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# Staff Report to the Planning Commission

Application Number: **211209**

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**Applicant:** Eadie Consultants

**Agenda Date:** May 24, 2023

**Owner:** Kamilah Deyn Dev. LLC

**Agenda Item #:** 7

**APN:** 051-411-20

**Time:** After 9:30 a.m.

**Site Address:** No Situs (Trembley Way & Cunningham Way), Watsonville

**Project Description:** Proposal to create a seven lot residential subdivision on a 2.3 acre site.

**Location:** Property located at the southeast corner of the intersection of Trembley Lane and Cunningham Way in the Pajaro Valley planning area.

**Permits Required:** Subdivision, Residential Development Permit, Agricultural Buffer Setback Reduction, Riparian Exception, and Roadway/Roadside Exception

**Supervisory District:** 4th District (District Supervisor: Hernandez)

## Staff Recommendation:

- Adopt the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- Approval of Application 211209, based on the attached findings and conditions.

## Project Description & Setting

This project is a proposal to create a common interest subdivision containing seven residential building parcels and a common area for roadway, landscaping and drainage improvements, including two preservation areas for existing wetlands on the subject property. The single family residential parcels would range between approximately 2,900 to 4,600 square feet in size with the remainder of the property held as common area.

The subject property is located at the southeast corner of the intersection of Trembley Lane and Cunningham Way in the Pajaro Valley Planning Area. The property is at the eastern edge of single family residential neighborhoods accessed off of Green Valley Road in the Watsonville area. Parcels designated for agricultural use are located to the east. Some residentially designated parcels in the area are not fully developed to the densities designated in the General Plan and the subject property is one of the remaining undeveloped parcels in the project vicinity.

The parcel slopes down from the west to the east and is above an unnamed stream located on the adjacent parcel to the east. An oak woodland along the northern property boundary extends into the rear yards of three of the proposed lots. Development within the project vicinity can be characterized as a mix of urban residential subdivisions and rural homesites with some

undeveloped parcels in the area.

## **Project Background**

Prior reviews have been completed in preparation for the current subdivision application. These efforts have included pre-application consultations, technical report reviews, and an Agricultural Buffer Setback Reduction recommendation from the Agricultural Policy Advisory Commission. Key technical reviews and approvals include:

-REV171005: Review and acceptance of acceptance of Geology and Geotechnical reports in June of 2017.

-141229: Agricultural Policy Advisory Committee (APAC) recommendation of approval for the proposed Agricultural Buffer Setback Reduction in February of 2018.

-REV191105: Review and acceptance of biotic reports in November of 2019 which included wetland and buffer delineations and a restoration plan for wetland areas on the property.

## **Subdivision**

Subdivision and Residential Development Permits are required because the proposal would divide a property to create new parcels and due to exceptions to internal site standards within a common interest development.

This application is a proposal to divide an existing 2.3 acre parcel to create seven single family residential lots. The residential subdivision would be a common interest development with separate individual parcels for each building envelope and common area yards and landscaping surrounding each proposed building site. The subdivision format allows each homeowner to own the land underlying the home and some yard area, with the remaining land area to be held in common by the Homeowners Association (HOA). Detached single family dwellings are proposed on each building site, with three and four bedroom designs ranging between 2,500 to 2,700 square feet in habitable area, with two-car garages. Parking for the development would be provided on site, including 14 spaces in garages, 14 spaces on driveways, and street parking for 11 cars, with one accessible parking space.

The proposed land division would result in seven detached residential units surrounded by common area. This project is proposed as a common interest development, with common area parcels for the internal roadway, walkways, common landscape areas and private yards. The average parcel area (including common areas) would be 10,996 square feet of net developable land area per residential unit, in compliance with the minimum requirements of the R-1-10-AIA (Single Family Residential - 10,000 square foot minimum - Airport combining district) zone district.

County Code section 13.10.323(D)(1)(a) allows common interest developments (such as townhouses, that are attached or detached) to vary from residential site standards within the development where residential parcels do not abut the periphery of the project site; and where all setbacks are maintained to the exterior property lines of the proposed development. This proposal includes detached single family residential parcels and all external setbacks for the R-1-10-AIA zone district are maintained or exceeded, in compliance with the requirements of the County Code.

Detached townhouse projects are an allowed use within the R-1-10-AIA zone district.

The subject property is designated as Urban Low Density Residential (R-UL) in the General Plan. The Urban Low Density Residential (R-UL) General Plan designation requires new development to be within a density range of 6,000 to 10,000 square feet of net developable land per residential unit. The proposed land division complies with the density range required by the General Plan.

The project would comply with affordable housing requirements through the provision of an affordable housing unit (Lot 2) and payment of fractional in-lieu fees, as allowed by County Code.

### **Design Review**

Detached residential units are proposed to be constructed on the new parcels. The dwelling units would be two stories in height and would range in size from 2,500 to 2,700 square feet in floor area, with attached two car garages at each unit. An internal landscaped common area and walkway is proposed that provides for a shared open space area for residents and guests. Additional common area with restricted access will be set aside for riparian preservation and drainage purposes and will provide a natural backdrop for the proposed development.

Proposed building materials include board & batt, stucco, and horizontal siding, with composition shingle roofs, and trim around doors and windows. Building designs include varied roof planes and porches. These features, and the variety of proposed materials, will break up the visual bulk and mass of the proposed structures.

The proposed residential units would be detached structures, consistent with the existing pattern of development in the surrounding vicinity. Architectural styles are compatible with newer homes in the area and are consistent with the County Design Review ordinance.

### **Roadway/Roadside Exception**

A Roadway/Roadside Exception is required due to the internal access roadway varying from the County Design Criteria standards for a new local street.

Access to the project is proposed from Trembley Lane and Cunningham Avenue. As a common interest development, the parking areas and attached garages are proposed to be accessed via a 24 foot wide interior roadway, with 5 foot wide sidewalks, terminating in a cul-de-sac. Guest parking areas are proposed in a parking pocket along one side of the roadway with common open space and landscaping throughout the remainder of the site. The interior access roadway requires an exception to the County Design Criteria local street standard, due to alternate width, parking, sidewalks, and landscaping. The request for a roadway/roadside exception is considered as appropriate due to the fact that this is an interior roadway within a common interest development that will not be dedicated as a public street and adequate travel lane widths, parking amenities, and pedestrian access will be provided onsite.

### **Site Preparation, Grading & Utilities**

Grading will be required to prepare the site for development and to ensure that the site is properly drained. Grading volumes for the proposed development would be approximately 1,500 cubic

yards (cut) and 1,000 cubic yards (fill), with 500 cubic yards to be exported from the site. New impervious surfaces including buildings, asphalt, concrete and pavers would total approximately 32,000 square feet. Storm water drainage would be captured and treated on site in an underground retention/detention chamber located in the proposed cul de sac. Treated stormwater would be released on site via a dispersion trench designed to flow across vegetated areas on the east side of the property. Utilities would be connected to existing facilities located at the property frontage, with the use of a force main to connect to the existing sanitary sewer main at Trembley Lane and Cunningham Way.

Utilities are available to serve the proposed development, as indicated in the will serve letters from the City of Watsonville Water Department and the Santa Cruz (Freedom) County Sanitation District. Annexation into the Santa Cruz (Freedom) County Sanitation District will be required to occur through the Local Agency Formation Commission (LAFCO) prior to recordation of the final map for the subdivision.

### **Agricultural Buffer Setback Reduction**

An Agricultural Buffer Setback reduction is required due to the reduced setback to the adjacent parcel to the east which contains agricultural resource soils. The Agricultural Policy Advisory Commission (APAC) reviewed the subdivision proposal for this site at a noticed public hearing on February 15, 2018 and recommended a reduced agricultural buffer setback to the proposed development. Additional factors limit the locations of the proposed development (including the presence of riparian/wetland resources). Combined with the riparian setbacks from wetland areas, the minimum distance from the adjoining agricultural lands to the east is 114 feet to the proposed Lot 4 and 75 feet to the proposed Lot 5. These distances exceed the 35 foot minimum setback recommended by APAC in 2018 and will provide an adequate separation and buffer from adjacent agricultural resource properties to the east of the site.

### **Riparian Exception and Biotic Resources**

A Riparian Exception is required due to the reduced setback to the existing wetlands on the project site. The property includes two separate seeps that have been identified as wetland areas subject to riparian protections, and the proposed development avoids these riparian areas based on the biotic resources evaluations that have been provided by the applicant and reviewed by Environmental Planning staff.

The existing oak woodland on the property would be retained. However, due to construction related disturbance and the proposed removal of one oak tree, two oak woodland restoration areas are proposed at the northwest and southwest edges of the buffer area for the adjacent riparian area. A total of nine new oak trees would be planted in the proposed oak woodland restoration areas.

### **Fault Zone**

The subject property is located within a mapped earthquake fault zone. The applicant provided geologic and geotechnical reports which evaluated the potential for geologic hazards and the appropriate locations for residential development on the property to reduce potential geologic hazards to an acceptable level. The geologic and geotechnical reports have been reviewed and accepted by Environmental Planning staff.

## **Environmental Review**

Environmental review has been performed for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on November 16, 2022. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on January 2, 2023.

The environmental review process considered the potential impacts of the project in the areas of agriculture, biological resources, cultural resources, geology and soils, and other topic areas. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development to a less than significant level.

The initial public comment period expired on February 1, 2023, with comments received from the California State Department of Fish and Wildlife regarding the potential impact of nighttime lighting on riparian areas and associated species. The environmental document was updated with an additional mitigation to address nighttime lighting to reduce impacts to a level that is less than significant. The revised Negative Declaration with Mitigations (Exhibit A) was recirculated for public comment on February 22, 2023, and the second comment period expired on March 29, 2023 with no further revisions to the environmental document.

## **Conclusion**

The proposed common interest subdivision would provide additional housing opportunities within the region. This proposal is consistent with the following goal(s) of the County Strategic Plan:

- Local Inventory (Increase and diversify housing options through smart growth programs, adaptive reuse and innovation)

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 Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- **APPROVAL** of Application Number **211209**, 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 Division, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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**Exhibits**

- A. Mitigated Negative Declaration (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Parcel Information
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Will-serve letters
- H. Initial Study
- I. Comments & Correspondence



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
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### MITIGATED NEGATIVE DECLARATION

**Project: Lakeview Estates Subdivision**

**APN(S): 051-411-20**

**Application #: 211209**

**Project Description:** Proposal to create a seven lot residential subdivision on a 2.3 acre site

**Project Location:** The project is located on the southeast corner of Trembley Lane and Cunningham Way in unincorporated Santa Cruz County (FIGURE 1). Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Owner: Kamilah Deyn Dev. LLC**

**Applicant: Eadie Consultants**

**Staff Planner: Randall Adams**

**Email: [Randall.Adams@santacruzcounty.us](mailto:Randall.Adams@santacruzcounty.us)**

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

#### California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:

<http://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>

Review Period Ends: 02/01/2023

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

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

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MATT JOHNSTON, Environmental Coordinator  
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## County of Santa Cruz

PLANNING DEPARTMENT  
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## MITIGATION MONITORING AND REPORTING PROGRAM for Application No. 211209

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
<b>Biological Resources</b>					
<b>BIO-1</b>	<p><i>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?</i></p>	<p>In order to prevent potential impacts to nesting birds, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August. Implementation of the following measures will avoid potential impacts.</p> <ul style="list-style-type: none"> <li>• If removal of vegetation, grading activity, or other use of heavy equipment begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests.</li> <li>• Woody vegetation intended for removal shall be removed during the period of September 1st through January 31st, in order to avoid the nesting season.</li> <li>• If removal of vegetation, grading activity, or other use of heavy equipment is to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within 15 days prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.</li> <li>• If no active nest of a bird of prey or MBTA bird is found then no further avoidance and minimization measures are necessary.</li> <li>• If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer of 50 feet for MBTA birds and 250 feet for birds of prey shall be established around the active nest(s). The biologist shall monitor the nest, and advise the applicant when all young have fledged the nest. Removal of vegetation, grading activity, or other use of heavy equipment may begin after fledging is complete.</li> <li>• If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to Environmental Planning staff for review and approval prior to removal of vegetation, grading activity, or other use of heavy equipment.</li> <li>• If removal of vegetation, grading activity, or other use of heavy equipment stops</li> </ul>	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.			
<b>BIO-2</b>	<i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i>	<p>Potential impacts to riparian corridors and wetland areas shall be reduced to a less than significant level through implementation of the following mitigation measures:</p> <ol style="list-style-type: none"> <li>1. No work shall occur within a County defined Riparian Corridor unless the Riparian Exception Findings are met, and a Riparian Exception is authorized.</li> <li>2. The boundaries and buffers for all sensitive habitats must be reviewed and approved by County Environmental Planning Staff prior to final subdivision map approval, and these boundaries and buffers for sensitive habitats shall be included on the final subdivision map and all maps for future development proposed on the parcel.</li> <li>3. To minimize impacts to oak woodlands and riparian woodland habitat: <ul style="list-style-type: none"> <li>• The boundary and buffers associated with the riparian woodland habitat/urban arroyo of Stream 533, located along the eastern portion of the property, shall be delineated and flagged in the field by a qualified biologist and mapped as sensitive habitat. The 10-foot setback from the edge of the buffer shall also be included on the map.</li> <li>• The boundaries of oak woodland habitat shall be delineated at or outside of the dripline of oak trees on the property and flagged in the field by a qualified biologist and mapped as sensitive habitat.</li> <li>• Prior to construction, high visibility construction fencing shall be installed, with the assistance of a qualified biologist, around areas identified as sensitive habitat to indicate the limits of work (limits of grading) and prevent inadvertent grading or other disturbance within the surrounding sensitive habitats. No work-related activity including equipment staging, vehicular access, and grading shall be allowed outside the limits of work.</li> <li>• No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored outside the designated limits of work.</li> <li>• Upon project completion, areas of exposed soil shall be re-vegetated with locally native erosion control species. Non-native grasses or forbs may not be used for erosion control.</li> <li>• Implementation of standard erosion control best management practices and riparian habitat protection measures shall be adhered to prior, during, and after the construction period to minimize impacts to the intermittent drainage.</li> <li>• A permanent low split-rail type fence or other permanent barrier shall be installed between protected woodlands and the residential development.</li> </ul> </li> <li>4. To comply with the Santa Cruz County General Plan Policy 5.1.12, restoration of</li> </ol>	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>the degraded sensitive habitat associated with the riparian woodland and Wetland 2 shall be required. A site-specific Habitat Restoration Plan shall be developed for restoration of the mapped riparian woodland and Wetland 2 and shall be submitted to Environmental Planning staff for approval prior to implementation.</p> <ul style="list-style-type: none"> <li>• The Habitat Restoration Plan shall be prepared by a qualified professional, and shall include the following minimum elements: <ul style="list-style-type: none"> <li>○ Plan for removal of non-native species and a management strategy to control re-establishment of invasive non-native species within the riparian woodland and Wetland 2.</li> <li>○ Species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native riparian woodland habitat while maximizing plant health and survivability of individual trees and shrubs.</li> <li>○ Location and methods of installation of permanent split-rail type fence or other permanent barrier around approved protective buffers.</li> <li>○ Establishment of a designated wetland planting area within the boundaries of Wetland 2 where native hydrophytic plant species and native erosion seed mix specific to wetlands shall be installed.</li> <li>○ Information regarding the methods of irrigation for restoration plantings.</li> <li>○ 5-year management plan for maintenance and monitoring of restored areas to maintain 100% survival of installed container stock in years 1-3, and at least 80% survival in years 4-5. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual reports shall be submitted to the County Planning Department by December 31 of each monitoring year.</li> </ul> </li> <li>• The project developer shall be responsible for execution of the 5-year management plan for maintenance and monitoring of restored areas until the responsibility is transferred legally to another entity such as an HOA. County Environmental Planning Staff shall be informed of any such transfer of responsibility.</li> <li>• Work associated with removal of non-native species, installation of native plant stock, and any other restoration activities outlined in the Habitat Restoration Plan shall be conducted with hand tools unless other methods are approved by County Environmental Planning Staff.</li> <li>• Establishment and planting of all restoration and mitigation area(s) as outlined in the final approved Restoration Planting Plan shall be inspected and approved by Environmental Planning staff prior to release of securities for the subdivision improvements.</li> </ul> <p>5. If Riparian Exception Findings are met, and encroachment into the 100-foot riparian</p>			

