



Staff Report to the Planning Commission

Application Number: **121107**

Applicant: David Foster
Owner: Habitat for Humanity
APN: 026-111-03

Agenda Date: 2/27/13
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing house and related improvements and create seven new lots served by a new right-of-way (Habitat for Humanity-- all affordable units) in the R-1-6-D zone district.

Location: Property located on the south side of Rodriguez Street, about one-third of a mile east of its intersection with 7th Avenue, just past Koopmans Ave. in Live Oak (1240 Rodriguez Street).

Supervisory District: First District (District Supervisor: John Leopold)

Permits and Approvals Required: Subdivision, Roadway / Roadside Exception and Statutory Exemption under Section 15192 of the CEQA Guidelines: Agricultural Housing, Affordable Housing and Residential Infill Projects.

Technical Reviews: Soils Report Review, Preliminary Grading Review

Staff Recommendation:

- Certification that the proposal is statutorily exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121107, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | G. Comments & Correspondence |
| B. Findings | H. Architectural Guidelines |
| C. Conditions | I. Arborist Report |
| D. Statutory Exemption (CEQA determination) | J. Neighborhood Meeting |
| E. Assessor's, Location, Zoning and General Plan Maps | K. Phase 1 Environmental Site Assessment summary documents (full documents on file) |
| F. Will Serve Letters | |

Parcel Information

Parcel Size: 45,250 square feet (1.1 acres)
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Rodriguez Street and proposed Los Esteros Court
Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Residential)
Zone District: R-1-6-D (Single-family Residential - 6,000 square feet minimum, Designated Park Site overlay)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report and update letter submitted and accepted
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 363 cubic yards excavation, 255 cubic yards fill
Tree Removal: Four trees proposed to be removed
Scenic: Not a mapped resource
Drainage: DPW has accepted the preliminary drainage plan
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: County of Santa Cruz
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting

The subject parcel is located in a residential neighborhood in Live Oak between Capitola Road to the south, Soquel Drive to the north, and 7th and 17th Avenues to the west and east. While most of the area is zoned single-family, there are also pockets of multi-family zoned parcels. To the west of the subject parcel is the Koopmans Avenue subdivision, and beyond that, at the corner of Rodriguez and 7th Avenue, is a small commercial district.

Green Acres elementary school is within walking distance, with Shoreline Middle School and Harbor High located more distantly. Capitola Road, an arterial roadway served by Santa Cruz Metro buses, is located two long blocks to the south of the subject parcel. Soquel Drive is located about 1,500 feet north of the intersection of 7th Avenue and Rodriguez and provides another commercial area and ready access to Highway 1.

History

The subject parcel is currently developed with a single-family dwelling which was constructed, according to Assessor's records, in 1919. From 1956 to 1971, the property was used as an automobile repair facility, and from 1972 through 2002 the property was used by Locatelli Landscaping and Concrete¹.

The County's Redevelopment Agency acquired the parcel with the intent to develop it as a park. However, with the statewide dissolution of redevelopment agencies in 2011, it became infeasible to develop the park. Instead, the County decided to support the development of affordable housing on the subject parcel. To that end, the property was transferred to Habitat for Humanity in 2011.

The current application is to demolish the existing improvements, construct a new cul-de-sac, and divide the parcel into seven new single-family residential parcels. These parcels will be developed by Habitat for Humanity with single-family homes which will be sold as affordable housing. "Affordable housing" means housing which is affordable to average or below average income households. "Average income households" are those households with incomes between 80 and 120 percent of the median household income for the Santa Cruz Primary Metropolitan Statistical Area (PMSA), as determined periodically by the U.S. Department of Housing and Urban Development (HUD).

Zoning & General Plan Consistency

The subject property is a 45,250 square foot lot (1.1 acres), located in the R-1-6-D (Single-family Residential - 6,000 square feet, Designated Park Site overlay) zone district, a designation which allows residential uses. With a required Rodriguez Street dedication at the front of the parcel and the deduction of the new right-of-way along the eastern property line, the net developable area is 31,734 square feet. The Urban Low Residential (R-UL) General Plan designation allows for a density of one unit per 6,000 to 10,000 square feet of net developable area. Because all of the proposed units are to be affordable, County Code 17.12.060 allows a density bonus of 35 percent which equals a maximum of eight new parcels. In order to provide a superior site design that is compatible with the surrounding neighborhood, the applicant proposes seven units.

As noted above, the subject parcel is zoned R-1-6-D. The density bonus will result in smaller parcels, and therefore the applicable site standards are those of the R-1-4 (Single-family residential, 4,000 square foot minimum parcel size) zone district². The site standards differ only slightly; the R-1-6 front yard setback is 20 feet, where the R-1-4 standard is 15 feet, and the R-1-6 side yard setback standard is five on one side yard and eight feet on the other, where the R-1-4 standard is five feet for both side yards. Lot 6 is 5,869 square feet, larger than 80% of the R-1-4 zone district minimum, and must provide the setbacks of the R-1-6 zone district. The home designs will be conditioned to require the future homes on these lots to meet other standards of the zone district, including floor area ratio, lot coverage and height limit.

¹ Source: RRM, Inc. Phase One Environmental Site Assessment, March 25, 2004

² County Code 13.10.323D(2) allows parcels which are 80 percent of the zone district minimum to use the standards of the zone district having a minimum site area which most closely corresponds to those of the substandard lot.

Parking Incentive and Concessions

County Code Section 17.12.040 specifies that, for housing projects meeting certain affordability thresholds, various incentives and concessions may be granted. If requested by the developer, any project qualifying for a density bonus may use the reduced parking standards contained in County Code Section 17.12.090 (Parking). In this case, the developer has requested a reduction in required parking for four lots (Lots 2, 3, 6 and 7), providing two parking spaces for those lots instead of the standard three spaces required for a three-bedroom home. Eight on-street parking spaces are also provided. The developer has made this request both to reduce the impervious area and cost of the project, as well as to provide an increased setback from adjacent residences.

Concessions are a reduction in site development standards, or a modification of zoning or architectural design requirements such as an increase in floor area ratio or height or a reduction in setbacks (County Code 17.12.110(a)). The purpose of concessions is to incentivize the development of affordable projects. Concessions may make a project feasible where it otherwise would not be, or make it sufficiently profitable to incentivize development. The developer has not requested any of the three concessions which could be sought for a 100% affordable project such as this proposal. All site standards for the applicable zone district shall apply without modification.

Site Plan and Design Review

The proposed development is laid out as follows. The new right-of-way, which terminates in a cul-de-sac, is proposed to be located along the subject parcel's eastern boundary. The eastern side was selected over the western side in order to preserve more trees and in anticipation of the future development of the two adjacent parcels. By locating the right-of-way on the parcel's eastern side, the potential to widen it to serve a future subdivision on the adjacent parcels is preserved (see Exhibit A, Sheet 1).

The seven proposed lots fan out along the western and southern sides of the right-of-way. In response to concerns from the neighbors about privacy and solar access, the developer moved the location of the proposed homes as close to the new right-of-way (i.e. away from the neighbors to the west and south) as possible, while still meeting the required front yard setback. This has the added benefit of increasing the size of the rear yards. In order to minimize impervious surfaces, most of the new right-of-way and all of the driveways are to be constructed of pervious materials.

The applicant elected to submit Architectural Guidelines instead of architectural plans (Exhibit H). The Guidelines state that the three-bedroom homes will be Contemporary Craftsman in style and, although the homes will be designed to be cohesive, each will be finished in a different way so that the development will not appear to be a "cookie cutter" subdivision. The homes will be approximately 1,300 square feet in size. Because Lot 1 is located at the corner of Rodriguez Street and the new right-of-way, that home will be designed to acknowledge both Rodriguez Street and Los Esteros Court by providing a wraparound porch. A path will lead to the house from Rodriguez Street and there will be additional windows added to the façade facing Rodriguez Street so that it appears to be the front, rather than the side, of the house.

Habitat for Humanity has a policy to eliminate garages in their developments where the local jurisdiction does not require them. In order to accommodate common household goods like recycling bins, bicycles, and gardening equipment, each home will have a storage area with what will appear to be a one-car garage door. The house on Lot 2 will be one-story and fully accessible. The other six homes will be two-story and have first floors which are accessible and adaptable.

Tree Removals and Landscape Plan

The subject parcel has 13 established trees. One additional tree, a Siberian elm, is located on an adjacent parcel to the south but is very close to the shared property line. The arborist report by James P. Allen and Associates evaluated all 14 trees (see Exhibit I). All but four of these trees are located along the western or southern property line and will be preserved. Those trees, including two redwood trees and four live oaks, provide excellent screening of the project for neighbors.

Of the four trees proposed for removal, one is a fruiting pear located within the proposed building envelope of Lot 3, one is a walnut tree located within the proposed sidewalk, and two are redwood trees. The two redwood trees are the largest of the trees proposed for removal and are located towards the front of the parcel. These trees have diameters of 44.2 and 34.3 inches at four and one-half feet above grade. Both trees were topped at 40 and 50 feet respectively.

The 44.2-inch redwood is located within the building envelope of Lot 1 (tree #3 in arborist report). With a canopy of 30 feet, it covers approximately 60 percent of the proposed parcel. Given the relatively tight tolerances of the proposed site plan, it would have been impossible to design the project to preserve this tree and achieve the same density without significantly reducing the tree's canopy.

The developer initially proposed to retain the 32-inch diameter redwood (tree #1 in arborist report) which is located on the eastern side of the parcel. However, retaining that tree would have caused a constriction in the right-of-way. In addition, because road improvements would have been installed within a few feet of the tree, there was concern about the tree's ability to withstand construction impacts. The arborist recommended that any improvements would have to be constructed on the existing grade without damaging tree roots. According to the project engineer, it would have been impossible to construct the new cul-de-sac while conforming to the arborist's recommendations. In addition, the tree has broad lateral growth which would have been required to be limbed up significantly to allow for vehicles and bicyclists to pass it on the right-of-way. Having already been topped, limbing the tree would have resulted in a very compromised form. The only other viable site plan would have been to site the right-of-way on the western side of the parcel, but as noted above, this is where most of the other trees on the parcel are located.

The landscape plan, prepared by a landscape architect, proposes to retain the other nine trees and add five live oak, seven redwoods, and nine Chinese pistache trees. In addition, the Rodriguez frontage will be fully landscaped with drought-tolerant plants. A condition of approval is required to submit a front yard landscape plan with each new house.

Improvement Plan

The proposed land division and associated improvements will require site grading and preparation, primarily to establish final building pads and pavement elevations in order to maintain positive drainage away from structures and toward the pervious paving and detention system. Grading is proposed to be about 363 cubic yards of excavation and 255 cubic yards of fill. This volume of grading is reasonable, given that the subject parcel is over one acre in size.

Currently, the subject parcel drains in two different directions; about one-third of the parcel drains to the south while the northern two-thirds drains to Rodriguez Street. Because the developer was unable to acquire an easement for the southern runoff, the stormwater management plan proposes to redirect that runoff to Rodriguez Street.

The majority of the impervious drainage runoff will sheet flow to the porous paving in the new street. The drain rock under the porous paving is sufficiently deep to detain the two, 10 and 25 year storm events. Rain falling on the roofs of Lots 1, 2, 3, 4, and portions of Lots 5, 6, and 7 will flow to porous paving. Precipitation falling on the rest of the roofs of Lots 5, 6, and 7 will be collected and piped to the detention system located beneath the new street. Because of the subject parcel's slow percolation rate, detention was selected as the preferred method to mitigate stormwater runoff.

From the detention system, the runoff will be released at the pre-development rates of the two, 10 and 25 year storm events to the Rodriguez Street storm drain system. As a part of this project, the storm drain system will be extended 253 feet from Koopmans Avenue to the subject parcel. All of the driveways, which are pervious, flow to the pervious paving of the new right-of-way. The back and side yards of Lots 5, 6, and 7 will maintain the existing drainage pattern and flow to the south, with the back and side yards of Lots 1, 2, 3 and 4 flowing to Rodriguez Street. The Department of Public Works, Stormwater Management Section has accepted the proposed stormwater management plan.

Roadway / Roadside Exception

New rights-of-way must meet the County's Design Criteria unless a Roadway/Roadside Exception is granted as described in County Code 15.10.050(f). This Code Section lists six findings, one of which must be made to authorize an Exception. For this project, the applicant proposes a Roadway / Roadside Exception to allow a 40-foot wide right-of-way instead of the standard 56-foot wide roadway.

Finding number one may be applied when the full improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property. In this case, most of the surrounding street network does not meet the County standard, although it does provide adequate access to the area. For example, Rodriguez Street, which is designated as a collector street in the General Plan, is just 40 feet wide, where collector streets are supposed to be 60 feet wide. Similarly, Koopmans Avenue which, between Webster Street and Rodriguez Street, serves 20 single-family parcels is 50 feet wide, where 56 feet is required. Webster Street to the south, which connects Jose Avenue with 16th Avenue, and

serves many parcels, is 40 feet wide where 56 is required. As such, the proposed 40-foot wide right-of-way is consistent with the character of the neighborhood.

The proposed right-of-way, while deviating from the Department of Public Work's Design Criteria standard, will function adequately for the seven proposed lots which will all be located along the west side of Los Esteros Court. The standard 56-foot wide road width is designed to accommodate two full lanes of traffic with parking, curb and gutter, landscape strip, and sidewalk along both sides of a street. The Los Esteros Court right-of-way, which is 40 feet in width, terminates in a cul-de-sac, and provides a sidewalk and landscape strip along the west side of the development where the proposed homes will be located, and eight parking spaces along its east side, thereby requiring less right-of-way width. The Central Fire Protection District has reviewed the plans and determined that Los Esteros Court is adequate to serve seven residential lots. The reduced roadway width will result in less impervious surface and allow additional areas to be covered by residential landscaping.

Environmental Review

The proposed development is statutorily exempt from further review under the California Environmental Quality Act because all of the proposed new homes will be affordable, and the project is consistent with the criteria of Section 15192 of the CEQA Guidelines: Agricultural Housing, Affordable Housing and Residential Infill Projects (see Exhibit D).

Neighborhood Meeting

The pre-application neighborhood meeting was held on April 10, 2012 at the Green Acres Elementary School multi-use room. Thirteen people are listed on the sign-in sheet, but the applicant estimates that there were 25 people in attendance. The meeting summary identifies 16 major issues, including: disappointment that, as a result of the dissolution of the RDA, the subject parcel would not be developed as a park; concern about the shading impacts of the project; questions about how an affordable housing project could affect property values; and concerns about drainage impacts (see Exhibit J).

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.

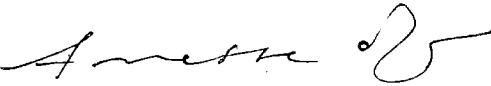
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121107**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____

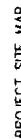

Annette Olson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

Report Reviewed By: _____

Ken Hart
Principal Planner
Santa Cruz County Planning Department

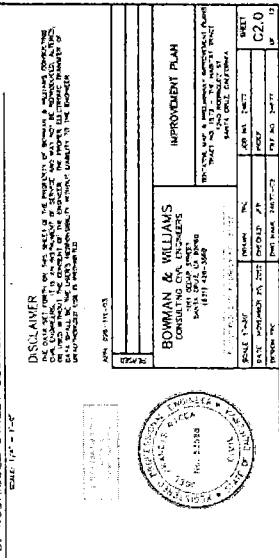
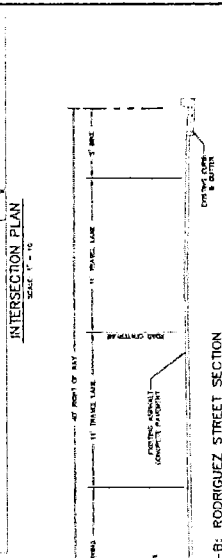
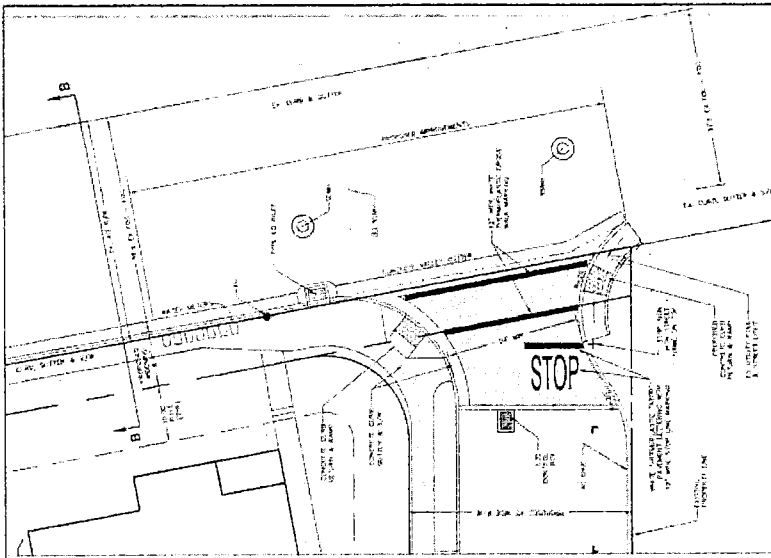
TRACT NO. 1572 - THE HABITAT TRACT
1240 RODRIGUEZ ST - APN 026-111-03
SANTA CRUZ COUNTY, CALIFORNIA

COUNTY BENCHMARK

SHEET INDEX

DISCLAIMER

[illegible]



EARTHWORK AND GRADING NOTES

1. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
2. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
3. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
4. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
5. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
6. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

EARTHWORK VOLUMES

ITEM	EXCAVATION (CY)	FILL (CY)	NET (CY)
1. ROAD	241	242	106
2. SIDEWALK	415	-	-

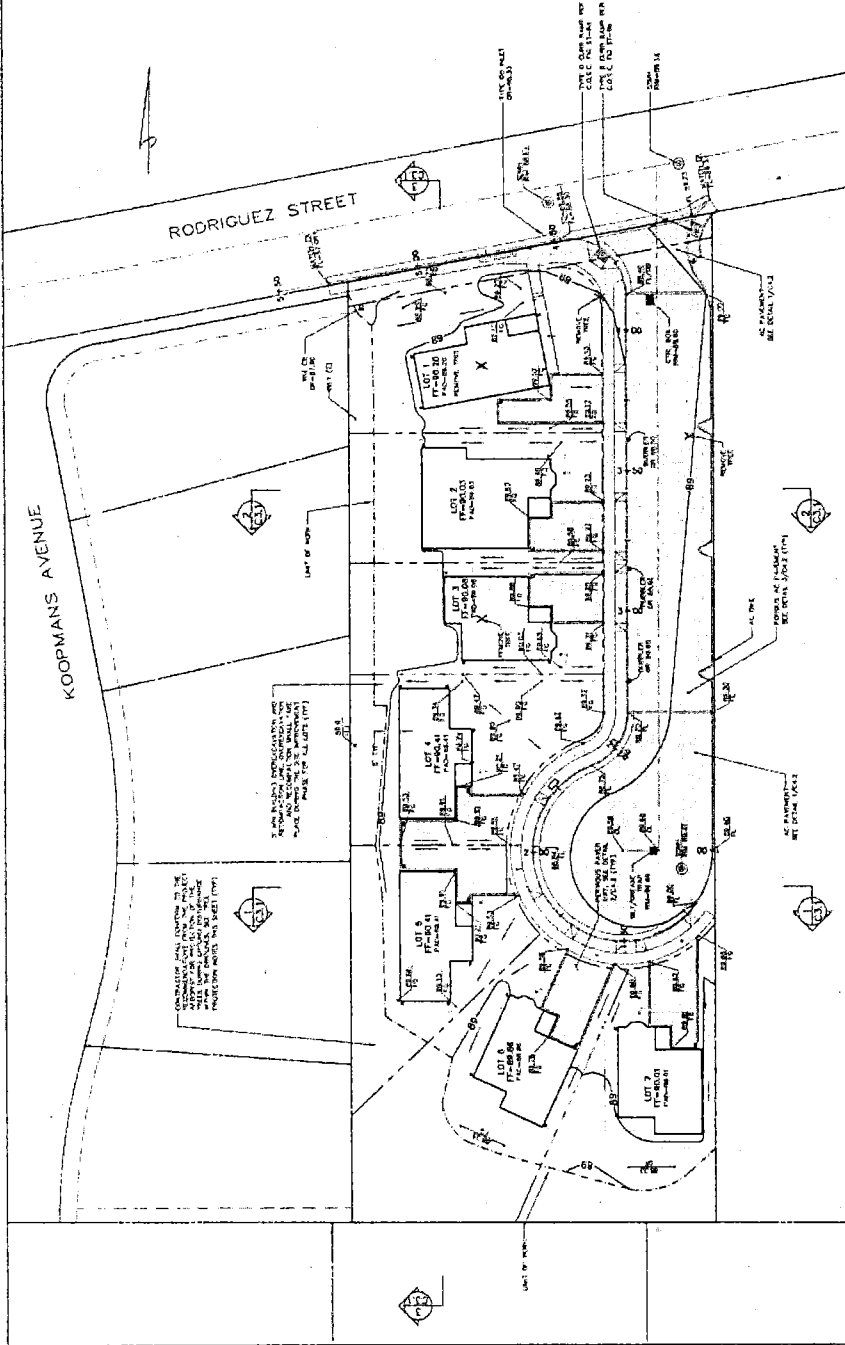
CONSTRUCTION VOLUMES FOR THE EARTHWORK SHOWN ON THIS SHEET HAVE BEEN CALCULATED BY THE METHOD OF THE AREA OF THE CROSS-SECTIONAL AREAS OF THE EARTHWORK SHOWN ON THIS SHEET. THE VOLUMES SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE VOLUMES SHOWN ARE NOT TO BE USED FOR BIDDING PURPOSES.

