

Staff Report to the Planning Commission

Application Number: 231137

Applicant: Pacific Rim Planning **Agenda Date:** March 26, 2025

Owner: Sal Rubino **Agenda Item #:** 6 **APN:** 025-211-02 & 025-211-07 **Time:** After 9:30 a.m.

Site Address: 2740 Mattison Lane, Santa Cruz

Project Description: Proposal to amend approved Residential Development Permit 201208, a proposal to develop a 10-unit apartment complex (dwelling group) in the RM-6 zone district, to be constructed in two phases: Phase One includes eight (8)-units consisting of four (4) duplexes and Phase Two consists of two units consisting of one (1) duplex. Amendment results in a subdivision of the two existing parcels to create 10 townhouse parcels (Lots 1 through 10) and a common area (Parcel A). Project was previously approved as a rental project and is now proposed as a for-sale project.

Location: Property located on the south site of Mattison Lane approximately 1000 feet south of the intersection with Soquel Drive in the Live Oak Planning Area.

Permits Required: Subdivision and Site Development Permit

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

Staff Recommendation:

- Consider an Addendum to an Adopted Negative Declaration with mitigations and determine that the proposal is not subject to further Environmental Review pursuant to the California Environmental Quality Act.
- Approval of Application 231137, based on the attached findings and conditions.

Project Description & Setting

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

The site consists of two contiguous parcels of land, APN 025-211-02, which is approximately 2.02 acres in size, and APN 025-211-07, which is approximately 0.73 acre in size, totaling approximately 2.75 acres. The site is irregular in shape and is accessed via Mattison lane to the

APN: 025-211-02 & 025-211-07

Owner: Sal Rubino

north. There is no plan to merge these parcels.

The property is relatively flat in topography with the exception of a slight downward slope at the southeast side toward Rodeo Creek Gulch, which flows from north to south along the eastern property boundary. Although the site is mainly open grassland, a portion of the site close to the eastern property line, along Rodeo Creek Gulch, contains a mixed riparian woodland. In addition, there is a 40-foot-wide area of trees and other vegetation within the adjacent Caltrans/Highway 1 right-of-way, which creates a buffer that separates the travelled roadway from the project site.

Page 2

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

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

In accordance with County Code section 14.01.305, approval of a tentative map for creation of five to 19 dwelling sites requires approval of the Planning Commission. In addition, County Code section 13.11.037 Site Development Permit Chart, requires a Conditional Site Development Permit for all land divisions subject to design review in accordance with County Code section 13.11.040(A)(2).

Project Background

On May 11, 20222, Application 201208 was approved by the Planning Commission authorizing the construction of a 10-unit residential apartment complex to be constructed in two phases on the subject property. The second phase was to consist of the construction of units nine and ten once an existing sewer moratorium impacting the North Rodeo Gulch basin was lifted. Since the original approval, none of the work associated with Residential Development Permit 201208 has been completed.

On April 6, 2023, the revised current proposal was submitted to the County of Santa Cruz Planning Department for review. The revised project is virtually identical to the original project in terms of the number of proposed residential units and associated site improvements. The current proposal would allow for each of the newly constructed dwellings to be sold individually rather than developed as a rental project under common ownership, as was the case for the original project.

Owner: Sal Rubino

Zoning & General Plan Consistency

The subject property consists of two parcels that have a combined gross parcel area of approximately 2.75 acres. The net developable area of the parcel is 1.97 acres, which excludes all areas within the right-of-way as well as all areas within the within the riparian corridor along Rodeo Creek Gulch and lands within the associated 50-foot riparian buffer that are sloped greater than 30%.

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

The General Plan (Policy BE-2.1.1) defines the intent of the Urban Low Density Residential General Plan land use designation as follows: Provide urban residential land use designations at a range of building intensities to accommodate single and multifamily development as indicated in Table 2-1. Table 2-1 requires that R-UL Land Use Designations provide 4-10 dwelling units per acre of gross parcel area.

General Plan Policy BE-2.1.9 – "Development Below the Minimum Density specifically directs County staff not to approve developments with densities lower than the density range limit specified in the General Plan unless written findings required by California Government Code Section 65589.5 have been made; or the approving body makes a finding that unusual site conditions exist that render minimum density infeasible or that development at minimum density would conflict with regulations in SCCC Title 16 protecting the environment and protecting the public from hazards.

In this case, the original project (application 201208) was properly evaluated based on the use of net developable area in which the lowest end of the density range required the construction of eight dwelling units (1.97 net acres x 4.4 units per acre). The current regulations however, requires the use of gross site area for determining density. Additionally, the density range in the General Plan was revised from 4.4 - 7.2 units per acre to 4-10 units per acre. Without the deduction of rights of way and riparian area the project site has a minimum density of 11 dwelling units (2.75 gross acres x 4 units/acre). As proposed, the ten units would fall below the minimum density.

Due to the unique shape of the project site and existence of a riparian corridor at the southeast portion of the project site and a large portion of the project site lying within the public portion of the right of way (Mattison Lane), development at the minimum density would be infeasible. Thus, the approved and proposed density is appropriate to the site conditions.

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

APN: 025-211-02 & 025-211-07

Owner: Sal Rubino

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

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

The proposed project is adjacent to Highway 1, which is considered a scenic corridor per Santa Cruz County General Plan Policy ARC-5.2.1. As further set out in Policy ARC-5.2.3, Development Visible from Urban Scenic Roads are required to improve the visual quality of views from the roadway. Existing views from Highway 1 into the project site are restricted due to the presence of an existing 40-foot-wide area of trees and other vegetation along the edge of the highway, within the Caltrans right-of-way. Therefore, the proposed project will not significantly alter existing views from the scenic road. To further screen the project, an eight-foot-high wall will be constructed along the southern property line along the freeway. The wall itself may be visible beneath the tree canopy but will match other walls along the highway and so will not have a significant visual impact.

No changes to the visual setting or site landscape screening are proposed by a revision from apartments to a townhouse style development.

Riparian Corridor and Sensitive Habitat

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

All components of the proposed and revised project, including the residential buildings, associated site improvements, a detention/retention pond, and a storm drain outfall, are located outside both the required riparian buffer and the associated construction setback from the arroyo. The 50-foot buffer and 10-foot construction setback are clearly identified on the project plans.

APN: 025-211-02 & 025-211-07

Owner: Sal Rubino

To further protect the riparian corridor, the project proposes installation of a permanent split rail fence at the boundary of the 50-foot buffer to protect the arroyo from future disturbance. Therefore, the project will not result in impacts to the Riparian Corridor.

Page 5

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

As shown by the biotic report and detailed in the Initial Study for application 201208, sensitive habitat on the project site is mostly associated with the arroyo and associated riparian woodland at the western edge of the project site, which includes oak trees that provides habitat for nesting birds. The location of the proposed development is within an area containing primarily nonnative grassland, with some sparse trees and shrubs that are located along Mattison Lane. Therefore, because the revised project meets the required minimum setbacks to the riparian corridor, the completed project is not expected to create any permanent impacts to any sensitive habitat. To further ensure that there will be a minimal impact to special status species or their habitats, the revised project has been conditioned to include all mitigations as recommended by the project biologist and project arborist for the original development permit that will ensure the protection of native oak and other sensitive habitats and species associated with the project site

Design Review

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

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

The project site is only clearly visible from Mattison Lane. It is also potentially visible in scenic vistas from public trails located at the higher elevations however, the project site is surrounded by an existing urbanized area, the proposed residential development would blend with the

Application #: 231137 Page 6

APN: 025-211-02 & 025-211-07

Owner: Sal Rubino

surrounding pattern of development and would not be prominent in public views.

Public Outreach/Public Comment

Pursuant to SCCC 18.10.222, a neighborhood meeting was conducted on April 8, 2023 to provide information about the current proposed development to neighbors in the vicinity of the project. A summary of the meeting along with the materials distributed at the meeting are contained within Exhibit H.

The meeting generated several questions about the proposed roadside improvements and construction schedule. Meeting attendants were overall in support of the project and eager for future long-term residents to begin occupying the project site.

The current revised project design is reflective of feedback and input from previous neighborhood meetings including a public hearing before the Planning Commission. The current proposal differs from the original approval only in that it includes a division of land for the creation of for sale units rather than apartment rental units.

Environmental Review

An Addendum has been prepared pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, which provides for the use of this form of environmental documentation when minor technical changes or additions are necessary. Guidelines indicate that an Addendum need not be circulated for public review but can be included in or attached to the adopted Mitigated Negative Declaration. The Addendum evaluates the differences, if any, in potential environmental impacts and is an administrative action to update the existing Initial Study/Mitigated Negative Declaration which was certified by the Planning Commission on May 11, 2022. The Addendum addresses the current *revised* project scope including associated site improvements and ground disturbance etc. The project incorporates previously established Biotic mitigations into the project resulting in no new significant environmental impacts requiring mitigation.

Conclusion

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

Staff Recommendation

- Consider an Addendum to an Adopted Negative Declaration with mitigations and determine that the proposal is not subject to further Environmental Review pursuant to the California Environmental Quality Act.
- APPROVAL of Application Number 231137, based on the attached findings and conditions.

Owner: Sal Rubino

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

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Exhibits

- A. Addendum to Mitigated Negative Declaration (CEQA determination)
 Attached Notice of Determination/Mitigations and Monitoring Program (CEQA)
 (Initial Study/Mitigated Negative Declaration available online at:
 https://ceqanet.opr.ca.gov/2022010253
- B. Findings
- C. Conditions
- D. Project plans and Visual Simulations
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Will-serve letters
- H. Comments & Correspondence

CEQA DETERMINATION

Addendum to Mitigated Negative Declaration SCH # 2022010253

Exhibit A

Attached Notice of Determination/Mitigations and Monitoring Program (CEQA) (Initial Study/Mitigated Negative Declaration available online at: https://ceqanet.opr.ca.gov/2022010253



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCT

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070 Planning (831) 454-2580 Public Works (831) 454-2160

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY ADDENDUM

Date: January 2025 Application Number: 231137

Staff Planner: Nathan MacBeth

Project: Proposal to amend approved Residential Development permit 201208, a proposal to develop a 10-unit apartment complex (dwelling group) in the RM-6 zone district, to be constructed in two phases: Phase One includes eight (8)-units consisting of four (4) duplexes and Phase Two consists of two units consisting of one (1) duplex, to subdivide the two existing parcels to create 10 townhouse parcels (Lots 1 through 10) and a common area (Parcel A). Project was previously approved as a rental project and is now proposed as a for-sale project. Requires approval of a Tentative Map.

APPLICANT: Pacific Rim Planning **APN(s):** 025-211-02 & 025-211-07

OWNER: Sal Rubino SUPERVISORAL DISTRICT: 1st District

PROJECT LOCATION: The project is located at the south end of Mattison Lane approximately 1,000 feet south of the intersection with Soquel Drive, in the Live Oak Planning Area (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.

I. USE OF AN ADDENDUM TO A NEGATIVE DECLARATION

This document is prepared as an Addendum to the Initial Study/Mitigated Negative Declaration prepared for Application number 201208, dated January 14, 2022 which resulted in a preliminary determination to issue a Negative Declaration with Mitigations. The mandatory public comment period expired on February 18, 2022 without any comments affecting the Negative Declaration. The final approval of that project was granted by the Planning Commission on May 11, 2022 and the Mitigated Negative Declaration was posted at the Clerk of the Board on May 26, 2022. This is a proposal to modify the prior approval by creating individual parcels for each of the previously approved dwelling units approved under Residential Development Permit 201208, a proposal to develop a 10-unit apartment complex (dwelling group) in the RM-6 zone district, to be constructed in two phases: Phase One construction of eight (8)-units consisting of four (4) duplexes and Phase Two consisting of two units consisting of one (1) duplex. Required approval of a Residential Development Permit and Design Review.

The Addendum has been prepared according to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, which provides for the use of this form of environmental

documentation when minor technical changes or additions are necessary. Guidelines indicate that an Addendum need not be circulated for public review but can be included in or attached to the adopted Mitigated Negative Declaration. This Addendum addresses a revised project scope including associated site improvements and ground disturbance etc. The project incorporates previously established Biotic mitigations into the project resulting in no new significant environmental impacts requiring mitigation.

This document evaluates the differences, if any, in potential environmental impacts evaluated in the previous CEQA document. This Addendum is an administrative action to update the existing Initial Study/Mitigated Negative Declaration which was certified by the Planning Commission on May 11, 2022.

California Environmental Quality Act Requirements

The California Environmental Quality Act (CEQA) Guidelines, allow "[a]n addendum to an adopted negative declaration [to] be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred." (14 CCR 15164(b).)

Section 15162, subdivision (a), of the CEQA Guidelines establishes the following circumstances that would require the preparation of a subsequent EIR:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

II. PROJECT BACKGROUND

Application 201208, a proposal to develop a 10-unit apartment complex (dwelling group) in the RM-6 zone district, to be constructed in two phases: Phase One includes eight (8)-units consisting of four (4) duplexes and Phase Two includes two units consisting of one (1) duplex and associated improvements was approved by the Planning Commission on May 11, 2022. None of the work associated with the prior approval has been exercised or constructed in accordance with the approved conditions of approval. The proposed amendment would result in a change in scope to include the creation of individual parcels for each of the approved dwelling units. Prior conditions of approval and recommended Mitigations, as outlined in the adopted Mitigation Monitoring and Reporting Program for application 201208 shall be incorporated into the proposed amendment.

This is a proposal to revise the scope of the prior approval to include the creation of individual parcels encompassing each of the proposed residential units. No changes to the previously considered and approved site improvements or design are proposed.

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

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

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

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

III. ENVIRONMENTAL EVALUATION

Project Description

This is a proposal to modify the scope of the prior approval to include a subdivision for the creation of individual parcels encompassing each of the previously approved dwelling units. Design and location of originally approved dwellings is not proposed to change. The project continues to include phasing of the proposed development. Recordation of the Final Map associated with the proposed subdivision is necessary to ensure compliance with the existing Sanitation Moratorium which limits the creation of new parcels to a maximum of four per existing parcel of record. Should the sanitation moratorium be lifted, phasing of the project would no longer be required.

This Addendum addresses the proposed revisions to application 201208, proposal to develop a 10-unit apartment complex (dwelling group) in the RM-6 zone district, to be constructed in two phases: Phase One includes eight (8)-units consisting of four (4) duplexes and Phase Two consists of two units consisting of one (1) duplex. Project was previously approved as a rental project and is now proposed as a for-sale project.

Evaluation of Environmental Impacts from Amended Proposal

The adopted initial study (Attachment 1) found that, with Mitigations, the original project would not result in potential significant environmental impacts. At the time application 201208 was approved, CEQA guidelines required evaluation of potential impacts in the following categories: Aesthetics and Visual Resources, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Supply/Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Service, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The analysis below provides an assessment of the net effect of the revisions on the analysis contained within the adopted Initial Study/Mitigated Negative Declaration.

Aesthetics and Visual Resources

The project site was identified as potentially visible from higher altitudes as seen from Anna Jean Cummins County Park and adjacent Highway 1 scenic corridor. The prior project was determined to

result in a less than significant impact to scenic resources. As proposed, the revised project would not modify any aspect of the approved design resulting in a project with a greater impact to visual resources. Less than significant impacts to aesthetics or Visual Resources are anticipated.

Agriculture and Forestry Resources

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

Air Quality

The initial study found that the project would not conflict with or obstruct any long-range air quality plans of the MBARD. Because general construction activity related emissions (i.e., temporary sources) are accounted for in the emission inventories included in the air quality plans, impacts to air quality plan objectives are less than significant. Further, the proposed construction of the proposed project would not generate substantial pollutant concentrations. Emissions from construction activities represent temporary impacts that are typically short in duration. The proposed project would result in the same number of approved residential units and grading therefore the project is anticipated to result in the same construction timeline and impacts to sensitive receptors would continue to be less than significant.