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>corridor of Wetland 1 is authorized, the following shall be adhered to:</p> <ul style="list-style-type: none"> <li>The boundaries of Wetland 1 as delineated in the May 2018 Wetland Delineation shall be assumed correct unless additional analysis is conducted. The location and boundary of Wetland 1 shall be flagged in the field by a qualified biologist, based on presence and location of hydrophytic vegetation, and mapped as sensitive habitat.</li> <li>A protective buffer of at least 30 feet around Wetland 1 shall be established (Final buffers would be determined by Riparian Exception Findings). The area within this buffer shall be mapped as sensitive habitat, and no development shall occur within the County approved protective buffer.</li> <li>A permanent low split-rail type fence or other permanent barrier shall be installed between the approved protective buffer of Wetland 1 and the residential development.</li> <li>To compensate for encroachment into the 100-foot riparian corridor, Wetland 1 shall be enhanced by removing non-native species and re-vegetating with native hydrophytic plant species and a native erosion seed mix specific to wetlands.</li> <li>Wetland 1 shall be included as part of the site-specific Habitat Restoration Plan, and all elements and conditions of this plan shall apply, including details regarding methods for restoration and monitoring of Wetland 1; location of protective buffers and fences; and species, size, and locations of all restoration plantings.</li> </ul>			
<b>BIO-3a</b>	<p><i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i></p>	<p>Potential impacts to riparian habitat areas from artificial light shall be reduced to a less than significant level through implementation of the following mitigation measures:</p> <ol style="list-style-type: none"> <li>All outdoor lighting shall be shielded and directed such that it does not shine off the property into the riparian area, other parcels, or the night sky.</li> </ol>	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations
<b>BIO-3b</b>	<p><i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans,</i></p>	<p>Potential impacts to oak woodland habitat areas shall be reduced to a less than significant level through implementation of the following mitigation measures:</p> <ol style="list-style-type: none"> <li>If removal of any oak trees is required as a result of the project, to compensate for impacts resulting from removal of, or damage to, native trees within oak woodlands:</li> </ol>	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	<p><i>policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i></p>	<ul style="list-style-type: none"> <li>• All permanently impacted areas of oak woodland habitat shall be compensated for at a 1:1 replacement ratio by creating oak woodland habitat in designated mitigation areas on site.</li> <li>• All native oak trees removed or damaged during construction shall be replaced in-kind at a minimum 3:1 replacement ratio within designated oak woodland mitigation areas on site.</li> <li>• Additional restoration plantings shall occur at sizes and ratios determined by the restoration specialist to establish 1:1 replacement of oak woodland habitat while maximizing plant health and survivability of individual trees and shrubs.</li> </ul> <p>Details shall be included in the final site-specific Restoration Planting Plan including establishment of designated oak woodland mitigation area(s) on site to achieve a 1:1 habitat replacement ratio, and minimum 3:1 oak tree replacement ratio within these designated areas.</p>			

## Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates seven single family residential units and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development will average a total of 10,996 square feet of net developable parcel area per residential unit.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All parcels will be accessed by the interior access road. The proposed interior access road will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and sidewalk location. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development, and the design of the proposed structures are consistent with the character of other newer structures in the surrounding neighborhood.

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

This finding can be made, in that the use of the property will be residential in nature and unit densities meet the minimum standards for the R-1-10-AIA (Single Family Residential - 10,000 square feet minimum - Airport combining district) zone district where the project is located. County Code section 13.10.323(D)(1)(a) allows for interior setbacks to be reduced for parcels not abutting the periphery of the project site; all exterior setbacks will be consistent with the required site standards of the R-1-10-AIA zone district.

The proposed subdivision is located within the -AIA (Airport) combining district associated with the Watsonville Municipal Airport, located approximately 1.8 miles away, and is not located within any of the mapped Airport Safety Compatibility Zones so there are no additional limitations on development density or structure height associated with the proximity to the airport.

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

This finding can be made, in that residential development is located on the site in a manner that avoids biotic resources and geologic hazards, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed units are properly configured to allow development in compliance with the required site standards.

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

This finding can be made, in that the location of the proposed development has been evaluated in regard to the biotic resources on the project site and adequate setbacks and buffers have been provided to ensure protection of biotic resources.

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

This finding can be made, in that municipal water and sewer services are available to serve all proposed parcels. Annexation into the Santa Cruz (Freedom) County Sanitation District will be required to occur through the Local Agency Formation Commission (LAFCO) prior to recordation of the final map for the subdivision.

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

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

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

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

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood primarily consists of detached single family residential development and underdeveloped rural residential and agricultural parcels. The proposed detached single family residential development is compatible with the architecture in the neighborhood and the surrounding pattern of residential development.

## Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the use of the property will be residential in nature and unit densities meet the minimum standards for the R-1-10-AIA (Single Family Residential - 10,000 square feet minimum - Airport combining district) zone district where the project is located. County Code section 13.10.323(D)(1)(a) allows for interior setbacks to be reduced for parcels not abutting the periphery of the project site; all exterior setbacks will be consistent with the required site standards of the R-1-10-AIA zone district.

The proposed subdivision is located within the -AIA (Airport) combining district associated with the Watsonville Municipal Airport, located approximately 1.8 miles away, and is not located within any of the mapped Airport Safety Compatibility Zones so there are no additional limitations on development density or structure height associated with the proximity to the airport.

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates seven single family residential units and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development will average a total of 10,996 square feet of net developable parcel area per residential unit.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All parcels will be accessed by the interior access road. The proposed interior access road will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and sidewalk location. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development, and the design of the proposed structures are consistent with the

character of other newer structures in the surrounding neighborhood.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential subdivision is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only seven peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. Utilities are available to serve the proposed development.

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

This finding can be made, in that the project site is located in a mixed neighborhood containing a variety of architectural styles, and the proposed detached residential development is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood primarily consists of detached single family residential development and underdeveloped rural residential and agricultural parcels. The proposed detached single family residential development is compatible with the architecture in the neighborhood and the surrounding pattern of residential development.

## **Riparian Exception Findings**

1. That there are special circumstances or conditions affecting the property.

This finding can be made, in that the subject property includes two separate wetland areas, along with an earthquake fault zone and adjacent agricultural resource parcels. The requirement for a 100 foot buffer from the wetland areas would preclude development on the majority of the property, and a biotic resource evaluation has indicated that the property could be developed with a reduced riparian and wetland setback without adversely impacting biotic resources. The special circumstances or conditions affecting the subject property are the presence of two separate wetland areas and additional environmental constraints that would preclude development of the property if an exception is not to be granted.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

This finding can be made, in that the requirement to maintain a 100 foot buffer from the existing riparian and wetland areas on the subject property would preclude subdivision of the property or other forms of residential development of the property at the densities designated in the General Plan.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

This finding can be made, in that the project will include adequate buffers from the riparian and wetland areas on the subject property and will not impact existing stream channel capacity or water quality as the project will utilize appropriate Best Management Practices (BMPs) to prevent erosion and sedimentation from occurring and negatively impacting downstream properties.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

This finding is not applicable, as the subject property is not located in the coastal zone.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use plan.

The purpose of the riparian and wetland protection ordinance is to eliminate or minimize development activities in riparian areas in order to protect wildlife habitat, water quality, open space and to allow for conveyance and storage of floodwaters. Through the riparian exception process, encroachment into riparian areas can be authorized to allow permitted land uses on subject properties. The applicant has designated a reduced setback to the riparian and wetland areas on the subject property which have been reviewed and accepted by Environmental Planning staff. The proposed residential subdivision and associated improvements have been designed and located in a manner that will minimize impacts to riparian resources and protect wildlife habitat, while preserving water quality and existing stream channel capacity.

## **Roadway/Roadside Exception Findings**

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, in that the character of the proposed residential development does not require full improvements to be installed on the proposed interior access roadway. The design of the roadway varies from the County Design Criteria in terms of width and improvements. The access road will be located within the common area and is planned as a 24-foot wide road section with parallel parking and a 4-foot wide sidewalk and landscaping within the common area. A Roadway/Roadside Exception is considered as appropriate due to the site design and configuration of the residential development and an adequate amount of parking is provided within the perpendicular parking bays. The access road design requires an exception to County Local Street Standards. The County standard width for local road rights-of-way within the Urban Service Line is 56 feet including parking, sidewalks, and landscaping.

County Code Section 15.10.050(F)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing or proposed development.

## Conditions of Approval

### Land Division 211209

Tract No. : 1582

Applicant: Eadie Consultants

Property Owner: Kamilah Deyn Dev. LLC

Assessor's Parcel Number(s): 051-411-20

Property Address and Location: Southeast corner of Trembley Lane and Cunningham Way.

Planning Area: Pajaro Valley

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Exhibit(s):

- D. Tentative Map - prepared by Roper Engineering, revised 3/22/22; Architectural and floor plans - prepared by Thacher & Thompson Architects, revised 12/30/21.
- 

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
  - B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Negative Declaration as required by the California Department of Fish and Wildlife mitigation fees program.
- II. Prior to submittal of the Final Map for review by the County Surveyor, the owner shall:
- A. Submit an application to annex the property into the Santa Cruz (Freedom) County Sanitation District to the Local Agency Formation Commission (LAFCO) and the annexation shall be completed prior to submittal of the Final Map for review by the County Surveyor.
- III. A Final Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
- A. The Final Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.

- B. This land division shall result in no more than seven (7) detached residential units, and common area for access, utilities, and landscaping.
- C. The minimum aggregate parcel area shall be 10,000 square feet of net developable land per unit.
- D. The following items shall be shown on the Final Map:
  - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-10-AIA zone district.
  - 2. Show the net area of each lot to nearest square foot.
  - 3. The owner's certificate shall include:
    - a. A dedication of the common area as a public utilities easement.
- E. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
  - 1. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division.
  - 2. Lots shall be connected for water service to City of Watsonville Water District. All regulations and conditions of the water district shall be met.
  - 3. Lots shall be connected for sewer service to Santa Cruz (Freedom) County Sanitation District. All regulations and conditions of the sanitation district shall be met.
  - 4. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in the approved Exhibit "D" and shall also meet the following additional conditions:
    - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-10-AIA zone district, except that setbacks on interior parcels may be reduced, per County Code section 13.10.323(D)(1)(a). Development shall not exceed an aggregate 40% lot coverage, or 50% floor area ratio, or other standard as may be established for the zone district.
  - 5. All future development on the lots shall comply with the requirements of

the approved geotechnical report(s).

6. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
7. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
  - a. Silt and grease traps shall be installed according to the approved improvement plans.
  - b. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
  - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
8. Prior to submittal of a Building Permit application for development on any of the parcels created by this land division, a Statement of Acknowledgement shall be recorded on each parcel regarding the presence of an airport in the vicinity and that the properties in the area are routinely subject to overflights by aircraft using the airport and, as a result, residents may experience inconvenience, annoyance, or discomfort arising from the noise of such operations. Follow the instructions to record and return the form to Santa Cruz County Planning.
9. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

IV. Prior to recordation of the Final Map, the following requirements shall be met:

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.

- B. Meet all requirements of the Santa Cruz (Freedom) County Sanitation District including, without limitation, the following standard conditions:
  - 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
  - 2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district.
  
- C. Meet all requirements of the Department of Public Works - Stormwater Management Services (as referenced in the Discretionary Application Comments dated 4/25/22) including, without limitation, the following standard conditions:
  - 1. Zone 7 Flood Control District storm water drainage impact fees shall be paid based on the square footage of impervious and pervious surfaces.
    - a. A fee credit may be applied for existing improved surfaces on the project site.
  
- D. A Homeowners Association (HOA) shall be formed for maintenance of all areas under common ownership including, sidewalks, roadways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. A copy of the CC&R's shall be provided to the Planning Department and shall include the following, which are permit conditions:
  - 1. All landscaping within the public right of way fronting the property shall be permanently maintained by the Homeowners Association.
  - 2. All drainage structures, including silt and grease traps and detention facilities, shall be permanently maintained by the Homeowners Association.
  - 3. All roads and shared walkways through the development shall remain open for access to the general public.
  
- E. Engineered improvement plans for all water line extensions required by City of Watsonville Water District shall be submitted for the review and approval of the water agency.
  
- F. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.

- G. All requirements of the Pajaro Valley Fire Protection District shall be met.
- H. Park dedication in-lieu fees shall be paid for seven (7) new parcels. These fees are currently \$9,400 per parcel, but are subject to change. Additional Park dedication in-lieu fees shall be calculated based on proposed square footage and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- I. Add a note to the Final Map that the Child Care development fees shall be paid for seven (7) new dwelling units. These fees are currently \$0.85 per square foot, but are subject to change. Child Care development fees shall be calculated and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- J. Transportation improvement fees shall be paid for seven (7) dwelling units. These fees are currently \$1,500 per unit, but are subject to change.
- K. Roadside improvement fees shall be paid for seven (7) dwelling units. These fees are currently \$1,500 per unit, but are subject to change.
- L. Prior to recordation of the Final Map, the applicant shall enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code and Santa Cruz County Affordable Housing Guidelines.
  - 1. The developer shall provide one (1) designated affordable unit(s) for sale to low and moderate income households, and pay the current affordable housing impact fees for any fractional units, as required by Chapter 17.10 of the County Code and the Santa Cruz County Affordable Housing Guidelines.
    - a. Fees shall be those that are in effect at the time of fee payment (at the Final Map or Building Permit stage).
- M. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
  - 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
    - a. The construction of the proposed interior access road shall include

a 24 foot paved road section. A Roadside/Roadway Exception is approved to vary from County standards with respect to the width of the right of way, sidewalks, and the location of on-street parking spaces.

2. The improvement plans shall be revised to indicate that the roadways (Trembley Lane and Cunningham Way) will be repaved (or slurry-sealed at a minimum) across the entire roadway width in the road segments where utility trenching or other asphalt cutting and removal occurs, per Department of Public Works Road Engineering standards. This work shall be performed after utilities and all other roadway improvements have been installed. Paint striping and traffic markings shall be replaced after repaving, if applicable.
  3. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the final map.
- N. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district and the following conservation regulations:
1. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
  2. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
  3. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.

4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
    - a. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
    - b. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
    - c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
    - d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
  5. All planting shall conform to the landscape plan shown as part of the approved Exhibit "D", with the following exception(s):
    - a. Trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
- V. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:
- A. Pre-Construction Meeting: In order to ensure that the mitigation measures 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, the project arborist, and Santa Cruz County Environmental Planning staff. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time. Results of pre-construction bird surveys will also be collected at that time.
- VI. All future construction within the property shall meet the following conditions:

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. 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.
- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
  - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
  - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
  - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- F. One construction/security trailer (maximum 12 feet by 60 feet) is allowed on the site during the construction. The location of the trailer shall conform to all yard

setbacks contained in the conditions of approval and shall be shown on the site plan for each phase of construction. Compliance with County Code section 13.10.683 or any successor ordinance is required. A building permit is required for the installation of the construction trailer and the construction trailer shall be removed from the site prior to final inspection of the subdivision.

- G. Construction of improvements shall comply with the requirements of the approved geotechnical report(s). The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
  - H. All required improvements shall be installed and inspected by the Department of Public Works and Planning Department prior to final inspection clearance for any new structure on the new lots.
- VII. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VIII. 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.

- A. 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.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

- C. Settlement. The 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.
- D. 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.

IX. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.462 of the Santa Cruz County Code.

X. Mitigation measures

See attached pages.

