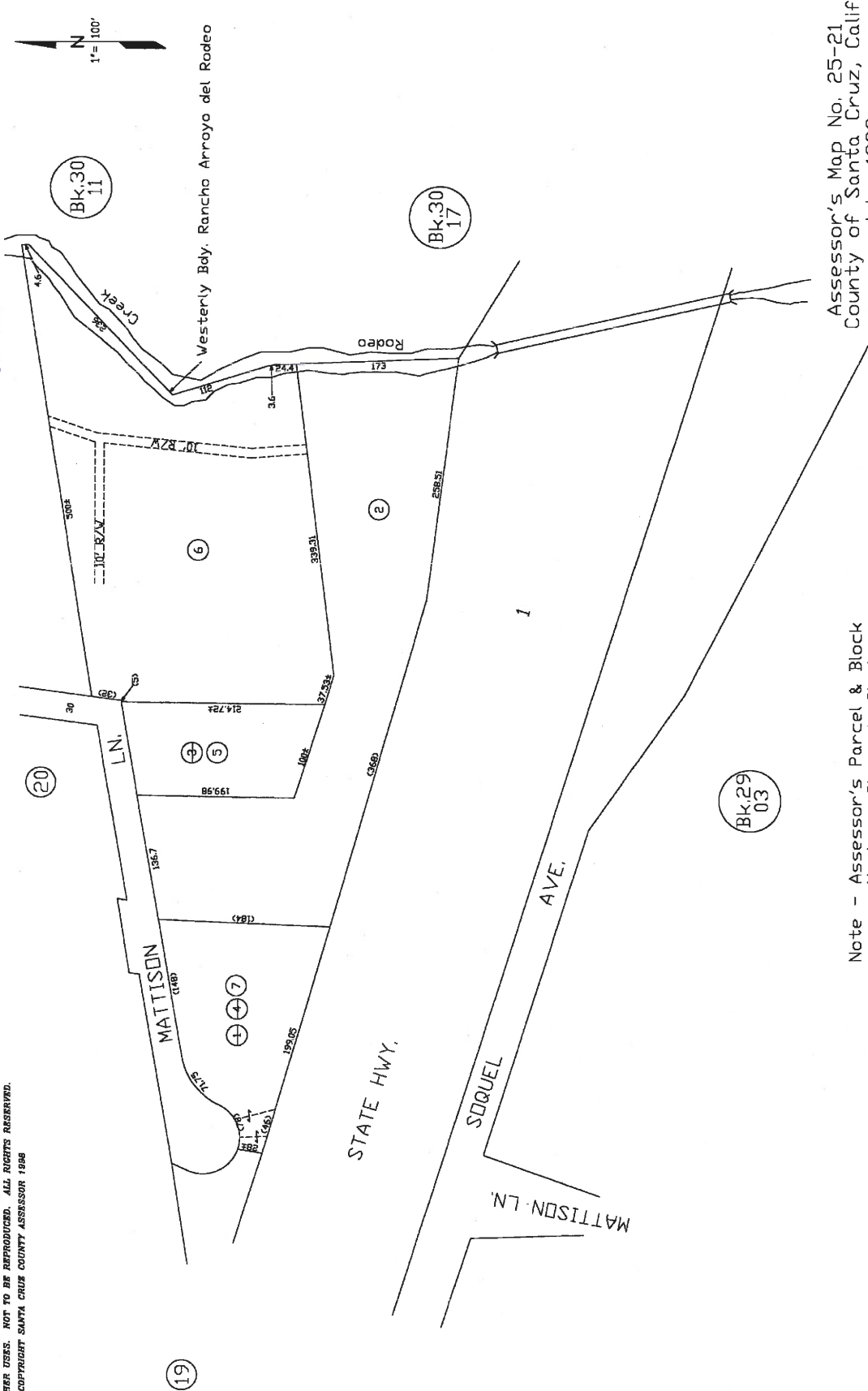
Tax Area Code

96-103

25-21

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

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

