



Staff Report to the Planning Commission

Application Number: **221077**

Applicant: Swift Consulting Service
Owner: Claudio Locatelli
APN: 029-391-01, -02, -03, 029-061-19
Site Address: 2450 Mattison Lane, Santa Cruz

Agenda Date: December 11, 2024
Agenda Item #: 7
Time: After 9:30 a.m.

Project Description: Proposal to demolish two existing residential dwellings and related outbuildings, subdivide the property into 25 residential parcels, and to construct 25 townhomes ranging from approximately 1,300 square feet to 2,100 square feet in size. The project includes a 40-percent Density Bonus in exchange for the provision of four affordable units (comprising of two low-income units and two moderate-income units).

Location: The project site is located at 2450 Mattison Lane spanning four contiguous parcels [Assessor's Parcel Numbers (APNs) 029-391-01, -02, -03 & 029-061-19] in Live Oak.

Permits Required: Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, Preliminary Grading Review

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

Staff Recommendation:

- **Adopt** the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for **Adoption** of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act (CEQA); **Adoption** of the Planned Unit Development ordinance; and for **Approval** of Application Number **221077**, based on the attached findings and conditions.

Project Setting

The subject property is located to the south of Mattison Lane on an approximately 5.3-acre (230,511 square foot) site comprised of four contiguous parcels in the Live Oak Planning Area. The property is at the eastern edge of single-family residential neighborhoods accessed off Mattison Lane and bordered by Rodeo Creek Gulch to the west. The topography of the property is relatively level throughout the portion of the site proposed for development and slopes down to Rodeo Gulch creek in the undisturbed portions of the property.

The property contains two highly altered homes, a greenhouse, recent trellises and remnants of a former agricultural property that had two uses: poultry farmstead and nursery. A Historic Evaluation (PAST Consultants, March 7, 2022) was submitted to determine the historic significance of the property. The report concluded that the subject property is not eligible for listing as a local, state, or federal historical resource. The report was reviewed and accepted by the Planning Division on June 16th, 2022.

Project Description

This project is a proposal to create a common interest subdivision and Planned Unit Development containing 25 residential building parcels and a common area for roadway, landscaping and drainage improvements, including a preservation area for the existing riparian corridor located along the eastern edge of the subject property. The single-family residential parcels would range between approximately 2,470 to 3,773 square feet in size with the remainder of the property held as common area.

The proposed two-story single-family homes would range from 1,900 square feet to 2,382 square feet in size inclusive of internal garages. There are five different home designs, containing three to four bedrooms. Table 1 below provides a summary of the proposed mix of unit types.

Table 1. Proposed Unit Types

Unit Type	Living Unit Square Feet	Total Unit Quantity	Plan Breakdown			
			Beds	Baths	Garage Parking Spaces	Driveway Parking Spaces
Unit A	1,824	10	3	2.5	1	1
Unit B	1,991	3	4	2.5	2	2
Unit C	1,778	1	3	2.5	2	2
Unit D	1,674 - 1,733	2	3	1.5	2	2
Unit E	1,497	9	3	2.5	2	2
Unit Total	—	25	—	—	—	—

Site Access, On-Site Circulation, and Parking

Vehicle access to the new residences would be provided from a new entry access point connecting to Mattison Lane via an interior roadway through the site. Each residence would have its own driveway and garage connecting to the new interior roadway. The interior roadway would include an emergency vehicle access (EVA) to an adjacent property (APN 029-391-09), which lies to the west of the project site and for which a 21-lot subdivision has recently been approved (Permit No. 231069). The interior roadway would include a hammerhead turnaround at its southern terminus.

The project would provide a total of 94 parking spaces with 80 spaces in garages and driveways, and 14 parallel spaces provided along the interior roadway at the eastern boundary of the site for guest parking.

A bicycle repair station would be installed in a new park proposed within a common area of the project site to encourage bicycling by residents. The bicycle repair station would provide repair tools and space to use them, which would support the use of bicycles for transportation in and out of the project site.

Other Site Improvements and Landscaping

Other project improvements include on- and off-site drainage and sewer infrastructure improvements. The stormwater runoff rate from the property would be controlled by a new collection pipe network and outfall structure after passing through an array of bioretention/detention facilities with outlet control structures. The project would be conditioned to ensure all requirements of the Public Works Division Stormwater Management Section are met. All utilities are available to serve the proposed development, as indicated in the will-serve letters from the City of Santa Cruz Water Department and the Santa Cruz County Sanitation District.

A park with a children's play structure is provided at the center of the development for use by its residents. New landscaping would be planted throughout the project site. Landscaping would provide a mix of trees, including flowering accent trees and broadleaf canopy trees, shrubs, and ground covers.

Construction would require approximate cut and fill volumes of 2,600 cubic yards and 1,000 cubic yards, respectively, with a net volume of 1,600 cubic yards of cut.

Phasing is No Longer Required

Due to limitations within the Rodeo Gulch Sewer Moratorium area in which the project site is located, the project was initially proposed to be constructed in two phases. The first phase would have constructed 16 units and all site improvements, and the second phase would have constructed the remaining nine units when the sewer moratorium is lifted in the future; however, on November 22nd, 2024, the project received an updated will-serve letter from the Sanitation District confirming sewer availability for all 25 of the residential units proposed as part of this project (Exhibit J). The sewer moratorium is anticipated to be wholly lifted in 2025, and Sanitation District improvement projects, which are contracted and funded, are actively being implemented to address the sewer moratorium. As such, sewer availability for all dwelling units in this proposal has been deemed feasible at this time. Now that a sewer availability letter for all dwellings has been issued, building permits can presently be issued for all 25 units and phasing of the project is no longer needed.

Permit Approvals Required

The proposed project to subdivide the property into 25 lots requires the Board of Supervisors to approve the tentative map via recommendation by the Planning Commission. (Please see the section below under the heading "Subdivision" for a detailed discussion.)

The project is proposed as a Planned Unit Development (or "PUD"). Per Chapter 18.30 of the County Code, a PUD may include a combination of different dwelling and structure types and/or a variety of land uses which complement each other and harmonize with existing and proposed land uses and structures in the vicinity. In order to provide locations for well-planned developments that conform with the intent of the County Code, although they deviate in certain respects from the underlying zone district and design review standards, the Board of Supervisors may approve PUDs by ordinance which establish the land uses and development standards for the PUD, and which substitute for and incorporate requirements for the subject property that address the purposes of other development permits that would otherwise be required for the development such as use permits and site development permits. (Please see the section below under the heading

“Planned Unit Development” for a detailed discussion.)

As proposed, the project will provide two low-income units and two moderate-income units for sale pursuant to Santa Cruz County Code (SCCC) Section 17.12.065(A)(3). The project is eligible for a density bonus of 40 percent pursuant to California Government Code Sections 65615-65918 and SCCC Chapter 17.12, referred to herein collectively as “Density Bonus Law”. Density Bonus Law would allow up to 37 dwelling units on the site, and, as proposed, the project would result in a total of 25 dwelling units. All four affordable units would qualify as deed-restricted affordable units for sale through the County’s “Measure J” Affordable Housing Program. (Please see the section below under the heading “Affordable Housing Density Bonus” for a detailed discussion.)

The project requires an exception to County Design Criteria local street design standards, due to alternative width, parking, sidewalks, and landscaping proposed. (Please see the section below under the heading “Roadway/Roadside Exception” for a detailed discussion.)

Preliminary Grading Review is required per SCCC Chapter 16.20 to assess and place conditions of approval on the proposed grading work associated with the project.

Although the project site is located in the Designated Park Site Combining District, Park Site Review has been waived by the Santa Cruz County Parks Department. Upon review of the project, the County Parks Department determined that they would not be interested in acquiring the parcel for future park or open space purposes, as provided per Exhibit H.

Sustainability Update & The Permit Streamlining Act

A formal Development Permit Application for this project was submitted to the County on May 23rd, 2022, and after review by applicable agencies, the Application was deemed complete on February 23rd, 2024, in conformance with the Permit Streamlining Act.

On December 13th, 2022, the Santa Cruz County Board of Supervisors adopted the Sustainability Policy and Regulatory Update (“Sustainability Update”) after certifying an Environmental Impact Report (“EIR”) prepared for the Update. The Sustainability Update was a comprehensive update to the County’s General Plan/Local Coastal Program (LCP) and Zoning Ordinance and consists of amendments to the County’s General Plan/LCP, including four updated General Plan elements, amendments to sections of the Santa Cruz County Code, adoption of County Design Guidelines, and land use and zoning map amendments. On March 15th, 2024, the California Coastal Commission certified the Sustainability Update LCP Amendment. With Coastal Commission certification, the Sustainability Update became effective on March 15th, 2024.

Under the provisions of the Permit Streamlining Act, the Applicant is subject to the version of the County Code in effect when the Application was deemed complete; however, the Applicant also has the option to proceed under the provisions of County Code and the General Plan as amended under the Sustainability Update. The Application was deemed complete on February 23rd, 2024, predating the Sustainability Update becoming effective on March 15th, 2024; therefore, the project was originally analyzed under the version of County Code predating the Sustainability Update. Although this project was reviewed under the previous version of County Code that was in effect prior to the Sustainability Update, it should be noted that, in general, many of the amended or added provisions of the updated General Plan and County Code were intended to allow for

increased residential densities within the Urban Service Line (USL), and in particular, to encourage Density Bonus small-lot subdivisions, such as the one proposed by this project.

Zoning & General Plan Consistency

The subject property is a 5.29-acre (230,511 square foot) site comprised of four contiguous parcels, located in the R-1-6-D (Single Family Residential - 6,000 square feet minimum - Designated Park Site Combining District), R-1-4 (Single Family Residential - 6,000 square feet minimum), and PR (Parks, Recreation, and Open Space District) zone districts. The project would be constructed entirely within the portion of the site located within the R-1-6-D zone district. The proposed project would result in a development which is consistent with the permitted uses within the zone district and the zoning of that portion of the site is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

Planned Unit Development - Site Standards

The project includes a proposal for a Planned Unit Development (PUD) in which the Applicant is requesting to vary from site standards for the R-1-6-D zone district in order to construct a clustered townhome-style development. The Planned Unit Development (PUD) serves as the tool to define the framework of development standards to be attached to the project. The development of this site is constrained by the presence of the Rodeo Creek Gulch riparian corridor, and a clustered townhome-style design allows for an efficient layout of the proposed units and associated common area improvements given the physical constraints of the property. PUDs establish specific development standards by ordinance. The proposed PUD ordinance for this project is attached to the Planning Commission Resolution (Exhibit A).

The Applicant is requesting the following modifications to the R-1-6-D zone district standards as part of the PUD:

- Individual parcel sizes of less than 6,000 square feet
- Lot coverage in excess of 40 percent
- Floor Area Ratio in excess of 50 percent
- Reduced setbacks (exterior setbacks to adjacent properties would be met)

It is noted that, though lot coverage and floor area ratio standards would be exceeded on an individual per-lot basis, the aggregate lot coverage and floor area ratio accounting for all proposed structures would be met relative to the project site as a whole, inclusive of the common area parcel.

The Planned Unit Development would provide benefits to the community in the form of additional open space and preservation of natural resources on the subject property, as well as the provision of new housing units, including four restricted affordable units. Townhome-style units are an encouraged housing type catering to “missing-middle” housing, and three- and four-bedroom units are an attractive housing type for families. The clustering of the proposed subdivision into an existing area of disturbance helps minimize environmental impacts while providing housing at a density allowed within the R-1-6-D zone district and R-UL General Plan designation.

Subdivision

The proposed subdivision would result in 25 residential parcels with townhome units and a common area lot for the internal roadway, walkways, parking, a park, landscaping, and open space area. Dimensions of building envelopes corresponding with the footprint of each building on the respective residential lots are indicated in a data table on Sheet TM-2 of the Tentative Map (Exhibit E).

The project includes the construction of 22 attached townhomes and three detached townhomes. The proposed dwellings would contain two stories and consist of three- and four-bedroom floor plans ranging in size from 1,900 square feet to 2,382 square feet (inclusive of internal garages). Ten of the units would include one-car garages and one uncovered parking space in each respective driveway. For the remaining fifteen units, two parking spaces would be provided for each unit within attached garages and two additional uncovered parking spaces in each respective driveway. An additional fourteen guest parking spaces will be provided at the west side of the property, parallel to the internal roadway.

The project has been designed in accordance with County Code Section 17.12 “Residential Density Bonuses and Affordable Incentives,” which allows for a density increase over the standard allowable residential density according to the percentage of affordable housing being provided. *(See discussion under Affordable Housing Density Bonus section, below).*

Roadway/Roadside Exception

A Plan Line exists on Mattison Lane at the point of access for the project. A right-of-way easement matching the Plan Line boundaries would be dedicated by the Applicant to the County and is shown on Sheet TM-1 of the Tentative Map (Exhibit E). As conditioned, the required physical improvements within the subject right-of-way dedication at the property’s Mattison Lane frontage will be dependent on whether the right-of-way per Plan Line has also been offered by the neighboring property to the west (APN 029-391-04). In accordance with the review by the Road Engineering section of the Public Works Division, the proposed project would not be required or entitled to acquire the right-of-way fronting the neighbor’s parcel; however, in the scenario that the neighboring property’s frontage has been offered to the County prior to the approval of the Final Map by the Board of Supervisors, then as conditioned, the entire Mattison Lane corner must be constructed and improved per the Plan Line, including a bulb out (See Condition of Approval IV.I.2.). In that case, the project Applicant would receive a fee credit for any bulb out improvements constructed within the neighboring property frontage. As currently proposed, without the neighboring dedication, the project would just include construction of a driveway entrance to the development within the property boundaries of the project site, rather than buildout of a bulb out within the Mattison Lane right of way, as construction of a bulb out at this location would also require dedication of the neighboring property’s frontage, and the Applicant cannot dedicate property which is not owned by the property owner (Applicant).

The project proposes an internal roadway with two-way circulation and a driveway entry access point from Mattison Lane, that would extend southward through the project site and terminate in a hammerhead turnaround. The proposed entry from Mattison Lane has been reviewed by the Public Works Division Road Engineering Section and meets County Design Criteria standards. Parking areas and attached garages for each unit are proposed to be accessed via this interior

roadway, which would include two 11-foot-wide vehicular travel lanes. A four-foot-wide pedestrian sidewalk separated from the traveled roadway by a 4.625-foot-wide landscape strip is also proposed along the west side of the roadway. On the east side of the roadway, an eight-foot-wide parking lane section is proposed to provide internal on-street guest parking spaces (totaling 14 guest parking spaces).

For the internal roadway, the County Design Criteria local street standard requires a minimum 56-foot-wide right-of-way, 12-foot-wide travel lanes, six-foot-wide parking lanes, 4.6-foot-wide landscape strips, 2.75-foot remainder, and four-foot-wide sidewalks on both sides. The project proposes an exception to these standards pursuant to SCCC 15.10.050, for an interior driveway roadway that includes two 11-foot-wide travel lanes, one eight-foot-wide parking lane, one 4.625-foot-wide landscape strip, and a 4.5-foot-wide separated sidewalk on one side. The Public Works Division and the Fire Department have reviewed the proposed roadway and have no objection to the proposed street section. The request for a Roadway/Roadside Exception is acceptable in that it would function as an interior roadway within a clustered small-lot subdivision development that will not be dedicated as a public street, and the low volume of traffic and vehicle speed will allow for safe travel for all modes of transportation.

Additionally, an Emergency Vehicle Access (EVA) egress would be provided at the western property line, connecting to APN 029-391-09, for which a proposed 21-lot subdivision has been approved (Application No. 231069). Per General Plan Policy BE-4.1.8, shared use between adjacent developments is encouraged, where appropriate. The proposed EVA is a demonstrated effort to coordinate site design with an approved project adjacent to the project site (or any future development of the subject adjacent property). Provision of the EVA will result in efficient emergency vehicle access and circulation through both properties, from Mattison Lane to the northeast to Maciel Avenue to the west. The EVA would result in appropriate access for emergency vehicles, as well as improved public pedestrian and bicycle circulation through each respective proposed development and improved connectivity through the neighborhood.

Voluntary Offer of Dedication of Bike & Pedestrian Access Easement

Although the project site is located in the Designated Park Site Combining District, as set out previously in this report, Park Site Review has been waived by the Santa Cruz County Parks Department (Exhibit H). The project, however, includes a voluntary dedication of the northernmost parcel (APN No. 029-061-19) as a pedestrian and bike easement. The subject dedication is located along the northern edge of the project development and extends from the Mattison Lane public right-of-way to APN 031-031-54, which is a County-owned parcel on the east side of Rodeo Creek Gulch, upon which Coffee Lane Park is situated. This easement dedication will be made available to the County Parks Department to allow for the possible future development of a trail or accessway for bicycle and pedestrian use. Development of the accessway could potentially result in a future overcrossing bridge connection to Coffee Lane Park, located on the west side of Rodeo Creek Gulch, or alternatively, a viewing deck overlooking Rodeo Creek Gulch. Provision of this easement is voluntary on behalf of the Applicant, and would result in a public community benefit, and future improvements for bicycle and pedestrian connectivity to Coffee Lane Park and the commercial corridors along Clares Street and 41st Avenue.

Affordable Housing Density Bonus

Affordable Housing and Density Calculations

In 2022, as part of the subject project application, the Applicant submitted a request for a 40 percent density bonus pursuant to the then-current Density Bonus Law and for an enhanced density bonus option for ownership projects provided in SCCC Section 17.12.065. Per SCCC Section 17.12.060, “density bonus” means a density increase over the otherwise maximum allowable residential density, as of the date of application, by the Applicant to the County. Housing developments are eligible for a density bonus and one or more development incentives or waivers as described in Density Bonus Law when the proposed project includes a required percentage of affordable units. As proposed, the project will provide four affordable homes (equal to 15 percent of the base unit yield) pursuant to SCCC 17.12.065(A)(3), which also satisfies the Measure J affordable housing requirements of SCCC 17.10.030(D). The site currently contains two existing units that have been rented; therefore, replacement housing requirements per Density Bonus Law also apply, per SCCC 17.12.025. To comply with the replacement requirement, two of the affordable units in the project are restricted as low-income units, whereas the other two would be moderate-income units.

Pursuant to Density Bonus Law and County Code, the allowable density is based upon the highest density allowed under the General Plan in effect at the time of application completeness and is applied to the gross site area. All density calculations resulting in fractional units must be rounded up to the nearest whole unit. For this reason, based on the prior version of the General Plan in effect prior to the Sustainability Update, the “base” unit yield for this site, before the density bonus is applied, was 26 units. The requested 40 percent density bonus would therefore allow for the construction of 11 additional units ($26 \times 40\% = 10.4$, which rounds up to eleven units), if 15 percent of the base units ($26 \times 15\% = 4$ units) are provided as affordable units. As proposed, four of the 26 base units would be affordable. The level of affordability earns the project a 40 percent density bonus pursuant to the Enhanced Density Bonus Program adopted by the County in 2018, codified in SCCC 17.12.065. As conditioned, the affordable units will be regulated in perpetuity and restricted to income limits and related terms of an Affordable Housing and Density Bonus Agreement to be recorded against the property prior to recordation of the Final Map.

As detailed in the density bonus calculation provided above, the project was eligible to construct a total of 37 units on the project site (26 base units + 11 density bonus units = 37 total units). The project, however, is proposing to construct 25 of the 37 homes for which they are eligible. Since four units are required to be affordable to earn the bonus, whether the Applicant builds out any number of their (11) bonus units earned would be at their discretion. As previously noted in the section of this staff report titled “Sustainability Update & The Permit Streamlining Act”, the subject Application was deemed complete prior to the Sustainability Update becoming effective. Under the updated General Plan and County Code (as well as numerous updates to State Density Bonus Law), an even higher density (greater than 37 units) would be allowed on the project site than the density currently proposed. Though a higher density could be sought at the project site, and the Applicant is not precluded from seeking a higher density, the Applicant has elected to proceed with the original density bonus project of 25 units as designed and proposed by this project, for which they are eligible.

Density Bonus Law also allows a project to request specific incentives or concessions in order to make the project feasible with the proposed number of affordable and total housing units proposed. This project qualifies for one concession as set forth in SCCC 17.12.040 and may request “waivers of development standards” pursuant to SCCC Section 17.12.050, if necessary, to enable construction of the proposed project. The project is not proposing to utilize any concessions or waivers.

Parking

Parking would be provided in accordance with Density Bonus provisions of SCCC Section 17.12.090 and Government Code Section 65915(p)(2), which requires 1.5 parking spaces for each three-bedroom-dwelling unit and 2.5 spaces for each four-bedroom unit. The project proposes three four-bedroom units (identified as “B” Units on the project plans) and 22 three-bedroom units; therefore, the project requires a total of 41 spaces [(1.5 spaces x 22 three-bedroom units = 33 spaces) + (2.5 spaces x 3 four-bedroom units = 8 spaces) = 33+8 = 41 total required parking spaces]. It is noted that SCCC Section 17.12.090 indicates that two parking spaces would be required for each three-bedroom unit, which is inconsistent with Government Code Section 65915(p)(2), which requires 1.5 parking spaces for each three-bedroom dwelling unit. Government Code Section 65915(p)(2) is the prevailing provision per State Law; thus, 1.5 parking spaces are required for each three-bedroom dwelling unit.