Biological Resources

The initial study for application 201208 identified the project site is located in an area of biotic concern. A biotic report was prepared for this project by Biotic Resources Group, dated October 5, 2020. This report has been reviewed and accepted by the Planning Department Environmental Section. In addition, an Arborist's Report prepared by Maureen Hamb Professional Consulting Services, dated August 28, 2018, and a Biological Constraints memo prepared by Olberding Environmental Inc., dated April 17, 2018, were also considered during this review.

The analysis identified there are sensitive habitat constraints on the project site associated with arroyo riparian woodland, oak trees, and habitat for nesting birds that must be considered prior to and during project implementation. Incorporation of conditions and mitigations for the original project would be sufficient to ensure the project would not result in significant impacts with respect to Biotic resources.

Cultural Resources

An Archaeological Survey Report was prepared for this project by Holman & Associates Archeological Consultants, dated January 2019. This report has been reviewed and accepted by the Planning Department Environmental Section. No archaeological resources have been identified in the project area. Impacts are expected to be less than significant. However, pursuant to section 16.40.040 of the SCCC, and California Health and Safety Code sections 7050.5-7054, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are

discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archaeological report shall be prepared, and representatives of local Native American Indian groups shall be contacted. If it is determined that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. Pursuant to Public Resources Code section 5097, the descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. Disturbance shall not resume until the significance of the resource is determined and appropriate mitigations to preserve the resource on the site are established.

Energy

The project, like all development, would be responsible for an incremental increase in the consumption of energy resources during site grading and construction of the remodel addition and associated site improvements. All project construction equipment would be required to comply with the California Air Resources Board (CARB) emissions requirements for construction equipment, which includes measures to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced, or repowered. In addition, the project has not been modified in a manner that would result in additional ground disturbance or grading. As a result, impacts associated with the small temporary increase in consumption of fuel during construction are expected to be less than significant.

Geology and Soils

A geotechnical investigation for the project was performed by Dees & Associates, Inc. dated May 2016 (updated October 5, 2021). This report has been reviewed and accepted by the Planning Department Environmental Section.

The report concluded that the proposed development will be subject to at least one moderate to severe earthquake from one of the faults during the next fifty years. However, structures designed to the current California Building Code can resist strong seismic shaking. The proposed site improvements will be located within the western portion of the site, at least 300 feet from the steep slope that descends to Rodeo Creek Gulch and at least 50 feet from the six to eight-foot-high cut slope running along Highway 1 to the south. Based on the distance to nearby slopes, there is a very low potential for landslides to affect the proposed improvements. Therefore, impacts associated with geologic hazards will be less than significant.

Implementation of the additional requirements included in the review letter prepared by Environmental Planning staff dated October 19, 2021, will serve to further reduce the potential risk of seismic shaking.

Greenhouse Gas Emissions

The project, like all development, would be responsible for an incremental increase in greenhouse gas (GHG) emissions by usage of fossil fuels during the site grading and construction. The revised project proposed to grade the same amount of material that was analyzed under the original project which was found to have a less than significant impact with respect the Greenhouse Gas Emissions. Due to the current proposal resulting in a similar amount of grading associated with the proposed subdivision, impacts associated with the temporary increase in GHG emissions are expected to be less than significant.

Hazards and Hazardous Materials

The proposed reduced project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed however, during construction, fuel would be used at the project site. The project site is not included on the list of Hazardous sites in Santa Cruz County compiled pursuant to Government Code Section 65962.5. Therefore, no new significant effects have been identified and no mitigation measures or project revisions are necessary.

Hydrology, Water Supply, and Water Quality

The project would continue to obtain water from the City of Santa Cruz and would not rely on private well water. The project site is not located in a mapped groundwater recharge area therefor the project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No changes to the existing drainage pattern are proposed. Impacts would be less than significant.

Land Use and Planning

Project impacts associated with the proposed subdivision are not anticipated to result in significant impacts with regard to the County Code, General Plan, or Specific Plan in that the original approval was determined to be consistent. As proposed, the project would not include any element that would physically divide an established community. No mitigation measures or project revisions were originally required and are not necessary for this revision. Therefore, no impacts are anticipated.

Mineral Resources

The proposed changes would not impact mineral resources or land zoned for mineral extraction as the project is located in an area where no mineral extraction is allowed. Therefore, no new significant effects have been identified and no mitigation measures or project revisions are necessary.

Noise

The previously adopted Initial Study/Mitigated Negative Declaration found that no significant noise impact would result from the project however, the project would create a temporary increase in the existing noise environment during the construction phase. Noise generated during project construction would increase the ambient noise levels in adjacent areas however, construction would be temporary, and construction hours would be limited as a condition of approval. Given the limited

duration of construction and the limited hours of construction activity, this impact is considered to be less than significant.

Population and Housing

The project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area. The project proposes only subdivide a previously approved residential development; therefore, the project would not induce population growth. No impact would occur.

Public Services

The revised project would not result in an increased need for services. Moreover, the project meets all the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase resulting from the original project with respect to demand for school and recreational facilities and public roads. Impacts would be considered less than significant.

Recreation

The project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. The project does not propose the expansion or require the construction of additional recreational facilities. No impact would occur.

Transportation/Traffic

The original project was evaluated for consistency with established State and Local thresholds for significance as it relates to Transportation/Traffic environmental impacts. The current proposal would result in the same number of residential units as the original project therefore not result in additional vehicle trips or traffic generated by the project. The original project was found to have a less than significant environmental impact therefore, the current proposal is anticipated to result in a less than significant impact to Transportation and Traffic.

Tribal Cultural Resources

The project proposes to establish a 10-unit residential development, grouped into five two-story duet style buildings, and associated site improvement. Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. However, no Tribal Cultural Resources are known to occur in or near the project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

Utilities and Service Systems

The project site would be connected to the City of Santa Cruz municipal water supply and no new facilities are required to serve the project. Municipal wastewater treatment facilities are available

however, currently there is a moratorium that limits the number of available new sewer connections in the area, due to the undersized sewer pipes within the Rodeo Gulch Basin. Consistent with the original approval, the revised project would phase the construction of two residential units until such time there is capacity in the sanitation system and the moratorium is lifted. No new wastewater facilities are required to serve the project. No change to the approved stormwater plan is proposed and the revised project would be conditioned to ensure compliance with County Desing Criteria to ensure potential impacts from stormwater would be less than significant. The proposed site would be served by electric power, and no further improvements to serve the site are necessary. Impacts would be less than significant from project implementation.

Wildfire

The project is not located in a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area and will not conflict with emergency response or evacuation plans. Therefore, no impact would occur.

Mandatory Findings of Significance

Analysis of the proposed project, with mitigations, *did not identify the potential to* degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Analysis of the proposed project *did not identify the potential to* have impacts that are individually limited, but cumulatively considerable.

Analysis of the proposed project *did not identify the potential to* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

IV. CONCLUSION

The proposed subdivision will not result in the need for additional mitigations and, as proposed, is within the scope of the January 14, 2022 Initial Study and Mitigated Negative Declaration. Therefore, no further environmental review is required.

Matt Johnston	3/10/2025	
Matthew Johnston	Date	
Environmental Coordinator	20.10	



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 County of Santa Cruz.

Owner: Sal Rubino

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 results in 10 residential townhouse units on two contiguous lots located in the Urban Low Density Residential (R-UL) General Plan land use designation. The project is consistent with the allowed density based on gross parcel area.

The project is consistent with the General Plan in that the full range of urban services are available, including public water and sewer service. All townhouse units will be accessed by a newly created interior driveway/accessways. The design of the proposed 24 foot wide driveways provide adequate vehicular and pedestrian access and exceed the recommended width of 20 feet for two-way circulation within interior driveways.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be compatible with the pattern of surrounding development, and the design of the proposed residential townhouse structures is consistent with the character of the surrounding area.

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

This finding can be made, in that the use of the property will be residential in nature and unit densities meet the minimum standards for the RM-6 zone district where the project is located. The proposal is for 10 new townhouse units which comply with the site and development standards for the zone district to ensure the proposed dwellings would be properly proportioned to the size of the proposed lot size.

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 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 of an attached residential townhouse subdivision. As conditioned and with implementation of mitigations contained in the Mitigation Monitoring Reporting Program (Exhibit C), no environmental resources would be adversely impacted by the proposed development.

Owner: Sal Rubino

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 project would be conditioned to ensure sensitive habitat on or adjacent to the project site, including riparian corridor will not be adversely impacted through the development of the site.

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

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

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

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

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

This finding can be made, in that the resulting townhouse units are oriented to the extent possible 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 residential and public facilities development. The proposed residential subdivision is compatible with the architectural styles in the neighborhood and the surrounding pattern of development.

Owner: Sal Rubino

Discretionary Permit Findings

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

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

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

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

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

The proposed project also complies with County Code section 13.16.050-1, Schedule of off-street vehicle parking space requirements, which sets out that attached single family (townhomes) containing two or more bedrooms, requires the provision of two off-street resident parking spaces. In addition to resident parking, guest parking is required to be provided in an amount equal to 20% of the required resident parking. As proposed, the project will fully comply with these requirements, in that a total of four off-street parking spaces will be provided for each four-bedroom unit and three spaces will be provided for each three-bedroom unit.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

The proposed residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan. No development will occur within the portion of the project site that contains an O-U (Urban Open

Owner: Sal Rubino

Space) land use designation. Further, all urban services are available, including public water and sewer service.

General Plan Policy BE-2.1.9 – "Development Below the Minimum Density specifically directs County staff not to approve developments with densities lower than the density range limit specified in the General Plan unless written findings required by California Government Code Section 65589.5 have been made; or the approving body makes a finding that unusual site conditions exist that render minimum density infeasible or that development at minimum density would conflict with regulations in SCCC Title 16 protecting the environment and protecting the public from hazards.

In this case, the original project (application 201208) was properly evaluated based on the use of net developable area in which the lowest end of the density range required the construction of eight dwelling units (1.97 net acres x 4.4 units per acre). The current regulations however, requires the use of gross site area for determining density. Additionally, the density range in the General Plan was revised from 4.4 - 7.2 units per acre to 4-10 units per acre. Without the deduction of rights of way and riparian area the project site has a minimum density of 11 dwelling units (2.75 gross acres x 4 units/acre). As proposed, the ten units would fall below the minimum density.

Due to the unique shape of the project site and existence of a riparian corridor at the southeast portion of the project site and a large portion of the project site lying within the public portion of the right of way (Mattison Lane), development at the minimum density would be infeasible. Thus, the approved and proposed density is appropriate to the site conditions.

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 guidelines require that structures be consistent with the character of similar developments in the surrounding area.

The proposed project is adjacent to Highway 1, which is considered a scenic corridor per Santa Cruz County General Plan Policy ARC-5.2.1. As further set out in Policy ARC-5.2.3, Development Visible from Urban Scenic Roads are required to improve the visual quality of views from the roadway. Existing views from Highway 1 into the project site are restricted due to the presence of an existing 40-foot-wide area of trees and other vegetation along the edge of the highway, within the Caltrans right-of-way. Therefore, the proposed project will not significantly alter existing views from the scenic road. To further screen the project, an eight-foot-high wall will be constructed along the southern property line along the freeway. The wall itself may be visible beneath the tree canopy but will match other walls along the highway and so will not have a significant visual impact.

A specific plan has not been adopted for this portion of the County. Therefore, the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area and this finding can be made.

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

Owner: Sal Rubino

This finding can be made, in that an Initial Study/Mitigated Negative Declaration was prepared for the Application number 201208, dated January 14, 2022 which resulted in a preliminary determination to issue a Negative Declaration with Mitigations and certified by the Planning Commission on May 11, 2022. An Addendum to the Initial Study/Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act.

An Addendum has been prepared according to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, which provides for the use of this form of environmental documentation when minor technical changes or additions are necessary. Guidelines indicate that an Addendum need not be circulated for public review but can be included in or attached to the adopted Mitigated Negative Declaration.

The Addendum (Exhibit A) evaluates the differences, if any, in potential environmental impacts and is an administrative action to update the existing Initial Study/Mitigated Negative Declaration. The Addendum addresses the current revised project scope including associated site improvements and ground disturbance. The project incorporates previously established Biotic mitigations into the project resulting in no new significant environmental impacts requiring mitigation. Thus, no further environmental review is required pursuant to CEQA.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential development is to be constructed on two existing undeveloped lots. The expected level of traffic generated by the proposed project is anticipated to be only 10 peak trips per day, an increase that will not adversely impact existing roads or intersections in the surrounding area. Further construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the conservation of energy and resources. Therefore, the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed Subdivision is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

Owner: Sal Rubino

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed subdivision is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed subdivision is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Owner: Sal Rubino

Subdivision & Conditional Site Development Permit Conditions of Approval

Property located at 2740 Mattison Lane, in the Live Oak Planning Area. APN: 025-211-02 & 025-211-07

Subdivision & Site Development Permit 231137

Tract No.: 1624

Applicant: Pacific Rim Planning Attn Jim Weaver

Property Owner(s): Sal Rubino

Assessor's Parcel Number: 025-211-02 & 025-211-07

Property Address and Location: Property located on the east side of Mission Drive and the west

side of Thurber Lane at 3212 Mission Drive in Live Oak

Planning Area: Live Oak

Exhibit D: Tentative Map & Preliminary Improvement Plans, prepared by Ifland Engineers;

Architectural Plans, prepared by Richard L. Emigh A.I.B.D; Landscape Plans, prepared by Gregory Lewis Landscape Architect

All correspondence and maps relating to this subdivision and residential development shall carry the permit number noted above.

- I. This permit authorizes the construction of a subdivision and Conditional Site Development as indicated on the approved Exhibit "D" for this permit. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. A Final Map for this subdivision shall be recorded prior to the expiration date of the tentative map and prior to sale, lease, or financing of any new townhomes. 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.

Owner: Sal Rubino

B. This land division shall result in no more than ten (10) residential units, and common area for access, utilities, and landscaping.

- C. The following items shall be shown on the Final Map:
 - 1. Building envelopes, common area and/or building setback lines shall be located according to the approved Tentative Map permit conditions of approval. The building envelopes for the residential units shall conform to the dimensioned building footprints indicated on the Tentative Map.
 - 2. Show the site area of each townhouse lot to nearest square foot.
 - 3. All easements and dedications to be recorded prior to recordation of the Final Map.
 - 4. The Phase I final map shall show the area for Phase II as a single remainder parcel. It may also be hatched with the legend indicating to be further subdivided with Phase II.
- D. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit, or no sooner than final inspection if required by Government Code Section 66007, on lots created by this subdivision:
 - 1. New parcel numbers for all of the parcels shall be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless this requirement is waived by the Building Official.
 - 2. Lots shall be connected for water service to the City of Santa Cruz Water District. All regulations and conditions of the water district shall be met.
 - 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Department of Public Works Sanitation shall be met including the following requirements:
 - a. Project shall provide final design details that are consistent with the current Santa Cruz County Sanitation District (SCCSD) code and County Design Criteria (Part 4, Sanitary Sewer Design) prior to building permit issuance. A sewer profile shall be submitted for the new laterals within both access roads up to the connection at the main within Mattison Lane.
 - b. Project shall comply with Private Sewer Maintenance requirements as defined in Title 7, Chapter 7.04, Section 7.04.325 of the SCCSD Code. An operations and maintenance plan shall be submit prior to issuance of a building permit. The Operations and Maintenance plan shall include covenants governing the parcels for current and

Owner: Sal Rubino

future phases of this development.