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

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

**cc: County Surveyor**

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

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

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

Application #: 211209  
APN: 051-411-20  
Owner: Kamilah Deyn Dev. LLC

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



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

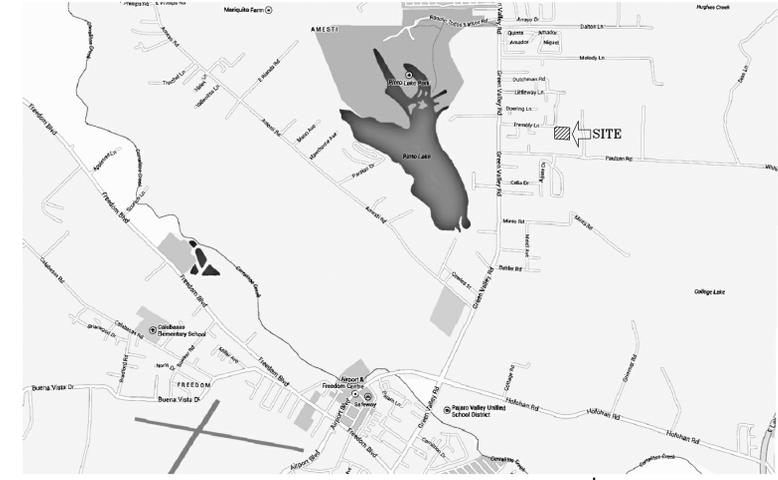
**ROPER ENGINEERING**  
**CIVIL ENGINEERING & LAND SURVEYING**  
 48 MANN AVENUE - CORRALITOS, CA 95076  
 (831) 724-5300 PHONE jef@roperengineering.com



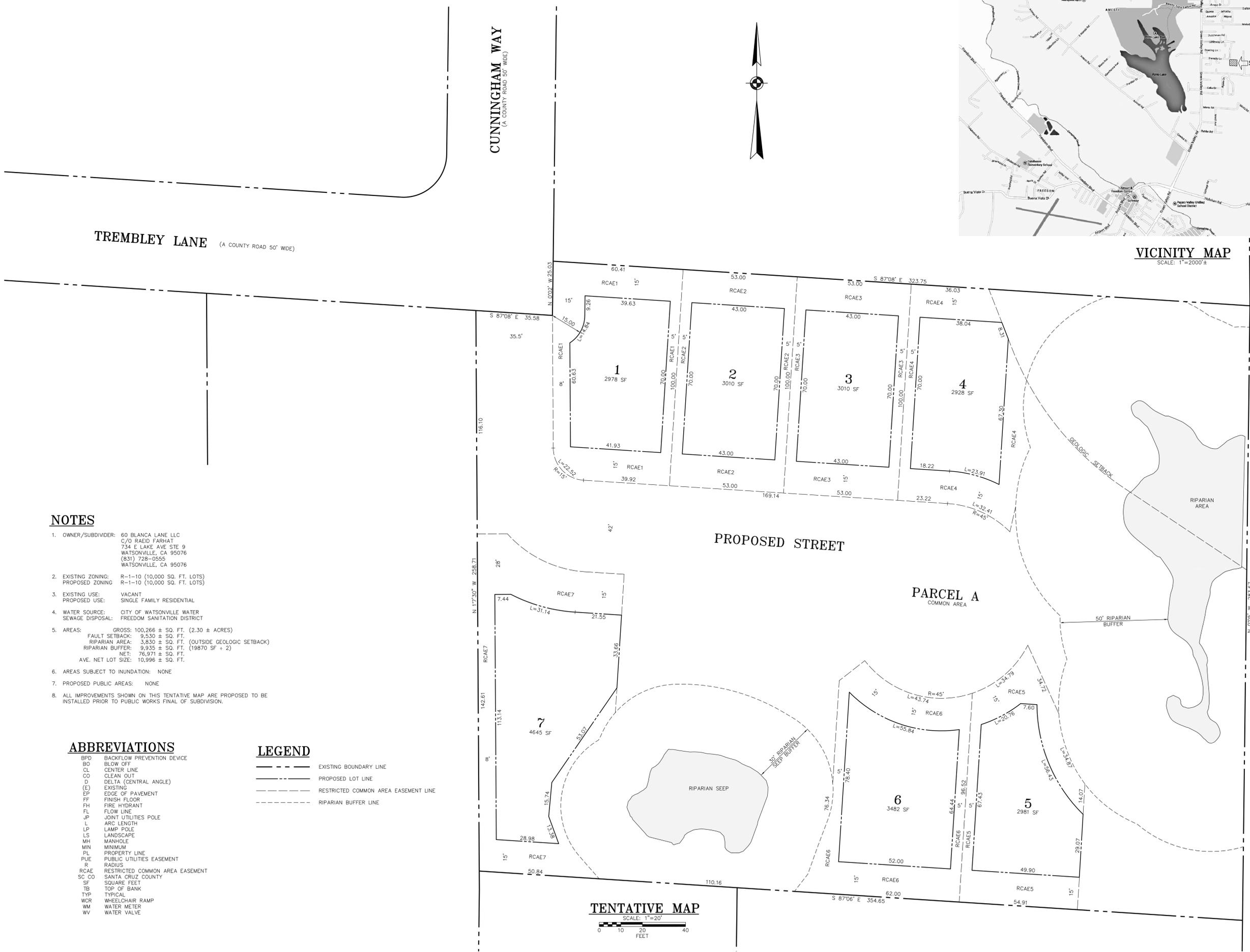
**TRACT NO. 1582**  
**LAKEVIEW ESTATES**  
 A COMMON INTEREST SUBDIVISION  
 TREMBLEY LANE, WATSONVILLE APN 051-411-20  
**TENTATIVE MAP**

SCALE: AS NOTED  
 DESIGNED BY: JR  
 DRAWN BY: JR  
 DATE: SEPT. 18, 2014  
 REVISED: MAR. 22, 2022  
 JOB NO.: 14036  
 SHEET

**T1**  
 OF 5 SHEETS



**VICINITY MAP**  
 SCALE: 1"=2000'



**TENTATIVE MAP**  
 SCALE: 1"=20'  
 0 10 20 40 FEET

**NOTES**

- OWNER/SUBDIVIDER: 60 BLANCA LANE LLC  
 C/O RAEID FARHAT  
 734 E LAKE AVE STE 9  
 WATSONVILLE, CA 95076  
 (831) 728-0555  
 WATSONVILLE, CA 95076
- EXISTING ZONING: R-1-10 (10,000 SQ. FT. LOTS)  
 PROPOSED ZONING: R-1-10 (10,000 SQ. FT. LOTS)
- EXISTING USE: VACANT  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- WATER SOURCE: CITY OF WATSONVILLE WATER  
 SEWAGE DISPOSAL: FREEDOM SANITATION DISTRICT
- AREAS: GROSS: 100,266 ± SQ. FT. (2.30 ± ACRES)  
 FAULT SETBACK: 9,530 ± SQ. FT.  
 RIPARIAN AREA: 3,830 ± SQ. FT. (OUTSIDE GEOLOGIC SETBACK)  
 RIPARIAN BUFFER: 9,930 ± SQ. FT. (19870 SF ± 2)  
 NET: 76,971 ± SQ. FT.  
 AVE. NET LOT SIZE: 10,996 ± SQ. FT.
- AREAS SUBJECT TO INUNDATION: NONE
- PROPOSED PUBLIC AREAS: NONE
- ALL IMPROVEMENTS SHOWN ON THIS TENTATIVE MAP ARE PROPOSED TO BE INSTALLED PRIOR TO PUBLIC WORKS FINAL OF SUBDIVISION.

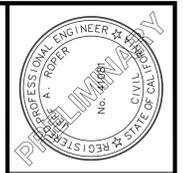
**ABBREVIATIONS**

- BPD BACKFLOW PREVENTION DEVICE
- BO BLOW OFF
- CL CENTER LINE
- CO CLEAN OUT
- D DELTA (CENTRAL ANGLE)
- (E) EXISTING
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- JP JOINT UTILITIES POLE
- L ARC LENGTH
- LP LAMP POLE
- LS LANDSCAPE
- MH MANHOLE
- MIN MINIMUM
- PL PROPERTY LINE
- PUE PUBLIC UTILITIES EASEMENT
- R RADIUS
- RCAE RESTRICTED COMMON AREA EASEMENT
- SC CO SANTA CRUZ COUNTY
- SF SQUARE FEET
- TB TOP OF BANK
- TYP TYPICAL
- WCR WHEELCHAIR RAMP
- WM WATER METER
- WV WATER VALVE

**LEGEND**

- EXISTING BOUNDARY LINE
- PROPOSED LOT LINE
- RESTRICTED COMMON AREA EASEMENT LINE
- RIPARIAN BUFFER LINE

**EXHIBIT D**



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

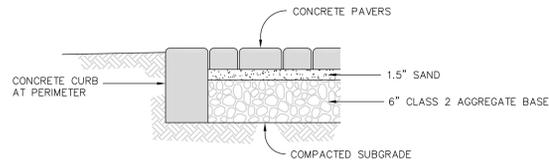
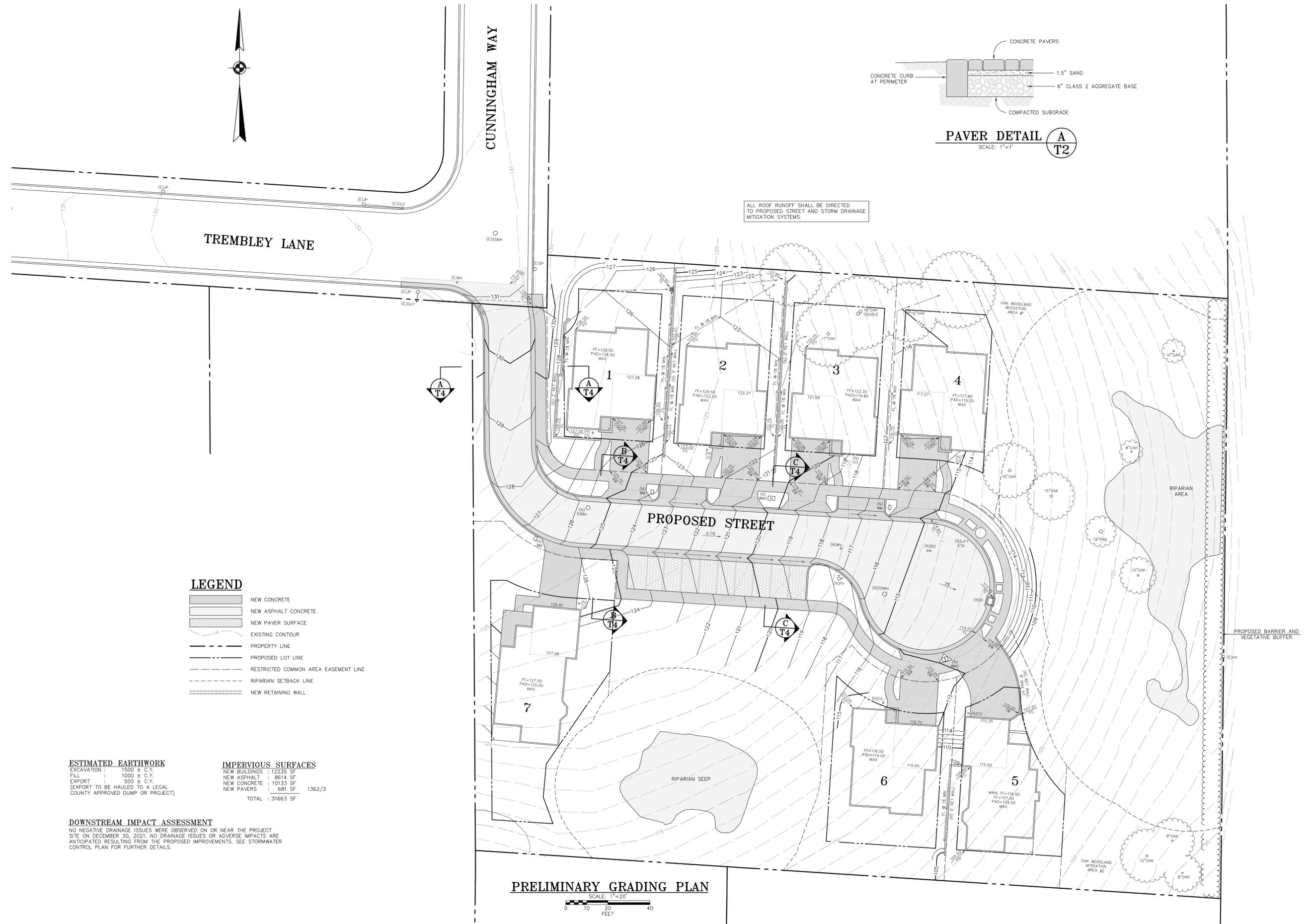
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 CIVIL ENGINEERING & LAND SURVEYING  
 48 MANN AVENUE - CORRALITOS, CA 95076  
 (831) 724-5300 PHONE jef@roperengineering.com



**TRACT NO. 1582**  
**LAKEVIEW ESTATES**  
 A COMMON INTEREST SUBDIVISION  
 TREMBLEY LANE, WATSONVILLE APN 051-411-20  
**PRELIMINARY GRADING PLAN**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	SEPT. 18, 2014
REVISED:	MAR. 22, 2022
JOB NO.:	14036
SHEET	

**T2**



**PAVER DETAIL A**  
 SCALE: 1"=1'  
**T2**

**LEGEND**

	NEW CONCRETE
	NEW ASPHALT CONCRETE
	NEW PAVER SURFACE
	EXISTING CONTOUR
	PROPERTY LINE
	PROPOSED LOT LINE
	RESTRICTED COMMON AREA EASEMENT LINE
	RIPARIAN SETBACK LINE
	NEW RETAINING WALL

**ESTIMATED EARTHWORK**

EXCAVATION :	1500 ± C.Y.
FILL :	1000 ± C.Y.
EXPORT :	500 ± C.Y.
(EXPORT TO BE HAULED TO A LEGAL COUNTY APPROVED DUMP OR PROJECT)	

**IMPERVIOUS SURFACES**

NEW BUILDINGS :	12235 SF
NEW ASPHALT :	8614 SF
NEW CONCRETE :	10133 SF
NEW PAVERS :	681 SF
TOTAL :	31663 SF

**DOWNSTREAM IMPACT ASSESSMENT**  
 NO NEGATIVE DRAINAGE ISSUES WERE OBSERVED ON OR NEAR THE PROJECT SITE ON DECEMBER 30, 2021. NO DRAINAGE ISSUES OR ADVERSE IMPACTS ARE ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS. SEE STORMWATER CONTROL PLAN FOR FURTHER DETAILS.