THE VOLUMES SHOWN ARE NOT TO BE USED FOR BIDDING PURPOSES.

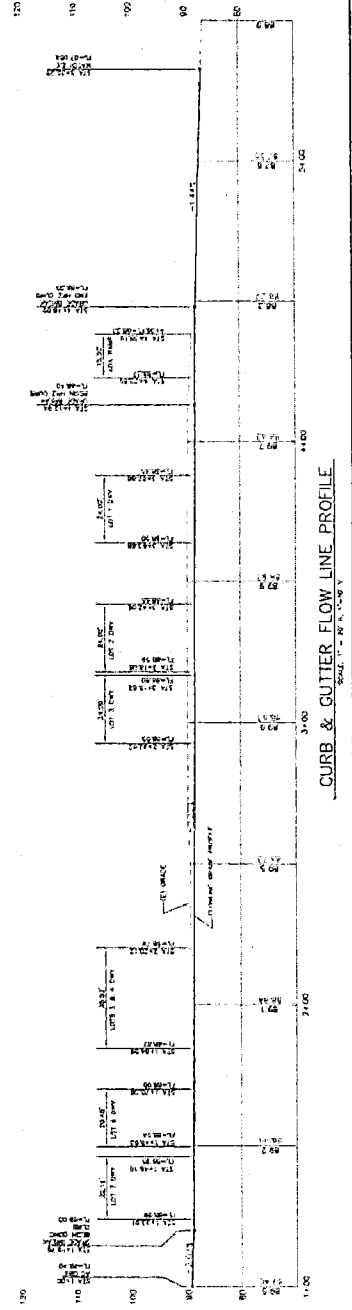
TREE PROTECTION PER ABBOTT

1. ALL TREES SHOWN ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
2. ALL TREES SHOWN ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
3. ALL TREES SHOWN ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
4. ALL TREES SHOWN ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
5. ALL TREES SHOWN ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
6. ALL TREES SHOWN ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

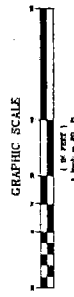
THE VOLUMES SHOWN ARE NOT TO BE USED FOR BIDDING PURPOSES.



GRADING & DRAINAGE PLAN



CURB & GUTTER FLOW LINE PROFILE

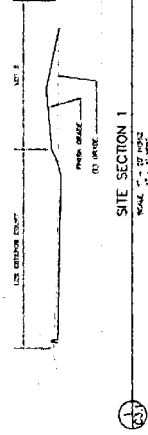
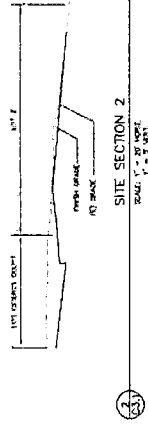
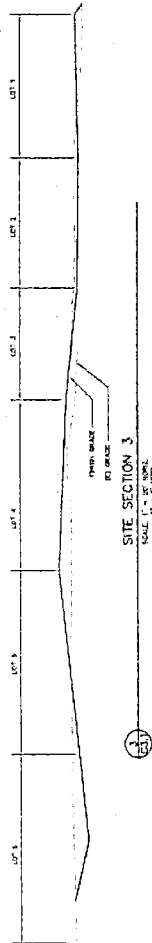


DISCLAIMER

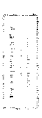
THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT OR THE PROPERTY OF THE PROJECT. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT OR THE PROPERTY OF THE PROJECT. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT OR THE PROPERTY OF THE PROJECT.

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1000 W. 10TH STREET LOS ANGELES, CALIFORNIA 90057		GRADING AND DRAINAGE PLAN SHEET NO. 1 OF 1 DATE: 10/1/10	
SCALE: 1" = 40' DATE: 10/1/10 DRAWN BY: J. W. BOWMAN	SCALE: 1" = 40' DATE: 10/1/10 CHECKED BY: J. W. BOWMAN	SCALE: 1" = 40' DATE: 10/1/10 DRAWN BY: J. W. BOWMAN	SCALE: 1" = 40' DATE: 10/1/10 CHECKED BY: J. W. BOWMAN





DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE, COMPLETE, OR CURRENT. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE, COMPLETE, OR CURRENT.

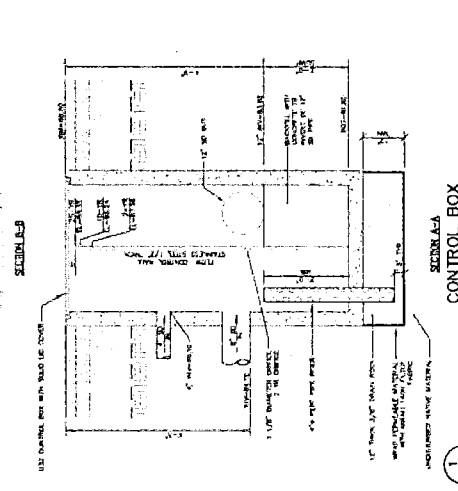
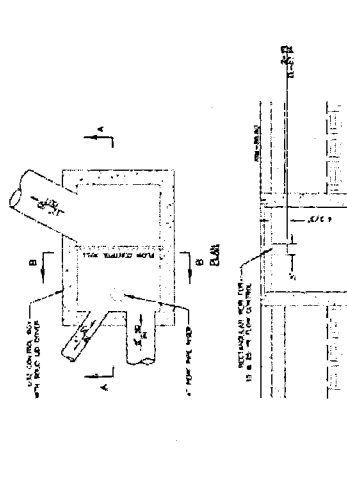


BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
SANTA ANA, CALIFORNIA
(949) 261-1100
WWW.BOWMAN-AND-WILLIAMS.COM

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/1/2019	PRELIMINARY DESIGN	AW	AW
2	10/1/2019	FINAL DESIGN	AW	AW

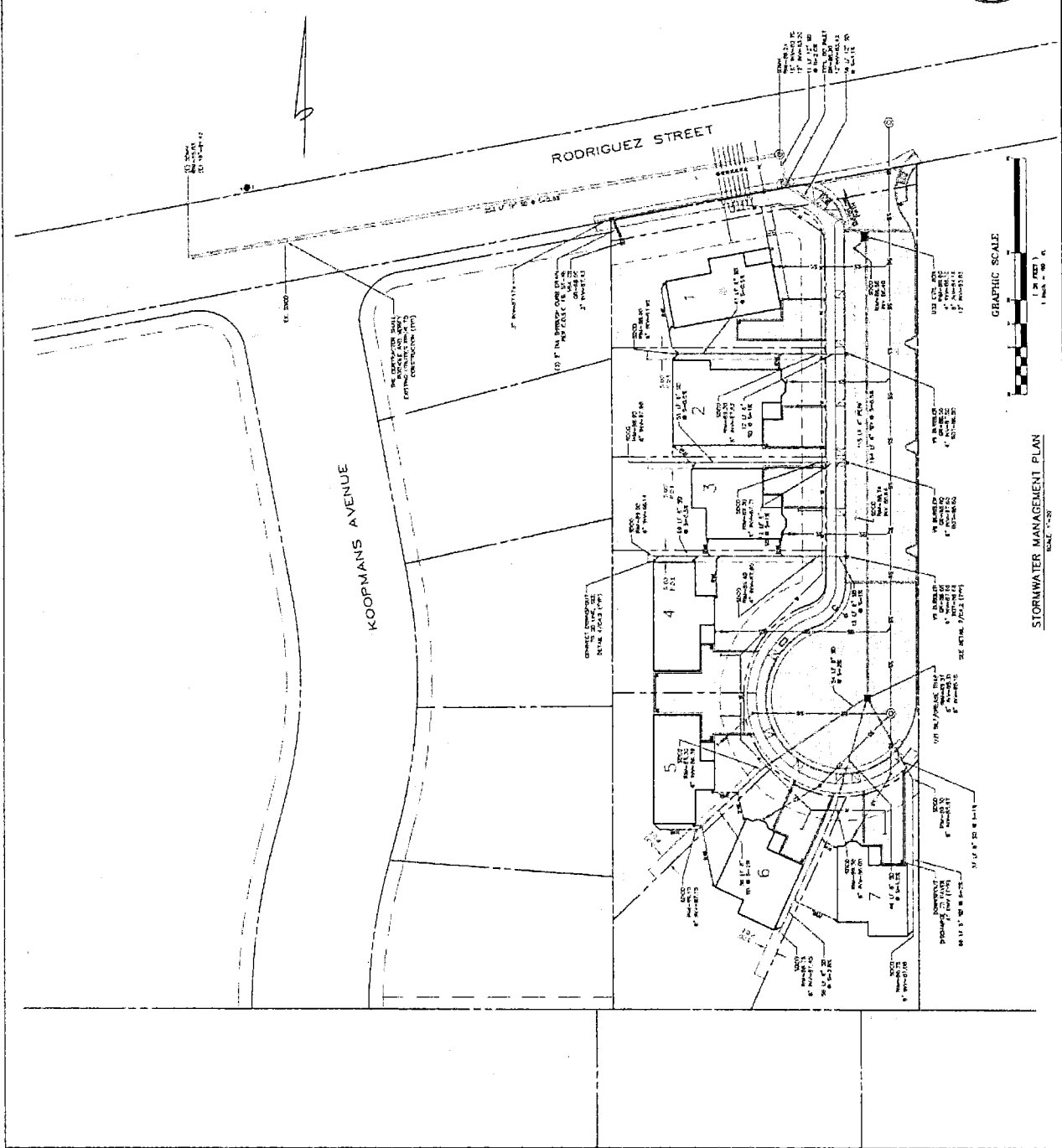
STORM DRAIN INSPECTION & MAINTENANCE NOTES:

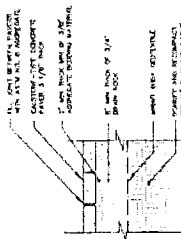
1. ALL THE PROJECT INFORMATION THE CONTRACTOR SHALL ENSURE THAT ALL DRAIN CATCH BASINS ARE KEPT FREE AND CLEAR AND THAT ALL DRAINAGE STRUCTURES ARE MAINTAINED IN GOOD WORKING ORDER.
2. THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AT THE PROJECT SITE AT MINIMUM BIENNIAL PERIODS, BUT NOT LESS THAN ONCE EVERY TWO YEARS.
3. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.
4. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.
5. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.
6. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.
7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.
8. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.
9. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPAIRS.



DISCLAIMER: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STORM DRAIN SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STORM DRAIN SYSTEM.

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1001 10th Street, Suite 100 San Francisco, CA 94103 (415) 440-1000		PROJECT NO.: DRAWING NO.: SCALE: 1" = 10'-0" DATE: 10/1/2010
STORMWATER MANAGEMENT PLAN PROJECT NO.: DRAWING NO.: SCALE: 1" = 10'-0" DATE: 10/1/2010		PROJECT NO.: DRAWING NO.: SCALE: 1" = 10'-0" DATE: 10/1/2010



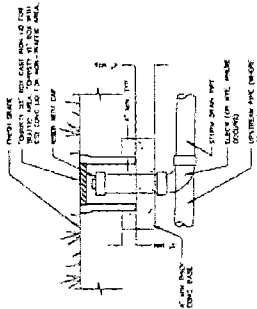


NOTES

1. ALL PAVEMENT SHALL BE CONSTRUCTED AND FINISHED TO THE SAME GRADE AS THE ADJACENT SIDEWALK OR DRIVEWAY.
2. ALL PAVEMENT SHALL BE CONSTRUCTED AND FINISHED TO THE SAME GRADE AS THE ADJACENT SIDEWALK OR DRIVEWAY.

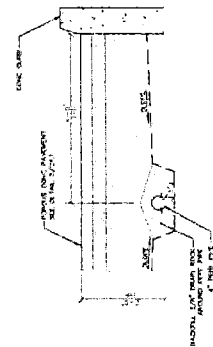
PERVIOUS PAVEMENT SECTION

SCALE: 3/4\"/>



STORM DRAIN/SEWER CLEANOUT

SCALE: NTS



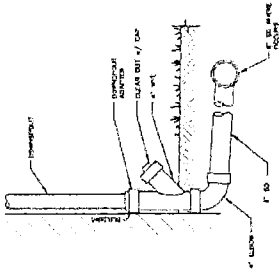
PAVEMENT SUBDRAIN DETAIL

SCALE: 3/4\"/>



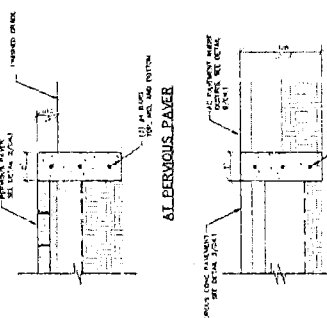
ASPHALT CONCRETE SECTION

SCALE: 3/4\"/>



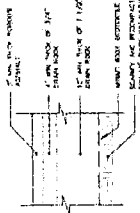
DOWNSPOUT CONNECTION TO STORM DRAIN

SCALE: NTS



AL PERMEOUS PAVEMENT

SCALE: 3/4\"/>

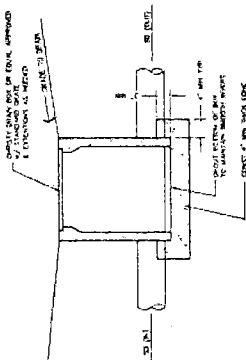


NOTES

1. ALL PAVEMENT SHALL BE CONSTRUCTED AND FINISHED TO THE SAME GRADE AS THE ADJACENT SIDEWALK OR DRIVEWAY.
2. ALL PAVEMENT SHALL BE CONSTRUCTED AND FINISHED TO THE SAME GRADE AS THE ADJACENT SIDEWALK OR DRIVEWAY.

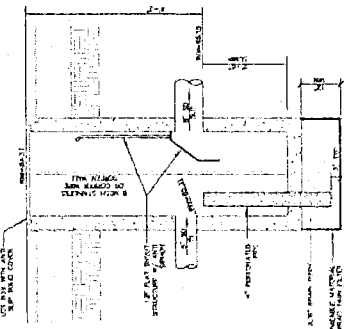
POROUS PAVEMENT SECTION

SCALE: 3/4\"/>



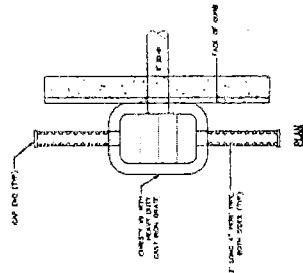
CATCH BASIN DETAIL

SCALE: NTS

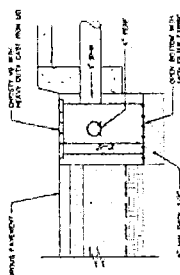


V9 BUBBLER DETAIL

SCALE: 3/4\"/>



PLAN



SECTION

V9 BUBBLER DETAIL

SCALE: 3/4\"/>

GRAPHIC SCALE



DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE: 04/11/03



BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1411 16TH STREET, SUITE 200
SAN DIEGO, CALIFORNIA 92161

PROJECT NO. 03-000000-0000

DATE: 04/11/03

BY: [Signature]

CHECKED BY: [Signature]

DATE: 04/11/03

PROJECT NO. 03-000000-0000

DATE: 04/11/03

BY: [Signature]

CHECKED BY: [Signature]

DATE: 04/11/03

[illegible][illegible]

the "National Conference on the Role of the Church in the World," which was held in New York City in 1964. The conference was organized by the National Council of Churches and the World Council of Churches. The conference was a landmark event in the history of the Protestant churches in the United States. It was the first time that the Protestant churches had met in a single conference since the 1920s. The conference was held in the Waldorf-Astoria Hotel in New York City. The conference was attended by representatives of the Protestant churches from all over the world. The conference was a landmark event in the history of the Protestant churches in the United States. It was the first time that the Protestant churches had met in a single conference since the 1920s. The conference was held in the Waldorf-Astoria Hotel in New York City. The conference was attended by representatives of the Protestant churches from all over the world.

INSPECTION & MAINTENANCE NOTES:

1. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
2. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
3. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
4. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
5. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
6. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
7. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
8. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
9. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
10. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
11. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
12. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
13. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
14. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
15. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
16. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
17. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
18. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
19. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.
20. THE CONDITION OF THE TIRE TREAD AND WHEELS WITHIN 2000 YD OF THE INSPECTION POINT TO BEING INSPECTED.

1. NAME _____

2. DATE _____

3. TIME _____

4. LOCATION _____

5. DESCRIPTION _____

6. REMARKS _____

7. SIGNATURE _____

8. DATE _____

9. TIME _____

10. LOCATION _____

11. DESCRIPTION _____

12. REMARKS _____

13. SIGNATURE _____

14. DATE _____

15. TIME _____

16. LOCATION _____

17. DESCRIPTION _____

18. REMARKS _____

19. SIGNATURE _____

20. DATE _____

21. TIME _____

22. LOCATION _____

23. DESCRIPTION _____

24. REMARKS _____

25. SIGNATURE _____

26. DATE _____

27. TIME _____

28. LOCATION _____

29. DESCRIPTION _____

30. REMARKS _____

31. SIGNATURE _____

32. DATE _____

33. TIME _____

34. LOCATION _____

35. DESCRIPTION _____

36. REMARKS _____

37. SIGNATURE _____

38. DATE _____

39. TIME _____

40. LOCATION _____

41. DESCRIPTION _____

42. REMARKS _____

43. SIGNATURE _____

44. DATE _____

45. TIME _____

46. LOCATION _____

47. DESCRIPTION _____

48. REMARKS _____

49. SIGNATURE _____

50. DATE _____

51. TIME _____

52. LOCATION _____

53. DESCRIPTION _____

54. REMARKS _____

55. SIGNATURE _____

56. DATE _____

57. TIME _____

58. LOCATION _____

59. DESCRIPTION _____

60. REMARKS _____

61. SIGNATURE _____

62. DATE _____

63. TIME _____

64. LOCATION _____

65. DESCRIPTION _____

66. REMARKS _____

67. SIGNATURE _____

68. DATE _____

69. TIME _____

70. LOCATION _____

71. DESCRIPTION _____

72. REMARKS _____

73. SIGNATURE _____

74. DATE _____

75. TIME _____

76. LOCATION _____

77. DESCRIPTION _____

78. REMARKS _____

79. SIGNATURE _____

80. DATE _____

81. TIME _____

82. LOCATION _____

83. DESCRIPTION _____

84. REMARKS _____

85. SIGNATURE _____

86. DATE _____

87. TIME _____

88. LOCATION _____

89. DESCRIPTION _____

90. REMARKS _____

91. SIGNATURE _____

92. DATE _____

93. TIME _____

94. LOCATION _____

95. DESCRIPTION _____

96. REMARKS _____

97. SIGNATURE _____

98. DATE _____

99. TIME _____

100. LOCATION _____

101. DESCRIPTION _____

102. REMARKS _____

103. SIGNATURE _____

104. DATE _____

105. TIME _____

106. LOCATION _____

107. DESCRIPTION _____

108. REMARKS _____

109. SIGNATURE _____

110. DATE _____

111. TIME _____

112. LOCATION _____

113. DESCRIPTION _____

114. REMARKS _____

115. SIGNATURE _____

116. DATE _____

117. TIME _____

118. LOCATION _____

119. DESCRIPTION _____

120. REMARKS _____

121. SIGNATURE _____

122. DATE _____

123. TIME _____

124. LOCATION _____

125. DESCRIPTION _____

126. REMARKS _____

127. SIGNATURE _____

128. DATE _____

129. TIME _____

130. LOCATION _____

131. DESCRIPTION _____

132. REMARKS _____

133. SIGNATURE _____

134. DATE _____

135. TIME _____

136. LOCATION _____

137. DESCRIPTION _____

138. REMARKS _____

139. SIGNATURE _____

140. DATE _____

141. TIME _____

142. LOCATION _____

143. DESCRIPTION _____

144. REMARKS _____

145. SIGNATURE _____

146. DATE _____

147. TIME _____

148. LOCATION _____

149. DESCRIPTION _____

150. REMARKS _____

151. SIGNATURE _____

152. DATE _____

153. TIME _____

154. LOCATION _____

155. DESCRIPTION _____

156. REMARKS _____

157. SIGNATURE _____

158. DATE _____

159. TIME _____

160. LOCATION _____

161. DESCRIPTION _____

162. REMARKS _____

163. SIGNATURE _____

164. DATE _____

165. TIME _____

166. LOCATION _____

167. DESCRIPTION _____

168. REMARKS _____

169. SIGNATURE _____

170. DATE _____

171. TIME _____

172. LOCATION _____

173. DESCRIPTION _____

174. REMARKS _____

175. SIGNATURE _____

176. DATE _____

177. TIME _____

178. LOCATION _____

179. DESCRIPTION _____

180. REMARKS _____

181. SIGNATURE _____

182. DATE _____

183. TIME _____

184. LOCATION _____

185. DESCRIPTION _____

186. REMARKS _____

187. SIGNATURE _____

188. DATE _____

189. TIME _____

190. LOCATION _____

191. DESCRIPTION _____

192. REMARKS _____

193. SIGNATURE _____

194. DATE _____

195. TIME _____

196. LOCATION _____

197. DESCRIPTION _____

198. REMARKS _____

199. SIGNATURE _____

200. DATE _____

201. TIME _____

202. LOCATION _____

203. DESCRIPTION _____

204. REMARKS _____

205. SIGNATURE _____

206. DATE _____

207. TIME _____

208. LOCATION _____

209. DESCRIPTION _____

210. REMARKS _____

211. SIGNATURE _____

212. DATE _____

213. TIME _____

214. LOCATION _____

215. DESCRIPTION _____

216. REMARKS _____

217. SIGNATURE _____

218. DATE _____

219. TIME _____

220. LOCATION _____

221. DESCRIPTION _____

222. REMARKS _____

223. SIGNATURE _____

224. DATE _____

225. TIME _____

226. LOCATION _____

227. DESCRIPTION _____

228. REMARKS _____

229. SIGNATURE _____

230. DATE _____

231. TIME _____

232. LOCATION _____

233. DESCRIPTION _____

234. REMARKS _____

235. SIGNATURE _____

236. DATE _____

237. TIME _____

238. LOCATION _____

239. DESCRIPTION _____

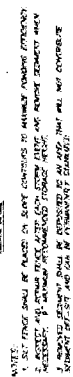
240. REMARKS _____

241

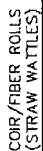
[illegible][illegible]

82nd St. N.Y.C. 10019

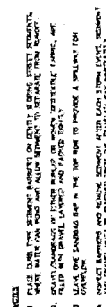
[illegible]



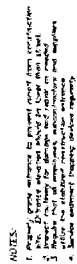
1
C5.1


$$\frac{2}{59.1}$$

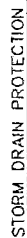
6
C5.1



6
C5.1



CS.1



3/55.1



551

DISCLAIMER
THE DATA SET CONTAINS INFORMATION ON THE ACTIVITY OF INDIVIDUALS IN A VARIOUS COUNTRIES. IT IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH IT WAS COLLECTED. THE CONTENT OF THE DATA SET IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE DATA SET IS PROVIDED "AS IS" WITHOUT ANY WARRANTY OF ANY KIND. THE DATA SET IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH IT WAS COLLECTED. THE DATA SET IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH IT WAS COLLECTED.