As proposed, Lots 1 through 10 would contain one-car garages and one uncovered driveway parking space on each respective lot. Lots 11 through 25 would each contain four dedicated parking spaces, with two car garages and two driveway spaces on each respective lot.

While Density Bonus Law does not allow localities to require Density Bonus projects to provide guest parking in addition to the per-unit parking ratio noted above, the project, as proposed, voluntarily provides 14 additional guest parking spaces on the site. The County is precluded from requiring additional parking beyond the above-referenced parking requirement for Density Bonus projects.

In total, the project would provide 94 parking spaces, with 80 spaces provided in garages and driveways of the homes, and 14 additional spaces provided on-site for guest parking.

Traffic

A preliminary transportation analysis (Hexagon Transportation Consultants, Inc., dated October 4, 2022) was provided for the proposed project. After accounting for the trips generated by the existing homes, the project is expected to generate about 166 net new daily trips, with 12 morning peak hour trips (three in, nine out) and 14 evening peak hour trips (nine in, five out). The County requires a formal traffic impact analysis if the project would generate 20 or more morning or evening peak hour vehicle trips; however, as indicated in the provided transportation analysis, the project would generate fewer than 20 peak hour trips in either the morning or evening. Therefore, a formal traffic impact analysis is not required for this project. The development is subject to Live Oak Transportation Improvement (TIA) fees at the current rate per the County Unified Fee Schedule, currently \$6,000 for each new lot created.

Traffic conditions at the study intersections were also evaluated using level of service (LOS). According to the General Plan, LOS C is considered as the objective, but it accepts LOS D as the minimum acceptable level of service at both signalized and unsignalized intersections where costs, right-of-way requirements, or environmental impacts of maintaining LOS under this policy are excessive, capacity enhancement may be considered infeasible. A development is said to create an operational deficiency at a signalized intersection if for either peak hour, either of the following occurs: (1) The level of service at the intersection degrades from an acceptable level (LOS D or better for local intersections under no-project conditions to an unacceptable level (LOS E or F) under project conditions, or (2) the level of service at the intersection is an unacceptable level (LOS E or F) under no-project conditions and the volume capacity (v/c) ratio of the sum of all critical movements at the intersection increases by one percent or more with the project.

The added project trips to the southbound approach at the Maciel Avenue/ Capitola Road intersection would increase the critical movement by more than one percent under project conditions, which would create an operational deficiency; however, the intersection would not meet signal warrant requirements (meaning installation of traffic signals at the intersection would not be required), and no other feasible improvements are available. Since the project would add a traffic volume of more than one percent at an intersection which is already operating at LOS F under existing conditions, and no other feasible improvements are available to mitigate project volumes, an overriding finding of public necessity and/or benefit is being sought in support of the project per General Plan Policy 3.12.1.

An overriding finding of public necessity and or benefit can be made in that while there are no feasible improvements to mitigate project LOS, the project provides small-lot townhome-style development and four affordable units which supports higher single-family densities and more attainable housing costs, which is a benefit to the community. The project also includes a voluntary dedication of APN No. 029-061-19 as a pedestrian and bike easement. This easement dedication can be utilized by the Santa Cruz County Parks Department for the future design and development of a trail or accessway for bicycle and pedestrian use. Development of the easement could potentially include an overcrossing bridge connection to Coffee Lane Park, located on the west side of Rodeo Creek Gulch, or alternatively, a viewing deck overlooking Rodeo Creek Gulch. Provision of this easement is voluntary on behalf of the Applicant, and would result in a public benefit, and the opportunity for future improvements for improved bicycle and pedestrian connectivity for the surrounding neighborhood. Lastly, existing transit services near the project site are provided by the Santa Cruz Metro Transit District. The project site is within ½ mile of a bus stop, which is located on Capitola Road near Maciel Avenue. There are two local bus lines (Route 69A and 69W) that serve the immediate project area.

General Plan Consistency

The proposed residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan. Density Bonus provisions of State Law are incorporated into the General Plan and implemented in SCCC Chapter 17.12.

Design Review

The proposed project would result in the construction of a combination of attached and detached housing as part of a common interest development. Townhomes are single-family homes typically attached to one or more other single-family homes in a linear arrangement. Because of its linear arrangement, a townhome typically features a yard in the rear. This type of development is often located in medium-density residential neighborhoods or in transition zones such as between commercial areas and medium and low-density residential neighborhoods. The surrounding area consists of a mix of low and medium density development. Another townhome development (“Mattison Gardens”) is located to the north of the project site, and a 21-unit subdivision has been approved on an adjacent site (APN 029-391-09) to the east of the project. As proposed, the townhome-style development would be compatible with the low and medium density developments in the vicinity. The massing of the proposed project fits with the surrounding area, in that the site is bordered by low to medium density residential development, and the clustered design for the proposed project also serves to minimize impacts to the Rodeo Creek Gulch riparian corridor. The project would have very little frontage along Mattison Lane and would be setback from that street, thereby reducing its visibility from the public vantage point of Mattison Lane. Public views of the development from Maciel Avenue to the west of the project site would also be limited, in that the project site is setback about 300 feet from that street and because other existing and proposed development would limit visibility toward the project site from the Maciel Avenue right-of-way.

The architecture for the proposed dwellings includes pitched roofs and an appropriate mix of materials to visually break up massing. The proposed stucco and fiber cement siding material palette is compatible with the range of building materials in the vicinity. Landscaping and greening would be included throughout the development to soften its appearance. Additionally, shading impacts on adjacent properties will be minimized in that the townhomes would be constructed at or below the 28-foot height limit allowed within the zone district and because the closest adjacent homes are located about 48 feet to the north, 38 feet to the east, and 90 feet to the south of the proposed structures, such that significant shading would be unlikely.

The proposed project therefore complies with the requirements of the County Design Review Ordinance, in that the project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Public Outreach/Public Comment

The project Applicant conducted public outreach for the project, including a public meeting held on January 8th, 2020. Neighbors expressed concerns about potential traffic, parking, environmental, and design issues, among other comments. The results of the neighborhood meeting are included in Exhibit K.

Environmental Review

Environmental review has been required for the proposed project per the California Environmental Quality Act (CEQA). The project was reviewed by the County’s Environmental Coordinator on September 11th, 2024. A preliminary determination to issue a Mitigated Negative Declaration (Exhibit A) was made on September 16th, 2024.

The environmental review process focused on the potential impacts of the project in the areas of biological resources, cultural resources, geology and soils, transportation, and other topic areas. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

The mandatory public comment period expired on October 16th, 2024, with comments received from the California State Department of Fish and Wildlife (CDFW), the Monterey Bay Air Resources Board (MBARD), and the Department of Toxic Substances Control (DTSC). To address all of the comments received, additional mitigations have been added to the environmental documents and are reflected in the Conditions of Approval for this project. Public comments are included in Exhibit K. The environmental document was updated with amended mitigations to address potential impacts to bats, nesting birds, and western pond turtles. Construction best management practices (BMPs) were also added and/or amended with regard to building demolition/hazardous materials.

Conclusion

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

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

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

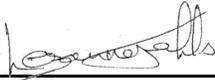
Staff Recommendation

- **Adopt** the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for **Adoption** of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act (CEQA); **Adoption** of the Planned Unit Development ordinance; and for **Approval** of Application Number **221077**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: *Jonathan DiSalvo*
Jonathan DiSalvo
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3157
E-mail: jonathan.disalvo@santacruzcountyca.gov

Report Reviewed By: 

Lezanne Jeffs
Principal Planner
Development Review
Santa Cruz County Planning

Exhibits

- A. Planning Commission Resolution with the following attached documents:
Board of Supervisors Resolution, Planned Unit Development Ordinance
- B. Findings
- C. Conditions of Approval
- D. Mitigated Negative Declaration (CEQA determination)
(Initial Study on file with the CDI Planning Division and available at:
<https://cdi.santacruzcountyca.gov>)
- E. Project Plans
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel Information
- H. County Parks Department – Waiver of Park Site Review
- I. Will-Serve Letter - City of Santa Cruz Water District
- J. Will-Serve Letter – County of Santa Cruz Sanitation District
- K. Public Comment

**BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

RESOLUTION NO.

**On the motion of Commissioner –
Duly seconded by Commissioner -
The following Resolution is adopted:**

**PLANNING COMMISSION RESOLUTION RECOMMENDING THAT
THE BOARD OF SUPERVISORS APPROVE A SUBDIVISION, PLANNED
UNIT DEVELOPMENT, RESIDENTIAL DEVELOPMENT PERMIT
WITH DENSITY BONUS, ROADWAY/ROADSIDE EXCEPTION, AND
PRELIMINARY GRADING REVIEW REQUESTS FOR APPLICATION
221077 LOCATED AT 2450 MATTISON LANE**

WHEREAS, the Planning Commission has conducted a public hearing on Application No. 221077, involving a 5.292-acre property that is located on the south side of Mattison Lane (2450 Mattison Lane) in Live Oak and regarding the proposed Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, Preliminary Grading Review and Mitigated Negative Declaration for a project that includes: construction of 25 new homes on parcels located in the R-1-6-D (Single Family Residential - 6,000 square feet minimum - Designated Park Site Combining District), R-1-4 (Single Family Residential - 6,000 square feet minimum), and PR (Parks, Recreation, and Open Space District) zone districts (the “project”); and

WHEREAS, the project is eligible for a 40 percent Residential Density Bonus in exchange for provision of four affordable units; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (“CEQA”) and has considered a Mitigated Negative Declaration; and

WHEREAS, the Planning Commission has also considered all testimony and evidence received at the public hearing and detailed in the attached staff report;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration per the requirements of the CEQA;

BE IT FURTHER RESOLVED, that the Planning Commission makes, and recommends that the Board of Supervisors make, the findings for approval of the proposed Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review as contained in the attached staff report.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this ____ day of ___, 2024, by the following vote:

Application #: 221077
APN: 029-391-01, -02, -03, 029-061-19
Owner: Claudio Locatelli

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Chairperson

ATTEST: _____
SHEILA MCDANIEL, Secretary

APPROVED AS TO FORM:

COUNTY COUNSEL

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Supervisor:
Duly seconded by Supervisor:
The following Resolution is adopted:

RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR 25 UNIT
RESIDENTIAL SUBDIVISION (Application Number 221077)

WHEREAS, on _____, the Planning Commission of the County of Santa Cruz held a public hearing on Application No. 221077, involving property located within the Live Oak planning area and forwarded recommendations to the Board of Supervisors for further consideration; and

WHEREAS, the Board of Supervisors for the County of Santa Cruz has convened a duly noticed public hearing to consider the proposed project and proposed adoption of a Mitigated Negative Declaration, and considered public testimony prior to taking action.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors hereby makes the following findings and hereby adopts the attached California Environmental Quality Act (CEQA) Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) related to the proposed project.

1. The project that was the subject of environmental review includes but is not limited to the following components: a 25 unit residential development project including the following approvals: Planned Unit Development, Subdivision, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review.
2. Environmental review completed for the proposed project determined that the proposed project, as mitigated with identified mitigation measures, will not have a significant impact on the environment, and therefore a Mitigated Negative Declaration has been prepared in accordance with CEQA, which was circulated for public comment and review as required. An Initial Study was prepared, and the project was reviewed by the County's Environmental Coordinator on September 16, 2024. A preliminary determination to issue a Mitigated Negative Declaration was made and the Mitigated Negative Declaration was circulated on September 16, 2024. The mandatory public comment period ended on October 16, 2024. Comments were received and considered by staff. The Planning Commission reviewed the project and the Mitigated Negative Declaration at a noticed public hearing on _____ and recommended approval of the project and adoption of the Mitigated Negative Declaration to the Board of Supervisors. Furthermore, all public comments received regarding the environmental review have been considered and do not change the determination that no significant impacts will result from this project.

3. The Board of Supervisors in adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) is requiring that mitigation measures be incorporated into the Project, and the Board of Supervisors finds that implementation of these mitigation measures will reduce any potentially significant effects of the proposed project to a less than significant level.
4. In adopting the Mitigated Negative Declaration, the Board of Supervisors finds, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis.
5. The material which constitutes the record of proceedings upon which the Board's decision is based shall be located in the offices of the Clerk of the Board, located at 701 Ocean Street, Santa Cruz, California.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____ day of _____, 20__ by the following vote:

AYES: SUPERVISORS:
NOES: SUPERVISORS:
ABSENT: SUPERVISORS:
ABSTAIN: SUPERVISORS:

Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

COUNTY COUNSEL

Exhibits:

- Mitigated Negative Declaration
- Mitigation Monitoring and Reporting Program



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
<https://cdi.santacruzcountyca.gov/>

MITIGATED NEGATIVE DECLARATION

Project: Locatelli Subdivision
Application #: 221077

APN(S): 029-391-01, 029-391-02,
029-391-03, & 029-061-19

Project Description: Proposal to demolish two existing residential dwellings and related outbuildings and to construct 24 semi-detached townhomes and one detached townhome for a total of 25 residential units. This project requires approval of a Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Park Site Review, Roadway/Roadside Exception, and Preliminary Grading Review.

Project Location: The project is located on the southeast side of Mattison Lane within the community of Live Oak in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: Claudio Locatelli
Applicant: Swift Consulting Service
Staff Planner: Jonathan DiSalvo
Email: Jonathan.DiSalvo@santacruzcountyca.gov

California Environmental Quality Act Mitigated Negative Declaration Findings:

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

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

Review Period Ends: 10/16/2024

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

Date: _____

DocuSigned by:

Matt Johnston

MATT JOHNSTON, Environmental
Coordinator
(831) 454-5357



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
 701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060
 PLANNING (831) 454-2580 PUBLIC WORKS (831) 454-2160
[HTTPS://CDI.SANTACRUZCOUNTYCA.GOV/](https://cdi.santacruzcountyca.gov/)

MITIGATION MONITORING AND REPORTING PROGRAM for Application No. 221077

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
BIO-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 Wildlife, or U.S. Fish and Wildlife Service?	<p>To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:</p> <ul style="list-style-type: none"> A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active. B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors. C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky. 	Applicant	Compliance monitored by the County Planning Division	During construction, site grading operations, and ongoing
BIO-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 and Wildlife or U.S. Fish and Wildlife Service?	<p>The final plans shall include the following:</p> <ul style="list-style-type: none"> A. The development footprint shall be delineated on the final project plans with a thick bold solid line. All temporary and permanent disturbance associated with the project including all grading, vegetation removal, buildings, utilities, paving, landscaping, access routes, and deposition of refuse or debris shall be within the delineated development footprint. Everything outside of the development footprint shall be marked on the plans as sensitive habitat and fenced for avoidance during construction. B. The final project plans shall clearly designate and label the entire portion of "Parcel A" east of the 50' riparian buffer line as "Protected Habitat Area". C. A plan sheet showing protected trees plotted and tree protection specifications. Measures to reduce impacts to retained trees shall be included in the final project plans. D. A plan sheet showing the mitigation planting areas as required in the Mitigations below. The 20' wide sanitation easement and the in the 25' storm drain easement shall be shown on this plan sheet where mitigation tree plantings may not occur. 	Applicant	Compliance monitored by the County Planning Division	Prior to site disturbance, during construction, site grading operations, and ongoing

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
BIO-3	<p>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>To comply with Santa Cruz County General Plan Policy 5.1.12 (ARC-3.2.1) and SCCC Section 16.32.090 (B)(3), and to compensate for permanent loss of oak woodland habitat and riparian woodland habitat, the following shall be adhered to:</p> <p>A. Oak trees removed as a result of this project (including the 11 trees removed prior to this biotic review) shall be mitigated through replacement plantings in kind either onsite or at an approved offsite location at the following ratios:</p> <ol style="list-style-type: none"> 1. Trees less than 5 inches diameter at breast height (DBH) shall be replaced at 2:1; 2. Trees between 5 and 11.5 inches DBH shall be replaced at 3:1; 3. Trees between 12 and 23.5 inches DBH shall be replaced at 5:1; 4. Trees 24 inches or greater DBH shall be replaced at 10:1. <p>B. Based on review of the attached reports and current project plans, the Environmental Coordinator has estimated a minimum of 62 oak trees must be planted (4 trees at the 3:1 ratio, 6 trees at 5:1, and 2 trees at 10:1).</p> <p>C. The project applicant may propose to pay into a County approved in-lieu fee program for oak tree removal compensation if such a program is available. This option must be considered only as a last resort and must be approved by the Environmental Coordinator. Alternative options considered and determined infeasible must be discussed in the Habitat Restoration and Mitigation Plan.</p> <p>D. Permanent impacts to riparian habitat shall be mitigated through on-site restoration of riparian habitat at a 3:1 ratio of restoration to impacts. All temporarily impacted areas must be restored at a 1:1 ratio through active planting of riparian species. Riparian mitigation sites must be located within areas appropriate for riparian vegetation such as areas that are contiguous to and affected by the hydrology of the creek or another source of hydrology.</p> <p>E. Riparian enhancement and/or restoration activities (i.e. removal and ongoing management of invasive species) commensurate with the proposed development shall occur within the existing riparian corridor located along the eastern portion of the Study Area.</p>	Applicant	Compliance monitored by the County Planning Division	Prior to site disturbance, during construction, site grading operations, and ongoing
BIO-4	<p>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</p>	<p>All Portions of Parcel A east of the 50-foot riparian buffer line shall be identified as "Protected Habitat Area" on the final subdivision map where development shall not occur in the future. The final subdivision map shall include the following notes:</p> <p>A. No development as defined in Chapter 16.32 of the County Code (including, without limitation, removal of trees and other vegetation, grading, paving, installation of structures such as signs, buildings, or other structures of similar impact) shall occur within the Protected Habitat Areas with the exception of the following, subject to the Planning Director's review and approval:</p> <ol style="list-style-type: none"> 1. The removal of hazardous substances or conditions or non-native or diseased plants or trees provided that such activities have been 	Applicant	Compliance monitored by the County Planning Division	Prior to Recordation of the Final Subdivision Map, prior to site disturbance, during construction, site grading operations, and ongoing

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<p>reviewed and approved by the Planning Director and determined as not involving the unnecessary disturbance of indigenous ground cover or native wildlife;</p> <p>2. Habitat restoration activities as outlined in the approved Habitat Restoration and Mitigation Plan including habitat management strategies to control re-establishment of invasive non-native species and maintain healthy native habitat.</p>			
BIO-5	<p>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>A Habitat Restoration and Mitigation Plan prepared by a qualified biologist or restoration specialist shall be submitted for review and approval by Environmental Planning Staff prior to recordation of the final subdivision map. The establishment and planting of all restoration areas as outlined in this Plan must be completed prior to final inspection of the subdivision improvements for Phase I of the project. The Plan shall be focused on restoring and maintaining native plant structure and species composition of oak woodland and riparian habitats at the required ratios listed in BIO-3 above and must include the following minimum elements:</p> <p>A. A map identifying Parcel A east of the 50 foot riparian buffer line as "Protected Habitat Area" where development shall not occur in the future.</p> <p>B. A map of all designated restoration areas on site. Restoration areas shall include areas intended for oak woodland habitat restoration, riparian habitat restoration, and areas designated for riparian enhancement and/or restoration activities.</p> <p>1. Please note that plantings for mitigation cannot be located in the 25 foot drainage easement or the 20 foot sanitation easement. Both of these easements must be shown on the restoration maps and planting plans.</p> <p>C. A planting plan with species, size, and locations of all restoration plantings that will occur on site. The sizes and distribution of restoration plantings shall be determined by the restoration specialist with the goal of establishing native plant structure and species composition of healthy habitat while maximizing plant health and survivability of individual plants.</p> <p>1. The planting plan shall include as many of the 62 replacement trees required under BIO-3.A above as can be planted on-site while maintaining this goal. If there is not adequate room on site to plant all the required replacement oak trees in a configuration that creates a healthy oak woodland habitat, the remaining plantings shall occur at a designated off-site location.</p> <p>D. Identification of any off-site location required for replacement oak tree plantings including a map of all designated restoration areas on that site and a planting plan with species, size, and locations of all restoration plantings.</p> <p>1. Property owner approval for a deed restricted mitigation site must be provided for any off-site mitigation locations. An agreement for ongoing access to monitor and maintain the plantings for the required monitoring period must also be included.</p>	Applicant	Compliance monitored by the County Planning Division	Prior to Recordation of the Final Subdivision Map, prior to site disturbance, during construction, site grading operations, and ongoing

