



Staff Report to the Planning Commission

Application Number: **131175**

Applicant: Ron Powers/ Powers Land
Planning

Agenda Date: 5/28/2014

Owner: Michael and Kathy LaMarche
APNs: 068-241-11 (County), 008-491-07
(City of Santa Cruz)

Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal for a 2-lot Minor Land Division to create two legal parcels, conforming to two existing Assessors' Parcel Numbers; with one parcel (APN 068-241-11, zoned R-1-20) in County jurisdiction and the other parcel (APN 008-491-07, zoned R-1-5) in the City of Santa Cruz, in conformance with the existing Santa Cruz City limit line. Requires a Minor Land Division, Riparian Exception, and an Archeological Report Review.

Location: The property is located approximately 200 feet from the intersection of Market Street and Isbel Drive, in the City of Santa Cruz, at 190 Isbel Drive.

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Minor Land Division

Technical Reviews: Archeological Report Review

Staff Recommendation:

- Adoption of the Negative Declaration without Mitigations pursuant to the California Environmental Quality Act, and
- Approval of Application Number 131175, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|----------------------------------|----|---------------------------|
| A. | Negative Declaration | F. | General Plan Maps |
| B. | Findings | F. | Will Serve Letters |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Project plans | | |
| E. | Assessor's, Location, Zoning and | | |

Parcel Information

APN 068-241-11 (Parcel A, County of Santa Cruz):

Parcel Size (proposed):	21,010 square feet (gross), 10,909 square feet (net)
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Driveway from Isbel Drive
Planning Area:	Carbonera
Land Use Designation:	R-UL (Urban Very Low Residential)
Zone District:	R-1-20 (Single-Family Residential)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

APN 008-491-07 (Parcel B, City of Santa Cruz):

Parcel Size (proposed):	9,255 square feet (gross), 8,014 square feet (net)
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	residential
Project Access:	From Isbel Drive
Planning Area:	City of Santa Cruz
Land Use Designation:	R-UL (Urban Very Low Residential)
Zone District:	R-1-5 (Single-Family Residential)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	Slopes >30% along north portion of Parcel A
Env. Sen. Habitat:	Riparian area (Branciforte Creek) along north portion of Parcel A
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Mapped potential Archeological resource

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	City of Santa Cruz Sanitation

History

The subject property consists of two lots with individual Assessors' Parcel Numbers (APNs), but is considered as only one legal parcel. Assessor's parcel number APN 068-241-11, shown as proposed Parcel A, is located within County jurisdiction and developed with a 1,572 square foot single-family residence and a 572 square foot garage that were built, according to Assessors' records, in 1961. APN 008-491-07, shown as proposed Parcel B, is located within the City of Santa Cruz jurisdiction and is undeveloped.

Project Setting and Analysis

The subject property abuts the east side of Isbel Drive, maintained by the City of Santa Cruz. There are steep slopes near the northern border of APN 068-241-11, dropping down toward Branciforte Creek and its adjacent riparian area. The existing residence and garage on proposed Parcel A are located outside of the riparian setback area. Proposed parcel B is undeveloped except for an abandoned well, fencing and orchard trees. While the project area is mapped for archeological resource potential, an archeological reconnaissance conducted by Archeological Associates of Central California indicated that there is no presence of an archeological site on the property.

Minor Land Division

In pre-application discussions between the two jurisdictions, it was decided that the County of Santa Cruz would take the lead in review and processing of the proposed land division. The City intends to follow the County approval with completion of frontage improvements as part of the issuance of a building permit for proposed parcel B (APN 008-491-07) as most of the improvements are proposed within the City of Santa Cruz jurisdiction within Isbel Drive, a City-maintained street. A common driveway is proposed for access to both proposed parcels, with a driveway easement across a portion of proposed parcel B frontage for proposed parcel A ingress and egress. An existing sanitary sewer force main crosses the center portion of proposed parcel B, and is proposed to be relocated into the side setback area of proposed Parcel B, and within an easement across the southeast corner of proposed parcel A, where it would not inhibit future development on either parcel.

Zoning & General Plan Consistency

Proposed parcel A (APN 068-241-11) is a 21,010 square foot lot, located in the R-1-20 Single-Family Residential zone district, and proposed parcel B (APN 008-491-07) is located in the City's R-1-5 Single-Family Residential zone district. Both designations allow residential uses. The proposed parcel A is consistent with the 20,000 square foot lot size required by the zone district and is consistent with the site's (R-UVL) Urban Very Low Residential General Plan designation which establishes a range of 10,000 square feet to one acre net development size per unit. For General Plan density purposes, net site area is that area less slopes over 30 percent, riparian area, and rights-of-way. These deducted areas total approximately 10,101 square feet, leaving about 10,909 square feet, just above the 10,000 square foot minimum for density purposes. There is no change to the land area under County jurisdiction. The county currently has land use authority over 21,010 square feet (as surveyed). After the minor land division, the

County will continue to have land use authority over 21,010 square feet and thus this land division will not result in the creation of any additional parcels within the County Jurisdiction.

Proposed parcel B meets the minimum 5,000 square foot lot size of the City of Santa Cruz as discussed with City planning staff.

The conditions of approval have been reviewed and approved by the City of Santa Cruz.

Environmental Review

Environmental review has been conducted for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on March 24, 2014. A preliminary determination to issue a Negative Declaration without mitigation measures (Exhibit D) was made on April 30, 2014.

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 **131175**, 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: _____
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Report Reviewed By: _____

Ken Hart
Principal Planner
Development Review
Santa Cruz County Planning Department



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

<http://www.sccoplanning.com/>

NOTICE OF DETERMINATION

To:

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

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

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

State Clearinghouse Number (if applicable): N/A

Project Title: Isbel Drive Minor Land Division

Project Applicant: Powers Land Planning for Kathy & Mike LaMarche

Project Location: Project located at 190 Isbel Drive, Santa Cruz, CA

Project Description: This is a proposal for a 2-lot Minor Land Division to create two legal parcels, conforming to two existing Assessors' Parcel Numbers; with one parcel (APN: 068-352-22, zoned R-1-20) in County jurisdiction and the other parcel (APN: 008-491-07, zoned R-1-5) in the City of Santa Cruz, in conformance with the existing Santa Cruz City limit line. Requires a Minor Land Division, Riparian Exception, and an Archaeological Report Review.

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

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

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

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

Signature

Environmental Coordinator

Title

Date

Date Received for Filing at Clerk of the Board



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
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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: 3/24/2014

Application Number: 131175

Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Powers Land Planning

APN(s): 068-241-11, 008-491-07

OWNER: Eva M Pini, Trustee

SUPERVISORAL DISTRICT: 1

PROJECT LOCATION: The property is located approximately 200 feet from the intersection of Market Street and Isabel Drive, in the City of Santa Cruz, at 190 Isabel Drive.

SUMMARY PROJECT DESCRIPTION: Proposal for a 2-lot Minor Land Division to create two legal parcels, conforming to two existing Assessors' Parcel Numbers; with one parcel (APN 068-241-11, zoned R-1-20) in County jurisdiction and the other parcel (APN 008-491-07, zoned R-1-5) in the City of Santa Cruz, in conformance with the existing Santa Cruz City limit line. Requires a Minor Land Division, Riparian Exception, and an Archeological Report Review.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- | | |
|---|---|
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Mandatory Findings of Significance |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input checked="" type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Riparian Exception |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Other: |

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None required

DETERMINATION: (To be completed by the lead agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** would be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Todd Sexauer
Environmental Coordinator

Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: APN 068-241-11: 21,010 Gross (County limits)

APN 008-491-07 9,255 Gross (City Limits)

Existing Land Use: One single family dwelling

Vegetation: Ground cover with exception of large trees adjacent to Branciforte Creek and fruit trees on south side of property

Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100%

Nearby Watercourse: Branciforte Creek

Distance To: Creek generally follows northern property line

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: No

Groundwater Recharge: Yes

Timber or Mineral: No

Agricultural Resource: No

Biologically Sensitive Habitat: Mapped for
zayante band winged grasshopper and
white-rayed pentachaeta, Branciforte Creek

Fire Hazard: No

Floodplain: Flood Zone A within Creek

Erosion: No

Landslide: No

Liquefaction: High Potential

Fault Zone: No

Scenic Corridor: No

Historic: No

Archaeology: Mapped Archaeological
Resources, No presence of resources

Noise Constraint: No

Electric Power Lines: No

Solar Access: Yes

Solar Orientation: South facing

Hazardous Materials: No

Other:

SERVICES

Fire Protection: County Fire

School District: Santa Cruz

Sewage Disposal: Santa Cruz Sanitation

Drainage District: Zone 4

Project Access: Isbel Drive

Water Supply: Santa Cruz

PLANNING POLICIES

Zone District: 068-241-11: R-1-20

008-491-07: R-1-5 Per SC City

General Plan: R-UVL (Residential Urban
Very Low)

Urban Services Line: ☒ Inside

Coastal Zone: ☐ Inside

Special Designation: City of Santa Cruz
Sphere of Influence

☐ Outside

☒ Outside

HISTORY

Parcel "A" (APN 068-241-11, in County jurisdiction) is developed with a 1,572 square foot single-family residence and a 572 square foot garage that were built, according to Assessors' records, in 1961. Parcel "B" (APN 068-241-07-City of Santa Cruz jurisdiction) is undeveloped except for an abandoned well and fencing and is located within the City of Santa Cruz jurisdiction.

In pre-application discussions between the two jurisdictions, it was decided that the County of Santa Cruz would take the lead in review and processing of the proposed land division, with the City to follow the County approval with a Certificate of Compliance process for Parcel "B" (APN 008-491-07) that would establish all specific conditions and requirements for that parcel.

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The property abuts the east side of Isbel Drive, a City-maintained street (Attachment 1-Vicinity Map). There are steep slopes near the northern border of APN 068-241-11, dropping down toward Branciforte Creek and its adjacent riparian vegetation. Riparian vegetation consists primarily of oak trees. The existing residence and garage on proposed Parcel "A" are located beyond the mapped riparian corridor. An existing split rail fence separates the wooded area from the rest of the residential development.

While the project area is mapped for archeological resource potential, an archeological reconnaissance conducted by Archeological Associates of Central California (Attachment 5) indicated that there is no presence of an archeological site on the property.

DETAILED PROJECT DESCRIPTION:

The applicant is proposing a two-lot Minor Land Division to create two legal parcels, conforming to two existing Assessors' Parcel Numbers, one parcel (Parcel A on APN 068-241-11, zoned R-1-20) in County jurisdiction and one parcel (Parcel B on APN 008-491-07, zoned R-1-5) in the City of Santa Cruz, in conformance with the existing Santa Cruz city limit line (Attachment 2).

No improvements are proposed on Parcel A located adjacent to the riparian corridor with exception of roadside improvements along Isbel Drive. All frontage improvements are proposed to be located within dedicated right-of-way along the edge of the Isbel Drive or within Parcel B located within the City of Santa Cruz. The improvements include construction of curb, gutter and sidewalk and dedication of property frontage for this purpose. Sidewalk construction requires removal of one oak tree, approximately 24 to 30 inches in diameter at breast height, located beyond the mapped riparian corridor within a few feet of the back of existing curb. A riparian exception is required for construction of sidewalk improvements. A common driveway is proposed for access to

both parcels, with a driveway easement across a portion of the Parcel "B" frontage for Parcel "A" ingress and egress. An existing sanitary sewer force main crosses the center portion of Parcel "B", and is proposed to be relocated into the side setback area of Parcel "B" and within an easement across the southeast corner of Parcel "A", where it would not inhibit future development on either parcel, as required by the City of Santa Cruz Sanitation District.

As the project improvements involve improvements within the City of Santa Cruz, the County Surveyor and City of Santa Cruz have agreed to require the improvement plans associated with this land division to be administrated by the City of Santa Cruz prior to issuance of a building permit for the new parcel rather than requiring the property owner to post a bond with the County for completion of the improvements in the City jurisdiction. Project conditions would address necessary procedural requirements to ensure that improvements are constructed meeting the City of Santa Cruz regulations related to frontage improvements, erosion control, etc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 9 miles to the southwest of the San Andreas fault zone, and approximately 5 mile(s) to the southwest of the Zayante fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a County or state mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of the improvements. No improvements are proposed at this time. However, future residential improvements would be designed in accordance with the Uniform Building Code, which should reduce the hazards of seismic shaking and liquefaction to a less than significant level. There

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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is no indication that landsliding is a significant hazard at this site.

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| 2. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by on or off-site landslide, lateral spreading, subsidence, or collapse. However, the property is mapped with a high liquefaction potential. No development is proposed at this time. However, future residential improvements would be designed in accordance with the Uniform Building Code, which should reduce the hazards of liquefaction to a less than significant level.

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| 3. | Develop land with a slope exceeding 30%? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: There are slopes that exceed 30% on the property that are associated with Branciforte Creek. However, no improvements are proposed in this area.

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| 4. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Project improvements include the construction of curb, gutter, and sidewalk within the Isabel Drive right-of-way, relocation of sanitation sewer easements and associated sanitation force main, and construction of a 30 foot wide common driveway for both parcels. Since there are so few improvements associated with the land division, these improvements are proposed to be constructed prior to the issuance of a building permit for Parcel B with submittal and acceptance of improvement plans by the City of Santa Cruz as a condition of approval.

Some potential for erosion exists during the construction phase of the project; however, this potential is minimal because all construction and related improvement plans would be completed in compliance with the City of Santa Cruz standard erosion control specifications and County of Santa Cruz erosion control specifications, as noted on the plans. Standard erosion control plans include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Therefore, it is anticipated that erosion impacts would be less than significant.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: There is no indication that the development site is subject to substantial risk caused by expansive soils.

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| 6. | Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: No septic systems are proposed. The existing parcel is served by the City of Santa Cruz Sanitation District (Attachment 7). The proposed lot would connect to the Santa Cruz City Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

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|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Result in coastal cliff erosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The north edge of the subject property is located within Branciforte Creek and is within the 100 year floodplain. A hydraulic analysis prepared by Waterways Consulting, Inc., dated 10/15/2013 (Attachment 3) established that the base flood elevation is 43.14, as referenced to NGVD 29 datum. Planning staff converted the flood elevation to the base flood elevation provided for the newer datum required by the Federal Emergency Management Agency Flood Insurance Study (FEMA). The resulting base flood elevation is 45.9 feet and is entirely located within the Branciforte Creek channel. No portion of the existing residential development improvements or proposed lot lies within the 100-year flood hazard area. The Planning Department accepted this study (Attachment 4) with a condition of project approval that prior to recordation of the map the contours on the parcel map is updated to the newer datum required in the FEMA Flood Insurance Study.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: See Item B-1 above.

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| 3. | Be inundated by a seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property is not located within an area subject to a tsunami or mudflow as shown on the Tsunami map, dated January 2009.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would obtain water from the City of Santa Cruz and would not rely on private well water. Although the project would incrementally increase water demand, the City of Santa Cruz has indicated that adequate supplies are available to serve the project (Attachment 6).

The project is located in a mapped groundwater recharge area. The Public Works drainage section, consistent with the regional water quality control board best management practices, requires that all storm water runoff from new development be retained on site so that predevelopment runoff levels are maintained. Preliminary approval has been provided by Public Works, finding that drainage on Parcel A would not be appreciably altered by the land division as no development is proposed there except sidewalk within the dedicated right-of-way to the City of Santa Cruz. Furthermore, Parcel B, located within the Santa Cruz City limits, and sidewalk improvements are subject to drainage approval by the City of Santa Cruz prior to issuance of a building permit for the new lot. This would ensure that the proposed impervious surface area is retained on-site, providing potential for groundwater recharge. Therefore, the proposed project would not significantly impact groundwater recharge potential.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would not discharge runoff either directly or indirectly into a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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public or private water supply. However, runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the proposed project would be addressed through implementation of erosion control measures prior to construction of improvements associated with Parcel B located within the City of Santa Cruz.

6. Degrade septic system functioning? ☐ ☐ ☐ ☒

Discussion: The project is located within the Urban Service Line where properties are served by the Santa Cruz Sanitation District and existing properties in the vicinity do not contain septic systems. Thus no impacts to systems would occur as a result of this project.

7. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? ☐ ☐ ☒ ☐

Discussion: The proposed project is located adjacent to Branciforte Creek and the site slopes gradually in the direction of the creek. Proposed Parcel A contains an existing single family dwelling and no improvements are proposed in this area adjacent to Soquel Creek. Prior to building permit approval for the future dwelling and site improvements, drainage approval would be obtained from the City of Santa Cruz that would address the rate and amount of runoff in compliance with the drainage standards of the City of Santa Cruz. No significant changes in site drainage are proposed by the project.

8. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? ☐ ☐ ☒ ☐

Discussion: No improvements are proposed in the County of Santa Cruz. Department of Public Works Drainage staff has reviewed the project and have determined that existing storm water facilities are adequate to handle the minor increase in drainage associated with the project. Runoff associated with Parcel B would be located within the City of Santa Cruz. Future impervious surface areas are minor in nature and are associated with sidewalk and driveway improvements that would be directed to the Isbel right-of-way within the City of Santa Cruz. Project plans note that construction drawings will comply with the City of Santa Cruz regulations prior to construction. Refer to response B-5 for discussion of urban contaminants and/or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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other polluting runoff.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is located upstream of Branciforte Creek and poses no risk to the proposed development from potential flooding because the proposed land division is located above the base flood elevation level of 45.9 (Attachment 3 and 4).

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|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 10. | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed improvements associated with the land division (curb, gutter, sidewalk, relocation of sewer force main, and a shared driveway) are located within the Santa Cruz City limits. Plans indicate the improvements would comply with the City of Santa Cruz regulations. Improvements would be reviewed and approved for compliance with the City of Santa Cruz drainage standards prior to building permit issuance, when the improvements would be required to be constructed.

C. BIOLOGICAL RESOURCES

Would the project:

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: According to the California Natural Diversity Data Base (CNDDDB), maintained by the California Department of Fish and Game, the site is mapped as containing the zayante band winged grasshopper and white-rayed pentachaeta. However, a site visit by staff did not confirm the presence of these species on these special status species in the project area.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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and Game or U.S. Fish and Wildlife
Service?

Discussion: The subject property is located along the southern edge of Branciforte Creek. The project improvements include proposed sidewalk along the eastern edge of Isbel Drive within the riparian corridor of Branciforte Creek. A riparian exception is required and included in the project application for this purpose.

Construction of frontage improvements are not anticipated to result in substantial adverse impacts to the riparian corridor provided that erosion control plans are implemented during construction. Project plans call out that construction would be in compliance with the City of Santa Cruz practices and regulations. This includes standard erosion control practices intended to prevent soil from depositing into the creek, which would potentially impact the riparian habitat. Thus, impacts to the corridor would be less than significant.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Produce nighttime lighting that would substantially illuminate wildlife habitats? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The development area is adjacent to a riparian corridor; however, the area directly adjacent to the riparian corridor is currently developed with a single family dwelling, and no additional residential improvements are proposed in the corridor, including site lighting. Furthermore, the proposed parcel is located beyond the riparian corridor and any lighting would be deflected by the existing residential dwelling. Thus, lighting impacts would be less than significant.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project does not propose any work within federal jurisdiction that would require a section 404 permit. Furthermore, project plans show that sidewalk improvements adjacent to the riparian corridor include erosion control construction practices of the County of Santa Cruz and City of Santa Cruz to ensure that erosion does not run off into the creek during construction. These plan improvement would protect water quality. Therefore, impacts would be less than significant.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The land division is proposed along the southern edge of the Branciforte Creek riparian corridor and is subject to the riparian protection ordinance. Curb, gutter and sidewalk are proposed along Isabel Drive in the area adjacent to the creek crossing; frontage improvements are therefore located within the required riparian buffer adjacent to where the roadway crosses over Branciforte Creek. No additional improvements are proposed in the riparian corridor. A riparian exception is included in the project application.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned R-1-20 and R-1-5, which are not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No forest land occurs on the project site or in the immediate vicinity. No

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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impact is anticipated.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is located within the Urban Service Line and not zoned for agricultural use, and located beyond any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest land in the vicinity of the proposed project site. Therefore, no impacts are anticipated.

E. MINERAL RESOURCES

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned R-1-20 in County jurisdiction and R-1-5 in City jurisdiction, which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have an adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The property can be characterized as an urban infill site located within the urban service line that is designated for residential development. The residential land division would not alter the character of the residential area. In addition, no improvements are proposed that would alter the existing topography or ground surface. However, the development would provide frontage improvements connecting existing roadside improvements along Isbel Drive, which is in keeping with the urban infrastructure associated with residential development and this area. No impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The site contains an existing dwelling adjacent to Branciforte Creek on proposed Lot A. No lighting is proposed as part of this land division as a building is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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proposed at this time. Furthermore, additional lighting associated with the future development of a residence on Parcel B is located beyond the riparian buffer and would be blocked by the existing dwelling located on Parcel A. Any lighting associated with a future home on Parcel B would be considered less than significant.

G. CULTURAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing structure(s) on the property is/are not designated as a historic resource on any federal, state or local inventory.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: According to the Archaeological Reconnaissance, prepared on June 11, 2013 by Archaeological Associates of Central California (Attachment 5) there is no evidence of pre-historic cultural resources. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: No resources have been identified on the project site. See Item 2,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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above.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No hazardous materials are proposed to be transported, used, or disposed of as a routine part of the park project.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project does not propose activities involving the potential release of hazardous materials into the environment with exception of potential hazards associated with construction equipment staging and refueling. However, impacts associated with construction are not anticipated to result in a significant hazard to the public or the environment.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located within proximity to any school.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not included on the 3/20/2014 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Discussion: The project is not located within the airport land use plan or within two miles of a public airport.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located within the airport land use plan or within two miles of a public airport.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not proposing to obstruct emergency response routes or emergency evacuation as it is not located within a public right-of-way.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. | Expose people to electro-magnetic fields associated with electrical transmission lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not propose electrical transmission lines.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project does not propose a residence at this time. However future design would incorporate all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency.

I. TRANSPORTATION/TRAFFIC

Would the project:

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Discussion: The project would create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new daily trips (10 trips) associated with one additional parcel, this increase is less than significant. Further, the increase would not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not include changes in air traffic. Therefore, no impacts would occur.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not proposed changes to any existing design features.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project's road access meets the City of Santa Cruz standards and has been approved by the local fire agency or California Department of Forestry, as appropriate.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project meets the code requirements for the required number of parking spaces and therefore new parking demand would be accommodated on site.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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otherwise decrease the performance
or safety of such facilities?

Discussion: The proposed project includes construction of sidewalk within the Isbel Drive right-of-way along the entire property frontage and complies with the City of Santa Cruz current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See response I-1 above.

J. NOISE

Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would create an incremental increase in the existing noise environment. However, this increase would be small, and would be similar in character to noise generated by the surrounding existing residential uses.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Project construction of sidewalk, relocation of sanitary sewer force main, and shared driveway improvements involves activities such as minor clearing and grubbing, site grading, etc. that would result in ground borne vibration or ground borne noise levels. However, this is considered a temporary construction impact and would therefore not result in significant noise impacts.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Per County policy, average hourly noise levels shall not exceed the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. The project proposed residential use, which falls within the established General Plan standard. Therefore, significant impacts are not anticipated.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Noise generated during construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located within an airport land use plan or within 2 miles of an airport. Therefore, no impacts are anticipated.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located within an airport land use plan or within 2 miles of an airport. Therefore, no impacts are anticipated.

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust (PM₁₀).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Given the modest amount of new traffic that would be generated by the proposed land division project there is no indication that new emissions of VOCs or NO_x would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short-term, localized decrease in air quality due to generation of dust (PM₁₀). However, standard dust control best management practices, such as periodic watering, would be implemented during construction to reduce impacts to a less than significant level as required by the City of Santa Cruz and noted on the project plans.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would not conflict with or obstruct implementation of the 2008 Air Quality Management Plan for the Monterey Bay Region. See K-1 above.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: It is not anticipated that the project would result in a cumulative increase in pollutants because the project does not propose air pollutants as part of the operation of the residential use. Thus, no impacts are anticipated.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not involve substantial pollutants. Therefore, no impacts are anticipated.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project operation does not involve odorous products. Therefore, impacts are not anticipated.

L. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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environment?

Discussion:

The proposed project, like all development, would be responsible for an incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. Santa Cruz County has recently adopted a Climate Action Strategy (CAS) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. The strategy intends to reduce greenhouse gas emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long range planning efforts and increasing energy efficiency in new and existing buildings and facilities. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See the discussion under L-1 above. No significant impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. | Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d. Parks or other recreational activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a through e): While the project represents an incremental contribution to the need for services as a result of the creation of one additional residential parcel, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads.

N. RECREATION

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would result in an incremental increase in the use of existing neighborhood and regional parks and therefore would not result in a significant impact. The project is subject to Capital Improvement fees including parks fees associated with the development and maintenance of parks.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would result in an incremental increase in the use of existing neighborhood and regional parks and therefore would not result in a significant impact. The project is subject to Capital Improvement fees including parks fees associated with the development and maintenance of parks.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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significant environmental effects?

Discussion: The proposed project includes the construction of curb, gutter and sidewalk. These improvements would drain to the existing drainage system located within Isbel Drive and do not require additional drainage improvements. Improvements would be required to be constructed prior to issuance of a building permit issued by the City of Santa Cruz and final improvement plans would be reviewed and approved by the City of Santa Cruz. Impacts associated with these improvements are not anticipated to result in significant impacts to the drainage system.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would connect to an existing municipal water supply. The city of Santa Cruz has determined that adequate supplies are available to serve the project (Attachment 6).

Municipal sewer service is available to serve the project, as reflected in the attached letter from the City of Santa Cruz Sanitation District (Attachment 7).

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project's wastewater flows would not violate any wastewater treatment standards.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See item O.2 above.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: See item O.2.above.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project may require the off haul of minor construction debris, in the form of soil, concrete, asphalt, and base rock, to be disposed of at a landfill. Standard conditions of approval are included in the project.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Minimal amounts of waste would be generated by the land division. Therefore, significant impacts are not anticipated.

P. LAND USE AND PLANNING

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Pursuant to the Riparian Protection Ordinance, County Code 16.30, the proposed project requires a riparian exception for construction of a sidewalk within the required 20 foot riparian buffer of Branciforte Creek. The riparian protection ordinance provides for the installation of necessary public infrastructure. The sidewalk improvements would extend existing sidewalk improvement and provide for improved pedestrian access to the adjoining Carbonera Estates development located to the north of the subject property. Ground disturbance associated with project construction is proposed to address required erosion control to ensure protection of the riparian habitat. Therefore, a riparian policy conflict is not anticipated.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: No adopted habitat conservation plan or community conservation plan exists for the subject property. Therefore, no impacts are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The project would not include any element that would physically divide an established community.

Q. POPULATION AND HOUSING

Would the project:

1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion: The proposed project is designed within the density range allowed by the General Plan allowed and zoning designations for the parcel of both jurisdictions. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion: The proposed project would not displace any existing housing since the site is currently vacant.

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion: The proposed project would not displace a substantial number of people since the site is currently vacant.

R. MANDATORY FINDINGS OF SIGNIFICANCE

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were no potentially significant cumulative effects determined to be related to the proposed project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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3. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III related to Aesthetics, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population and Housing, and Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

County of Santa Cruz 1994.

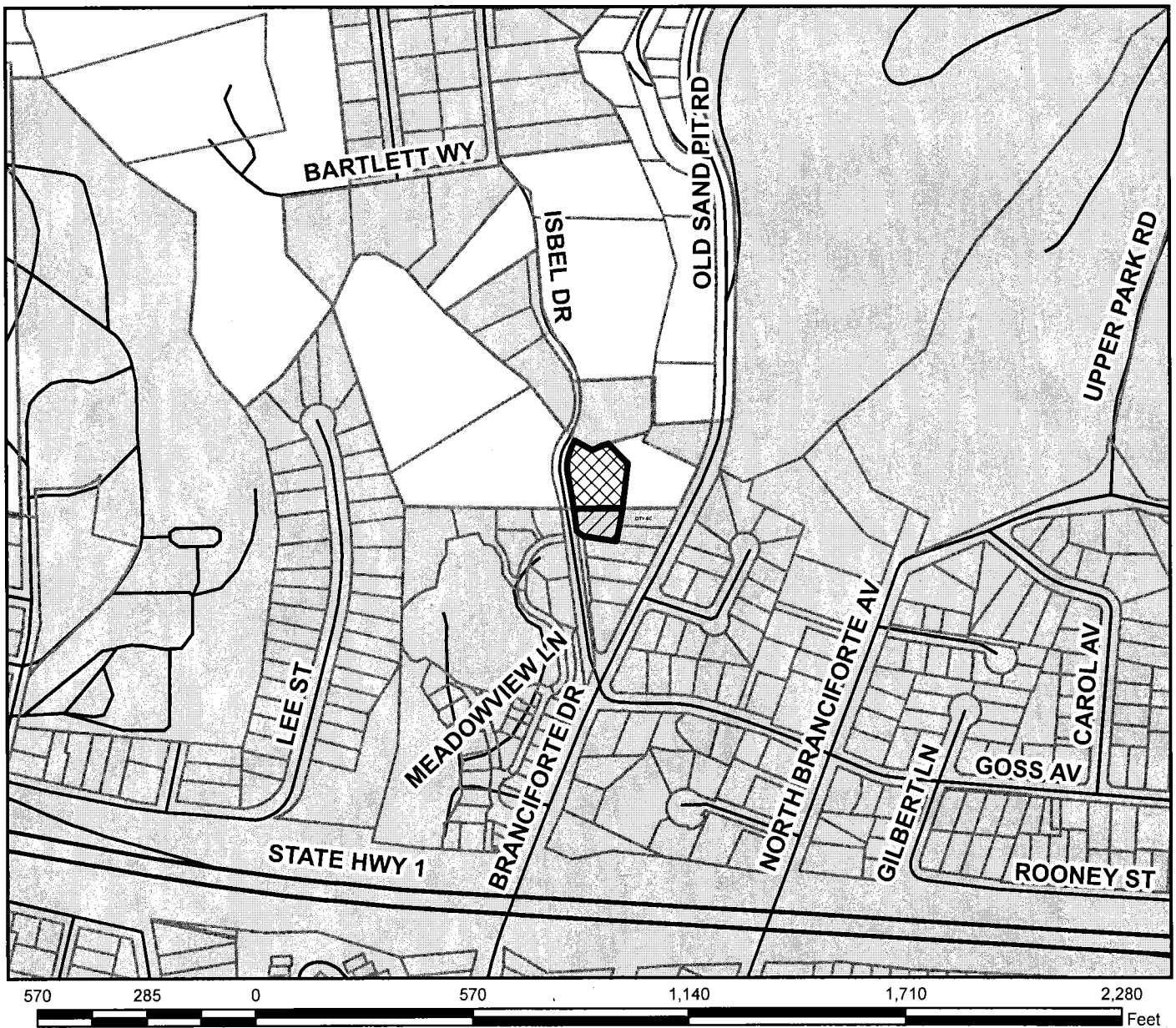
1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

V. ATTACHMENTS







1. Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.
2. Tentative Map & Preliminary Improvement Plans, prepared Robert Dewitt, dated 2/28/2014
3. Hydraulic Analysis (Report Summary, Conclusions, Recommendations, Map & Cross Sections), prepared by Waterways Consulting, Inc., dated October 13, 2013
4. Discretionary Application Comments
5. Archeological Reconnaissance, prepared by Archaeological Associates of Central California, dated June 11, 2013
6. Letter from City of Santa Cruz Water Department, dated 3/26/2013
7. Memo from City of Santa Cruz Department of Public Works, Sanitation, 4/15/2013

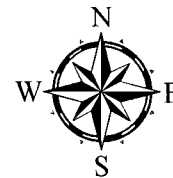


Location Map ATTACHMENT 1



LEGEND

-  APN: 008-491-07
-  APN: 068-241-11
-  Assessors Parcels
-  Streets
-  State Highways
-  SANTA CRUZ

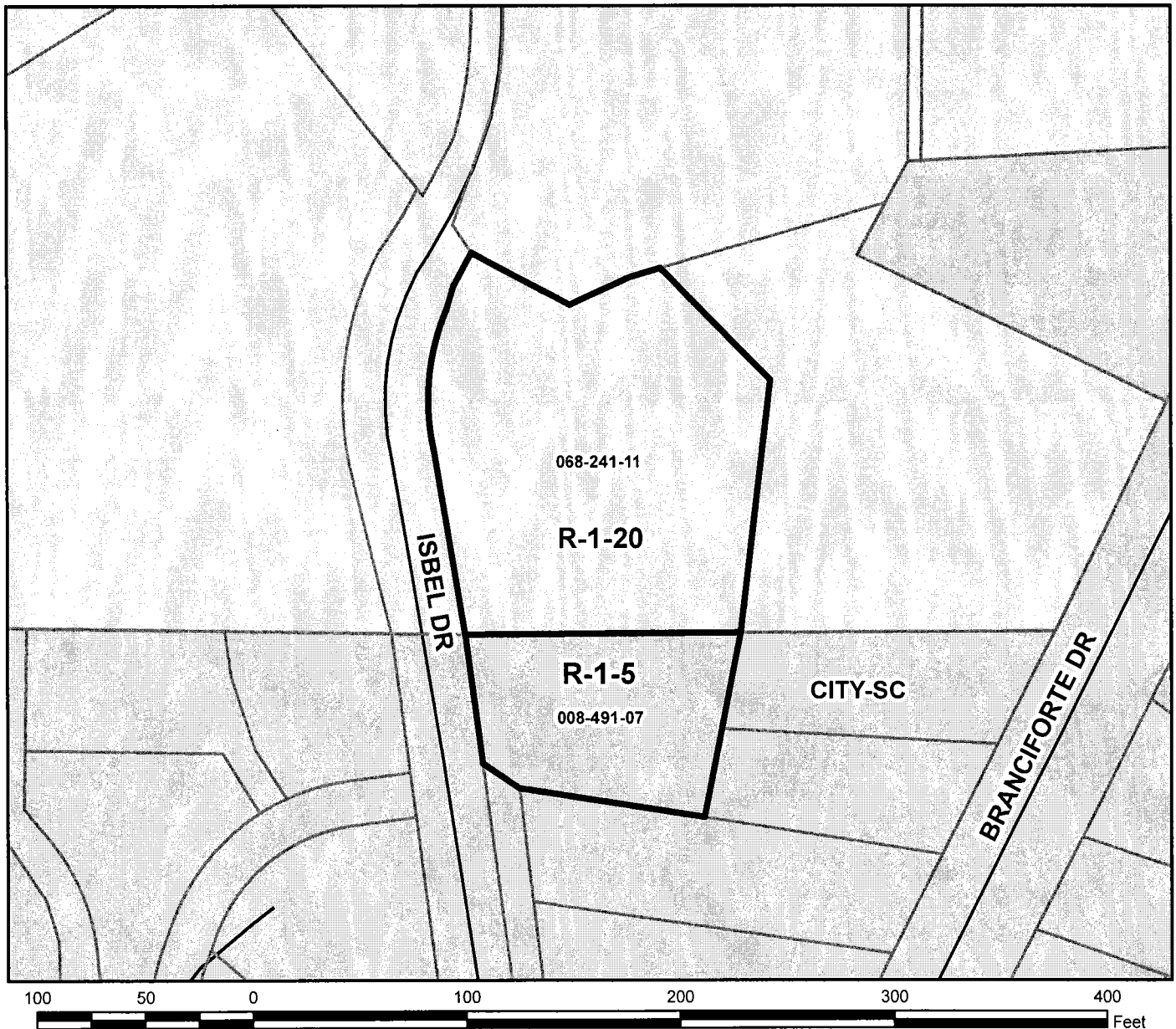


Map Created by
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Planning Department
July 2013









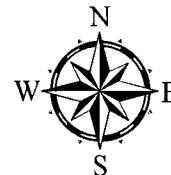
Zoning Map

ATTACHMENT 1



LEGEND

-  APN: 008-491-07
-  APN: 068-241-11
-  Assessors Parcels
-  Streets
-  SANTA CRUZ
-  RESIDENTIAL-SINGLE FAMILY

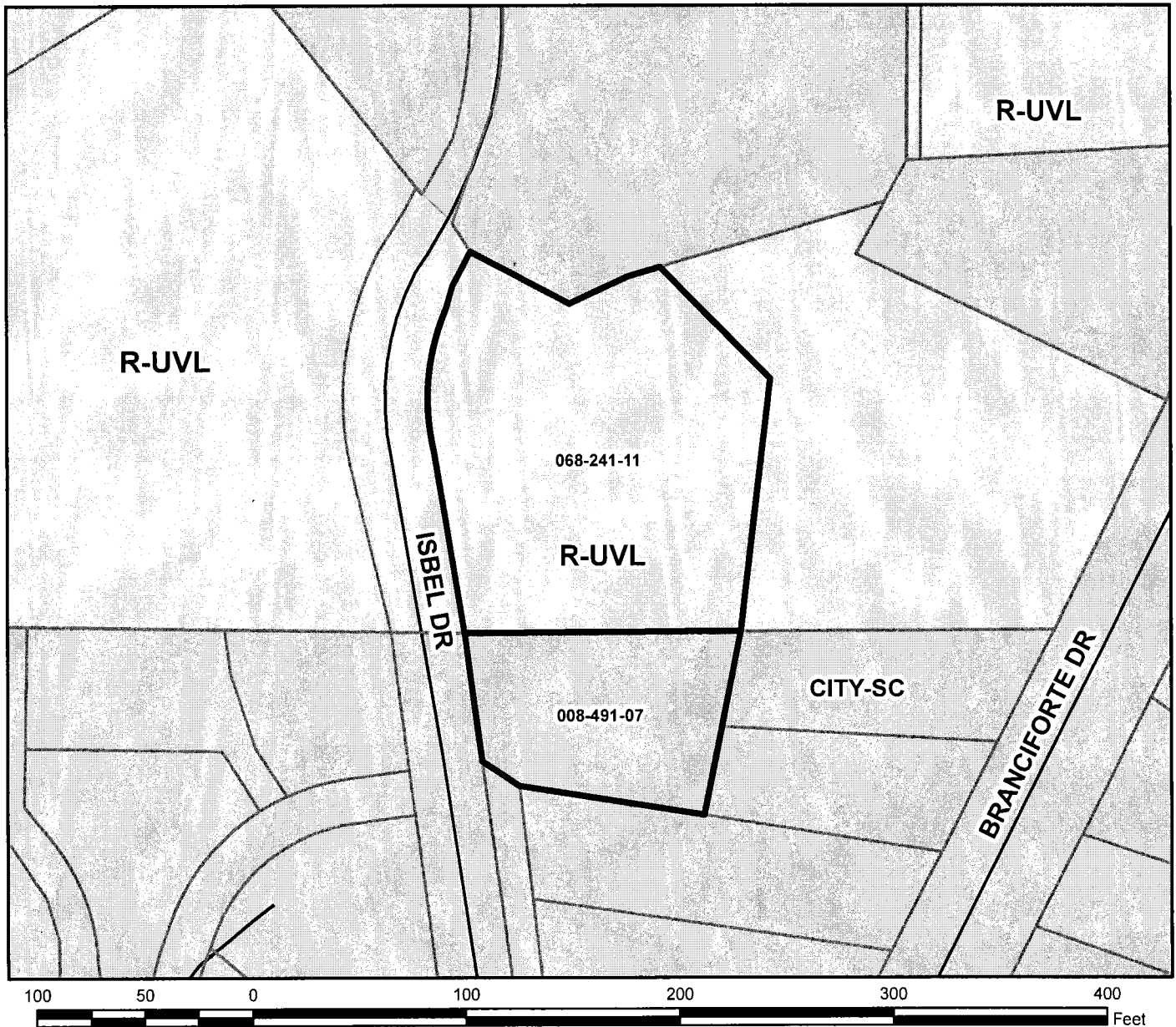


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Planning Department
July 2013









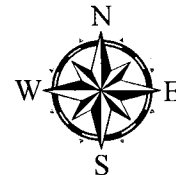
General Plan Designation Map

ATTACHMENT 1



LEGEND

-  APN: 008-491-07
-  APN: 068-241-11
-  Assessors Parcels
-  Streets
-  SANTA CRUZ
-  Residential - Urban Very Low Density



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Planning Department
July 2013



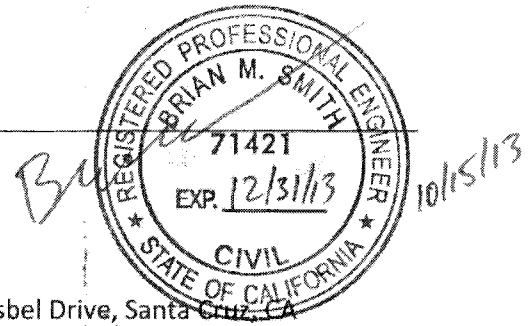
TECHNICAL MEMORANDUM

To: Michael and Kathy La Marche

From: Waterways Consulting Inc.

Date: October 15, 2013

Re: Hydraulic Analysis to Determine Base Flood Elevation at 190 Isbel Drive, Santa Cruz, CA



Introduction

Waterways Consulting, Inc. (Waterways) has been retained by Michael and Kathy La Marche to conduct a hydraulic analysis to determine the base flood elevation (BFE) and associated flood hazard area on the property located at 190 Isbel Drive, Santa Cruz, CA. This analysis has been requested by the County of Santa Cruz in the Discretionary Application Comments 131175 dated 7/10/13.

The subject property is located in the special flood hazard area designated as an approximate Zone A on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Base flood elevations have not previously been determined at the project site.

Our approach utilized modeling techniques accepted by Santa Cruz County to estimate the 100-year flood discharge and associated BFE at the project site. This Technical Memorandum documents our methods and results.

Project Setting

The subject property is located along Branciforte Creek, approximately ½ mile upstream of Highway 1 (Figure 1). The watershed area contributing runoff to the project is 9.65 square miles and experiences a Mediterranean climate with the majority of rainfall occurring from December through February. The watershed is lightly developed and forested primarily with redwood and mixed evergreen species.

The property is located on the outside of a large meander bend immediately upstream of the Isbel Drive Bridge. The creek bank on the subject property is armored with rock slope protection. The opposite bank is unarmored and has a floodplain bench located approximately 10 feet above the channel bed which is vegetated with various riparian species. The channel downstream of the Isbel Drive Bridge is relatively straight and is confined by an approximately 17-foot high concrete floodwall on the east, and a steep embankment to the west.