**PRELIMINARY GRADING PLAN**  
 SCALE: 1"=20'  
 0 10 20 30 40 FEET



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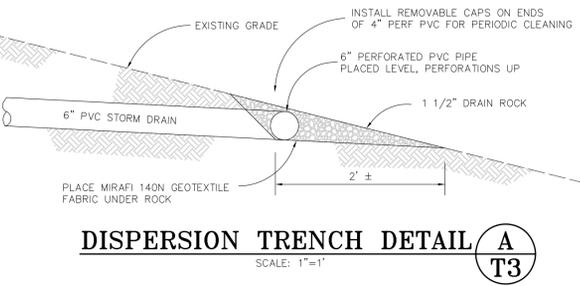
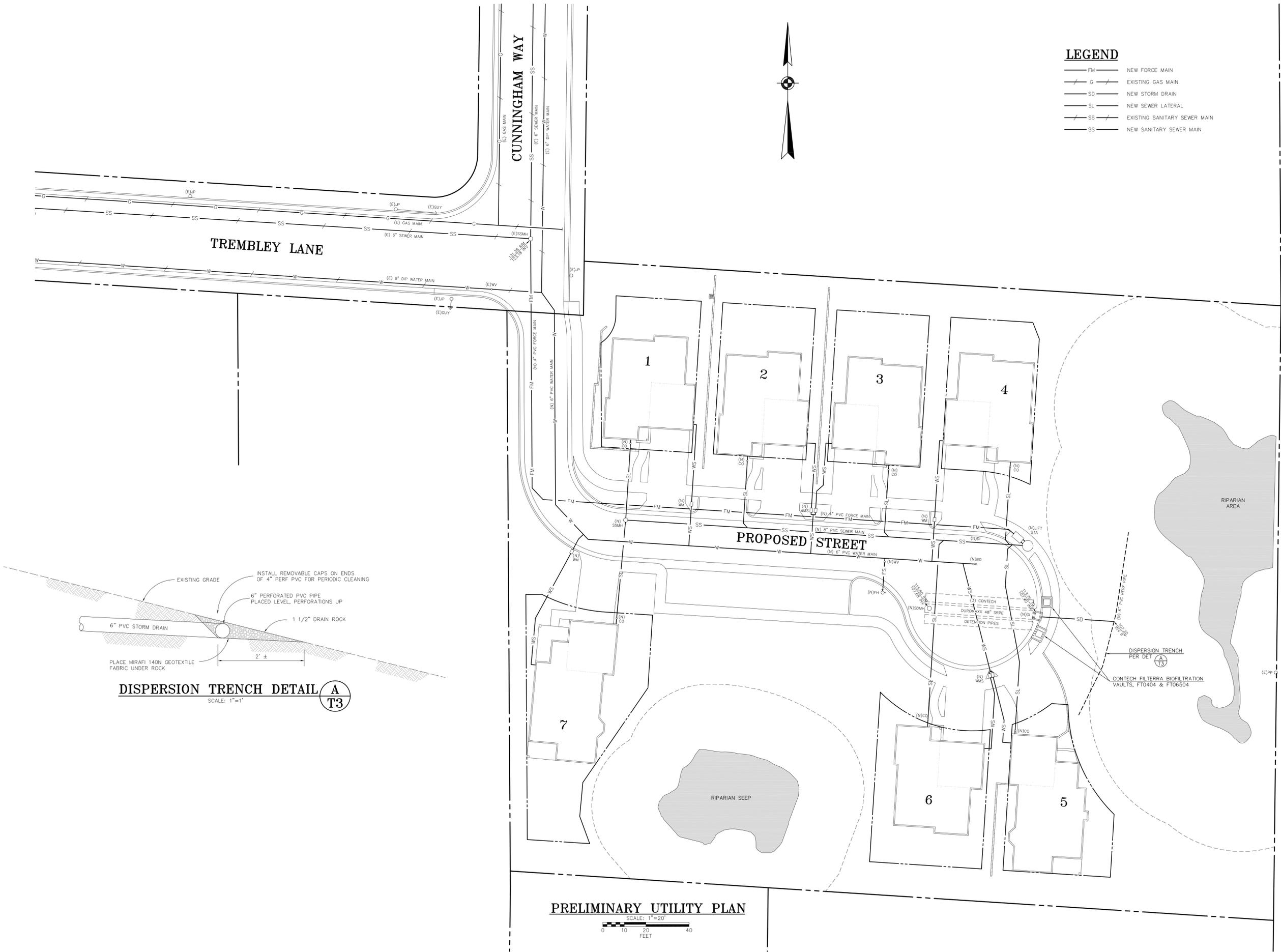
TRACT NO. 1582  
**LAKEVIEW ESTATES**  
 A COMMON INTEREST SUBDIVISION  
 TREMBLEY LANE, WATSONVILLE APN 051-411-20  
**PRELIMINARY UTILITY PLAN**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	SEPT. 18, 2014
REVISED:	MAR. 22, 2022
JOB NO.:	14036
SHEET	

**T3**

**LEGEND**

- FM NEW FORCE MAIN
- G EXISTING GAS MAIN
- SD NEW STORM DRAIN
- SL NEW SEWER LATERAL
- SS EXISTING SANITARY SEWER MAIN
- SS NEW SANITARY SEWER MAIN



**PRELIMINARY UTILITY PLAN**





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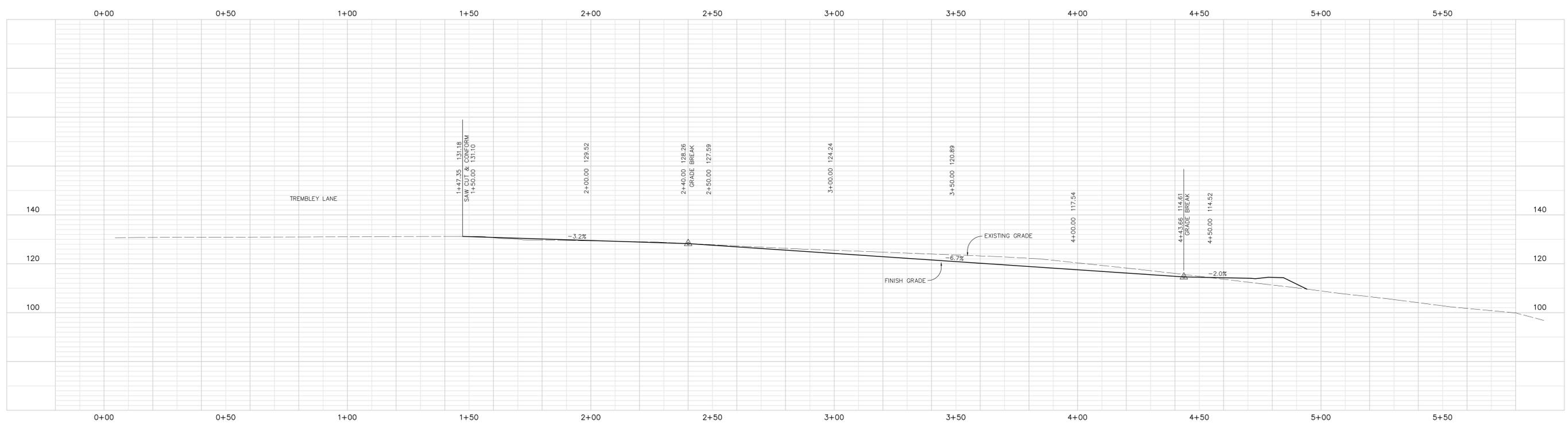
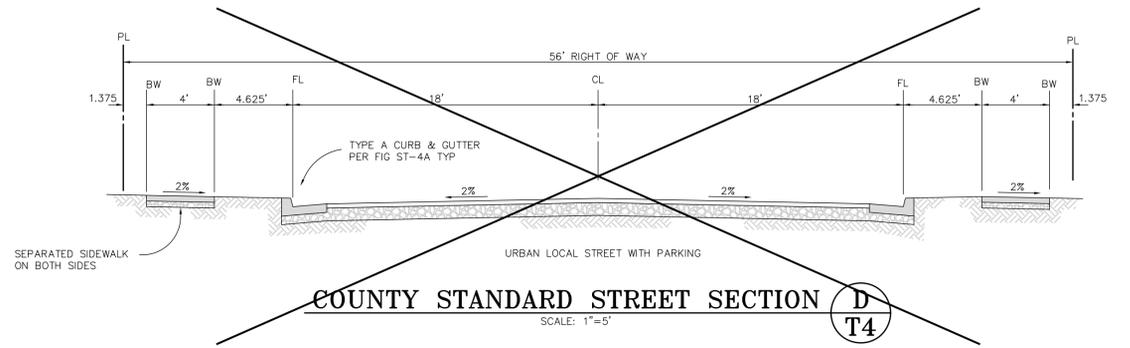
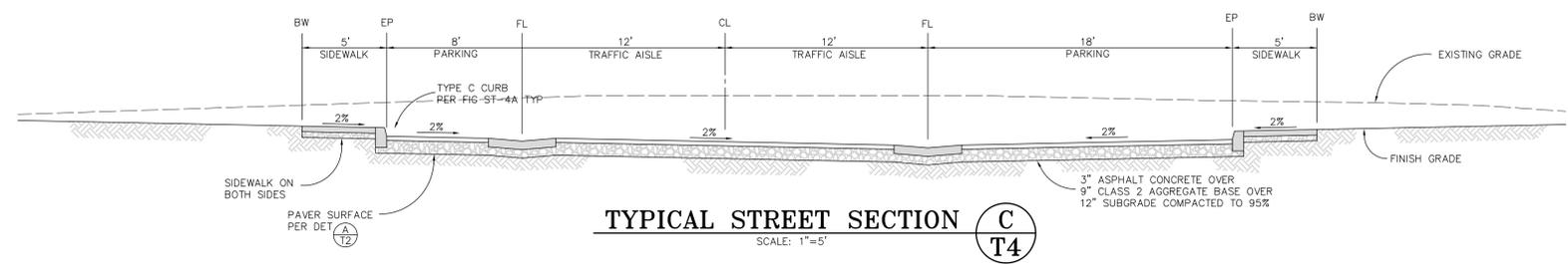
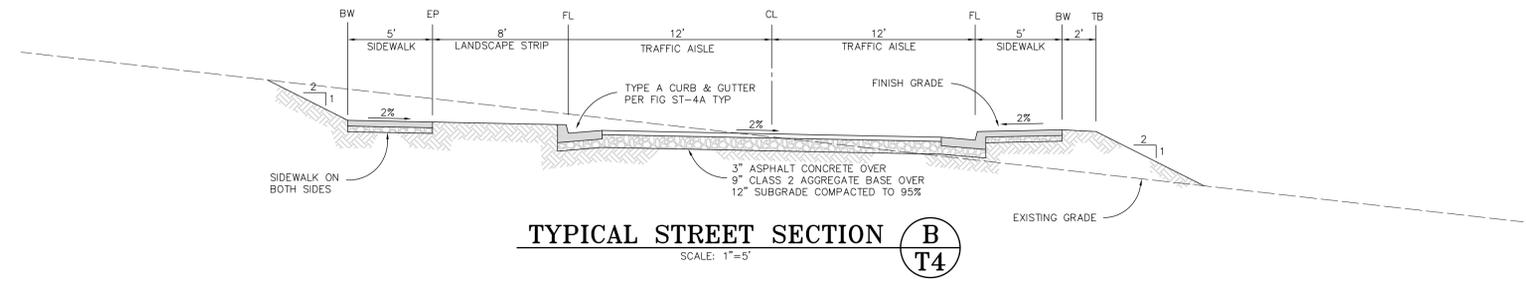
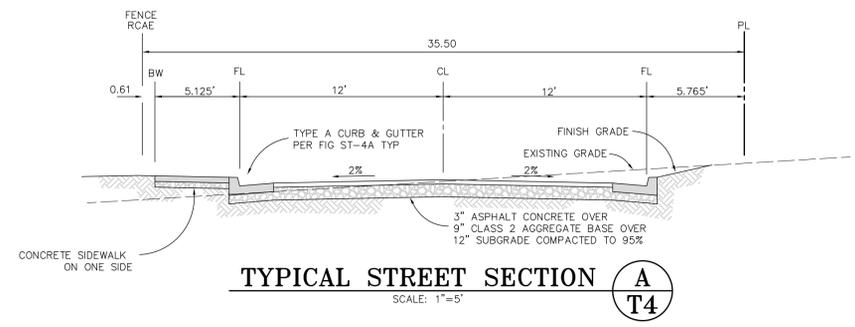
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**TRACT NO. 1582**  
**LAKEVIEW ESTATES**  
 A COMMON INTEREST SUBDIVISION  
 TREMBLEY LANE, WATSONVILLE APN 051-411-20  
**PROFILE & SECTIONS**

SCALE: AS NOTED  
 DESIGNED BY: JR  
 DRAWN BY: JR  
 DATE: SEPT. 18, 2014  
 REVISED: MAR. 22, 2022  
 JOB NO.: 14036

SHEET  
**T4**  
 OF 5 SHEETS



**PRELIMINARY STREET PROFILE**





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 (831) 724-5300 PHONE jef@roperengineering.com



TRACT NO. 1582  
**LAKEVIEW ESTATES**  
 A COMMON INTEREST SUBDIVISION  
 TREMBLEY LANE, WATSONVILLE APN 051-411-20  
**FENCING PLAN**

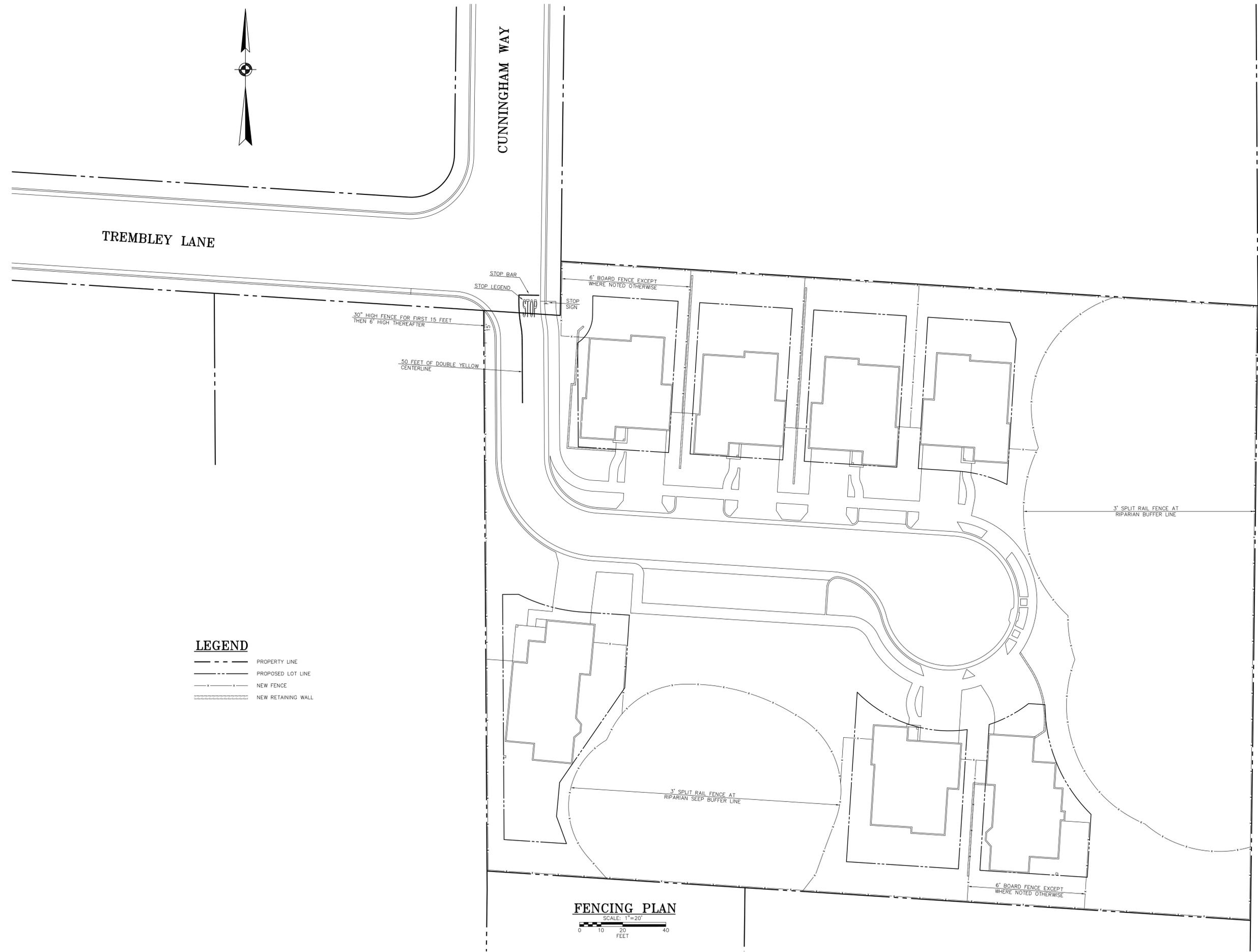
SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	SEPT. 18, 2014
REVISED:	FEB. 22, 2022
JOB NO.:	14036