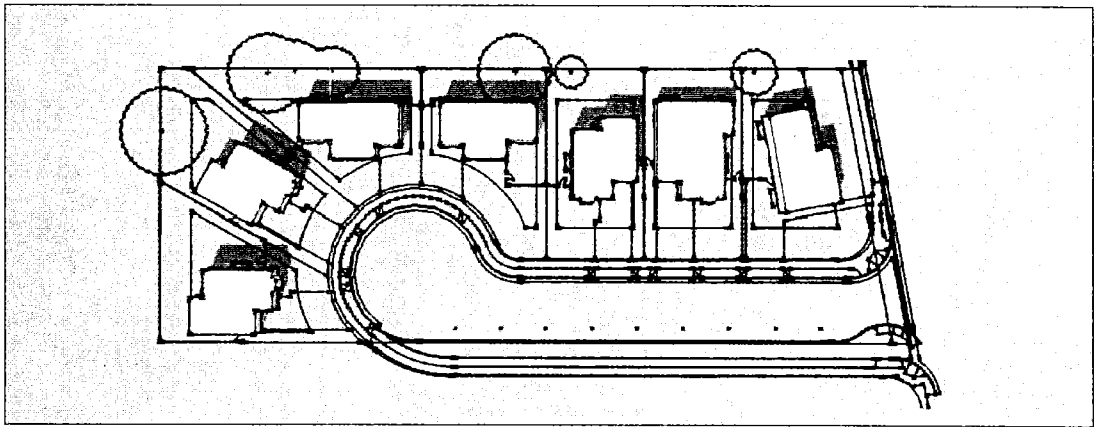
1-800-424-1111

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1111 OCEAN STREET
DARTMOUTH, N.H. 03820
(603) 786-1111

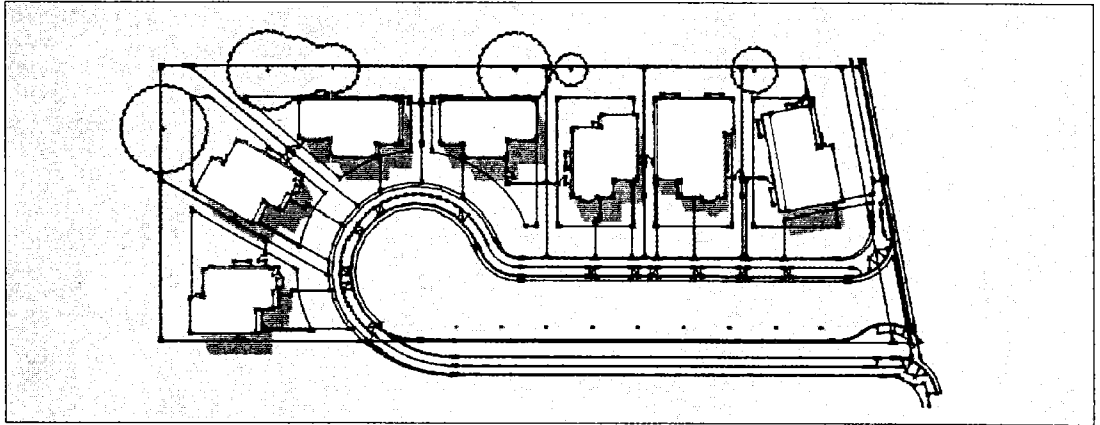
EROSION CONTROL DETAILS

[illegible]

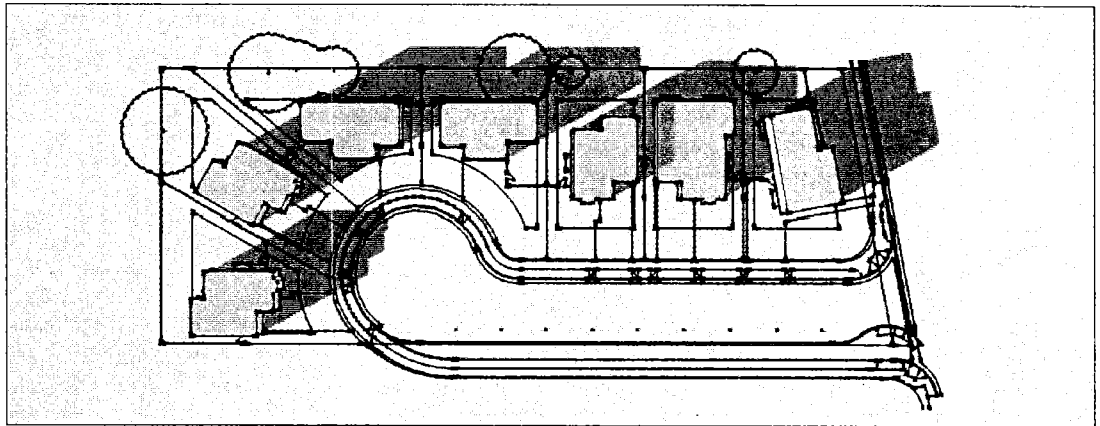




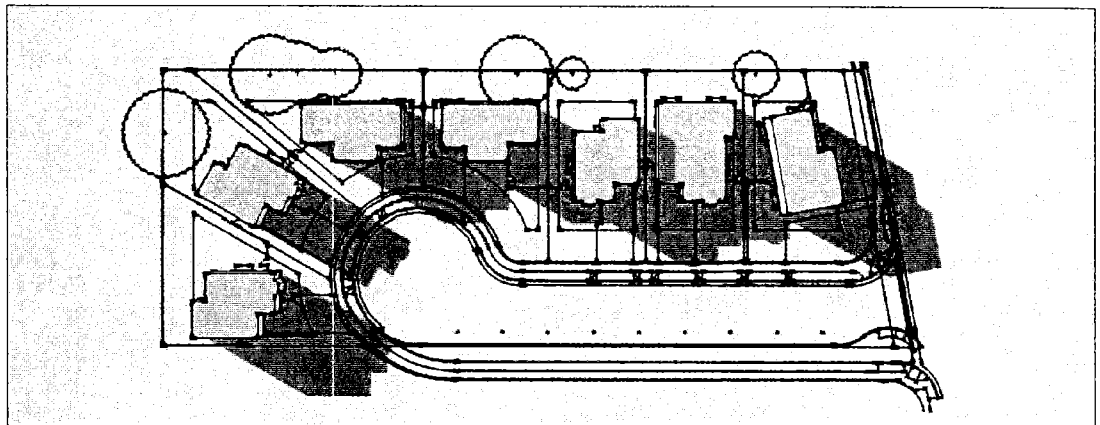
1 SUMMER SOLSTICE 10:00 AM
NORTH



2 SUMMER SOLSTICE 2:00 PM
NORTH



3 WINTER SOLSTICE 10:00 AM
NORTH



4 WINTER SOLSTICE 2:00 PM
NORTH



A1

1. PREPARED BY: J. L. K. & ASSOCIATES
2. DATE: 10/10/00
3. PROJECT: HABITAT FOR HUMANITY
4. SHEET: A1 OF 10

5. SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

6. DESIGNER: J. L. K. & ASSOCIATES
7. CHECKED: J. L. K. & ASSOCIATES
8. DATE: 10/10/00
9. PROJECT: HABITAT FOR HUMANITY
10. SHEET: A1 OF 10

NEW DEVELOPMENT FOR:
HABITAT FOR HUMANITY
1204 RODRIGUEZ STREET, LIVE OAK, CALIFORNIA
PROPOSED SITE & FIRST FLOOR PLANS

WILLIAM C. KNOX
ARCHITECT
1204 RODRIGUEZ STREET, LIVE OAK, CALIFORNIA
95026-1000
TEL: 916/434-1000
WWW.WCKNOX.COM

Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates seven single-family residential parcels, where there is currently one. The subject parcel is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. Because this project will be 100 percent affordable, it is eligible for a density bonus. General Plan Policy 2.11.1 (Density Bonus for Housing Development) states that the State Density Bonus Law provisions are incorporated into the General Plan and implemented in Chapter 17.12 of the County Code. County Code Section 17.12.060 allows a density bonus of 35 percent for affordable project which equals a maximum of eight new parcels for the subject parcel. In order to provide a superior site design that is compatible with the surrounding neighborhood, the applicant proposes seven units.

The project is consistent with the General Plan, in that the full range of urban services is available, including public water and sewer service. Each parcel will be accessed via Los Esteros Court, the proposed new right-of-way. Although the proposed right-of-way requires a Roadway / Roadside Exception, it will provide satisfactory access to the project. The proposed land division is infill development and is similar to the pattern and density of surrounding development where there are single-family dwellings and a few pockets of multi-family dwellings. The project site is near educational, commercial, and recreational opportunities.

Further, the land division is not located in a hazardous or environmentally sensitive area and protects natural resources through infill of an area designated for residential development. By providing a reduced right-of-way, the project is consistent with General Plan Policy 7.23.2 (Minimizing Impervious Surfaces) which requires minimizing impervious surface in order to minimize the amount of post-development surface runoff.

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 development will be consistent with County Code Sections 13.10.323 (Development Standards for Residential Districts). As noted above, the project utilizes a density bonus, as allowed by County Code Section 17.12.060 because it is entirely affordable as defined in County Code Section 17.10.020. As a result of the density bonus, six of the seven new lots are 80 percent or less than the minimum parcel size of the R-1-6 zone district (Single-family Residential, 6,000 square foot minimum parcel size). County Code Section 13.10.323(D)2 allows parcels which are 80 percent of the zone district minimum to use the standards of the zone district having a minimum site area which most closely corresponds to those of the substandard lot. In this case, that zone district is the R-1-4 (Single-family Residential, 4,000 square foot minimum parcel size). The R-1-6 setbacks are used for Lot 6 because it is larger than 80 percent of the zone district minimum.

Projects that are entirely affordable, are eligible to use the parking standards detailed in County Code 17.12.090. Lots 2, 3, 6 and 7 use these parking standards, which allow two parking spaces for a three bedroom home, where three would normally be required. The other three lots use provide the standard three spaces.

The parcel is zoned with a "D" (Designated Park Site) overlay. The County's Redevelopment Agency had intended to develop this parcel as a park. However, with the statewide dissolution of Redevelopment Agencies, it became infeasible to develop the park. Instead, the County Board of Supervisors approved the use of this site for affordable housing. The Board's approval of the parcel's sale to Habitat for Humanity meets the intent of County Code 13.10.418.

The project is consistent with County Code 13.11.72(A)(2)a which encourages site plans which allow for future shared use between adjacent parcels. In this case, by locating the new right-of-way on the eastern side of the parcel, it preserves the potential to share that right-of-way with a future subdivision on the adjacent parcel.

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

This finding can be made, in that no challenging topography affects the site, a geotechnical report by Haro, Kasunich and Associates, Inc. prepared for the property in 2003 and an update letter from February 22, 2012 conclude that the site is qualified for the land division. The existing property is commonly shaped to ensure efficiency in further development of the property, and the proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that the area not be developed as proposed. A Phase 1 Environmental Site Assessment, dated March 25, 2004, was completed by RRM, Inc. The Assessment, as well as additional investigations, concluded that the site's soils and groundwater are not a barrier to development; no significant contamination of the site is present (see Exhibit K).

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

This finding can be made, in that no sensitive habitats or threatened species will be adversely impacted through the development of the site. This site is mapped as having Zayante band-winged grasshopper, white-rayed pentachaeta and pallid bat. The Zayante band-winged grasshopper and white-rayed pentachaeta are species associated with Sandhills habitat and, therefore, appear to have been mapped in error. In addition, no evidence of these species was found on staff site visits. With respect to the pallid bat, no evidence was found on-site indicating their presence. No pallid bat has been sited locally since before 1978 and therefore none are expected to be found. The California Natural Diversity Database indicates that the mapping of the pallid bat for the subject parcel is based upon the collection of one female specimen in August of 1928. However, to ensure that no pallid bats are disturbed as a part of the proposed development, a condition of approval is included requiring limiting tree removals to the months between November 1 and March 1, if feasible. If the trees must be removed outside of the timeframe above, a qualified biologist will conduct surveys for special status bats 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, prior to removal of the tree. If protected bats are roosting within the project area, tree removal shall be avoided until the roosts are vacated.

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

This finding can be made, in that in that municipal water and sewer are available to serve the proposed development (see Will-serve letters, Exhibit F).

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 easements are known to encumber the property and frontage improvements will provide a benefit to public safety.

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

This finding can be made, in that the resulting parcels are oriented to the fullest extent possible to take advantage of solar opportunities. Although house designs were not included in this proposal, the configuration of the parcels will allow for future passive or natural heating or cooling opportunities. The Architectural Guidelines state that roofs shall be oriented to optimize solar panel efficiency.

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 submitted Architectural Guidelines will result in dwellings which are compatible with the surrounding area. The area has an architecturally eclectic range of single- and multi-family homes and the new homes will be compatible with that range. The proposed homes will be of a modest size—approximately 1,300 square feet—and constructed in a Contemporary Craftsman style. Front porches are encouraged, which will create a relationship between the public area of the street and sidewalk and the privacy of the home, and also break up the mass and bulk of each home. Roofs will be broken up with hips, gables and eaves to further reduce the perceived mass and bulk of the homes.

Roadway/Roadside Exception Findings

New rights-of-way must meet the County's Design Criteria unless a Roadway/Roadside Exception is granted as described in County Code 15.10.050(f). This Code Section lists six findings, one of which must be made to authorize an Exception. For this project, the applicant proposes a Roadway / Roadside Exception to allow a 40-foot wide right-of-way instead of the standard 56-foot wide roadway.

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

This finding can be made, in that most of the surrounding street network does not meet the County Design Criteria standard, therefore requiring the new right-of-way to meet the County Design Criteria standard would be out of character with the area. For example, Rodriguez Street, which provides access to the subject parcel and is designated as a collector street in the General Plan, is just 40 feet-wide, where collector streets are supposed to be 60 feet-wide. Similarly, Koopmans Avenue which, between Webster Street and Rodriguez Street, serves 20 single-family parcels is 50 feet wide, where 56 feet is required. Webster Street to the south, which connects Jose Avenue with 16th Avenue and serves many parcels, is 40 feet-wide, where 56 feet of width is required. When considered within the context of the surrounding road network, the proposed 40-foot wide right-of-way is consistent with the character of the neighborhood. It would be out of character to require a minor, dead-end roadway to provide 56-feet of width where the surrounding street network does not meet the County's Design Criteria standards.

The proposed development of seven single-family dwellings is similar to the surrounding single-family development. The level of traffic generated by this project does not rise to the level requiring a traffic study or mitigation. Given this, no significant impact to the surrounding street network is anticipated.

The proposed right-of-way, while deviating from the Department of Public Work's Design Criteria standard, will function adequately for the seven proposed lots, which will all be located along the west side of Los Esteros Court. The standard 56-foot wide right-of-way width is designed to accommodate two full lanes of traffic with parking, curb and gutter, landscape strip, and sidewalk along both sides of a street. Los Esteros Court, which is 40 feet in width, terminates in a cul-de-sac, and provides a sidewalk and landscape strip along the west side of the development where the proposed homes will be located, and eight parking spaces along its east side, thereby requiring less right-of-way width. The Central Fire Protection District has reviewed the plans and determined that Los Esteros Court is adequate to serve seven residential lots. The reduced roadway width will result in less impervious surface and allow additional areas to be covered by residential landscaping.

Conditions of Approval

Subdivision 121107

Applicant: David Foster, Habitat for Humanity

Property Owner: Habitat for Humanity

Assessor's Parcel Number: 026-111-03

Property Address and Location: 1240 Rodriguez Street

Planning Area: Live Oak

Exhibits:

- A: Tentative Map and Improvement Plans: 12 sheets, by Bowman and Williams, Consulting Civil Engineers, all sheets dated November 20, 2012 except for Sheet TP-1 "Topographic Map" dated October 9, 2012.
Landscape plan: 1 sheet, by Gregory Lewis, landscape architect, dated March 18, 2012.
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, and
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than seven (7) single-family residential parcels.

- C. The minimum lot size shall be 3,500 square feet net developable land per unit.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building setback lines located according to the approved Tentative Map. The building envelopes for Lots 1, 2, 3, 4, 5, and 7 shall meet the minimum setbacks for the R-1-4 zone district of 15 feet for the front yard, 5 and 5 feet for the side yards and 15 feet for the rear yards. Lot 1, because it is a corner lot, shall have a street side yard setback of 15 feet along Rodriguez Street. The building envelope for Lot 6 shall meet the minimum setbacks for the R-1-6 zone district of 20 feet for the front yard setback, 5 and 8 feet for the side yards, and 15 feet for the rear yard.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. Show all easements.
 - 4. Update the abbreviation on sheet CO so that PDE indicates private drainage easement.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. New parcel numbers must be assigned by the Assessor's Office prior to applying for a building permit.
 - 2. Lots shall be connected for water service to city of Santa Cruz Water District.
 - 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 - 4. All future construction on the lots shall conform to the Architectural Guidelines in Exhibit H and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development on Lots 1, 2, 3, 4, 5 and 7 shall comply with the development standards for the R-1-4 zone district, and future development on Lot 6 shall comply with the R-1-6 zone district standards. Development on each parcel shall not exceed 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district.
 - b. Driveway paving shall not exceed 50% of the front yard setback area for each lot. Reduce the driveway paving on Lot 7 such that

no more than 50% of the front yard setback is covered in paving related to parking.

5. Record a declaration of restriction limiting ownership of the property to average or below average income households, as required, regulated and allowed by County Code Chapter 17.10 (Affordable Housing Requirements).
6. Submit a landscape plan for the front yard of each house as a part of the building permit.
7. Submit a plan review letter to Environmental Planning from the project soils engineer. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. The plan review letter must reference the final plan set by last revision date. The author of the report shall write the plan review letter.
8. Submit a plan review letter from the project arborist confirming that the building plan conforms to the arborist's recommendations.
9. Plans submitted for each building permit application shall include a site-specific stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website. The erosion control plan submitted for the development permit may be modified to meet these requirements.
10. Submit an approved (signed by the Sanitation District) copy of the sewer system plan as a part of the building permit submittal.
11. 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. In the case of Live Oak School District, the applicant/developer is advised that the development is located in a Mello-Roos Community Facilities District with additional fees.
12. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:

- a. Silt and grease traps shall be installed according to the approved improvement plans.
 - b. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
13. Any changes from the approved Exhibit "A", including but not limited to the Tentative Map, Preliminary Improvement Plans, Architectural Guidelines, or landscape plan, 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
 14. Pay Zone 5 Drainage fees based on the amount of impervious and semi-pervious surfaces.
 15. Submit a recorded maintenance agreement for each new lot for the drainage improvements requiring maintenance.
 16. Obtain an Encroachment Permit for all improvements proposed to be within the Rodriguez Street right-of-way.
 17. Submit a drainage plan meeting all the requirements of the Department of Public Works, Drainage.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

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

- C. All requirements of the Central Fire District shall be met.
- D. A Homeowners Association shall be formed for maintenance of all area under common ownership including sidewalks, driveways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's shall be sent furnished to the Planning Department and shall include the following, which are permit conditions:
1. All shared landscaping shall be permanently maintained by the Homeowners Association.
 2. All shared drainage structures, including detention facilities and pervious paving, shall be permanently maintained by the Homeowners Association.
 3. Water Quality: Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
- E. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of the 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. Plans shall also comply with applicable provisions of the Americans with Disabilities Act and/or Title 24 of the State Building Code.
 2. **Sanitation**: Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter including, without limitation, the following:
 - a. Add a note to improvement construction plans that, "A rebar reinforced concrete saddle or cradle shall be installed where there is one foot or less separation between sewer lateral and other utility pipe."
 - b. Ensure that the trees to be planted are not planted directly over sewer laterals.

3. **Stormwater Management:** Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils. Drainage plans shall comply with all requirements of the Department of Public Works, Stormwater Management and the County Design Criteria, including the following:

- a. If the final design includes mitigations that rely on the infiltration of stormwater, please include additional notes on the grading plan to avoid/minimize disturbance of infiltration areas and/or provide for de-compaction of infiltration areas after grading is complete. The construction scheduling should be designed so that infiltration areas are not compact nor clogged during construction.
- b. Add a note clarifying that the pavers will be built out of pervious material.
- c. Record a maintenance agreement that details the maintenance measures and responsible party. These details must also appear on the final map/improvement plans.
- d. Update the notes on sheet C4.1 to include signs of system failure (e.g. overflow from the control box or bubbling up through the pervious pavement, etc.) and to include annual reporting to the County on inspection and maintenance of stormwater management facilities.
- e. Provide a final signed and stamped stormwater management report.
- f. Provide final geotechnical approval letter. The letter should specifically approve of the design that relies on some storage in the pervious pavement and base section.
- g. If applicable, apply for and comply with the requirements of the State's general construction stormwater permit.