- c. SCCSD connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.080 "New Facilities" and Section 5.04.160 "Sewer Service Charges" of the SCCSD Code.
- 4. Meet all requirements of the Environmental Planning section of the Planning Department as follows:
 - a. The soils report provided is more than three years old. Prior to building permit approval, the report must be updated to reflect current site conditions, reference the most recent edition of the California Building Code, and confirm whether the original recommendations remain valid or provide updated recommendations based on current site conditions.
 - b. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".
 - c. If construction is to begin during the bird nesting period of February 1 to September 1, then a qualified biologist shall conduct a nesting bird survey prior to the start of construction. The consulting biologist shall review the biotic report prepared by Biotic Resources Group dated October 5, 2020 and Recommended Measure BIO-2 from the report. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to the pre-construction meeting.
 - d. In order to prevent impacts to nesting birds, tree removal activities shall be limited to the period between September 1 and February 1, if feasible. If the tree must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected birds are nesting within the project area, tree removal shall be avoided until the young have fledged.

Owner: Sal Rubino

- e. All recommended Avoidance, Minimization, and Mitigation Measures outlined in Chapter 6 of the Biotic Report dated October 5, 2020, prepared by Biotic Resources Group shall be adhered to.
- f. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site.
- g. The final grading and drainage plan shall show the location of all trees; indicate if they are to be removed or protected and include specific protection measures and their locations.
- h. The building permit application shall provide the archaeologist contact information.
- i. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf.
- 5. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, and 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 RM-6 zone district.
 - b. No fencing shall exceed six feet in height within the required street facing front yard setback along Mattison Lane.
 - c. Provide a Lighting Plan that addresses the following:
 - i. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.
 - ii. All lighting shall meet energy code requirements of the California Building Code.
 - iii. Light sources shall not be visible from adjacent properties. Light sources shall be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
 - iv. Final plans shall include a lighting plan which demonstrates

Owner: Sal Rubino

- site lighting does not result in glare or excess light leaving the subject property (no spill over).
- v. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light fixtures shall not exceed 15 feet in height.
- vi. In the event that site lighting results in off-site glare as determined by the Planning Director, the following measures shall be implemented to the extent necessary to reduce glare:
 - a. Reduction in the total effective light emitted (change in wattage or bulb intensity,
 - b. Change in the type or method of lighting (change in bulb or illumination type),
 - c. Removal of lighting creating the off-site glare
- 6. All future development on the lots shall comply with the requirements of the approved geotechnical report(s).
- 7. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
- 8. The interior driveway shall be designated as a fire lane. The fire lane shall be painted and posted as a fire lane meeting the requirements of Section 22500.1 of the California Vehicle Code.
- 9. 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.
- 10. 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.

Owner: Sal Rubino

III. Prior to recordation of the Final Map, or no sooner than final inspection if required by Government Code Section 66007, 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. Pay any outstanding balance due to the Planning Department.
- C. Meet all requirements of the Santa Cruz County Environmental Planning Department including, without limitation, the following conditions:
 - 1. The grading and drainage plan submitted for the Final Improvement Plans shall be revised to include the lateral extents of overexcavation and recompaction in both plan and cross-sectional views and notes regarding minimum relative compaction requirements.
 - 2. Final Improvement Plans shall include a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website: www.sccoplanning.com under the "Environmental" tab, "Erosion and Stormwater Pollution Control", then "Construction Site Stormwater BMP Manual". Part two of the manual lists Stormwater Pollution Control Plan requirements; please use this as a guide for preparing the plan.
- D. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
 - 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to the site.
 - 2. Building plans shall show the profile of the sewer collector down the center of the driveway, including the connection to the main in the street.
 - 3. Pay all necessary bonding, deposits, and connection fees, and furnish a copy of the CC&R's to the district. Sanitary sewer connection fees shall be owed in accordance with Santa Cruz County Sanitation District Code Title 5
 - 4. A Homeowner's Association shall be formed and shall be responsible for the ownership and maintenance of the onsite private sewer system up to connection at the public sewer main. Engineer/applicant shall submit a maintenance manual for the private sewer system. Applicant/developer shall provide a copy of recorded CC&Rs to the District, including the homeowner's maintenance responsibilities, prior to acceptance of tentative map.

Owner: Sal Rubino

E. Meet all requirements of the Department of Public Works – Stormwater Management including, without limitation, the following conditions:

- 1. This this project is considered a large project and must comply the County Design Criteria (CDC) and provide all of the items detailed in Part 3 Section C.3, Section D and Appendix D. Provide a final Stormwater Management Report that is signed and stamped by the project engineer and includes all narrative, analysis, backup technical documentation and maintenance requirements for the final design. This report should include additional details and analysis for each mitigation facility that demonstrate compliance with the CDC and are consistent with the final plans. Analysis demonstrating compliance with drain times, orifice release, maintenance/clogging design, routing, and adequacy of off-site routing, etc. as well as the following:
 - a. CDC Section D: Provide information as to how this project will meet section D. Source control measures identified for the project shall be included in the final SWM 25B.
 - b. CDC Section C.3: The proposed detention facility should be sized based on proposed on and offsite impervious areas only. The orifice and flow control structure shall take into account all areas that drain to the facility beyond impervious areas. Include provisions for contaminant screening for runoff entering the biofiltration/detention system (Section H.5).
 - c. CDC Section C.3: The flood control (detention) and water quality (biofiltration) mitigations may be combined as proposed, however both requirements must be fully met. SCM-1 shall be sized so that the required detention volume is provided in storage beyond the required 4% biofiltration cross section (ex: additional rock storage, surface ponding, or a larger biofiltration footprint can be provided).
 - d. CDC Section C.3: The biofiltration cross section detail shown in Section A-A on sheet C3.0 shall be updated so that the underdrain is located at the top of the gravel layer
 - e. CDC Section C.3.j: Please provide a narrative that describes how the project meets this section. Please include each strategy in the site design or provide technical justification as to why it is not feasible. The strategy of not maximizing density is noted and can be included in the narrative along with consideration of the other required strategies. Pervious surfacing should be included in the final project design. The geotechnical report provided suggests that permeable pavements are feasible on this site if recommendations 22-39 (on pages 11-12) are followed. Final plans shall be updated to include permeable pavement in all areas where feasible.

Owner: Sal Rubino

- 2. The proposed outlet from the biofiltration/detention pond should be moved as far away from the riparian area as possible. Please coordinate with the project geotechnical engineer to design an outfall that is spread out and set back as far as possible from the riparian area. Provide analysis demonstrating that the outlet meets Part 3 Section J.5 requirements for maximum velocities.
- 3. Provide final stormwater management plans that are adequately detailed for construction and that demonstrate compliance with the CDC. Design should include provisions for safe overflow, flow control sizing, capacity treatment, pollution prevention, provisions analysis, avoiding/minimizing clogging, drain time and vector control assessment. Plans should clearly describe how runoff from all project areas (roof, hardscapes, landscapes, rear yards, etc.) will be routed and should include details such as: surface and invert elevations, slopes, surface details, flow control structures (ensure design is adequate for inspection and cleaning of clean-out facilities flow control structure). connections/grade/direction changes, materials, installation requirements, compaction/decompaction requirements, etc. Provide cross sections and details for the proposed biofiltration basin, pervious pavement, swales, etc. Include infiltration testing for biofiltration and pervious pavement areas specifying test method and minimum allowable rate to be demonstrated prior to construction final. The plans shall include a unique identifier for each stormwater facility. The plans shall include specific measures to be taken to protect the as-built biofiltration/detention basin during the construction of Phase II.
- 4. CDC Part 3 Section C.3.h: All inlets on the site and in Mattison Lane shall be marked "No Dumping Drains to Ocean" or equivalent. These markings should be maintained by the property owner.
- 5. The proposed storm drain in Mattison Lane shall be the minimum required size and materials consistent with Part 3 Section J of the CDC. Provide analysis for the proposed storm drain system consistent with Figures SWM-6 and 7 in the CDC. Provide analysis for the existing/proposed swale at the low point in the Mattison Lane cul-de-sac demonstrating adequacy.
- 6. The site receives upstream, offsite drainage both from Mattison Lane and via Rodeo Gulch. Private easements for the proposed storm drain line and swale (from the cul-de-sac) from Mattison Lane shall be provided. Easement widths shall be adequate for maintenance, repair and replacement without impact to structures or other permanent facilities (see Part 3 Section E of the CDC). Language shall include restrictions to keep the easement areas free and clear of buildings and structures of any kind. The document shall acknowledge that the site does and will continue to receive upstream runoff (from both Mattison Lane and Rodeo Gulch) and that the property owner is responsible for the maintenance of the drainage pathways through the parcel and that the County and Flood Control Districts are not responsible for upstream runoff or for maintenance of the

Owner: Sal Rubino

drainage pathway (see CDC Section G.3). These shall be privately maintained and shall be included in the SWM-25B.

- 7. Provide final landscape and architectural plans with surfacing, grading, and drainage information for review for consistency with the civil plans.
- 8. Recorded maintenance agreement for the maintenance of the stormwater management and mitigation facilities will be required. The agreement shall identify a single entity who will be the point of contact for reporting and annual fee submittal. Include a figure showing the project site, location of each stormwater mitigation facility and associated drainage area as an attachment to the maintenance agreement. The site map shall include a unique identifier for each stormwater facility. Include in an attached table/checklist for each type of drainage facility proposed which includes the detailed management activities, maintenance requirements, schedule, signs of system failure, maintenance intervals, and responsible party both in the recorded maintenance agreement as well as the final plans (this table/checklist shall be completed and included with the annual maintenance report sent in to the County). Annual infiltration testing shall be conducted on the biofiltration basin and pervious pavement areas. The agreement shall include the specific test method(s) to be used and minimum acceptable infiltration rate. The annual report shall include photos of the outfall facility as well as the cleaned, in-tact flow control facility. The maintenance agreement should also include the standard language provided in Fig. SWM-25B of the CDC and may include the language required for acknowledgement of the upstream runoff (see Comment No. 7 above). The agreement shall include a statement that no additional impervious areas beyond those approved will be allowed (ex: common pervious pathways shall remain pervious, no additional paving in private rear yards, etc.). If an HOA/CC&Rs are developed for the project these documents shall be consistent with and shall reference the SWM-25B maintenance agreement.
- 9. Provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design. If the final plan includes infiltrative stormwater management facilities the geotechnical letter should confirm that the site soils encountered are consistent with the design infiltration rate used in the design.
- 10. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was installed with a previously approved permit.
- 11. Construction of the stormwater management facilities shall be inspected by the County inspector. Fees and holds will be assessed and placed on

Owner: Sal Rubino

the building permits accordingly.

- F. 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 shall be permanently maintained by the Homeowners Association.
 - 2. All drainage structures, including retention and detention facilities, shall be permanently maintained by the Homeowners Association.
 - 3. No inoperable vehicles or other objects, including trailers, boats etc., shall be stored in the parking areas or on any other portion of the site.
 - 4. Garages shall be used exclusively for parking, not storage. All parking spaces shall be used solely for parking operable vehicles.
 - 5. Residential condenser units at the exterior of the townhomes shall not exceed an exterior noise level of 55 dB when measured at any neighboring property line, and a maximum interior noise level of 45 dB within nearby residences.
- G. Engineered improvement plans for all water line extensions required by City of Santa Cruz Water District shall be submitted for the review and approval of the water agency.
- H. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- I. All requirements of the Central Fire Protection District shall be met.
- J. Park dedication in-lieu fees shall be paid for ten (10) dwelling units. These fees are currently \$7.20 per square foot but are subject to change. Additional Park dedication in-lieu fees shall be calculated based on the habitable square footage of the proposed dwellings and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.

Owner: Sal Rubino

- K. Add a note to the Final Map that Child Care development fees shall be paid for ten (10) 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.
- L. Transportation improvement fees shall be paid for ten (10) dwelling units. These fees are currently \$3,000 per dwelling unit but are subject to change.
- M. Roadside improvement fees shall be paid for ten (10) dwelling units. These fees are currently \$3,000 per unit but are subject to change.
- N. Prior to recordation of the Final Map, the Applicant/Property Owner shall enter into an Affordable Housing Participation Agreement in a form provided by the County Housing Division to identify the 15% affordable housing inclusionary obligation which includes all required details for development and sale of the one (1) affordable unit in the project. The Agreement shall be recorded against the project site prior to recordation of a Final Map or issuance of a Building Permit for the project, whichever occurs first, consistent with SCCC 17.10.030 and the Affordable Housing Guidelines.
- O. Submit and secure approval of engineered improvement plans from the Public Works Division and the Planning Division 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 percent 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.
 - 2. The proposed interior access road, sidewalks, and frontage improvements shall be constructed per the approved improvement plans for this permit.
 - 3. The improvement plans shall be revised to indicate that the roadway (Mattison Lane) 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 the Public Works Division 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.

Owner: Sal Rubino

4. 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 Public Works Division and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Final Map.

- P. Submit a final Landscape Plan, consistent with Exhibit D, for the entire site for review and approval by the Planning Division and the local water district. The landscape plan shall specify plant species, their size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the City of Santa Cruz water conservation regulations:
 - 1. Existing Trees. Impacts to oak trees shall be avoided to the maximum extent possible. All recommended measures for protection of oak trees outlined in the Arborist Report dated August 28, 2018, prepared by Maureen Hamb Professional Consulting Service, shall be adhered including proper root and canopy pruning. Trees to be retained shall be protected at or outside of the dripline, if possible, by a system of fencing and straw bale barricades. The exact locations of the protection measures shall be determined in the field with the assistance of a qualified arborist or biologist.

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

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

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

Owner: Sal Rubino

All work associated with native tree plantings in this location must be completed by hand.

- 2. Fencing. A split rail fence shall be erected at the limit of the 50-foot riparian buffer. Existing wire fences along property lines shared with private property owners shall be replaced with wood fences. Within the required front yard setback from Mattison Lane, fences shall not exceed 3 feet in height. All other fences shall be 6 feet in height.
- 3. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
- 4. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. At least 50 percent of the plantings in the front yards of each lot are required to be native plants. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
- 5. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- 6. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - b. 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.
 - c. 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,

Owner: Sal Rubino

rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.

- d. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- e. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- 5. Maintenance. The site-specific landscape plan shall include a 3-year management plan for maintenance and monitoring of native tree planting areas to maintain minimum 80% survival at year 3. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual habitat monitoring reports shall be submitted to the County Environmental Coordinator by December 31 of each monitoring year.
- II. Prior to any site disturbance or physical construction on the subject property the following conditions shall be met:
 - A. Pre-Construction Meeting: In order to ensure that 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 meeting shall involve all relevant parties including the project applicant, construction supervisor, grading contractor supervisor, project arborist, civil engineer, project biologist, 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.
 - B. Prior to construction, high visibility construction fencing or flagging as outlined in Bio-1 of the Biotic Report shall be installed, with the assistance of a qualified biologist, to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat. No work-related activity including equipment staging, vehicular access, and grading shall be allowed outside the limits of work.
- III. All future construction within the property shall meet the following conditions:
 - A. During preparation of the subdivision improvements, a qualified archaeologist shall be on-site to monitor the initial excavation of the project and a Tribal Monitor representative from the location's Native American community (such as the Amah Mutsun Tribal Band) shall be invited to attend subsurface undertakings.
 - B. In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Planning Director shall be notified, and the archaeologist shall examine the find and make appropriate recommendations prior to the issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings

Owner: Sal Rubino

documenting any data recovery during monitoring shall be submitted to the Environmental Resource Planner.