SHEET  
**T5**  
 OF 5 SHEETS



TREMBLEY LANE

CUNNINGHAM WAY



**LEGEND**

- PROPERTY LINE
- - - PROPOSED LOT LINE
- · - · - NEW FENCE
- ▨ NEW RETAINING WALL

**FENCING PLAN**



# LAKEVIEW ESTATES

## FIRE REVIEW NOTES

1. THESE PLANS ARE IN CONFORMANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019 EDITION) AND PAJARO VALLEY FIRE PROTECTION DISTRICT AMENDMENTS.
2. NEW FIRE HYDRANT SHOWN ON SHEET T3. THE NEW HYDRANT SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO ABD DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. CITY WATER/HYDRANTS ARE REQUIRED.
3. ALL UNDERGROUND PIPING SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION.. THE STANDARD IS AVAILABLE AT THE SANTA CRUZ COUNTY FIRE MARSHALS OFFICE UPON REQUEST.
4. ALL BUILDINGS SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13-D AND ADOPTED STANDARDS OF PAJARO VALLEY FIRE PROTECTION DISTRICT.
5. THE DESIGNER/INSTALLER SHALL SUBMIT 3 SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO THIS AGENCY FOR APPROVAL.
6. AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. UNDERGROUND PLAN SUBMITTAL AND PERMIT WILL BE ISSUED TO A CLASS B, CLASS C-16, CLASS C-36 OR OWNER BUILDER. NO EXCEPTIONS.
7. A 100 FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION OR COMBUSTIBLE GROWTH.
8. SMOKE DETECTORS ARE TO BE INSTALLED IN LOCATIONS APPROVED BY THE PAJARO VALLEY FIRE PROTECTION DISTRICT. LOCATIONS WILL BE SHOWN ON THE FINAL PLANS SUBMITTED FOR BUILDING PERMIT.
9. JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

## PROJECT TEAM

- OWNER:** RAEID FARHAT  
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SANTA CRUZ, CA 95060  
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CONTACT:  
tom@tntarch.com  
matt@tntarch.com
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charlie@eadieconsultants.com
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brg@cruzio.com
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P.O. BOX 3533  
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(831) 247-4317  
gregeaston@eastongeology.com
- GEO TECHNICAL:** ROCK SOLID ENGINEERING INC.  
1100 MAIN ST. SUITE A  
WATSONVILLE, CA  
(831) 724-5868  
yvette@rocksolidengineers.com

## VICINITY MAP



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**LAKEVIEW ESTATES**  
TREMBLEY LANE @ CUNNINGHAM WAY  
APN: 051-411-20  
**SITE PLAN & DATA**

## PROJECT DATA

- PROJECT DESCRIPTION:**  
AN 7 HOME COMMON INTEREST SUBDIVISION. THE PROJECT INCLUDES PROTECTIVE BUFFERS AND ENVIRONMENTAL RESTORATION AND ENHANCEMENT OF RIPARIAN AND EPHEMERAL SEEP AREAS AND A REQUEST FOR A VARIATION FROM COUNTY STANDARD STREET SECTION. SEE SUBMITTAL LETTER FOR DETAILS.
- PROJECT ADDRESS:** TREMBLEY LANE, WATSONVILLE, CA TRACT NO. 1582
- ASSESSORS PARCEL NUMBER:** 051-411-20
- ZONING:** R-1-10
- GENERAL PLAN:** R-UL

DRAWING DATE  
FEBRUARY, 2021

ISSUED TO FACILITATE  
CONSTRUCTION:  
DATE PENDING

PROJECT FILE NAME:  
FARHAT. 205D

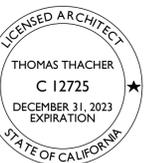
DRAWING REVISED 12.30.21

## APPROVAL AGENCIES

- PLANNING & BUILDING:** SANTA CRUZ COUNTY
- FIRE:** PAJARO VALLEY FPD
- WATER:** CITY OF WATSONVILLE
- SANITATION:** FREEDOM SANITATION

## SHEET INDEX

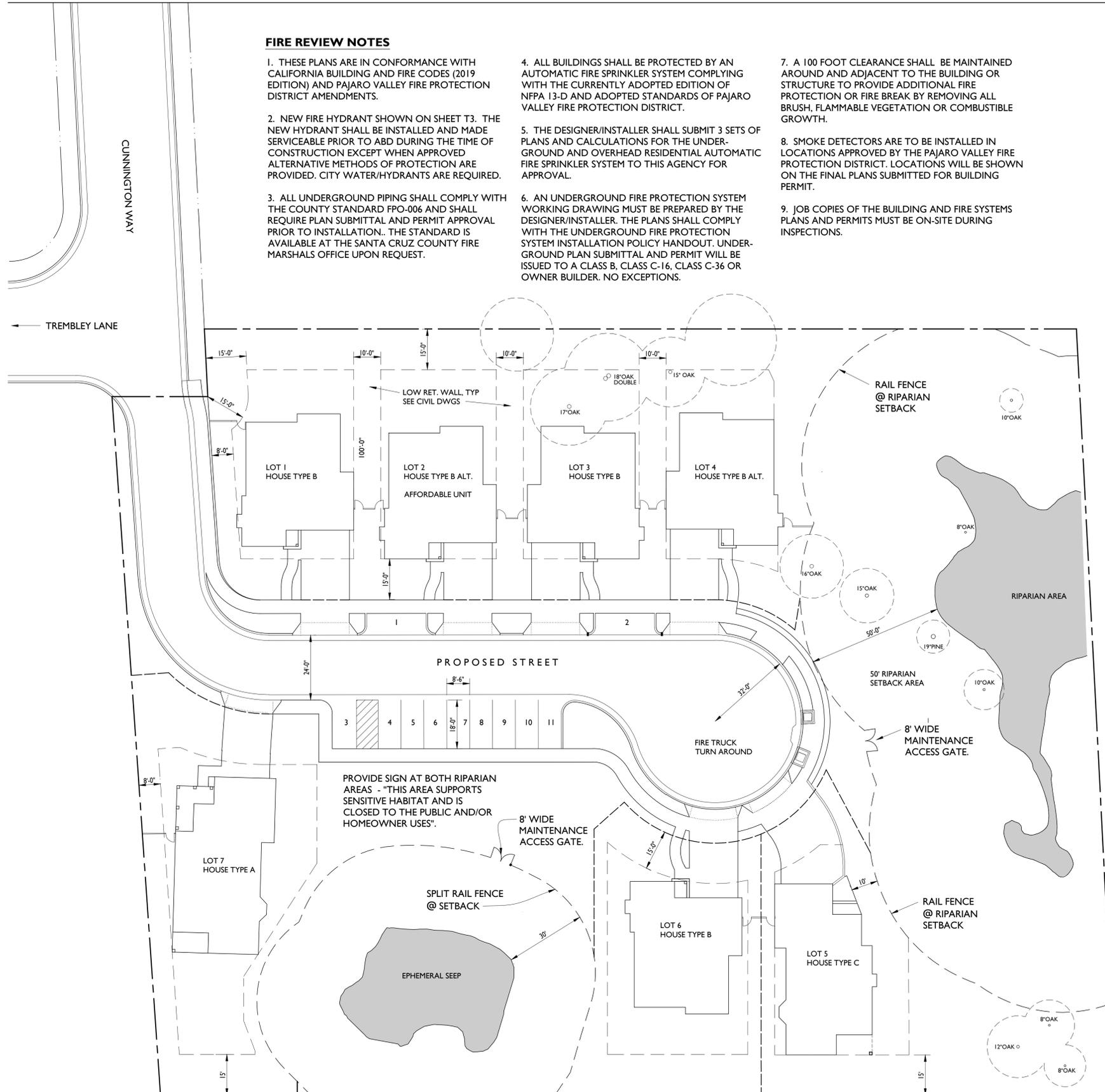
- CIVIL**
- T1 TENTATIVE MAP
  - T2 PRELIMINARY GRADING PLAN
  - T3 PRELIMINARY UTILITY PLAN
  - T4 PROFILE AND SECTIONS
  - T5 FENCING PLAN
- ARCHITECTURAL**
- A1 SITE PLAN & PROJECT DATA
  - A2 HOUSE TYPE 'A' PLANS AND ELEVATIONS
  - A3 HOUSE TYPE 'B' PLANS AND ELEVATIONS
  - A4 HOUSE TYPE 'C' PLANS AND ELEVATIONS
  - A5 BUILDING HEIGHT CALCULATIONS COLOR BOARD
- LANDSCAPE**
- L1 PLANTING PLAN
  - L2 PLANT LEGEND



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**AI**



**SITE PLAN**  
SCALE: 1" = 20'-0"

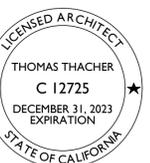




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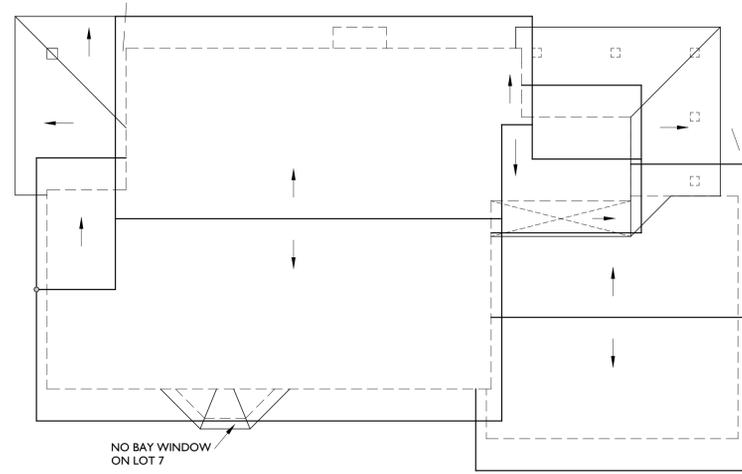
**LAKEVIEW ESTATES**  
 TREMBLEY LANE @ CUNNINGHAM WAY  
 APN: 051-41-11-20

DRAWING DATE  
 FEBRUARY, 2021  
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 CONSTRUCTION:  
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 PROJECT FILE NAME:  
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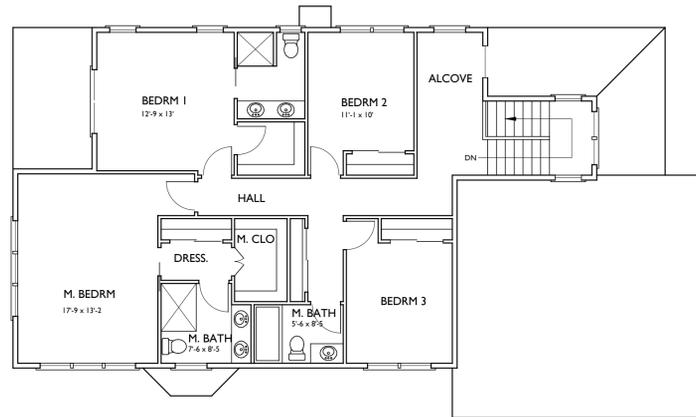


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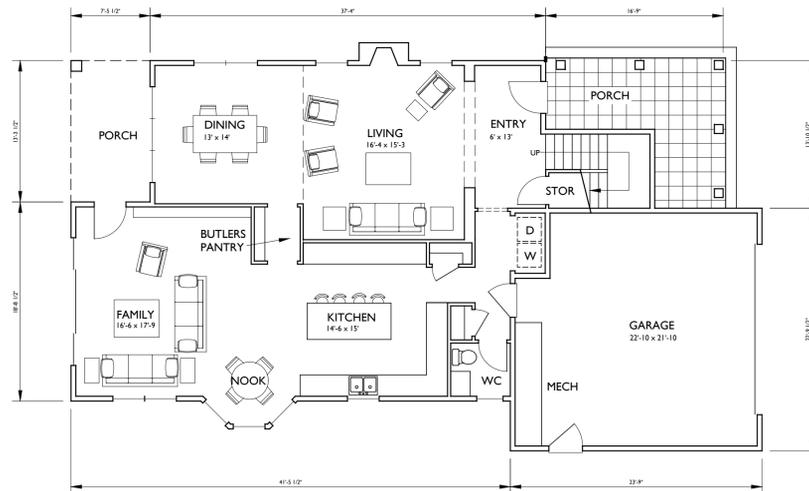
# HOUSE TYPE A



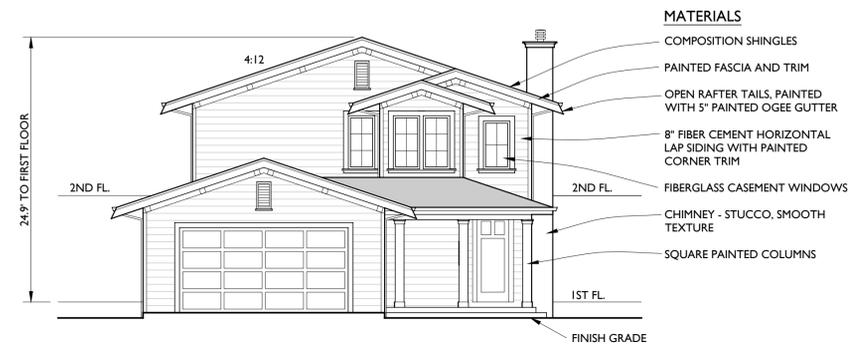
**1 ROOF PLAN & BUILDING HEIGHT**  
 SCALE: 1/8"=1'-0"



**2 2ND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**3 1ST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**4 NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"

- MATERIALS**
- COMPOSITION SHINGLES
  - PAINTED FASCIA AND TRIM
  - OPEN RAFTER TAILS, PAINTED WITH 5" PAINTED OGEE GUTTER
  - 8" FIBER CEMENT HORIZONTAL LAP SIDING WITH PAINTED CORNER TRIM
  - FIBERGLASS CASEMENT WINDOWS
  - CHIMNEY - STUCCO, SMOOTH TEXTURE
  - SQUARE PAINTED COLUMNS



**5 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"



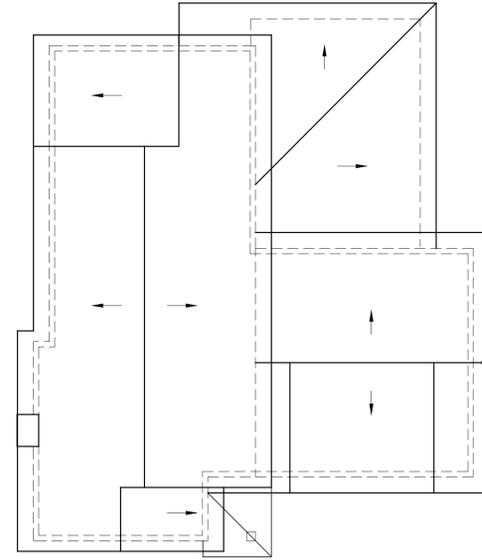
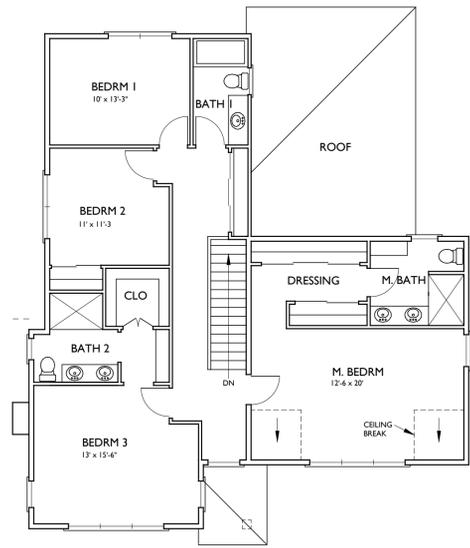
**6 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**7 SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"