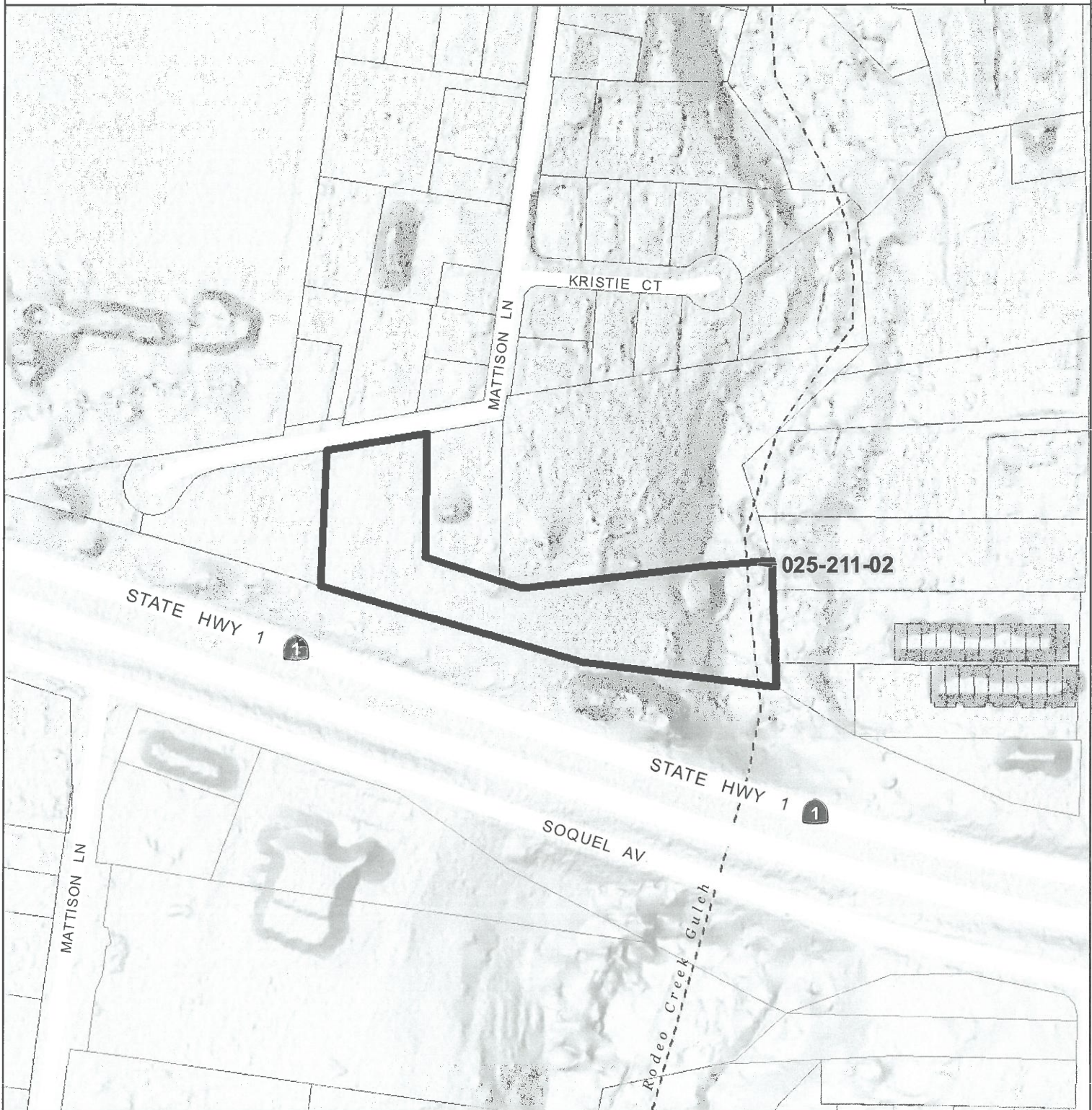
Assessor's Map No. 25-21
County of Santa Cruz, Calif.
July, 1998

Rev. 3/25/01 from changed page refs.