- C. In the event human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Cruz County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the NAHC immediately. Once NAHC identifies the most likely descendants, the descendant will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.
- 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. 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 Public Works Division for any work performed in the public right of way. All work shall be consistent with the Public Works Division Design Criteria unless otherwise specifically excepted by these conditions of approval.
- F. 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.
- G. 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).
- H. All site improvements shown on the final approved building permit plans shall be installed.
- I. Any site lighting shall be directed onto the project site and away from adjacent properties. Light sources shall not be visible from adjacent properties.
- J. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

Owner: Sal Rubino

- K. Additional impervious areas shall be submitted to the County for review and approval and include updates to the mitigation features.
- L. 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).
- M. All required improvements shall be installed and inspected by the Public Works Division and Planning Division prior to final inspection clearance for any new structure on the new lots.
- N. 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, which include MBARD recommendations, during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless the Building Official has in advance authorized a temporary exception to this time restriction to construction activities to occur outside of those hours; 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. Avoid all grading activities during periods of high wind (over 15 mph).
 - 4. Cover all trucks hauling dirt, sand, or loose materials.
 - 5. Cover inactive storage piles.
 - 6. Maintain at least two feet of freeboard in haul trucks.
 - 7. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - 8. Construction Equipment. To further reduce construction emissions, MBARD recommends using cleaner than required equipment that conforms to the California Air Resources Board's (CARB) Tier 3 or Tier 4 emission standards. It is further recommended that whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity, or biodiesel. This would have the added benefit of reducing diesel exhaust emissions.
 - 9. Portable or Stationary Engines. If a generator, boiler, or another stationary source of air pollutants is needed to support the construction process or

Owner: Sal Rubino

will be installed for use in the operation of the project, a permit may be required. Per MBARD Rule 201, any stationary piston-type internal combustion engine of greater than or equal to 50 brake horsepower (bhp) requires an MBARD Permit to Operate. Please contact MBARD's Engineering Division at 831-647-9411 if there are any questions regarding the permitting process.

- 10. Portable Equipment Registration Program. If project construction uses portable equipment registered with the California Air Resources Board (CARB) in the Portable Equipment Registration Program (PERP), MBARD must be notified within two working days of commencing operations when a registered unit will be at a location for more than five days. Portable equipment not registered with CARB may be subject to MBARD permit requirements. Please contact MBARD Engineering Division at 831-647-9411 if there are any questions regarding the permitting process.
- 11. 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.
- IV. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

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

Owner: Sal Rubino

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. <u>Settlement</u>. 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. <u>Successors Bound</u>. 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.

VI. 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.

VII. Mitigation measures

A. See attached pages.

AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE AND THE PLANNED UNIT DEVELOPMENT CONDITIONS OF APPROVAL FOR THIS PERMIT.

Owner: Sal Rubino

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:	

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.

- 2. THESE DRAWINGS ARE DIAGRAMMATIC. THEY DO NOT REPRESENT TO SHOW OR INCLUDE EVERY SPECIFIC ITEM WHICH MAY BE NECESSARY AND PROPER FOR A COMPLETE INSTALLATION. IT IS THE INTENT OF THESE DOCUMENTS TO SUFFICIENTLY DESCRIBE THE PROJECT EITHER SPECIFICALLY BY REFERENCE OR BY IMPLICATION, TO CAUSE A COMPLETE AND OPERATIONAL BUILT PRODUCT.
- 3. DO NOT SCALE DRAWINGS, CONSULT DESIGNER FOR ANY DESIRED CLARIFICATIONS REGARDING DIMENSIONS.
- 4. BRING ANY DISCREPANCIES, ERRORS, OMISSIONS, OR NEW FINDINGS TO THE ATTENTION OF THE DESIGNER REFORE PROCEEDING WITH THE WORK
- 5. SHEET NOTES AND LEGENDS APPLY ONLY TO THE SPECIFIC SHEET OF THE DRAWINGS ON WHICH THEY OCCUR, UNLESS OTHERWISE NOTED
- 5 INFORMATION REFERENCED FROM ONE PART OF THESE DOCUMENTS TO ANOTHER BY SYMBOLIC REPRESENTATION OR NOTATION, SHALL BE AS IF INCLUDED COMPLETE AT THE INDICATED POSITION IN THE DOCUMENTS.
- 7. CONFLICTS BETWEEN ONE PART OF THESE DOCUMENTS TO ANOTHER, OR BETWEEN THE DOCUMENTS AND THE DISCOVERED EXISTING CONDITIONS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION.
- 8. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- 9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUB-TRADES TO INSURE EXPEDITIOUS COMPLETION OF THE JOB.
- 10. CONTRACTOR SHALL ORTAIN ALL PERMITS AND LICENSES REQUIRED BY THE LOCAL
- 11 CONSTRUCTION CONTRACTOR AND HIS SUB CONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTORS AND HIS SUB-CONTRACTORS FURTHER AGREE TO DEFEND INDEMNIEY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTION LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PROJECT DESCRIPTION

MULTILINIT COMPLEX

DRAFTER

ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA FIRE CODE and SANTA CRUZ CITY FIRE PROTECTION DISTRICT AMENDMENTS. 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY STANDARDS, 2019 CALIFORNIA GREEN BUILDING CODE AND THE 2019 CALIFORNIA RESIDENTAIL CODES. SCMC CHAPTER 18.

REVISION RECORD FOR BILLIDING PERMIT

DATE:	SYM.:	DESCRIPTION
08-24-2020	NONE	CORRECTIONS PER JULY 10 INCOMPLETE LETTER
12-12-20		
02-12-21	Á	REQESTFOR CLOWDS ON CHANGES
04-12-21	Δis	INCLUSION OF BUFFER AREA IN NET AREA AND PHASING OF FUTURE UNITS I & J

PROJECT DIRECTORY

KOJECI	DIRECTORT
OWNER:	SAL RUBINO 1788 CAMBELL AVE. SAN JOSE CA 95125
PROJECT MANAGER:	JIM WEAVER 205 MORRISSEY BLVD SANTA CRUZ, CA 95062 PACIRIMPLANGRP@GMAIL.COM PHONE 831-475-2023
CIVIL ENGINEER:	IFLAND ENGINEERS, INC. 5300 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CA 95062 T 831-426-5313 X.213 F 831-426-1763
LANDSCAPE ARCHITECT:	GREG LEWIS GREGORY LEWIS LANDSCAPE ARCHITECT 736 PARK WAY SANTA CRUZ CA. 95060 (831) 359-0960
GEOTECNICAL ENGINNER:	REBECCA BOYD DEESAND ASSOCIATES INC. 501 MISSION ST SANTA CRUZ CA 95060
ENVIROMENTAL:	OLBERDING ENVIRONMENTAL INC. 3170 CROW CANYON PLACE STE. 260 SAN RAMON, CA 94583
PRINCIPAL DESIGNER:	RICHARD EMIGH 413 CAPITOLA AVE. CAPITOLA, CA 95010 831-479-1452 PH 831-479-1476 FAX

DONNA EMIGH FLOOR 413 CAPITOLA AVE. CAPITOLA, CA 95010

831-331-7377 PH

SITE & BUILDING DATA

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

= 11 412

SITE & BUILDING DATA

LOT COVERAGE: FOR ENTIRE SITE UNITS A B C D F F 1 902 FA X 6

BREAKDOWN BY EXISTING LOT AREA

TOTAL FAR

LOT COVERAGE LOT	025-211-02 (EAST LOT)		UNITS G, H	1,713.41 EA X 2	!	= 3,427
GROSS LOT AREA	87,984SF = 2.019 Acres			TOTAL		= 14,839
ARROYO	23,138 SF	LOT.	AREA 85,727 SF / 14,83	9 = 17.3%		
8' ROAD DEDICATION	1,102 SF					
30' ROADWAY	4,148 SF	FAR				
NET LOT AREA	82,734 SF= 1.9 ACRES		UNITS A,B,C,D,E,F	$3,342 \times 6 = 2$	0,052	
LOT COVERAGE			UNITS G, H	3,095.2 X 2 =	6,190	
UNITS A,B,C,D 1902 S	F EA X 4 = 7608 SF= 9.2%			TOTAL =	26,242	
WITH UNITS I & J + 12	00 SF = 11%	LOT.	AREA 85,727 SF/ 26,242	2 = .31 FAR		
FAR		SITE	ANAYLIS			
	EA X 4 = 13,368 SF = .16		GROSS LOT AREA	119,790		
WITH UNITS I & J LOT	COV + 2,400 = 15,758 SF = .19		ARROYO	23,138	SF	
			BUFFER AREA	7,295	SF	
			8' ROAD DEDICATION	2,286	SF	
LOT COVERAGE LOT	25-211-07 (WEST LOT)		30' ROAD DEDICATION			
GROSS LOT AREA	31,806 SF= 0.730 ACRES		NET LOT AREA	108,865	SF =	2.4 ACRES
	1,184 SF		NET DEVELOPABLE			1.9 ACRES
30' ROADWAY DEDICA	ATON 4,491 SF					
NET LOT AREA	26 131 SF= 6 ACRES	ADD	NG DUPLEX L& JLOT (COVERAGE 14 8	34 + 12	00 = 16 034 / 85 727 = 18 7

LOT COVERAGE ADDING DUPLEX I & J FAR 26,242 + 2,400 = 28,642 / 85,727 = .334 UNITS E,F, 1902 SF X 2 3,804 SF DENSITY FOR 10 UNITS IS 85,727 = 1.986 ACRES= 5.08 UNITS PER ACRE 3,427 SF BUILDING PERMIT FOR I & J TO BE APPLIED FOR WITHIN TWO YEARS OF TOTAL LOT COVERAGE 7,231 SF = 28 % THE SANITARY SEWER MORITORIUM BEING REMOVED UNITS E,F, 3342 EA X 2 = UNITS G,H 3095.2 EA X 2= 6,190 SF

12,874 SF = .493

DRAWING INDEX

SHEET	PAGE	DESCRIPTION
C-1	1	COVER SHEET
C-2	2	STREET VIEW
A-1		SITE PLAN @ 200:1 REMOVED
A-2	3	FIRST FLOOR PLAN UNIT E-D
A-3	4	SECOND FLOOR PLAN UNITS E-D
A-4	5	FIRST FLOOR PLAN UNIT G&H
A-5	6	SECOND FLOOR PLAN UNIT G&H
A-6	7	ELEVATION UNIT E - D
A-7	8	ELEVATION UNIT G & H
A-8	9	ELEVATION E- D MIRROR
A-9	10	ELEVATION G & H MIRROR
A-10	11	FLOOR PLAN FUTURE I & J
A-11	12	ELEVATIONS FUTURE I & J
C-0.0	13	SITE PLAN
C1.0	14	GRADING AND DRAINAGE PLAN - WEST
C1.1	15	GRADING AND DRAINAGE - EAST
C2.0	16	UTILITY PLAN
C3.0	17	STORMWATER CONTROL PLAN
L1.00	18	LANDSCAPING PLAN
L1.0b	19	LANDSCAPING PLAN PHASE 2
LINDEDCDOLIN	ID	

SPECIAL NOTE ALL ON SITE UTILITIES WILL BE UNDERGROUND IN COMPLIANCE WITH SCCC 13.11.074(D)(a). All Site, Building, security and landscape Lighting shall be directed onto the Site and away from adjacent properties. Light sources shall not be visable from adjacent properties. Light sources can be sheilded by landscaping, structure, fisture desigh or other physical means. Build security lighting shall be integrated into the building design.

There will be an 8 foot high sound wall installed on the south side. No on street parking used for this project All new utilities will be placed underground and the poles in the dedicated mattson street area to be moved the location of the future single story unit is shown on sheet A-1

FIRE NOTE: All plans anddetails shall comply with applicable Specifications, Standards, Codes and Ordinances, and agree we are soley responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficencies noted by the review, subsequence review inspection in other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deflicencies, without predugice, the reviewer and reviewing agency.

REVISIONS AND ADDED DETAILS

₹51 10-27-2021 24s 05-31-2021

DEVELOPMENT

2740 MATTISON LN

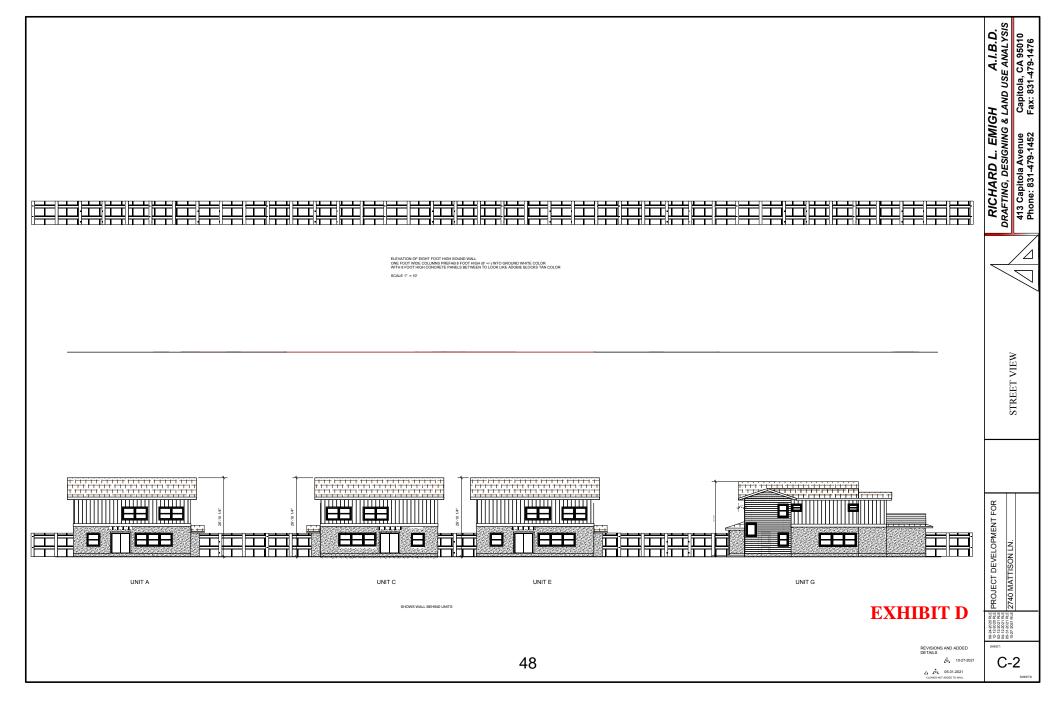
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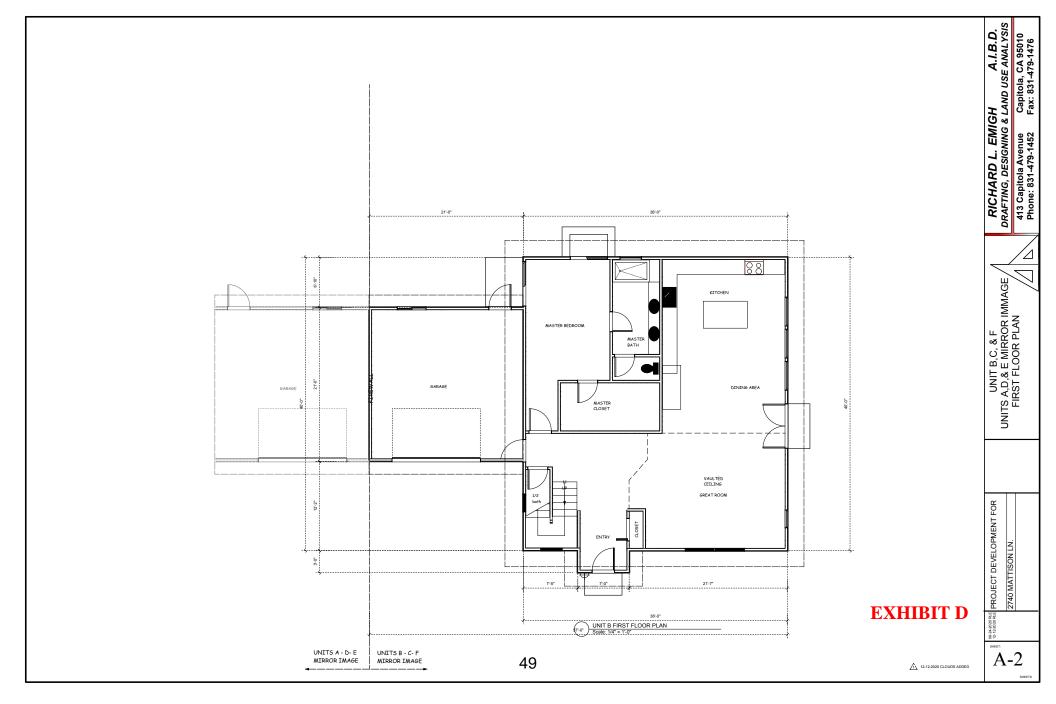
RICHARD L. EMI DRAFTING, DESIGNING