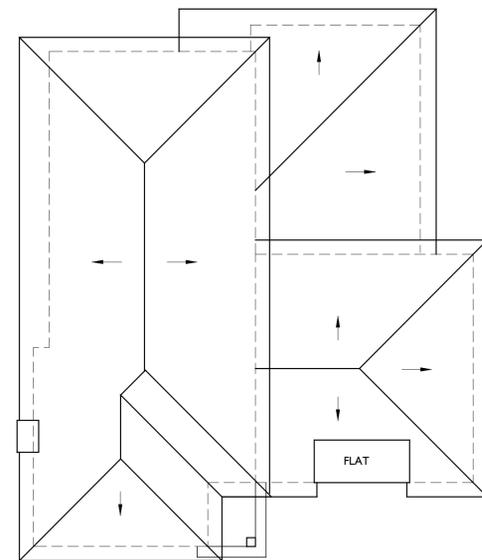
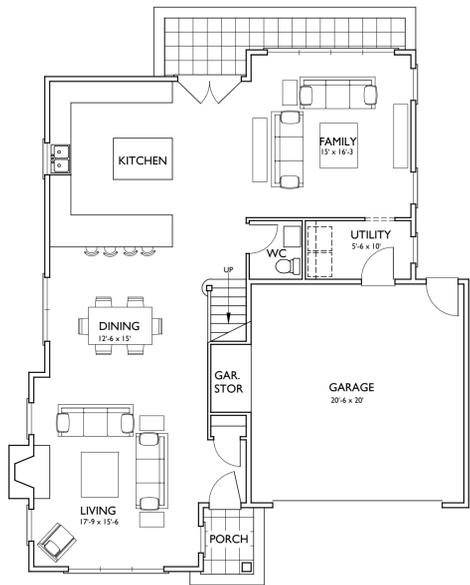
# HOUSE TYPE B

# HOUSE TYPE B ALT.



1 2ND FLOOR  
SCALE: 1/8"=1'-0"

3 ROOF PLAN @ LOT 1  
SCALE: 1/8"=1'-0"

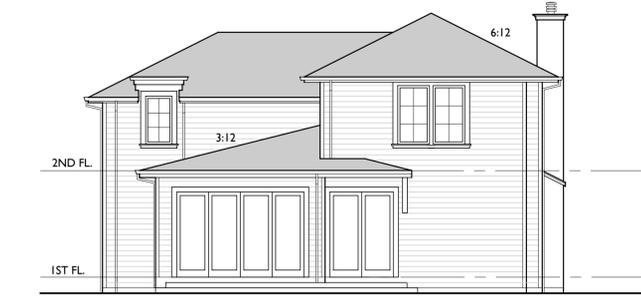
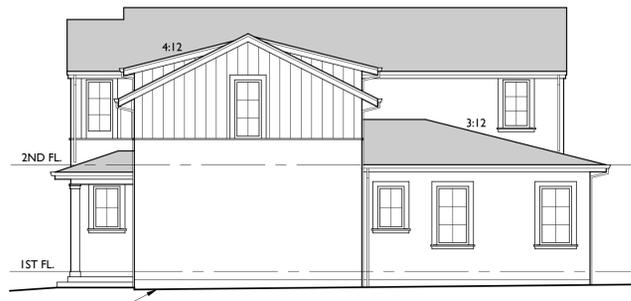


2 1ST FLOOR  
SCALE: 1/8"=1'-0"

4 ROOF PLAN ALTERNATE  
SCALE: 1/8"=1'-0"



- COMPOSITION SHINGLES
- PAINTED FASCIA AND TRIM
- BOARD AND BATT FIBER CEMENT SIDING
- 6" FIBER CEMENT LAP SIDING WITH PAINTED TRIM
- PAINTED STUCCO SIDING
- FIBERGLASS CASEMENT WINDOWS
- CHIMNEY - STUCCO, SMOOTH TEXTURE
- SQUARE PAINTED COLUMNS



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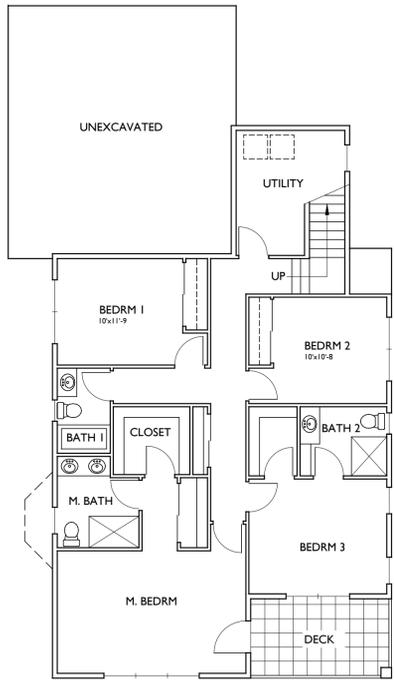
**LAKEVIEW ESTATES**  
TREMBLEY LANE @ CUNNINGHAM WAY  
APN: 051-411-20

DRAWING DATE  
FEBRUARY, 2021  
ISSUED TO FACILITATE  
CONSTRUCTION:  
DATE PENDING  
PROJECT FILE NAME:  
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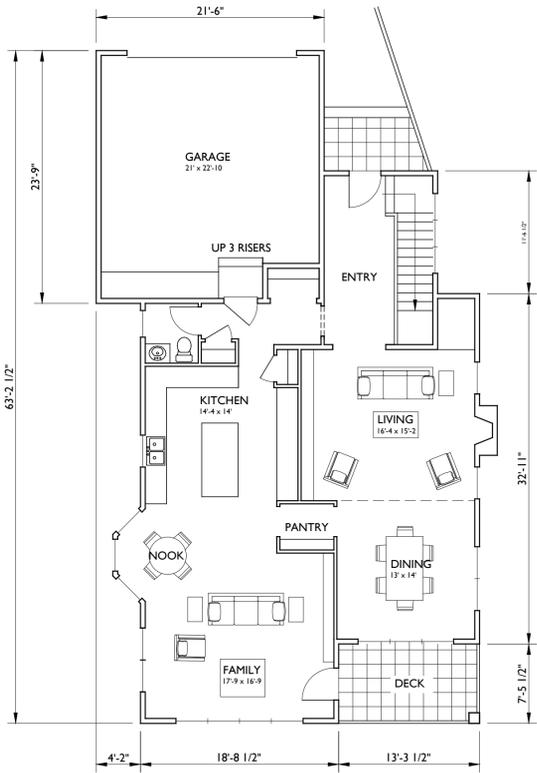


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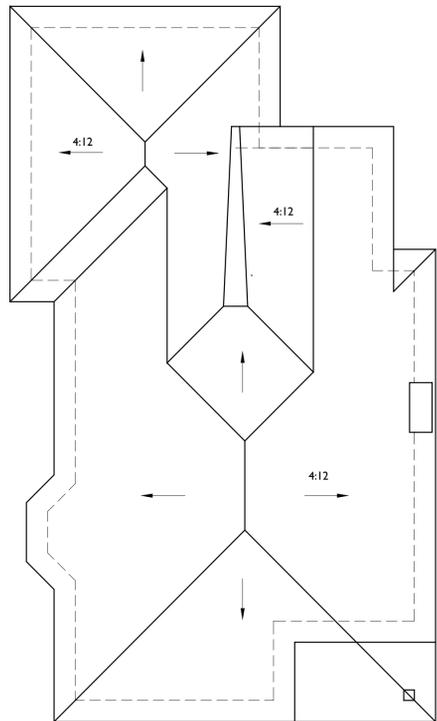
# HOUSE TYPE C



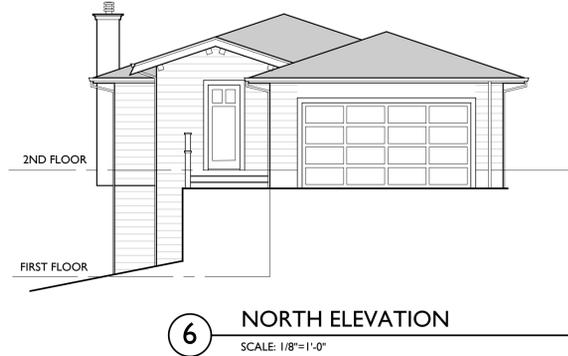
**2** 1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"



**1** 2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"



**3** ROOF PLAN  
SCALE: 1/8"=1'-0"



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**LAKEVIEW ESTATES**  
TREMBLEY LANE @ CUNNINGHAM WAY  
APN: 051-4111-20

DRAWING DATE  
FEBRUARY, 2021

ISSUED TO FACILITATE  
CONSTRUCTION:  
DATE PENDING

PROJECT FILE NAME:  
FARHAT\_20SD



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**A4**

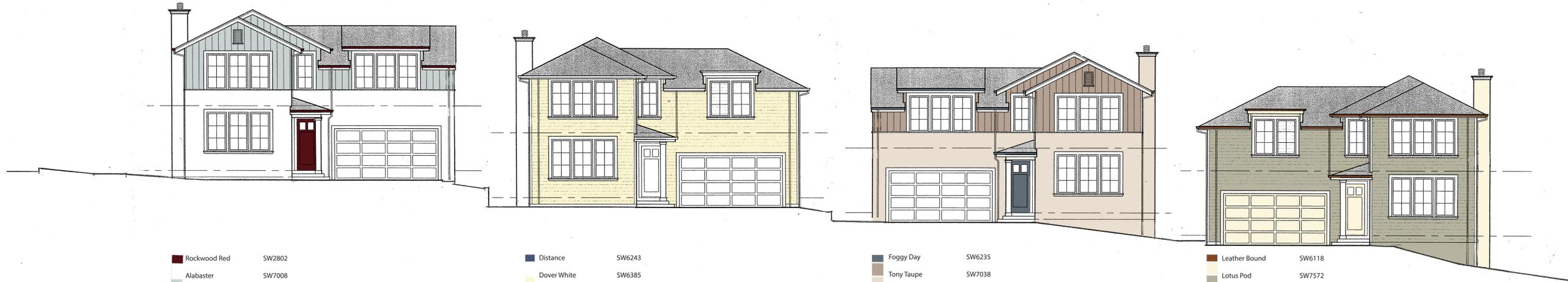




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KIDZ COURT HOMES  
TREMBLEY LANE @ CUNNINGHAM WAY  
APN: 051-411-20



■	Rockwood Red	SW2802
■	Alabaster	SW7008
■	Comfort Gray	SW6205

■	Distance	SW6243
■	Dover White	SW6385
■	Cottage Cream	SW7678

■	Foggy Day	SW6235
■	Tony Taupe	SW7038
■	Accessible Beige	SW7036

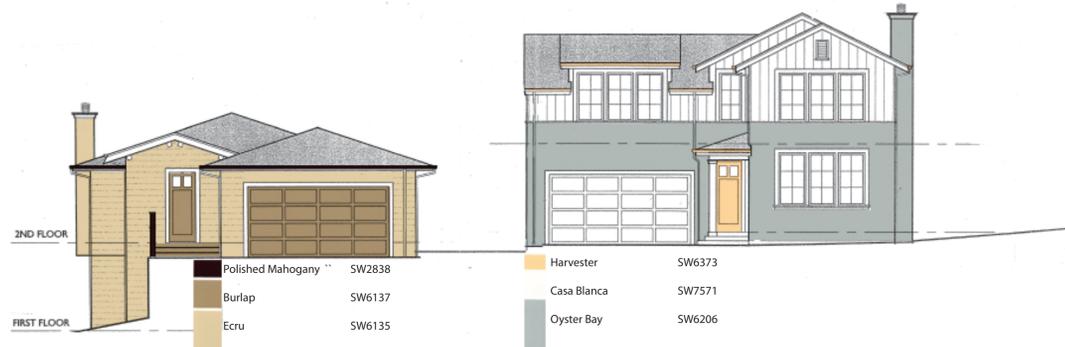
■	Leather Bound	SW6118
■	Lotus Pod	SW7572
■	Svelt Sage	SW6164

1

2

3

4



5

6

■	Polished Mahogany	SW2838
■	Burlap	SW6137
■	Ecu	SW6135

■	Harvester	SW6373
■	Casa Blanca	SW7571
■	Oyster Bay	SW6206



7

■	Fireweed	SW6328
■	Extra White	SW7006
■	Anew Gray	SW7030

DRAWING DATE  
FEBRUARY, 2021

ISSUED TO FACILITATE  
CONSTRUCTION:  
DATE PENDING

PROJECT FILE NAME:  
FARHAT.20SD



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### Groundcover Legend

Arctostaphylos 'Emerald Carpet' (Emerald Carpet Manzanita)  
1GC @ 4'-0" on center

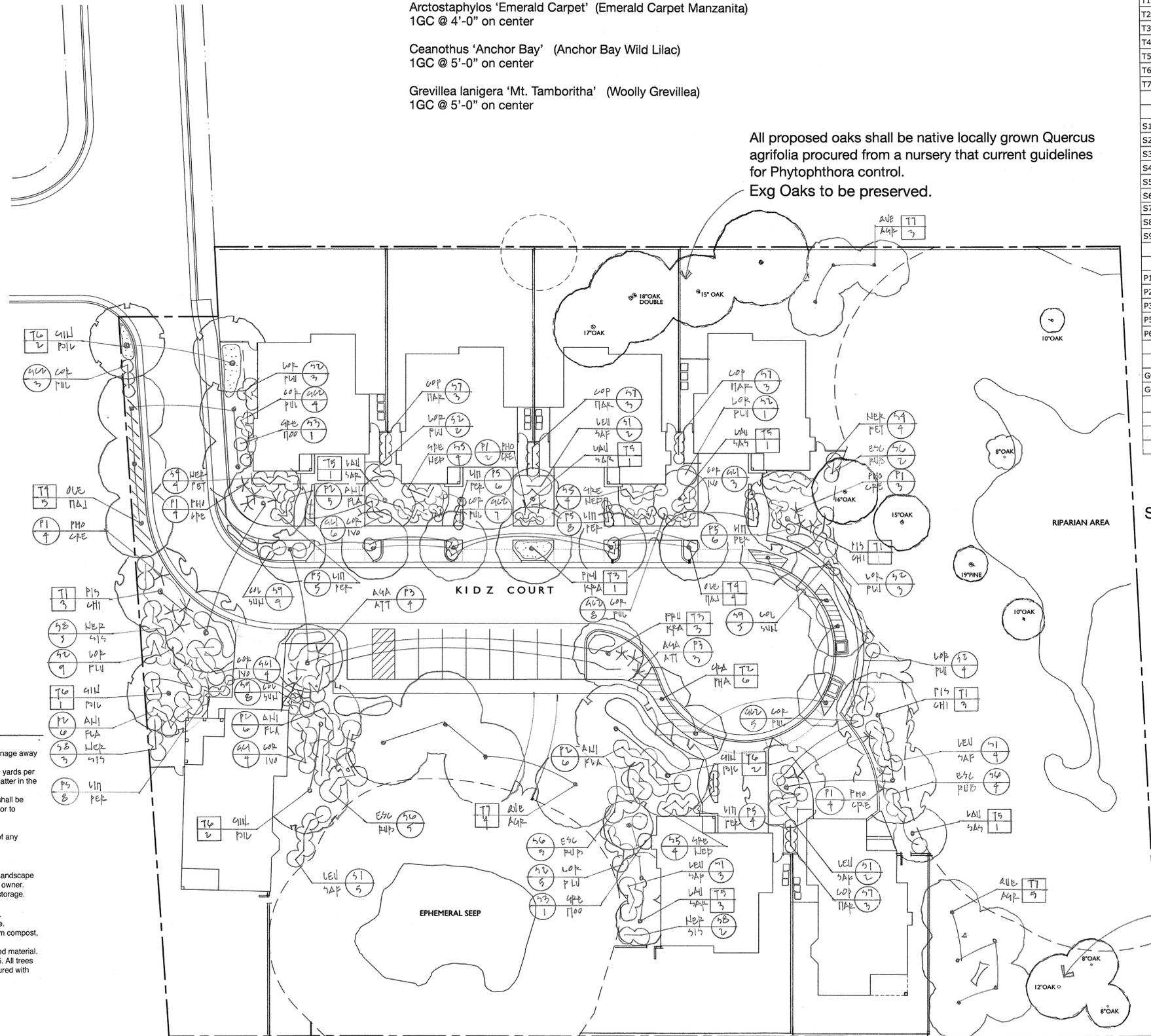
Ceanothus 'Anchor Bay' (Anchor Bay Wild Lilac)  
1GC @ 5'-0" on center

Grevillea lanigera 'Mt. Tamboritha' (Woolly Grevillea)  
1GC @ 5'-0" on center

All proposed oaks shall be native locally grown *Quercus agrifolia* procured from a nursery that current guidelines for Phytophthora control.  
Exg Oaks to be preserved.

### Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
<b>Trees</b>				
T1	<i>Pistacia chinensis</i>	Chinese Pistache	24"Bx	7
T2	<i>Crataegus phaenopyrum</i>	Hawthorn	15GC	6
T3	<i>Prunus 'Krauter Vesuvius'</i>	Fruitless Purple-leaf Plum	15GC	4
T4	<i>Olea europaea 'Majestic Beauty'</i>	Fruitless Olive	15GC	9
T5	<i>Laurus 'Saratoga'</i>	Grecian Laurel	15GC	7
T6	<i>Ginkgo biloba</i>	Ginkgo	24"Bx	7
T7	<i>Quercus agrifolia</i> -replacement tree	Ca Native Coast Live Oak	15GC	12
<b>Shrubs</b>				
S1	<i>Leucadendron 'Safari Goldstrike'</i>	Yellow Cone Bush	5GC	16
S2	<i>Loropetalum 'Plum Delight'</i>	Red-leaved Magenta Fringe Flower	5GC	27
S3	<i>Grevillea 'Moonlight'</i>	Yellow Grevillea	5GC	2
S4	<i>Nerium oleander 'Petite Pink'</i>	Semi-dwarf Pink Oleander	5GC	8
S5	<i>Grevillea 'Ned Kelly'</i>	Salmon Grevillea	5GC	12
S6	<i>Escallonia rubra</i>	Red Escallonia	5GC	16
S7	<i>Coprosma 'Marble Queen'</i>	Variiegated Mirror Plant	5GC	12
S8	<i>Nerium oleander 'Sister Agnes'</i>	Large White Oleander	5GC	10
S9	<i>Coleonema 'Sunset Gold'</i>	Gold-leaf Breath of Heaven	5GC	17
<b>Perennials</b>				
P1	<i>Phormium 'Cream Delight'</i>	White/Green -leaved NZ Flax	5GC	17
P2	<i>Anigozanthos flavidis</i>	Yellow-green Kangaroo Paw	1GC	23
P3	<i>Agave attenuata</i>	Foxtail Agave	5GC	7
P5	<i>Limonium perezii</i>	Purple Statice Sea Lavender	1GC	37
P6	<i>Phormium 'Black Adder'</i>			
<b>Groundcovers</b>				
GC1	<i>Correa 'Ivory Bells'</i>	Grey-leaved White Australian Fuchsia	1GC	17
GC2	<i>Correa pulchella</i>	Pink Australian Fuchsia	1GC	24
	<i>Grevillea lanigera 'Mt. Tamboritha'</i>	Woolly Grevillea	1GC	
	<i>Ceanothus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	1GC	
	<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita	1GC	



## Planting Plan

1" = 20'-0"

### Notes

#### PLANTING AREA PREPARATION

1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 8" incorporating a minimum of four cubic yards per 1,000 square feet of permeable area into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
4. Existing plants to be saved shall be protected from injury.
5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

#### QUALITY OF PLANT MATERIALS

1. All plant material shall be nursery grown, healthy and free from disease and pests.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

#### INSTALLATION

1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material, except in turf areas, creeping or rooting groundcovers, or direct seeding applications.
5. All trees shall be staked with 2, 2" x 10' lodge pole pine tree stake outside the root ball and secured with two rubber tree ties.

See Habitat Restoration Plan by others.

### Notes

No development or work of any kind shall occur in County designated 'Sensitive Habitat'. 'Sensitive Habitat' includes wetlands indicated 30' setback and th additional 10' buffer, Oak woodlands and habitat fro nesting birds. A 3' split rail fence shall be installed between protected riparian areas and developable areas as well as protected oak woodland and developable areas.

Proposed planting and irrigation will meet all W.E.L.O. water conservation specifications.

Exg Oaks to be preserved.

All proposed oaks shall be native locally grown *Quercus agrifolia* procured from a nursery that current guidelines for Phytophthora control.

Ellen Cooper Landscape Architect

Ca. Lic. #2937  
831 426-6845

Revisions

Date  
11-29-21

Sheet  
L1

Planting Plan

LAKEVIEW ESTATES - KIDZ COURT HOMES  
A.P.N. 051-111-28 TRILLIUM VALLEY, WATSONVILLE, CA.

## Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
<b>Trees</b>				
T1	<i>Pistacia chinensis</i>	Chinese Pistache	24"Bx	7
T2	<i>Crataegus phaenopyrum</i>	Hawthorn	15GC	8
T3	<i>Prunus 'Krauter Vesuvius'</i>	Fruitless Purple-leaf Plum	15GC	8
T4	<i>Olea europaea 'Majestic Beauty'</i>	Fruitless Olive	15GC	7
T5	<i>Laurus 'Saratoga'</i>	Greclan Laurel	15GC	9
T6	<i>Ginko biloba</i>	Ginko	24"Bx	12
T7	<i>Quercus agrifolia</i> -replacement tree	Ca Native Coast Live Oak	5GC	9
<b>Shrubs</b>				
S1	<i>Leucadendron 'Safari Goldstrike'</i>	Yellow Cone Bush	5GC	19
S2	<i>Loropetalum 'Plum Delight'</i>	Red-leaved Magenta Fringe Flower	5GC	32
S3	<i>Grevillea 'Moonlight'</i>	Yellow Grevillea	5GC	2
S4	<i>Nerium oleander 'Petite Pink'</i>	Semi-dwarf Pink Oleander	5GC	16
S5	<i>Grevillea 'Ned Kelly'</i>	Salmon Grevillea	5GC	12
S6	<i>Escallonia rubra</i>	Red Escallonia	5GC	13
S7	<i>Cistus ladanifer</i>	White Orchid Spot Rockrose	5GC	18
S8	<i>Nerium oleander 'Sister Agnes'</i>	Large White Oleander	5GC	35
S9	<i>Coleonema 'Sunset Gold'</i>	Gold-leaf Breath of Heaven	5GC	38
<b>Perennials</b>				
P1	<i>Phormium 'Cream Delight'</i>	White/Green -leaved NZ Flax	5GC	21
P2	<i>Anigozanthos flavidis</i>	Yellow-green Kangaroo Paw	1GC	16
P3	<i>Agave attenuata</i>	Foxtail Agave	5GC	22
P5	<i>Limonium perezii</i>	Purple Statice Sea Lavender	1GC	30
P6	<i>Phormium 'Black Adder'</i>	Deep Burgundy-leaved NZ Flax	5GC	17
<b>Groundcovers</b>				
GC1	<i>Correa 'Ivory Bells'</i>	Grey-leaved White Australian Fuchsia	1GC	26
GC2	<i>Correa pulchella</i>	Pink Australian Fuchsia	1GC	36
GC3	<i>Coprosma 'Verde Vista'</i>	Creeping Coprosma	1GC	
GC4	<i>Grevillea lanigera 'Mt. Tamboritha'</i>	Woolly Grevillea	1GC	
GC5	<i>Ceanothus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	1GC	
GC6	<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita	1GC	

**Note:**

The oaks shall be native locally grown *Quercus agrifolia* be procured from a nursery that follows current guidelines for *Phytophthora* control.

Sheet L2

Revisions 5-15-21

Date 3-15-21

831 426-6845  
Ca. Lic. #2937

Ellen Cooper  
Landscape Architect

Plant Legend

Kidz Court - LAKEVIEW ESTATES  
Trembly Lane, Watsonville, CA  
A.P.N. 051-411-02

## Parcel Information

### Services Information

Urban/Rural Services Line:  Inside  Outside  
Water Supply: City of Watsonville Water Department  
Sewage Disposal: Santa Cruz (Freedom) County Sanitation District  
Fire District: Pajaro Valley Fire Protection District  
Drainage District: Zone 7

### Parcel Information

Parcel Size: 2.3 acres  
Existing Land Use - Parcel: Vacant  
Existing Land Use - Surrounding: Single family residential, agriculture  
Project Access: Trembley Lane and Cunningham Way  
Planning Area: Pajaro Valley  
Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-10-AIA (Single family residential - 10,000 square feet minimum - Airport combining district)  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.:  Yes  No

### Environmental Information

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



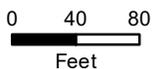
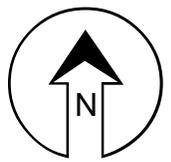


# Parcel Location Map



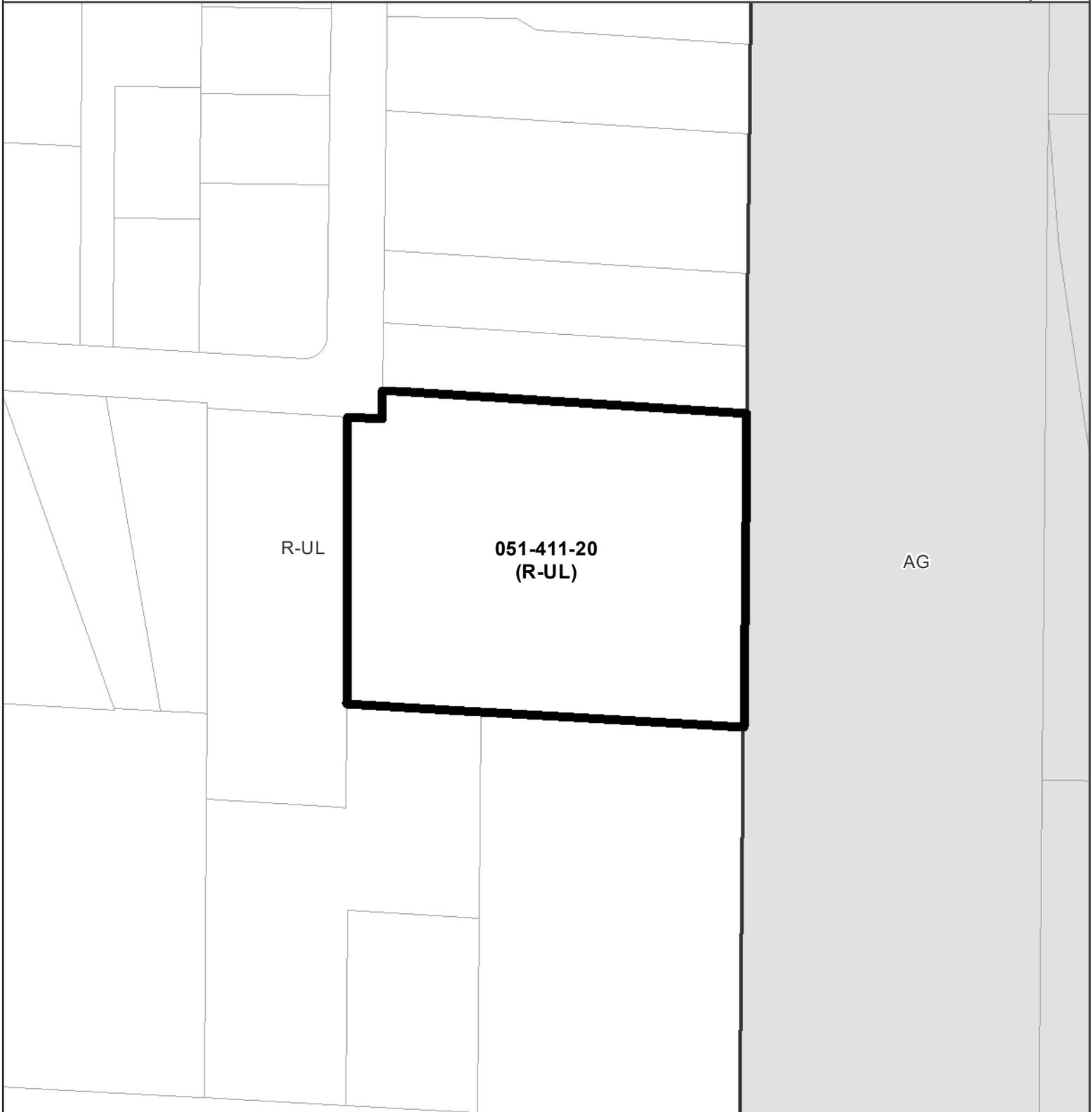
**Parcel: 05141120**

-  Study Parcel
-  Assessor Parcel Boundary

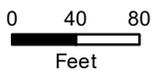
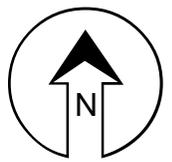




# Parcel General Plan Map



-  AG *Agricultural*
-  R-UL *Res. Urban Low Density*

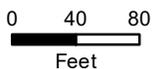




# Parcel Zoning Map



-  CA *Commercial Agriculture*
-  R-1 *Single-Family Residential*



# CITY OF WATSONVILLE

*"Opportunity through diversity; unity through cooperation"*



May 21, 2014

Raeid Farhat  
734 E. Lake Avenue, No. 9  
Watsonville, CA 95076

**SUBJECT: WATER AVAILIBITY LETTER FOR A RESIDENTIAL SUBDIVISION LOCATED  
AT 70 TREMBLY ROAD – APN 051-411-20**

Dear Mr. Farhat:

At its May 13, 2014 meeting, the City Council adopted Resolution No. 55-14(CM) approving the issuance of a water availability letter for a 12 unit residential subdivision at the 2.30 acre parcel approximately addressed 70 Trembly Lane (APN 051-411-20). New water services will be furnished provided the following conditions are met:

1. Permits for the new residences are issued and addresses are assigned by the County of Santa Cruz;
2. An extraterritorial utility service permit is issued for the new water services by the Santa Cruz County Local Area Formation Commission; and
3. Complete a water service application and pay all water connection fees, water construction fees and impact fees.

Please contact me at 768-3076 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Tom Sharp". The signature is written in a cursive, flowing style.

Tom Sharp  
Senior Engineering Associate



# County of Santa Cruz

## Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060  
Planning (831) 454-2580      Public Works (831) 454-2160  
sccoplanning.com              dpw.co.santa-cruz.ca.us

**Matt Machado** - Deputy CAO / Director

**Carolyn Burke**  
Assistant Director  
Permit Division

**Stephanie Hansen**  
Assistant Director  
Housing & Policy

**Kent Edler**  
Assistant Director  
Special Services

**Steve Wiesner**  
Assistant Director  
Transportation

**Travis Cary**  
Director  
Capital Projects

**Kim Moore**  
Assistant Director  
Administration

4/18/2023

**CHARLES EADIE**  
Eadie Consultants  
P.O. Box 1647  
Santa Cruz, CA 95061

**SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT**  
**APN: 051-411-20**  
**APPLICATION NO.: N/A**  
**PARCEL ADDRESS: N/A**  
**PROJECT DESCRIPTION: SUBDIVIDE AND DEVELOP A VACANT LOT INTO 8 SINGLE FAMILY DWELLING UNITS**

Dear Mr. Eadie,

The Freedom County Sanitation District has received your inquiry regarding sewer service availability at the subject parcel. As we have discussed previously, this property is located within the District's Sphere of Influence but outside the District boundaries; therefore, the District is not authorized to provide sewer service to this property at this time. You may apply to the Local Area Formation Commission (LAFCO) to seek annexation into the District proper. (Freedom County Sanitation District Code Article IX)

We are not aware of any specific form to fill out to make your request to LAFCO; start with a phone call to their office at 701 Ocean, Room 318-D, (831) 454-2055.

Assuming that annexation of this parcel into the Freedom County Sanitation District is approved, sewer service is available in Trembley Ln and Cunningham Wy. No downstream capacity problem or other issue is known at this time. Note, however, that downstream sewer requirements will again be evaluated at time of Planning Application review, at which time the District reserves the right to add or modify downstream sewer requirements, though none are anticipated at this time.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from LAFCO and the Sanitation District Board, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming

submittal or public hearing, please call us ahead of time for a new letter. At that time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter. Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

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

Yours truly,

MATT MACHADO  
Deputy CAO  
Director of Community Development  
& Infrastructure.