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>E. If applicable as outlined in BIO-3C above, a proposal to pay into a County approved in-leu fee program for oak tree removal compensation including a discussion of the alternative options that were considered.</p> <p>F. Plan for removal of non-native species on the project site and a management strategy to control re-establishment of invasive non-native species.</p> <p>G. Plan for riparian enhancement and/or restoration activities within the existing riparian corridor including methods for removal and ongoing management of invasive species and establishment or re-establishment of native habitat which may include specific treatments to promote natural re-establishment.</p> <p>H. Information regarding the methods of irrigation for restoration plantings.</p> <p>I. A plan showing the placement of wildlife friendly split rail fencing and location of signs as needed to delineate the Protected Habitat Areas in the field and prevent trespassing. The location of wildlife friendly fencing and number and location of protective signs shall be confirmed by the biologist based on site conditions and maximum protection of these habitat areas.</p> <p>J. Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.</p> <p>K. A 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.</p>			
BIO-6	Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Annual reports outlining the progress and success of the restoration and monitoring shall be submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcountyca.gov by December 31 st of each monitoring year. Monitoring reports shall be submitted annually from year 0 through 5 and a final report shall be submitted year 10.	Applicant	Compliance monitored by the County Planning Division	Ongoing
BIO-8	Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional	A focused rare plant survey shall be completed during the identifiable period for all special-status plants with potential to occur and submitted with the permit application for subdivision improvements for Phase I of the project for review and approval by Environmental Planning. A. If no special-status plants are found, no additional protective measures are	Applicant	Compliance monitored by the County Planning Division	Prior to Permit Issuance. Prior to site disturbance, during construction, site grading operations, and

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	<p>plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>required.</p> <p>B. If any special-status plant is found present in the project impact area, the population shall be mapped and avoided as a sensitive habitat area as outlined in BIO-9 below.</p> <ol style="list-style-type: none"> 1. If avoidance is not possible, project construction may not commence until additional biotic approval from County Planning is received. Additional impact analysis (demonstrating adequate avoidance, minimization, and mitigation) shall be completed and reviewed by County Planning. Additional environmental analysis may be required based on the results of this review and analysis. 			ongoing
BIO-9	<p>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to:</p> <ol style="list-style-type: none"> A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the biotic Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, the project biologist, and the project arborist. B. Every individual working on the Project must attend biological awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time. C. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around all sensitive habitat areas to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat. <ol style="list-style-type: none"> 1. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work. 2. Native trees to be retained near or within the project impact area shall be identified, protected with high visibility fencing at or outside of the dripline, and avoided during construction as sensitive habitat unless additional protection measures, provided by a qualified arborist, have been reviewed and approval by Environmental Planning Staff. 3. The fencing shall be inspected and maintained daily until project completion. 4. A qualified biologist shall be on site to monitor vegetation removal and initial ground disturbance activities that occur within the riparian corridor (including clearing and grubbing) to identify and recover any 	Applicant	Compliance monitored by the County Planning Division	Prior to site disturbance, during construction, site grading operations, and ongoing

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>special-status species that may be found.</p> <p>5. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. The biologist shall be allowed enough time to move any special-status species from the site before work activities begin. All sightings of special-status species shall be reported to the County Environmental Coordinator and submitted to the CNDDDB.</p>			
BIO-10	<p>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>A. Per CDFW comments, a qualified biologist shall conduct focused surveys for western pond turtle 10 days prior to Project implementation using a best available methodology for the intended purpose CDFW maintains a list of recommended survey protocols for western pond turtle and other fish and wildlife species online at: https://wildlife.ca.gov/Conservation/Survey-Protocols#377281283-reptiles. If any western pond turtles are discovered at the site immediately prior to or during Project activities, they should be allowed to move out of the area on their own. If a western pond turtle is unable to move out of the Project area on its own, a qualified biologist shall relocate western pond turtle out of the Project area into habitat similar to where it was found. If a western pond turtle egg clutch is discovered at any time prior to or during construction, work in the vicinity of the egg clutch shall be halted immediately. Unless otherwise advised by CDFW, the nest location shall be protected with high visibility fencing under the guidance of a qualified biologist and shall be avoided until the biologist determines that the clutch has hatched and individuals are no longer likely to be injured by work activities.</p> <p>B. The following Recommended Avoidance and Minimization measures BIO-1, BIO-2, BIO -5, and BIO-7 of the attached updated Biotic Report dated October 25, 2023, prepared by Biotic Resources Group shall be adhered to. <i>(Note: The recommended mitigation numbering from the report below does not conform with the initial study mitigation numbering presented in this document. They are provided here for reference to the attached biotic report).</i></p> <p>1. BIO-1. Dusky-footed Woodrat. Retain all woodrat houses (middens) on the property. No earlier than two weeks prior to the start of project activities, a qualified biologist should perform a pre-construction survey for woodrat houses within the project work boundaries and a 25-foot buffer around the project site perimeter. Flag and establish buffers around each woodrat house observed. The buffer width will be determined by the qualified biologist, but will not be less than 5 feet. If a woodrat house is present and impacts cannot be avoided, then a qualified biologist shall contact CDFW for approval to implement a woodrat relocation plan. This could involve live trapping and the construction of alternate houses in adjacent suitable habitat. The woodrat relocation plan must be implemented by a qualified biologist</p>	Applicant	Compliance monitored by the County Planning Division	Prior to site disturbance, during construction, site grading operations, and ongoing

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>possessing a Scientific Collection Permit authorizing the handling of woodrats. Authorization by CDFW must be obtained prior to the implementation of this measure. Post-relocation monitoring may be required by CDFW, as part of the plan.</p> <p>2. BIO-2. Bats. Removal of trees and abandoned buildings could result in the loss of roost sites or abandonment of bat roosts through noise or vibrations. Maternity roosts are most important as negative impacts can have broad, far-reaching effects, since such roosts are critical for reproduction and can support multiple generations of bats. Investigations, analysis and focused surveys should begin in advance of Project initiation. A qualified biologist should conduct a habitat assessment within the Project limits for suitable bat roosting habitat. The habitat assessment shall include a visual inspection, sound analysis survey and night roost exit survey. The surveys should focus on features within 200 feet of the work area for potential roosting features including trees, crevices and hollow areas (bats need not be present). No more than 30 days prior to demolition/tree removal, the bat ecologist should investigate the interior of the outbuildings to determine if any bats have been using the structures. The bat ecologist should also check the oak trees and any other features that may support bat roosting to determine if any have cavities suitable for bat roosts. If there is no evidence of bat use (e.g., guano or observation of individuals), then the openings shall be secured/covered to prevent bats from entering prior to demolition and no further mitigation will be required. If bat use is detected, then schedule outbuilding demolition and tree removal to occur between August 15 and February 1 of any given year to avoid the bat breeding season for this part of the central coast. In addition, the bat ecologist shall conduct a focused survey no more than two weeks (14 days) prior to structure demolition and tree removal to determine if bats are currently using either. If no bats are occupying the outbuildings or tree cavities, then demolition may proceed. If bats are observed using the outbuildings or tree cavities, then the bat ecologist, in coordination with CDFW, will recommend methods to either allow bats to leave the outbuildings and trees and not return (exclusion devices), or other methods specific to this demolition project to avoid harm to individual bats. Trees without cavities may have foliage roosting bats occasionally. To avoid harm to individual bats, trees shall be cut down and allowed to lie on the ground for 24 hours prior to chipping, to allow any foliage roosting bats to leave on their own. If potentially suitable bat roosting habitat is determined to be present a qualified biologist shall conduct focused surveys utilizing night-exit survey methods, sound analysis equipment methods and visual inspection from March 1 to April 15 or September to October 15 prior to construction activities. If the focused survey reveals the presence of roosting bats, then the appropriate exclusionary or avoidance measures will be implemented prior to construction during the period between March 1</p>			

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>to April 15 or September 11 to October 15. Potential avoidance methods may include temporary, exclusionary blocking, one way-doors or filling potential cavities with foam. Methods may also include visual monitoring and staging of work at different ends of the Project to avoid work during critical periods of the bat life cycle to allow roosting habitat to persist undisturbed throughout the course of construction. Exclusion netting or adhesive roll material shall not be used as exclusion methods. If presence/absence surveys indicate bat occupancy, then construction should be limited from occurring during the species maternity period. Temporary structures should be installed at the site provide habitat for the timeframe when access to the roosting feature is excluded until construction is complete. If structures utilized for roosting are permanently altered as a result of construction the lead agency should design and install permanent roost structures in coordination with CDFW. Please reference the Caltrans Bat Mitigation: A Guide to Developing Feasible and Effective Solutions Manual (H. T. Harvey, 2019) for more information.</p> <p>3. BIO-5. Oak Trees. Avoid construction/development within the dripline of oak woodland vegetation that is to be retained. Implement protective measures around all retained oak trees, as directed by an arborist. Measures may include protective fencing, supervised pruning of limbs and roots, other measures as determined by the arborist.</p> <p>4. BIO-7. Nesting Birds. To avoid impacting nesting birds, if present, schedule tree removal and construction to occur between September 15 and January 15 of any given year, which is outside the bird nesting season. If tree removal and/or construction is to occur within the bird breeding season (January 15 – September 15), perform pre-construction nesting bird surveys within one week before the scheduled start of the project. If Project-related work is scheduled during the nesting season (typically February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct two surveys for active nests of such birds within 14 days prior to the beginning of Project construction. with a final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding the work area are typically the following: i) 250 feet for passerines; ii) 500 feet for small raptors such as accipiters; and iii) 1,000 feet for larger raptors such as buteos. Surveys shall be conducted at the appropriate times of day and during appropriate nesting times. The nesting survey should be performed by a qualified biologist and cover the entire property, since potential nesting raptors may require buffers at a minimum of 300 feet. In the event active nests are observed, the nest site shall be flagged and a buffer shall be established, in an effort to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions and anticipated construction activities. Active nests should be monitored at a frequency determined by the</p>			

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>monitoring biologist, but at a minimum of once per week, until the nestlings have fledged. In the event that construction activities appear to be interfering with nest maintenance (e.g., feedings and incubation), then the buffers should be enlarged or construction activities postponed, until the young have fledged, as determined by the qualified biologist.</p> <p>C. A brief memo summarizing the results of the preconstruction surveys outlined above shall be submitted to the Resource Planner at the preconstruction meeting.</p>	Applicant	Compliance monitored by the County Planning Division	Prior to Permit Final
Transportation					
TR-1	<p><i>Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1) (Vehicle Miles Traveled)?</i></p>	<p>The following measures will be required to reduce VMT by encouraging active transportation in the project area with improvements to pedestrian and bicycle networks and facilities, including:</p> <p>A. Construction of a new sidewalk within the project site that would connect the townhouses to the existing sidewalks on Mattison Lane.</p> <p>B. Pedestrian and bicycle access would be provided on the west side of the project site that allows for future connection to an adjacent development that would front on Maciel Avenue. This connection would set in place a pedestrian and bicycle connection to Maciel Avenue when the adjacent property develops, which would then provide continuous sidewalk access to the bus stops on Capitola Road, which is located about 1,000 feet away.</p> <p>C. The project would implement bike facility measures to reduce VMT of the project. A bicycle repair station would be installed in the park on the project site to reduce VMT of the project. The bicycle repair station can provide repair tools and space to use them and would support the continual use of bicycles for transportation in and out of the project site.</p> <p>D. A 20-foot wide pedestrian and bicycle easement would be dedicated to</p>	Applicant	Compliance monitored by the County Planning Division	Prior to Recordation of the Final Subdivision Map, ongoing

No.	Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>provide access for a possible future pedestrian and bicycle bridge that would span across Rodeo Creek Gulch to Coffee Lane Park. This would result in increased bicycle and pedestrian connectivity from the project site to the regional multimodal network, along with access to the regional transit network and commercial/activity centers such as Capitola Mall.</p>			

**BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

RESOLUTION NO. 2024-08

**On the motion of Commissioner – Wynne
Duly seconded by Commissioner - Barton
The following Resolution is adopted:**

**PLANNING COMMISSION RESOLUTION RECOMMENDING THAT
THE BOARD OF SUPERVISORS APPROVE A SUBDIVISION, PLANNED
UNIT DEVELOPMENT, RESIDENTIAL DEVELOPMENT PERMIT
WITH DENSITY BONUS, ROADWAY/ROADSIDE EXCEPTION, AND
PRELIMINARY GRADING REVIEW REQUESTS FOR APPLICATION
221077 LOCATED AT 2450 MATTISON LANE**

WHEREAS, the Planning Commission has conducted a public hearing on Application No. 221077, involving a 5.292-acre property that is located on the south side of Mattison Lane (2450 Mattison Lane) in Live Oak and regarding the proposed Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, Preliminary Grading Review and Mitigated Negative Declaration for a project that includes: construction of 25 new homes on parcels located in the R-1-6-D (Single Family Residential - 6,000 square feet minimum - Designated Park Site Combining District), R-1-4 (Single Family Residential - 6,000 square feet minimum), and PR (Parks, Recreation, and Open Space District) zone districts (the “project”); and

WHEREAS, the project is eligible for a 40 percent Residential Density Bonus in exchange for provision of four affordable units; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (“CEQA”) and has considered a Mitigated Negative Declaration; and

WHEREAS, the Planning Commission has also considered all testimony and evidence received at the public hearing and detailed in the attached staff report;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration per the requirements of the CEQA;

BE IT FURTHER RESOLVED, that the Planning Commission makes, and recommends that the Board of Supervisors make, the findings for approval of the proposed Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, and Preliminary Grading Review as contained in the attached staff report.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 11 day of December, 2024, by the following vote:

Application #: 221077
APN: 029-391-01, -02, -03, 029-061-19
Owner: Claudio Locatelli

AYES: COMMISSIONERS: Barton, Rizzuto, Wynne, Jimenez, Sheperd
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

Chairperson

ATTEST: _____
SHEILA MCDANIEL, Secretary

APPROVED AS TO FORM:

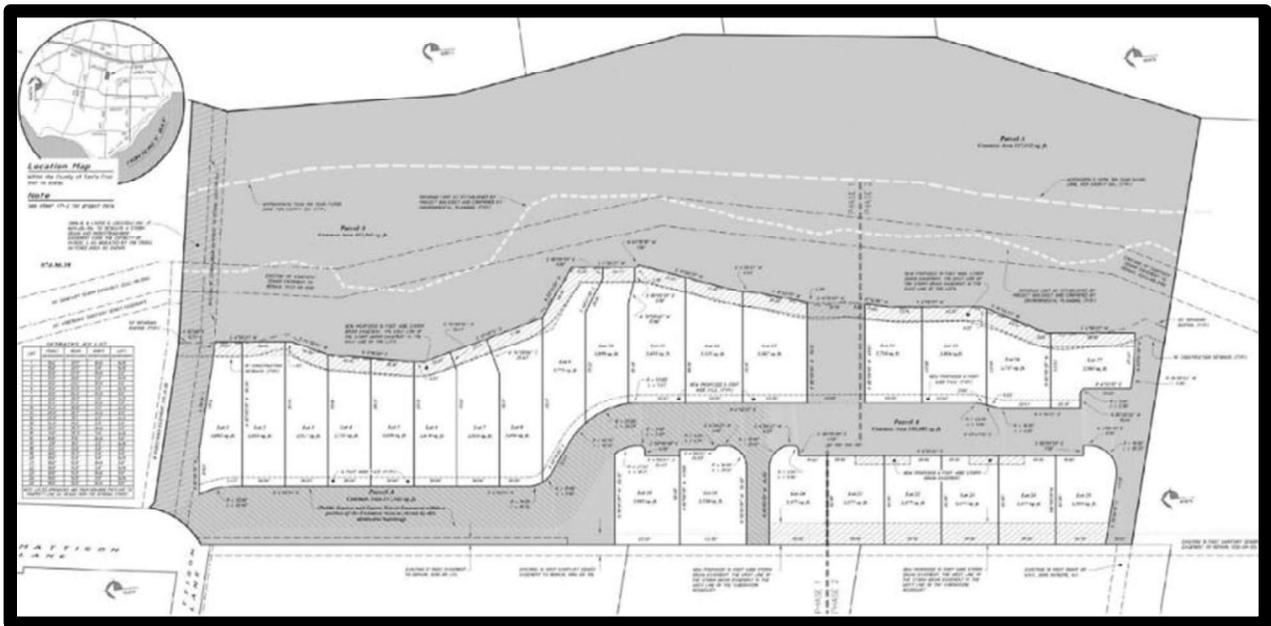
COUNTY COUNSEL

Application #: 221077
APN: 029-391-01, -02, -03, 029-061-19
Owner: Claudio Locatelli

Planned Unit Development Permit Conditions of Approval

Property located at 2450 Mattison Lane, in the Live Oak Planning Area.

APNs: 029-391-01, -02, -03, 029-061-19



Planned Unit Development Permit Conditions of Approval

Property located at 2450 Mattison Lane, in the Live Oak Planning Area.
APNs: 029-391-01, -02, -03, 029-061-19

Planned Unit Development 221077

Applicant: Swift Consulting Service

Property Owner(s): Claudio Locatelli

Assessor's Parcel Numbers: 029-391-01, 029-391-02, 029-391-03, 029-061-19

Property Address and Location: Property located on the south side of Mattison Lane at 2450
Mattison Lane in Live Oak

Planning Area: Live Oak

Exhibit E: Tentative Map, prepared by Hanagan Land Surveying;
Preliminary Improvement Plans, prepared by Ifland Engineers;
Architectural Plans, prepared by Thacher & Thompson Architects;
Landscape Plans, prepared by Gregory Lewis Landscape Architect.

- I. This permit authorizes the construction of a residential Planned Unit Development and Subdivision (for 25 residential units) as indicated on the approved Exhibit "E" for this permit and as modified by these conditions of approval.
- II. Subdivision and Planned Unit Development
 - A. This subdivision and residential development, and all improvements associated with this project, shall be subject to the requirements of the Subdivision conditions of approval (under separate heading) and the Planned Unit Development conditions of approval for this project.
- III. Maximum Residential Density
 - A. A maximum of twenty-five (25) single family residential units are authorized by this permit, except as specified below.
 1. The locations of the residential units and the allocation of the residential building sites on the subject property shall be consistent with the approved Exhibit "E" for this permit, and the Planned Unit Development conditions of approval.
 - B. The minimum parcel size for each residential building parcel (Lots 1 through 25) shall be as indicated on the approved Exhibit "E" for this permit. This will result in individual building sites that are reduced below the 6,000 square foot minimum

specified in the R-1-6 zone district. The remaining common area parcel is not a building site. No additional building sites (beyond what is indicated on the approved Exhibit “E” for this permit) shall be created.

C. Minimum parcel sizes as indicated on the approved Exhibit "E":

Lot 1	2,652 square feet
Lot 2	3,032 square feet
Lot 3	2,917 square feet
Lot 4	2,720 square feet
Lot 5	2,650 square feet
Lot 6	2,670 square feet
Lot 7	2,934 square feet
Lot 8	3,494 square feet
Lot 9	3,773 square feet
Lot 10	2,858 square feet
Lot 11	3,654 square feet
Lot 12	3,325 square feet
Lot 13	3,343 square feet

Lot 14	2,709 square feet
Lot 15	3,035 square feet
Lot 16	2,748 square feet
Lot 17	2,555 square feet
Lot 18	2,958 square feet
Lot 19	3,166 square feet
Lot 20	2,628 square feet
Lot 21	2,470 square feet
Lot 22	2,477 square feet
Lot 23	2,477 square feet
Lot 24	2,477 square feet
Lot 25	2,681 square feet

IV. Site Standards

A. Unless specifically defined below, construction must meet all required development standards in the County Code at the time of Building Permit submittal. All of the site standards contained within Chapter 13.10 applicable to zone districts of the properties, shall be applicable to unless modified by this Planned Unit Development. The following development standards supersede the development standards in the County Code.

1. Setbacks: Minimum setback requirements for structures are reduced as indicated in the approved Exhibit “E” for this permit. The indicated structure footprints define the approved building envelopes for construction of structures.

Lot 1	Minimum front yard setback:	15.4 feet
	Minimum side yard setback:	0 feet and 0 feet
	Minimum rear yard setback:	37.4 feet
Lot 2	Minimum front yard setback:	15 feet
	Minimum side yard setback:	5 feet and 0 feet
	Minimum rear yard setback:	37.1 feet
Lot 3	Minimum front yard setback:	15 feet
	Minimum side yard setback:	0 feet and 5 feet
	Minimum rear yard setback:	27.9 feet
Lot 4	Minimum front yard setback:	15 feet
	Minimum side yard setback:	5 feet and 0 feet
	Minimum rear yard setback:	26.6 feet
Lot 5	Minimum front yard setback:	15 feet

	Minimum side yard setback: Minimum rear yard setback:	0 feet and 5 feet 23.2 feet
Lot 6	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 5 feet and 0 feet 22.3 feet
Lot 7	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15 feet 0 feet and 5 feet 34.5 feet
Lot 8	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	12.8 feet 5 feet and 0 feet 39.9 feet
Lot 9	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	15.5 feet 0 feet and 5 feet 14.4 feet
Lot 10	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	14.6 feet 5 feet and 0 feet 32.8 feet
Lot 11	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	29 feet 0 feet and 5 feet 18.7 feet
Lot 12	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	22 feet 5 feet and 0 feet 17.1 feet
Lot 13	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	14 feet 5 feet and 5 feet 17.6 feet
Lot 14	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 20.3 feet
Lot 15	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	11 feet 5 feet and 0 feet 20.3 feet
Lot 16	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10.8 feet 0 feet and 5 feet 11.8 feet
Lot 17	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	2.9 feet 2.5 feet and 0 feet 13.1 feet
Lot 18	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	9.6 feet 5 feet and 5 feet 15 feet
Lot 19	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 5 feet 19.7 feet
Lot 20	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 0 feet 15 feet

Lot 21	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 15 feet
Lot 22	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 0 feet 15 feet
Lot 23	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 15 feet
Lot 24	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 5 feet and 0 feet 15 feet
Lot 25	Minimum front yard setback: Minimum side yard setback: Minimum rear yard setback:	10 feet 0 feet and 5 feet 15 feet

B. All Lots

1. Eaves and fireplaces may project into required minimum yards by no more than 3 feet. Eaves shall not extend into vehicular rights of way.
2. A maximum of one small non-habitable storage building/shed is allowed on each building parcel (Lots 1 through 25) indicated on the approved Exhibit “E” for the permit. The small storage building/shed shall be limited to no more than 120 square feet in floor area and no higher than 10 feet in height. The storage building/shed shall be located in the rear yard, and setback a minimum of three feet from side and rear property lines. The storage building/shed shall not be located on any rain garden utilized for stormwater detention. No other accessory structures/buildings are allowed.
3. Fencing shall not exceed 3 feet in height within the required front yard of each residential building parcel (Lots 1 through 25).