EXHIBIT F



Parcel Location Map



Parcel: 02521102

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 12 Apr. 2022



EXHIBIT F 
Feet



Parcel Location Map



Mapped
Area



Parcel: 02521107



Study Parcel



Assessor Parcel Boundary

Map printed: 12 Apr. 2022



EXHIBIT F

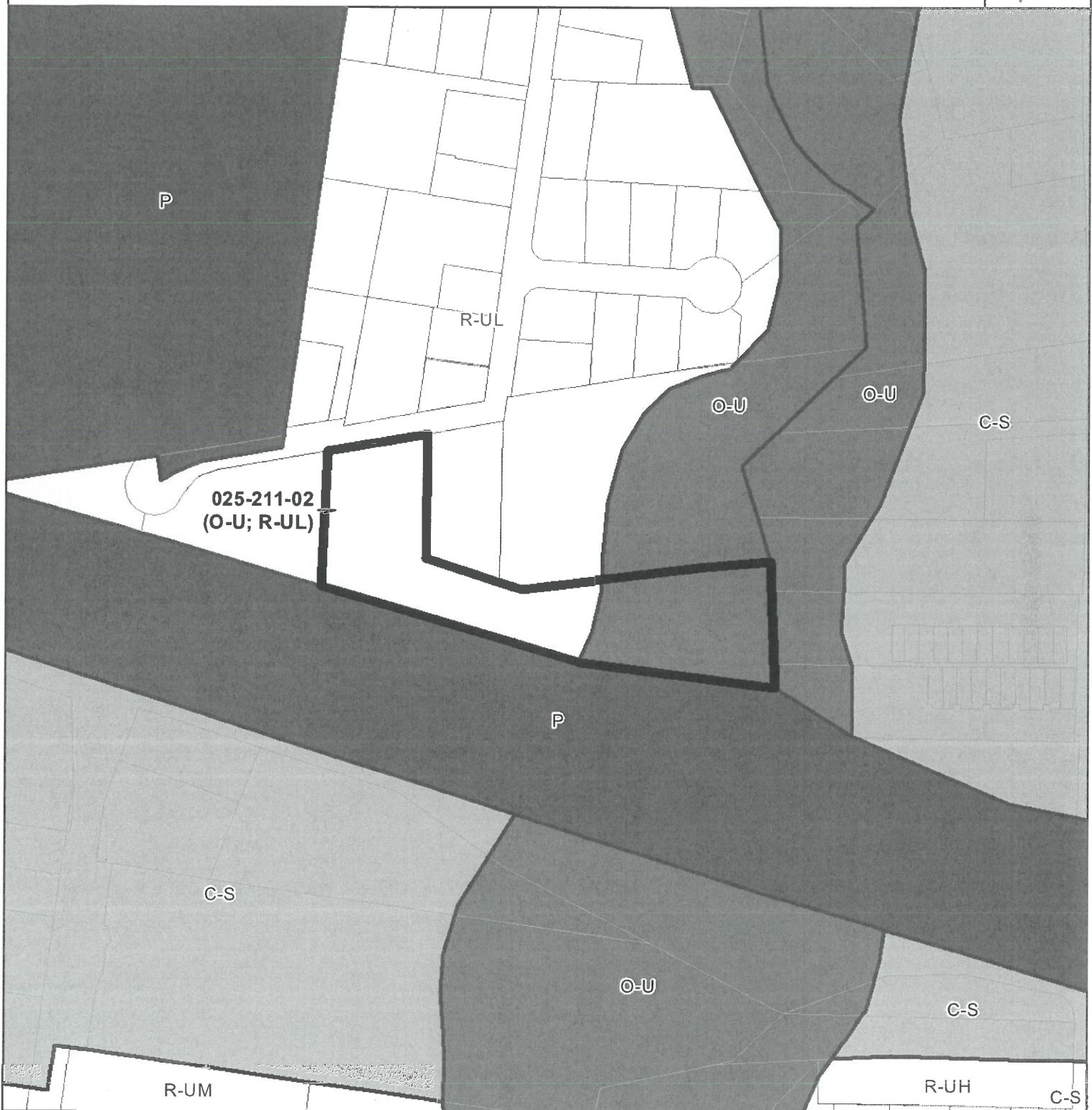
0 25 50
Feet



Parcel General Plan Map



Mapped
Area



-  C-S Commercial Services
-  O-U Urban Open Space
-  P Public Facilities
-  R-UH Res. Urban High Density
-  R-UM Res. Urban Medium Density