By:   
528D647137C44D4...  
Ashleigh Trujillo  
Sanitation Engineer

ADT:rz

Copy to: Central File

05141120 Availability Letter 2023 Renewed.docx

## Neighborhood Meeting Summary

Lakeview Estates Subdivision

December 15, 2021, 7-8:30 PM

**Outreach:** Twenty-nine notices were sent by Raeid Farhat to all properties and property owners within a 300-foot radius of the project, based on information provided by the County GIS division. (Distribution List attached.)

**Format:** The meeting was conducted via Zoom virtual format.

**Attendance:** Participants included the neighbors immediately adjacent to the project, and several others. Project owner Raeid Farhat conducted the meeting assisted by Charles Eadie, Eadie Consultants.

**Discussion and Issues:** Raeid Farhat updated the neighbors on the project as several participants had been involved in a previous project discussion. He noted that the project has been scaled back from the earlier iteration.

Neighbors raised the following concerns:

- Effect of project on existing views from adjacent properties
- Opposition to Section 8 housing
- Ambience – potential loss of “country living”
- Liquefaction/earthquake damage potential
- Opposition to the project generally
- Willingness to accept two or three houses at the most
- Traffic generation and potential parking overflow
- Noise from construction and from future households, for example “pots banging,” “Moms yelling,” “Teenagers”
- Future households including “bad elements”
- Not sufficient advance notice for the meeting

In response Raeid Farhat and Charles Eadie discussed and responded to issues raised. They explained that the project would be for sale units; that there will be one dedicated “affordable” for sale unit, not any Section 8 rentals; that the density is consistent with County policy and is in line or lower than other areas in the immediate vicinity; that the project is obligated to conform to County general plan and zoning densities and that issues regarding density should be addressed to the County staff; that extensive geology and soils work has been done to ensure earthquake safety; that traffic will result from the seven homes but at a generally low rate; that parking is provided at a higher rate than required; that construction noise will be managed and mitigated to the extent possible; that future residents might turn out to be nice people who would be welcomed in the neighborhood.

**Initial Study**  
**(CEQA Document)**

**Application Number 211209**  
**Planning Commission Hearing**

*Available online at [www.sccoplanning.com](http://www.sccoplanning.com)*  
*(Public Hearings link)*

**From:** Edith Fugitt <[tolengran@msn.com](mailto:tolengran@msn.com)>  
**Sent:** Wednesday, December 28, 2022 3:01 PM  
**To:** Matt Johnston <[Matt.Johnston@santacruzcounty.us](mailto:Matt.Johnston@santacruzcounty.us)>  
**Subject:** new housing on Trembly lane

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

I want to know if a signal light is being put in at Trembly and Green Valley before these homes are build. It is hard to get out and in now as it is. There is a lot of traffic on this street. The county pump trucks are here continuous to maintain the pump house etc. and the large manhole in The middle of the street. Please consider the people that live here already.

Edith Fugitt  
41 Trembly Lane  
Watsonville, Ca 95076  
831 7243014  
Edith Fugitt

**From:** David Curtis <[david\\_l\\_curtis@yahoo.com](mailto:david_l_curtis@yahoo.com)>

**Sent:** Tuesday, January 31, 2023 1:29 PM

**To:** Matt Johnston <[Matt.Johnston@santacruzcounty.us](mailto:Matt.Johnston@santacruzcounty.us)>

**Cc:** Jack Aroe <[whyeyeaghter@gmail.com](mailto:whyeyeaghter@gmail.com)>; Dave <[blindsinus@yahoo.com](mailto:blindsinus@yahoo.com)>

**Subject:** ENVIRONMENTAL IMPACT REVIEW APN(S): 051-411-20 "Lakeview Estates Subdivision" HYDROLOGY

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

Good Morning,

I was told there is evidence of an underground stream along the southern boundary line of APN(S): 051-411-20 and running from west to east toward the other borderline area stream that flows to College Lake.

This evidence was found in summertime during a hundred year drought though so the hydrologist said that a follow up survey in a rainy season would be needed to assess the exact nature of said underground waterway because it could significantly affect the proposed development.

Now, after weeks of heavy rain followed by weeks of sunshine might be the ideal time for that follow up hydrology study.

I am of the opinion that this followup hydrology survey is absolutely a necessity prior to any development in the immediate vicinity.

Also worth noting is that the entire parcel slopes towards the two waterways and so drains into College Lake. It seems to me that any development there would expose the drainage to significantly more trash and pollution than anywhere else along its above ground run through the neighborhood.

Neighbors in the immediate vicinity share my concerns.

Thank you,  
David Curtis  
(831) 498-0310



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Bay Delta Region  
2825 Cordelia Road, Suite 100  
Fairfield, CA 94534  
(707) 428-2002  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



January 31, 2023

Mr. Randall Adams  
Santa Cruz County, Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
[randall.adams@santacruzcounty.us](mailto:randall.adams@santacruzcounty.us)

Subject: Lakeview Estates Subdivision, Initial Study/Mitigated Negative Declaration,  
SCH No. 2022120531, Santa Cruz County

Dear Mr. Adams:

The California Department of Fish and Wildlife (CDFW) has reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) prepared by Santa Cruz County (County) for the Lakeview Estates Subdivision (Project), located in Santa Cruz County, pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.<sup>1</sup>

CDFW is submitting comments on the IS/MND to inform the County, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

## **CDFW ROLE**

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines § 15386 for commenting on projects that could impact fish, plant, and wildlife resources (i.e., biological resources). CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA) or Native Plant Protection Act (NPPA), the Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

## **REGULATORY REQUIREMENTS**

### **California Endangered Species Act and Native Plant Protection Act**

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA or NPPA, either during construction or over the life of the Project. If the Project will impact CESA or NPPA listed species, early consultation with CDFW is encouraged, as

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<sup>1</sup> CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Mr. Randall Adams  
 County of Santa Cruz  
 January 31, 2023  
 Page 2

significant modification to the Project and mitigation measures may be required to obtain an ITP. Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (Pub. Resources Code, §§ 21001(c), 21083, and CEQA Guidelines §§ 15380, 15064, 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code, § 2080 et. seq.

### **Lake and Streambed Alteration**

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for Project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank (including associated riparian or wetland resources); or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, drainage ditches, washes, watercourses with a subsurface flow, and floodplains are generally subject to notification requirements. In addition, infrastructure installed beneath such aquatic features, such as through hydraulic directional drilling, is also generally subject to notification requirements. **The Project has the potential to impact resources including mainstems, tributaries and floodplains associated with Stream 533.** Any impacts to the mainstems, tributaries and floodplains or associated riparian habitat would likely require an LSA Notification. CDFW, as a responsible agency under CEQA, will consider the IS/MND for the Project. CDFW may not execute a final LSA Agreement until it has complied with CEQA as the responsible agency.

### **Raptors and Other Nesting Birds**

CDFW has authority over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include §§ 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds of prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

## **PROJECT DESCRIPTION SUMMARY**

**Proponent:** Kamilah Deyn Dev. LLC and Eadie Consultants

Mr. Randall Adams  
County of Santa Cruz  
January 31, 2023  
Page 3

**Objective:** The Project consists of the subdivision of an existing 2.3-acre parcel into 7 single-family residential lots. Each homeowner would own the land of the house and yard, and the remaining land will be held in common by the Homeowners Association (HOA). Each house would have three to four bedrooms, ranging between 2,500 to 2,700 square feet. Grading would be required for the site including 1,500 cubic yards of cut and 1,000 cubic yards of fill. In total, new impervious surfaces such as building, asphalt, concrete, and pavers would cover 32,000 square feet. Storm water would be captured and treated on-site in an underground retention/detention chamber and released on-site via dispersion trench to vegetated areas on the eastern side of the property.

**Timeframe:** No timeframe listed in the IS/MND.

## **ENVIRONMENTAL SETTING AND LOCATION**

The Project is located on the southeast corner of Trembley Lane and Cunningham Way, in unincorporated Santa Cruz County, at APN 051-411-20. The property is located within single-family residential neighborhoods in the Watsonville area. County Stream 533 is located at a minimum 40 feet from the eastern property boundary. In addition, two wetland areas have been identified on the property. The first wetland is a seasonal hillside wetland feature that supports a small patch of native plants among non-native landscape. The second wetland is hydrologically connected to stream 533 and part of the larger riparian area. The development proposes to provide a 30-foot buffer around the first wetland and a 50-foot buffer, with a 10-foot development setback around the second. A coast live oak woodland (*Quercus agrifolia*) is located around the northern property boundary. The proposed development would remove one oak tree and plant nine new oak trees in the proposed oak woodland restoration areas on-site.

## **COMMENTS AND RECOMMENDATIONS**

CDFW commends the County for addressing, avoiding, and minimizing potentially significant impacts to the identified wetland areas on-site and associated Stream 533 riparian zone by establishing buffer zones from the proposed development and providing a riparian and wetland restoration plan.

In addition, CDFW offers the following comments and recommendations to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on biological resources.

### **COMMENT 1: Fish and Wildlife Avoidance**

**Issue:** Project construction activities would take place in the vicinity of two wetlands identified on-site and associated riparian zone of Stream 533; however, the IS/MND does not include avoidance and minimization measures such as pre-construction surveys or biological monitoring to reduce potential impacts to fish and wildlife species.

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**Evidence the impact would be significant:** Wetlands and riparian zones provide habitat for numerous amphibian and riparian associated species. Native species that are within the range<sup>2</sup> of the Project such as California newt (*Taricha torosa*), Sierran tree frog (*Pseudacris sierra*), California toad (*Anaxyrus boreas halophilus*), and San Francisco dusky-footed woodrat (SFDFW) (*Neotoma fuscipes annectens*) (also listed as a CDFW species of special concern) could inhabit the wetland and surrounding areas on the property. Project activities such as grading, excavating, and vegetation removal could negatively impact these species if construction avoidance and minimization measures are not followed.

**Recommended Measure 1, On-site Biologist with Stop Work Authorization:** A qualified biologist shall be on-site to ensure all avoidance and minimization measures are implemented. The qualified biologist shall be knowledgeable and experienced in the biology and natural history of local fish and wildlife resources present at the Project site, and they shall have experience identifying, capturing, handling, and relocating the wildlife species. The qualified biologist shall be authorized to stop any Project activities if necessary to protect fish and wildlife resources. If a listed species<sup>3</sup> is encountered during a Project activity that could be harmed, the Project proponent shall suspend work and consult with CDFW.

**Recommended Measure 2, Terrestrial Wildlife Species Avoidance:** To avoid impact to any non-listed terrestrial wildlife species, a qualified biologist shall inspect the Project area prior to any Project activities. Any individuals found shall not be harassed and shall be allowed to leave the Project area unharmed. If needed, a qualified biologist may guide, handle, or capture an individual non-listed wildlife species to move it to a nearby safe location within nearby refugium, or it shall be allowed to leave the Project site of its own volition. If the wildlife species is discovered or is caught in any pits, ditches, or other types of excavations, the qualified biologist shall release it into the most suitable habitat nearby the site of capture.

**Recommended Measure 3, San Francisco Dusky-Footed Woodrat Pre-Construction Surveys and Avoidance:** A pre-construction survey for SFDFW shall be conducted by a qualified biologist within two weeks prior to Project activities. If an active SFDFW midden is found during surveys, the active midden site shall be designated as "Ecologically Sensitive Areas" (ESA) and protected during Project construction with establishment of flagging or a fence barrier surrounding the nest site. CDFW recommends that the minimum distance of 25 feet is used for the protective buffer protecting the nest. If a SFDFW midden(s) cannot be avoided, the Project proponent shall submit to CDFW a SFDFW Midden Relocation Plan for CDFW review, comment, and written approval prior to construction.

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<sup>2</sup> CDFW range map data: <https://wildlife.ca.gov/Data/CWHR/Life-History-and-Range>

<sup>3</sup> A listed species means a candidate, threatened, or endangered species under CESA (Fish & G. Code, § 2050 et seq.) or a fully protected species identified in Fish and Game Code §§ 3511, 4700, 5050, and 5515.

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**Recommended Measure 4, Project Timing:** All work shall begin on or after June 1 and all work shall be completed by October 15 of each year. Project activities shall be restricted to dry weather during the work period. Project activities shall be timed with awareness of precipitation forecasts and potential increases in stream flow and amphibian activity. Project activities cease when the National Weather Service (NWS) 24-hour weather forecast indicates a 40 percent chance or higher of precipitation of at least 0.10-inch of precipitation. All necessary erosion control measures shall be implemented prior to the on-set of precipitation. Project activities halted due to precipitation may resume after a dry out period of 24-hours and when the NWS 24-hour weather forecast indicates less than a 40 percent chance of precipitation.

### **COMMENT 2: Artificial Lighting**

**Issue:** The IS/MND states that there would be an incremental increase in night lighting associated with the Project; however, the IS/MND does not give specifics on the type of night lighting to be used. An increase to the amount of artificial night lighting on the Project site which may significantly affect fish and wildlife resources associated with the wetland and riparian areas on-site.

**Evidence the impact would be significant:** Night lighting can disrupt the circadian rhythms of many wildlife species. Many species use photoperiod cues for communication such as bird song (Miller, 2006), determining when to begin foraging (Stone et al., 2009), behavior thermoregulation (Beiswenger, 1977), and migration (Longcore and Rich, 2004). In addition, artificial night lighting can disrupt predator-prey relationships and change community competition by favoring predators and reducing foraging time for prey (Longcore and Rich, 2004).

**Recommendations to minimize significant impacts:** CDFW recommends eliminating all non-essential artificial lighting. If artificial lighting is necessary, CDFW recommends avoiding or limiting the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active. CDFW also recommends that outdoor lighting be shielded, cast downward, and does not spill over onto other properties or upwards into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>) and limited to warm light colors with an output temperature of 2700 kelvin or less.

### **COMMENT 3: Tree Removal**

**Issue:** The IS/MND states that one oak tree will be removed but does not include the diameter at breast height (dbh) of the tree planned for removal. This information is needed for CDFW to assess the impact of the activity to fish and wildlife resources and evaluate the proposed tree planting mitigation. Planted oak trees would take many years to get to a size that could provide the same ecological benefits that large mature

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trees provide. Removal of a large mature tree without adequate mitigation should be considered a substantial adverse change in the physical conditions within the area affected by the Project.

**Evidence the impact would be significant:** Oak woodlands provide food and habitat to a variety of wildlife including birds, insects, mammals, reptiles, amphibians, and native understory plants and support some of the richest species abundance in California (Zaveleta et al. 2007, CalPIF 2002). Large mature trees (e.g., native oak tree that is greater than 15 inches in diameter) are of particular importance due to increased biological values such as providing nesting bird habitat and bat roost habitat. Loss of large mature native oaks has the potential to result in significant impacts for these reasons.

**Recommendation:** CDFW recommends the updated IS/MND include the dbh size of the tree planned for removal. If the oak is a large mature tree, CDFW recommends the Project avoid its removal to the greatest extent feasible. Where large diameter tree removal is unavoidable, CDFW recommends Project mitigation include in-kind preservation of mature native trees.

## **ENVIRONMENTAL DATA**

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.

## **FILING FEES**

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

## **CONCLUSION**

Thank you for the opportunity to comment on the Project's IS/MND. If you have any questions regarding this letter or for further coordination with CDFW, please contact Ms. Serena Stumpf, Environmental Scientist, at (707) 337-1364 or

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[Serena.Stumpf@wildlife.ca.gov](mailto:Serena.Stumpf@wildlife.ca.gov); or Mr. Wesley Stokes, Senior Environmental Scientist (Supervisory), at [Wesley.Stokes@wildlife.ca.gov](mailto:Wesley.Stokes@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
B77E9A6211EF486...  
Erin Chappell  
Regional Manager  
Bay Delta Region

ec: State Clearinghouse # 2022120531

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