Hydrologic Analysis

The 100-year flood discharge was estimated from Regional Regression equations developed by the United States Geological Survey (USGS) for the Central Coast Region (Gotvald et al., 2012). Parameters used in the equations include:

1. Drainage area (Figure 2);
2. Mean annual precipitation.

The County of Santa Cruz Design Criteria (March 2012) specifies that a 25% safety factor must be applied to results obtained using this approach. The calculated 100-year discharge (including the 25% safety factor) at the property is 3,614 cubic feet per second (cfs). Detailed calculations and results are provided in Attachment A.

Hydraulic Analysis

Hydraulic modeling was conducted using HEC-RAS 4.0 river analysis software, developed by the United States Army Corps of Engineers (USACE). The model geometry was developed using topographic data collected by Robert Dewitt and Associates (Dewitt), Inc. The mapping completed by Dewitt was supplemented with cross sectional survey data collected by Waterways on September 9, 2013. The survey data and resulting BFEs are referenced to NGVD 1929, as determined from field ties to Santa Cruz City Benchmark No. B5-13.

A total of seven cross sections were used to develop the hydraulic model. The cross sections extend along approximately 350 feet of Branciforte Creek. The cross sections start approximately 200 feet downstream of the Isbel Drive Bridge and extend upstream. Cross sections were located at significant changes in channel geometry and immediately upstream and downstream of the bridge crossing (Figure 3).

Roughness values (Manning's n) were chosen from field-based observations of the channel and floodplains. Selections were based on channel substrate, vegetation density, over-bank conditions, and depth of flow under high flow conditions. Roughness values were set to 0.04 and 0.045 for the channel and 0.1 for the floodplains. The downstream boundary condition was set using the normal depth method, with the energy slope equal to 0.008, roughly matching the channel slope at this location.

The model used a subcritical flow regime to calculate water surface profiles for the project site. Subcritical analysis calculates conservative water surface elevations when there is the potential for supercritical flow. However, when the analysis was reviewed with a mixed flow regime, there were no locations of critical or supercritical flow. These results confirm that the modeled reach does flow within the subcritical regime.

The hydraulic analysis was based on unobstructed flow beneath the bridge. Therefore, the calculated flood elevations are valid only if the bridge crossing remains unobstructed.

Hydraulic Results

The results of the hydraulic analysis are presented in Attachment A. The Base Flood Elevation varies between elevation 42.2 feet and 43.1 feet through the property. Results of the analysis are summarized below in Table 1. The flood hazard boundary, or extent of the BFE, at the property is shown on Figure 3. The Base Flood at 190 Isbel Drive is conveyed below the top of bank.

Table 1. Summary of Base Flood Elevations

River Station/Cross Section ID	Location	Base Flood Elevation (NGVD29)
468	25 feet upstream of property line	43.14
400	Middle of property	43.11
368	Middle of property	42.86
332	Immediately upstream of bridge	42.19

References

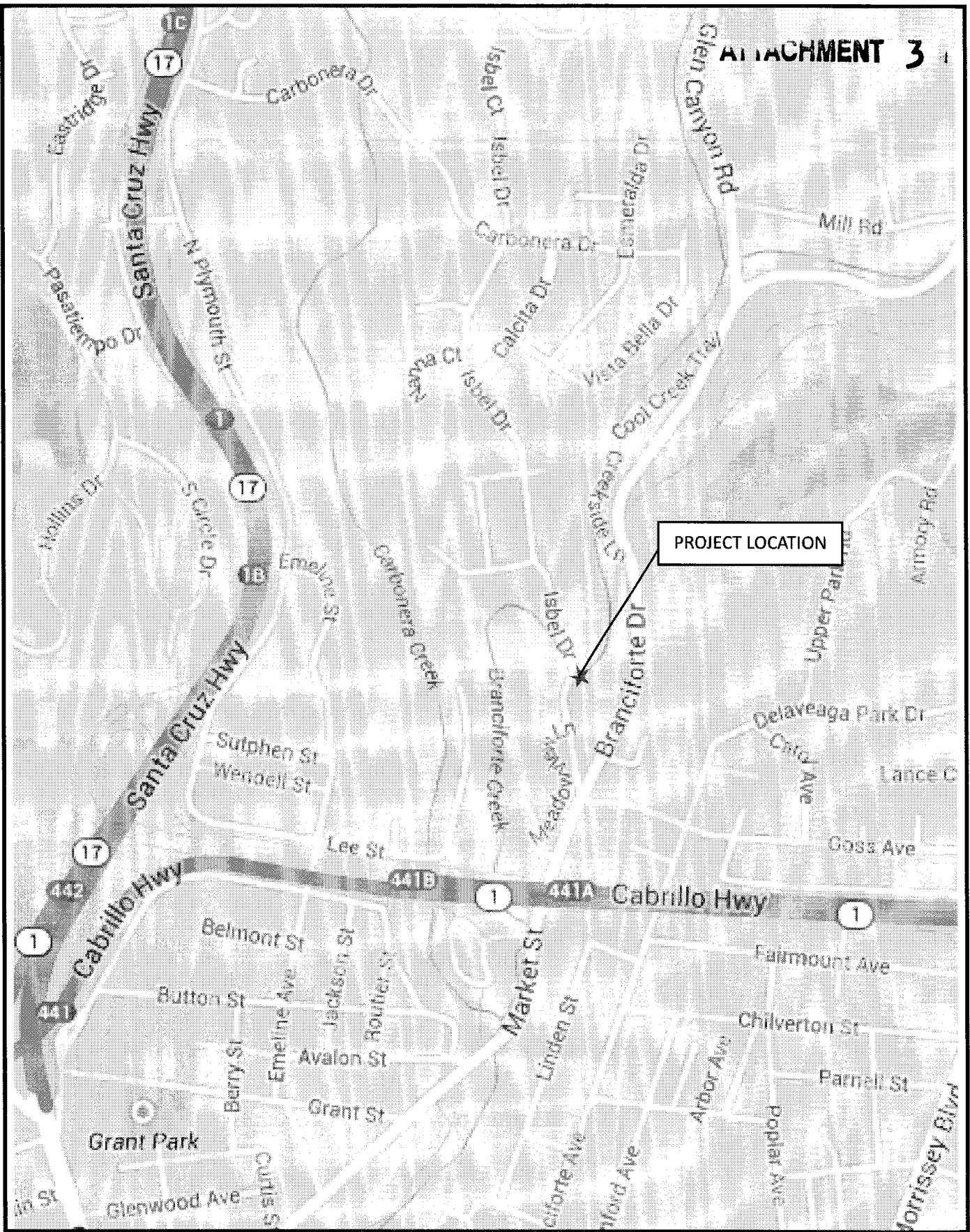
County of Santa Cruz. March, 2012. Design Criteria Containing Standards for the Construction of Streets Storm Drains Sanitary Sewers Water Systems Driveways Within the Unincorporated Portion of Santa Cruz County. March 2012 Edition.

Federal Emergency Management Agency. May 16, 2012. Flood Insurance Rate Map, Santa Cruz County California and Incorporated Areas. Panel 332 of 470. Map Number 06087C0332E.

Gotvald, A.J., N. Barth, A. Veilleux, and C. Parrett, 2012. Methods for Determining Magnitude and Frequency of Floods in California, Based on Data through Water Year 2006. U.S. Department of the Interior, U.S. Geological Survey. Scientific Investigations Report 2012-5113.

U.S. Army Corps of Engineers. 2008, Hydrologic Engineering Center. Computer Program HEC-RAS Version 4.0.0. Davis, California.

U.S. Army Corps of Engineers. 2002, Hydrologic Engineering Center. Hydraulic Reference Manual. Version 3.1. Davis, California.



Vicinity Map

ISBEL DRIVE
(APN 068-241-11)

HYDRAULIC ANALYSIS

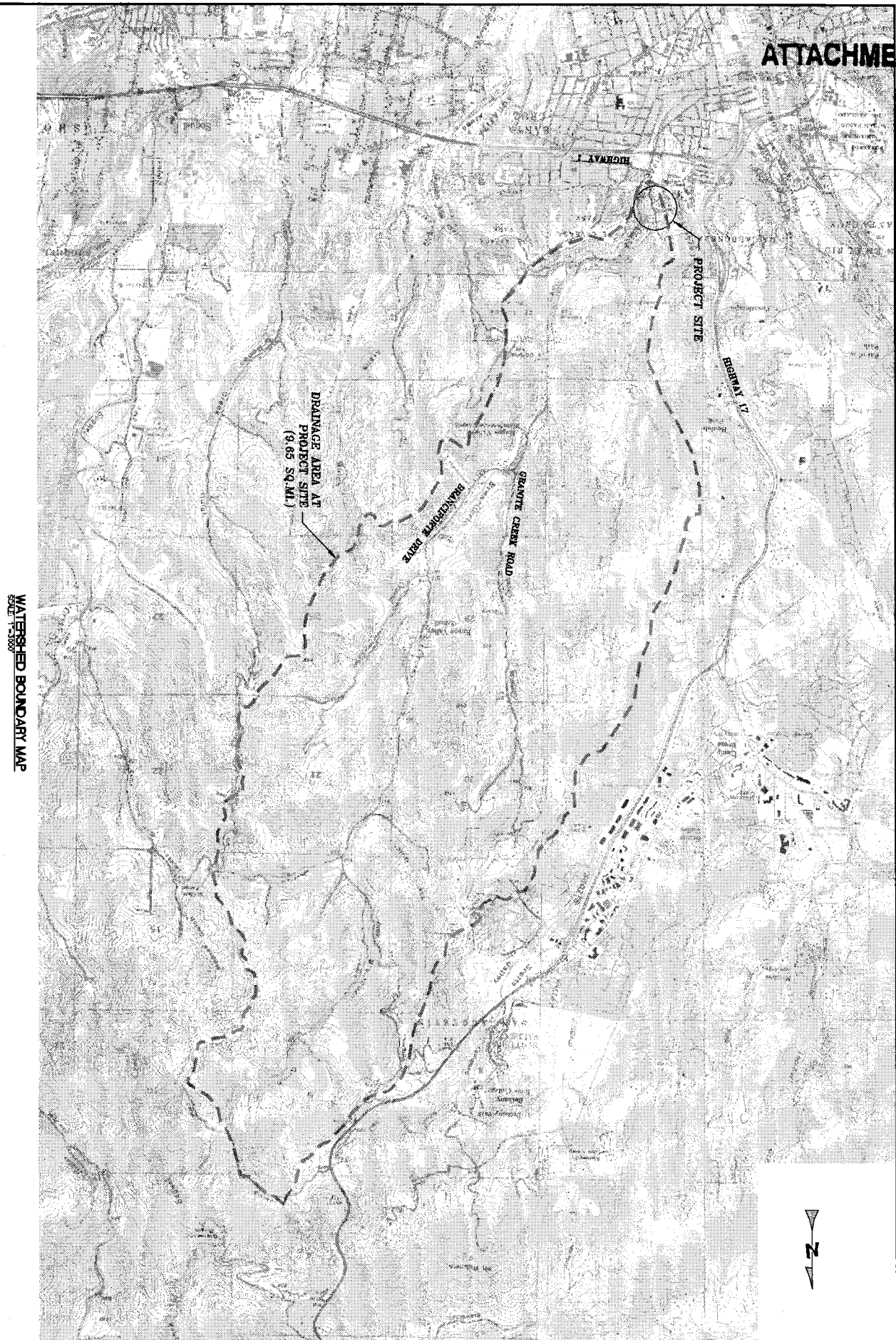


WATERWAYS
CONSULTING, INC.

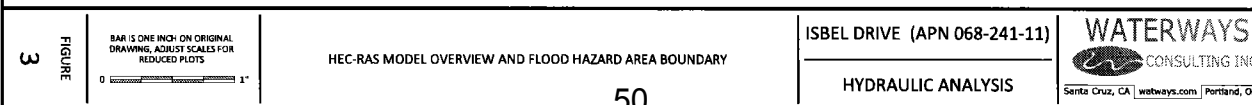
Santa Cruz, CA | watways.com | Portland, OR

FIGURE

1



WATERSHED BOUNDARY MAP
SCALE: 1"=1000'



Attachment A

Hydrologic and Hydraulic Calculations

Project: Isbel Drive

Project #: 13-039

Date: 10/1/2013

Calculated by: B.M.S.

U.S. Geological Survey Scientific Investigations Report 2012-5113

Central Coast Region

Q2 =	0.0046	A^	0.856	P^	2.58
Q10 =	0.46	A^	0.846	P^	1.66
Q50 =	5.32	A^	0.84	P^	1.15
Q100 =	11	A^	0.84	P^	0.994

where: Q = Peak discharge (cfs)

A = Area (sq. mi)

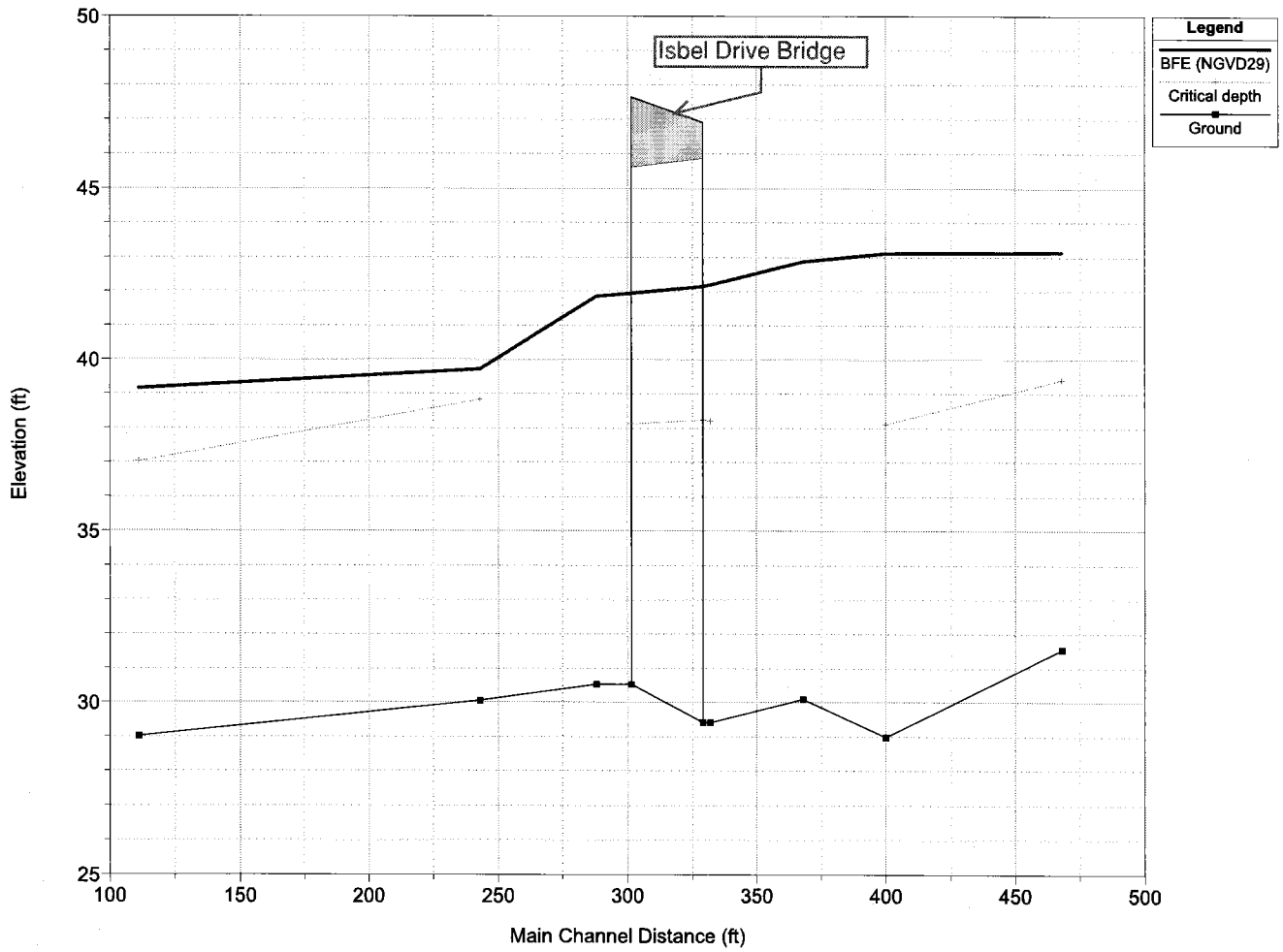
P = Mean annual precipitation (Rantz, 1969)

Project Site Data

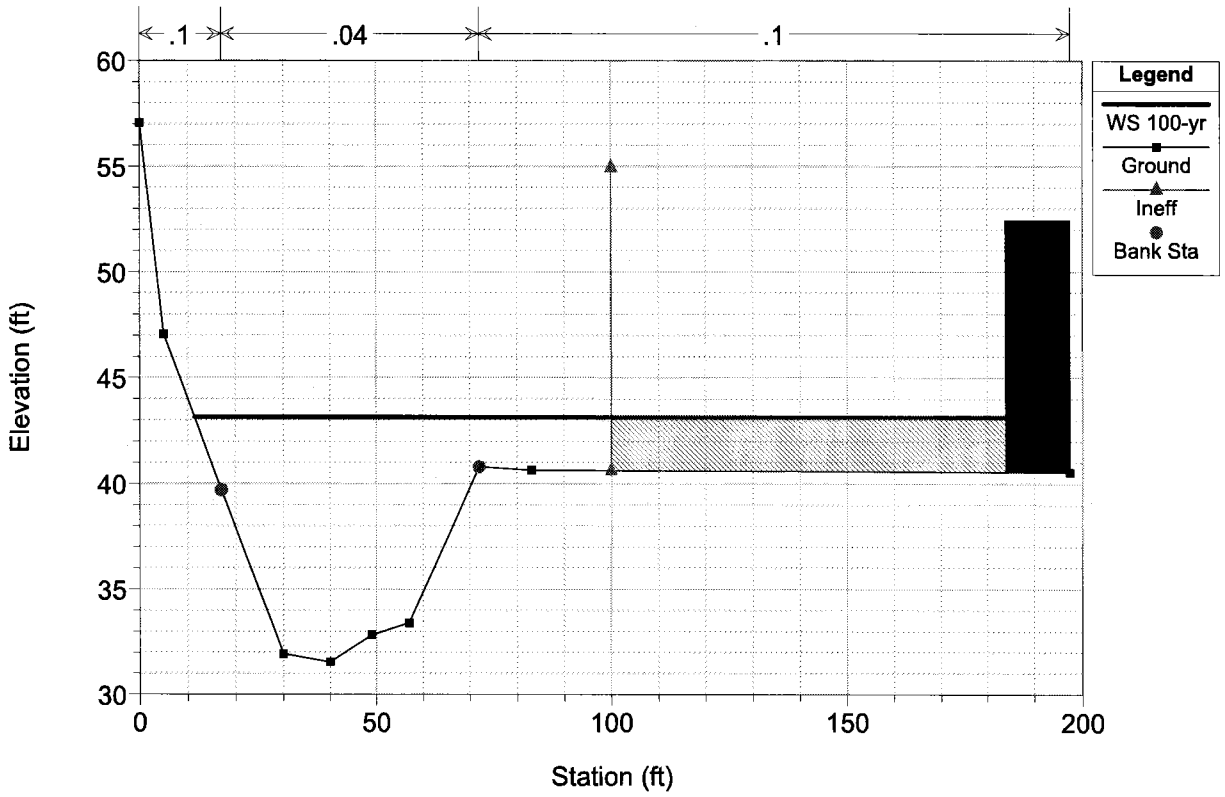
Parameter	Value	Units	Reference
Area =	9.65	sq. mi.	Figure 2
P value =	40	in	Rantz, 1969