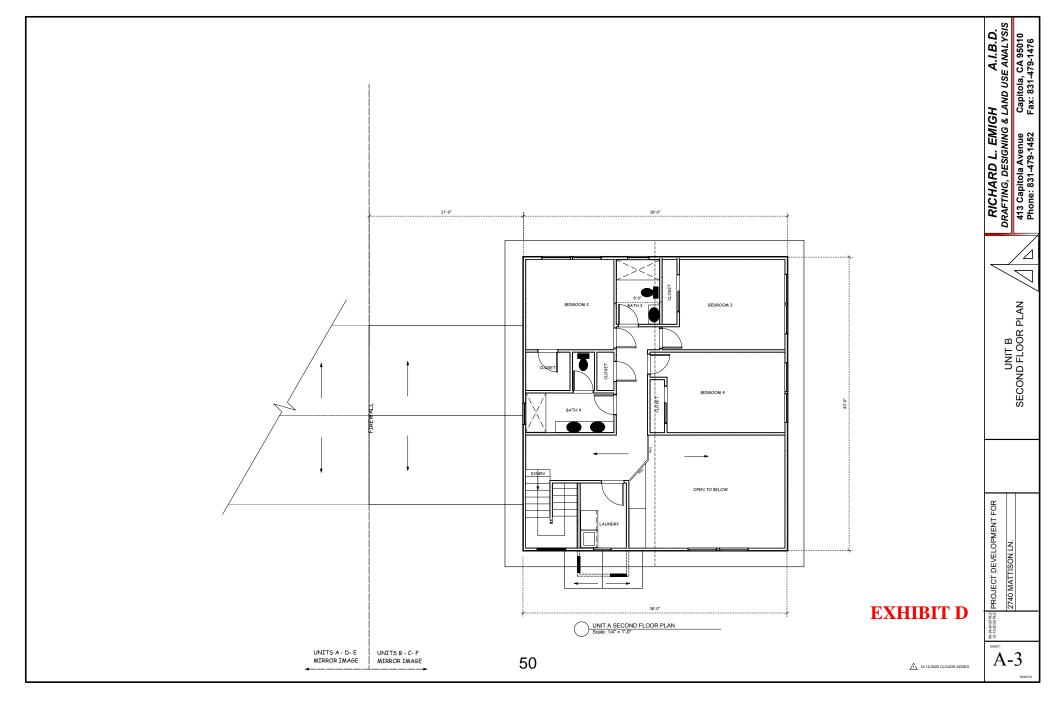
BUILDING INFO

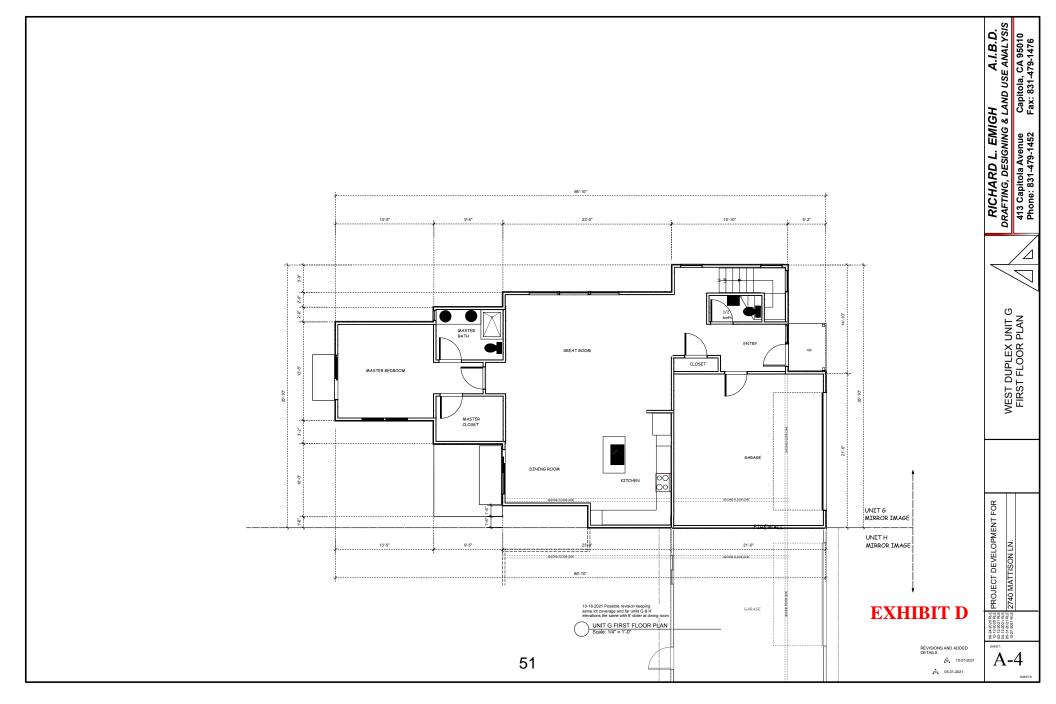
PROJECT

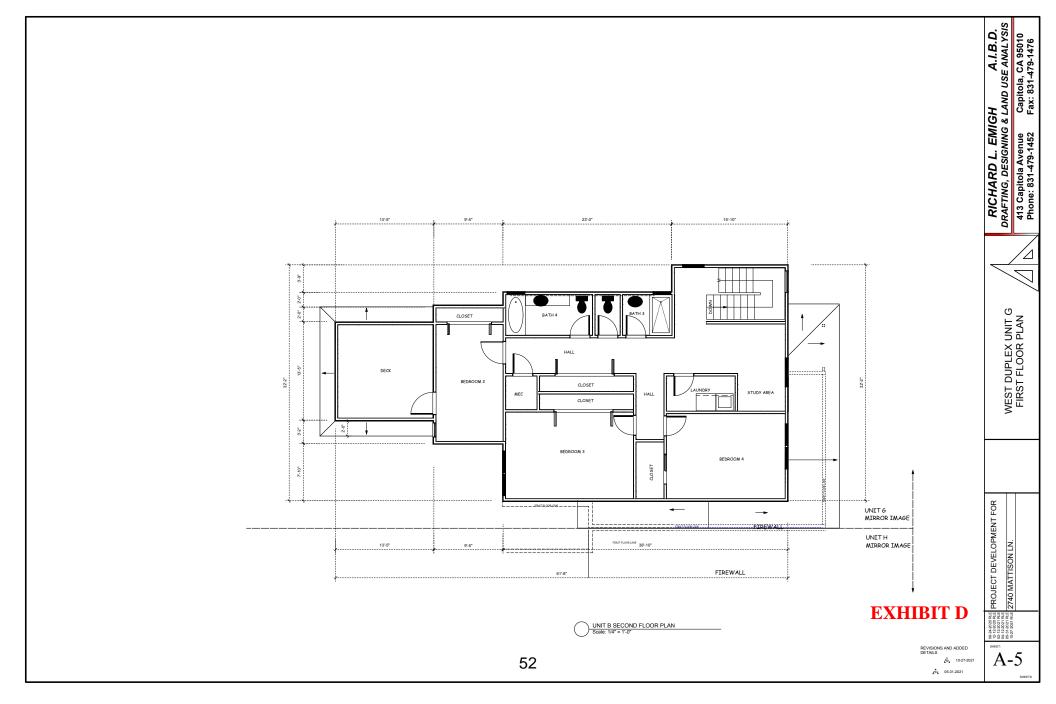
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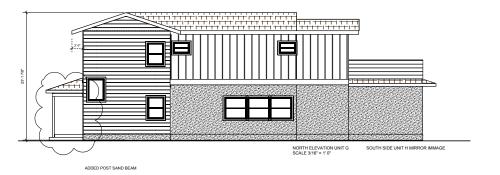














REVISIONS AND ADDED DETAILS

_26\sqrt{10-27-2021} Δ12-12-2020 CLOUDS ADDED Δ4\sqrt{05-31-2021}

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

DUPLEX G & H COMBINED ELEVATIONS

PROJECT DEVELOPMENT FOR 2740 MATTISON LN.

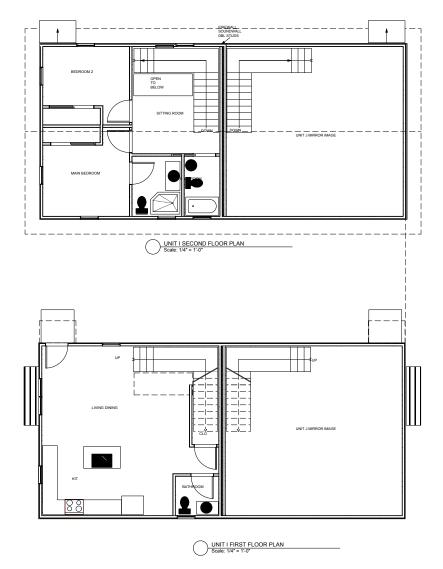
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A-9