C. Lot Coverage: Maximum lot coverage for structures is allowed as indicated in the approved Exhibit “E” for this permit.

Lot 1	37%
Lot 2	37.6%
Lot 3	39.2%
Lot 4	42%
Lot 5	43.1%
Lot 6	42.3%
Lot 7	38.9%
Lot 8	32.7%
Lot 9	30.3%
Lot 10	39.9%
Lot 11	36.7%

Lot 14	47.7%
Lot 15	35.4%
Lot 16	35.4%
Lot 17	39.6%
Lot 18	42.8%
Lot 19	37.5%
Lot 20	38.2%
Lot 21	39.8%
Lot 22	39.8%
Lot 23	39.8%
Lot 24	39.8%

Lot 12	40.4%
Lot 13	44.6%

Lot 25	38.6%
--------	-------

D. Floor Area Ratio: Maximum Floor Area Ratio for structures is allowed as indicated in the approved Exhibit “E” for this permit.

Lot 1	.61
Lot 2	.62
Lot 3	.64
Lot 4	.69
Lot 5	.71
Lot 6	.70
Lot 7	.64
Lot 8	.53
Lot 9	.50
Lot 10	.66
Lot 11	.59
Lot 12	.65
Lot 13	.72

Lot 14	.77
Lot 15	.64
Lot 16	.64
Lot 17	.67
Lot 18	.74
Lot 19	.64
Lot 20	.65
Lot 21	.68
Lot 22	.68
Lot 23	.68
Lot 24	.68
Lot 25	.66

E. Height and Number of Stories: Maximum height for structures shall not exceed 28 feet and no more than two stories are allowed.

V. Design

A. Structure design, location, and construction shall conform to the approved Exhibit “E” for this permit. Any changes to structure design that increase or otherwise expand the structure so that it would not be in compliance with the standards specified in the approved Exhibit “E” for this permit and these Planned Unit Development conditions is not allowed.

VI. Amendments

A. During the Final Map recordation phase, or the initial buildout of the subdivision, adjustments to standards authorized by this Planned Unit Development that are needed to reflect real-world conditions may be authorized by Planning staff as a Minor Variation/Map Correction. Any such changes shall be in substantial conformance with the approved Planned Unit Development standards and shall be noted on a Certificate of Correction filed with the County Surveyor.

B. Future amendments or changes to the approved project, including structure designed, structure locations, and associated infrastructure shall be processed per the levels of review specified in Chapter 18.10 of the County Code or its successor ordinance, unless otherwise specified by these Planned Unit Development conditions of approval.

1. Future façade changes and/or modifications to the designed for the residential structures, that are in compliance with the standards specified in the approved Exhibit “E” for this permit and these Planned Unit

Application #: 221077
APN: 029-391-01, -02, -03, 029-061-19
Owner: Claudio Locatelli

Development conditions (and other applicable standards of the zone district), shall be allowed.

- C. Minor variations to this permit which 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 or its successor ordinance.

Planned Unit Development Findings

1. That any residential development shall contribute to the ongoing desirability and character of the surrounding neighborhood;

This finding can be made, in that the project proposes a medium-density residential project in an area designated for low and medium density residential uses and the development would complement the character of the surrounding neighborhood. The project would result in improvements to the neighborhood by developing underutilized land with a clustered residential townhome development containing safe and efficient multimodal circulation within the project, a building massing design that is compatible with the surrounding context, and ample landscaping throughout the site. Small-lot style townhome development supports higher single-family densities and more attainable housing costs and the project, as designed will contribute to the desirability and character of the surrounding neighborhood.

2. That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity;

This finding can be made, in that the project is located in an area designated for residential uses and the development, as proposed, will harmonize with existing and proposed uses in the vicinity and with the natural environment. As a townhome-style development, the project is appropriately located in a neighborhood that contains low and medium density residential development. Another existing townhome development (“Mattison Gardens”) is located to the north of the project site, and a 21-unit subdivision has been approved on an adjacent site (APN 029-391-09) to the east of the project. As proposed, the townhome-style development would be compatible with the low and medium density developments in the vicinity. The massing of the proposed project fits with the surrounding area, in that the site is bordered by low to medium density residential development, and its clustered design minimizes impacts to the Rodeo Creek Gulch riparian corridor. The project would have very little frontage along Mattison Lane, and would be setback from that street, thereby reducing its visibility from the public vantage point of Mattison Lane. Public views of the proposed development from Maciel Avenue, located to the west of the project site, would also be limited in that the project site is setback about 300 feet from Maciel Avenue and because other existing and proposed development would limit visibility toward the project site from the Maciel Avenue right-of-way.

3. That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and/or the community in which the planned unit development is located, and that such benefits are specified by the Board of Supervisors in connection with its approval of the PUD, and that any conditions required to achieve such benefits are incorporated into the project and made conditions of approval; and

This finding can be made, in that the Planned Unit Development (PUD) standards allow modifications to the site standards of the R-1-6-D zone district to allow the location of structures for a small lot townhome-style development. The proposed modifications to setbacks, lot coverage, and floor area ratio for the residential structures will result in a clustered townhome development of an underutilized site. The degree of departure from development is necessary to allow for the

proposed townhome-style development; however, the overall layout, design and density of the development is consistent with the applicable zone district as allowed under Density Bonus Law. Small-lot style townhome developments support higher single-family densities and more attainable housing costs, which is a benefit to the community.

Since the project would add a traffic volume of more than one percent at an intersection which is already operating at LOS F under existing conditions, and no other feasible improvements are available to mitigate project volumes, an overriding finding of public necessity and/or benefit is also being sought in support of the project per General Plan Policy 3.12.1. An overriding finding of public necessity and/ or benefit can be made in that while there are no feasible improvements to mitigate project LOS, the project provides small-lot townhome-style development and four affordable units which supports higher single-family densities and more attainable housing costs, which is a benefit to the community. The project also includes a voluntary dedication of APN No. 029-061-19 as a pedestrian and bike easement. This easement dedication can be utilized by the Santa Cruz County Parks Department for the future design and development of a trail or accessway for bicycle and pedestrian use. Development of the easement could potentially include an overcrossing bridge connection to Coffee Lane Park, located on the west side of Rodeo Creek Gulch, or alternatively, a viewing deck overlooking Rodeo Creek Gulch. Provision of this easement is voluntary on behalf of the Applicant, and would result in public benefit, and the opportunity for future improvements for improved bicycle and pedestrian connectivity for the surrounding neighborhood. Also, existing transit services near the project site are provided by the Santa Cruz Metro Transit District. The project site is within ½ mile of a bus stop, which is located on Capitola Road near Maciel Avenue. There are two local bus lines (Route 69A and 69W) that serve the immediate project area.

The project's public benefits are incorporated into the project design and conditions of approval including the provision of 25 clustered townhome-style homes with four affordable units, and a voluntary public easement dedication for pedestrian and bicycle circulation improvements.

4. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan. [Ord. 5429 § 4, 2022].

This finding can be made, in that the project is consistent with the General Plan/Local Coastal Program Land Use Plan and the R-UL (Urban Low Density) General Plan Designation as allowed under Density Bonus Law. The subject property is not located in the Coastal Zone.

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.

The proposed division of land, its design, and its improvements, will be consistent with the General Plan as provided by Density Bonus Law. The project results in 25 single-family dwelling units on 25 lots located in the R-UL (Urban Low Density Residential) General Plan land use designation. Pursuant to Density Bonus Law, the project is consistent with the allowable density, and the project would build 25 of the 37 units for which they were eligible at the time that the project was deemed complete.

The proposed residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan. Density Bonus provisions of State Law are incorporated into the General Plan and implemented in SCCC Chapter 17.12.

The subject Application was deemed complete on February 23rd, 2024, prior to the adoption of the Sustainability Update Codes, which became effective on March 15th, 2024. Under both the prior and the updated General Plan and County Code, a higher density would be allowed on the project site than the density currently proposed. Per County Code Section 17.12.060, density bonuses over maximum allowable residential density are applied as of the date of application, and in this case, the Application was submitted to the County on May 23rd, 2022, predating the amended Code and General Plan adopted per the Sustainability Update. Though a higher density could be sought at the project site both prior to and after adoption of the Sustainability Update, and the Applicant is not precluded from seeking a higher or lower density, the Applicant has elected to proceed with the original density bonus project of 25 units as designed and proposed by this project, for which they are eligible. Per current General Plan Policy BE-2.1.9, as summarized, a development on a site within the USL zoned for multi-family use cannot be approved at a density range below the designated density range except where written findings required by California Government Code 65589.5 have been made; or the approving body makes findings that unusual site conditions exist that render minimum density infeasible, or that development at minimum density would conflict with regulations in SCCC Title 16, or would be in conflict with policies and regulations in the LCP protecting coastal resources and no alternate design could achieve this minimum density. It is noted that the project is not located on a site zoned for multifamily use, thus this policy does not apply to the project, and the density, as proposed, is in conformance with the General Plan.

The project is further consistent with the General Plan in that the full range of urban services are available, including public water and sewer service.

All units will be accessed by a newly created interior roadway. The proposed roadway and

sidewalk design provides adequate and safe vehicular and pedestrian access.

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

Therefore, this finding can be made.

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

This finding can be made, in that the use of the property will be residential in nature and unit densities meet the minimum standards for the R-1-6-D (Single Family Residential - 6,000 square feet minimum - Designated Park Site Combining District) zone district where the project site is located. The Planned Unit Development (PUD) allows modifications to the site standards of the R-1-6-D zone district, applicable to the site when the project was deemed complete on February 23rd, 2024. The Planned Unit Development would allow the project, as designed, to provide three- and four-bedroom units containing sufficient parking and open space, along with the necessary site improvements such as access. Three- and four-bedroom homes are an attractive housing type for families, and the design of the small-lot, townhome-style subdivision would be compatible with the housing types promoted by the zone district, Density Bonus Law, and the surrounding neighborhood. The design of the subdivision and PUD also allows for the creation of a large common area that will ensure protection of the riparian corridor as well as provide for shared open space opportunities for residents via an on-site park.

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

This finding can be made in that technical reports prepared and accepted for the property (including a geotechnical report, biotic report, historic evaluation, archaeological report, and arborist report) conclude that the site is suitable for residential development, and the proposed units are properly configured to allow development of a residential subdivision.

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, as conditioned, no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site. Chapter 16.32 of the SCCC requires mitigation of impacts identified in a biotic assessment, and the recommendations in the project biotic assessment are included in the Conditions of Approval and the Mitigation Monitoring and Reporting Program (MMRP).

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

This finding can be made, in that as conditioned, municipal water and sewer services would be

available to serve the proposed units. The proposed driveway and frontage improvements will comply with the Public Works Division standards and further meets all standards for safe multi-modal circulation. As designed, no serious health problems are anticipated to result from the proposed project.

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

This finding can be made in that the proposed subdivision, as designed, would not conflict with any such easements.

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

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

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood primarily consists of residential development. The proposed residential subdivision is compatible with the architectural styles in the neighborhood and the surrounding pattern of development.

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

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

This finding can be made, in that the proposed location of the subdivision and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6-D, R-1-4, PR (Single Family Residential - 6,000 square feet minimum - Designated Park Site Combining District, Single Family Residential - 4,000 square feet minimum District, Parks, Recreation, and Open Space District) zone district as the primary use of the property will be a residential subdivision and the Planned Unit Development (PUD) standards allow modifications to the site standards for the R-1-6-D zone district. Additionally, the proposed driveway improvements along Mattison Lane will comply with Public Works Division standards and the proposed internal roadway would meet necessary findings for approval of a Roadway/Roadside Exception.

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

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the R-UL, R-UM, O-U (Urban Low Density Residential, Urban Medium Density Residential, Parks, Recreation, and Open Space) land use designation in the County General Plan as allowed under Density Bonus Law.

The project is further consistent with the General Plan in that the full range of urban services are available, including public water and sewer service.

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

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

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

This finding can be made, in that environmental review has been performed for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on September 11, 2024. A preliminary determination to issue a Mitigated Negative Declaration (Exhibit A) was made on September 16, 2024.

The environmental review process focused on the potential impacts of the project in the areas of biological resources, cultural resources, geology and soils, transportation, and other topic areas. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

The mandatory public comment period expired on October 16, 2024, with comments received from the California State Department of Fish and Wildlife (CDFW), the Monterey Bay Air Resources Board (MBARD), and the Department of Toxic Substances Control (DTSC). To address all of the comments received, additional mitigations have been added to the environmental documents to address and are reflected in the Conditions of Approval for this project. The environmental document was updated with amended mitigations to address potential impacts to bats, nesting birds, and western pond turtles. Construction best management practices (BMPs) were added and/or amended for building demolition/hazardous materials.

There is no substantial evidence in the record that the project will have a significant effect on the environment.

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

This finding can be made, in that the proposed subdivision seeks an overriding finding of public necessity and/or benefit sought by the project per General Plan Policy 3.12.1.

A preliminary transportation analysis (Hexagon Transportation Consultants, Inc., dated October 4, 2022) was provided for the proposed project. After accounting for the trips generated by the existing homes, the project is expected to generate about 166 net new daily trips, with 12 morning peak hour trips (three in, nine out) and 14 evening peak hour trips (nine in, five out). The County requires a formal traffic impact analysis if the project would generate 20 or more morning or evening peak hour vehicle trips. However, as indicated in the transportation analysis provided, the project would generate fewer than 20 peak hour trips in either the morning or evening. Therefore, a formal traffic impact analysis is not required for this project. The development is subject to Live Oak Transportation Improvement (TIA) fees at the current rate per the County Unified Fee Schedule, currently \$6,000 for each new lot created.

Traffic conditions at the study intersections were also evaluated using level of service (LOS). According to the General Plan, LOS C is considered as the objective, but it accepts LOS D as the minimum acceptable level of service at both signalized and unsignalized intersections where costs,

right-of-way requirements, or environmental impacts of maintaining LOS under this policy are excessive, capacity enhancement may be considered infeasible. A development is said to create an operational deficiency at a signalized intersection if for either peak hour, either of the following occurs: 1. The level of service at the intersection degrades from an acceptable level (LOS D or better for local intersections under no-project conditions to an unacceptable level (LOS E or F) under project conditions, or 2. The level of service at the intersection is an unacceptable level (LOS E or F) under no-project conditions and the volume capacity (v/c) ratio of the sum of all critical movements at the intersection increases by one percent or more with the project.

The added project trips to the southbound approach at the Maciel Avenue/ Capitola Road intersection would increase the critical movement by more than one percent under project conditions, which would create an operational deficiency; however, the intersection would not meet signal warrant requirements, and no other feasible improvements are available. Because the project would add a traffic volume exceeding one percent at an intersection which is already operating at LOS F under existing conditions, and because no other feasible improvements are available to mitigate project volumes, an overriding finding of public necessity and/or benefit sought by the project per General Plan Policy 3.12.1. Findings for overriding public necessity and/or benefit are included with the Planned Unit Development findings of this report.

Existing transit services near the project site are provided by the Santa Cruz Metro Transit District. The project site is within ½ mile of a bus stop, which is located on Capitola Road near Maciel Avenue. There are two local bus lines (Route 69A and 69W) that serve the immediate project area.

The full range of urban services are available for the proposed project, including public water and sewer service.

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

This finding can be made, in that the proposed townhouse-style subdivision is consistent with the land use intensity and density of the neighborhood as designated by the General Plan, implementing ordinances and as allowed under State Density Bonus Law.

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

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

Site Development Permit Findings

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

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

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

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

**Subdivision & Residential Development Permit
Conditions of Approval**

Property located at 2450 Mattison Lane, in the Live Oak Planning Area.
APNs: 029-391-01, 029-391-02, 029-391-03, 029-061-19

Subdivision & Residential Development Permit 221077

Tract No.: 1622

Applicant: Swift Consulting Service

Property Owner(s): Claudio Locatelli

Assessor's Parcel Numbers: 029-391-01, 029-391-02, 029-391-03, 029-061-19

Property Address and Location: Property located on the south side of Mattison Lane at 2450
Mattison Lane in Live Oak

Planning Area: Live Oak

Exhibit E: Tentative Map, prepared by Hanagan Land Surveying;
Preliminary Improvement Plans, prepared by Ifland Engineers;
Architectural Plans, prepared by Thacher & Thompson Architects;
Landscape Plans, prepared by Gregory Lewis Landscape Architect.

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

- I. This permit authorizes the construction of a Planned Unit Development and Subdivision as indicated on the approved Exhibit "E" for this permit. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date, and return to the Planning Division one copy of the approval to indicate acceptance and agreement with the conditions thereof.

- II. Subdivision and Planned Unit Development
 - A. This subdivision and residential development, and all improvements associated with this project, shall be subject to the requirements of the Subdivision conditions of approval and the Planned Unit Development conditions of approval (under separate heading) for this project.

 - B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Mitigated Negative Declaration as required by the California Department of Fish and Game mitigation fees program.

- III. A Final Map for this subdivision shall be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final Map shall be submitted to the County Surveyor (Public Works Division) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be undertaken prior to recording the Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
- A. The Final Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety, shall remain fully applicable.
 - B. This land division shall result in no more than twenty-five (25) residential parcels, and common area for access, utilities, and landscaping.
 - C. The following items shall be shown on the Final Map:
 - 1. Building envelopes, common area and/or building setback lines shall be located according to the approved Tentative Map and Planned Unit Development permit conditions of approval. The building envelopes for the residential units shall conform to the dimensioned building footprints indicated on the Tentative Map.
 - 2. A note stating that the common area parcel is "not a building site" shall be added to the Final Map.
 - 3. Show the site area of each lot to nearest square foot.
 - 4. The owner's certificate shall include:
 - a. A dedication of the common area as a public utilities easement.
 - b. A dedication of Assessor's Parcel Number 029-061-19 as a Public Access Easement for all modes of transportation except automobiles, including but not limited to bicyclists, pedestrians, skateboarders, wheelchairs, carts, baby strollers, personal mobility devices, and other similar non-motorized or electric-assisted devices. Easement is restricted to expeditious through travel only; no loitering.
 - D. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit, or no sooner than final inspection if required by Government Code Section 66007, on lots created by this subdivision:
 - 1. New parcel numbers for all of the parcels shall be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless this requirement is waived by the Building Official.

2. Lots shall be connected for water service to the City of Santa Cruz Water District. All regulations and conditions of the water district shall be met.
3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
4. Demolition Permit(s) shall be obtained from the County of Santa Cruz Building Official for the existing structures.
 - a. All of the requirements of the Monterey Bay Unified Air Pollution Control District shall be met in the demolition of the existing structures.
5. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, and Perspective Drawings as stated or depicted in the approved Exhibit "E" and shall also meet the following conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards specified in the Planned Unit Development conditions (under a separate heading). Development standards for the applicable zone district (R-1-6-D) shall apply to any development standards not specified in the Planned Unit Development conditions.
6. All future development on the lots shall comply with the requirements of the approved geotechnical report(s).
7. The contact information for the archeologist of record shall be provided with the building permit application(s).
8. Prior to building permit issuance for any dwelling, a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located shall be submitted.
9. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Public Works and Planning Divisions. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.

2. All drainage structures, including retention and detention facilities, shall be permanently maintained by the Homeowners Association.
- F. As indicated on the Tentative Map, a portion of roads and shared walkways through the development shall remain open for public pedestrian and bicycle ingress and egress extending from the EVA to the south to Mattison Lane and the pedestrian/bike easement to the north. Signage shall be installed indicating the public pathway through the site.
- G. Internal guest parking spaces shall be for visitors only. Signage shall be installed to read, "Visitor Parking Only".
- H. Engineered improvement plans for all water line extensions required by the City of Santa Cruz Water District shall be submitted for the review and approval of the water agency.
- I. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- J. All requirements of the Central Fire Protection District shall be met.
- K. All requirements of the Environmental Planning Section shall be met, including the following:
1. A Cultural Resource Monitoring Plan shall be developed for the Project that provides details for a targeted monitoring program based on Project elements (horizontal and vertical impacts) where they intersect with precolonial (impacts below two feet deep) and historic-era (impacts below one foot) resource sensitivity. This plan shall be submitted with the subdivision improvement plans.
 2. Subdivision improvement plans shall provide contact information for the project arborist and include a note that plans must conform to the recommendations of the arborist report.
 3. Prior to approval of the subdivision improvement plans the Applicant shall submit an original signed Consultant Plan Review Form, prepared by the consulting arborist, Kurt Fouts, to Environmental Planning.
 4. The Riparian and Oak Woodland Mitigation and Monitoring Plan shall be implemented as described in the attached Mitigation Monitoring and Reporting Program.

