

Evan Ditmars

From: Kristoffer Patterson <kpatterson@santacruzca.gov>
Sent: Thursday, May 2, 2024 9:18 AM
To: Evan Ditmars
Subject: RE: City of Santa Cruz Water Resources Management Department Comments on Item # 2. 201399**

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Hello Evan,

I left a voicemail a few days ago but, after further discussion with staff, I wanted to follow up with a more detailed email as our position has changed.

Regarding the septic system, you answered that question very thoroughly. Hearing about the Regional Water Quality Control Board's involvement largely addressed any concern we would have about that aspect of the project.

On the issue of possible riparian planting mitigation. We request that planting/revegetation with native riparian tree species of the stripped riparian area adjacent to the top of the slope (or another area within the riparian corridor) be a condition of approval.

Regarding the new hydrant and the two new water storage tanks, the report states that the water supply for the property is a domestic well. However, no well is shown on the plans and the property has an active City water service. The City has a moratorium on new or expanded service to customers on the North Coast. Therefore, the existing City water service cannot be used to fill the tanks and/or serve the hydrant.

Lastly, the City has priority over all water rights in Laguna Creek downstream of Smith Grade and provides instream flows for all life cycles of anadromous salmonids in Laguna Creek through agreements with state and federal resource agencies. If a new or existing well will be used for fire or domestic service, then we request that the applicant show that use of a well will not impact surface flows in Laguna Creek as a condition of approval. The plans should be updated to show the location of the well and the plumbing for the hydrant and tanks. The City Water Department requires that a backflow device be installed on City service lines where a well also serves the property.

If you have any questions regarding the use of city water for the hydrant, you can reach out to the Engineering Department at 831-420-5210 or waterengineering@santacruzca.gov.

Can you confirm in your response whether these conditions are acceptable? Thank you for all your time and help on this matter, I hope to hear from you soon.

Regards,

Kristoffer Patterson
Water Resources Analyst
City of Santa Cruz Water Department
123 Jewell Street | Santa Cruz, CA 95060
(831) 420-5477

From: Evan Ditmars <Evan.Ditmars@santacruzcountyca.gov>
Sent: Friday, April 26, 2024 11:57 AM
To: Kristoffer Patterson <kpatterson@santacruzca.gov>
Subject: RE: City of Santa Cruz Water Resources Management Department Comments on Item #2. 201399**

Hi Kristoffer,

Just a follow up to our phone call if you'd like to pass this along.

The specifics of their septic constraints are a little bit out of my wheelhouse, but I do know that the owner worked for a long time to establish preliminary approval from our Environmental Health staff. As currently conditioned, the building permit for the project will not be issued until the applicant's enhanced septic system is approved by RWQCB. The proposed septic location is as far away from the creek edge as possible (but still only 60-feet away).

As far as protection of the riparian areas, that issue is certainly something valued here as well, and I will absolutely share the brochure with the applicant. There weren't any specific conditions of approval added to this application to require replanting or revegetation because they weren't proposing any new development in the riparian area (which is something that would typically be disallowed anyway). I think that requiring the planting of a native vegetation would be a reasonable condition to add but I have concerns about directing the applicant to pursue replanting without any professional guidance; we would normally require the replanting to be in accordance with the recommendations of a biologist, arborist, or some other specialist. In this case, I don't know which metric would be used to demonstrate compliance with the condition (number of plants, species, location, requirements to ensure and measure plant success).

I think a generic condition we could require would look something like this: Prior to final building permit final inspection, establish a buffer of native trees and shrubs between the streambank and parking/driveway areas.

Let me know if you or anyone on your team needs further clarification.



Evan Ditmars

Development Review Planner
Community Development & Infrastructure

Phone: 831-454-3227
701 Ocean Street, Room 400



From: Kristoffer Patterson <kpatterson@santacruzca.gov>
Sent: Thursday, April 25, 2024 2:19 PM
To: Evan Ditmars <Evan.Ditmars@santacruzcountyca.gov>
Subject: City of Santa Cruz Water Resources Management Department Comments on Item #2. 201399**

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

Hello,

I am reaching out on behalf of the City of Santa Cruz Water Resources Management Department. We handle environmental monitoring work on behalf of the City of Santa Cruz Water Department, including in Laguna Lagoon and Laguna Creek. We received a notice of public hearing regarding construction at 6005 Laguna Road, Santa Cruz, 95060 (APN: 059-111-02). We wanted to express a few thoughts about the project.

We support raising the structure as it is outside of the riparian zone on Laguna Creek.

We do have questions however regarding the septic system. We are concerned about the location and condition of the septic system. Improperly maintained septic systems, badly placed septic systems, or inadequate septic systems all pose a risk to nearby waterbodies. Nutrients from feces, particularly phosphorous and nitrogen, can leach into nearby water bodies from septic systems. These nutrients can cause algal blooms, which can have multiple harmful effects. The excess nutrients can favor harmful algal species, which can make the water unsafe for both aquatic and terrestrial life. They can increase turbidity, limiting visibility for sight predators, increasing metabolic demand on in stream organisms, and reducing sunlight to benthic organisms. Finally, the algae can die off in mass, causing a sudden massive decline in dissolved oxygen, potentially killing organisms at the site and downstream.

Both Laguna Lagoon and Laguna Creek are important habitat for both Central California Coast Steelhead (a federally threatened species) and Central California Coast Coho (a federally endangered species). The populations of these species at Laguna Lagoon and Laguna Creek are both vital, as these species have become extirpated from many other nearby waterways.

Therefore, we have the following questions. Is the septic system for this structure located sufficiently far away from Laguna Creek? Is the septic system of sufficient size and design to properly handle the use it will receive? Is this septic system properly maintained and in good working order?

On another note, there have been issues in the recent past with neighbors cutting log jams and riparian habitat along Laguna Creek due to concerns about flooding and protecting their structures. Log jams and riparian habitat are important for good ecosystem health and are part of the habitat needs of both steelhead trout and coho salmon. If this landowner has concerns about stream wood, or plans to remove riparian vegetation, I would recommend providing them with the information available in the brochure attached to this email. A good bit of potential mitigation would be if the landowner planted native vegetation, particularly trees, within the riparian zone of Laguna Creek. This would have the dual benefit of stabilizing the streambank against erosion damage from high flows & floods, while providing habitat for many local species, but particularly coho and steelhead.

If you have any questions, please don't hesitate to reach out, and thank you in advance for your time.

Regards,

Kristoffer Patterson
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(831) 420-5477

Evan Ditmars

From: Bill Sutherland <wslaguna@gmail.com>
Sent: Thursday, April 25, 2024 11:31 AM
To: Evan Ditmars
Subject: 6005 Laguna Rd, Santa Cruz, CA 95060?

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Sent from my iPhone. Evan, have been advised that there is a comment period, concerning 6005 Laguna Rd, Santa Cruz, CA 95060.

My comments, as a direct neighbor in a small neighborhood, are related to this.

The 'other' three parcels here, are not objecting to the rebuild of the existing, home, at 6005 Laguna Rd.

What we All are objecting to, is that the owner of these two parcels has obtained no building permits, has ignored 'Two' county red tags on the 'front' parcel, and has continued, over years, to rent & hook up illegal & unpermitted rentals. This, we want to stop.

We are all good, with single family dwellings, or homes, as 'Zoned'??