A-10

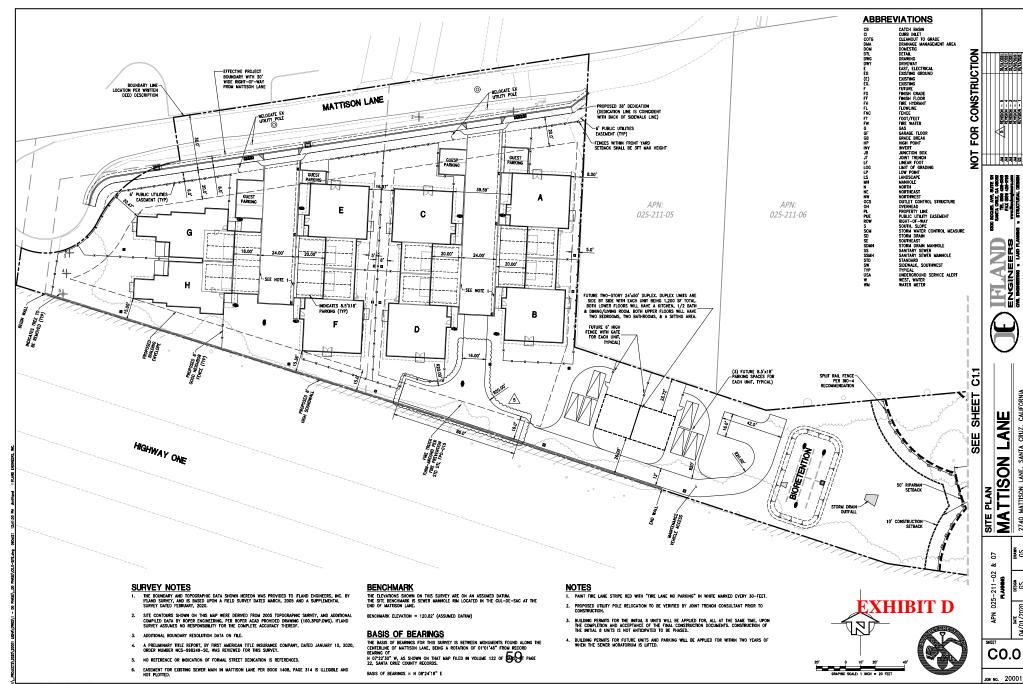




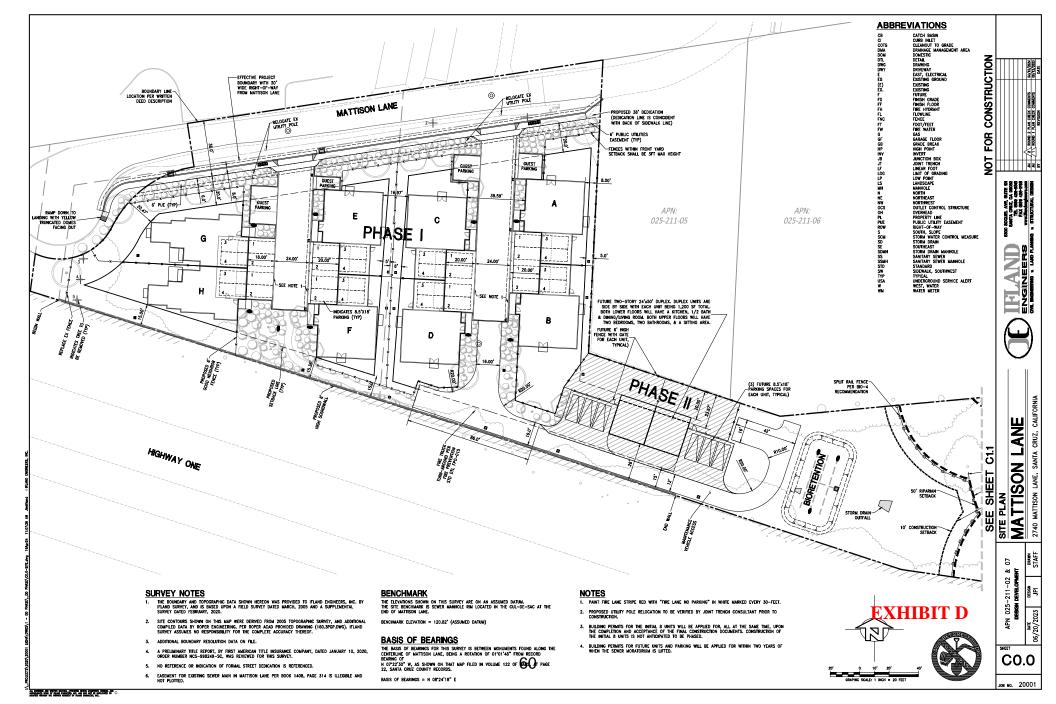


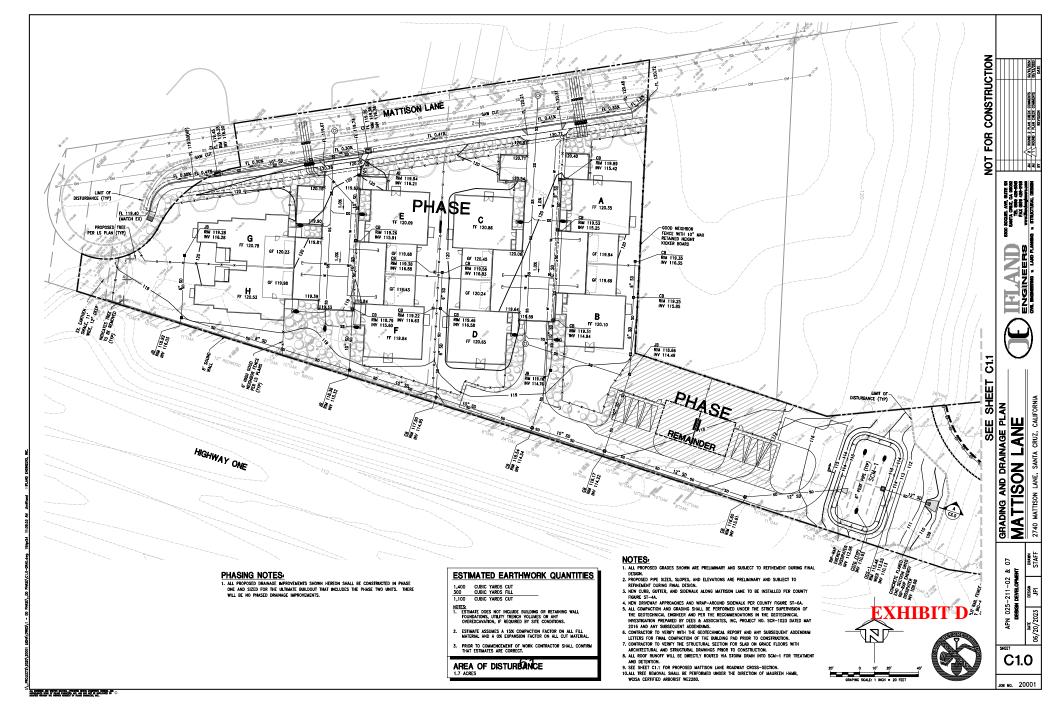


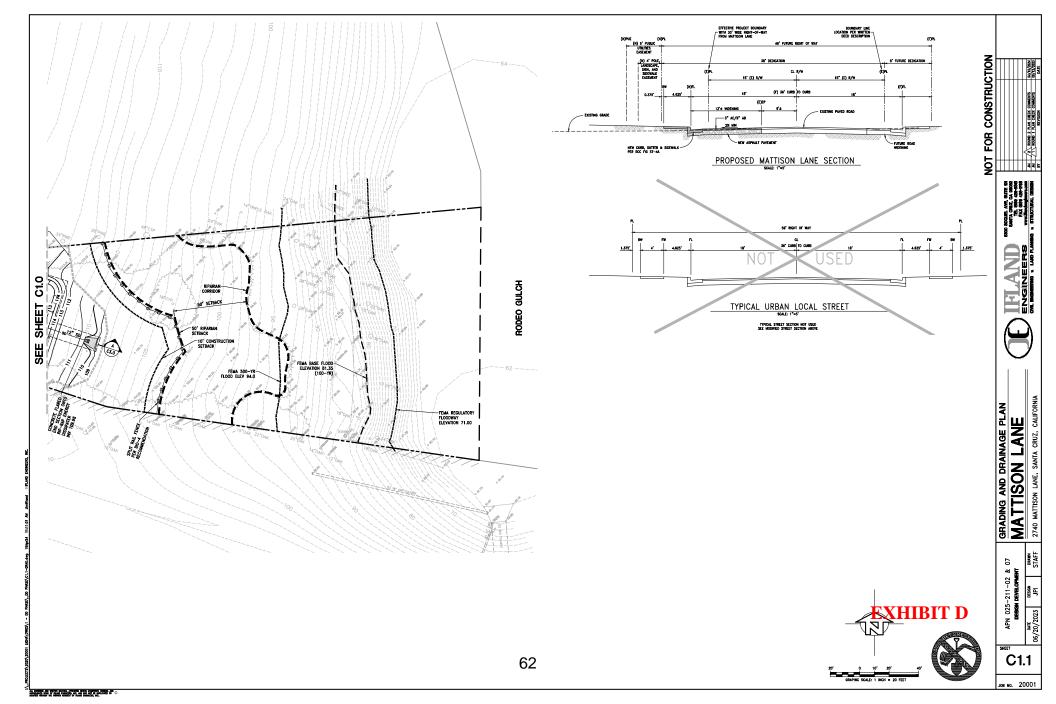
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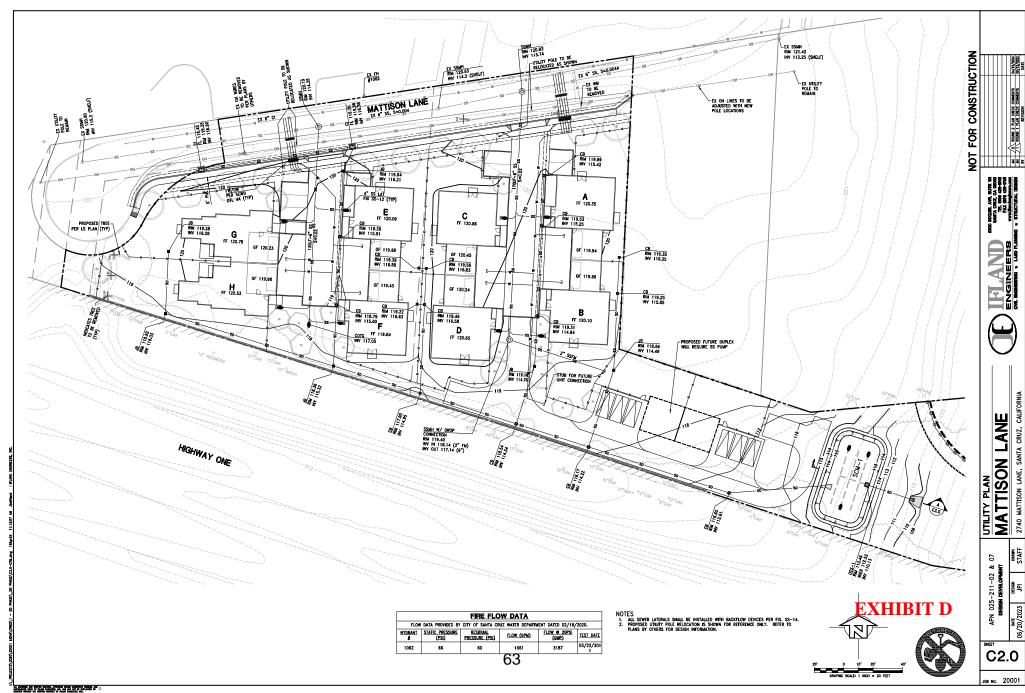


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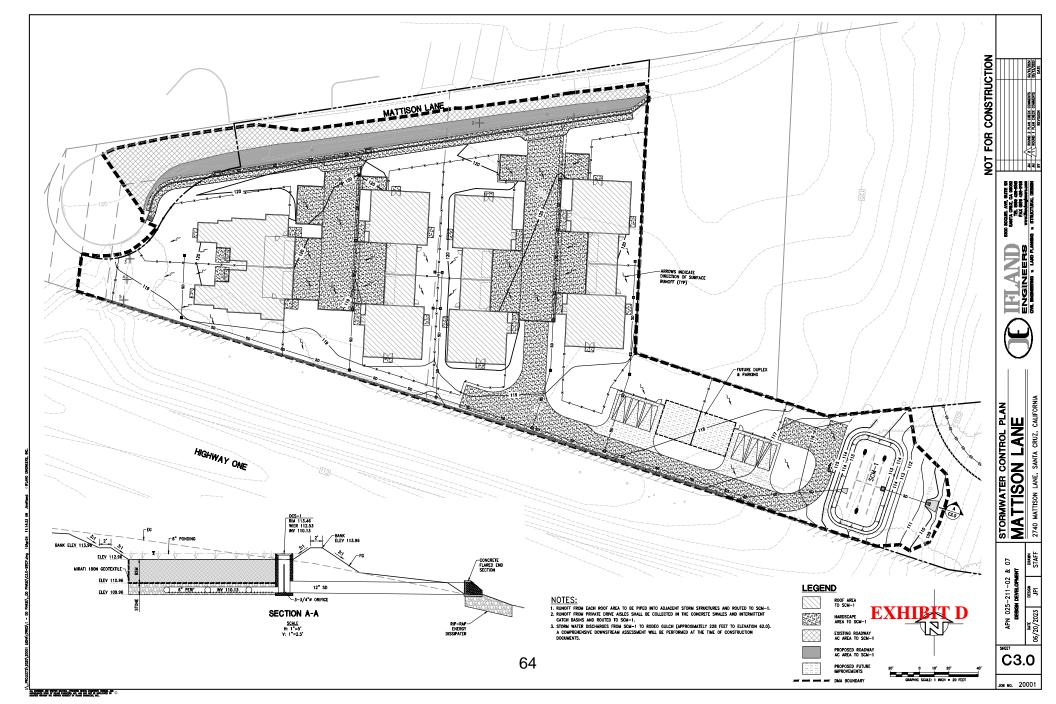


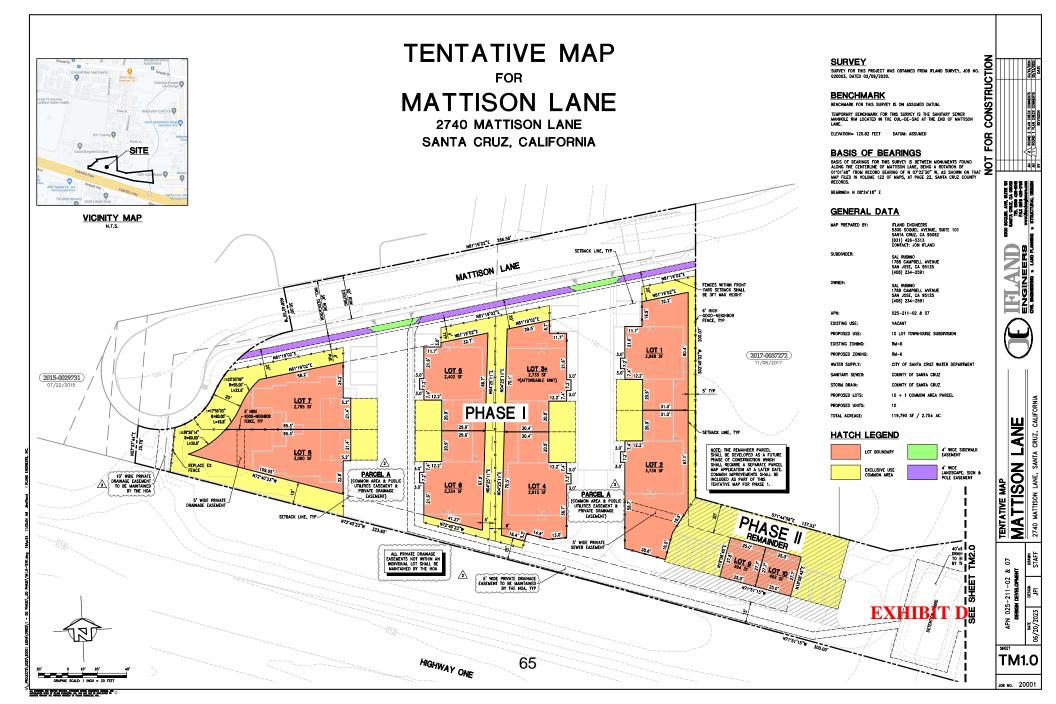


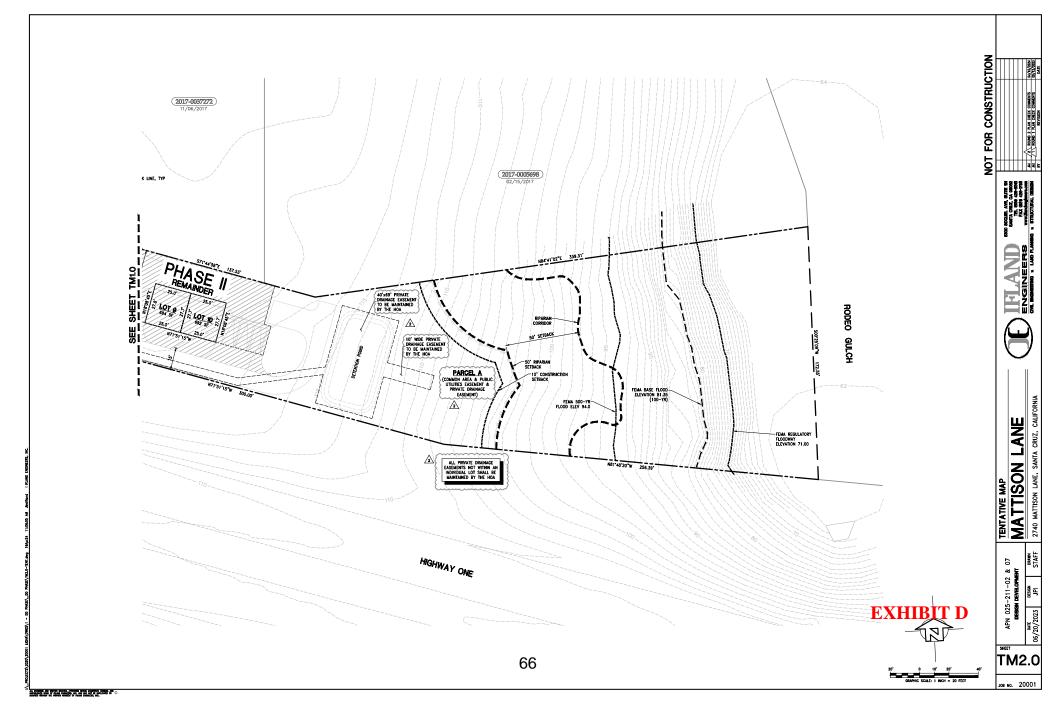


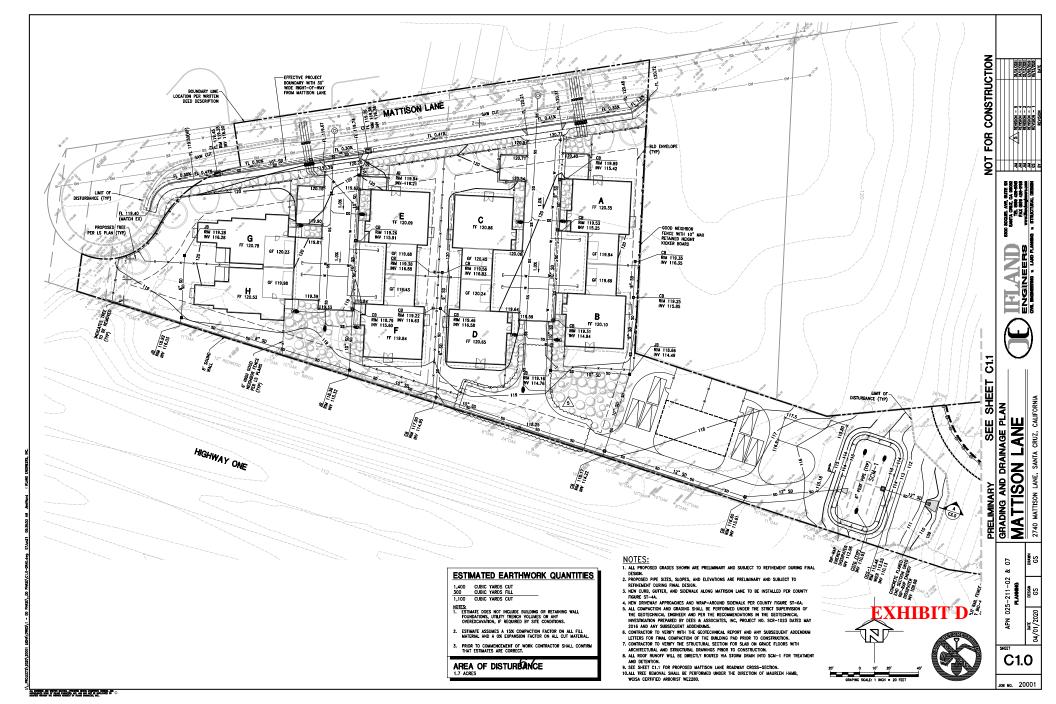
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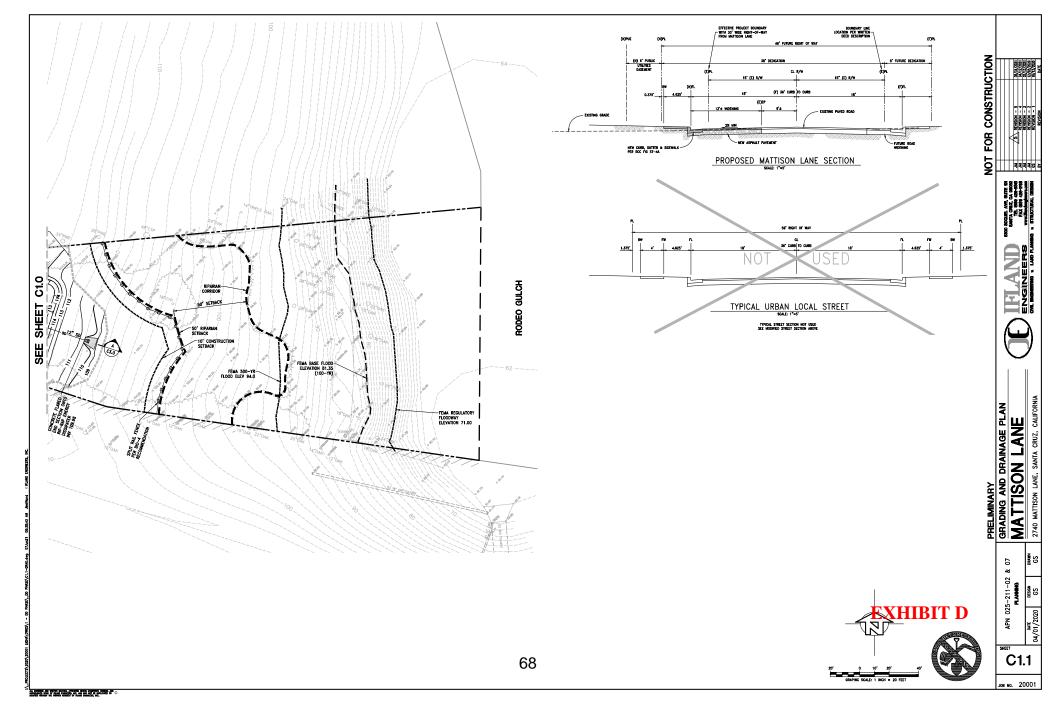
JOB NO. 20001