-  R-UL Res. Urban Low Density

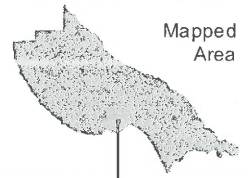


0 60 120
Feet

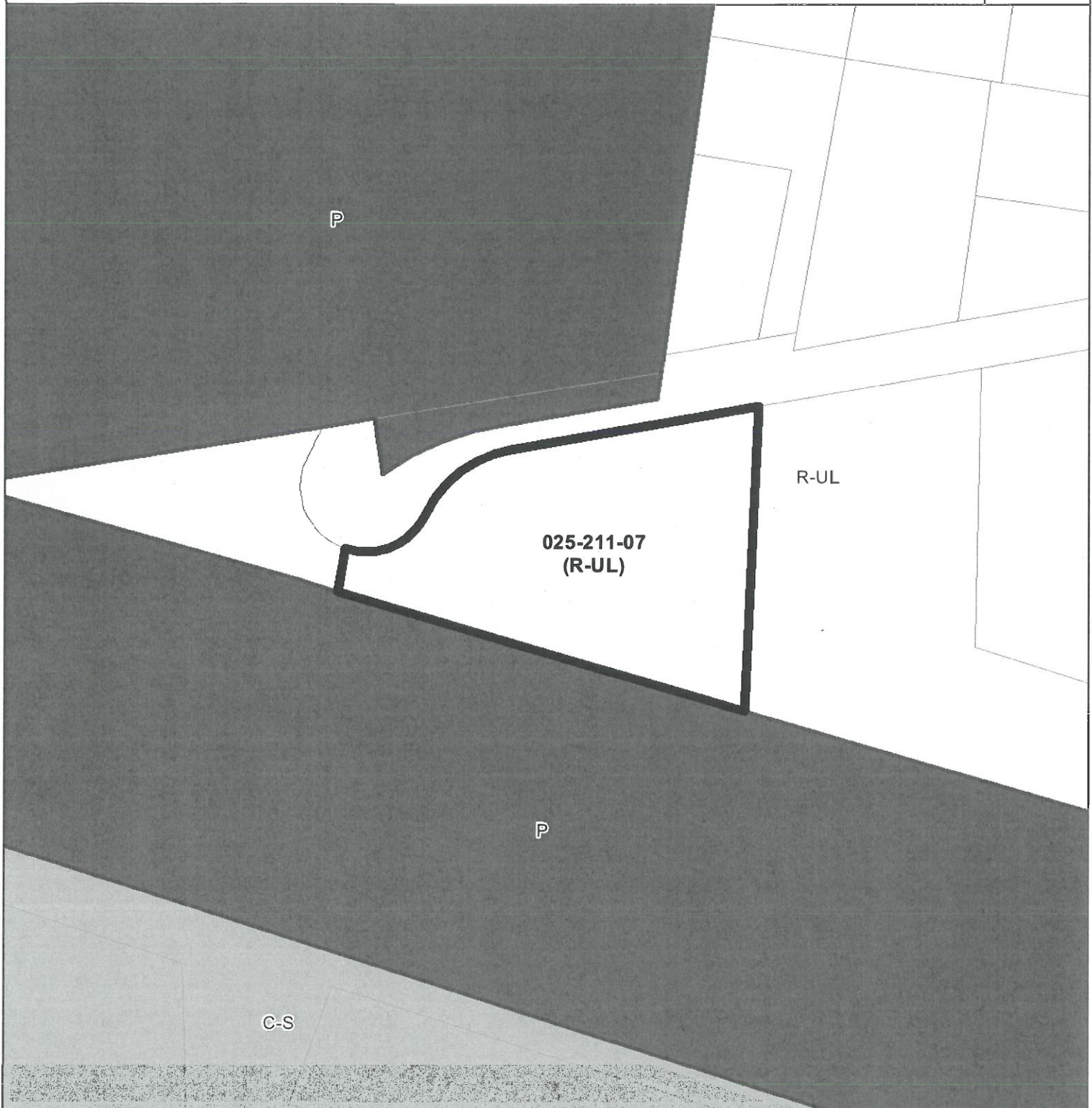
EXHIBIT F






Parcel General Plan Map



Mapped
Area



-  C-S Commercial Services
-  P Public Facilities
-  R-UL Res. Urban Low Density



0 25 50
Feet

EXHIBIT F



Parcel Zoning Map



- | | |
|------------------------------------|-----------------------------|
| C-4 Commercial Services | RM Residential Multi-Family |
| M-1 Light Industrial | |
| PF Public/Community Facilities | |
| PR Parks, Recreation, & Open Space | |
| R-1 Single-Family Residential | |