4. **Environmental Planning**

- a. Submit an arborist report confirming that the improvement plan is consistent with the recommendations of the arborist report.
- b. Submit a plan review letter from the soils engineer prior to approval of the improvement plan.
- c. 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. The erosion control plan submitted for the development permit may be modified to meet these requirements.
- d. Final plans shall reference the soils report by Haro, Kasunich and Associates, Inc. Dated September 29, 2003 and the update letter dated February 22, 2012 and include a statement that the project shall conform to the report's recommendations.

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

in distinct hydrozones and shall be irrigated separately.

- d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- 5. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A".
 - a. The trees planted in tree wells along the eastern side of the new right-of-way shall be protected with heavy-duty staking.
 - b. The trees along the right-of-way must be replaced if they are damaged or die.
 - c. Ensure that the trees to be planted are not planted directly over sewer laterals.
- G. Park dedication in-lieu fees shall be paid for six (6) three-bedrooms homes. These fees are currently 1,000 per bedroom, but are subject to change.
- H. Child Care Development fees shall be paid for six (6) three-bedrooms homes. These fees are currently \$109 per bedroom, but are subject to change.
- I. Transportation improvement fees shall be paid for six (6) dwelling unit. These fees are currently \$3,000 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for six (6) dwelling unit. These fees are currently \$3,000 per unit, but are subject to change.
- IV. All future construction within the property shall meet the following conditions:
 - A. A pre-construction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the project arborist, the grading contractor, the soils engineer and the civil engineer. Tree protection fencing and perimeter erosion control shall be installed prior to the meeting and will be inspected by County staff.
 - B. All tree protection fencing and erosion and sediment control methods shall be installed.
 - C. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.

- D. If tree removal is proposed between February 1 and September 1, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 days prior to site disturbance. Submit a report with the biologist's findings to the Planning Department, in case 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.
- E. In order to avoid impacts to special status bats, tree removal activities shall be limited to the months between November 1 and March 1, if feasible. If the trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for special status bats 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected bats are roosting within the project area, tree removal shall be avoided until the roosts are vacated.
- 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 construction shall be completed in compliance with all recommended procedures provided by the project arborist as stated in the Tree Resource Evaluation and the November 30, 2012 letter.
- I. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.
- J. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all site grading and infrastructure construction (e.g. new road, shared drainage improvements) to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation.

2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- K. Construction of improvements shall comply with the requirements of the geotechnical report (Haro, Kasunich and Assoc. Inc.) and update letter dated February 22, 2012. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- L. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. Operational Conditions.
- A. All runoff shall be filtered through silt and grease traps prior to leaving the site. The traps shall be maintained according to the following monitoring and maintenance procedures:
1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 of each year at a minimum.
 2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- B. Pervious surfaces shall be maintained. Manufacturer's specifications for power washing, vacuuming or other remediation shall be followed. A brief annual report shall be submitted to the Planning Department prior to October 15 of each year describing the maintenance that was completed in the previous year.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.

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

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

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The 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: _____

Ken Hart
Principal Planner

Annette Olson
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 121107

Assessor Parcel Number: 026-111-03

Project Location: 1240 Rodriguez St., Santa Cruz

Project Description: Proposal to demolish the existing house and related improvements and create seven new lots served by a new right-of-way (Habitat for Humanity - all affordable units)

Person or Agency Proposing Project: David Foster

Contact Phone Number: (831) 469-4663

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

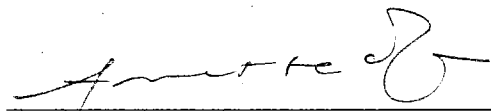
Specify type:

- E. ☒ **Categorical Exemption**

Specify type: Statutory Exemption under Section 15192 of the CEQA Guidelines: Agricultural Housing, Affordable Housing and Residential Infill Projects

F. Reasons why the project is exempt:

Project is all affordable units within the urban services line and is consistent with all of the requirements of Statutory Exemption under Section 15192 of the CEQA Guidelines.



Annette Olson, Project Planner

Date: 2/6/13

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR. OF SEC. 8 & 17, T.11S., R.1W., M.D.B. & M.

**Tax Area Code
82-040**

26-11

87RS32 46MB13
12/8/1993 12/21/1966

WALNUT TERRACE TR 085
72MB57 9/1/1983

(07)

PAUL MINNIE AVE

(06)

ST

RODRIGUEZ

KOOPMANS

WILSON BROS. TR. NO. 2
18MB32 10/14/1920

SEC. 8
SEC. 17

(10)

8PM18
9/17/1972

SEC. 8
SEC. 17

(12)

ANA RODRIGUEZ TR.
6MB33 Copy 7-28 9/18/1994

FOR LOT 22

WEBSTER

TR. NO 234 MOONLIT MEADOWS
36MB11 5/4/1960

(13)

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

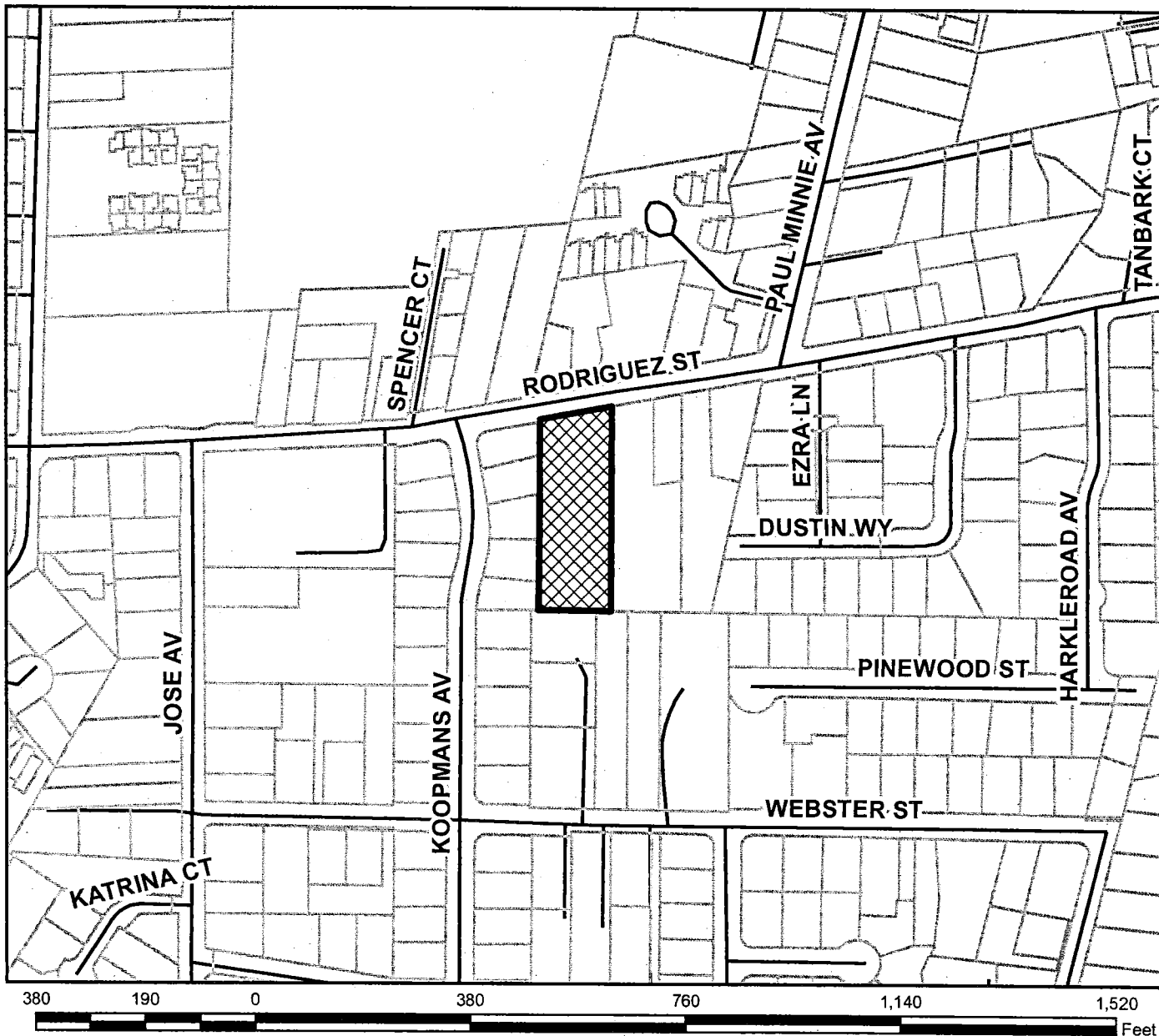
24PM6
12/29/1976

Assessor's Map No. 26-11
County of Santa Cruz, Calif.
July, 1998

Electronically Redrawn 7/23/98 RW
Rev. 3/28/01 mm (changed page refs.)
Rev. 4/28/10 mc (10-0004461, LBA 1-50 & 51)



Location Map



LEGEND



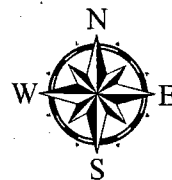
APN: 026-111-03



Assessors Parcels



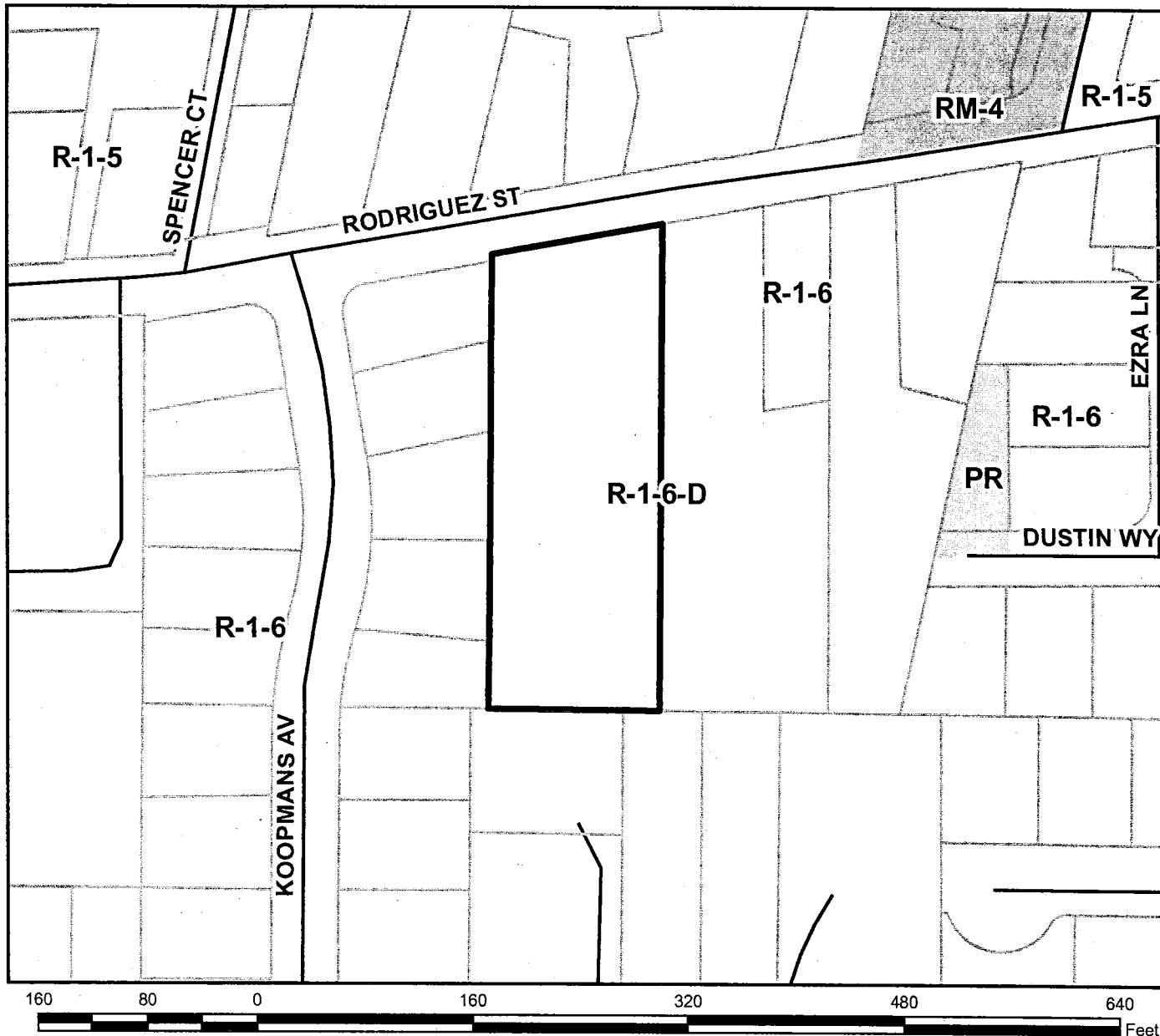
Streets



Map Created by
County of Santa Cruz
Planning Department
May 2012



Zoning Map



LEGEND
 APN: 026-111-03

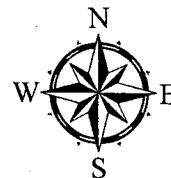
Assessors Parcels

Streets

RESIDENTIAL-SINGLE FAMILY

PARK

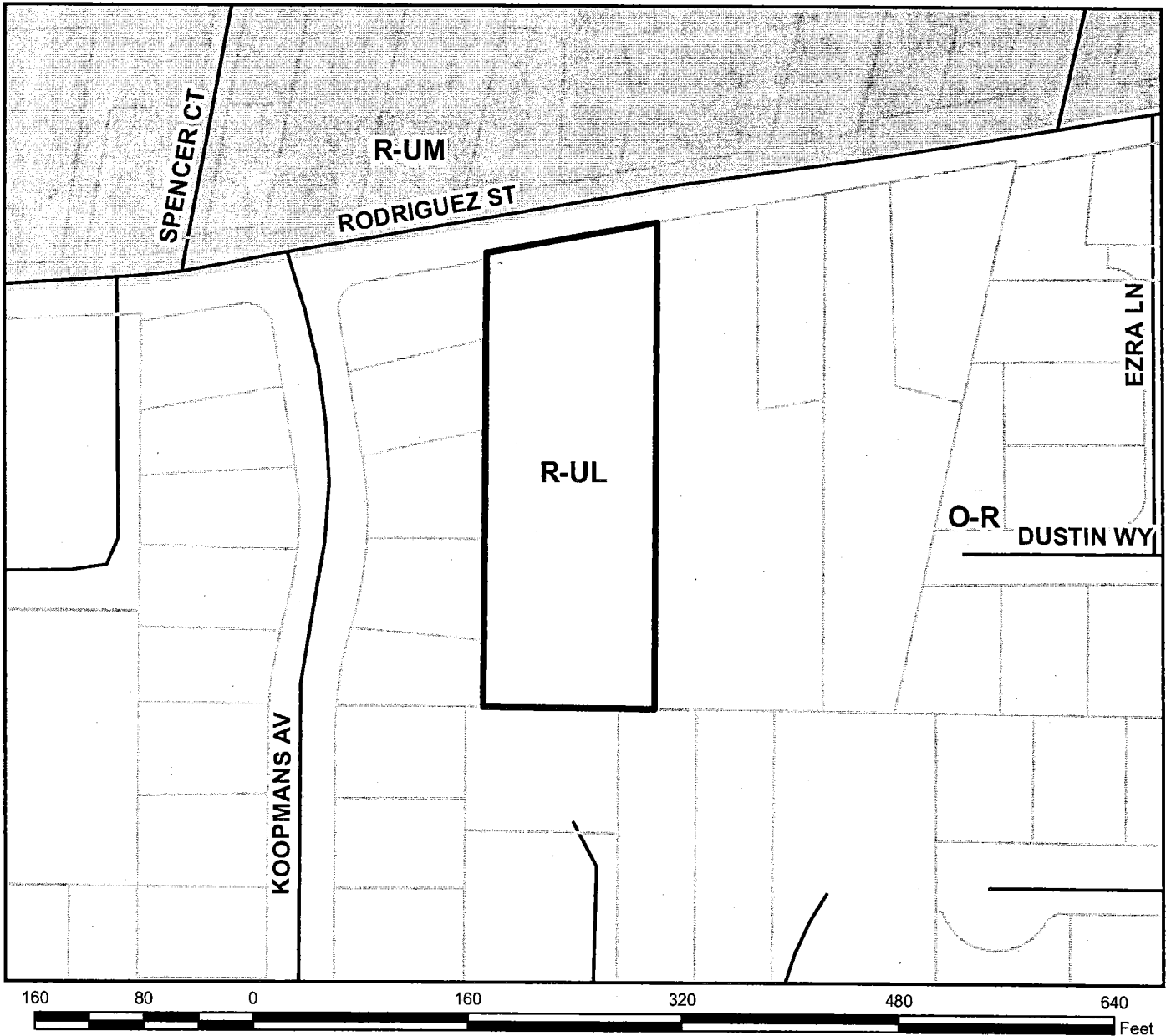
RESIDENTIAL-MULTI FAMILY



Map Created by
County of Santa Cruz
Planning Department
May 2012



General Plan Designation Map



LEGEND



APN: 026-111-03



Assessor's Parcels



Streets

Residential - Urban Low Density

Parks and Recreation



Residential - Urban Medium Density



Map Created by
County of Santa Cruz
Planning Department
May 2012



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

JOHN J. PRESLEIGH, DISTRICT ENGINEER

February 15, 2012

HABITAT FOR HUMANITY
1007 CEDAR STREET
SANTA CRUZ, CA 95060

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE
FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 26-111-03 APPLICATION NO.: NONE
PARCEL ADDRESS: 1240 RODRIQUEZ STREET, SANTA CRUZ, CA
PROJECT DESCRIPTION: DEMO ONE SINGLE FAMILY DWELLING
BUILD 7 SINGLE FAMILY DWELLINGS

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing 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 for disconnection work must be obtained from the District.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Yours truly,

JOHN J. PRESLEIGH
District Engineer

By: *Rachél Lather*
Rachél Lather
Sanitation Engineer

CML:bbs/155.wpd



W A T E R D E P A R T M E N T

212 Locust Street, Suite C, Santa Cruz CA 95060 Phone (831) 420-5210 Fax (831) 420-5201

May 4, 2012

David Foster
POB 8412
Santa Cruz, CA 95061

Re: **APN 026-111-03, 1240 Rodriquez, Habitat Tract 1572 - 7 Lot Subdivision**

Dear David Foster:

This letter is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to each and every lot of the development upon payment of the fees and charges in effect at the time of service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the development under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

- the required water system improvements are not complete; and
- financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

Bill Kocher
Director



Accessibility Review

Routing No: 1 Review Date: 05/18/2012

JAMES HEANEY (JHEANEY) : Complete

Drainage Review

Routing No: 3 Review Date: 12/19/2012

ALYSON TOM (ATOMS) : Complete

Preliminary Stormwater Management Report and civil plans by Bowman and Williams revised on November 20, 2012 has been received along with review letter from Haro, Kasunich and Associated dated November 30, 2012.

Please address the following prior to final map approval:

Compliance/Informational:

- 1) Proposed drainage easements are to be privately maintained. Update abbreviation on sheet CO so that PDE indicates private drainage easement.
- 2) If the final design includes mitigations that rely of infiltration of stormwater please include additional notes on the grading plan to avoid/minimize disturbance of infiltration areas and/or provide for decompaction of infiltration areas after grading is complete. The construction scheduling should be designed so that infiltration areas are not compacted nor clogged during construction.
- 3) Please confirm that pavers will be built out of pervious material. The note for concrete paver in detail 2/C4.2 is unclear.
- 4) Who will be responsible for the maintenance of the drainage facilities on the individual lots and in the cul-de-sac? Recorded maintenance agreement(s) that detail maintenance measures and responsible party(ies) will be required (See CDC Fig. SWM-25B). These details should also appear on the final map/improvement plans. Update notes on sheet C4.1 to include signs of system failure (ex: overflow from the control box or bubbling up through the pervious pavement, etc.) and to include annual reporting to the County on inspection and maintenance of stormwater management facilities.
- 5) Provide final signed and stamped stormwater management report.
- 6) Provide final geotechnical approval letter. The letter should specifically approve of the design that relies on some storage in the pervious pavement and base section.



Drainage Review

Routing No: 3 Review Date: 12/19/2012

ALYSON TOM (ATOMS) : Complete

7) Zone 5 fees will be assessed based on the net increase in impervious area. In order to receive fee credit for the existing impervious areas, provide documentation demonstrating the existing impervious areas are either permitted or were built prior to 1969.

8) For your information this project may be subject to the State's general construction stormwater permit.

Environmental Planning

Routing No: 3 Review Date: 12/20/2012

ANTONELLA GENTILE (AGENTILE) : Complete

Completeness Comments: Project is Complete

Miscellaneous Comments

1. The soils report has been accepted. See the letter from Carolyn Burke, Civil Engineer dated August 15, 2012 for more information.

2. Written permission from the owner of the neighboring elm tree to prune the tree as recommended by the project arborist has been received. See the July 6, 2012 letter from Habitat for Humanity that has been signed by the neighbor for more information.

3. The current plans show removal of 4 trees: a 32" redwood, a 48 inch redwood, and two fruit trees. Proposed replacement trees shown on the landscape plan include 5 15-gallon coast live oaks and 7 15-gallon coast redwoods.