Results

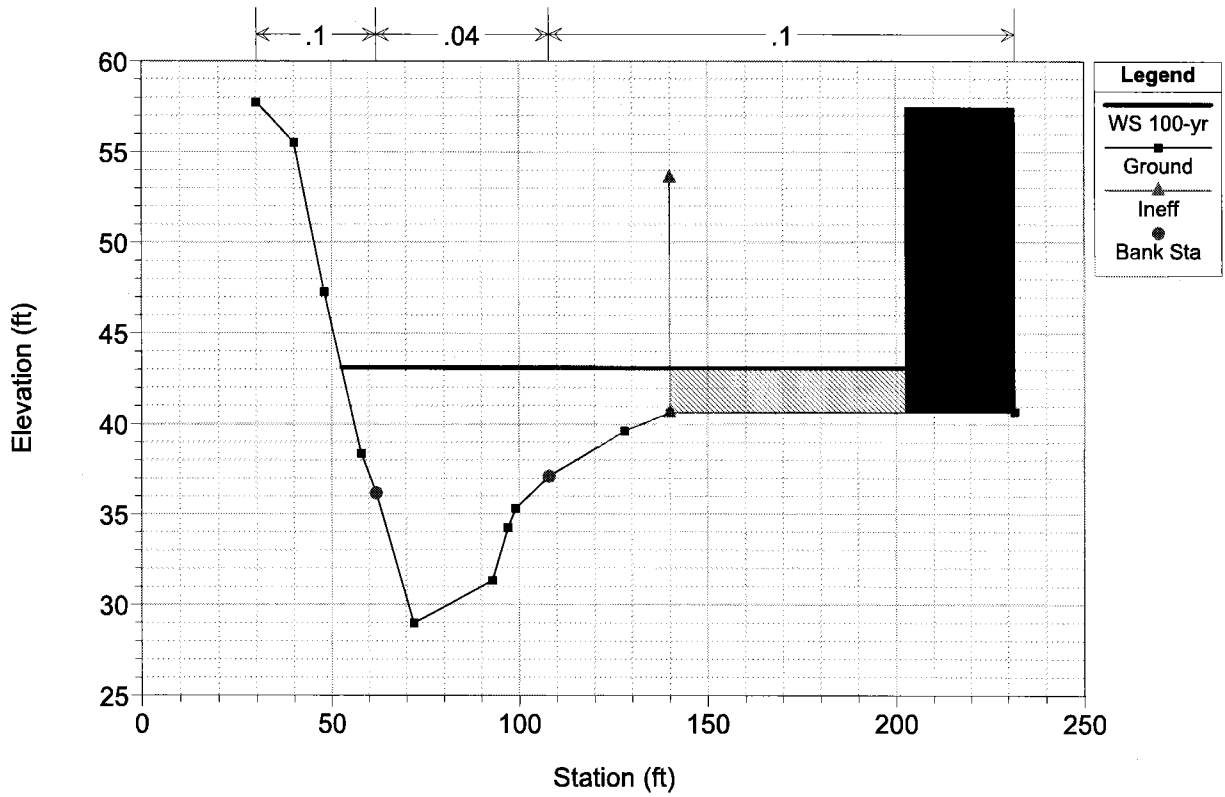
Q2 =	435	cfs
Q10 =	1430	cfs
Q50 =	2486	cfs
Q100 =	2891	cfs
Q100+25% =	3614	cfs



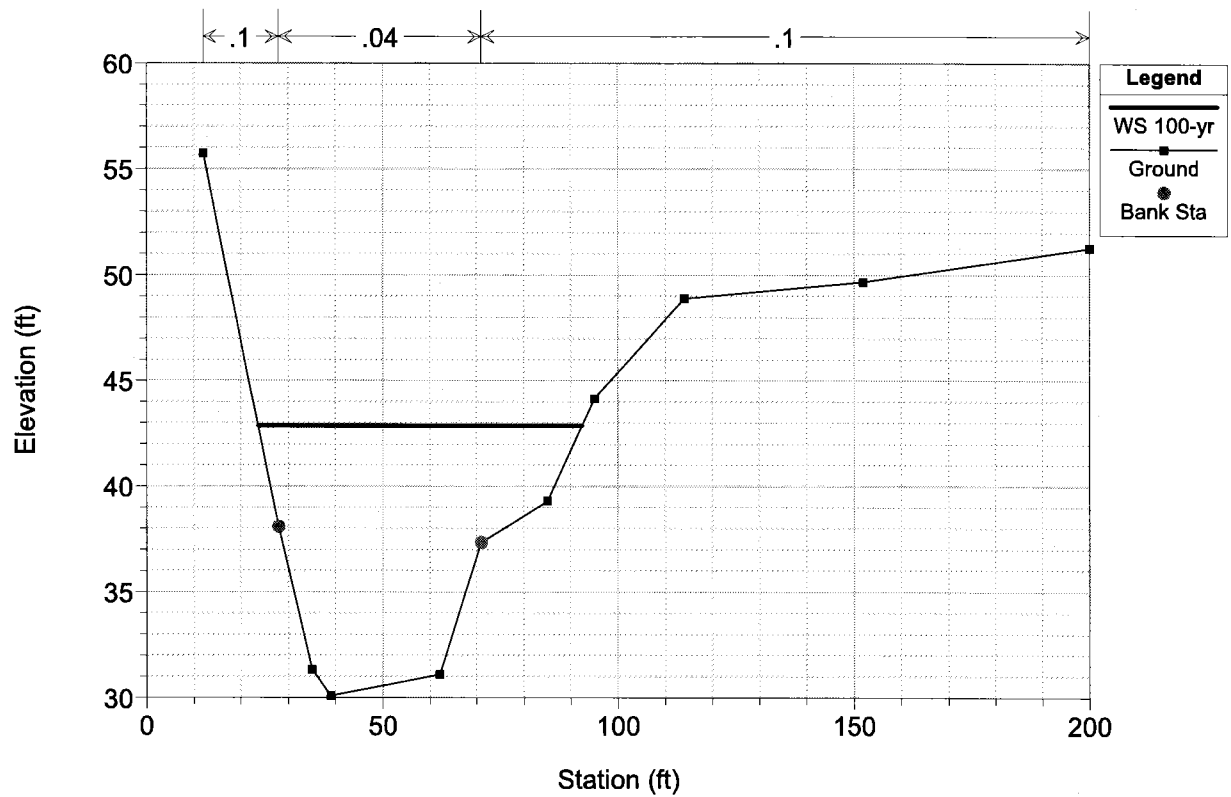
RS = 468



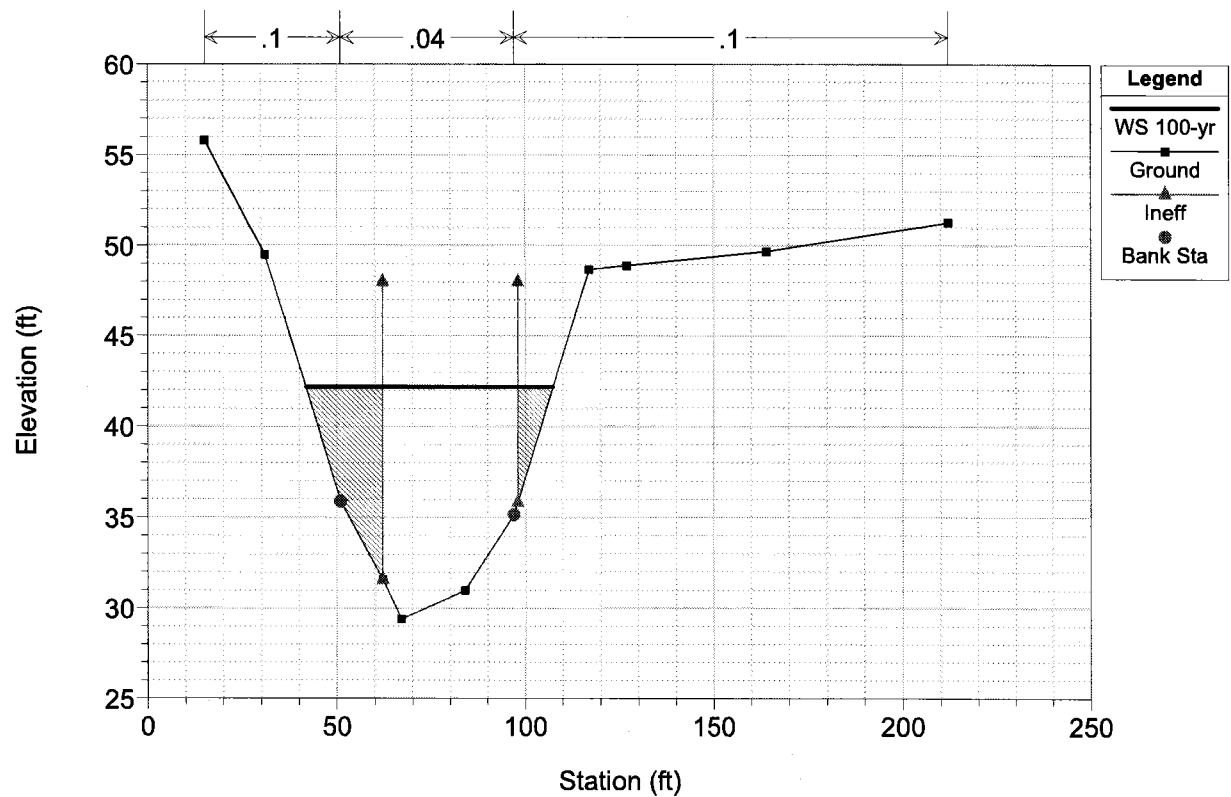
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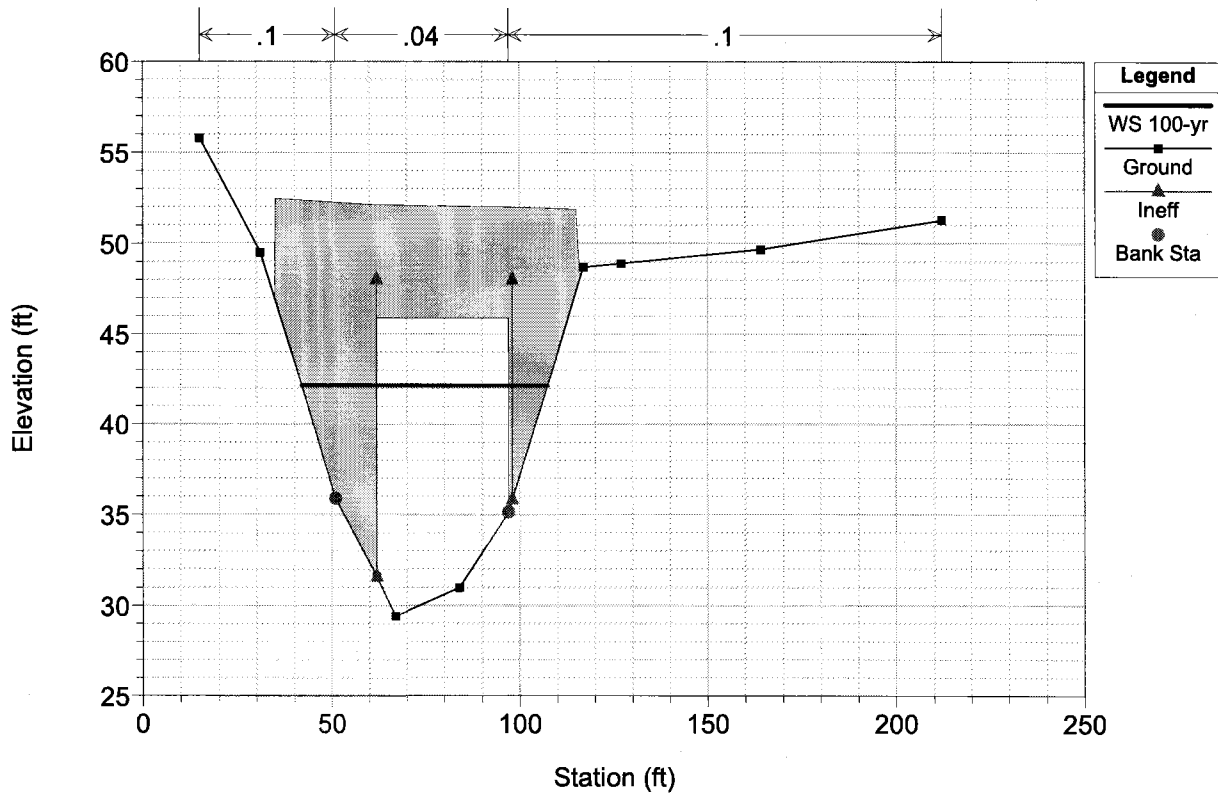
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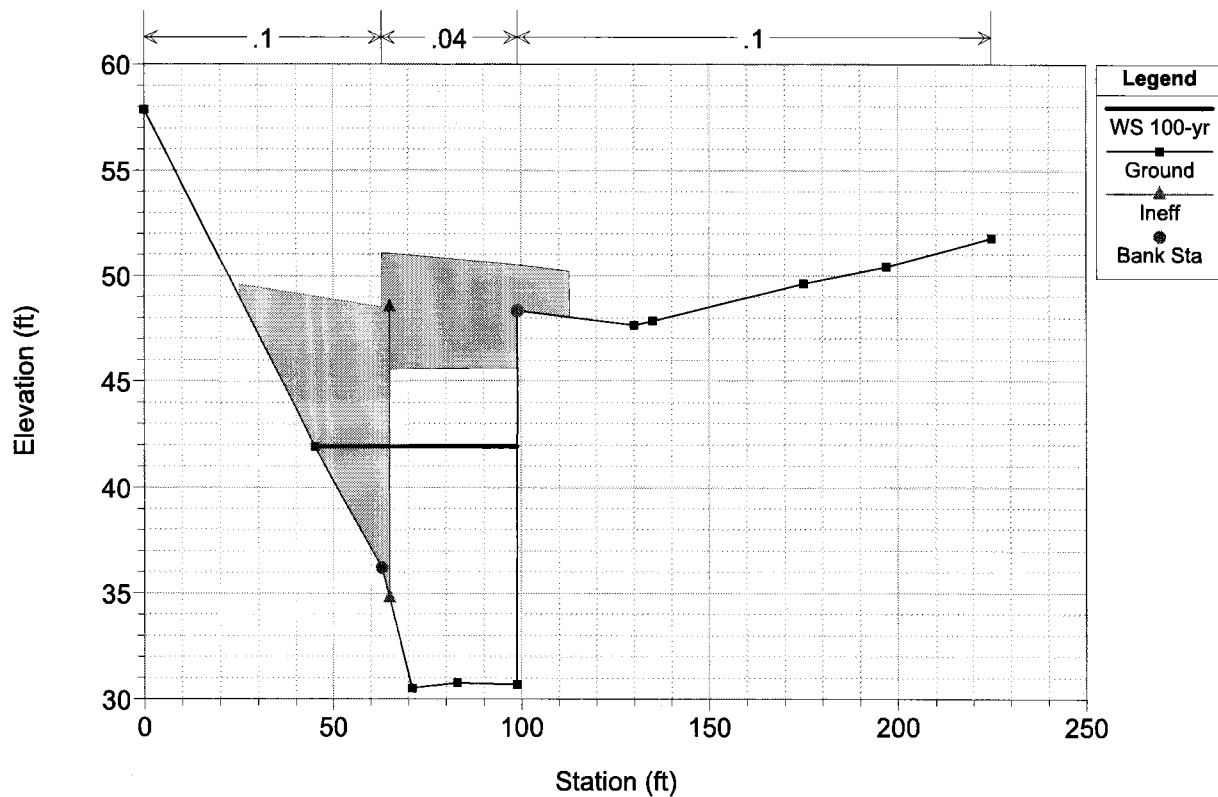
RS = 332



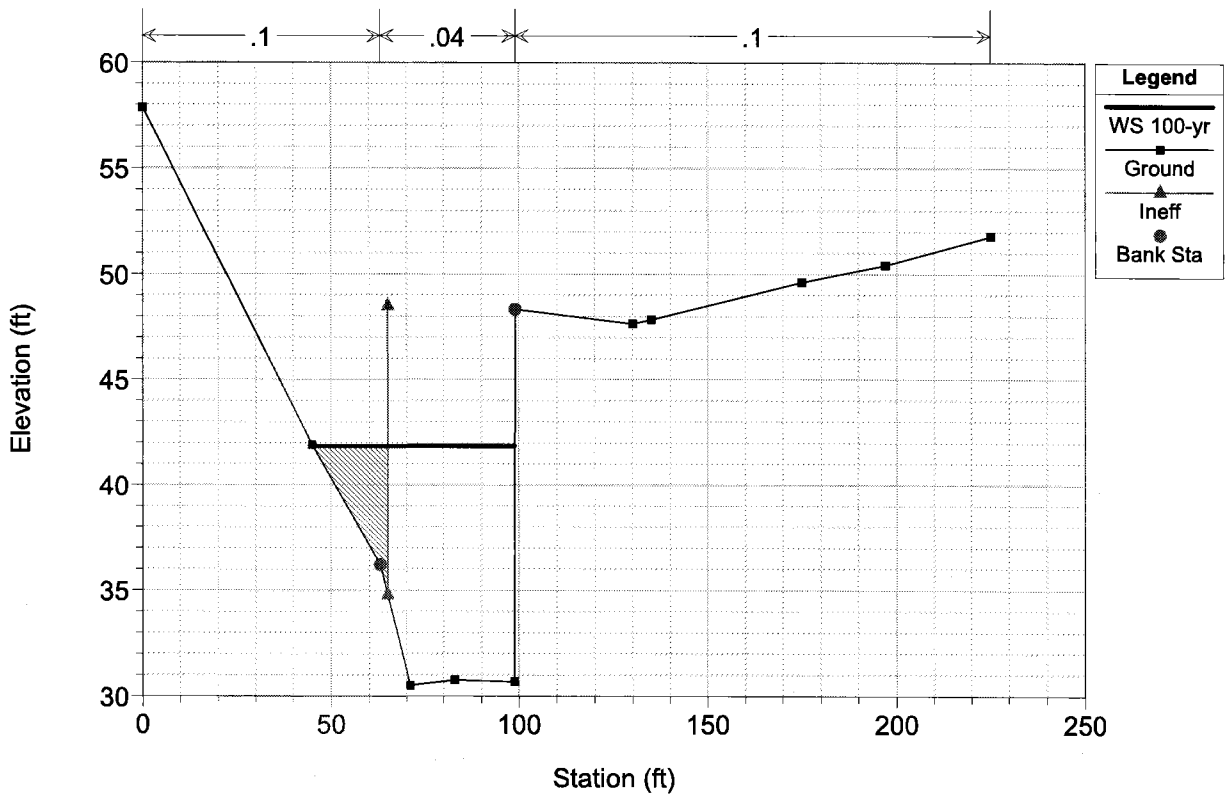
RS = 328 BR



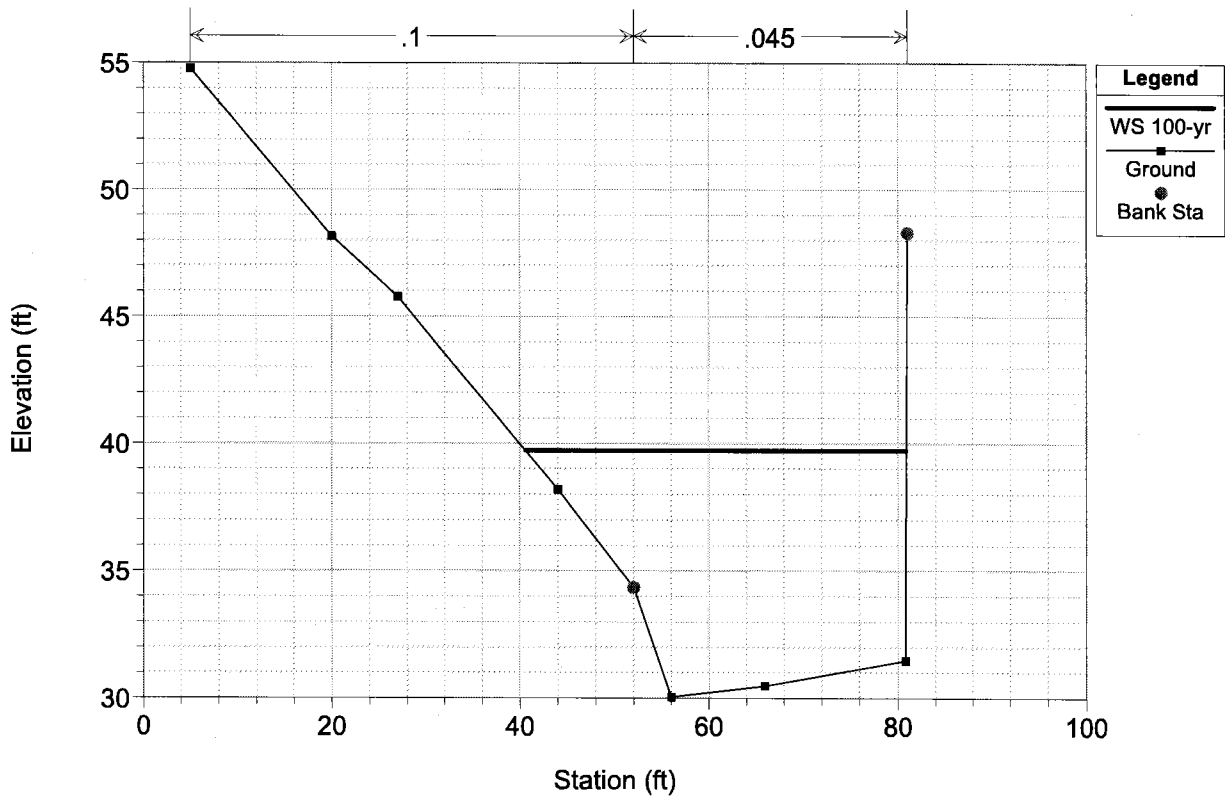
RS = 328 BR



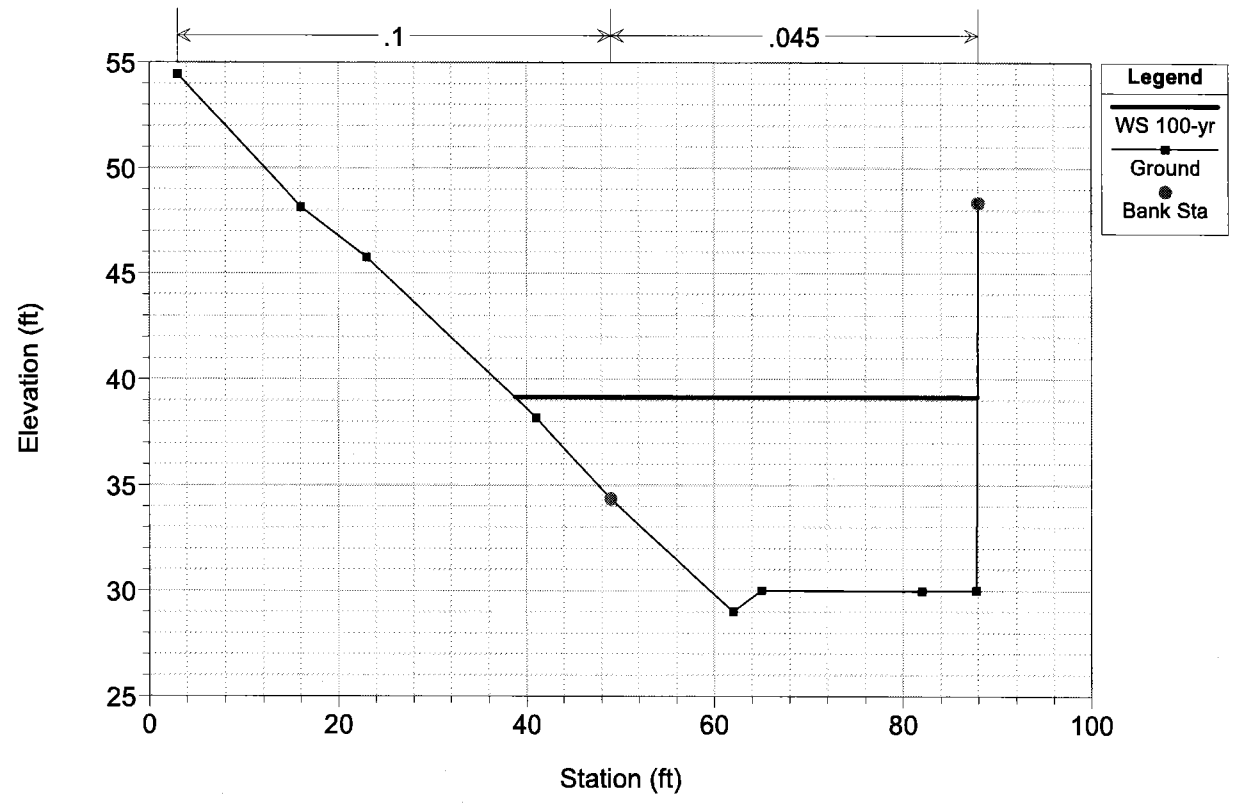
RS = 288



RS = 243



RS = 111



HEC-RAS Plan: BFE River: Branciforte Cree Reach: Isabel Drive Profile: 100-yr

Reach	River Sta	Profile	Q Total (cfs)	W.S. Elev (ft)	Crit W.S. (ft)	Vel Chnl (ft/s)	Froude # Chl
Isbel Drive	468	100-yr	3614	43.14	39	7	0
Isbel Drive	400	100-yr	3614	43.11	38	7	0
Isbel Drive	368	100-yr	3614	42.86		7	0
Isbel Drive	332	100-yr	3614	42.19	38	9	1
Isbel Drive	328		Bridge				
Isbel Drive	288	100-yr	3614	41.85		10	1
Isbel Drive	243	100-yr	3614	39.72	39	14	1
Isbel Drive	111	100-yr	3614	39.15	37	11	1



Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Drainage Review

Routing No: 1 | Review Date: 07/03/2013

GERARDO VARGAS (GVARGAS) : Incomplete

Application No.: 131175

G_V

7/2/13

Completeness Comments:

1. Show the drainage area upstream of the subject parcel (Parcel B) and demonstrate cumulatively how much runoff drains towards proposed site? Does the current site receive runoff from Isbel Drive? The drainage improvements on Isbel will convey runoff
2. Please provide downstream assessment, describing and showing in detail on the plans the entire off-site drainage path from the site to a County maintained inlet or a natural channel. Indicate any and all drainage problems found along the length of this flow path, and propose any needed correction.
3. Will runoff from the proposed project be conveyed through parcel A? If so; a drainage easement maybe required.

Miscellaneous Comments:

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Drainage Review

Routing No: 2 | Review Date: 11/14/2013



GERARDO VARGAS (GVARGAS) : Complete

Driveway/Encroachment Review

Routing No: 1 | Review Date: 06/18/2013

DEBRA LOCATELLI (DLOCATELLI) : Not Required

Isbel Drive is not a county maintained road.

Environmental Planning

Routing No: 1 | Review Date: 07/03/2013

ANTONELLA GENTILE (AGENTILE) : Incomplete

Completeness Comments

1. Please provide a hydrologic study that defines the elevation of the base flood for the subject property.
2. Please have the surveyor locate the extent of the flood hazard area on the property (defined by the base flood elevation required in completeness comment 1) and show it on the tentative map.

Compliance Comments

1. The Archaeological Reconnaissance prepared on June 11, 2013 by Archaeological Associates of Central California indicates that there is no presence of a prehistoric archaeological site on the subject property. Therefore no additional studies are required at this time.
2. Riparian resources are present on the subject property. Branciforte Creek, a perennial stream, runs along the north property line. The Riparian Corridor and Wetlands Protection ordinance (County Code Chapter 16.30) prohibits development within a riparian corridor and within buffer zones for parcels within the urban services lines. Although development within these areas is not proposed at this time, future development, including modifications to the existing home will be subject to the requirements of this code.

The riparian resources for this property are defined as follows:

A. Riparian Corridor. The most restrictive combination of the following boundaries determines the boundary of the riparian corridor:

- 50 feet from each side of the creek, measured from the mean rainy season flowline;
- The area contained within the arroyo, as defined in 16.30.030;



- The extent of riparian woodland, as defined in 16.30.030.

B. Buffer Zone. A riparian buffer is required for an arroyo within the urban services line. The width of the buffer is determined based on type of vegetation and average slope within the buffer, as designated by County Code section 16.30.040. The most restrictive combination of the following boundaries determines the boundary of the buffer zone:

- 20 feet from the top of the arroyo;
- 50 feet from the dripline of riparian woodland;
- 20 feet beyond the edge of other woody vegetation.

C. Ten-Foot Structure Setback. A 10-foot setback from the edge of the buffer is required for all structures, to allow for construction equipment and use of yard area.

3. Please note that riparian corridors and buffers are required to be excluded from net developable area.

4. Conditions of approval will be prepared once the application has been deemed complete.

Environmental Planning

Routing No: 2 | Review Date: 11/19/2013

ANTONELLA GENTILE (AGENTILE) : Complete

Completeness Comments: This project is considered complete per the requirements of Environmental Planning.

Compliance/Miscellaneous Comments

The hydraulic analysis prepared by Waterways Consulting, Inc. dated 10/15/2013 has been accepted. Please note that the base flood elevation (BFE) established in the analysis of 43.14 is referenced to NGVD 29 datum, which is obsolete. We have converted the BFE using the conversion provided in the FEMA Flood Insurance Study dated May 16, 2012. The conversion from NGVD 29 to the newer NAVD 88 datum is +2.75 feet. Therefore the resulting BFE is 45.89 feet referenced to the newer datum. For development purposes, this is rounded to 45.9 feet.

Please note that County contours used on the tentative map prepared by Robert Dewitt & Associates, Inc. dated October 22, 2013 are referenced to the newer NAVD 88 datum while it appears that spot elevations on the same sheet are reference to the obsolete NGVD 29 datum. In addition, County contours are no substitute for a site-specific ground elevation survey. The location of the flood hazard area is therefore not accurately located on the tentative maps. A condition of approval has been included to require the final maps to reference the newer datum and



show the converted base flood elevation prior to recordation.

Parameters for the extent of riparian resources were provided in the first review. The riparian corridor and tree dripline have not been shown on the tentative map, however, an approximate riparian area has been calculated. It appears that the riparian corridor and buffer are greater in area than calculated. Please note that this project may not be approved if developable area does not meet the minimum requirements.

Conditions of Approval

1. Prior to recording the final map, the map shall be revised to show all elevations referenced to the NAVD 88 datum. All spot elevations shall be converted to NAVD 88, the flood hazard area shall be delineated and the base flood elevation shall be labeled at 45.9 feet.
2. All applications for future development shall be accompanied by plans that clearly delineate the flood hazard area and identify the base flood elevation.

Fire Review

Routing No: 1 | Review Date: 07/01/2013

ALICE DALY (ADALY) : Complete

No comments from Fire.

Project Review

Routing No: 1 | Review Date: 07/10/2013

ALICE DALY (ADALY) : Complete

The proposed MLD will be considered complete to move forward for further processing as soon as Drainage, Environmental Planning and County Surveyors' completeness comments have been addressed.

Project Review

Routing No: 2 | Review Date: 11/05/2013

ALICE DALY (ADALY) : Complete

Road Engineering Review

Routing No: 1 | Review Date: 06/26/2013

RODOLFO RIVAS (RRIVAS) : Not Required

The city of Santa Cruz will determine road side improvements for this project.

Sanitation Review



Routing No: 1 | Review Date: 07/03/2013

ALICE DALY (ADALY) : Not Required

Surveyor Review

Routing No: 1 | Review Date: 07/10/2013

GREG MARTIN (GMARTIN) : Complete

MISCELLANEOUS COMMENT:

Common improvements required or the required removal of common improvements will necessitate improvement plans with the parcel map. In this case, the removal of the paved area that would serve both parcels and relocation of the sewer are required and therefore an improvement plan for this removal and relocation is required as a condition of approval. However, since the "improvement" is relatively minor the language for the conditions of approval can be written to accommodate the removal and relocation if done under a permit (encroachment or other) with the City of Santa Cruz prior to the land division occurring. Otherwise, improvement plans, cost estimate, and securities would be required prior to the parcel map recordation.

It is our understanding that the driveway improvements and roadside improvements including curb, gutter, and sidewalk are to be constructed at a later date under the City of Santa Cruz's jurisdiction. The conditions of approval can require either an agreement with the City of Santa Cruz with security for the roadside improvements or a requirement on the non-title sheet of the parcel map that "the improvements shall be constructed prior to final inspection approval for the building permit for the new vacant lot, Parcel B." Either of these options are okay with DPW Surveyor, but I haven't spoken directly to the City. The statement on the map should include, "These new roadside improvements are along the frontage of BOTH parcels."

Surveyor Review

Routing No: 2 | Review Date: 10/30/2013

ALICE DALY (ADALY) : Complete

MISCELLANEOUS COMMENT:

Common improvements required or the required removal of common improvements will necessitate improvement plans with the parcel map. In this case, the removal of the paved area that would serve both parcels and relocation of the sewer are required and therefore an improvement plan for this removal and relocation is required as a condition of approval. However, since the "improvement" is relatively minor the language for the conditions of approval can be written to accommodate the removal and relocation if



done under a permit or other City-authorized procedure (encroachment or other authorized procedure) with the City of Santa Cruz prior to the filing of the Parcel Map and division occurring. Otherwise, improvement plans, cost estimate, and securities would be required prior to the parcel map recordation.

It is our understanding that the driveway improvements and roadside improvements including curb, gutter, and sidewalk are to be constructed at a later date under the City of Santa Cruz's jurisdiction. The conditions of approval can require either an agreement with the City of Santa Cruz with security for the roadside improvements or a requirement on the non-title sheet of the parcel map that "the improvements shall be constructed prior to final inspection approval for the building permit for the new vacant lot, Parcel B." Either of these options are okay with DPW Survey, but I haven't spoken directly to the City. The statement on the map should include, "These new roadside improvements are along the frontage of BOTH parcels "

Alice Daly

From: Kelly Kumec [kkumec@cityofsantacruz.com]
Sent: Monday, July 01, 2013 4:17 PM
To: Alice Daly
Subject: 190 Isbel

Hi Alice,

Our inspector, Dave Sasscer, was able to look over the plans today and there are "No Fire Department Comments". What do you need from us?

Kelly Kumec

Administrative Assistant
Santa Cruz Fire Department
<http://www.cityofsantacruz.com/fire>

TO: Project Planner
FROM: Ron Powers
PROJECT: 008-491-07 and 068-241-11 (LaMarche MLD Application)
DATE: 3/20/13

I. TECHNIQUES USED TO NOTIFY NEIGHBORS.

- A. MEETING NOTIFICATION MATERIALS: A copy of the notice is attached.
- B. MAILING LIST/MAP: See attached list of owners/occupants within 300 feet of project.
- C. MEETING DATE: 3/19/2013.
- D. ATTENDANCE LIST: Sign-in sheet attached.
- E. HANDOUT MATERIALS: A copy of the tentative map without driveway locations or sidewalks was available for review at the meeting.

II. NEIGHBORHOOD CONCERNS RAISED.

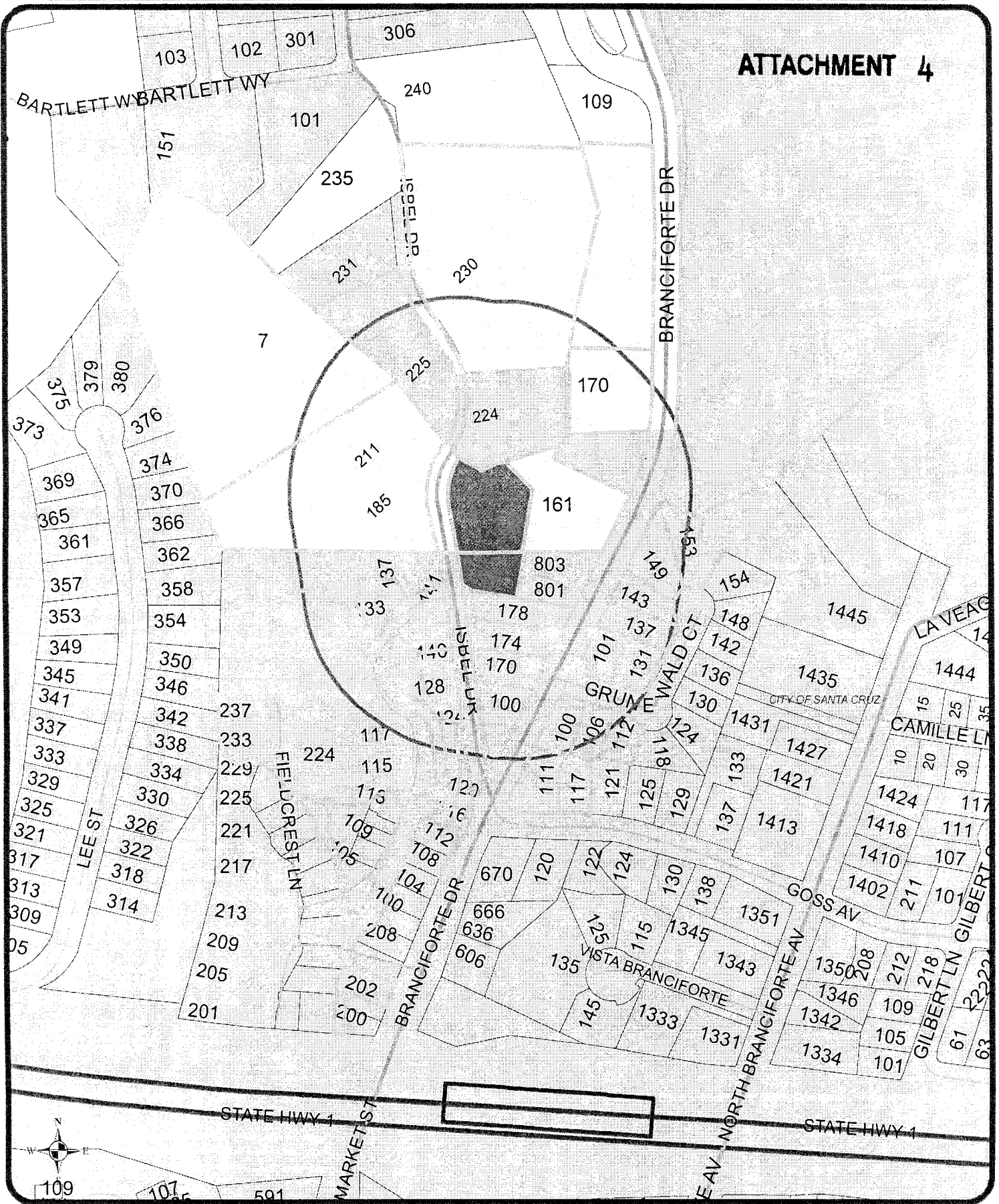
- A. Location of fences in relation to the surveyed map.
- B. Relocating sewer line, concern that pump will not be sufficient for new alignment.
- C. Will fire hydrant be enough to supply neighborhood?
- D. Some neighbors like the garden on the vacant lot.

III. RESPONSE TO NEIGHBORHOOD CONCERNS:

- A. Survey is accurate showing property lines and fences.
- B. Engineers will have to evaluate the new sewer alignment and grade.
- C. City Water Department will advise as to flow of existing hydrant.
- D. Garden will go away with development of house in the future.

IV. CONCERNS/CONFLICTS THAT ARE NOT RESOLVED:

- A. No concerns or conflicts were raised that were not resolved or will not be resolved with additional engineering information.



Mail List for APN: 00849107 + Multiple
Buffer Distance: 300



ATTACHMENT 4

00810135 AO
ZEIDLER LELAND & MARIAN TRUSTEES
P O BOX 1332
SANTA CRUZ CA 95061

00810130 OO
TRUDEAU PARIS M/W SS
225 ISBEL DR
SANTA CRUZ CA 95060

00901117 OO
SILVERSTEIN STEVEN R & RANDIE PAIG
143 GRUNEWALD CT
SANTA CRUZ CA 95065

00810143 AO
KINNIER GRAY T U/M
101 HAGEMANN AVE
SANTA CRUZ CA 95062

00849108 OO
POWELL RICHARD E & MARIE H H/W JT
803 MARKET ST
SANTA CRUZ CA 95060

00901118 OO
JOHNSON ROBERT P & ANA DOLLY H/W
149 GRUNEWALD CT
SANTA CRUZ CA 95065

00849107 AO
PINI EVA M TRUSTEE
190 ISBEL DR
SANTA CRUZ CA 95060

00849109 OO
ADDINGTON DARRYL & AMY H/W
801 MARKET ST
SANTA CRUZ CA 95060

00901119 OO
WESOLOWSKI JOHN S & LIZBETH M TRL
153 GRUNEWALD CT
SANTA CRUZ CA 95065

00849120 AO
KB HOME SOUTH BAY INC
C/O JEFF MCMULLEN
6700 KOLL CENTER PKWY #200
PLEASANTON CA 94566

00849110 OO
WEBBER STEPHEN E & MELISSA A H/W
178 ISBEL DR
SANTA CRUZ CA 95060

00901127 OO
GURRIES HAROLD A & BEVERLY J TRUS
112 GRUNEWALD CT
SANTA CRUZ CA 95065

00901128 AO
SCEILI JOSEPH E & FAY A CO-TRUSTEE
6110 GREENRIDGE RD
CASTRO VALLEY CA 94552

00849111 OO
ZIAI DADALI & STEPHANIE H/W CP RS
174 ISBEL DR
SANTA CRUZ CA 95060

00901129 OO
WEISS ANDREW & JACQUELINE H/W JT
100 GRUNEWALD CT
SANTA CRUZ CA 95065

00901131 AO
STANISLAWSKY ANN L TRUSTEE
529 N YOSEMITE
FRESNO CA 93728

00849112 OO
LAUGESSEN DENNIS LYKKEGAARD H/W
170 ISBEL DR
SANTA CRUZ CA 95060

00901130 OO
FYFE CHERYL M M/W SS
111 GOSS AVE
SANTA CRUZ CA 95065

00947101 AO
SANTA CRUZ CITY OF
809 CENTER ST
SANTA CRUZ CA 95060

00849113 OO
MELIN MERRILL & SHERRY H/W CP RS
100 ISBEL DR
SANTA CRUZ CA 95060

06824110 OO
OLIVER RICK TODD U/M
161 BRANCIFORTE DR
SANTA CRUZ CA 95060

06826205 AO
MARLAR MICHAEL U/M
170 BRANCIFORTE DR
SANTA CRUZ CA 95060

00901114 OO
SANDS SHARON A TRUSTEE
101 GRUNEWALD CT
SANTA CRUZ CA 95065

06824111 OO
PINI EVA M TRUSTEE
190 ISBEL DR
SANTA CRUZ CA 95060

06826209 AO
NAMAN LAUREL AS TC ETAL
137 REED WAY
SANTA CRUZ CA 95060

00901115 OO
STUART JON P & HELEN M H/W JT
131 GRUNEWALD CT
SANTA CRUZ CA 95065

06824113 OO
NAMAN GLADYS E SUCCESSOR TRUSTE
230 ISBEL DR
SANTA CRUZ CA 95060

00810125 OO
HUDSON AISHA U/W ETAL JT
224 ISBEL DR
SANTA CRUZ CA 95060

00901116 OO
CARNIGLIA MARCO & VIVIAN TRUSTEE
137 GRUNEWALD CT
SANTA CRUZ CA 95065

06824136 OO
LOVEJOY YOLONDA DOLORES & DANIEL
185 ISBEL DR
SANTA CRUZ CA 95060

06824137 OO
WHITING RONALD JOHN & SERENA A TF
211 ISBEL DR
SANTA CRUZ CA 95060

06826204 OO
MARLAR MICHAEL U/M
170 BRANCIFORTE DR
SANTA CRUZ CA 95060

**NOTICE OF NEIGHBORHOOD MEETING
LAMARCHE PROPERTY LOT SPLIT**

ATTACHMENT 4

You are being notified of this meeting because your property lies within 300 feet of the boundaries of this property. The County of Santa Cruz Planning Department requires a neighborhood meeting to be completed prior to scheduling the project for a formal public hearing with the County Planning Commission.