EXHIBIT F

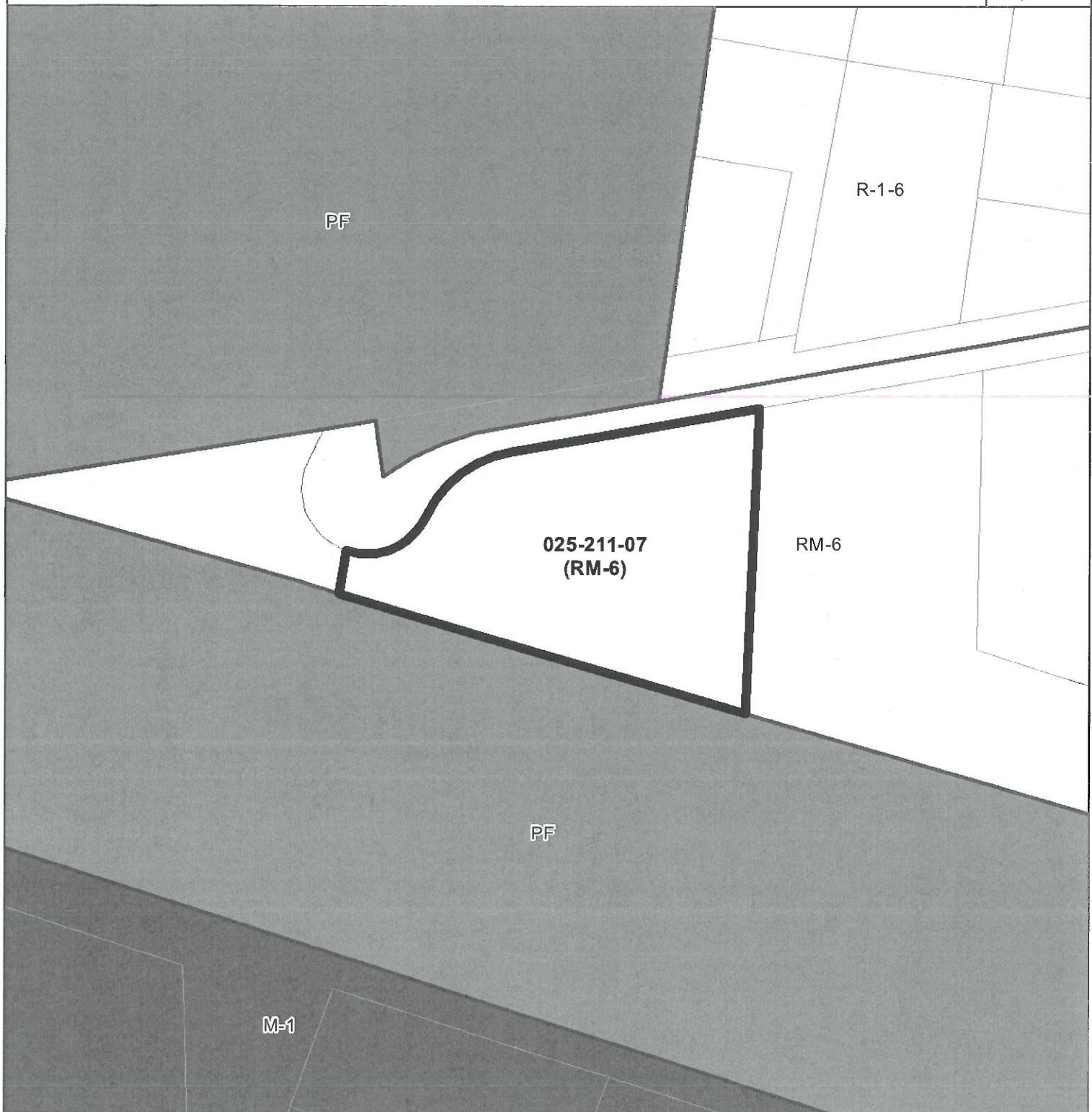
0 60 120
Feet



Parcel Zoning Map



Mapped
Area







-  M-1 *Light Industrial*
-  PF *Public/Community Facilities*
-  R-1 *Single-Family Residential*
-  RM *Residential Multi-Family*

EXHIBIT F



0 25 50
Feet

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	APN 025-211-02 – 87,984 sq. ft. (2.02 ac.) gross APN 025-211-07 – 31,806 sq. ft. (0.73 ac.) gross
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential neighborhood to the north and northeast, school to the northwest and Highway 1 to the south
Project Access:	Mattison Lane
Planning Area:	Live Oak
Land Use Designation:	R-UL and O-U (Urban Low Density Residential and Urban Open Space)
Zone District:	RM6 (Multi-Family Residential, 6,000 square feet/unit)
Coastal Zone:	___ Inside <u>X</u> Outside
Appealable to Calif. Coastal Comm.	___ Yes <u>X</u> No

Technical Reviews: Soils Report Review (REV161126), Biotic Report Review (REV201079),
Archaeologic Report Review (REV201080)

Environmental Information

An Initial Study has been prepared (Exhibit A) that addresses the environmental review associated with this application.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

19 October 2021

Salvatore Rubino, Trustee
1788 Campbell Avenue
San Jose, CA 95125-5507

Subject: Review of the Observation of Existing Drainage Conditions and Inspection for Evidence of Erosion letter report dated 18 October 2021; 2019 CBC Addendum to Geotechnical Investigation letter report dated 5 October 2021; and the Geotechnical Investigation for Proposed Apartment Complex report dated 25 May 2016 by Dees & Associates - Project No. SCR-1023

Project Site: 2740 Mattison Lane
APN 025-211-02 & 07
Application No. REV161126

Dear Mr. Rubino:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference the reports by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
3. 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.

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

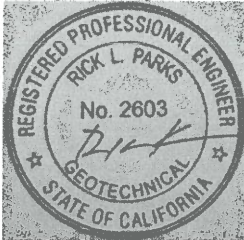
After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

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

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

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning

Cc: Environmental Planning, Attn: Leah MacCarter
Planning Department, Attn: Shila Bagley
Dees & Associates, Attn: Rebecca Dees, GE
Primary Contact: Jim Weaver

Attachments: Notice to Permit Holders

**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.



County of Santa Cruz

PLANNING DEPARTMENT

701 Ocean Street, 4th floor, Santa Cruz, Ca 95060
(831) 454-2580 Fax: (831) 454-2131 Tdd: (831) 454-2123

October 19, 2021

Salvadore Rubino
c/o Jim Weaver
Pacific Rim Planning Group

Subject: Mattison Lane Residential Complex Biotic Report Review and Conditioned Approval
APN: 025-211-02, 025-211-07
Application #s: REV201079; 201208

Attachment 1. Biotic Reports
Attachment 2. Project Plans

Dear Mr. Weaver,

The Planning Department received and reviewed a Biotic Report, dated October 5, 2020 prepared by Biotic Resources Group for the Mattison Lane Residential Complex Project. An Arborist Report dated August 28, 2018, prepared by Maureen Hamb Professional Consulting Services and a Biological Constraints memo dated April 17, 2018 prepared by Olberding Environmental Inc., were also considered during this review. These reports are included as Attachment 1. The Biotic Report Review was required because of the potential for sensitive habitats and protected species on this parcel where development activities associated with construction of a new residential complex is proposed.