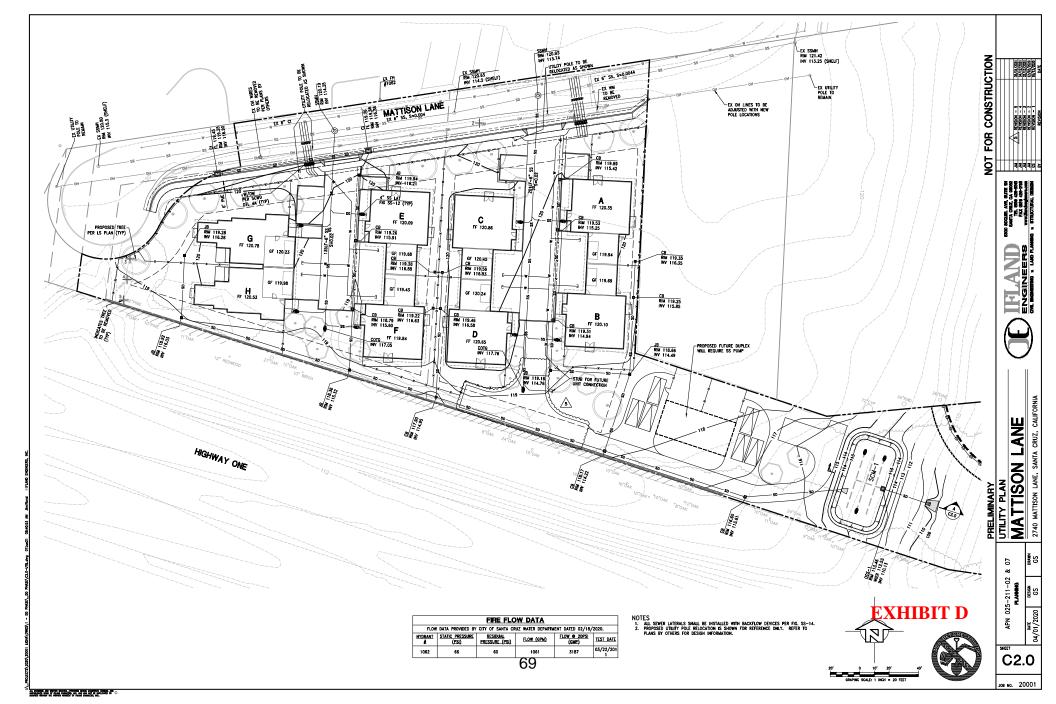


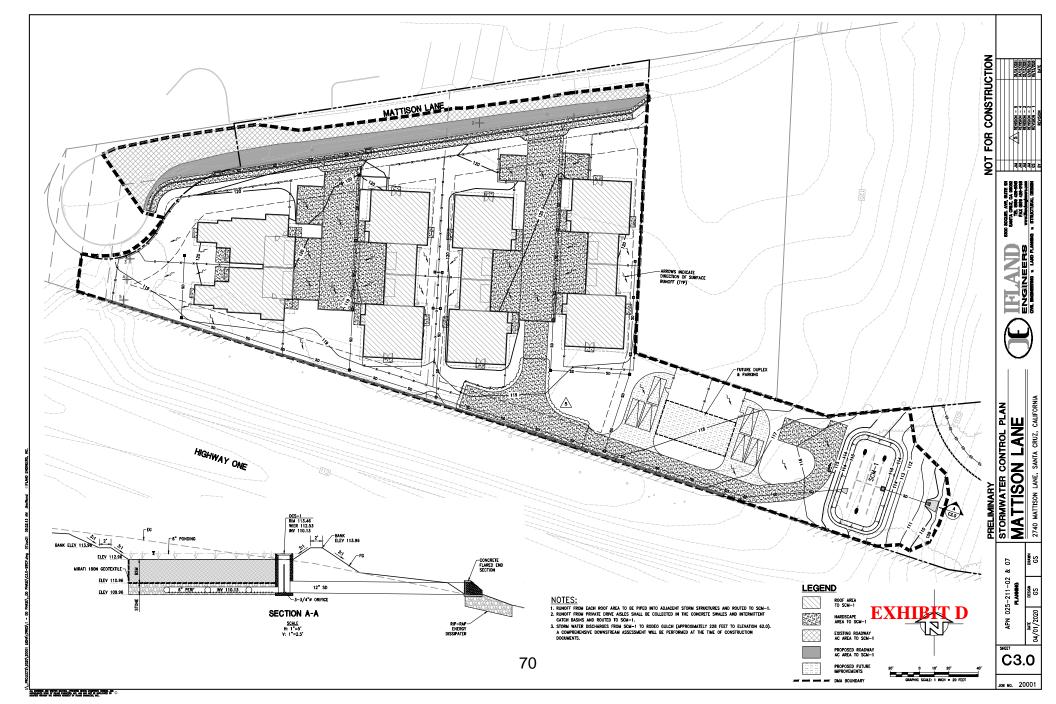


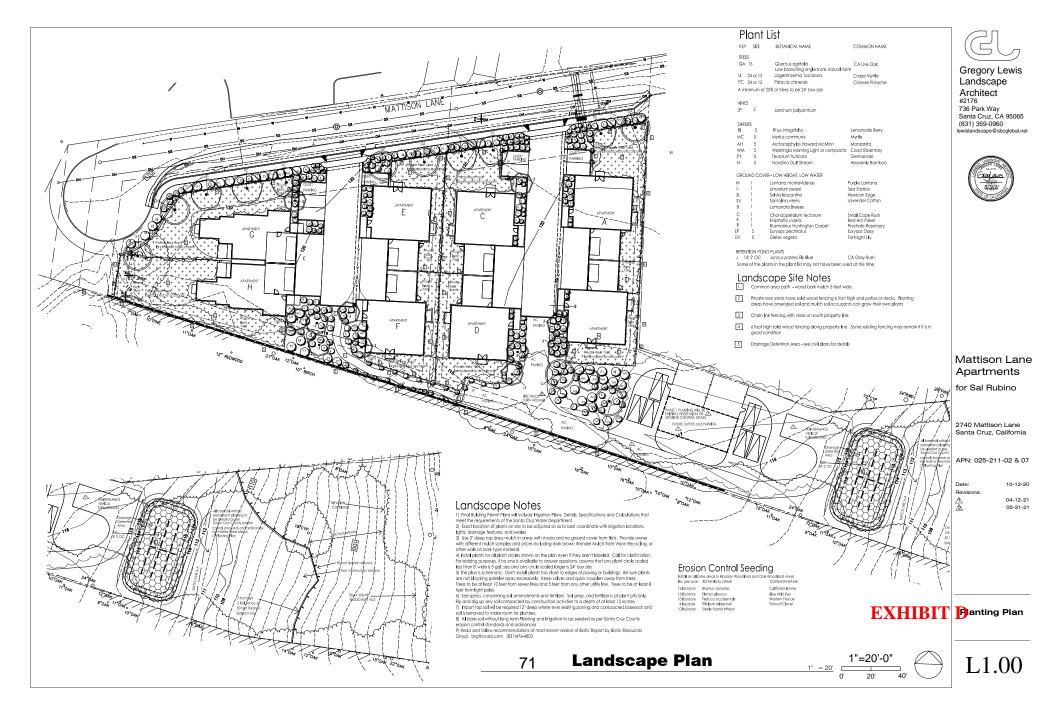


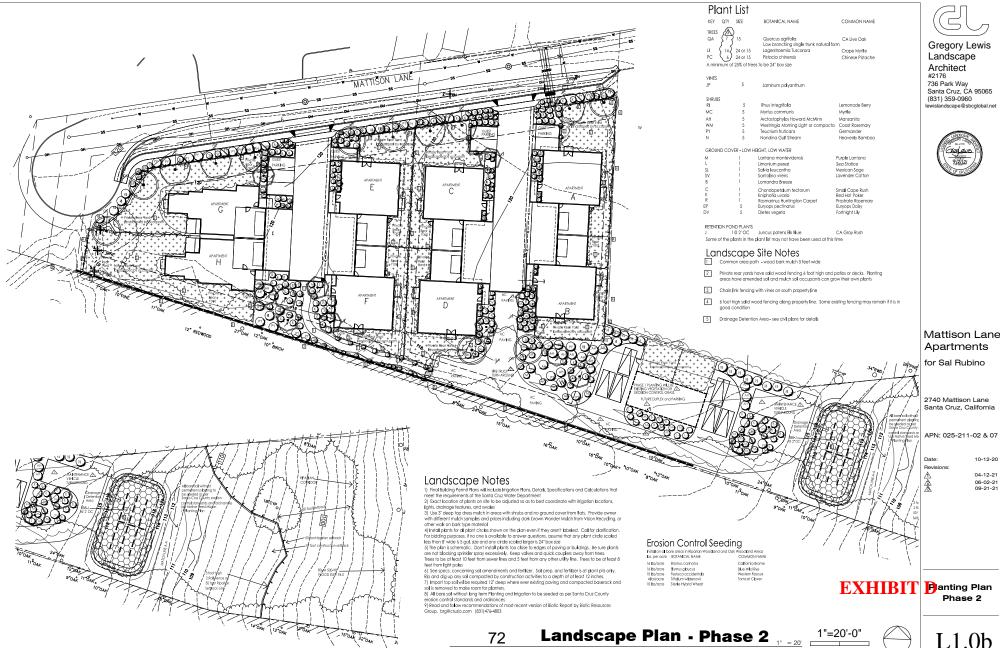












Mattison Lane

06-02-21





Mattison Lane Apartments: Exterior Color Schemes

Roofing, all buildings



Elk Timberline Cool series- Barkwood

Buildings A/B, E/F. H/I and Carports





Trim, windows and board and batt pattern upper wall areas

Cement Plaster lower walls

Buildings C/D, G, J/K, potting shed





Trim, windows and board and batt pattern upper wall areas

Cement Plaster lower walls

Trellises





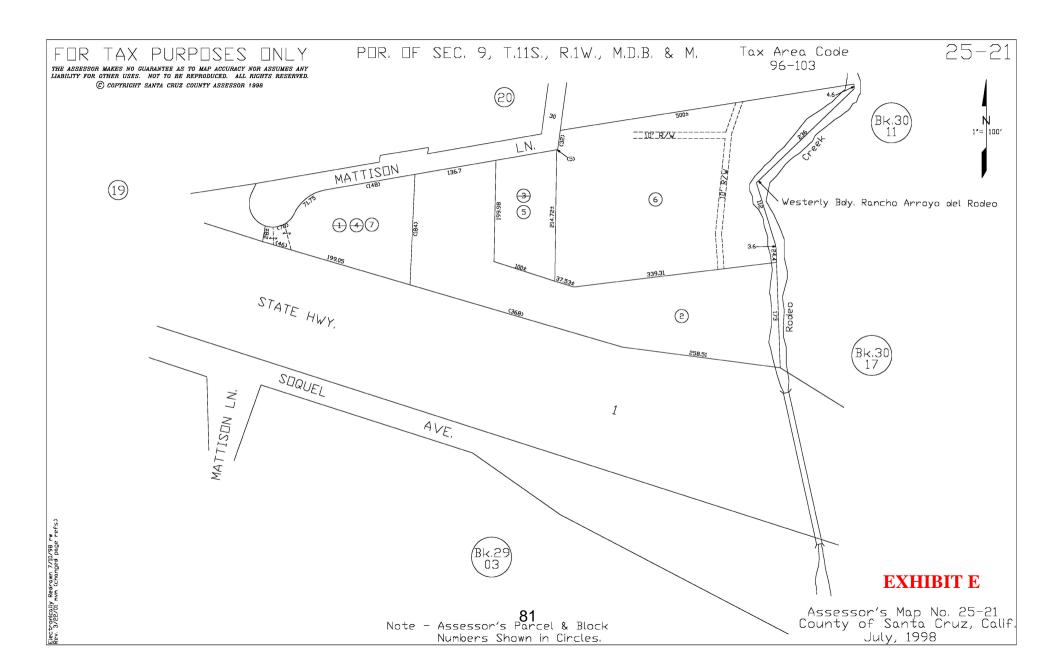


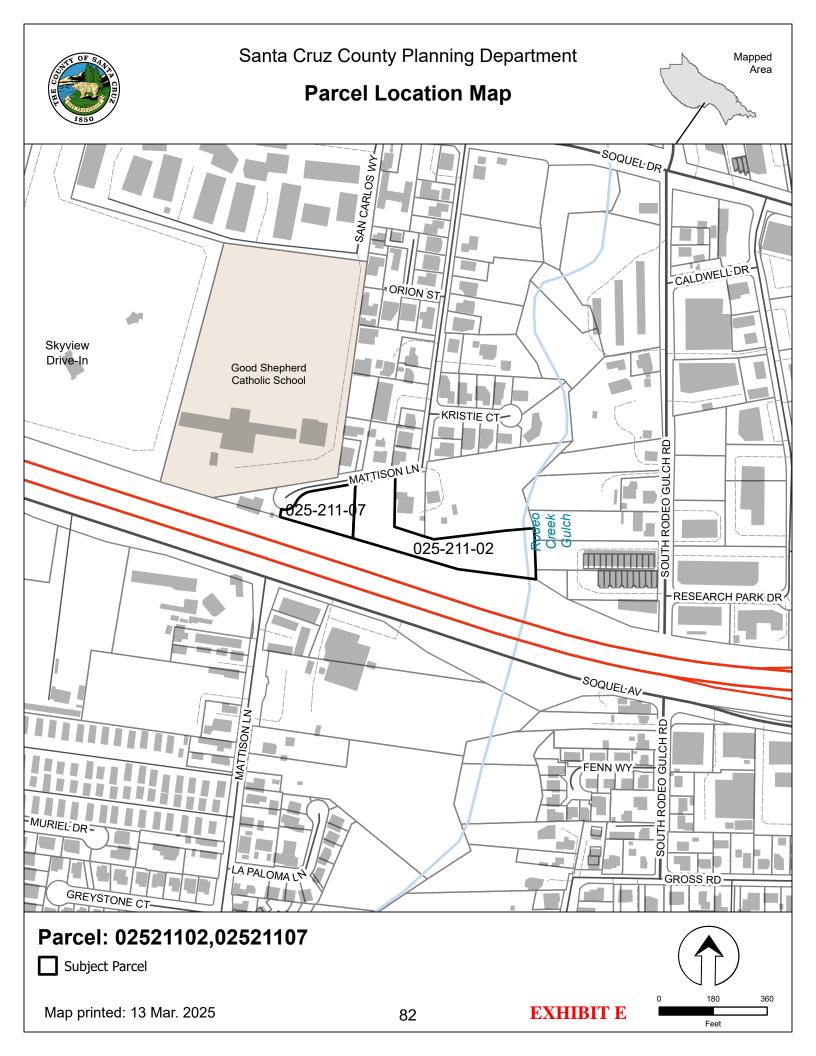


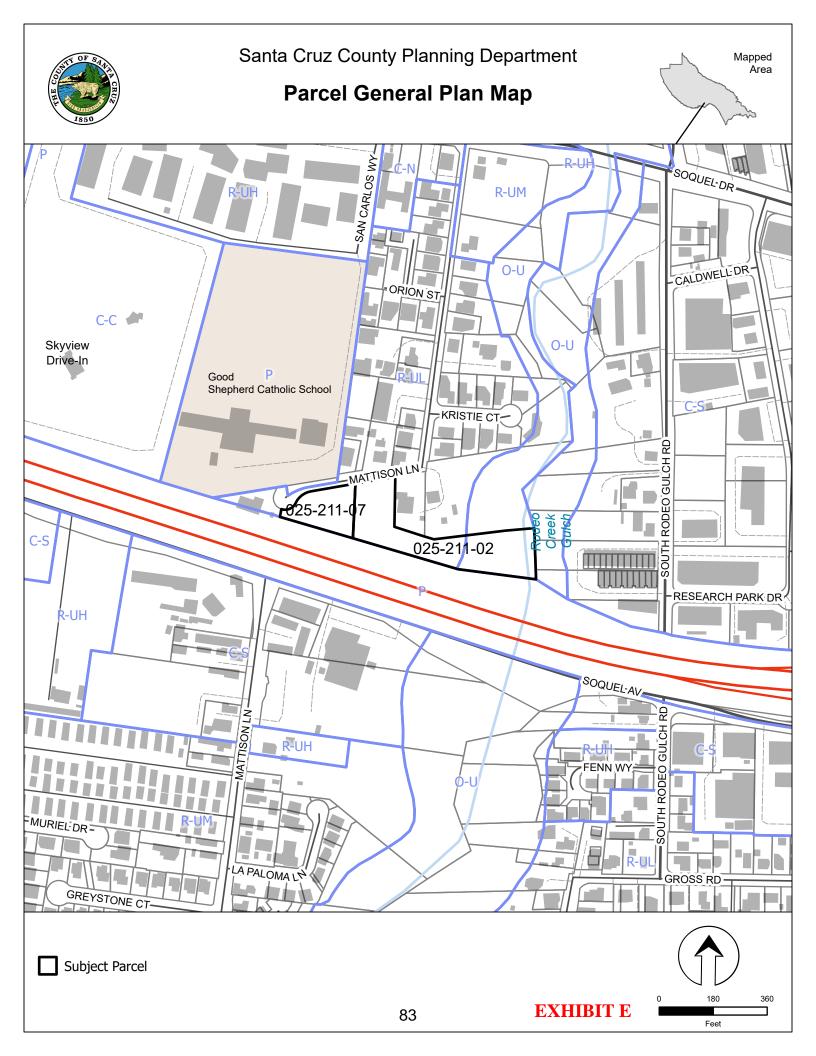


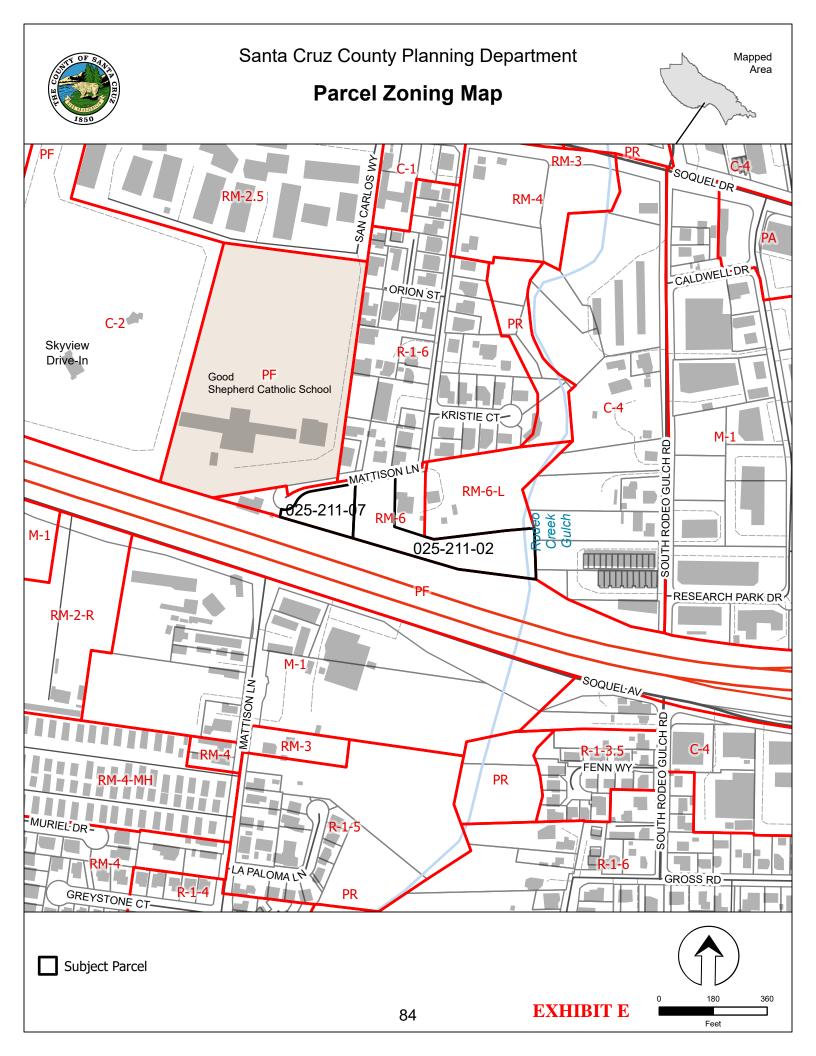












Application #: 231137

APN: 025-211-02 & 025-211-07

Owner: Sal Rubino

Parcel Information

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Serv	71000	In	torm	ation
DCI 1	11003		шш	lauvi

Urban/Rural Services Line:	X Inside Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	County of Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Control District 5
Parcel Information	
Parcel Size:	APN 025-211-02 – 87,984 sq. ft. (2.02 ac.) gross
	APN 025-211-07 – 31,806 sq. ft. (0.73 ac.) gross

Existing Land Use - Parcel: Vacant – Residential

Existing Land Use - Surrounding: Mix of Multi-family and single family Residential

Project Access: Mattison Lane Planning Area: Live Oak

Land Use Designation: R-UL and O-U (Urban Low Density Residential, Urban

Open Space)

Zone District: RM-6 (Multi Family Residential (Minimum 6,000 square

foot parcel))

Coastal Zone: ____ Inside ____ X Outside Appealable to Calif. Coastal ____ Yes ____ X No

Comm.

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

Environmental Information

An Addendum to an Initial Study/Mitigated Negative Declaration has been prepared (Exhibit A) that addresses the environmental review associated with this application.





SANTA CRUZ COUNTY SANITATION DISTRICT

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

MATT MACHADO, DISTRICT ENGINEER

MARCH 14, 2025

RUBINO ENTERPRISES 44 SOUTHBRIDGE CARBONDALE, CO 81623

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR

THE FOLLOWING PROPOSED DEVELOPMENT

APN: 025-211-02 & 025-211-07 PARCEL ADDRESS: 2740 MATTISON LANE

PROJECT DESCRIPTION: NEW 10-UNIT DWELLING UNIT, PROPOSED AS TWO PHASES WITH

FIRST PHASE BEING 8-UNITS CONSISTING OF (4) DUPLEXES AND

SECOND PHASE BEING 2-UNITS OF (1) DUPLEX

Dear Mr. Weaver and Rubino Enterprises:

The District has received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available on Mattison Lane for the subject development.

This parcel is within the Rodeo Basin sewer moratorium which limits connections to four dwelling units per previously existing parcel. Sanitation District improvement projects are actively being implemented to address the sewer moratorium. As such, sewer availability for the full 10 units in this proposal has been deemed feasible 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 the Planning Department, 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
District Engineer
DocuSigned by:

By:

Ashleigh Trujillo
Sanitation Engineer

Common Items Required During the Review of Sanitation Projects

<u>What to show on the drawings:</u> When you begin the design process, please show:

On the plot/site/utility plan:

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

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

On a floor plan:

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

(Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition. Reference for County Design Criteria: http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/Design%20Crit/DESIGNCRITERIA.pdf

Demolition and sewer abandonment

If the proposed plans will involve some demolition, the existing sewer lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit (either temporary or permanent) for disconnection work must be obtained from the District. This process is often overlooked until the last minute and can result in unnecessary delays, and you are encouraged to plan for the relatively short time and small expense to fulfill this requirement. There is no charge for either permit or inspection. (Sanitation District Code section 7.04.410)

New Connection

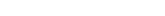
If the proposed plans will involve one or more new sewer connections, we must issue a new sewer connection permit for each new connection. The final connection charges can be determined only after the District and, as needed, other Department of Public Works divisions have reviewed and approved the final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

Tentative, parcel, or final map required

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

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

87



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

Non-residential water use

Provide to the District a written estimate the amount of domestic water (average gallons per day) that will be used on this parcel after it is fully developed. You may need to engage an engineer or other knowledgeable person to provide an accurate estimate. This information will be used in the determination of both fees and waste pretreatment requirements. Connection permits can only be issued after these requirements are determined. (Sanitation District Code section 5.04.100)

Multi-unit development with a private collector line

If the development will require a private collector line serving several separate units or parcels, which will be individually and separately owned, prior to any land split or building permit, the applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project. Please reference this homeowner's association directly on the tentative map and final map, as well as in the Association's recorded CC&R's. Please record those CC&Rs, and provide a copy of the recorded documents, with proof of recordation, to the District prior to the filing of the final map.

Public sewer (existing) on the property