- L. Park dedication in-lieu fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$9,400 per parcel but are subject to change. Additional Park dedication in-lieu fees shall be calculated based on the habitable square footage of the proposed dwellings and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- M. Add a note to the Final Map that Child Care development fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$0.85 per square foot but are subject to change. Child Care development fees shall be calculated and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- N. Transportation improvement fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$3,000 per unit but are subject to change.
- O. Roadside improvement fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$3,000 per unit but are subject to change.
- P. Prior to recordation of the Final Map, the applicant shall enter into an Affordable Housing Participation and Density Bonus Agreement in a form provided by the County Housing Division to set forth all required details for development and sale of the affordable units in the project compliant with SCCC Chapters 17.10 and 17.12. The Agreement shall be recorded against the project site prior to recordation of a Final Map or issuance of a Building Permit for the project, whichever occurs first.
 - 1. The applicant shall provide four (4) designated affordable units for sale. Two of the four units shall be restricted for sale to low-income households, and two of the four units shall be restricted for sale to moderate-income households.
 - 2. Owner/seller shall coordinate with County Housing Staff to implement a random drawing to select buyers of affordable units, as set forth in the Agreement referenced above.
 - 3. Comply with the conflict-of-interest provisions in SCCC 17.10.
 - 4. Affordable units in Density Bonus projects may not be substituted with in-lieu fee payments or off-site units.
- Q. Submit and secure approval of engineered improvement plans from the Public Works Division and the Planning Division for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150 percent of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements.

5. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
6. In the event that right-of-way per Plan Line has also been offered by the neighboring property (APN 029-391-04) prior to the approval of the Final Map for this subdivision by the Board of Supervisors, then improvements per Plan Line specifications for the Mattison Lane corner shall be constructed. The Applicant would receive a fee credit for any bulb out improvements constructed within the neighboring property frontage. In the event that right right-of-way per Plan Line has not been offered by the neighboring property (APN 029-391-04) prior to the approval of the Final Map for this subdivision, then construction of the subject Plan Line improvements would not be required.
7. The construction of the proposed interior roadway shall include a 22-foot-wide paved road section with a 4.5-foot-wide landscape strip, and a 4.5-foot-wide separated sidewalk and a 22-foot-wide paved road section with a 4.5-foot-wide landscape strip, a 4.5-foot-wide separated sidewalk, and an 8-foot-wide parking lane.
8. The proposed interior access road, sidewalks, and frontage improvements shall be constructed per the approved improvement plans for this permit, except as modified by these conditions and approved per a Roadside/Roadway Exception to vary from County standards.
9. The improvement plans shall be revised to indicate that the roadway (Mattison Lane) will be repaved (or slurry-sealed at a minimum) across the entire roadway width in the road segments where utility trenching or other asphalt cutting and removal occurs, per the Public Works Division Road Engineering standards. This work shall be performed after utilities and all other roadway improvements have been installed. Paint striping and traffic markings shall be replaced after repaving, if applicable.
10. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Public Works Division and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Final Map.

- R. Submit a final Landscape Plan for the entire site for review and approval by the Planning Division and the local water district. The landscape plan shall specify plant species, their size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the City of Santa Cruz water conservation regulations:
1. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 2. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. *At least 50 percent of the plantings in the front yards of each lot are required to be native plants.* Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately. *(Condition modified by Planning Commission at the December 11, 2024 hearing)*
 3. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - a. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - b. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.

- c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
 - S. All planting shall conform to the landscape plan shown as part of Exhibit “E”.
- II. Prior to any site disturbance or physical construction on the subject property the following conditions shall be met:
 - A. Pre-Construction Meeting: In order to ensure that mitigation measures are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The meeting shall involve all relevant parties including the project applicant, construction supervisor, grading contractor supervisor, project arborist, civil engineer, project biologist, and Santa Cruz County Environmental Planning staff. A Tribal Monitor from the Amah Mutsun Tribal Band shall also be invited as a part of subsurface undertakings. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time. Results of preconstruction biological surveys will also be collected at that time.
 - B. All required biological surveys shall be conducted prior to site disturbance or tree removals on the property, per the requirements of the Mitigation Monitoring and Reporting Program.
- III. All future construction within the property shall meet the following conditions:
 - A. During preparation of the subdivision improvements, a qualified archaeologist shall be on-site to monitor the initial excavation of the project and a Tribal Monitor representative from the location’s Native American community (such as the Amah Mutsun Tribal Band) shall be invited to attend subsurface undertakings.
 - B. In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Planning Director shall be notified, and the archaeologist shall examine the find and make appropriate recommendations prior to the issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring shall be submitted to the Environmental Resource Planner.
 - C. In the event human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Cruz County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the

Coroner shall notify the NAHC immediately. Once NAHC identifies the most likely descendants, the descendant will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- E. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Public Works Division for any work performed in the public right of way. All work shall be consistent with the Public Works Division Design Criteria unless otherwise specifically excepted by these conditions of approval.
- F. No land clearing, grading, or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion control plan that may or may not be granted.
- G. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- H. All site improvements shown on the final approved building permit plans shall be installed.
- I. Any site lighting shall be directed onto the project site and away from adjacent properties. Light sources shall not be visible from adjacent properties.
- J. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- K. Additional impervious areas shall be submitted to the County for review and approval and include updates to the mitigation features.
- L. Construction of improvements shall comply with the requirements of the approved geotechnical report(s). The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).

- M. All required improvements shall be installed and inspected by the Public Works Division and Planning Division prior to final inspection clearance for any new structure on the new lots.

- N. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures, which include MBARD recommendations, during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless the Building Official has in advance authorized a temporary exception to this time restriction to construction activities to occur outside of those hours; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - 3. Avoid all grading activities during periods of high wind (over 15 mph).
 - 4. Cover all trucks hauling dirt, sand, or loose materials.
 - 5. Cover inactive storage piles.
 - 6. Maintain at least two feet of freeboard in haul trucks.
 - 7. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - 8. Construction Equipment. To further reduce construction emissions, MBARD recommends using cleaner than required equipment that conforms to the California Air Resources Board's (CARB) Tier 3 or Tier 4 emission standards. It is further recommended that whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity, or biodiesel. This would have the added benefit of reducing diesel exhaust emissions.
 - 9. Portable or Stationary Engines. If a generator, boiler, or another stationary source of air pollutants is needed to support the construction process or will be installed for use in the operation of the project, a permit may be required. Per MBARD Rule 201, any stationary piston-type internal combustion engine of greater than or equal to 50 brake horsepower (bhp) requires an MBARD Permit to Operate. Please contact MBARD's Engineering Division at 831-647-9411 if there are any questions regarding the permitting process.

10. Portable Equipment Registration Program. If project construction uses portable equipment registered with the California Air Resources Board (CARB) in the Portable Equipment Registration Program (PERP), MBARD must be notified within two working days of commencing operations when a registered unit will be at a location for more than five days. Portable equipment not registered with CARB may be subject to MBARD permit requirements. Please contact MBARD Engineering Division at 831-647-9411 if there are any questions regarding the permitting process.
 11. The Applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry
- O. One construction/security trailer is allowed on the site during the construction. The location of the trailer shall conform to requirements per County Code Section 13.10.683 or any successor ordinance. A building permit is required for the installation of the construction trailer and the construction trailer shall be removed from the site prior to final inspection of the subdivision.
- IV. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

VI. Mitigation Monitoring and Reporting Program

VII. The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed in the adopted Mitigation Monitoring and Reporting Program (MMRP). The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.136 of the Santa Cruz County Code.

VIII. Mitigation measures

See adopted MMRP pages.

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

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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

Application #: 221077
APN: 029-391-01, -02, -03, 029-061-19
Owner: Claudio Locatelli

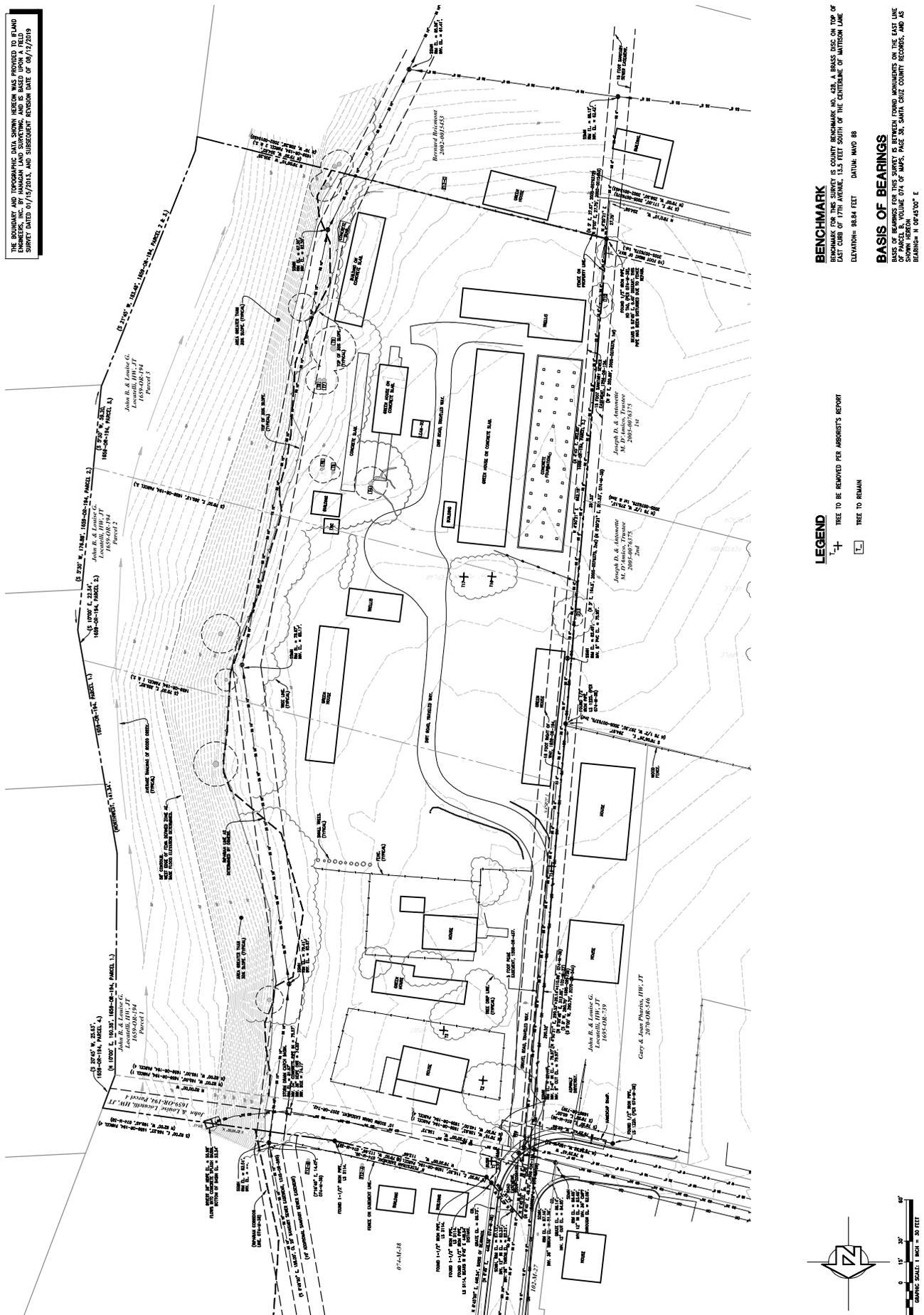
Mitigated Negative Declaration (CEQA Document)

Application Number 221077
(on file with the CDI Planning Division - <https://cdi.santacruzcountyca.gov/>)

NO.	REVISION	DATE
1	REVISION FOR REVIEW COMMENTS	1/12/23
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOT FOR CONSTRUCTION

PRELIMINARY

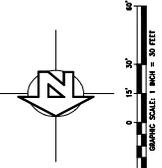


THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON WAS PROVIDED TO IFLAND ENGINEERS BY JOHN R. & LINDSEY G. LEONARDI, CIVIL ENGINEERS, INC. (APN 029-061-19) SURVEY DATED 01/15/2013, AND SUBSEQUENT REVISION DATE OF 08/12/2019.

BENCHMARK
BENCHMARK FOR THIS SURVEY IS COUNTY BENCHMARK NO. 426, A BRASS DISC ON TOP OF EAST CURB OF 17TH AVENUE, 13.5 FEET SOUTH OF THE CENTERLINE OF MATTISON LANE
ELEVATION: 88.84 FEET DATUM: MVD 88

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TRUE NORTH AS SHOWN ON THE EAST LINE OF PARCELS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND
 TREE TO BE REMOVED PER ASSUROR'S REPORT
 TREE TO REMAIN



PHASING NOTE

THIS PROJECT IS BEING DEVELOPED IN TWO PHASES. PHASE 1 WILL BE LIMITED TO A MAXIMUM OF 19 UNITS BASED ON PARCEL AND FOUR PARCELS BEING DEVELOPED. THIS PLAN SHOWS DEVELOPMENT OF PHASE 1. PHASE 2 DEVELOPMENT WILL BE DEVELOPED IN PHASE 2. CONSTRUCTION DOCUMENTS FOR PHASE 2 WILL BE PREPARED FOR PHASE 1. IN GENERAL, AS THE PHASE DEVELOPMENT PROGRESSES, THE PHASING OF THE PROJECT WILL BE PART OF PHASE 1. THE WATER AND SS CONNECTIONS TO THE NEIGHBORING PROPERTY WILL ALSO BE PART OF PHASE 1.

ESTIMATED EARTHWORK QUANTITIES

2,600 CUBIC YARDS CUT
 1,000 CUBIC YARDS FILL
 1,600 CUBIC YARDS CUT
 1,000 CUBIC YARDS FILL

NOTE: ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, UTILITY TRENCH VOLUMES OR ANY FOUNDATIONS. * REFERRED TO SITE CONDITIONS.

2. MATERIAL AND EX. DIMENSION FACTOR ON ALL CUT MATERIAL. THAT ESTIMATES ARE CORRECT.

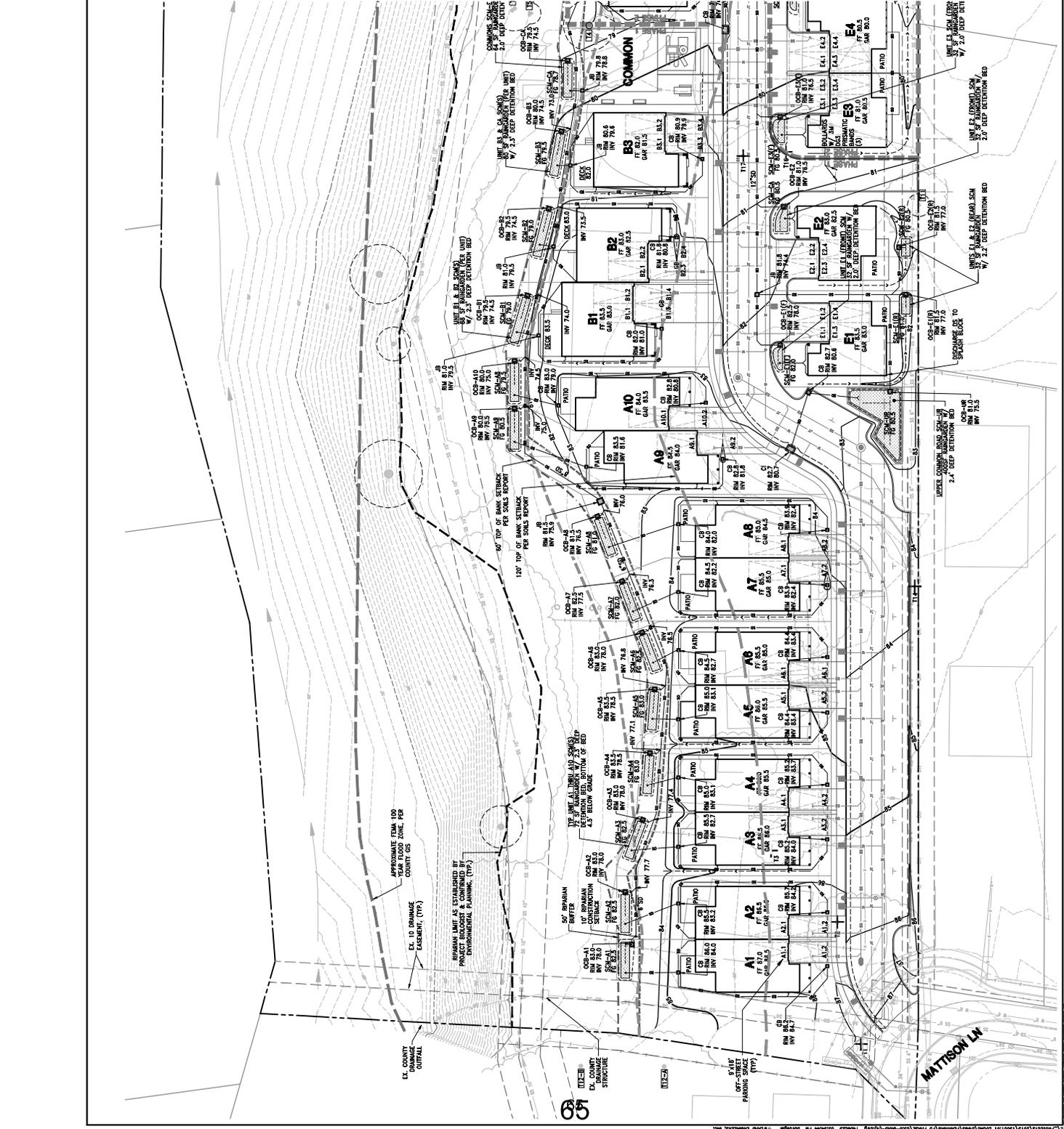
TREE LEGEND

TREE TO BE REMOVED PER ARBORIST'S REPORT
 TREE TO REMAIN
 CRITICAL ROOT ZONE (CRZ) OVER EXCAVATION AND RECOMPACTION SHALL NOT OCCUR WITHIN CRZ.

NOTES

1. ALL COMPACTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY DATA PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY THE STRUCTURAL SECTION FOR SLOPE ON GRADE FLOORS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO ALL STORM DRAIN PIPES SHOWN HEREON SHALL BE MINIMUM 6" DIAMETER UNLESS NOTED OTHERWISE. FINAL SIZING TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
4. ALL STORM DRAIN PIPES SHALL BE DISCHARGED TO ROOFS DRAIN AS SHOWN ON CONSTRUCTION DOCUMENT PHASE.
5. C.S.I. THE COMPANY WILL BE DISCHARGED TO ROOFS DRAIN AS SHOWN ON CONSTRUCTION DOCUMENT PHASE.
6. REFER TO C&G FOR NOTES REGARDING DRAINAGE SYSTEM DESIGN AND STORMWATER MITIGATION MEASURES.

SEE SHEET C3.1





APPROXIMATE FEMA 100 FLOOD ZONE, PER COUNTY GIS

BOUNDARY LINE AS ESTABLISHED BY PROJECT BUDGET & CONFIRMED BY ENVIRONMENTAL PLANNING, (TIP)

50' WIDENING BUFFER 10' WIDENING CONSTRUCTION STRIP

4" SEWER LATERAL (10')

1" COMBO DOW & FIRE SERVICE

6" WATER SERVICE (FINAL SIZE TO BE DETERMINED BY DESIGN CONSULTANT)

(C) UTILITY POLE

APPROXIMATE DISTANCE TO NEAREST FIRE HYDRANT (#1175) - CHARLENE LANE - 380 FEET

(C) WATER SERVICES TO BE RECOMMENDED



SEE SHEET C5.1

FIRE FLOW DATA

FLOW DATA PROVIDED BY CITY OF SANTA CRUZ WATER DEPARTMENT DATED 10/12/2021

HYDRANT #	STATUS	ISSUE	RECOMMENDED FLOW (GPM)	EXISTING FLOW (GPM)	TEST DATE
1275	75	64	822	2043	3/22/2011
1827	74	64	1113	2787	3/22/2011

NOTE: REQUIRED FIRE FLOW IS 1,000 GALLONS PER MINUTE FOR 120 MINUTES PER CENTRAL FIRE PROTECTION DISTRICT.