MEETING PURPOSE: Allow neighbors to review plans relating to the proposed Minor Land Division located at 190 Isabel Drive, overlapping the City of Santa Cruz and County of Santa Cruz border. Parcel numbers 008-491-07 and 068-241-11.

PROJECT DESCRIPTION: The proposal is to divide the property into 2 parcels resulting in one parcel within the County of Santa Cruz (21,010 square foot lot) with and existing house, and one parcel within the City of Santa Cruz (9,255 square foot lot) as a vacant residential parcel.

LOCATION: 222 Market Street Senior Center.

DATE: March 19, 2013 (Tuesday)

TIME: 7:00 pm to 8:30 pm

Mike and Kathy LaMarche, property owners, and Ron Powers will be available at the meeting to show the project plans and to answer questions. If you are unable to attend this meeting, you may contact us for more information:

Powers Land Planning, Inc., Ron Powers
P.O. Box 2409
Aptos, CA 95001
831-600-7401
ron@powersplanning.com

Mike and Kathy LaMarche
3800 Maybee Lane
Santa Cruz, CA 95065
(831) 475-0825
lamarche@mac.com

NAME

ADDRESS

email or
PHONE

ATTACHMENT 4

Mavin Christie + Nash (Realtor)

Steve Webber (neighbor to south)

Rick Oliver (neighbor to east)

RICHARD + MARIE POWELL 803 MARKET (831) 458-1486
(neighbor to east)Darryl Addington Spanglepike@hotmail.com
(neighbor to east)

Mike + Kathy LaMarche

Ron Powers

Archaeological Reconnaissance of a
Parcel at 190 Isabel Drive in
Santa Cruz, California
APN: 008-491-07

June 11, 2013

For

Ron Powers

By

ROBERT L. EDWARDS, A.A., B.A., M.A. and R.P.A.
Principal and Consulting Archaeologist
and

Charr Simpson Smith, A.A., A.S. B.A. and
Archaeological Technology Certificate, CCATP

Archaeological Associates of Central California
P.O. Box 310, Soquel, CA 95073-0310
Email: *robedwardsaacc@gmail.com*, phone 831-246-0907

Sites: Negative

Acreage: <one acre

UTMGs: Zone 10 ⁵87990/ ⁴⁰93220

Quad Map: Santa Cruz USGS 5x11'

Key Words: Negative

Project No.: 13-05-75

MANAGEMENT SUMMARY

Archival research, the surface reconnaissance and auger test units do not indicate the presence of prehistoric cultural resources on the proposed project parcel.

No prehistoric archaeological impact is predicted and the proposed lot split should not be held up on the basis of archaeological concerns.

INTRODUCTION

AACC was contacted by Mr. Ron Powers in May, 2013 to provide an Archaeological Reconnaissance (required by the Santa Cruz City Planning department prior to issuance of a lot split permit) for 190 Isbel Drive in Santa Cruz, California. This was considered a sensitive area due to the presence of a major prehistoric site (CA-SCR-276) across Isbel Drive.

This Archaeological Reconnaissance consisted of: 1) priority archival research at the Northwest Regional Information Center of the California Historical Resources Information System at Sonoma State University in Rohnert Park, CA; 2) consultation with archaeologists and Native Americans who have worked on the Isbel site; 3) a surface field survey on the parcel; 4) auger testing on site; 5) evaluation of the various findings; and 6) a written evaluation of the project impacts.

LOCATION

The subject parcel (APN: 008-491-07) is located in the City of Santa Cruz, California at 190 Isbel Drive and can be found on the Santa Cruz 5 x 11 minute USGS quad map. The UTMG location is Zone 10, ⁵87990/⁴⁰93220. The City/County boundary runs between the split lots and aligns with a portion of the original boundary of the Villa de Branciforte established in the 1790s.

NATURAL SETTING: Biological

While urban now, the original biological setting included grassland or coastal prairie, [which] occurs along the California coast from Santa Cruz northward (Barbour 1977) and "central coast riparian scrub (Roper 1993)." Coastal prairie is typically characterized by "low grasses and thistle with few shrubs and no trees (op.cit.). The many riparian corridors (such as Branciforte Creek) contain rich vegetation, i.e. a collection of plants that "require abundant water year round (Warrick 1982)." Typically the vegetation included ferns and various trees such as oaks, buckeyes, maples, hazelnuts, and willows.

The native vegetation has been altered throughout the historic period. One factor is the introduction of foreign species of vegetation including grasses, trees and flowering plants. "Almost one third (31%) of the total number of 553 species of vascular plants growing without cultivation in the Santa Cruz mountains are introduced (Gordon 1977)." The second factor is change in vegetation due to a noted climate change. Palynological analysis of sediment extracted from the Elkhorn Slough area indicates a change in the relative pollen index of arboreal and non-arboreal types. "In the arboreal record there is noted decline of redwood pollen in favor of increasing value of oak and pine pollen at ca. 1740 years B.P. (West in Roper 1993)." According to Roper's article these shifts may indicate "...climatic changes producing a warmer-drier climatic regime along the coast, potentially linked to interior cooling which would reduce a pattern of summer coastal fog which favors redwood growth (Op.Cit.:35)" The change might also signify a shift in stream flow and changes in riparian environments. The transformation of natural lands to agriculture and gardens has been especially impactful on or near archaeological sites.

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

NATURAL SETTING: Geological

The geological setting for most of the land in Santa Cruz County area is the Santa Cruz Mountains and its drainages. Most of the watersheds are small and have small alluvial flood plains cutting through marine terraces. Elevations decrease from a high of 3,200 feet down towards the ocean (US Department of Agriculture, 1968). Marine terraces that hug the coastline of the Santa Cruz County were formed during the Pleistocene epoch and then uplifted by tectonic activity. At 3,000 to 5,000 years BP ocean levels stabilized. The coastline is defined by two sedimentary rock formations, Santa Cruz Mudstone and Monterey Formation (Roper 1993).

The soil for the parcel is defined as: #179 Watsonville Loam, Thick Surface, 2-15% slopes. This very deep, somewhat poorly drained soil is common on coastal terraces. It is formed in alluvium. Elevation ranges from 20' - 1,200'. Typically, the surface layer is very dark grayish brown slightly acid loam about 20 inches thick. The subsoil is pale brown & mixed light gray and very pale brown clay. (Soil Survey of Santa Cruz County, California, Soil Conservation Service 1979:46).

The climate in Santa Cruz County consists of a dry season and a wet season. The dry season extends from May to October, and the wet season extends from November to April. The precipitation rate is lowest along the coast and highest in the inland mountains. Annual average rainfall ranges from twenty to fifty inches. (Neighborhood lore claims *this parcel was flooded in the flood of 1955 but not the rains of 1979. We were unable to verify this information.*) The winter winds blow from north to south. The summer winds blow from west and northwest to the east and bring in fog, which usually dissipates during the day (Op. Cit.).

CULTURAL SETTING

The first signs of human occupation in this region appear to be 8,500- 10,000 years ago in Scotts Valley. Evidence of dense occupation of the Santa Cruz coast (as documented to date), does not appear until about 6000 BP. Based on data from Santa Cruz County, the area has been occupied for 5800 years. Nearby sites CA-SCR-9, 20 and SCR-276 just across Isbel have a long range of occupation from plus 5,000 to 500 years BP (Breschini, personal communication).

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

Due to the highly mobile lifestyles of both foragers and collectors, it is to be expected that they would not burden themselves with heavy non-portable possessions. This observation is borne out by the artifacts found at local village sites of both earlier and later periods (Hylkema 1991: 7ff). The earlier inhabitants of the Santa Cruz coast relied on stones, shells, animal bones, and plants for equipment. Baskets were made to serve a wide variety of purposes, such as cooking vessels and storage containers, water carriers and seed-gathering devices. Before about 1000 A.D., they made arrowheads and other tools from: animal bones and antler, local Monterey chert; Franciscan chert received in trade from the Santa Clara Valley (Hylkema 2003:270); obsidian quarried in Casa Diablo and the Bodie Hills on the east side of the Sierra Nevada; and from Napa and Clear Lake north of the San Francisco Bay (Roper 1993:321).

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

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

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

Whatever the mechanism for the change, in the northern portion of the Monterey Bay coastal area where fewer oak trees were present, foraging continued to be the optimal subsistence strategy at least until 1000 A.D., and may have persisted in isolated pockets until the arrival of the Spaniards in 1770's (Hylkema 1991:25). The growing separation of the coastal cultures and the inland acorn-based cultures was evidenced by the decreasing amount of imported materials and the increasing reliance on local materials for tools, until about 1000 A.D., after which new Franciscan chert is found (Hylkema, personal communication).

RESEARCH DESIGN

At this level of preliminary reconnaissance (King, et., 1973) a lengthy discussion of the whys and wherefores of research designs and the theoretical significance of the data (positive or negative) produced by this small scale study is, at the least, inefficient if not somewhat pretentious. Suffice it to say that there is a broadly drawn research question to which the data gathered by this and similar small scale studies can be applied, provided the data meets basic standards and is deposited at a scientific repository for utilization as a larger body of data. This question deals with the patterns and changes in patterns prehistorically of the population, settlement locations and resource utilization of the native peoples of the area.

"Why are archaeological sites located where they are and why do the locations of the archaeological sites representing different time periods differ (King, C. & L. 1973)?"

This data is further refined in this area by the planning agencies requirement for such studies when the parcel meets some of the following criteria: near streams, at the edge of foothills, near the edge of marshes, and if known, near exploited prehistoric resource areas. These requirements increase the chance of finding evidence of the resource utilization over a purely random sample of an area. One example of such use of this type of data is the Master's thesis (San Francisco State University 1982) by Judith Bergthold on "Prehistoric Settlement and Trade Models in Santa Clara Valley".

RESEARCH METHODS

Archival research was carried out at the archives maintained at AACC and those at the California Historical Resources Inventory System's Northwest Information Center located at Sonoma State University in Rohnert Park, California. The NWIC file number assigned was: **12-1497**. There were no recorded sites within the project parcel. There is a major prehistoric site (CA-SCR-276) located just across Isbel Drive. No previous studies are recorded within the project parcel. There were two archaeological reports for the site across Isbel Drive at the Regional Information Center Archives, Jackson, 1989 and Breschini, 2004. Jackson's report indicated *"CA-SCR-276 anthrosoils are confined to the ridge summit....ending at the 86 foot contour. Minor amounts of cultural materials below that level ...are interpreted to be material displaced from along the ridge summit."* Fifteen years later, however, Breschini's 2004 testing involving a number of auger tests, *found insitu archaeological materials from the 86 foot contour all the way to the lower northeast parcel edge at Isbel Drive.* There was a subsequent report by Archaeological Consulting on the Isbel Drive site in 2006. In this 2006 report, Breschini reports on four excavation units that were placed in the area above Isbel Drive. While the soil color was lighter and materials were less evident, *there were cultural materials present in the area.* Dating of materials from that area indicated much greater antiquity (5,860BP and 5,720BP) than the materials at the top of the ridge.

Discussion with Breschini, (personal communication, June 2013), indicated the site was indeed documented down the hill to Isbel Drive on the northeast corner of the project. Carrie Wills, Senior Project Archaeologist for Brandman and Associates (who are the current consultants for KB Homes), had no additional information about the northeast area of that parcel available at this time and had no predicted date of when their archaeological report would be available (Wills, personal communication, 2013). Ann Marie Sayers, who was the Most Likely Descendant consultant on the KB Homes Project, had no information on when the report was expected and did not remember the northeast area of the project being discussed for mitigation (Sayers, personal communication, 6-10-2013).

At the Sonoma Archives, there was one additional report in the research area for 130 Grunewald Court which was negative.

Field research occurred over two days in June, 2013. A general surface reconnaissance (King Et.al. 1973) of the project area was conducted by the authors. Soil visibility in most areas of the parcel was excellent. There was no evidence of prehistoric cultural material on the surface. However given the presence of prehistoric materials just across Isabel Drive it was decided to place two 4 inch auger test units.

The first completed auger (Auger One) which was dug to a depth of four feet was located half of the distance back (east/west) in the lot and about 9 feet north of the water tank/well. (See Map Two for auger locations)

Auger One soil was uniformly light grey silty sand from top to bottom. In levels 2 and 3 (about 8-15 inches) there were a few small pieces of historic materials. None were larger than a child's fingernail. They were composed of glass (1 clear) and equally small pieces (4) of whiteware ceramic (two in level 2 and 2 in level three, See Table in Appendix). It is assumed that the top 12-15 inches are disturbed. The lowest auger level reached was approximately 123 cms. (about 4 feet) deep. In addition to the grey silty matrix the lowest sample had large pebble sized chunks of reddish/yellow stained shale.

No prehistoric cultural materials were recovered in the auger.

A second auger was selected and completed on the north side of the fence nearer to the western edge of the property.

Auger Two was dug to 126 cms. (about four feet). The soil was uniformly tan silty soil. At about 1.5 to 2.5 feet there was a great deal of decomposed granite-like small chunks. This may reflect previously created surfaces in the recent historic times.

No prehistoric cultural materials were recovered in the auger.

The excavated soil was placed in labeled one gallon plastic bags for delivery to the lab. The soil was wet screened through 1/8th wire mesh. The recovered materials were sorted and recorded (See Appendix). No prehistoric cultural materials were recovered.

REPORT OF FINDINGS

The archival research and the surface reconnaissance do not indicate the presence of a prehistoric archaeological site on the proposed project parcel.

No archaeological impact can be predicted and the proposed lot split should not be held up on the basis of archaeological concerns

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APPENDIX

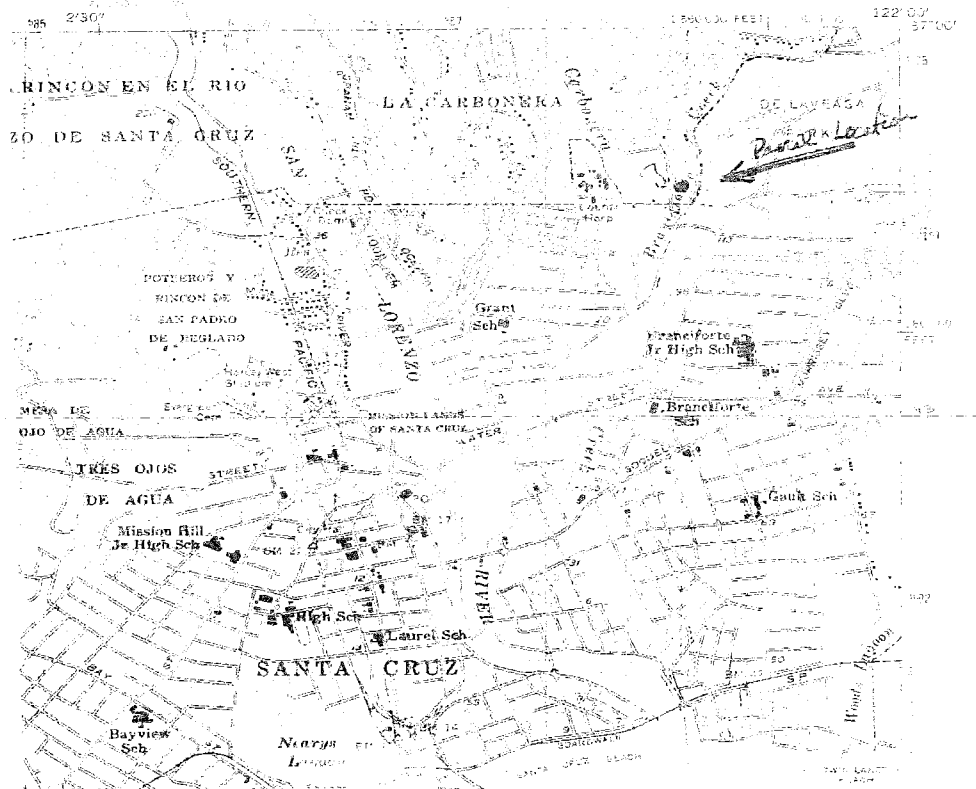
Map One: Project Location: USGS 5 X 11 Minute Quadrangle, Santa Cruz

Map Two: Parcel map (not to scale) showing location of the test augers

Table of auger testing by sample levels

ATTACHMENT 5

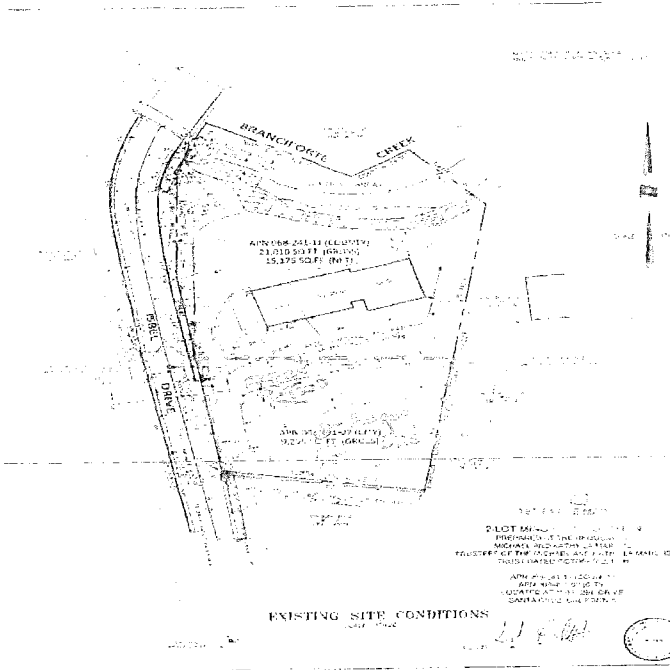
SANTA CRUZ QUADRANGLE
CALIFORNIA-SANTA CRUZ CO.
5 X 11 MINUTE (TOPOGRAPHIC)



AACC 13-05-75

Map One

Project Location



MAP TWO: AUGER Test Units

(Not to scale)

Table: Auger Results

No.	Auger 1		No.	Auger 2	
1.	0-15 cm*	no cultural material, sm. quartz gravel	1.	0-18 cm*	no cultural material, med. and sm. gravel
2.	15-25 cm*	2 small whiteware frags., >.5"	2.	18-30 cm*	med. asphalt chunks, > 1", med. and sm. gravel
3.	25-35 cm*	4 whiteware frags., largest is .5"x.5" x.17"; 1 colorless, curved glass frag., .7"x.3"x.9", sm. gravel	3.	30-43 cm*	no cultural material, med. and sm. gravel
4.	35-45 cm	no cultural material, sm. gravel	4.	43-54 cm*	no cultural material, med. and sm. gravel
5.	45-55 cm	no cultural material, sm. gravel	5.	54-65 cm	no cultural material, med. and sm. gravel
6.	55-68 cm	no cultural material, sm. gravel	6.	65-74 cm	no cultural material, med. and sm. gravel
7.	68-78 cm	no cultural material, sm. gravel	7.	74-89 cm	no cultural material, med. and sm. gravel
8.	78-89 cm	no cultural material, sm. gravel	8.	89-100 cm	no cultural material, sm. gravel
9.	89-105 cm	no cultural material, sm. gravel	9.	100-110 cm	no cultural material, sm. gravel
10.	110-116 cm	no cultural material, sm. gravel	10.	110-116 cm	no cultural material, 1 large pebble, sm. gravel
11.	116-123 cm	no cultural material, large pebbles of iron/red stained shale, sm. gravel	11.	116-126 cm	no cultural material, sm. pebbles of iron/red stained shale, sm. gravel
		* disturbed matrix			* disturbed matrix



WATER DEPARTMENT

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

March 26, 2013

Mike and Kathy LaMarche
c/o Powers Land Planning
PO Box 2409
Aptos, CA 95001-2409

Re: APN 008-491-07 & 068-241-11, 190 Isbel Dr., MLD proposed to create 2 separate legal lots of record with one existing SFD to remain and proposed SFD on new vacant lot (requires relocate existing water service to property frontage of lot with existing house)

Dear Ron Powers:

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

Subject: RE: 190 Isbel Minor Land Division - Will-Serve letter request

Date: Monday, April 15, 2013 1:29:56 PM Pacific Daylight Time

ATTACHMENT 7

From: Steve Wolfman

To: 'Ron Powers'

CC: Aaron Becker, Tony Lau, Chris Cave, Steve Wolfman

This email serves as a **ready to serve letter for sanitary sewer service** for parcel APN 008-491-07 which is within the City limits.

It should be noted that the parcel must be connected to the City sanitary sewer system south of City manhole P9-SM107 which is located approximately 25 feet south of the parcels southern property line. Therefore an engineered plan will be required prior to issuance of a permit to connect.

Steve Wolfman
Associate Civil Engineer
Public Works
City of Santa Cruz
(831) 420-5428

From: Ron Powers [mailto:ron@powersplanning.com]

Sent: Tuesday, March 26, 2013 8:40 AM

To: Steve Wolfman

Subject: 190 Isbel Minor Land Division - Will-Serve letter request

Hi Steve,

Attached is a portion of the tentative map that I also forwarded to Sherry Reiker for the water will-serve letter.