Conditions of Approval

1. A plan review letter from the project arborist shall be required prior to approval of the improvement plans and prior to approval of each building permit for which one or more trees shall be protected.

2. Construction of the improvements and individual structures shall be completed in compliance with all recommended procedures provided by the project arborist as stated in the Tree Resource Evaluation and the November 30, 2012 letter.

3. A plan review letter from the soils engineer shall be required prior to approval of the improvement plans and prior to approval of each building permit.

4. In order to prevent impacts to nesting birds, tree removal activities shall be limited to the period



Environmental Planning

Routing No: 3 Review Date: 12/20/2012

ANTONELLA GENTILE (AGENTILE) : Complete

between September 1 and February 1, if feasible. If the trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected birds are nesting within the project area, tree removal shall be avoided until the young have fledged.

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

6. Earthwork is prohibited during the rainy season (October 15-April 15) unless a separate winter grading permit is approved by the Planning Director.

7. 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 at sccoplanning.com by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual. The erosion control plan submitted for the development permit may be modified to meet these requirements.

8. Plans submitted for each building permit application shall include a site-specific stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at sccoplanning.com by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.

9. Prior to the start of construction of improvements:

A. A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the project arborist, the grading contractor, the soils engineer and the civil engineer. Tree protection fencing and perimeter erosion control shall be installed prior to the meeting and will be inspected by County staff.

B. All tree protection fencing and erosion and sediment control methods shall be installed.

Fire Review



Discretionary Application Comments 121107

APN 026-111-03

Fire Review

Routing No: 1 Review Date: 05/07/2012

KAREN MILLER (KMILLER) : Complete

Date: May 2, 2012

To: David Foster

Applicant: Same

From: Tom Wiley

Subject: 121107

Address 1240 Rodriguez St.

APN: 026-111-03

OCC: 2611103

Permit: 20120082

We have reviewed plans for the above subject project.

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO OWNER OF RECORD. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2611103-050212

Housing Review

Routing No: 1 Review Date: 04/26/2012

PORCILA WILSON (PWILSON) : Complete

This project is proposing a seven unit subdivision. The project is 100% affordable per the Affordable Housing Agreement and Declaration of Covenants, Conditions and Restrictions.

Project Review

Routing No: 3 Review Date: 12/21/2012

ANNETTE OLSON (AOLSON) : Complete



Project Review

Routing No: 3 Review Date: 12/21/2012

ANNETTE OLSON (AOLSON) : Complete

Road Engineering Review

Routing No: 3 Review Date: 12/19/2012

ANNETTE OLSON (AOLSON) : Complete

Completeness Comments:

1) Road engineering is unable to support an exception to the standard urban local street improvements prescribed in the County of Santa Cruz Design Criteria since a subdivision of seven lots as proposed will exceed the four lots threshold for which minimum urban local street improvements are allowable (per county code section 15.10.050(F)6).

Permit Conditions and Additional Information:

1) This project is within the Live Oak Transportation Improvement Area (TIA) and is subject to TIA fees. The current fee rate is \$ 6,000.00 (\$3,000 roadside improvement fees + \$3,000 transportation improvement fees) per new residential lot. TIA fees = \$42,000 (7 new lots x \$ 6,000 = \$42,000). TIA fee credit for one lot (\$6,000) may be allowed if the existing home is currently occupied.

Note: The above TIA fees were calculated using current fee rate. The rate in effect at the time of payment of TIA fees will be used to determine TIA fees.

Sanitation Review

Routing No: 3 Review Date: 12/19/2012

DIANE ROMEO (DROMEO) : Complete

Sanitation District Review Comments

Application is complete

No. 2 Review Summary Statement; Appl. No. 121107; APN: 26-111-03.

The Santa Cruz County Sanitation District has reviewed your application for development and sanitary sewer service is currently available to serve your project, subject to the requirements listed below. The project is not located within an impacted sewer basin and is conceptually approved. 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 Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and additional information is required to ensure that the project is in conformance with these criteria and Santa Cruz County Sanitation District policies



Sanitation Review

Routing No: 3 Review Date: 12/19/2012

DIANE ROMEO (DROMEO) : Complete

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Informational Items:

Trees on landscape plan shall be not be planted directly over sewer lateral.

Add note to improvement construction plans that "A rebar reinforced concrete saddle or cradle shall be installed where there is one foot or less separation between sewer lateral and other utility pipe."

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits.

The plans as submitted for 2nd review are approved. Any changes that affect the sewer system or laterals shall be routed to the District for additional review and comments/requirements.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

Surveyor Review

Routing No: 3 Review Date: 12/21/2012

ANWARBEG MIRZA (AMIRZA) : Complete

Water Review -ALUS

Routing No: 1 Review Date: 12/21/2012

ANNETTE OLSON (AOLSON) : Not Required



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 121107

APN 026-111-03

Water Review -ALUS

Routing No: 1 Review Date: 12/21/2012

ANNETTE OLSON (AOLSON) : Not Required



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

August 15, 2012

David Foster
1007 Cedar St.
Santa Cruz, CA 95060

**Subject: Review of Geotechnical Investigation by Haro, Kasunich and Associates, Inc.
Dated September 29, 2003: Project: SC8312**

"Update to Geotechnical Investigation" by HKA, Dated February 22, 2012

APN 026-111-03, Application #: REV121025

Dear Mr. Foster,

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.
4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: Carolyn.Burke@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

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

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

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

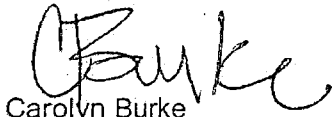
Review of Geotechnical Investigation, Project: SC8312

APN: 026-111-03

Page 2 of 3

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "CBurke".

Carolyn Burke
Civil Engineer

Cc: Annette Olson, Environmental Planning
Haro, Kasunich and Associates, Inc.
SCC RDA Attn: Paul Rodriguez



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: May 2, 2012
To: David Foster
Applicant: **Same**
From: Tom Wiley
Subject: **121107**
Address: **1240 Rodriguez St.**
APN: 026-111-03
OCC: 2611103
Permit: 20120082

We have reviewed plans for the above subject project.

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO OWNER OF RECORD. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2611103-050212

NEW WATER SERVICE INFORMATION FORM

City of Santa Cruz Water Department 212 Locust Street Suite C Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

APN: 026-111-03 Multiple APN? ☒ n Project Address: 1240 Rodriguez St Date: 7/11/2011

Revision 1: 1/13/2012

Revision 2: 12/1/2012

PROJECT DESCRIPTION:

Habitat for Humanity proposes to construct 7 residential units w/minor land division to 7 residential lots w/common area private road.

APPLICANT INFORMATION:

Name: David Foster Phone: (831) 469-4663

Mailing Address: 1007 Cedar St Cell: (831) 212-3554

City/St/Zip: Santa Cruz CA 95061- Fax: (831) 469-3118

E-Mail: director@habitatca.org

REPRESENTATIVE INFORMATION:

Name: Phone:

Mailing Address: Cell:

City/St/Zip: Fax:

E-Mail:

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: 8"AC '70

Elevation zone: ☒ N No connection fee credit(s) for services inactive over 24 months

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type
34x58	074-03150		Active		res-sf

SECTION 2 FIRE FLOWS

Hyd #	Size/Type	6" stmr	Static	Res	Flow	1244 Flow w/20# Res.	4075	FF Date	08/10	Location: on Rodriguez @ Koopm
1230	1228	6"	Static	76	62	1061	2243	FF Date	03/11	Location: on Paul Minnie @ Rodri

SECTION 3 WATER SERVICE FEE Totals (see Page 2 for Details)

Plan Review Fees:		Permit Fees:		Meter		Water		Sewer		Zone Cap		Total Due:	
				Inst Fees:	Conn Fees:	Conn Fees:	Conn Fees:	Conn Fees:	Conn Fees:	Fees:	Fees:		
Service/Hydrant Eng	\$350	Service/Hydrant Install	\$1,085.00										
Backflow	\$0	Backflow	\$0.00										
Irrigation	\$85	St. Opening	\$0.00										
		Misc Fees	\$0.00										
Totals	\$435		\$2,170		\$45,710		\$0		\$0.00				\$49,400.00

SECTION 4:

BP# PLAN APP # 121107 PLANNER A. Olson REVIEWED BY Sherry Reiker/acv

ADDITIONAL COMMENTS: Please provide documentation for a non-revocable water service easement or declaration of a Public Utility Easement (PUE) on a recorded parcel map when available. Above RMV. BP plans for SFDs exceeding 3,600 sf shall be reviewed for meter sizing. fees shall apply per final meter size. Property side pipes between Rodriguez and each parcel must be located with the PUE. Building permits and plan reviews are required to request new water service. Backflow device requirements to be determined. Irrigation and landscape plans required for review by Engineering and Water Conservation. Ex unused water service(s) to be retired or relocated per SCWD standard specs. The original Fire Protection Requirements Form signed by the Central Fire Prot Dist is still valid. A County PWs Encroachment Permit is required for new fire hydrant installations located within the Rodriguez St RAW. A SCWD approved civil design plan is required.

QUALIFICATIONS

Service will be furnished upon: (1) payment of the required fees due at the time service is requested (an approved building permit set of plans is required), and, (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made. NOTICE: This form does not in any way obligate the city. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

EXHIBIT C

Left Blank

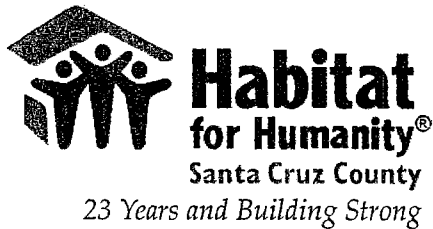
SECTION 5 WATER SERVICE FEE DETAILS APN: 026-111-03

SIO Info		Use Info				SIO Fees				Permit Fees					Totals		
Lat Size / Br Config		Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Eng Rvw Fee	BF Rvw	Backflow Permit Type	# Dev	Fee
1	1" DxF	SFD		1	Disc	1	\$310	\$6,530	\$0	\$0	\$0.00	155	1	\$50	\$0	0	\$0
Credits							\$0	\$0	\$0	\$0.00							
Sub total Fees:							\$310	\$6,530	\$0	\$0	\$0.00						
Sub total Credits:							\$0	\$0	\$0	\$0.00							
SIO Totals:							\$310	\$6,530	\$0	\$0	\$0.00		1	\$50	\$0	0	\$0
\$6,890.00																	
SIO Info		Use Info				SIO Fees				Permit Fees					Totals		
Lat Size / Br Config		Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Eng Rvw Fee	BF Rvw	Backflow Permit Type	# Dev	Fee
1	1" DxF	SFD		1	Disc	1	\$310	\$6,530	\$0	\$0	\$0.00	155	1	\$50	\$0	0	\$0
Credits							\$0	\$0	\$0	\$0.00							
Sub total Fees:							\$310	\$6,530	\$0	\$0	\$0.00						
Sub total Credits:							\$0	\$0	\$0	\$0.00							
SIO Totals:							\$310	\$6,530	\$0	\$0	\$0.00		1	\$50	\$0	0	\$0
\$6,890.00																	
SIO Info		Use Info				SIO Fees				Permit Fees					Totals		
Lat Size / Br Config		Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Eng Rvw Fee	BF Rvw	Backflow Permit Type	# Dev	Fee
1	1" DxF	SFD		1	Disc	1	\$310	\$6,530	\$0	\$0	\$0.00	155	1	\$50	\$0	0	\$0
Credits							\$0	\$0	\$0	\$0.00							
Sub total Fees:							\$310	\$6,530	\$0	\$0	\$0.00						
Sub total Credits:							\$0	\$0	\$0	\$0.00							
SIO Totals:							\$310	\$6,530	\$0	\$0	\$0.00		1	\$50	\$0	0	\$0
\$6,890.00																	
SIO Info		Use Info				SIO Fees				Permit Fees					Totals		
Lat Size / Br Config		Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Eng Rvw Fee	BF Rvw	Backflow Permit Type	# Dev	Fee
1	1" DxF	SFD		1	Disc	1	\$310	\$6,530	\$0	\$0	\$0.00	155	1	\$50	\$0	0	\$0
Credits							\$0	\$0	\$0	\$0.00							
Sub total Fees:							\$310	\$6,530	\$0	\$0	\$0.00						
Sub total Credits:							\$0	\$0	\$0	\$0.00							
SIO Totals:							\$310	\$6,530	\$0	\$0	\$0.00		1	\$50	\$0	0	\$0
\$6,890.00																	

SIO Info		Use Info			SIO Fees				Permit Fees					Totals	
Lat Size / Br Config	Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Rvw Fee	BF Rvw	Backflow Permit Type # Dev	Fee
1 1" DxF	SFD		1	Disc	1	\$310	\$6,530	\$0	\$0.00	155	1	\$50	\$0	0	\$0
Sub total Fees:						\$310	\$6,530	\$0	\$0.00						\$6,890.00
Sub total Credits:						\$0	\$0	\$0	\$0.00						
SIO Totals:						\$310	\$6,530	\$0	\$0.00						
SIO Info		Use Info			SIO Fees				Permit Fees					Totals	
Lat Size / Br Config	Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Rvw Fee	BF Rvw	Backflow Permit Type # Dev	Fee
1 1" DxF	SFD		1	Disc	1	\$310	\$6,530	\$0	\$0.00	155	1	\$50	\$0	0	\$0
Sub total Fees:						\$310	\$6,530	\$0	\$0.00						\$6,890.00
Sub total Credits:						\$0	\$0	\$0	\$0.00						
SIO Totals:						\$310	\$6,530	\$0	\$0.00						
SIO Info		Use Info			SIO Fees				Permit Fees					Totals	
Lat Size / Br Config	Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Rvw Fee	BF Rvw	Backflow Permit Type # Dev	Fee
1 1" DxF	SFD		1	Disc	1	\$310	\$6,530	\$0	\$0.00	155	1	\$50	\$0	0	\$0
Sub total Fees:						\$310	\$6,530	\$0	\$0.00						\$6,890.00
Sub total Credits:						\$0	\$0	\$0	\$0.00						
SIO Totals:						\$310	\$6,530	\$0	\$0.00						

SIO Info			Use Info			SIO Fees				Permit Fees					Totals			
Lat Size / Br Config 3/4 Ex 3/4"IR			Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Eng Rvw Fee	BF Rvw	Backflow Permit Type	# Dev	Fee
			Irrigation		5/8	Existing	0		\$0	\$6,530	\$0	\$0.00		0	1	\$0	\$0	

Total Permit Insp Fees: 1260



EXECUTIVE DIRECTOR
DAVID FOSTER

DIRECTOR OF FINANCE & ADMINISTRATION
CATHERINE WYLIE

DIRECTOR OF RESOURCE DEVELOPMENT
BETH BOWMAN

November 2, 2012

Roy Mendelssohn
1209 Webster Street
Santa Cruz, CA 95062-1625

RE: Request for a drainage easement across your property at 1209 Webster Street APN # 026-111-45-000 for proposed development at 1240 Rodriquez Street

Dear Mr. Mendelssohn:

As you may be aware Habitat for Humanity Santa Cruz County is in the process of preparing an application to the County for the subdivision and development of a seven-unit housing project to be located on the one acre parcel located at 1240 Rodriquez Street. This letter is a request that you consider granting a drainage easement across your property. This easement is necessary in order for a portion of the development site's runoff to be directed to Webster Street where it would enter into the County's storm drain system.

In its current undeveloped condition, the Rodriquez Street property is able to absorb a large portion of the rainfall that it receives during the winter months. With the new homes being proposed the site will have more impermeable surfaces and the runoff will be increased. In order to handle this increased runoff we will be providing retention basins on site that can hold the water and then allow it to drain slowly into the County's storm drain system.

Currently the majority of the site drains toward Rodriquez Street. For this portion of the property the retention basins will drain through a new underground pipe that will take the water down Rodriquez Street to the County's existing Storm drain at Koopmans Ave. The rear portion of the property, however, currently drains across your property to Webster Street. The County has requested that the proposed water retention basins for this portion of the property continue to drain in this same direction toward Webster Street. In order to do this Habitat would need to install a minimum 12" drainage pipe that would run across your property and your neighbors' properties to Webster Street. In order to complete this installation Habitat would need to receive a 10 foot wide easement across your property. In addition, we would need to have your agreement that you will maintain the portion of the new drainage pipeline that would runs across your property.

We are requesting a drainage easement from you and from the owners of the two additional properties located between the Rodriquez Street property and Webster Street. Only if you (or one of your neighbors) deny the request for this easement will the County consider granting Habitat alternative storm drainage solutions. Your response to this request for an easement will allow us to move forward with a final design for the Rodriquez Street project's drainage plans.

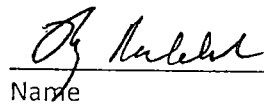
1

If you are willing to consider a ten foot wide drainage easement across your property and the installation of a minimum 12" drainage pipe and if you are willing to take on the obligation of maintaining the portion of the drainage pipe that will run across your property please sign below. If you choose this option we will then set up a time to meet with you to discuss the easement request in more detail.

Name

Date

If you are not willing to consider the granting of a drainage easement across your property. Please sign below.


Name

2 Nov 2012
Date

Two copies of this request are attached. Please sign to accept or to reject this request and send one copy back to Habitat for Humanity using the attached return envelope. The second copy is for your records. If we do not receive a response from you within 20 days we will assume that you are not willing to consider the approval of an easement.

Habitat for Humanity Santa Cruz County appreciates your willingness to consider this request. No matter whether you decide to approve an easement or not we look forward to working with you as this important Habitat for Humanity project moves forward.

Sincerely,



David Foster
Executive Director

Design Guidelines for Habitat for Humanity's Los Esteros Court Development

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

The basic objective of the Design Guidelines are to:

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

Landscaping:

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

Fencing and Site Walls:

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

Home Design:

Each home shall have an attractive front elevation that faces the street. Lot one must address both Rodriguez Street and Los Esteros Court. This should be achieved with the use of a wrap-around porch which is located at the corner closest to the intersection of the streets. Walkways from the porch should connect to both streets as well. Extra windows should be

provided on the Rodriguez elevation to provide visual interest.
All the homes may be similar in design but will require different finishes and color treatments from lot to lot. The desired feel for the architectural style shall be contemporary craftsman.

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

Front porches are encouraged. Siding materials may be wood and or cement board in horizontal lap, vertical board & batt or shingle styles. Cement plaster finish may also be used in combination with wood trim. No plywood siding or trim-less windows will be allowed. Windows such as sliders, single hungs, and fixed panels are preferred. Due to higher costs, casement windows will not normally be used. All operable windows shall have screens. The design and orientation of all second story windows in the rear of the homes will limit, to the extent feasible, direct views into the adjacent homes or yards.

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

All seven proposed homes shall meet "universal design" standards with accessible front porches and front doors. An accessible path shall be provided on the ground floor to the living area, kitchen, dining room, bedroom, and bathroom of all homes. One lot shall be a single story three bedroom home with all areas accessible. The other six lots shall have two story homes. The upper floor shall have two bedrooms and a bath.

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

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

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

Building elevations should be harmonious and compatible with the design elements of the architectural style of each home. Each home should have a predominant facade material and color that differentiates it from the adjacent home. Garage doors shall not dominate the front elevation of the building and shall be limited to single 8' widths.

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

Yard Space:

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

Fire Prevention Requirements:

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

Utilities:

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

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

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

Date of Guidelines - October 10, 2012

ACCESSIBILITY NARRATIVE FOR THE LOS ESTEROS COURT PROJECT

Address: 1240 Rodriguez Street
APN: 026-111-03
App. # PA111067

Habitat for Humanity Santa Cruz County is the owner and developer of the Los Esteros Court subdivision. The project will include the development of seven single family lots and one common lot to include the roadway curbs, gutters and sidewalks.

The site is relatively flat and all of the common areas will meet full ADA access requirements. Because the sidewalk design includes a full landscape strip the driveways will not interrupt the level sidewalks.

All of the homes will be built by Habitat for Humanity using volunteer labor for the majority of the construction. All of the homes will use slab on grade foundations and will be 3-bedrooms in size. Because this project has received public funding it is subject to the housing accessibility requirements in CBC 11A. Six of the homes will be two stories in height. In these six homes all ground floor levels will be on an accessible route and will accessible and adaptable. Each of these units will also include one bedroom on the ground floor and bathroom.

One unit, to be built on lot #2 will be designed as a single story 3-bedroom unit. This unit will also be designed so that it is on an accessible route and will be fully accessible and adaptable. Habitat for Humanity Santa Cruz County will market this unit specifically with the intention of finding an eligible low-income household that requires a handicap accessible unit. Assuming that a household with this need is found the home will then be designed to meet their handicap access needs.