If a public sewer main is located on the property, any improvements in the easement will need to be removed if the District needs to replace the sewer main. It will be a condition of any development permit that the existing sewer system line and easement shall be surveyed and plotted on the site plan for the development or building permit application. No permanent improvements may be constructed within the easement boundaries. (Sanitation District Code section 7.04.430)

Backflow prevention device

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





WATER SERVICE INFORMATION FORM

March 11, 2025

Owner: Rubino Enterprises li Llc
Site Address: 2740 Mattison Ln, Live Oak

Site APN: 025-211-02

Project Description: Construct 22 Unit Apartment Building

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, with an existing water service, and is subject to the following conditions:

- Full set of building plans are required to be submitted to the Water Department to determine the final requirements and fees due. A utility plan, Parcel Map and Irrigation plan should be included in the final building set. Dedicated irrigation service required for residential and commercial landscaping measuring over 5,000 sqft.
- 2. Fees are due for this project. Fees are due prior to issuing a Water Permit for this project. Permits need to be issued prior to any service installation work. Full set of final building plans are required to be submitted to the Water Department to determine the final requirements and fees due.

Please see attached Fee Estimate page.

- Fire service as required by Central Fire. Please complete Fire Protection Requirements
 Form with Central Fire and submit completed form to SCWD prior to obtaining water
 permit. Central Fire phone number: (831) 479-6842.
 The Water Department will not take payment without the completed fire protection
 requirements form (see attached).
- 4. All work done on the system must be done by a SCWD Approved Contractor. Please see the attached SCWD Approved Contractors list.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

Charis Thompson City of Santa Cruz | Water Dept., Engineering 212 Locust Street, Suite C Santa Cruz, CA 95060

NEW WATER SERVICE - Permiti Fee Estimatie

Mtr Config	Use Type	Type/Size	Fee Description	Num of Units	Unit Cost	Sub Tota
	WMRU		MRU DEV FEE (2016)	22	\$7,862.00	\$172,964.0
			INSTALLATION FEE - 5/8 DISC METER	22	\$260.00	\$5,720.0
			C/D PLAN REVIEW MRU	1	\$50.00	\$50.0
			1/23/2017: 5/8" meter	1		-\$260.0
			1/23/2017: Sys Dev Cred	1		-\$11,231.0

PERMIT FEE ESTIMATE**	TOTAL FEE
	\$167,243.00

^{**}SUBJECT TO CHANGE

Pacific Rim Planning Group Land Use & Development Consultants 206 Morrissey Blvd Santa Cruz, CA. 95062

Ph: 831-457-2033

Email: pacrimplangrp@gmail.com

Memo // Transmittal

Date: April 8, 2023

To: Ms. Lezanne Jeffs

From: Jim Weaver

Subject: Notification and Results of Mattison Lane Neighborhood

Meeting

Lezanne -

On Saturday April 8, 2023 we had a neighborhood meeting for the Mattison Lane Amendment. A total of 5 neighbors showed up. We discussed the proposed change in the project from rental units to ownership units and all were in favor of ownership Units. The mutual feeling was that ownership would result in better long term care of the property.

There were a few questions about improvements to Mattison lane, landscaping, tree removal along the highway and when construction would begin. Everyone indicated that they would like to see the project get built sooner than later as it would likely result in less homeless folks wandering around.

Attached here is the list of folks notified and those that attended on Saturday I am looking forward to working with you so ket me know if you need anything from me.

All the Best

Jim

Notification of Neighborhood Meeting Rescheduled Due to Illness

Date: April 8, 2023

Time: 10 AM

Place: 2740 Mattison Lane (Project Site)

Project History/Background:

The County Planning Commission approved a 4 unit duplex Consisting of 8 units on May 11, 2022. Two additional units were added if and when the sewer moratorium is lifted. These units were designed to look like single family homes with attached garages. They were to be rental units.

Subsequent to the approval, the property owner decided that they should be for sale units. Therefore the approval is being amended to allow for a subdivision of the property. This will allow for the creation of individual ownership of each duplex. Nothing else changes, the project will look and function exactly like it was approved. All parking and landscape areas stay the same as does the design of the units.

Project Description

Proposal to construct 4 duplex units (8 total units) designed with attached garages. Two additional units to be allowed if and when the sewer moratorium is lifted. Units will range in size from 1800 square feet to approximately 3000 square feet. The units will be two stories. Garages will accommodate two vehicles and driveways will accommodate two vehicles. Extra Guest parking is provided. Landscaping and fencing will be provided for each unit, along the frontage and in the common areas. Passive recreation will be provided in the rear portion of the property.

Please join us for an informal discussion of the project Saturday

April 1, 2023. If it is raining, we will postpone to the following Saturday at
the same time. You may call me at 831-457-2033 or email at
pacrimplangrp@gmail.com with any questions.

4-8-2023

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2741 mattigen
2750 Mattison

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03017124 BR	Resident	2551 S RODEO	SOQUEL	CA 95073
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02520116 BR	Resident	2771 MATTISO	N SANTA CRUZ	CA 95065-1918
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03017129 BR	Resident	2651 S RODEO	SOQUEL	CA 95073
03017126 BR	Resident	2551 S RODEC	SOQUEL	CA 95073
03017117 BR		2541 S RODE	SOQUEL	CA 95073
03017131 BR	Resident	2551 S RODE	SOQUEL	CA 95073
03017102 BR	Resident	2635 S RODE(SOQUEL	CA 95073
03017128 BR	Resident	2551 S RODE	SOQUEL	CA 95073