Let me know if you have any questions.

E-mail is fine with me, but if you write a formal letter, please address the letter to:

Mike and Kathy LaMarche
% Powers Land Planning, Inc.
P.O. Box 2409
Aptos, CA 95001-2409

Thanks,
Ron

Development Permit Findings

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

This finding can be made, in that the proposed land division is located in an area designated for residential uses and is not encumbered by physical constraints to development. No new development is being proposed as part of the land division, but any future construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the location of the existing structures, as well as any future site development, if any, and the conditions under which they would be maintained will be required to be consistent with all pertinent County ordinances and the purpose of the R-1-20 (APN 068-241-11) and R-1-5 (APN 008-491-07) Single-Family Residential zone districts.

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

This finding can be made, in that the existing residential use of the parcel that is under County jurisdiction (APN 068-241-11) is consistent with the use and density requirements specified for the Urban Very Low Residential (R-UL) land use designation in the County General Plan.

The existing structures on site do not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), do not adversely shade adjacent properties, and meet current setbacks for the R-1-20 zone district that ensure access to light, air, and open space in the neighborhood.

The existing structures are properly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that they comply with the site standards for the R-1-20 zone district, including setbacks, lot coverage, floor area ratio, height, and number of stories, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that neither a change in use, nor a change to the intensity of the current use is proposed at this time. However, the proposed Minor Land Division could allow for the future development of the currently undeveloped lot that is within City of Santa Cruz jurisdiction (APN 008-491-07), consistent with its R-1-5 single-family residential zoning designation. The expected level of traffic generated by single-family residential use would be anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit). Such an increase would be less than significant and would not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed land division is located in a mixed neighborhood comprised a variety of parcel sizes and containing a variety of architectural styles, and is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed land division will comply with required frontage requirements, minimum site access requirements and otherwise does not propose additional structures at this time. The proposed site improvements will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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 this project creates two parcels of 21,010 square feet (County jurisdiction) and 9,255 square feet (City jurisdiction) located in the Urban Very Low Density General Plan land use designation.

The project is consistent with the General Plan in that the necessary infrastructure is available to serve the site including public water service, public sewer, and nearby recreational opportunities. The land division is located off of a City of Santa Cruz street, Isabel Drive, that provides satisfactory access to both sites. The proposed land division is similar to the pattern and density of surrounding residential development in the project vicinity.

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 single-family residential, a principally permitted use in the R-1-20 zone district, where the project is located, a designation that allows residential uses when implementing the site's Urban Very Low Density Residential General Plan designation. The proposed parcel configurations meet the minimum dimensional standards and setbacks for the zone district.

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 while no new development is proposed at this time, the proposed parcels are properly configured and sited to allow development that would be in compliance with the required site standards.

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

This finding can be made, in that the existing riparian corridor would be adversely impacted by the construction of sidewalk along the property frontage as the plans include erosion control practices to ensure that siltation caused by clearing and grubbing does not runoff into the riparian corridor and significantly impact habitat quality.

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

This finding can be made, in that the parcels can be served by the City of Santa Cruz Water District and by the City of Santa Cruz Sanitation District.

8. 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 there are not easements for the public at large, for access through, or use of the property within the subdivision.

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 building envelopes within the resulting parcels are oriented to the fullest extent possible in a manner to take advantage of solar opportunities.

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

This finding can be made, in that the proposed minor land division is not subject to the design review ordinance, as no development is proposed at this time, other than the frontage improvement and widening of the existing access drive.

Riparian Exception Findings

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

The subject property fronts a publicly maintained local street and is required by the City of Santa Cruz to construct frontage improvements including curb, gutter and sidewalk to connect to existing frontage improvements elsewhere on the street. The proposed sidewalk is located within the drip line of the required riparian buffer setback. These improvements are a necessary part of the development and approval of a riparian exception is in keeping with the intent of the riparian protection ordinance to provide public infrastructure.

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

The riparian exception is essential to provide required frontage improvements along a publicly maintained street.

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

The project plans note that frontage improvements are required to comply with the County and City erosion control practices. This will ensure that clearing and grubbing materials associated with construction of sidewalk sediment will be prevented from entering the corridor and impacting the riparian corridor habitat. As a result, the proposed improvements will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

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

This parcel is located outside the coastal zone.

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

The proposed project meets the objective of the following General Plan policy in that policy 5.2.7 (Compatible Uses with Riparian Corridors):

Allow compatible uses in and adjacent to riparian corridors that do not impair or degrade the riparian plant and animal systems, or water supply values, such as non-motorized recreation and pedestrian trails, parks, interpretive facilities and fishing facilities. Allow development in these areas only in conjunction with approval of a riparian exception.

The purpose of the riparian and wetland protection ordinance is to implement the objectives of the General Plan to eliminate or minimize development activities in riparian/wetland areas so as to protect wildlife habitat, water quality, open space and to allow for conveyance and storage of floodwaters. This finding can be made because the project is proposing sidewalk along a public right-of-way and includes required erosion control practices intended to ensure that erosion is controlled during construction and sediment is not deposited into the creek. The erosion control plan will be reviewed and approved by the City of Santa prior to construction of sidewalk.

Conditions of Approval

Exhibit D: Tentative Map, 2 sheets, prepared by Robert L. DeWitt & Associates, Inc. dated May 2013.

- I. This permit authorizes a two-lot Minor Land Division to create two legal parcels, conforming to two existing Assessors' Parcel Numbers, one parcel (APN 068-241-11) in County jurisdiction and one parcel (APN 008-491-07) in the City of Santa Cruz, in conformance with the existing Santa Cruz City limit line. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Santa Cruz County Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Any outstanding balance due to the Santa Cruz County Planning Department must be paid prior to making a Building Permit application. Applications for Santa Cruz County Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
 - D. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Negative Declaration as required by the California Department of Fish and Game mitigation fees program.
- 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, County and City of Santa Cruz laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.

- B. This land division shall result in no more than two (2) residential parcels total. The Parcel Map shall show the net developable land area of each lot to nearest square foot.
- C. Prior to recordation of the Parcel Map:
 - 1. The map shall be revised to show all elevations referenced to the NACD 88 datum. All spot elevations shall be converted to NAVD 88, the flood hazard area shall be delineated and the base flood elevation shall be labeled at 45.9 feet.
 - 2. A Declaration of Restriction shall be recorded on Parcel B (APN 008-491-07) that requires building plans to be submitted to the City of Santa Cruz with engineered improvements plans for curb, gutter and sidewalk along the entire property frontage of both parcels, Parcel A (APN 068-241-11) and Parcel B (APN 008-491-07), and requires installation of the improvements prior to final inspection approval for the building permit for Parcel B (APN 008-491-07).
 - 3. Existing sanitary sewer force mains crossing Parcel B (APN 008-491-07) are required to be relocated within the front and side yard setback area of Parcel B.
 - 4. The excess driveway apron serving both Parcel A (APN 068-241-11) and Parcel B (008-491-07) shall be removed as shown on the tentative map.
 - 5. Submit an agreement for maintenance of the common driveway.
- D. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit from the County of Santa Cruz on lots created by this land division:
 - 1. All applications for future development on Parcel A (APN 068-241-11) within the County of Santa Cruz shall be accompanied by plans that clearly delineate the flood hazard area and identify the base flood elevation.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit from the City of Santa Cruz on lots created by this land division:
 - 1. Building plans for Parcel B (APN 008-491-07) within the City of Santa Cruz shall include engineered drawings for curb, gutter, and sidewalk along the entire frontage of Parcel A (APN 068-241-11) and Parcel B (008-491-07).

2. Parcel B (APN 008-491-07) shall be connected for water service to the City of Santa Cruz District. An engineered plan shall be submitted prior to issuance of a permit to connect.
3. Parcel B (APN 008-491-07) shall be connected for sewer system south of City manhole P9-SM107, located approximately 25 feet south of the parcel within the City of Santa Cruz. An engineered plan shall be submitted prior to issuance of a permit to connect.

III. All future construction shall meet the following conditions:

- A. All Building Permit requirements of the County of Santa Cruz shall be met for improvements proposed on APN 068-241-11.
- B. All Building Permit requirements of the City of Santa Cruz shall be met for improvements on APN 008-491-07, including construction of curb, gutter, and sidewalk along the frontage of Parcel A and Parcel B.
- C. All site improvements shown on final approved Building Permit plans shall be installed.
- D. All future development on Parcel B created by this subdivision shall comply with the requirements set forth in Condition II.E.
- E. 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.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. 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.

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

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

Approval Date: _____

Application #: 131175
APNs: 068-241-11, 008-491-07
Owners: Michael and Kathy LaMarche

Effective Date: _____

Expiration Date: _____

Ken Hart
Principal Planner

Sheila McDaniel
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.

[illegible]

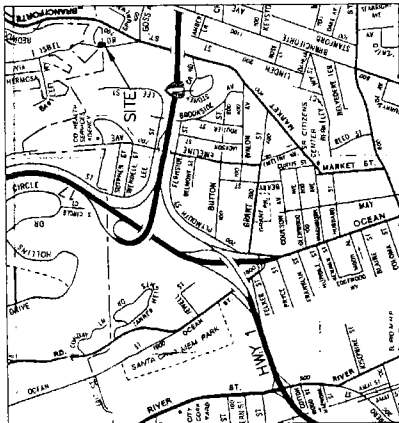
EXISTING PROPERTY LINE
ADJOINER PROPERTY LINE
TWO FOOT CONTOUR (COUNTY GAS)
TEN FOOT CONTOUR (COUNTY GAS)
FENCE LINE
APPROX. LOCATION OF UTILITY
(TYPE AS INDICATED)
TREE DRIPLINE

1. THIS MAP IS COMPILED FROM EXISTING MAPS, DEEDS AND A FIELD SURVEY BY ROBERT L. DEWITT AND ASSOCIATES, ITEMS AS SHOWN HEREON ARE LOCATED BY FIELD MEASUREMENT UNLESS OTHERWISE INDICATED. BOUNDARY INFORMATION IS COMPILED FROM DESCRIPTION PROVIDED IN CURRENT PRELIMINARY TITLE REPORT AND FROM SURVEY MOVEMENTS.

S 81°32'00" E between iron pipe monuments found along the North line of Parcel B of that certain Parcel Map filed in Volume 28 of Parcel Maps, at Page 44, Santa Cruz County Records, and as shown herein.

1" = 20'

SCALE:



NOT TO SCALE

equal description from Preliminary Title Report:

* To avoid overloading capacity of the IT infrastructure, the number of users is limited to 10.

[illegible][illegible]

Robert L. Dewitt
& Associates, Inc.

TM-1 = EXISTING SITE CONDITIONS
TM-2 = PROPOSED MINOR LAND DISTURBANCE

TENTATIVE MAP

FOR
2-LOT MINOR LAND DIVISION
PREPARED AT THE REQUEST OF
MICHAEL AND KATHY LA MARCHÉ
TRUSTEES OF THE MICHAEL AND KATHY LA MARCHÉ
TRUST DATED OCTOBER 2, 1996

APN 068-241-11 (COUNTY)
APN 008-491-07 (CITY)
LOCATED AT 190 ISBEL DRIVE
SANTA CRUZ, CALIFORNIA

DATE 0-22-13



EXISTING SITE CONDITIONS

SCALE: 1"=20'

ROBERT J. DE WITT

DATE 3-6-14

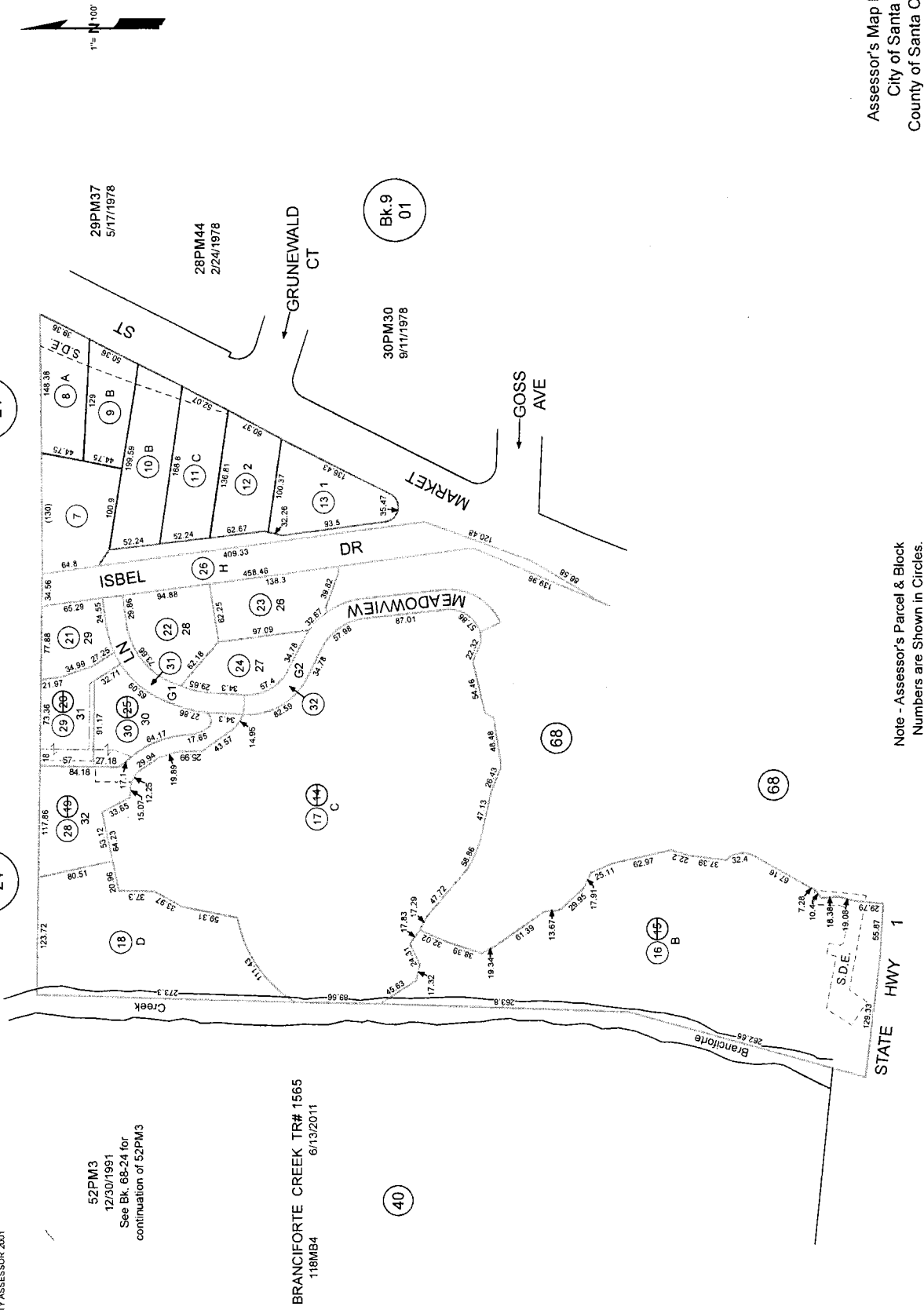
FOR TAX PURPOSES ONLY

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

Tax Area Code
1-032

8-49



Assessor's Map No. 8-49
City of Santa Cruz
County of Santa Cruz, Calif.

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

Electronically repositioned B3101 KSA
Rev. 10/21/11 CB (prior to pg. 06-09)
Rev. 10/21/11 CB (158MB, LBA 1-16 to 27)
Rev. 10/21/11 CB (12-0027470 to 72, LBA 1-28 to 30)
Rev. 10/21/11 CB (cor. split rd. creating 1-31 and 32)
Rev. 10/21/11 CB (prior to pg. 06-09)

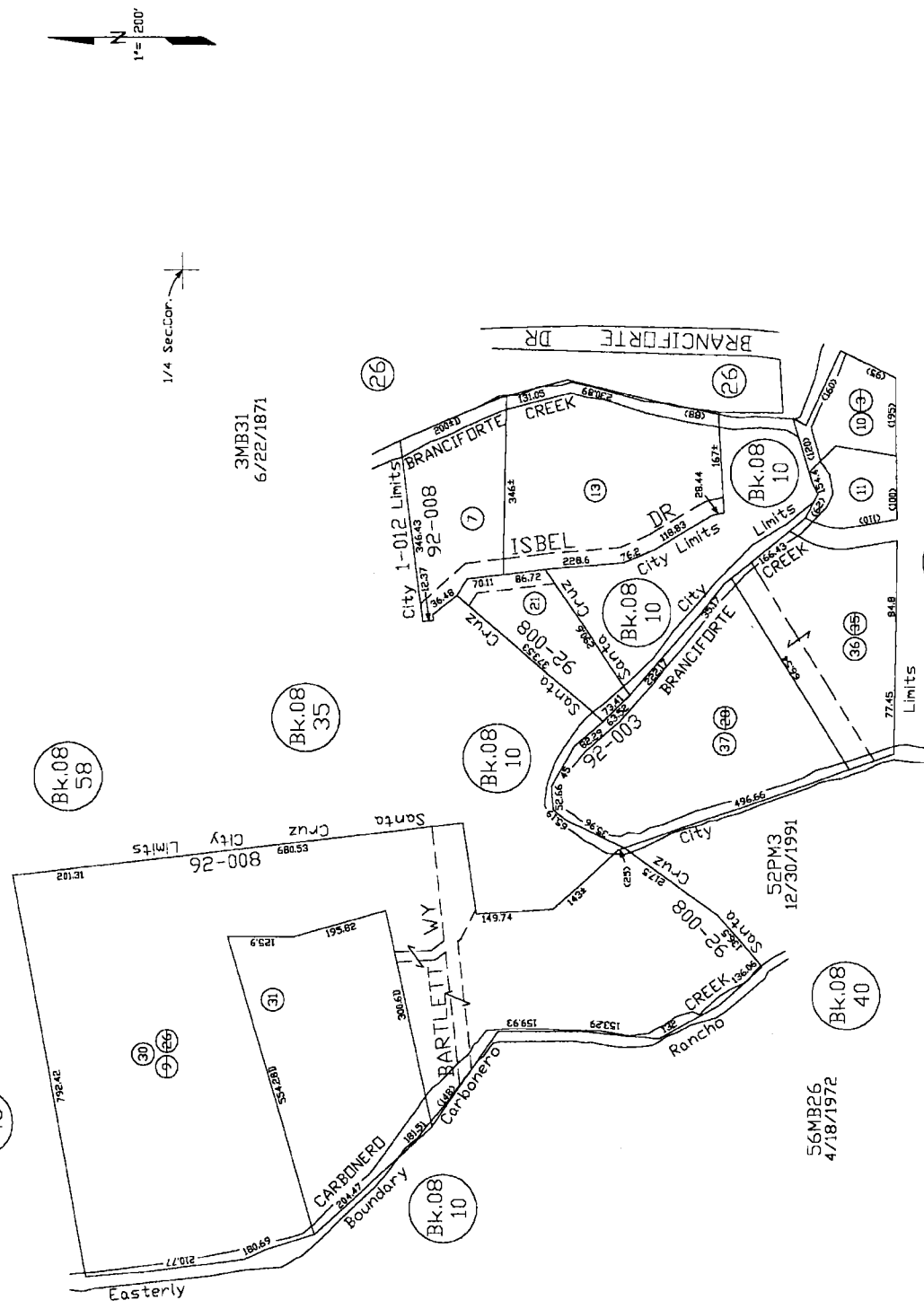
FOR TAX PURPOSES ONLY

POR SW 1/4, SEC. 6, NW 1/4,
SEC. 7, T.11S., R.1W., M.D.B. & M.