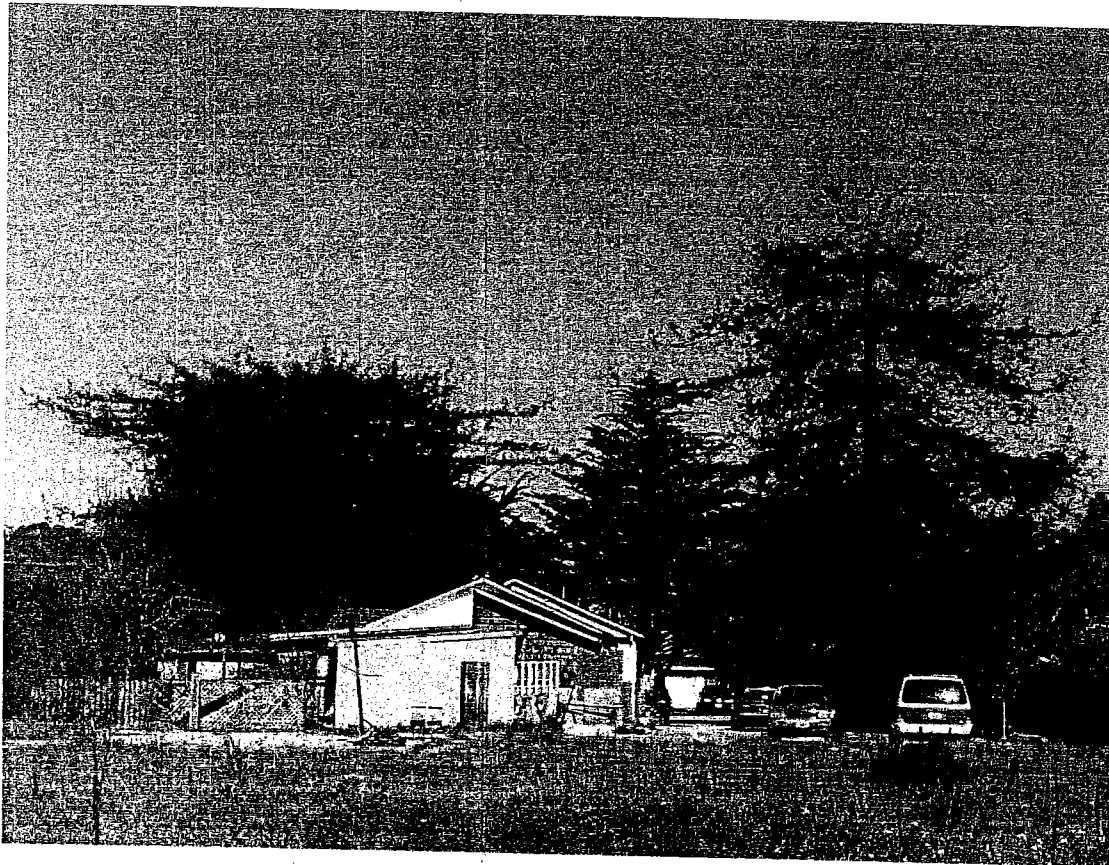


James P. Allen
& Associates

Dedicated to the Preservation of Trees

**Habitat for Humanity
1240 Rodriguez Street
APN 026-111-03**

**Tree Resource Evaluation/
Construction Impact Assessment**



**Prepared for
Melanie Frietas,
Habitat for Humanity Consultant**

Consulting Arborists

11 Mission Street
Santa Cruz, CA 95060
831.426.6603 office
831.460.1464 fax
jpallen@cruzio.com

ASSIGNMENT/SCOPE OF SERVICES

Habitat for Humanity is in the conceptual stages of subdividing a parcel at 1240 Rodriguez Street, APN 026-111-03. Project elements include the demolition of the existing single-family residence and dividing the one-acre parcel into 6 or 7 single-family residential lots. There are several native and non-native trees growing on the parcel many of which meet "Significant" criteria. In order to create a design that insures tree health/stability and preserves the maximum number of suitable trees, Melanie Frietas a consultant for Habitat for Humanity has requested a tree resource evaluation and construction impact assessment be performed. To complete this assignment the following tasks have been performed:

- Locate, catalog and map trees growing within property boundaries and those on adjacent properties that present risk
- Identify each tree as to species and trunk diameter
- Rate individual tree health, structure and preservation suitability as "good, fair or poor"
- Determine suitability for incorporation into the developed site
- Define trees that meet "Significant" status as defined by Santa Cruz County ordinances
- Make recommendations for necessary tree maintenance, preconstruction treatments and tree protection during construction
- Document findings in the form of a report accompanied by a Tree Location Map and Tree Protection Plan

NOTE: Plans presented for my review were prepared by Bowman and Williams dated 11-15-12 and include options for both six and seven lots. Impacts to tree resources are the same for each option. These plans are preliminary and include placement of lot lines, building envelopes, streets, curbs, gutters, sidewalks and parking areas. Grading and utility plans have not been prepared at this time. This assessment classifies existing tree condition and identifies anticipated impacts of grading and trenching to stabilize soils, provide utility service and drainage structures. If the project design is modified, an updated impact assessment and tree protection plan will need to be prepared.

SUMMARY

Thirteen trees growing on this property as well as an aging elm growing on an adjacent property to the south have been inspected and evaluated for preservation suitability. Conceptual subdivision plans have been reviewed and the anticipated impacts to tree resources have been quantified.

In order to construct the project as planned, the removal of **Trees #2, 3 and 6** is necessary. **Tree #1**, a large mature coast redwood growing near the northeastern property boundary was proposed for retention. The current proposal(s) call for placement of curb, gutter and street improvements within two feet of the tree trunk. Construction of these elements will require cutting approximately 40% of the supporting roots. This level of root loss could result in destabilization, loss of vigor and/or premature mortality. If this tree were to survive this level of impact, future root growth would uplift street improvements and damage utility lines.

In order to preserve **Tree #1** all project elements within the Critical Root Zone would need to be constructed on existing grade without damaging tree roots. Pavement, curb and gutter elements would need to be designed to bridge roots with additional reinforcement and strength to withstand upward pressure of expanding supporting root diameters. Utility and drainage lines would need to be placed outside of the Critical Root Zone also.

If these modifications are unable to be implemented, **Tree #1** will need to be removed to construct the project as planned. Of the four trees required to be removed (including **Tree #1**) two meet "Significant" criteria as defined in Santa Cruz County Significant Trees Protection Ordinance (Chapter 16.34 of the County Code).

The remaining trees stand along the western and southern property boundaries. They can be preserved and protected by following tree protection guidelines defined in this report. These trees provide valuable screening function between the proposed development and surrounding residences. Canopies of the preserved trees should remain as they currently are, with no alteration to their natural form and structure.

Design elements need be placed outside Critical Root Zones and canopy extents in order to preserve and protect existing trees along the western and southern property boundaries. If these areas are encroached upon, Special Treatments will need to be defined and implemented prior to construction.

Tree #14 stands on the adjacent property to the southwest. It is a mature elm with large dead and broken branches. This tree will need to be pruned and stabilized to reduce the risk of failure and protect the safe use of the new development. Written permission to prune the tree must be obtained from the tree owner.

It is suggested the design concept include a landscape restoration plan that mitigates for necessary tree removal. A minimum-replanting ratio of 3-15 gallon or one 24-inch boxed nursery grown trees should be allowed for each Significant tree removed.

BACKGROUND

To complete the assessment I performed site inspections on February 9 and 20, 2012.

Tree health and structural integrity were evaluated visually from the root crown (where the trunk meets natural grade), to the foliar canopy.

Numbered metal tags have been attached to the each tree's trunk at six feet above grade. Tree locations were verified using a base map provided by Bowman and Williams Engineers dated 11-15-12. Thirteen trees growing on the property had been plotted using traditional survey methods. I located the elm tree on the property to the south in the field and drew in the approximate tree trunk location on the base map. The corresponding numbers and tree locations are documented on the attached Tree Location map.

OBSERVATIONS

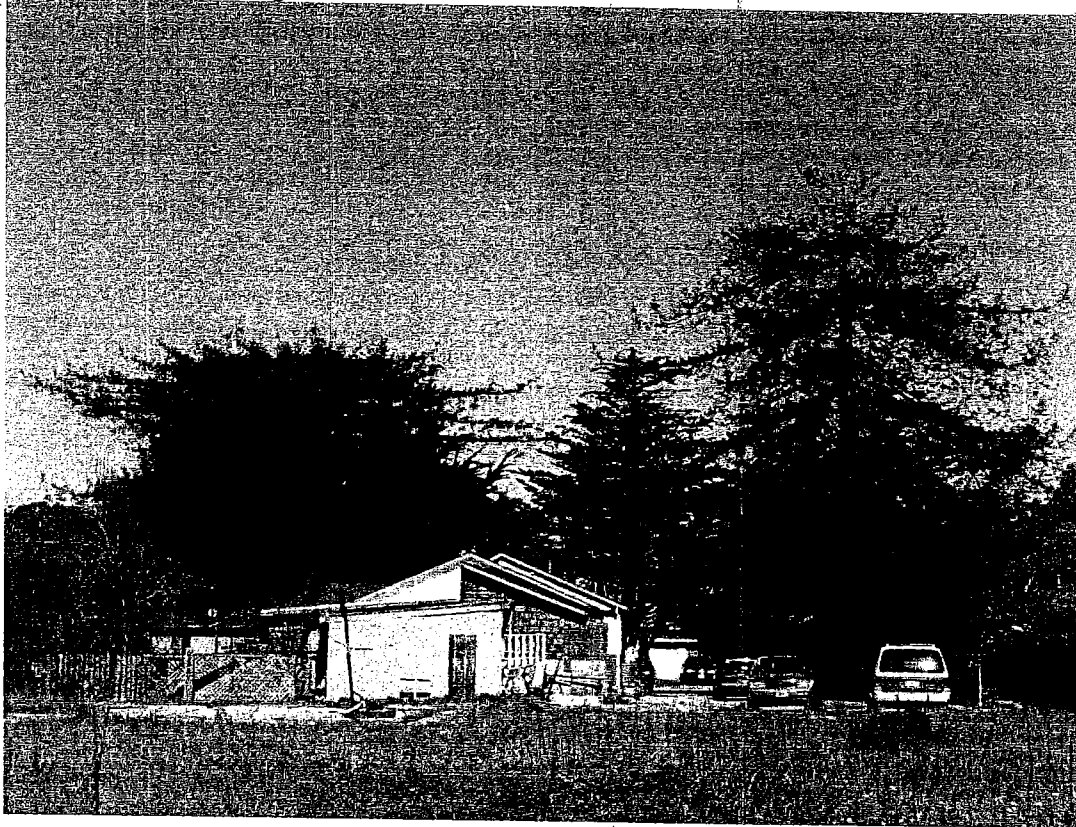
Site Description

This level parcel is bound to the northeast, west and south by single-family residences. There is a vacant parcel to the east. Rodriguez Street runs along the northern property boundary.

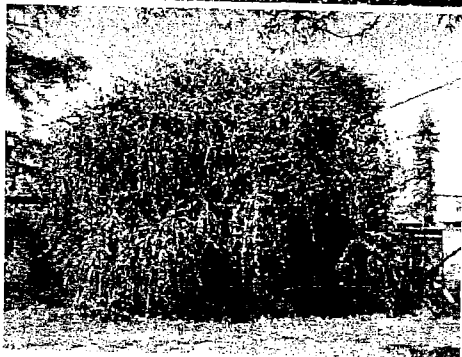
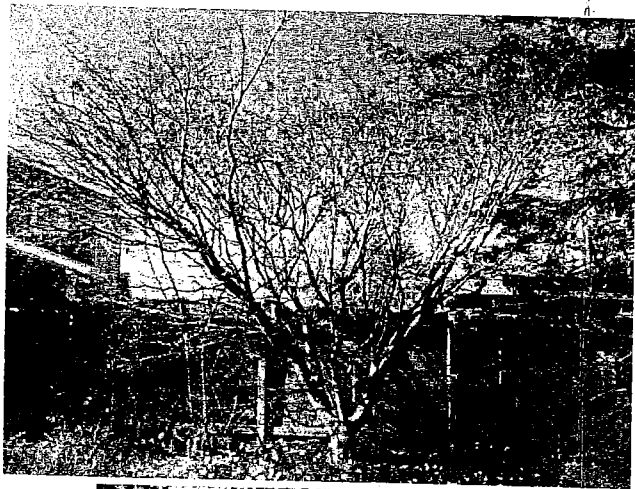
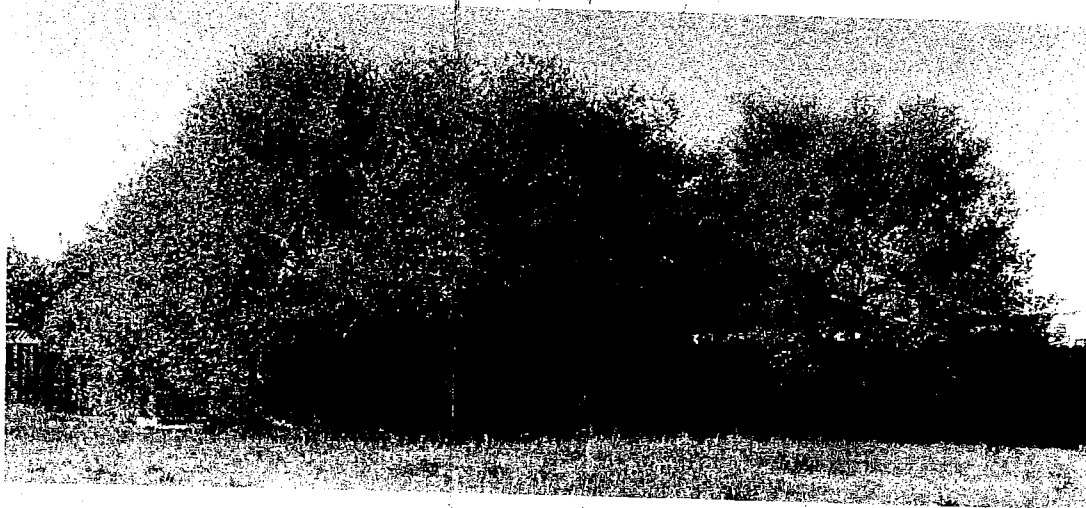
Tree Descriptions

Tree resources growing on this property include four coast redwoods *Sequoia sempervirens*, 5 indigenous coast live oak *Quercus agrifolia*, one Japanese maple *Acer palmatum*, a fruiting pear *Pyrus* sp. bottlebrush *Callistemon* sp. and other smaller stature shrubs.

Two large mature coast redwoods frame the existing residence. These trees are healthy with wide spreading canopies. The upper crowns have been removed either through topping or wind damage.



Coast live oak, redwood and one Japanese maple tree line the western and southern property boundaries along with a mature bottlebrush. These trees and shrubs provide valuable screening between the proposed development and surrounding residences. Canopies of the preserved trees should remain as they currently are, with no alteration to their natural form and structure.



Tree #14 stands on the adjacent property to the southwest. It is a mature elm with large dead and broken branches. Long, weighed branches growing over the proposed development area are at risk of breaking and falling.



Previous branch failure has resulted in large decayed wound that weakened supporting wood strength. This tree will need to be pruned and stabilized to reduce the risk of failure to ensure safety for the residents of the new development.



TREE INVENTORY METHODOLOGY

The attached inventory lists information on 14 trees greater than six inches in diameter. Tree locations are documented on the attached Tree Location Map.

The tree inventory lists species, trunk diameter, tree health, structure and suitability for preservation ratings, Critical Root Zone (CRZ) radius, level/description of anticipated impacts, observations, required procedures and whether the tree meets Significant criteria as defined by *Santa Cruz County Significant Trees Protection Ordinance (Chapter 16.34 of the County Code)*.

Diameter: is the width of the trunk measured at 4.5 feet above natural grade (ground level). For trees that were unable to be measured at 4.5 feet above natural grade, measurement heights are provided.

Health, Structure and Preservation Suitability Inventory ratings are based on the following criteria:

Tree health and structure are separate issues that are related since both are revealed by tree anatomy. A tree's vascular system is confined in a thin layer of tissue between the bark and wood layers. This thin layer is responsible for transport of nutrients and water between the root system and the foliar canopy. When this tissue layer is functioning properly a tree has the ability to produce foliage (leaves). As long as the tree maintains a connected vascular system it may appear to be in good health.

When conditions conducive to decay are present, fungi, bacteria or poor compartmentalization, wood strength is degraded. As decay advances, the tree's ability to continue standing is compromised. Thus, a tree can appear to be in good health, but have poor structure.

Tree Health: This rating is determined visually. Annual growth rates, leaf size and coloration are examined. Indications of insect activity, decay and dieback percentages are also used to define health ratings.

Trees in "good" health are full canopied, with dark green leaf coloration. Areas of foliar dieback or discoloration are less than 10% of the canopy. Dead material in the tree is limited to small twigs and branches less than one inch in diameter. There is no evidence of insects, disease or decay.

Trees with a "fair" health rating have from 10% to 30% foliar dieback, with faded coloration, dead wood larger than one inch, and/or visible insect activity, disease or decay.

Trees rated as having "poor" health have greater than 30% foliar dieback, dead wood greater than two inches, severe decay, disease or insect activity.

Tree Structure: This rating is determined by visually assessing the roots, root crown (where the trunk meets the ground), supporting trunk, and branch structure. The presence of decay can affect both health and structural ratings.

Trees that receive a “good” structural rating are well rooted, with visible taper in the lower trunk, leading to buttress root development. These qualities indicate that the tree is solidly rooted in the growing site. No structural defects such as codominant stems (two stems of equal sizes that emerge from the same point), poorly attached branches, cavities, or decay are present.

Trees that receive a “fair” structural rating may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Decay or previous limb loss (less than 2 inches in diameter) may be present in these trees. Trees with fair structure may be improved through proper maintenance procedures.

Poorly structured trees display serious defects that may lead to limb, trunk or whole tree failure due to uprooting. Trees in this condition may have had root loss or severe decay that has weakened their support structure. Trees in this condition can present a risk to people and structures. Maintenance procedures may reduce, but not eliminate these defects.

Suitability for preservation: This rating evaluates tree health, structure, species characteristics, age and potential longevity.

Trees with a “good” rating have adequate health and structure with the ability to tolerate moderate impacts and thrive for their safe, useful life expectancy.

A “fair” rating indicates health or structural problems have the ability to be corrected. They will require monitoring with an expectation that their lifespan will be shortened by construction impacts.

Trees with a “poor” rating possess health or structural defects that cannot be corrected through treatment. Trees with poor suitability can be expected to continue to decline regardless of remedies provided. Species characteristics may not be compatible with redefined use of the area. Species, which are non-native and unusually aggressive, are considered to have a poor suitability rating.

Critical Root Zone: Individual tree root systems provide anchorage, absorption of water/minerals, storage of food reserves and synthesis of certain organic materials necessary for tree health and stability. The Critical Root Zone (CRZ) is the species-specific amount of roots necessary to continue to supply these elements essential for each tree to stand upright and maintain vigor. This distance reflects the minimum footage measurement from the trunk required for the protection of the tree’s root zone.

Construction activities proposed within these areas are subject to specific review and the implementation of recommended special treatments.

Construction Impacts: This section describes what procedures are proposed near the individual tree. The influences the proposed construction activities will have on the tree are classified as **None, Low, Medium or High**. These classifications are defined as follows:

None, the tree is not near the impact area of the proposed construction.

Low, adverse affects from the proposed construction activities are minimal.

Moderate, this level of impacts will result in loss in tree vigor and/or stability. Recommended procedures must be implemented to decrease these impacts.

High, requiring tree removal or the understanding that premature tree mortality can be anticipated. Mitigation is required for trees subject to this level of impacts.

DESCRIPTION OF DEVELOPMENT IMPACTS

Impacts to these trees are based on the plans provided and projecting necessary project elements. The exact locations of the proposed improvements must be reviewed and evaluated once plans are finalized and the site staking is in place. There is a possibility that tree classification and recommended procedures will change once the exact positions of the proposed improvements are known.

The construction of this project as presented requires the following procedures:

Grading for site stabilization as well as trenching for utility lines and drainage structures. These procedures require alteration of natural grade in the form of cut and/or fill (described below) at the defined "Limits of Grading". Roots shattered during this process provide openings for opportunistic decay causing organisms degrading tree support systems and vigor.

Alteration of natural grade

- **Cuts**, lowering of natural grade, require the removal of soil until the desired elevation is reached. A cut within the trees Critical Root Zone can remove non-woody and woody roots. Non-woody (absorbing) roots are responsible for transporting moisture and nutrients necessary for maintaining tree health. More significant cuts remove woody roots that provide structural support, compromising the tree's ability to stand upright.
- **Fill**, increasing natural grade, often requires an initial cut to "knit in" and stabilize the material. This material is applied in layers and compacted in the process. Compaction breaks down soil structure by removing air and adding moisture. Anaerobic conditions may develop, promoting decay. Absorbing roots can suffocate from lack of oxygen. Structural roots may be compromised as a result of the decay.

RECOMMENDED PROCEDURES

SPECIAL TREATMENTS

Potential construction impacts that dramatically reduce the lifespan of existing trees can be abated with the implementation of pre-construction treatments, modifications to construction methods and needed maintenance pruning/cabling.

Preconstruction root pruning is necessary for **Trees #4, 5 and 7 through 13**. This procedure may be performed by a “**Ditchwitch**” type of trencher within areas identified on the attached map under the direction of the Project Arborist. This procedure is defined as follows:

- Establish a “final line of disturbance” with field staking. This line represents the furthest distance from the trees trunk that will allow the proposed construction.
- Determine the depth of the cut required.
- Begin trenching along the “final line of disturbance”.
- Trench to the required depth.
- “Clean up” shattered roots using the root pruning techniques defined below.

Roots are to be pruned cleanly. Bark should adhere to the wood without tearing. Wood fibers should remain intact without shattering. The following tools should be used:

- Hand-pruners
- Loppers
- Handsaw
- Reciprocating saw
- Chainsaw

When completed, the pruned portions should be covered with burlap or similar material and kept moist until backfilled. Supplemental irrigation will be required to retain soil moisture during the summer months.

Drainage structures and utility lines are to be thoughtfully placed to avoid the Critical Root Zone of the preserved trees or brought to the attention of the Project Arborist to allow for preconstruction root severance along placement lines.

Planned Landscape Installation typically requires the import of topsoil, rototilling the top 8 inches of native soils, digging planting holes, trenching for irrigation lines and increased water supply for establishing new plantings. Increased disturbance in the Critical Root Zone and elevated water levels will stress mature trees. It is recommended that landscape features planned within Critical Root Zones avoid the above-described p

Tree Preservation Zone: This area is the protected area that allows the majority of the Critical Root Zone to be undisturbed while still facilitating the construction of the project. Tree Preservation Zones are documented in the Tree Preservation map attached to this report. These areas should be fenced prior to project initiation.