The proposed project involves development of a 10-unit residential complex on two adjacent vacant parcels. The ten units will be built as five separate two-story duet style buildings. The project will be constructed in two phases, with the first phase including all site improvements and construction of four duet style buildings (eight units). An area for the second phase will be set aside for potential future construction of one additional duet style building.

Project features include a sidewalk along Mattison Lane, 5 detached buildings, parking areas, internal pathways to reach the residential units, landscaping, a detention/retention pond, and a stormwater outfall. Project development will require grading and trenching to accommodate the residential development and construction of the storm drain system and may require construction of a sound wall along the Highway 1 Caltrans right of way (ROW). The project plans also include installation of a permanent split rail fence in the eastern portion of the property for protection of the riparian corridor. The Site Plan showing the overall project footprint is included in Attachment 2.

Mattison Lane Residential Complex Biotic Report Review

Baseline Environmental Conditions

The Study Area covered in the Biotic Report includes approximately 2.3 acres on two separate parcels: 025-211-02 and 025-211-07. The property is located within the County's urban services area. The Biotic Report identifies three community types in the study area: annual grassland, landscape tree and shrub groves, and mixed riparian woodland.

The annual grassland community is located throughout the central portion of the Study Area and has undergone regular disturbance through mowing and site maintenance for many years. This community is dominated by non-native grasses and forbs. A few young coyote brush (*Baccharis pilularis*), and several invasive jubata grass (*Cortaderia jubata*) are also scattered throughout this disturbed grassland area.

Landscape tree and shrub groves were mapped along the chain link fence around the perimeter of the property abutting Mattison Lane and on the embankment of the Highway 1 ROW. Along Mattison Lane, the community is comprised of landscape trees and shrubs with an understory of non-native grasses and forbs. The Caltrans ROW includes a mixture of native and non-native trees, shrubs and invasive groundcovers, some of which overhang onto the subject property. Native coast live oaks are intermixed on this embankment with non-native trees.

Rodeo Gulch Creek, a perennial stream, crosses through the Study Area near the eastern property line. A wide band of riparian woodland associated with the Creek occurs in the eastern portion of the property. This community is dominated by an overstory of coast live oak, willow (*Salix* spp.), California bay (*Umbellularia californica*), and buckeye (*Aesculus californica*) and a dense understory of native and non-native shrubs and herbaceous species.

Analysis

Streams and their riparian corridors (as defined by Santa Cruz County Code Section 16.30.030) are granted special protections under the County's Sensitive Habitat Protection and Riparian Corridor and Wetlands Protection ordinances (Chapters 16.30 and 16.32). Lands extending 50 feet out from each side of a perennial stream, and lands containing a riparian woodland are considered Riparian Corridors. Development activities are prohibited within Riparian Corridors unless Riparian Exception Findings (SCCC 16.30.060) are met, and a Riparian Exception is approved by County Planning.

At the project site, Rodeo Creek meets the definition of an arroyo under County Code. Projects located on properties abutting an arroyo are subject to additional development buffers. A 50-foot buffer is required from the edge of this Riparian Corridor as defined in SCCC 16.30.040(B), and an additional 10-foot setback from the edge of the buffer is required for all structures.

All components of the proposed project including residential buildings, site improvements, detention/retention pond, and storm drain outfall are located outside of the arroyo buffer and construction setback. The 50-foot buffer and 10-foot construction setback are included in the project Plans (Attachment 2). The project proposes installation of a permanent split rail fence at the boundary of the 50-foot buffer to protect the arroyo from future disturbance. The project will not result in impacts to the Riparian Corridor.

No special-status plant species were identified in the study area during surveys conducted at the evident and identifiable period. No impacts to special-status plants are anticipated to result from the proposed Project.

The Project Impact Area is located primarily within non-native grassland. Some sparse trees and shrubs located in the area mapped as landscape tree and shrub groves along Mattison Lane will require removal as well as three dead/dying Monterey pines which were recommended for removal in the 2017 Arborist Report for risk management. Additionally, construction activities and permanent development are proposed within the dripline of existing oak trees located along the Caltrans ROW outside the chain link fence. Grading or trenching could cause direct mortality or decline of these trees after construction is complete. Recommendations included in the Arborist Report for proper root and canopy pruning must be adhered to.

The project includes a comprehensive landscape plan that shows many trees and shrubs planted throughout the parcel. Conditions are included below to protect native oak trees and compensate for any direct or indirect mortality that may result from project construction.

Trees, shrubs, and grassland in and adjacent to the study area provide potential nesting and foraging habitat for birds of prey and migratory birds. Birds of prey and migratory birds are offered protection under the California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA). Under the MBTA, it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird unless and except as permitted by regulations. Conditions have been included in the Biotic Report to protect nesting birds during project construction.