APPROXIMATE DISTANCE TO NEAREST FIRE HYDRANT (#1175) - CHARLENE LANE - 380 FEET

SCALE: 1" = 30'

NOTES

1. FINAL PLANS SHALL BE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. FINAL PLANS SHALL PROVIDE THE TYPE, MODEL, AND SIZE OF NEW FIRE HYDRANTS.
3. NEW HYDRANTS AND MAINS SHALL BE INSTALLED PRIOR TO ROADWAY CONSTRUCTION.
4. ROADS, TURNAROUNDS, FIRE LANES, AND FIRE LAKE STORAGE SHALL MEET THE MINIMUM REQUIREMENTS OF THE COUNTY OF SANTA CRUZ AND THE CENTRAL FIRE DISTRICT ORDINANCES/STANDARDS. TO BE DETERMINED BY THE DESIGN CONSULTANT.
5. ALL UTILITY LINES SHALL BE LOCATED AND ABANDONED PER SDG&D PR 55-15. APPLICANT SHALL REQUEST A SEPARATE SEWER LATERAL ABANDONMENT PERMIT.

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
9/27/23	REVISION FROM PREVIOUS SHEET (DATE & SHEET)

3900 SERRANO AVE, SUITE 300
 SANTA CRUZ, CA 95060
 TEL: 831.435.0933
 FAX: 831.435.0938
ISLAND ENGINEERS
 CIVIL ENGINEERING • LAND PLANNING • SURVEILLING
 ARCHITECTURAL DESIGN



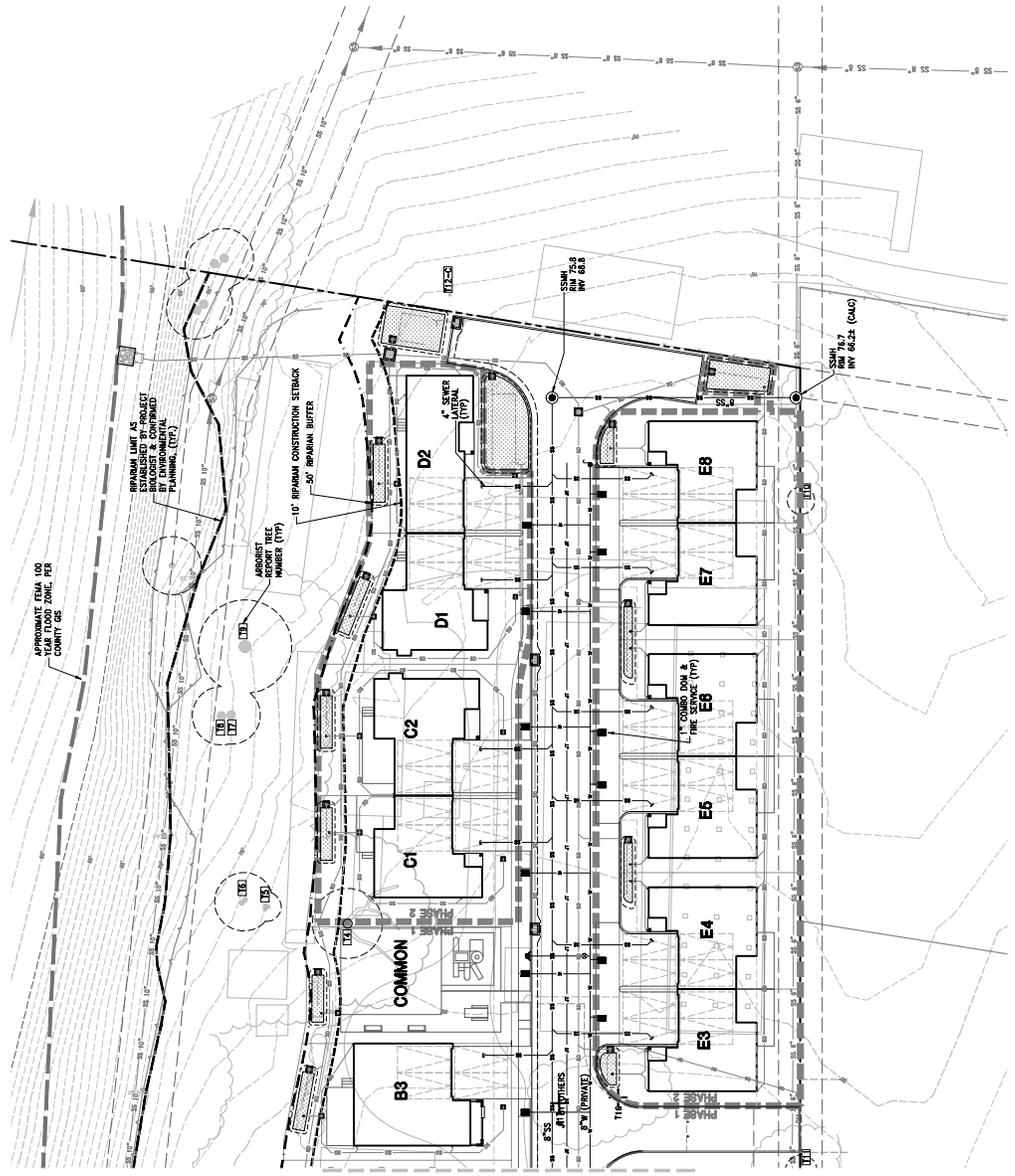
LOCATELLI SUBDIVISION
 UTILITY PLAN (SOUTH)
 MATTISON LANE, SANTA CRUZ COUNTY, CALIFORNIA

DATE	1/10/2023
DRAWN	DD
CHECKED	DD
DESIGN DEVELOPMENT PHASE	
APN 029-391-01, 02, 03	
& APN 029-061-19	

SHEET **C5.1**
 JOB NO. 13001.01

NOT FOR CONSTRUCTION

PRELIMINARY



SEE SHEET C5.0

PLAN VIEW
 SCALE: 1" = 20'

PROJECT IMPERVIOUS SURFACE TABULATION (SF)

UNIT - PHASE	ROOF	DRIVE/ROAD	PATIO/PERKALK	TOTAL IMP.	DECK (PERF.)
A1 - 1	1383	125	158	1333	
A2 - 1	1383	181	158	1722	
A3 - 1	1383	181	158	1722	
A4 - 1	1383	181	158	1722	
A5 - 1	1383	181	158	1722	
A6 - 1	1383	181	158	1722	
A7 - 1	1383	181	158	1722	
A8 - 1	1383	181	158	1722	
A9 - 1	1383	181	158	1722	
A10 - 1	1383	234	158	1775	
B1 - 1	1619	572		2192	100
B2 - 1	1619	572		2192	100
B3 - 1	1605	309		1914	146
B4 - 1	1317	514		1831	146
B5 - 1	1318	420		1738	146
B6 - 1	1318	420		1738	146
B7 - 1	1318	420		1738	146
B8 - 1	1318	420		1738	146
B9 - 1	1318	420		1738	146
B10 - 1	1318	420		1738	146
B11 - 1	1318	420		1738	146
B12 - 1	1318	420		1738	146
B13 - 1	1318	420		1738	146
B14 - 1	1318	420		1738	146
B15 - 1	1318	420		1738	146
B16 - 1	1318	420		1738	146
B17 - 1	1318	420		1738	146
B18 - 1	1318	420		1738	146
B19 - 1	1318	420		1738	146
B20 - 1	1318	420		1738	146
B21 - 1	1318	420		1738	146
B22 - 1	1318	420		1738	146
B23 - 1	1318	420		1738	146
B24 - 1	1318	420		1738	146
B25 - 1	1318	420		1738	146
B26 - 1	1318	420		1738	146
B27 - 1	1318	420		1738	146
B28 - 1	1318	420		1738	146
B29 - 1	1318	420		1738	146
B30 - 1	1318	420		1738	146
B31 - 1	1318	420		1738	146
B32 - 1	1318	420		1738	146
B33 - 1	1318	420		1738	146
B34 - 1	1318	420		1738	146
B35 - 1	1318	420		1738	146
B36 - 1	1318	420		1738	146
B37 - 1	1318	420		1738	146
B38 - 1	1318	420		1738	146
B39 - 1	1318	420		1738	146
B40 - 1	1318	420		1738	146
B41 - 1	1318	420		1738	146
B42 - 1	1318	420		1738	146
B43 - 1	1318	420		1738	146
B44 - 1	1318	420		1738	146
B45 - 1	1318	420		1738	146
B46 - 1	1318	420		1738	146
B47 - 1	1318	420		1738	146
B48 - 1	1318	420		1738	146
B49 - 1	1318	420		1738	146
B50 - 1	1318	420		1738	146
B51 - 1	1318	420		1738	146
B52 - 1	1318	420		1738	146
B53 - 1	1318	420		1738	146
B54 - 1	1318	420		1738	146
B55 - 1	1318	420		1738	146
B56 - 1	1318	420		1738	146
B57 - 1	1318	420		1738	146
B58 - 1	1318	420		1738	146
B59 - 1	1318	420		1738	146
B60 - 1	1318	420		1738	146
B61 - 1	1318	420		1738	146
B62 - 1	1318	420		1738	146
B63 - 1	1318	420		1738	146
B64 - 1	1318	420		1738	146
B65 - 1	1318	420		1738	146
B66 - 1	1318	420		1738	146
B67 - 1	1318	420		1738	146
B68 - 1	1318	420		1738	146
B69 - 1	1318	420		1738	146
B70 - 1	1318	420		1738	146
B71 - 1	1318	420		1738	146
B72 - 1	1318	420		1738	146
B73 - 1	1318	420		1738	146
B74 - 1	1318	420		1738	146
B75 - 1	1318	420		1738	146
B76 - 1	1318	420		1738	146
B77 - 1	1318	420		1738	146
B78 - 1	1318	420		1738	146
B79 - 1	1318	420		1738	146
B80 - 1	1318	420		1738	146
B81 - 1	1318	420		1738	146
B82 - 1	1318	420		1738	146
B83 - 1	1318	420		1738	146
B84 - 1	1318	420		1738	146
B85 - 1	1318	420		1738	146
B86 - 1	1318	420		1738	146
B87 - 1	1318	420		1738	146
B88 - 1	1318	420		1738	146
B89 - 1	1318	420		1738	146
B90 - 1	1318	420		1738	146
B91 - 1	1318	420		1738	146
B92 - 1	1318	420		1738	146
B93 - 1	1318	420		1738	146
B94 - 1	1318	420		1738	146
B95 - 1	1318	420		1738	146
B96 - 1	1318	420		1738	146
B97 - 1	1318	420		1738	146
B98 - 1	1318	420		1738	146
B99 - 1	1318	420		1738	146
B100 - 1	1318	420		1738	146
LOWER RD - 2	13393	4739	2437	6059	354
UPPER RD - 2	13393	4739	2437	6059	354
PROJECT TOTAL	24686	27686	18700	72000	790
PHASE 1 TOTAL	21313	18508	8855	48676	437
PHASE 2 TOTAL	1400	498	1845	3743	353
PHASE 3 TOTAL	1400	498	1845	3743	353
PHASE 4 TOTAL	1400	498	1845	3743	353
PHASE 5 TOTAL	1400	498	1845	3743	353
PHASE 6 TOTAL	1400	498	1845	3743	353
PHASE 7 TOTAL	1400	498	1845	3743	353
PHASE 8 TOTAL	1400	498	1845	3743	353
PHASE 9 TOTAL	1400	498	1845	3743	353
PHASE 10 TOTAL	1400	498	1845	3743	353
PHASE 11 TOTAL	1400	498	1845	3743	353
PHASE 12 TOTAL	1400	498	1845	3743	353
PHASE 13 TOTAL	1400	498	1845	3743	353
PHASE 14 TOTAL	1400	498	1845	3743	353
PHASE 15 TOTAL	1400	498	1845	3743	353
PHASE 16 TOTAL	1400	498	1845	3743	353
PHASE 17 TOTAL	1400	498	1845	3743	353
PHASE 18 TOTAL	1400	498	1845	3743	353
PHASE 19 TOTAL	1400	498	1845	3743	353
PHASE 20 TOTAL	1400	498	1845	3743	353
PHASE 21 TOTAL	1400	498	1845	3743	353
PHASE 22 TOTAL	1400	498	1845	3743	353
PHASE 23 TOTAL	1400	498	1845	3743	353
PHASE 24 TOTAL	1400	498	1845	3743	353
PHASE 25 TOTAL	1400	498	1845	3743	353
PHASE 26 TOTAL	1400	498	1845	3743	353
PHASE 27 TOTAL	1400	498	1845	3743	353
PHASE 28 TOTAL	1400	498	1845	3743	353
PHASE 29 TOTAL	1400	498	1845	3743	353
PHASE 30 TOTAL	1400	498	1845	3743	353
PHASE 31 TOTAL	1400	498	1845	3743	353
PHASE 32 TOTAL	1400	498	1845	3743	353
PHASE 33 TOTAL	1400	498	1845	3743	353
PHASE 34 TOTAL	1400	498	1845	3743	353
PHASE 35 TOTAL	1400	498	1845	3743	353
PHASE 36 TOTAL	1400	498	1845	3743	353
PHASE 37 TOTAL	1400	498	1845	3743	353
PHASE 38 TOTAL	1400	498	1845	3743	353
PHASE 39 TOTAL	1400	498	1845	3743	353
PHASE 40 TOTAL	1400	498	1845	3743	353
PHASE 41 TOTAL	1400	498	1845	3743	353
PHASE 42 TOTAL	1400	498	1845	3743	353
PHASE 43 TOTAL	1400	498	1845	3743	353
PHASE 44 TOTAL	1400	498	1845	3743	353
PHASE 45 TOTAL	1400	498	1845	3743	353
PHASE 46 TOTAL	1400	498	1845	3743	353
PHASE 47 TOTAL	1400	498	1845	3743	353
PHASE 48 TOTAL	1400	498	1845	3743	353
PHASE 49 TOTAL	1400	498	1845	3743	353
PHASE 50 TOTAL	1400	498	1845	3743	353
PHASE 51 TOTAL	1400	498	1845	3743	353
PHASE 52 TOTAL	1400	498	1845	3743	353
PHASE 53 TOTAL	1400	498	1845	3743	353
PHASE 54 TOTAL	1400	498	1845	3743	353
PHASE 55 TOTAL	1400	498	1845	3743	353
PHASE 56 TOTAL	1400	498	1845	3743	353
PHASE 57 TOTAL	1400	498	1845	3743	353
PHASE 58 TOTAL	1400	498	1845	3743	353
PHASE 59 TOTAL	1400	498	1845	3743	353
PHASE 60 TOTAL	1400	498	1845	3743	353
PHASE 61 TOTAL	1400	498	1845	3743	353
PHASE 62 TOTAL	1400	498	1845	3743	353
PHASE 63 TOTAL	1400	498	1845	3743	353
PHASE 64 TOTAL	1400	498	1845	3743	353
PHASE 65 TOTAL	1400	498	1845	3743	353
PHASE 66 TOTAL	1400	498	1845	3743	353
PHASE 67 TOTAL	1400	498	1845	3743	353
PHASE 68 TOTAL	1400	498	1845	3743	353
PHASE 69 TOTAL	1400	498	1845	3743	353
PHASE 70 TOTAL	1400	498	1845	3743	353
PHASE 71 TOTAL	1400	498	1845	3743	353
PHASE 72 TOTAL	1400	498	1845	3743	353
PHASE 73 TOTAL	1400	498	1845	3743	353
PHASE 74 TOTAL	1400	498	1845	3743	353
PHASE 75 TOTAL	1400	498	1845	3743	353
PHASE 76 TOTAL	1400	498	1845	3743	353
PHASE 77 TOTAL	1400	498	1845	3743	353
PHASE 78 TOTAL	1400	498	1845	3743	353
PHASE 79 TOTAL	1400	498	1845	3743	353
PHASE 80 TOTAL	1400	498	1845	3743	353
PHASE 81 TOTAL	1400	498	1845	3743	353
PHASE 82 TOTAL	1400	498	1845	3743	353
PHASE 83 TOTAL	1400	498	1845	3743	353
PHASE 84 TOTAL	1400	498	1845	3743	353
PHASE 85 TOTAL	1400	498	1845	3743	353
PHASE 86 TOTAL	1400	498	1845	3743	353
PHASE 87 TOTAL	1400	498	1845	3743	353
PHASE 88 TOTAL	1400	498	1845	3743	353
PHASE 89 TOTAL	1400	498	1845	3743	353
PHASE 90 TOTAL	1400	498	1845	3743	353
PHASE 91 TOTAL	1400	498	1845	3743	353
PHASE 92 TOTAL	1400	498	1845	3743	353
PHASE 93 TOTAL	1400	498	1845	3743	353
PHASE 94 TOTAL	1400	498	1845	3743	353
PHASE 95 TOTAL	1400	498	1845	3743	353
PHASE 96 TOTAL	1400	498	1845	3743	353
PHASE 97 TOTAL	1400	498	1845	3743	353
PHASE 98 TOTAL	1400	498	1845	3743	353
PHASE 99 TOTAL	1400	498	1845	3743	353
PHASE					

Project Data
Project Description
 A 25 lot Townhouse subdivision of the lands of Locatelli Rentals, LLC.
Existing use of Land
 Vacant property.

Owner, Subdivider & Address
 Locatelli Rentals, LLC, by Quitclaim Deed, recorded May 1, 2013, Document No. 2013-0021644, of the Official Records of Santa Cruz County.
 Claudio Locatelli
 109 Summyslogge Court,
 Santa Cruz, CA 95060

Existing Zoning
 R-1-6-D
General Plan Designation
 O-U; R-UJ

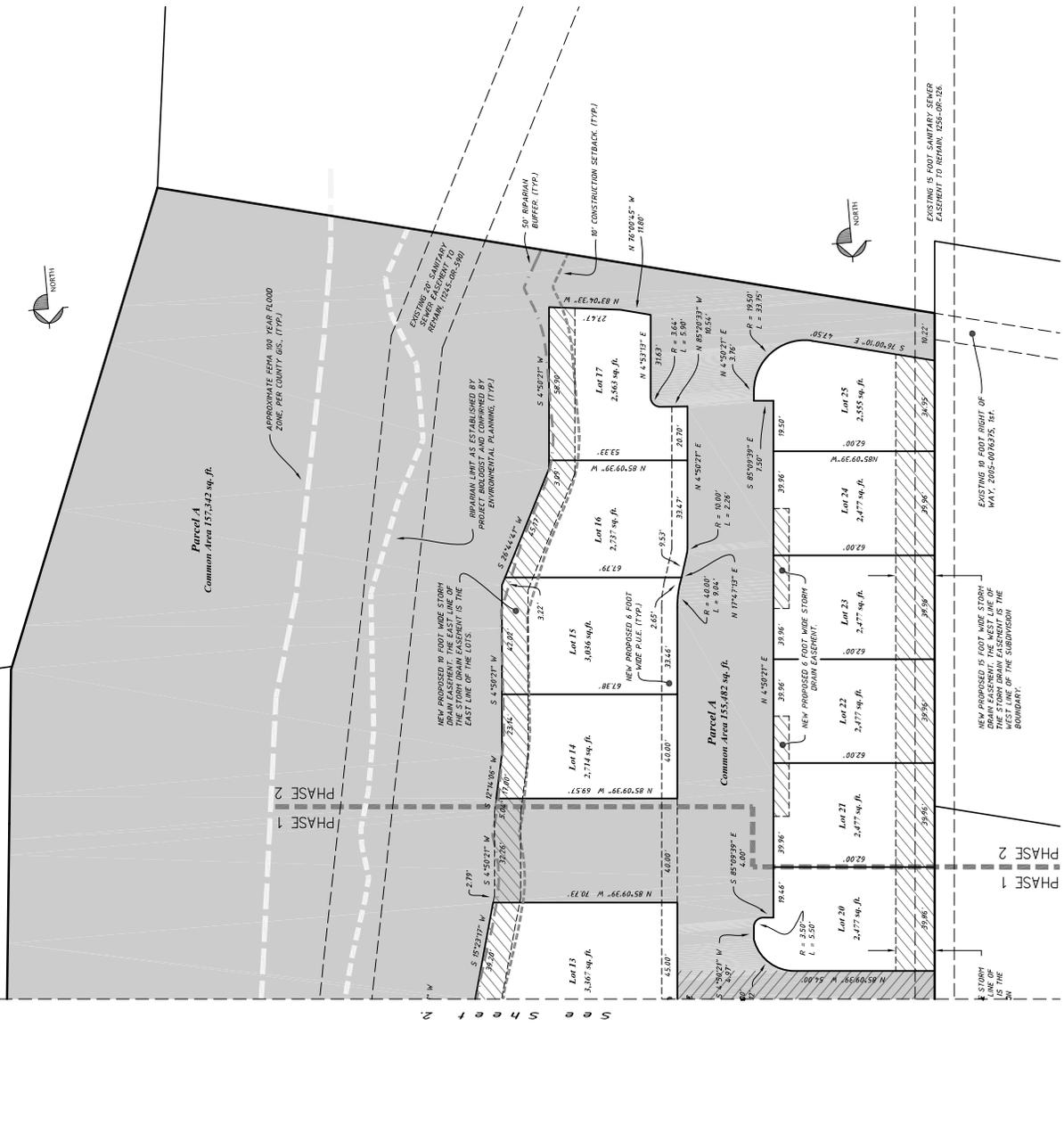
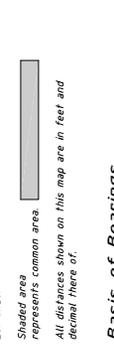
Proposed Use
 Residential.
Sanitary Sewer
 County of Santa Cruz.