Tree Preservation Specifications included in this report, outline specifics for tree protection fencing and other procedures that will provide the best opportunity for their long-term survivability. The exact locations for these procedures are documented on an attached map.

Tree Maintenance

- **Maintenance pruning** to reduce branch length, improve structure and decrease the potential for branch breakage has been recommended for **Tree #14**. This tree stands on the neighboring property. Written permission to prune the tree must be obtained from the tree owner.
- **Cabling** has been recommended for **Tree #10** that has a defined structural weakness, codominant stems with included bark. As stem diameters increase bark development between stems creates external forces that "push against" one another. This system is one typical of those prone to failure. One Simple Direct cable should be installed between the weakly attached stems. The following or similar hardware should be used:
 - 1/2 inch "eye" through bolts
 - 3/8 inch Extra High Strength cable
 - Pre-formed grips with thimbles

The installation of cables, bolts and other hardware in trees is intended to reduce hazard potential. Such bracing does not permanently remedy structural weaknesses, and is not a guarantee against failure. The trees and hardware must be inspected periodically for hardware deterioration, adequacy and changes in the tree's and site condition. I recommend inspection by a competent arborist at least every year.

A qualified certified arborist, using the following industry guidelines should be contracted to perform all the above-described work.

- American National Standards Institute A300 for Tree Care Operations-
Tree, Shrub and Other Woody Plant Maintenance-Standard Practices.
(Part 1)-2001 Pruning
(Part 3)-2000 (Support Systems a Cabling, Bracing, and Guying)
- International Society of Arboriculture: Best Management Practices
- American National Standards Institute Z133.1-1994 for Tree Care Operations- Pruning, Trimming, Repairing, Maintaining, and Removing Trees and Cutting Brush-Safety Requirements

INSPECTIONS

To ensure the successful implementation of the recommended procedures **Site Inspections** are to be performed by the Project Arborist. Site inspections will take place at the following intervals throughout the course of the project:

- During all tree pruning, removal and cabling activities.
- Following on-site placement of grade stakes.
- During preconstruction root exploration and severance procedures.
- After Tree Preservation fencing locations have been staked.
- Following Tree Protection fencing installation and prior to the commencement of driveway demolition.
- As necessary during grading activities to ensure compliance with all conditions of project approval.

Site monitoring forms will be submitted to the County of Santa Cruz Planning Department at regular intervals.

CANOPY RESTORATION

Trees proposed for removal should be replaced with one (1) 24-inch box tree or three fifteen-gallon nursery grown, containerized trees per tree removed. The replacement trees should be planted in areas allowing adequate space and conditions to insure proper tree development.

Any questions regarding these trees on this site and the proposed construction may be directed to my office.

James P. Allen
Registered Consulting Arborist #390

Tree Preservation Specifications

Habitat for Humanity

1240 Rodriguez APN 026-111-03

These guidelines should be printed on all pages of the development plans. Contractors and sub contractors should be aware of tree protection guidelines and restrictions. Contracts should incorporate tree protection language that includes "damage to trees will be appraised using the Guide to Plant Appraisal 9th Edition and monetary fines assessed".

A pre construction meeting with the Project Arborist

A meeting with the Project Arborist, Project Manager and all contractors involved with the project shall take place prior to mobilization onto the site. Tree preservation specifications will be reviewed and discussed.

Establishment of a tree preservation zone (TPZ)

Fencing with metal stakes embedded in the ground, shall be installed in areas designated by the project arborist. Fencing will be installed prior to the onset of construction, under the supervision of the project arborist and shall not be moved. The Tree Preservation Zone of each preserved tree is documented on the attached Tree Location/Preservation map.

Restrictions within the TPZ

No storage of construction materials, debris, or excess soil will be allowed within the TPZ. Parking of vehicles or construction equipment in this area is prohibited. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Alteration of grade

Maintain the natural grade. If tree roots are unearthed during the construction process the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until the project arborist makes a determination as to how they should be dealt with.

Tree canopy alterations

Unauthorized pruning of trees will not be allowed. Tree canopy alterations will be performed to the specifications established by the Project Arborist.

Supplemental irrigation

Shall be provided if construction takes place outside of the winter months when normal rainfall occurs. Supplemental irrigation shall be applied using "soaker" hoses or similar method of delivery. Supplemental irrigation requirements shall be determined by the Project Arborist and will be required prior to and after completion of the construction.

Mulch Layer

A 4-6 inch layer of **tree chip mulch** shall be applied within the Tree Preservation Zone.



NAVIGAL FOR COMMUNITY
1240 Rodriguez Street
APN 026-111-03

Dedicated

TREE RESOURCE INVENTORY

SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY/ Critical Root Zone, Distance From Tree Trunk (Footage)	IMPACTS Level/ Description	OBSERVATIONS RECOMMENDED PROCEDURES MEETS "SIGNIFICANT" CRITERIA Yes/No
coast redwood <i>Sequoia sempervirens</i>	34.3	Fair	Fair	Good/ 22	HIGH/ Within 2 feet of proposed street improvements, curb and gutter	• Topped at 50 feet • Preserve and Protect with design modifications OR Remove due to Construction Impacts • Yes <i>Significant</i>
English walnut <i>Juglans sp.</i>	12.3 @ 12" above grade	Fair	Poor	Poor/ 12	HIGH/ Within proposed sidewalk	• Divides into multiple stems at 24" above grade • Remove due to Construction Impacts • No
coast redwood <i>Sequoia sempervirens</i>	44.2	Fair	Fair	Good/ 24	HIGH/ Within proposed building envelope	• Previously topped at 40 feet • Remove due to Construction Impacts • Yes <i>Significant</i>
coast redwood <i>Sequoia sempervirens</i>	14.5	Fair	Fair	Fair/ 12	MODERATE/ Proximity to proposed grading	• Thinning canopy • Preserve and Protect • No
Japanese maple <i>Acer palmatum</i>	9.5 @ grade	Good	Fair	Fair/ 8	MODERATE/ Proximity to proposed grading	• Excellent smaller tree • Preserve and Protect • No
fruiting pear <i>Pyrus sp.</i>	11.4 @ grade	Fair	Poor	Poor/ 12	HIGH/ Within proposed building envelope	• Mature fruit tree • Remove due to Construction Impacts • No

1 80-3 4 5 6

EXHIBIT



Habitat for Humanity
1240 Rodriguez Street
APN 026-111-03

DATE: 2/21/12

Dedicated

TREE RESOURCE INVENTORY

SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY/ Critical Root Zone, Distance From Tree Trunk (Footage)	IMPACTS Level/ Description	OBSERVATIONS •RECOMMENDED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA Yes/No
coast redwood <i>Sequoia sempervirens</i>	14.5	Fair	Poor	Fair/ 12	LOW/ Proximity to proposed grading	•Poor trunk/stem attachments at 25 feet •Preserve and Protect •No
bottlebrush <i>Callistemon sp.</i>	16.2 @ grade	Fair	Fair	Fair/ 8	LOW/ Proximity to proposed grading	•Mature shrub Excellent preservation suitability •Preserve and Protect •No
coast live oak <i>Quercus agrifolia</i>	16.5	Good	Good	Good/ 14	LOW/ Proximity to proposed grading	•Excellent mature tree •Preserve and Protect •No
coast live oak <i>Quercus agrifolia</i>	Double trunk 9 & 8.8	Fair	Poor	Fair/ 12	LOW/ Proximity to proposed grading	•Grows near western property boundary Poor trunk/stem attachment •Preserve and Protect Simple Direct Cable •No
coast live oak <i>Quercus agrifolia</i>	10.4	Fair	Fair	Good/ 12	LOW/ Proximity to proposed grading	•Grows near western property boundary •Preserve and Protect •No
coast live oak <i>Quercus agrifolia</i>	14.9	Fair	Fair	Good/ 12	LOW/ Proximity to proposed grading	•Grows near western property boundary •Preserve and Protect •No



Habitat for Humanity
1240 Rodriguez Street
APN 026-111-03

Dedicated

TREE RESOURCE INVENTORY

SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	HEALTH	STRUCTURE	SUITABILITY/ Critical Root Zone, Distance From Tree Trunk (Footage)	IMPACTS Level/ Description	OBSERVATIONS •RECOMMENDED PROCEDURES •MEETS "SIGNIFICANT" CRITERIA Yes/No
coast live oak <i>Quercus agrifolia</i>	14.6	Good	Good	Good/ 18	LOW/ Proximity to proposed grading	•Excellent mature tree •Grows near southern boundary fence •Preserve and Protect •No
Siberian elm <i>Ulmus pumila</i>	Approximately 30	Fair	Poor	Poor/ 24	LOW/ None	•Large elm on neighboring property •Large dead and broken branches •High potential for branch failure •Preserve and Protect with risk management treatments OR •Remove due to Condition/Failure Potential •Yes

Significant

Map Key / Legend

- Surveyed Tree Trunk Location
- Field Located Tree Trunk Location
- 2 Remove due to Construction Impacts
- 8 Preserve and Protect
- 1.0 Tree in Poor Condition on neighboring property to the south
- Tree meets "Significant" criteria
- Critical Root Zone
- Tree Preservation Zone defined with Tree Preservation Fencing
- Pre-construction Root Pruning to be performed prior to grading
- Prune roots with a "Ditchwitch"

NOT TO SCALE

Habitat for Humanity
1240 Rodriguez, Santa Cruz
APN 026-111-03

**Tree Location Map/
Tree Protection Plan**

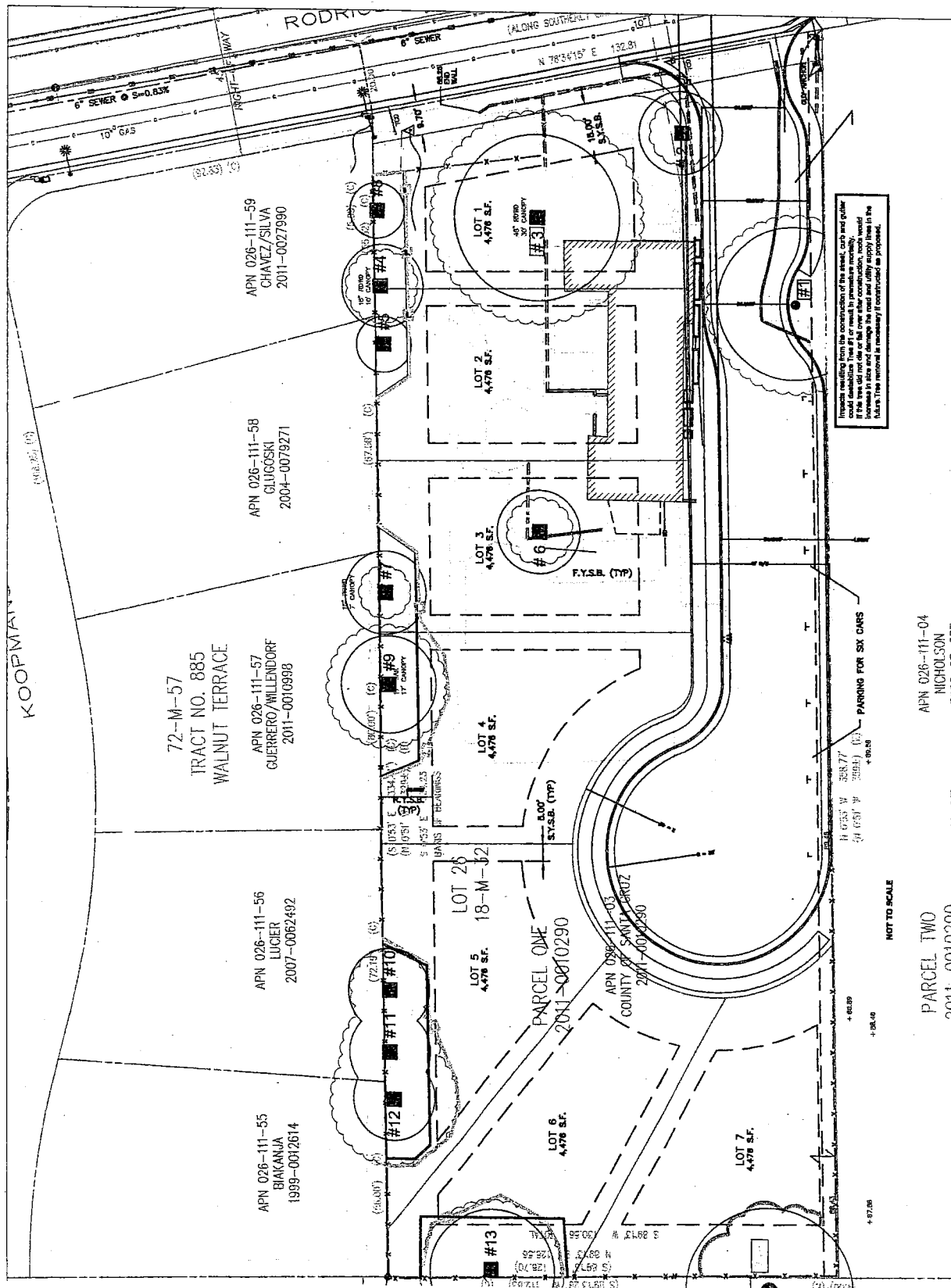


**James P. Allen
& Associates**

APN 026-111-04
1069 OB 387

1011

APN 026-111-04
1069 OB 387



NOT TO SCALE

APN 026-111-04
NICHOLSON
1069 OB 387



**James P. Allen
& Associates**

November 30, 2012

Santa Cruz County Planning Department
Attention: Annette Olson, Project Planner
701 Ocean Street-Fourth Floor
Santa Cruz, CA 95060

Regarding: Application #: 121107; Assessors Parcel #: 02611103
Owner: Santa Cruz County Redevelopment Agency

Ms. Olson,

As the Project Arborist of record I have been requested by David Foster of Habitat for Humanity to respond to comments/identified deficiencies as defined by Antonella Gentile and copied below:

Environmental Planning

Routing No: 2 Review Date: 11/01/2012

ANTONELLA GENTILE (AGENTILE) : Incomplete

Completeness Comments: Project is Incomplete

1. The grading plan shows limits of grading extending under the dripline (and in some cases under the tree trunks) of trees proposed to remain. In addition, placement of the detention system for lot 7 is shown within the dripline of tree 14. Please revise the plans to show no disturbance within the driplines of trees to remain or provide the following:

A. Recommendations from the project arborist for protection of the trees during ground disturbance within the driplines;

B. Revised plans that comply with the arborist's recommendations; and

C. A plan review letter from the project arborist that references each plan sheet that shows disturbance within the tree driplines and states that the plans reviewed conform to the arborist's recommendations.

2. The location of tree protection fencing conflicts with the limits of grading on lots 1-4. Please revise plans to show tree protection fencing at the dripline of trees or provide additional recommendations from the project arborist per completeness comment 1 above.

I reviewed plans for this project dated November 20, 2012 provided by Joel Ricca, Bowman and Williams, the project engineer. My findings are as follows:

Item 1. The *Tree Resource Evaluation/Construction Impact Assessment* submitted for this project dated February 21 of this year defines Critical Root Zone (CRZ) distances for each tree to be preserved.

Consulting Arborists

611 Mission Street
Santa Cruz, CA 95060
831.426.6603 office
831.460.1464 fax
jpallen@cruzio.com

Item 1, continued. The CRZ is the species-specific amount of roots necessary to continue to supply these elements essential for each tree to stand upright and maintain vigor. This distance reflects the minimum footage measurement from the trunk required for the protection of the tree's root zone and is accurately plotted on the attached *Tree Location Map*. CRZ may exceed or be less than foliar canopy extents (dripline). Grading required within these areas will be subject to Special Treatments:

Preconstruction root pruning is necessary for **Trees #4, 5 and 7 through 13**. This procedure may be performed by a "**Ditchwitch**" type of trencher within areas identified on the attached map under the direction of the Project Arborist. This procedure is defined as follows:

- Establish a "final line of disturbance" with field staking. This line represents the furthest distance from the trees trunk that will allow the proposed construction.
- Determine the depth of the cut required.
- Begin trenching along the "final line of disturbance".
- Trench to the required depth.
- "Clean up" shattered roots using the root pruning techniques defined below.

Roots are to be pruned cleanly. Bark should adhere to the wood without tearing. Wood fibers should remain intact without shattering. The following tools should be used:

- Hand-pruners
- Loppers
- Handsaw
- Reciprocating saw
- Chainsaw

When completed, the pruned portions should be covered with burlap or similar material and kept moist until backfilled. Supplemental irrigation will be required to retain soil moisture during the summer months.

Item 2. Tree protection fencing should be installed in conjunction with silt fencing at grading limits as defined on sheet C5.0, attached. Fencing shall be 6-foot high chain link attached to metal posts driven at least 18 inches into the ground.

Tree canopies shall not be altered.

Implementation of the above-described Special Treatments and recommended procedures defined within the *Tree Resource Evaluation/Construction Impact Assessment* will conform to the recommendations made for tree preservation on this project.

Please contact me at 831-426-6603 if you have any questions.

Respectfully submitted,

James P. Allen
Registered Consulting Arborist #390

EXHIBIT I

Map Key / Legend

- Surveyed Tree Trunk Location
- Field Located Tree Trunk Location
- 2 Remove due to Construction Impacts
- 8 Preserve and Protect
- Tree in Poor Condition on neighboring property to the south
- Tree meets "Significant" criteria
- Critical Root Zone
- Tree Preservation Zone defined with Tree Preservation Fencing
- Preconstruction Root Pruning to be performed on existing Prune roots with a "Ditchwater"

NOT TO SCALE

Habitat for Humanity

1240 Rodriguez, Santa Cruz
APN 026-111-03

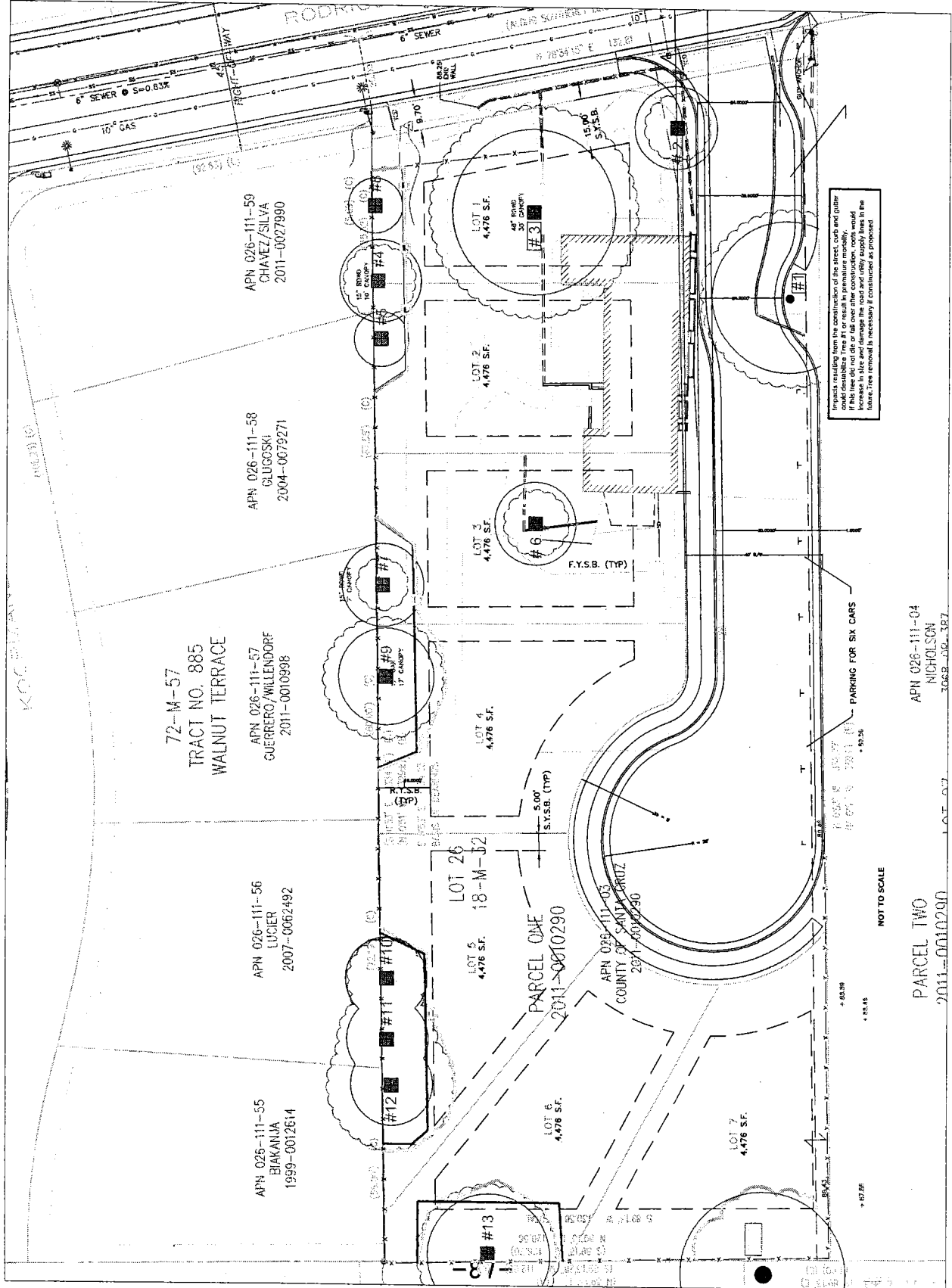
Tree Location Map/ Tree Protection Plan



James Allen
CRASQUINES

1000 Highway 101, Suite 100, Santa Cruz, CA 95060
Tel: (831) 438-1111
Fax: (831) 438-1112
Email: james@crasquines.com

1 1 1
Date: 02/27/12
Scale: 1" = 100'-0"



NOTES FROM NEIGHBORHOOD MEETING

Notices for a neighborhood meeting were sent out on March 19, 2012. The notices were sent to the 300 foot radius list of residents and property owners provided to us by the County. We also sent the notices to the County Planning staff, to John Leopold's office and the Live Oak School superintendent and the principal of Green Acres Elementary School. Copies of the invitation, the mailing list and the mailing list map are attached.