Avoidance of impacts to sensitive habitats was thoroughly considered in choosing the proposed development location. The completed project is not expected to create any permanent impediments to dispersal of wildlife. Landscaping activities associated with the project will result in a net increase in tree cover on the parcel.

Conclusion

There are sensitive habitat constraints on the project site associated with arroyo riparian woodland, oak trees, and habitat for nesting birds that must be considered prior to and during project implementation. Conditions have been included below to ensure that impacts to special-status species, their habitats, and other sensitive habitats will be *less than significant*.

The Conditions of Approval below shall be incorporated into all phases of development for this project and shall also apply to all future development activities engaged in on the property.

If you have any questions regarding this letter, please feel free to contact me by email or telephone at Juliette.Robinson@santacruzcounty.us or 831-454-3156.

Sincerely,



Juliette Robinson
Resource Planner IV, Biologist

CC: Leah MacCarter, Area Resource Planner
Shila Bagley, Project Planner
Matt Johnston, Environmental Coordinator

Conditions of Approval

In order to conduct development activities associated with application 201208 on APNs 025-211-02 and 025-211-07 the following conditions shall be adhered to:

1. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
2. All recommended Avoidance, Minimization, and Mitigation Measures (Bio-1-Bio-4) outlined in Chapter 6 of the attached Biotic Report dated October 5, 2020, prepared by Biotic Resources Group shall be adhered to.
3. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site.
4. Prior to construction, high visibility construction fencing or flagging as outlined in Bio-1 of the Biotic Report shall be installed, with the assistance of a qualified biologist, to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat. No work-related activity including equipment staging, vehicular access, and grading shall be allowed outside the limits of work.
5. Impacts to oak trees shall be avoided to the maximum extent possible. All recommended measures for protection of oak trees outlined in the attached Arborist Report dated August 28, 2018, prepared by Maureen Hamb Professional Consulting Service, shall be adhered to including proper root and canopy pruning. Trees to be retained shall be protected at or outside of the dripline if possible by a system of fencing and straw bale barricades. The exact locations of the protection measures shall be determined in the field with the assistance of a qualified arborist or biologist.
6. Excavation will likely expose structural roots of several mature coast live oak trees in the Caltrans ROW (including trees #7 and #12 as identified in the arborist report). Several other trees will require heavy canopy pruning to provide clearance for construction access.
7. To compensate for impacts to oak trees and other native trees and comply with Santa Cruz County General Plan Policy 5.1.12, the following conditions shall be adhered to:
 - a. All native trees compromised through grading, trenching, or heavy pruning shall be compensated for by planting in-kind on site at a minimum 3:1 ratio.
 - b. To compensate for impacts to trees #7 and #12, a minimum of six coast live oak trees (or equivalent native species available at local nurseries) shall be planted on site.

- c. The species, size, and locations of all native tree plantings shall be included in the site-specific landscape plan and plant list. Native tree plantings shall be located in the 50-foot arroyo buffer (open grassy area between the split rail fence and the riparian woodland). All work associated with native tree plantings in this location must be completed by hand.
 - d. The site-specific landscape plan shall include a 3-year management plan for maintenance and monitoring of native tree planting areas to maintain minimum 80% survival at year 3. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual habitat monitoring reports shall be submitted to the County Environmental Coordinator by December 31 of each monitoring year.
8. Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.

By complying with these conditions, the project will result in *no significant impacts* to special status species and sensitive habitats and will improve habitat features present on site.

A copy of this biotic approval, including all attachments, should be submitted with any future permit applications.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

Salvadore Rubino
1788 Campbell Ave
San Jose, CA 95065

November 4, 2020

Subject: Proposal to construct an 8-unit dwelling group consisting of four duplexes.
Archaeological report review and conditioned approval
APN 025-211-02 , Application REV201080

Dear Mr. Rubino,

The County of Santa Cruz Planning Department received and reviewed the Archaeological Report prepared by Holman and Associates, dated January 2019, for an 8-unit dwelling group consisting of four duplexes. 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 Residential Development Permit 201208.

- 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,

DocuSigned by:

Leah MacCarter

B18EEB4C207E4ED...

Leah MacCarter
Resource Planner

EXHIBIT H

Notification of Neighborhood Meeting

Date: March 14, 2020

Time: 10 am

Place: 2740 Mattison Lane (across from Good Shepherd School)

Project Description

Proposal to construct 4 duplex units (8 total units) designed as single family homes with attached garages. A site plan is attached. Units will range in size from 1800 square feet to approximately 3000 square feet. The units will be two story. The garages will accommodate two vehicles and the driveways will accommodate two vehicles. Extra guest parking is also provided.

Landscaping will be provided in front yards, the common areas and along the street frontage. Passive recreation will be provided in the rear portion of the site.