68-24

Tax Area Code
92-003 92-008
1-012

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 1996



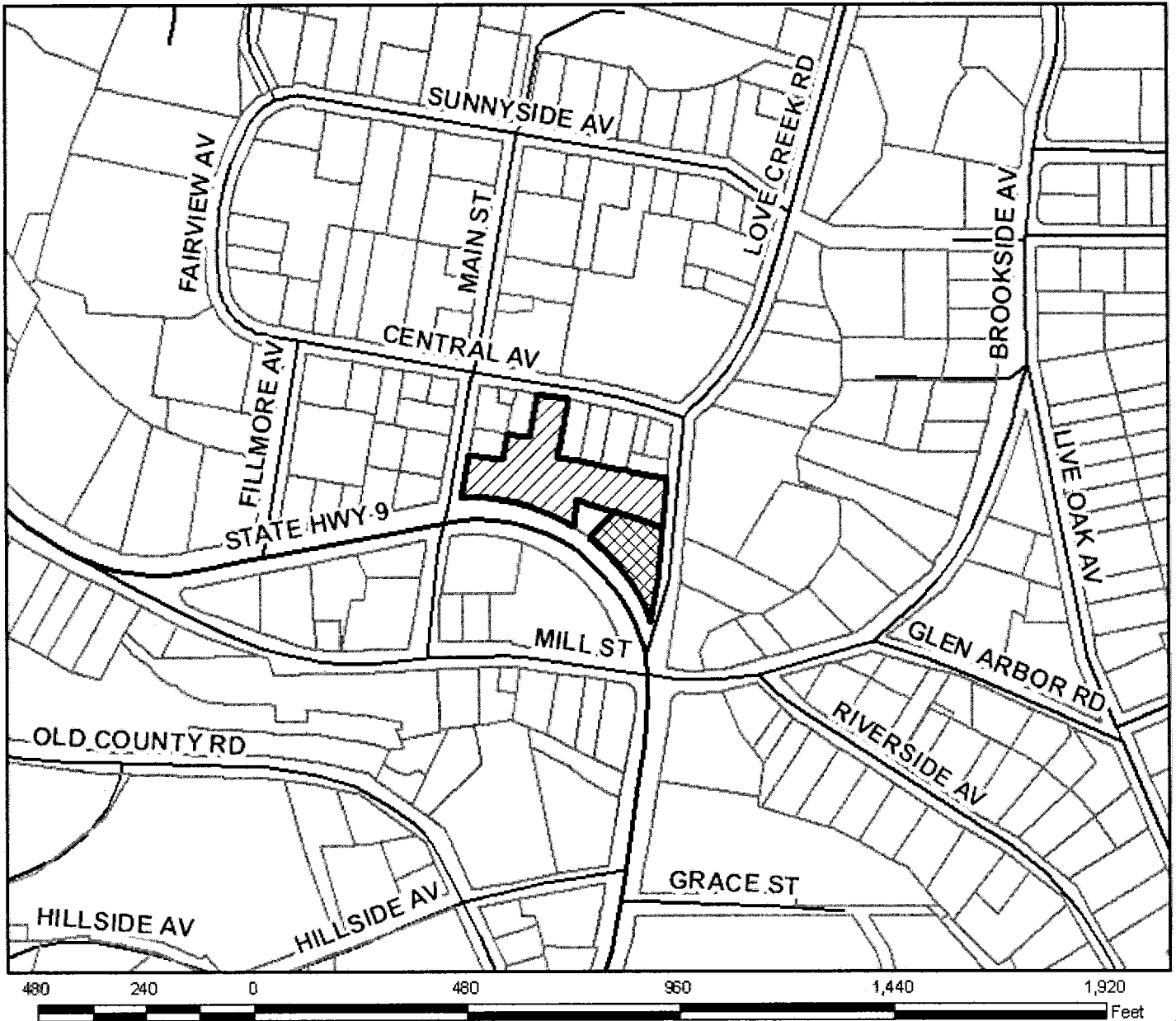
Assessor's Map No. 68-24
County of Santa Cruz, Calif.
June 1996

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






Electronically drawn 6/24/96 KSA
Rev 7/24/97 CA (added pg ref)
Rev 8/19/98 CA (2186/242, accepted 1-39)
Rev 8/17/01 mm (changed page refs)
Rev 1/8/02 KSA (Santa Cruz City Realignment)

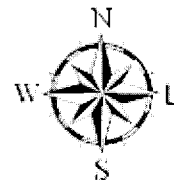


Location Map



LEGEND

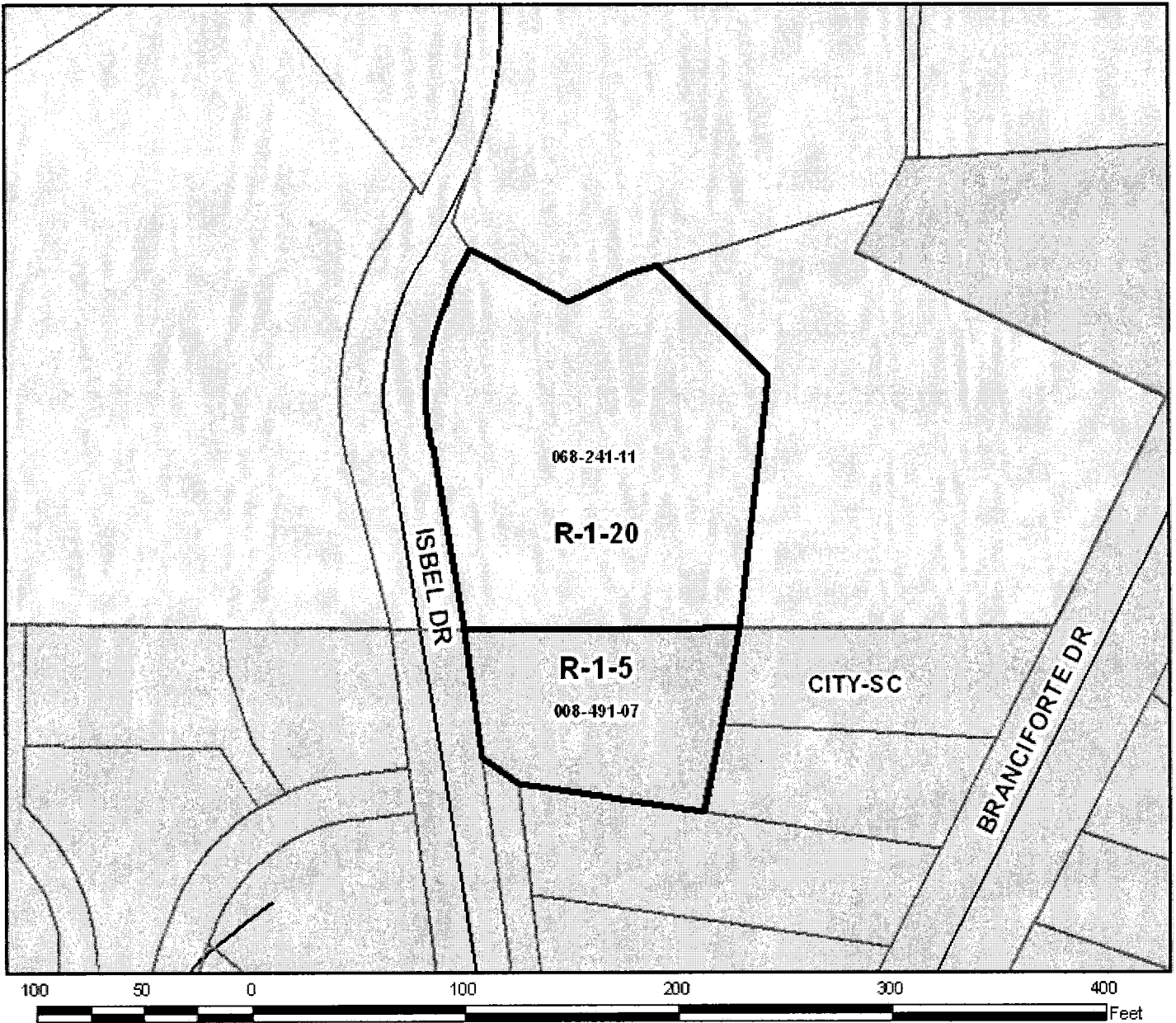
-  APN: 077-102-21
-  APN: 077-102-12
-  Assessors Parcels
-  Streets
-  State Highways









Map Created by
County of Santa Cruz
Planning Department
July 2013

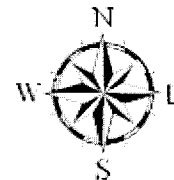


Zoning Map



LEGEND

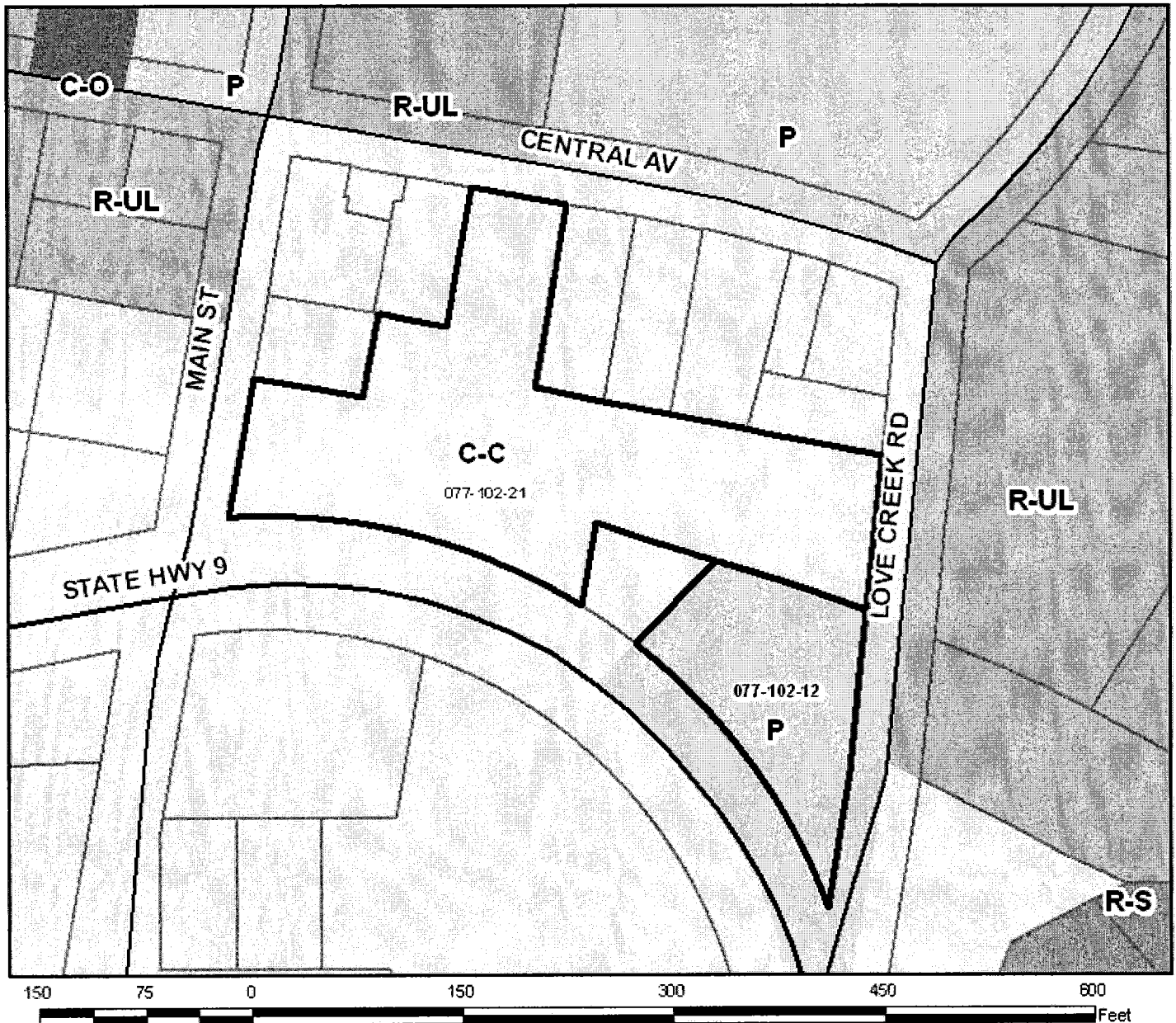
-  APN: 008-491-07
-  APN: 068-241-11
-  Assessors Parcels
-  Streets
-  SANTA CRUZ
-  RESIDENTIAL-SINGLE FAMILY



Map Created by
County of Santa Cruz
Planning Department
July 2013

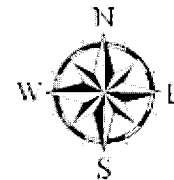


General Plan Designation Map



LEGEND

- APN: 077-102-21
- APN: 077-102-12
- Assessors Parcels
- Streets
- State Highways
- Commercial-Community
- Public Facilities
- Residential - Urban Low Density
- Residential-Suburban
- Commercial-Office



Map Created by
County of Santa Cruz
Planning Department
July 2013



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

March 26, 2013

Mike and Kathy LaMarche
c/o Powers Land Planning
PO Box 2409
Aptos, CA 95001-2409

Re: APN 008-491-07 & 068-241-11, 190 Isbel Dr., MLD proposed to create 2 separate legal lots of record with one existing SFD to remain and proposed SFD on new vacant lot (requires relocate existing water service to property frontage of lot with existing house)

Dear Ron Powers:

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

Subject: RE: 190 Isbel Minor Land Division - Will-Serve letter request

Date: Monday, April 15, 2013 1:29:56 PM Pacific Daylight Time

From: Steve Wolfman

To: 'Ron Powers'

CC: Aaron Becker, Tony Lau, Chris Cave, Steve Wolfman

This email serves as a **ready to serve letter for sanitary sewer service** for parcel APN 008-491-07 which is within the City limits.

It should be noted that the parcel must be connected to the City sanitary sewer system south of City manhole P9-SM107 which is located approximately 25 feet south of the parcels southern property line. Therefore an engineered plan will be required prior to issuance of a permit to connect.

Steve Wolfman
Associate Civil Engineer
Public Works
City of Santa Cruz
(831) 420-5428

From: Ron Powers [mailto:ron@powersplanning.com]
Sent: Tuesday, March 26, 2013 8:40 AM
To: Steve Wolfman
Subject: 190 Isbel Minor Land Division - Will-Serve letter request

Hi Steve,

Attached is a portion of the tentative map that I also forwarded to Sherry Reiker for the water will-serve letter.

Let me know if you have any questions.

E-mail is fine with me, but if you write a formal letter, please address the letter to:
Mike and Kathy LaMarche
% Powers Land Planning, Inc.
P.O. Box 2409
Aptos, CA 95001-2409

Thanks,
Ron



Discretionary Application Comments 131175

APN 068-241-11

Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Drainage Review

Routing No: 1 | Review Date: 07/03/2013

GERARDO VARGAS (GVARGAS) : Incomplete

Application No.: 131175

G_V

7/2/13

Completeness Comments:

1. Show the drainage area upstream of the subject parcel (Parcel B) and demonstrate cumulatively how much runoff drains towards proposed site? Does the current site receive runoff from Isbel Drive? The drainage improvements on Isbel will convey runoff
2. Please provide downstream assessment, describing and showing in detail on the plans the entire off-site drainage path from the site to a County maintained inlet or a natural channel. Indicate any and all drainage problems found along the length of this flow path, and propose any needed correction.
3. Will runoff from the proposed project be conveyed through parcel A? If so; a drainage easement maybe required.

Miscellaneous Comments:

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Drainage Review

Routing No: 2 | Review Date: 11/14/2013



GERARDO VARGAS (GVARGAS) : Complete

Driveway/Encroachment Review

Routing No: 1 | Review Date: 06/18/2013

DEBRA LOCATELLI (DLOCATELLI) : Not Required

Isbel Drive is not a county maintained road.

Environmental Planning

Routing No: 1 | Review Date: 07/03/2013

ANTONELLA GENTILE (AGENTILE) : Incomplete

Completeness Comments

1. Please provide a hydrologic study that defines the elevation of the base flood for the subject property.
2. Please have the surveyor locate the extent of the flood hazard area on the property (defined by the base flood elevation required in completeness comment 1) and show it on the tentative map.

Compliance Comments

1. The Archaeological Reconnaissance prepared on June 11, 2013 by Archaeological Associates of Central California indicates that there is no presence of a prehistoric archaeological site on the subject property. Therefore no additional studies are required at this time.
2. Riparian resources are present on the subject property. Branciforte Creek, a perennial stream, runs along the north property line. The Riparian Corridor and Wetlands Protection ordinance (County Code Chapter 16.30) prohibits development within a riparian corridor and within buffer zones for parcels within the urban services lines. Although development within these areas is not proposed at this time, future development, including modifications to the existing home will be subject to the requirements of this code.

The riparian resources for this property are defined as follows:

A. Riparian Corridor. The most restrictive combination of the following boundaries determines the boundary of the riparian corridor:

- 50 feet from each side of the creek, measured from the mean rainy season flowline;
- The area contained within the arroyo, as defined in 16.30.030;



- The extent of riparian woodland, as defined in 16.30.030.

B. Buffer Zone. A riparian buffer is required for an arroyo within the urban services line. The width of the buffer is determined based on type of vegetation and average slope within the buffer, as designated by County Code section 16.30.040. The most restrictive combination of the following boundaries determines the boundary of the buffer zone:

- 20 feet from the top of the arroyo;
- 50 feet from the dripline of riparian woodland;
- 20 feet beyond the edge of other woody vegetation.

C. Ten-Foot Structure Setback. A 10-foot setback from the edge of the buffer is required for all structures, to allow for construction equipment and use of yard area.

3. Please note that riparian corridors and buffers are required to be excluded from net developable area.

4. Conditions of approval will be prepared once the application has been deemed complete.

Environmental Planning

Routing No: 2 | Review Date: 11/19/2013

ANTONELLA GENTILE (AGENTILE) : Complete

Completeness Comments: This project is considered complete per the requirements of Environmental Planning.

Compliance/Miscellaneous Comments

The hydraulic analysis prepared by Waterways Consulting, Inc. dated 10/15/2013 has been accepted. Please note that the base flood elevation (BFE) established in the analysis of 43.14 is referenced to NGVD 29 datum, which is obsolete. We have converted the BFE using the conversion provided in the FEMA Flood Insurance Study dated May 16, 2012. The conversion from NGVD 29 to the newer NAVD 88 datum is +2.75 feet. Therefore the resulting BFE is 45.89 feet referenced to the newer datum. For development purposes, this is rounded to 45.9 feet.

Please note that County contours used on the tentative map prepared by Robert Dewitt & Associates, Inc. dated October 22, 2013 are referenced to the newer NAVD 88 datum while it appears that spot elevations on the same sheet are reference to the obsolete NGVD 29 datum. In addition, County contours are no substitute for a site-specific ground elevation survey. The location of the flood hazard area is therefore not accurately located on the tentative maps. A condition of approval has been included to require the final maps to reference the newer datum and



show the converted base flood elevation prior to recordation.

Parameters for the extent of riparian resources were provided in the first review. The riparian corridor and tree dripline have not been shown on the tentative map, however, an approximate riparian area has been calculated. It appears that the riparian corridor and buffer are greater in area than calculated. Please note that this project may not be approved if developable area does not meet the minimum requirements.

Conditions of Approval

1. Prior to recording the final map, the map shall be revised to show all elevations referenced to the NAVD 88 datum. All spot elevations shall be converted to NAVD 88, the flood hazard area shall be delineated and the base flood elevation shall be labeled at 45.9 feet.
2. All applications for future development shall be accompanied by plans that clearly delineate the flood hazard area and identify the base flood elevation.

Fire Review

Routing No: 1 | Review Date: 07/01/2013

ALICE DALY (ADALY) : Complete

No comments from Fire.

Project Review

Routing No: 1 | Review Date: 07/10/2013

ALICE DALY (ADALY) : Complete

The proposed MLD will be considered complete to move forward for further processing as soon as Drainage, Environmental Planning and County Surveyors' completeness comments have been addressed.

Project Review

Routing No: 2 | Review Date: 11/05/2013

ALICE DALY (ADALY) : Complete

Road Engineering Review

Routing No: 1 | Review Date: 06/26/2013

RODOLFO RIVAS (RRIVAS) : Not Required

The city of Santa Cruz will determine road side improvements for this project.

Sanitation Review



Routing No: 1 | Review Date: 07/03/2013

ALICE DALY (ADALY) : Not Required

Surveyor Review

Routing No: 1 | Review Date: 07/10/2013

GREG MARTIN (GMARTIN) : Complete

MISCELLANEOUS COMMENT:

Common improvements required or the required removal of common improvements will necessitate improvement plans with the parcel map. In this case, the removal of the paved area that would serve both parcels and relocation of the sewer are required and therefore an improvement plan for this removal and relocation is required as a condition of approval. However, since the "improvement" is relatively minor the language for the conditions of approval can be written to accommodate the removal and relocation if done under a permit (encroachment or other) with the City of Santa Cruz prior to the land division occurring. Otherwise, improvement plans, cost estimate, and securities would be required prior to the parcel map recordation.

It is our understanding that the driveway improvements and roadside improvements including curb, gutter, and sidewalk are to be constructed at a later date under the City of Santa Cruz's jurisdiction. The conditions of approval can require either an agreement with the City of Santa Cruz with security for the roadside improvements or a requirement on the non-title sheet of the parcel map that "the improvements shall be constructed prior to final inspection approval for the building permit for the new vacant lot, Parcel B." Either of these options are okay with DPW Surveyor, but I haven't spoken directly to the City. The statement on the map should include, "These new roadside improvements are along the frontage of BOTH parcels. "

Surveyor Review

Routing No: 2 | Review Date: 10/30/2013

ALICE DALY (ADALY) : Complete

MISCELLANEOUS COMMENT:

Common improvements required or the required removal of common improvements will necessitate improvement plans with the parcel map. In this case, the removal of the paved area that would serve both parcels and relocation of the sewer are required and therefore an improvement plan for this removal and relocation is required as a condition of approval. However, since the "improvement" is relatively minor the language for the conditions of approval can be written to accommodate the removal and relocation if



Discretionary Application Comments 131175

APN 068-241-11

done under a permit or other City-authorized procedure (encroachment or other authorized procedure) with the City of Santa Cruz prior to the filing of the Parcel Map and division occurring. Otherwise, improvement plans, cost estimate, and securities would be required prior to the parcel map recordation.

It is our understanding that the driveway improvements and roadside improvements including curb, gutter, and sidewalk are to be constructed at a later date under the City of Santa Cruz's jurisdiction. The conditions of approval can require either an agreement with the City of Santa Cruz with security for the roadside improvements or a requirement on the non-title sheet of the parcel map that "the improvements shall be constructed prior to final inspection approval for the building permit for the new vacant lot, Parcel B." Either of these options are okay with DPW Survey, but I haven't spoken directly to the City. The statement on the map should include, "These new roadside improvements are along the frontage of BOTH parcels "