Storm Drain
 County of Santa Cruz.
Water Service
 Sequel Creek Water District.

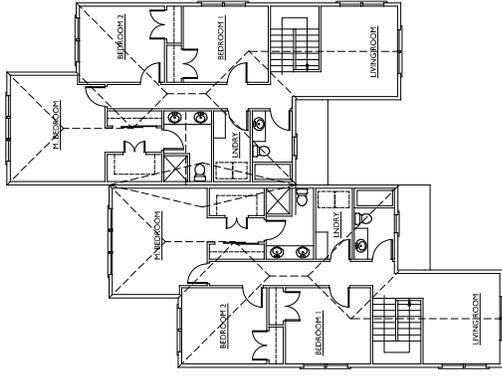
Parcel Area (gross and net)
 Proposed Parcel = 230,511 sq. ft. or 5,292 acres.
 Proposed Parcel A, Common Area = 157,924 sq. ft. or 3,625 acres.
 Total combined lot area = 71,587 sq. ft. or 1,642 acres.

Legend
 Existing Property lines
 Proposed Lot lines
 Shaded area represents common area.
 All distances shown on this map are in feet and decimal there of.

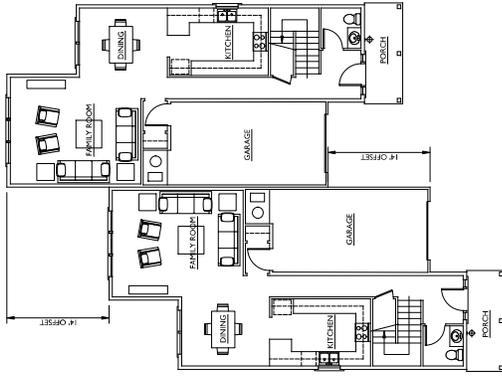
Basis of Bearings
 The basis of bearing for this map is N 6° 45' E as re-established between found monuments on the east line of the subdivision map 029-291-01-02, Santa Cruz County Records, and as show on this map.



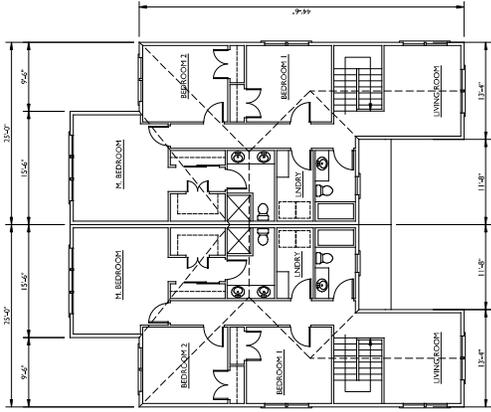
Tentative Subdivision Map
 Sheet 3 of 3 sheets.



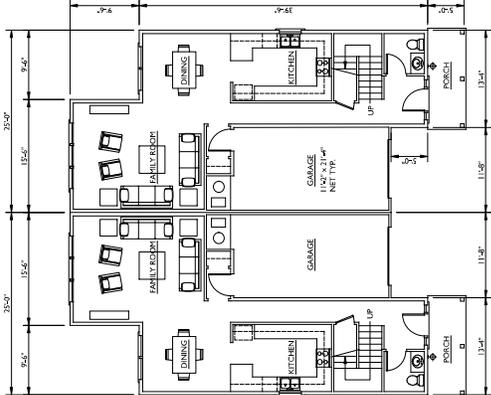
4 A9 & A10 SECOND FLOOR
 SCALE: 1/8"=1'-0"



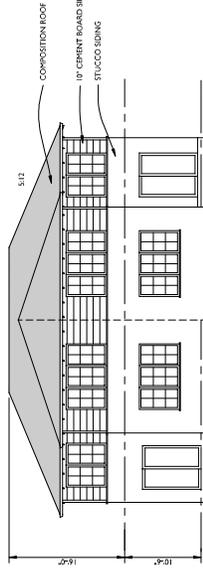
3 A9 & A10 FIRST FLOOR
 SCALE: 1/8"=1'-0"



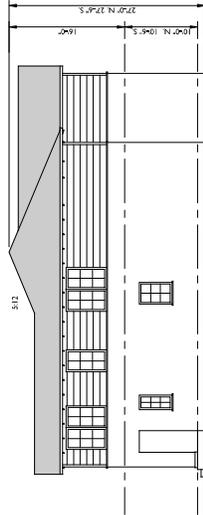
2 A1 & A2 SECOND FLOOR
 SCALE: 1/8"=1'-0"



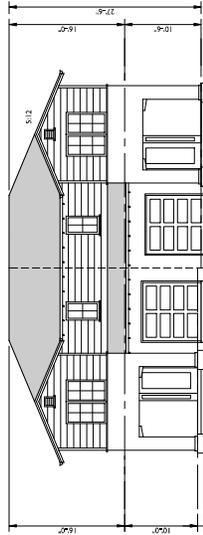
1 A1 & A2 FIRST FLOOR
 SCALE: 1/8"=1'-0"



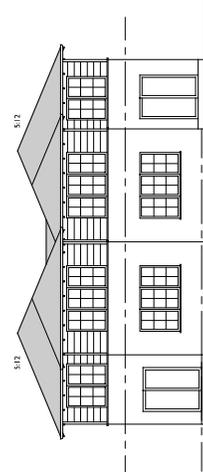
7 A1 & A2 EAST ELEVATION
 SCALE: 1/8"=1'-0"



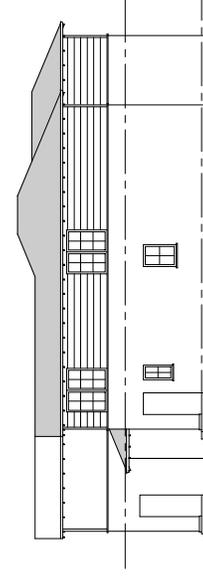
6 A2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"
 NORTH ELEV. IS REVERSED



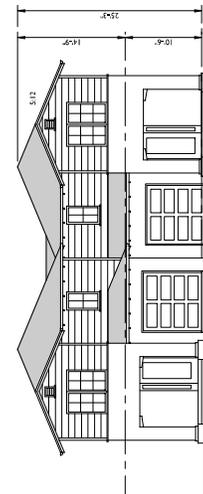
5 A1 & A2 WEST ELEVATION
 SCALE: 1/8"=1'-0"



10 A10 & A9 EAST ELEVATION
 SCALE: 1/8"=1'-0"



9 A10 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



8 A9 & A10 WEST ELEVATION
 SCALE: 1/8"=1'-0"

FIRST FLOOR: 798 SF
 GARAGE: 278 SF
 SECOND FLOOR: 673 SF
 TOTAL SECOND FLOOR: 1,028 SF



**THACHER &
THOMPSON
ARCHITECTS**
311 OREGON STREET
SAN JOSE, CA 95128
(415) 434-2000

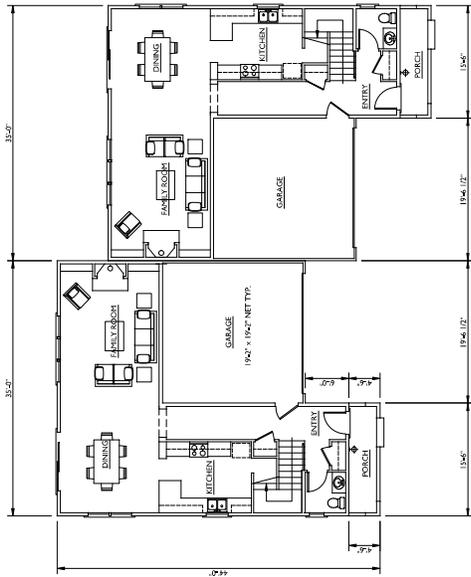
LOCATELLI SUBDIVISION
MATTSON LANE, SANTA CRUZ COUNTY, CA
UNIT B PLANS & ELEVATIONS

DRAWING DATE
REV 11/8/2023
REV 11/8/2023
ISSUED TO FACILITATE
DATE PENDING
PROJECT FILE NAME
SWIFT LOCATELLI

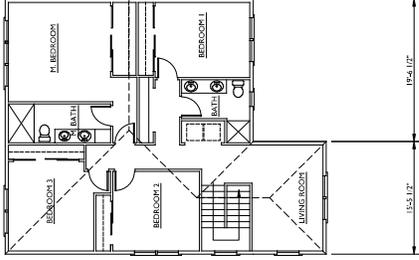
**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DRAWING IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL INFORMATION AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

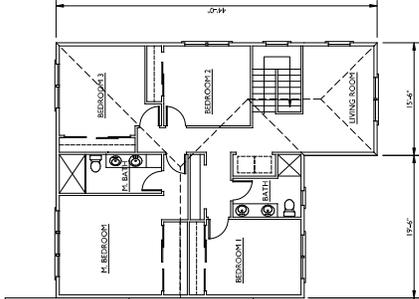
A3



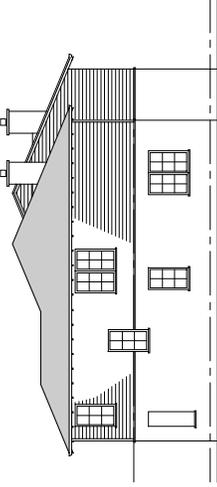
1 B1 FIRST FLOOR
SCALE 1/8"=1'-0"



3 B1 SECOND FLOOR
SCALE 1/8"=1'-0"

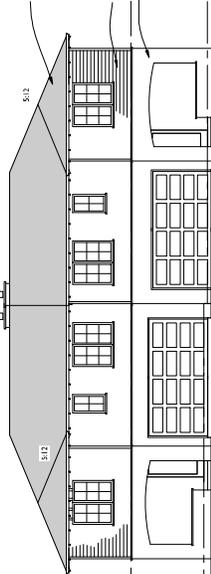


4 B2 SECOND FLOOR
SCALE 1/8"=1'-0"



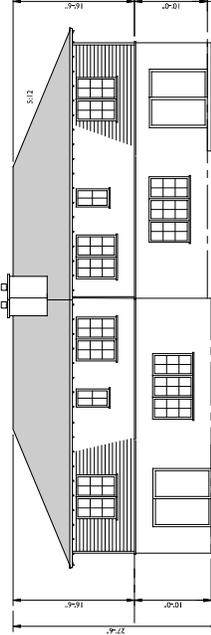
5 B2 SOUTH ELEVATION
SCALE 1/8"=1'-0"

FIRST FLOOR:
GARAGE: 891 SF
PORCH: 391 SF
SECOND FLOOR:
62 SF
1,100 SF



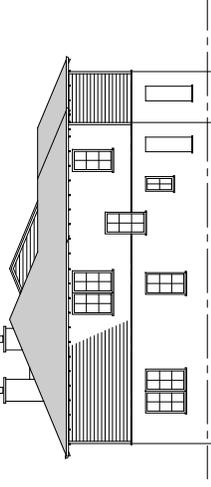
6 B1 WEST ELEVATION
SCALE 1/8"=1'-0"

7 B2 WEST ELEVATION
SCALE 1/8"=1'-0"

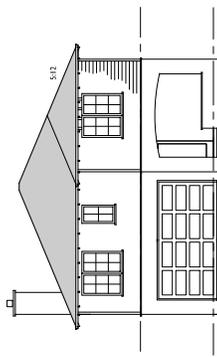


8 B2 EAST ELEVATION
SCALE 1/8"=1'-0"

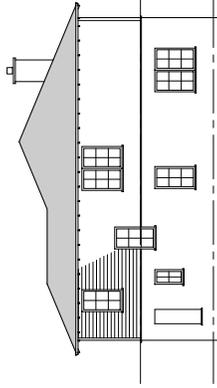
9 B1 EAST ELEVATION
SCALE 1/8"=1'-0"



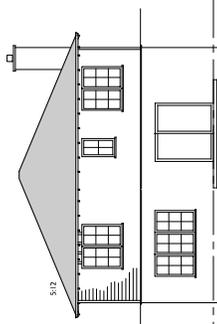
10 B1 NORTH ELEVATION
SCALE 1/8"=1'-0"



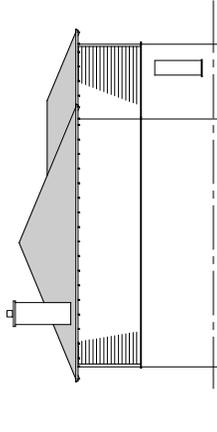
11 B3 WEST ELEVATION
SCALE 1/8"=1'-0"



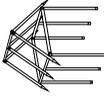
12 B3 SOUTH ELEVATION
SCALE 1/8"=1'-0"



13 B3 EAST ELEVATION
SCALE 1/8"=1'-0"



14 B3 NORTH ELEVATION
SCALE 1/8"=1'-0"



THACHER &
THOMPSON
ARCHITECTS

315 OREGON STREET
SAN FRANCISCO, CA 94102
(415) 774-2000

LOCATELLI SUBDIVISION
MATTSON LANE, SANTA CRUZ COUNTY, CA
UNIT C PLANS & ELEVATIONS

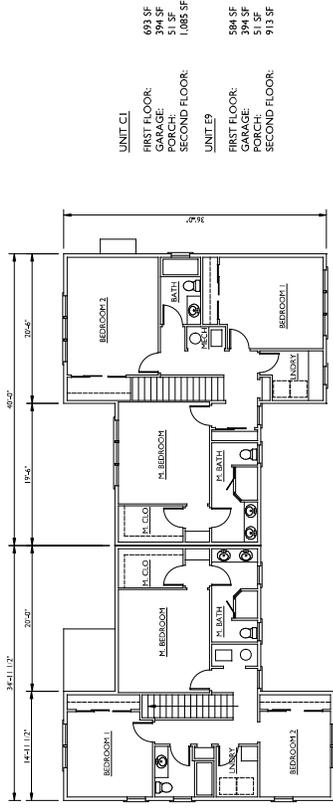
DRAWING DATE
11/15/2023
REV 118: 2023
REV 100: 2023

ISSUED TO FACILITATE
DATE PENDING
PROJECT FILE NAME
SWIFT LOCATELLI

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

A4



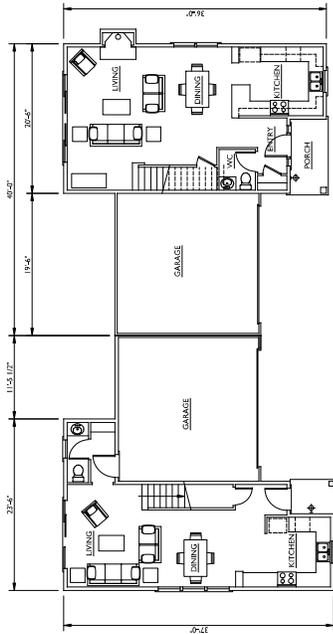
UNIT C1
FIRST FLOOR:
GARAGE:
PORCH:
SECOND FLOOR:
UNIT E9

633 SF
394 SF
51 SF
1,085 SF

584 SF
214 SF
51 SF
913 SF

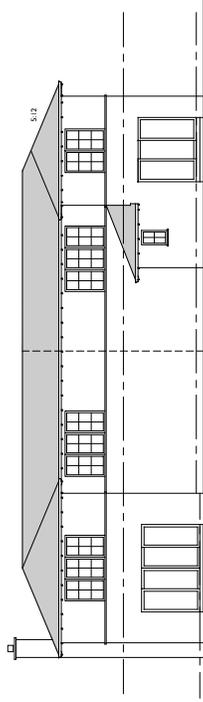
4 C1 SECOND FLOOR
SCALE 1/8"=1'-0"

3 E9 SECOND FLOOR
SCALE 1/8"=1'-0"

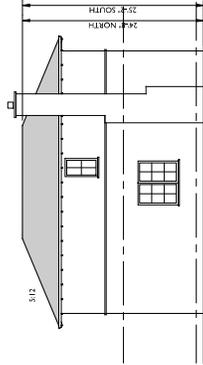


2 C1 FIRST FLOOR
SCALE 1/8"=1'-0"

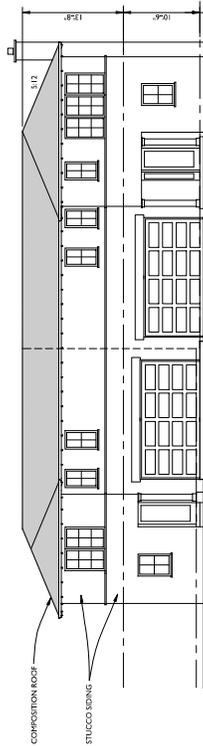
1 E9 FIRST FLOOR
SCALE 1/8"=1'-0"



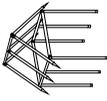
7 C1 & E9 EAST ELEVATION
SCALE 1/8"=1'-0"



6 C1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



5 E9 & C1 WEST ELEVATION
SCALE 1/8"=1'-0"



THACHER &
THOMPSON
ARCHITECTS
311 OREGON STREET
SANTA CRUZ, CA 95060
(408) 426-2000

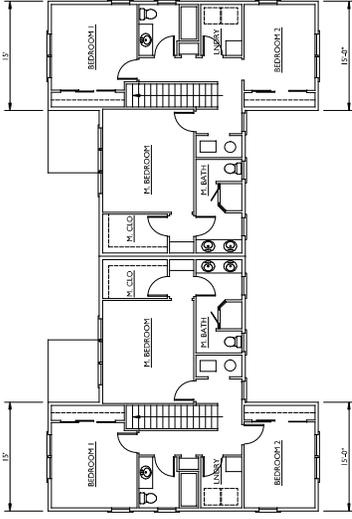
LOCATELLI SUBDIVISION
UNIT E PLANS & ELEVATIONS
MATTHEW LANE, SANTA CRUZ COUNTY, CA

DRAWING DATE
17 FEB 2023
REV 18 2023
REV 02 2023
ISSUED TO FACILITATE
DATE FINISHING
PROJECT FILE NAME
SWIFT LOCATELLI

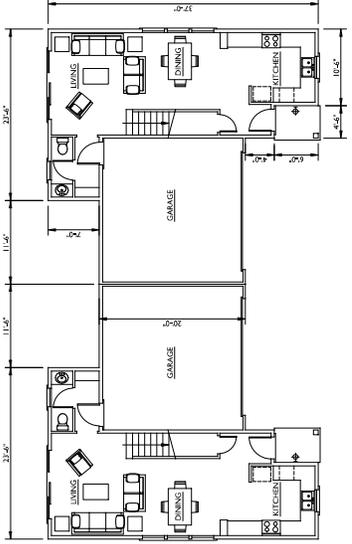
PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR COST INCREASES CAUSED BY THE CLIENT'S ACTIONS OR OMISSIONS.