Please join us for an informal discussion of the project. You may also call me at 831-457-2033 or email at pacrimplangrp@gmail.com with any questions.

Thanks and see you Saturday

Jim Weaver
Project Manager

12 total

Name	Address
Karen Summers	
Kent + Barbara Adney	
D GLERASIO	2900 KRISTIE CT
SEAN & LESLIE DINEEN	2706 KRISTIE CT.
VICKI BUDEN	2701 MATHISON
Scott Owen	2741 MATHISON
Mike Price	2750 MATHISON
Rick Determan	Good Shepherd 2727 MATHISON
DONNA Thompson	2771 MATHISON
JEAN HOLMGREN	2754 MATHISON

Lezanne Jeffs

From: Derric G. Oliver <doliver@fentonkeller.com>
Sent: Monday, April 19, 2021 7:36 PM
To: Lezanne Jeffs
Cc: Nathan MacBeth
Subject: Re: App No 201208 / 2740 Mattison Lane - update?

****CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

We are not within 300 feet. Please use my name/address below. Thank you.

Derric G. Oliver
FENTON & KELLER
P.O. Box 791, Monterey, CA 93942
(831) 373-1241; doliver@fentonkeller.com

via mobile

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On Apr 19, 2021, at 5:36 PM, Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us> wrote:

Dear Derric,

If your property is within 300 feet of the project site then yes, you are on the list. If not then please let me know your address so that I can add it to the list of recipients.

Lezanne

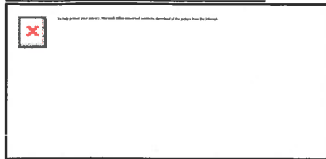
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From: Derric G. Oliver <doliver@fentonkeller.com>
Sent: Monday, April 19, 2021 3:07:35 PM
To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>; Nathan MacBeth <Nathan.MacBeth@santacruzcounty.us>
Subject: RE: App No 201208 / 2740 Mattison Lane - update?

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Ok, thank you for the update. I understand from Nate (some time ago) that I'm on the notification list for this application. Please confirm that's still the case. Thanks!

Derric G. Oliver
FENTON & KELLER
Post Office Box 791
Monterey, CA 93942-0791
831-373-1241, ext. 207
831-373-7219 (fax)
doliver@fentonkeller.com
www.FentonKeller.com



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From: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
Sent: Monday, April 19, 2021 2:57 PM
To: Nathan MacBeth <Nathan.MacBeth@santacruzcounty.us>; Derric G. Oliver <doliver@fentonkeller.com>
Subject: RE: App No 201208 / 2740 Mattison Lane - update?

Hi Derric,

The application is still in process. Once the applicant has submitted an updated set of plans that can be deemed complete, the project will be able to move on to a public hearing.

Lezanne

Tel: (831) 454 2480; Cell (831) 345 7839
lezanne.jeffs@santacruzcounty.us

<image001.jpg>

From: Nathan MacBeth <Nathan.MacBeth@santacruzcounty.us>
Sent: Monday, April 19, 2021 2:37 PM
To: Derric G. Oliver <doliver@fentonkeller.com>
Cc: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
Subject: RE: App No 201208 / 2740 Mattison Lane - update?

Derric,
I have been out on medical leave taking care of family.
Your inquiry has been forwarded to the Planner managing the project in my absence.
Thank you,

Nathan MacBeth
Development Review Planner
County of Santa Cruz Planning Department

From: Derric G. Oliver <doliver@fentonkeller.com>
Sent: Monday, April 19, 2021 2:26 PM
To: Nathan MacBeth <Nathan.MacBeth@santacruzcounty.us>
Subject: RE: App No 201208 / 2740 Mattison Lane - update?

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Hi Nate-

I'm following up on my email below, hoping from a response/update from you regarding the status of the above referenced project.

According to the County Planning Department's permit info posted online ([HERE](#)), there's been no change in the "in process" status since last summer.

I look forward to hearing from you.

Thank you.

Derric G. Oliver
FENTON & KELLER
Post Office Box 791
Monterey, CA 93942-0791
831-373-1241, ext. 207
831-373-7219 (fax)
doliver@fentonkeller.com
www.FentonKeller.com
<image002.jpg>

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From: Derric G. Oliver
Sent: Monday, April 5, 2021 7:23 AM
To: Nathan MacBeth <Nathan.MacBeth@santacruzcounty.us>
Subject: App No 201208 / 2740 Mattison Lane - update?

Hi Nate-

I hope this email finds you well. Any update on the above referenced project? It looks like there hasn't been any movement on this in a long time. Please let me know. Thanks!

Derric G. Oliver
FENTON & KELLER
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Monterey, CA 93942-0791
831-373-1241, ext. 207

831-373-7219 (fax)
doliver@fentonkeller.com
www.FentonKeller.com

<image003.png>

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