The meeting was held on April 10, 2012 at 7:00 PM in the Green Acres Elementary School multi-use room. The meeting room was walking distance from the project site and despite the rainy evening most people walked to the meeting. As people arrived we provided them with a brochure about Habitat for Humanity, the agenda for the meeting and a draft predevelopment timeline for the project. Thirteen people actually signed in but the total audience was closer to 25 people. Attendees included John Leopold, Julie Conway, Habitat Board President, Ron Buswell, Habitat Board member, Dave McClure and project architect, Bill Kempf. Copies of the Habitat Brochure, the project's predevelopment timeline, the meeting agenda and the sign-in sheet are attached.

The meeting followed the attached agenda and included introductions, a background slide show about Habitat for Humanity, a brief presentation by one of Habitat's past homeowners who discussed their participation in the homebuilding process. Project architect, Bill Kempf then gave a presentation on the site plan, and draft elevations of the proposed homes. While the subdivision application does not include the floor plans or elevations of the units we felt that sharing the elevations with the neighbors would help convey the look of the proposed project.

After the presentation we opened the meeting up to questions and answers and comments from the neighbors. One neighbor brought his questions already written down. A copy of his questions are attached. Here is a review of the questions and comments asked and our responses:

1. There was a comment that the roadway being proposed was excessive for the number of homes to be served. The speaker felt that a narrower road would help reduce the speed of cars on the roadway, would help reduce costs of the project infrastructure, would allow for larger front or rear yard setbacks and would help reduce the impermeable surfaces of the project. Our response was that while we agreed with those comments we had designed the roadway to meet the Dept. of Public Works requirements. We also pointed out that the roadway allows for eight curb side parking spaces that are above and beyond the on-site parking requirements that are being met. We also pointed out that the roadway is designed for the possible eventual expansion to include new home sites fronting on the street if and when the property to the West of the site is subdivided. We also pointed out that this roadway will be one of the very first in the County to be developed using permeable paving for the majority of the roadway surface.
2. There was a lot of discussion about the County's past plans to develop this site as a park. One neighbor wanted to know why the County had held a hearing with the Planning Commission in June of 2011 to rezone the site to PR (parks recreation and open space). They felt that they had not been properly notified of the change from that plan to the decision to then sell the site for development of affordable housing. John Leopold responded very clearly that the County had been forced to act quickly, with the closure of the Redevelopment Agency looming, to find an acceptable use for the site given that

developing a park on this site was no longer financially feasible. The Redevelopment Agency's housing funds were used to assist Habitat for Humanity with the purchase of this site. He explained that the funds received from the sale of this site are being used to help with the costs of developing the Chanticleer park land.

3. The owner of the property immediately west of the project site spoke. He wanted to make it clear that he has no intention of subdividing or developing his land. He has recently built a solid wood fence along the front 100 feet or so of the property line. While the fence is about three feet inside his property line he would like to keep that fence in place. Bill Kempf responded that we would be happy to keep any of the existing fences in place as long as they are in good condition and are not encroaching on our property. He said that we would be happy to provide the landscaping along any space between his existing fence and the edge of the roadway that will be on the property line.
4. It was pointed out that our draft elevation of one of the homes include a detached garage. The architect explained that the drawing was from an earlier phase of the project's development and that the homes would not have any garages. Each home will include a storage room that will be accessed by a typical single car garage door. These storage rooms will have the look of a garage but will only be large enough for the storage of trash cans, bicycles, etc.
5. There was a comment that the 1,300 square foot 3-bedroom homes were very efficient designs and that the size of the lots and the setbacks all seemed appropriate and well proportioned.
6. One neighbor brought up a concern about traffic. They wanted to know if a traffic study had been completed on the project. We responded that a traffic study had not been done for the site and that we would look into whether one would be required. Another neighbor said that they have never encountered a problem of traffic congestion on Rodriguez Street. They thought that the concern in the area is not about traffic but more about the speed of the cars currently using Rodriguez Street. He wondered if the project might include some traffic calming improvements for Rodriguez Street.
7. Several neighbors who live on Koopmans Avenue wanted to know why the roadway couldn't be located on the east side of the property rather than on the west side. They said that they would rather have a roadway in their backyard rather than an affordable housing project. We explained that we had considered running the roadway on the east site of the property but that it placed the entrance to the road too close to the corner at Koopmans Avenue and was a safety concern.
8. Several neighbors mentioned that they were concerned about having affordable housing in their neighborhood. They wanted to know if affordable housing would lower their property values. We responded that typically it is the quality of the design and maintenance of homes and the amenities available in the community that impact property values. We pointed out that the homes to be built by Habitat would be sold to homeowners and that they will be restricted to only be occupied by the owners and cannot be rented out. In a further response to this question we are inserting here a section from a report titled Myths and Facts About Affordable and High Density Housing. This is a report prepared by the California Planning Roundtable, California Department of Housing and Community Development. A copy of the full report is attached.

Myth #5

Affordable housing reduces property values.

Fact #5

No study in California has ever shown that affordable housing developments reduce property values.

Many studies have been done. The truth is the single most significant factor affecting property values is the preexisting value of the land in a given community or area. This in turn is based on supply and demand, proximity to major urban centers, nearby attractions (beachfront property, panoramic views), any negative factors such as environmental contaminants, and availability of adequate infrastructure and services. Architectural standards and adequate maintenance also strongly influence property values, particularly as they apply to affordable rental properties. Properly maintained affordable housing developments, designed and built with sensitivity to the architectural and aesthetic standards desired by the community, may even increase property values.

9. There was concern from one neighbor whose house is on Koopmans Avenue and backs up to the project site. She was concerned that our two story homes would shade the roof of her one story home. While she doesn't have any solar panels on her roof she may want to install them at some point. Her home is set back about 15 feet from her rear property line. The project architect, Bill Kempf, responded that since the project site is located west of her property rather than south of her property that we would most likely have very little impact on her solar access. He also pointed out that with the 15 foot setback on her property and the 15 foot setback on the project site the resulting 30 feet should be more than adequate to avoid shading impacts on her roof. It was agreed that a shading study would be a good idea to demonstrate that the shading impacts will be minimal. Because the subdivision application includes Design Guidelines but does not include full floor plans and elevations we have prepared a shading study using the two story height and rear yard setback as a guide rather than actual elevations.
10. Concerns were brought up about the water runoff from the project site. It was explained that the project engineer has prepared a drainage plan that uses permeable materials for the roadway and for the driveways to help reduce run off. Other water retention systems, including bio-swales in the rear yards have also been incorporated into the design so that all of the water, up to a 10 year peak storm, would be retained on site.
11. Have we ever done a housing project of this size before? Habitat for Humanity Santa Cruz County has never done a project of this size before. Our largest project was a four unit development. That said, the project architect and project civil engineer and Habitat's Executive Director and Construction Manager all have extensive experience with projects of this size and larger. In addition, Habitat Santa Cruz County has completed both single family homes and townhome projects that have been much more complicated in design and in construction than the units proposed for this current project. Once the subdivision has been approved Habitat for Humanity will complete all of the grading and roadway and infrastructure improvements for the entire site. This work will be contracted out and will not be done by volunteers. The individual homes will then be built two or three at a time. Habitat for Humanity's purpose is to both build affordable housing and to include the community in the building process. For this reason the Design Guidelines call for basic homes with designs that can accommodate volunteer

participation in the building process. Habitat for Humanity Santa Cruz County is an affiliate to the larger Habitat for Humanity International which has a world-wide reputation for building quality homes and for having developed best practices for the inclusion of volunteers in the building process.

12. What rights do I have to stop this project? We explained that this neighborhood meeting is the first public viewing of this proposed project. It will be submitted to the Planning Department for an extensive review period. Once the review by the County's Planning Staff has been completed the project will be scheduled for a hearing before the County's Planning Commission. All of the neighbors that received this neighborhood meeting notice will receive notice of the hearing with the Planning Commission. A large project sign will also be posted at the project site that will give details about the proposed project and will announce the hearing information once a hearing date has been set. If neighbors are not in agreement with the decision made by the Planning Commission there is an appeal process that is available to appeal the project to the Board of Supervisors.
13. If this project is approved how long will it take? We explained that the approval of the subdivision and the plan check process for the individual units could take until the winter or spring of 2013. Construction will then take place on three or four units at a time.
14. Will the approved project be fenced off before and during construction? The need for construction fencing will be determined at a later date.
15. Do all of the homes have to be two stories? Six of the homes will include a second story. One unit on lot # 2 or # 3 will be designed as a single story home in order to provide for one unit that is fully handicap accessible. While there are advantages to building one story units they cause a reduction in year yard areas and they present a larger impermeable surface and are these more difficult to work with in terms of water runoff. It was asked whether the single story unit could be moved to the lot behind the neighbor who was concerned about shading from the second story. The response was that the unit designs and the lot dimensions made it less complicated and less expensive to build the single story unit on lot #2 or #3.
16. What time of day and how long will workers be on the job site? While Habitat typically is on the job site only three or four days out of the week we would not want to have any restrictions places on the hours of construction that are not placed on any other construction site.

The neighborhood meeting ended at about 8:45 PM and people remained for another half hour to discuss the project individually with the Habitat staff and with the project architect.

1240 Rodriguez Street
Subdivision Application
Neighborhood meeting
April 10, 2012 7:00 PM
Green Acres School Multi-Use Room

Please sign in. If you leave us your e-mail address we will be sure to inform you
of the hearing date with the Planning Commission

Name

e-mail

phone

Gill Lucier tlkagil@yahoo.com 831-479-0849

Julie Canway County Housing section 454-5162

DAVE McLUKE H4H

Jett Furtado budinskie1@sbcglobal.net 426-5205

neighbor
on west
side

Jim + Ynsil Lorenzana aldrin_2@hotmail.com

Roger Schater roger@schaterphoto.com 818-2102

Kathy Foley kfoley@ucsc.edu 831-475-2809

Barney Levy blevy@sccs.net (831) 476-3125

John Birkner 831-247-1861 JBirkner@yahoo.com

Ian Swift ian@hamiltonswift.com

831-459-9992

1240 Rodriguez Street
Subdivision Application
Neighborhood meeting
April 10, 2012 7:00 PM
Green Acres School Multi-Use Room

Please sign in. If you leave us your e-mail address we will be sure to inform you
of the hearing date with the Planning Commission

Name

e-mail

phone

Victoria Elliott	deervictoria@hotmail.com	831-4659295
John Swift	John@HiltonSwift.com	459-9992
ALEXIS GLUGOSKI	MIKEN LEX@PACBELL.NET	479-7255



County of Santa Cruz

HEALTH SERVICES AGENCY

701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060-4073

(831) 454-2022 FAX: (831) 454-3128 TDD: (831) 454-4123

www.co.santa-cruz.ca.us/eh/ehhome.htm

ENVIRONMENTAL HEALTH

April 6, 2005

Ms. Sheryl Bailey
County of Santa Cruz Redevelopment Agency
701 Ocean Street, Room 510
Santa Cruz, California 95060

RE: Limited Soils and Groundwater Investigation Report for McClure Property located at 1240 Rodriguez Street (APN: 026-111-03), Santa Cruz, California submitted by RRM, Inc. and dated March 21, 2005.


Dear Ms. Bailey:

This department has received and reviewed the above referenced report. We concur with the report's findings that site soils and groundwater have not been significantly impacted by the previous use of petroleum hydrocarbons and related compounds associated with former automotive repair facility use of the site.

These results suggest that further assessment is not needed at this time. Please note this determination does not relieve you of other agencies' requirements, nor does it relieve your or future owners of having to perform additional work, should future information indicate that a contamination/pollution problem exists or should assessment or clean-up standards change.

If you have any questions or need additional assistance, please feel free to contact me at (831) 454-2756.

Sincerely,


Rolando Charles
EHS III

cc: Tom Sales, RWQCB
Edward Buskirk, Project Manager, RRM, Inc.



California Regional Water Quality Control Board

Central Coast Region



Alan C. Lloyd, Ph.D.
Agency Secretary

Internet Address: <http://www.waterboards.ca.gov/centralcoast>
895 Aerovista Place, Suite 101 San Luis Obispo, CA 93401-7906
Phone (805) 549-3147 • FAX (805) 543-0397

Arnold
Schwarzenegger
Governor

March 29, 2005

Mr. Dave McClure
McClure Property
160 Woods Cove Lane
Santa Cruz, CA 95060

RECEIVED

MAR 31 2005

ENVIRONMENTAL
HEALTH SERVICES

Dear Mr. McClure:


SLIC: MCCLURE PROPERTY, 1240 RODRIGUEZ STREET, SANTA CRUZ, SANTA CRUZ COUNTY; NO FURTHER ACTION REQUIRED

Regional Board staff has reviewed RRM's March 21, 2005, *Report of Limited Soil and Groundwater Investigation*. Thank you for the submittal. The report includes results of soil and groundwater samples collected to assess environmental conditions at the site. The results indicate that all soil and groundwater samples were below laboratory detection limits and cleanup goals for volatile organic compounds except for a low concentration of 1.5 micrograms per liter ($\mu\text{g/L}$) benzene in the "grab" groundwater sample collected from SB-11. This Regional Board's cleanup goal for benzene is 1.0 $\mu\text{g/L}$. Regional Board staff does not consider the detection of 1.5 $\mu\text{g/L}$ benzene in groundwater to represent a significant threat to water quality for the following reasons; (1) the area of impact is limited in extent, (2) the benzene concentration is only marginally above cleanup goals, and (3) benzene is readily susceptible to natural biodegradation. Based on this information, this Regional Board has no further requirements for site investigation and/or cleanup at this time.

This Regional Board is the lead agency for groundwater investigation, monitoring and cleanup activities. The County of Santa Cruz Health Services Agency is the lead agency for soil investigation and cleanup activities. This letter does not relieve you of other agency's requirements, which may continue to have jurisdiction and require further work. As with any real property, additional or previously unidentified contamination at the site may require additional investigation and cleanup. Thank you for your diligence in addressing water quality issues at the subject site and your commitment to the protection of water quality in the Central Coast Region.

If you have questions, please call Tom Sayles at (805) 542-4640.

Sincerely,


for Roger W. Briggs
Executive Officer

California Environmental Protection Agency



Recycled Paper

-96-

EXHIBIT 11

Mr. Dave McClure

2

March 29, 2005

S:\SLIC\Regulated Sites\Santa Cruz Co\Santa Cruz\1240 Rodriguez Street\infaltr.doc

cc:

Mr. Steve Baiocchi
Santa Cruz County Envir. Health Services
701 Ocean Street, Room 312
Santa Cruz, CA 95060

Mr. Edward Buskirk
RRM Engineering
3912 Portola Drive, Suite 8
Santa Cruz, CA 95062-5231

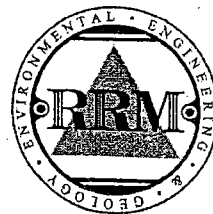
California Environmental Protection Agency



Recycled Paper

-97-

EXHIBIT R



April 11, 2012
Project IA660

Mr. David Foster, Executive Director
Habitat for Humanity, Santa Cruz County
1007 Cedar Street
Santa Cruz, California 95060

Re: ***Update of Current Environmental Status and Property Conditions***
Habitat for Humanity of Santa Cruz Property
1240 Rodriguez Street (APN 026-111-03)
Santa Cruz, California

Dear Mr. Foster:

This letter, prepared by RRM, Inc. (RRM), presents the findings of property inspection and records search to provide an updated status of the current environmental and property conditions existing at 1240 Rodriguez Street in Santa Cruz, California (Property). The work was performed at your request in order to satisfy Santa Cruz County requirements for redevelopment of the Property. This update is based on a recent site inspection, interview with a longtime tenant at the Property, and previous investigations conducted at the Property by RRM in 2004 and 2005. These investigations were detailed in RRM's March 22, 2004 *Phase I Environmental Site Assessment* prepared at the request of Santa Cruz County Redevelopment Agency, and in RRM's March 10, 2005 report entitled *Limited Soil and Groundwater Investigation*.

Property Description

The Property is located on the southern side of Rodriguez Street between 7th Avenue and 17th Avenue in the unincorporated Live Oak area of Santa Cruz County, California, and is approximately one acre in size. One single-family dwelling is present on the northern portion of the Property. The southern portion of the Property is undeveloped and is currently covered with native grasses. A fence encompasses the south, west and east boundaries of the Property. Portions of the Property adjacent to the dwelling are surfaced with asphalt or concrete. A large concrete slab is present adjacent to the south of the dwelling, where two storage buildings had been present.

Property History

The Property was first developed sometime prior to 1940. In 1948, the single-family dwelling was present on the Property in the same location as it is today. From 1956 to 1971, automobile repair facilities were

operating on the Property. From 1972 through 2002 the Property was used by Locatelli Landscaping and Locatelli Concrete. Currently, the Property is used for housing.

Summary of Previous Environmental Investigations

In 2004, RRM conducted a Phase I Environmental Site Assessment (ESA) at the Property. Based on the findings of the Phase I ESA, RRM recommended for the removal of debris and refuse that existed on the Property during the time the assessment was conducted. Since the Property was found to have been used for auto repair, RRM recommended an investigation of shallow soil and groundwater for the purpose of determining whether petroleum hydrocarbons or volatile organic compounds (VOCs) were present.

Based on the findings of an initial soil and groundwater investigation and an indication that semi-volatile organic compounds (SVOCs) and motor oil range compounds were present in site groundwater, RRM recommended additional soil and groundwater sampling, and laboratory analysis for SVOCs and metals. A third phase of investigation south of the former shop building was performed to evaluate the extent of petroleum hydrocarbons in groundwater. RRM conducted the investigations between December 2004 and February 2005.

Although the presence of petroleum hydrocarbons, SVOCs, and VOCs were confirmed in shallow soil and groundwater, RRM concluded that the concentrations of these contaminants did not warrant further investigation or remediation. Results of the investigations conducted at the Property between December 2004 and February 2005 were forwarded to Mr. Rolando Charles at Santa Cruz County Environmental Health (SCCEHS) and Mr. Tom Sayles at the Regional Water Quality Control Board (RWQCB), Central Coast Region. SCCEHS and RWQCB did not require further investigation at the Property.

Current Property Conditions

RRM inspected the Property on April 9, 2012. During the inspection, RRM interviewed the current Property tenant, Ms. Kristi Taul. Ms. Taul stated that she has lived at the Property for approximately nine years. Ms. Taul indicated that the Property had not been used for the storage or use of hazardous substances since the time the Property was assessed by RRM in 2004. Hazardous materials storage or evidence of the use of hazardous materials were not discovered during the Property inspection. Ms. Taul informed RRM that surrounding parcels were generally the same as they were in 2004, and there was no indication of the use or storage of hazardous materials on nearby parcels that could potentially impact the Property.

Conclusions and Recommendations

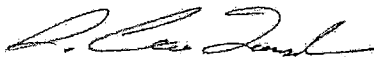
Based on the results presented herein and on information provided by longtime tenant Ms. Taul, RRM concludes the following:

- The Property and surrounding parcels appeared in generally good condition with no evidence of the storage, use, or handling of hazardous materials that could negatively impact Property soil and groundwater.

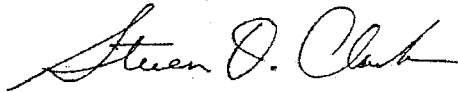
- Based on the age of the dwelling on the Property, it is possible that some of the construction materials may contain asbestos. An asbestos survey should be conducted prior to any demolition that may affect these materials.

Should you have any questions regarding the contents of this document, please call RRM at (831) 475-8141.

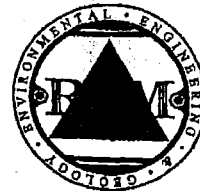
Sincerely,
RRM, Inc.



Cate Townsend
Staff Geologist



Steven D. Clark
Registered Environmental Assessor
REA-I No. 30196



FILE COPY

March 21, 2005
Project IA236B

Mr. Tom Sayles
California Regional Water Quality Control Board
Central Coast Region
895 Aerovista Place, Suite 101
San Luis Obispo, California 93401-7906

Mr. Rolando Charles
Santa Cruz County Health Services Agency
701 Ocean Street, Room 312
Santa Cruz, California 95060

Re: *Report of Limited Soil and Groundwater Investigation Activities*
McClure Property
1240 Rodriguez Street (APN: 026-111-03)
Santa Cruz, California

Dear Mr. Sayles and Mr. Charles:

The attached letter report presents the methods, findings, and conclusions of recent soil and groundwater investigation activities performed at the referenced site. The Santa Cruz County Redevelopment Agency requested that this report be submitted to you on their behalf.

The preliminary findings of the first stages of the investigation were presented to you a few weeks ago in a technical memorandum. Additional grab-groundwater sampling was performed after a February 22, 2005 teleconference with Regional Water Quality Control Board staff. Following the additional grab-groundwater sampling, RRM determined that additional soil and groundwater investigation activities did not appear to be warranted at the site.

If you have any questions regarding the contents of this report, please do not hesitate to call RRM at (831) 475-8141.

Sincerely,

RRM, Inc.

Edward Buskirk
Project Manager

RECEIVED

MAR 31 2005

ENVIRONMENTAL
HEALTH SERVICES

cc: Mr. Dave McClure, 160 Woods Cove Lane, Santa Cruz, California 95060