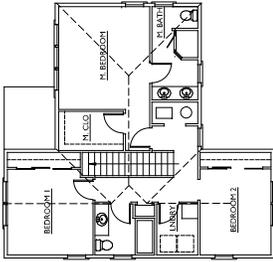
A6



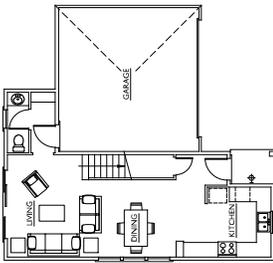
4 E3 - E8 SECOND FLOOR
SCALE 1/8"=1'-0"



3 E3 - E8 FIRST FLOOR
SCALE 1/8"=1'-0"

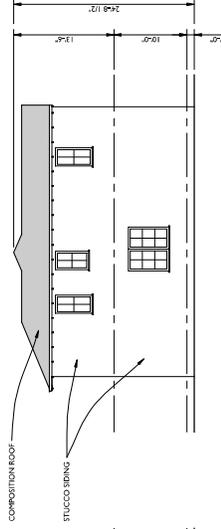


2 E1 SECOND FLOOR E1 IS HIGHLIGHTED
SCALE 1/8"=1'-0"

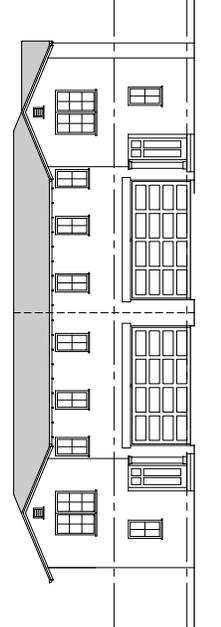


1 E1 FIRST FLOOR E1 IS HIGHLIGHTED
SCALE 1/8"=1'-0"

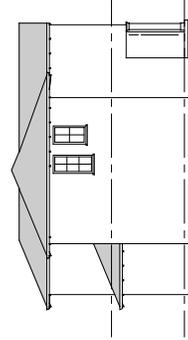
FIRST FLOOR: 598 SF
GARAGE: 400 SF
SECOND FLOOR: 913 SF



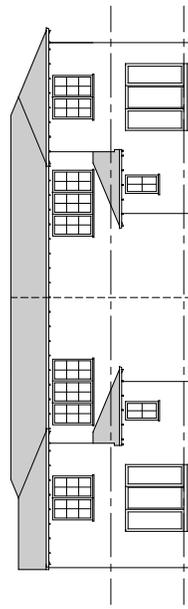
6 E1 - E8 SOUTH ELEVATION
SCALE 1/8"=1'-0"



5 E3 - E8 EAST ELEVATION
SCALE 1/8"=1'-0"



8 E1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



7 E3 - E8 WEST ELEVATION
SCALE 1/8"=1'-0"



THACHER &
THOMPSON
ARCHITECTS
315 OREGON STREET
SANTA CRUZ, CA 95060
(408) 298-2000

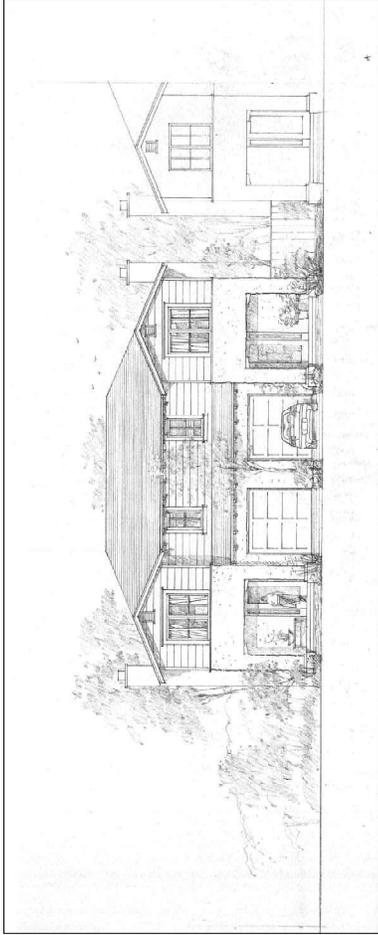
LOCATELLI SUBDIVISION
MATTISON LANE, SANTA CRUZ COUNTY, CA
COLOR BOARDS

DRAWING DATE: 11/18/2023
ISSUED FOR: 11/18/2023
REV: 118: 2023
REV: 100: 2023
ISSUED TO FACILITATE: DATE PENDING
PROJECT FILE NAME: SWIFT LOCATELLI

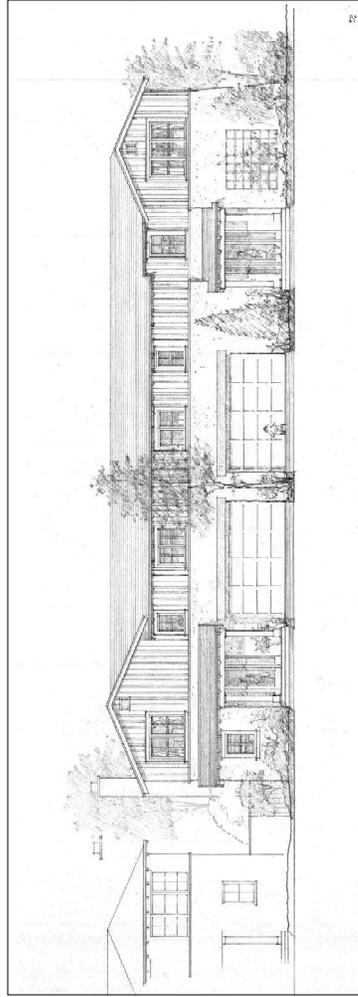
PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE USER'S RESPONSIBILITY TO VERIFY ALL INFORMATION AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS.

A7



(A) WEST ELEVATION
SCALE: 1/8"=1'-0"



(D) WEST ELEVATION
SCALE: 1/8"=1'-0"

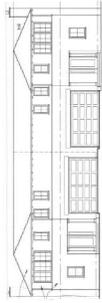
COLOR SERIES #3
 UNITS: A3, AB, B3, C3, E3

STUCCO/SIDING
 Sherwin Williams Paint
 Color: COTTON CREAM (SW 7039)

EIFERMENT SIDING
 Sherwin Williams Paint
 Color: COVER WHITE (SW 1883)

ROOF EDGE / DETAIL / TRIM
 Sherwin Williams Paint
 Color: DISTANCE (SW 1243)

ROOF SHINGLES
 TIMBERLINE COOL SERIES
 COLOR: WEATHERED WOOD



LOCATELLI MATTHEW LANE, SANTA CRUZ, CA
 THACHER & THOMPSON ARCHITECTS

COLOR SERIES #2
 UNITS: B2, C2, B3, D3, E4

STUCCO/SIDING
 Sherwin Williams Paint
 Color: VICTORIES (SW 7542)

EIFERMENT SIDING
 Sherwin Williams Paint
 Color: CLASSIC JADE BLUE (SW 2050)

ROOF EDGE / DETAIL / TRIM
 Sherwin Williams Paint
 Color: ISLAND (SW 2024)

ROOF SHINGLES
 TIMBERLINE COOL SERIES
 COLOR: WEATHERED WOOD



LOCATELLI MATTHEW LANE, SANTA CRUZ, CA
 THACHER & THOMPSON ARCHITECTS

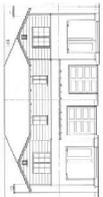
COLOR SERIES #1
 UNITS: A1, A2, B1, C1, E5

STUCCO/SIDING
 Sherwin Williams Paint
 Color: STONY MANICURE (SW 7038)

EIFERMENT SIDING
 Sherwin Williams Paint
 Color: MODERN (SW 6428)

ROOF EDGE / DETAIL / TRIM
 Sherwin Williams Paint
 Color: RAINCOTE (SW 6448)

ROOF SHINGLES
 TIMBERLINE COOL SERIES
 COLOR: WEATHERED WOOD



LOCATELLI MATTHEW LANE, SANTA CRUZ, CA
 THACHER & THOMPSON ARCHITECTS

COLOR SERIES #5
 UNITS: A5, A6, C1, E2, E3

STUCCO/SIDING
 Sherwin Williams Paint
 Color: POTTERY (SW 7711)

EIFERMENT SIDING
 Sherwin Williams Paint
 Color: FRESCO CHARM (SW 7235)

ROOF EDGE / DETAIL / TRIM
 Sherwin Williams Paint
 Color: CANTALOUPE (SW 1588)

ROOF SHINGLES
 TIMBERLINE COOL SERIES
 COLOR: WEATHERED WOOD



LOCATELLI MATTHEW LANE, SANTA CRUZ, CA
 THACHER & THOMPSON ARCHITECTS

COLOR SERIES #4
 UNITS: A4, A8, B4, E1, E6

STUCCO/SIDING
 Sherwin Williams Paint
 Color: BELVEDERE (SW 6349)

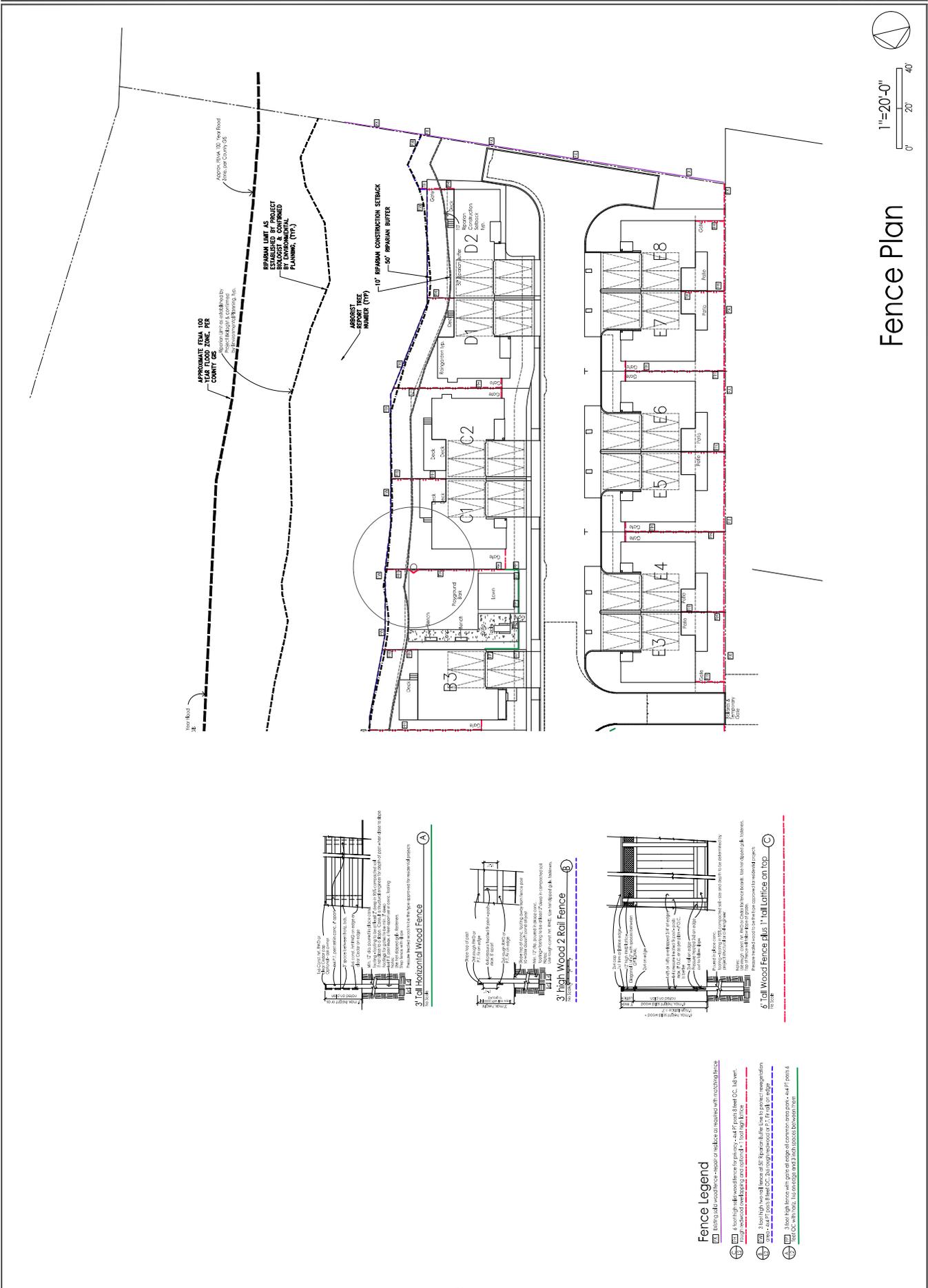
EIFERMENT SIDING
 Sherwin Williams Paint
 Color: SMOKE WHITE (SW 7042)

ROOF EDGE / DETAIL / TRIM
 Sherwin Williams Paint
 Color: HOPBACK (SW 6159)

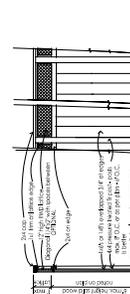
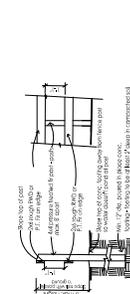
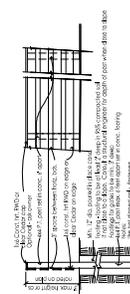
ROOF SHINGLES
 TIMBERLINE COOL SERIES
 COLOR: VINA-HERBWOOD



LOCATELLI MATTHEW LANE, SANTA CRUZ, CA
 THACHER & THOMPSON ARCHITECTS



Fence Plan



- Fence Legend**
- 1. 6-Tall High Wood Fence for privacy - 4x4 FT posts & 2x4 rails, 18' high.
 - 2. 3-Tall High Wood Fence for privacy - 4x4 FT posts & 2x4 rails, 18' high.
 - 3. 3-Tall High Wood Fence with 1-Tall Lattice on Top - 4x4 FT posts & 2x4 rails, 18' high.
 - 4. 6-Tall High Wood Fence with 1-Tall Lattice on Top - 4x4 FT posts & 2x4 rails, 18' high.
 - 5. 6-Tall High Wood Fence with 1-Tall Lattice on Top - 4x4 FT posts & 2x4 rails, 18' high.
 - 6. 6-Tall High Wood Fence with 1-Tall Lattice on Top - 4x4 FT posts & 2x4 rails, 18' high.

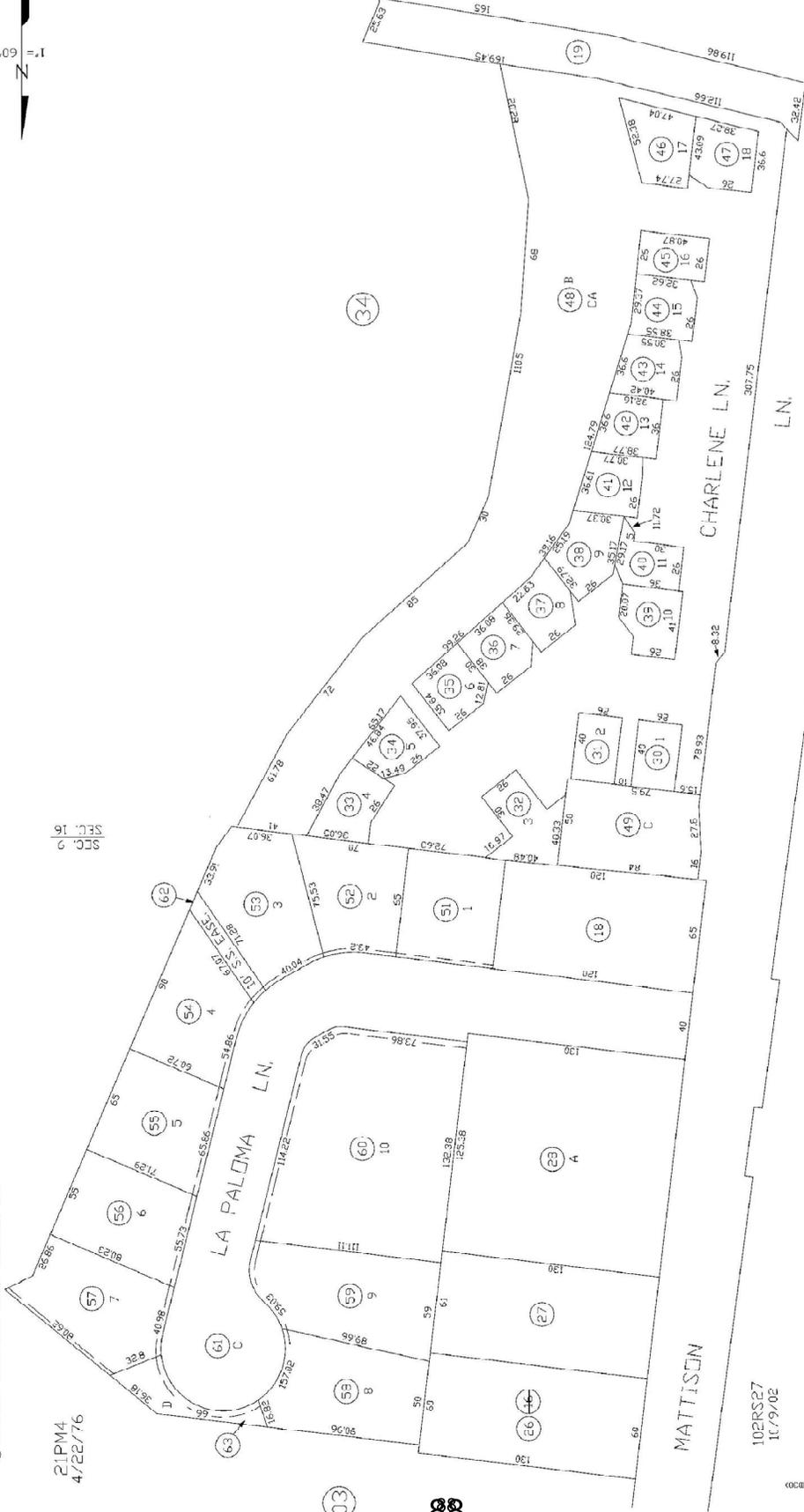
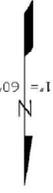
FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY, NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR. OF SEC. 9 & 16,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

29-06

21PM4
4/22/76



102RS27
11/9/02

RODED CREEK SUB. TR. # 1191
88MB12
7/22/94

MATTISON GARDENS TR. 1147
74MB33
6/13/85

28PM19
1/13/78

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

Assessor's Map No. 29-06
County of Santa Cruz, Calif.
July 2002

88
102RS27 11/9/02
7/22/94
6/13/85
1/13/78
7/4/98 (Cor. to pg. 34) m
8/4/98 (changed pg. res.)
8/29/11 (3.0 acre pg. 88)
7/22/94 (m. cor. to pg. 39)
8/2/03 (m. cor. to pg. 39)
8/2/03 (m. cor. to pg. 39)

FOR TAX PURPOSES ONLY

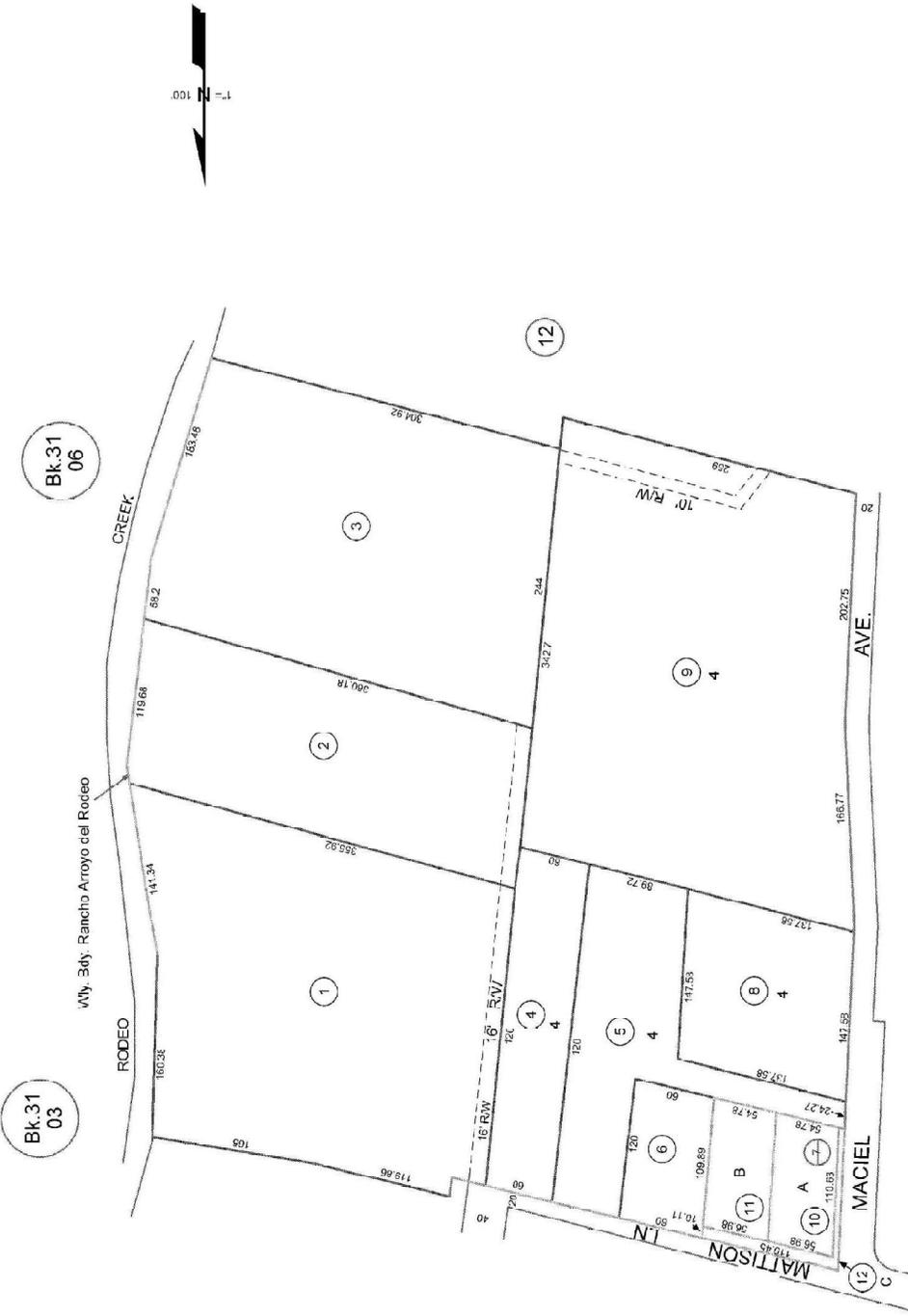
THE ASSessor MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ASSessor SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. ALL RIGHTS RESERVED.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2002

**POR. OF SEC. 16,
T. 11S., R. 1W., M.D.B. & M.**

**Tax Area Code
82-040**

29-39



**Bk. 31
03**

**Bk. 31
06**

**LANDS OF MACIEL
18MB10 3/3/13**

08

09

12

**28PM19
1/13/78**

**102RS27
10/9/02**

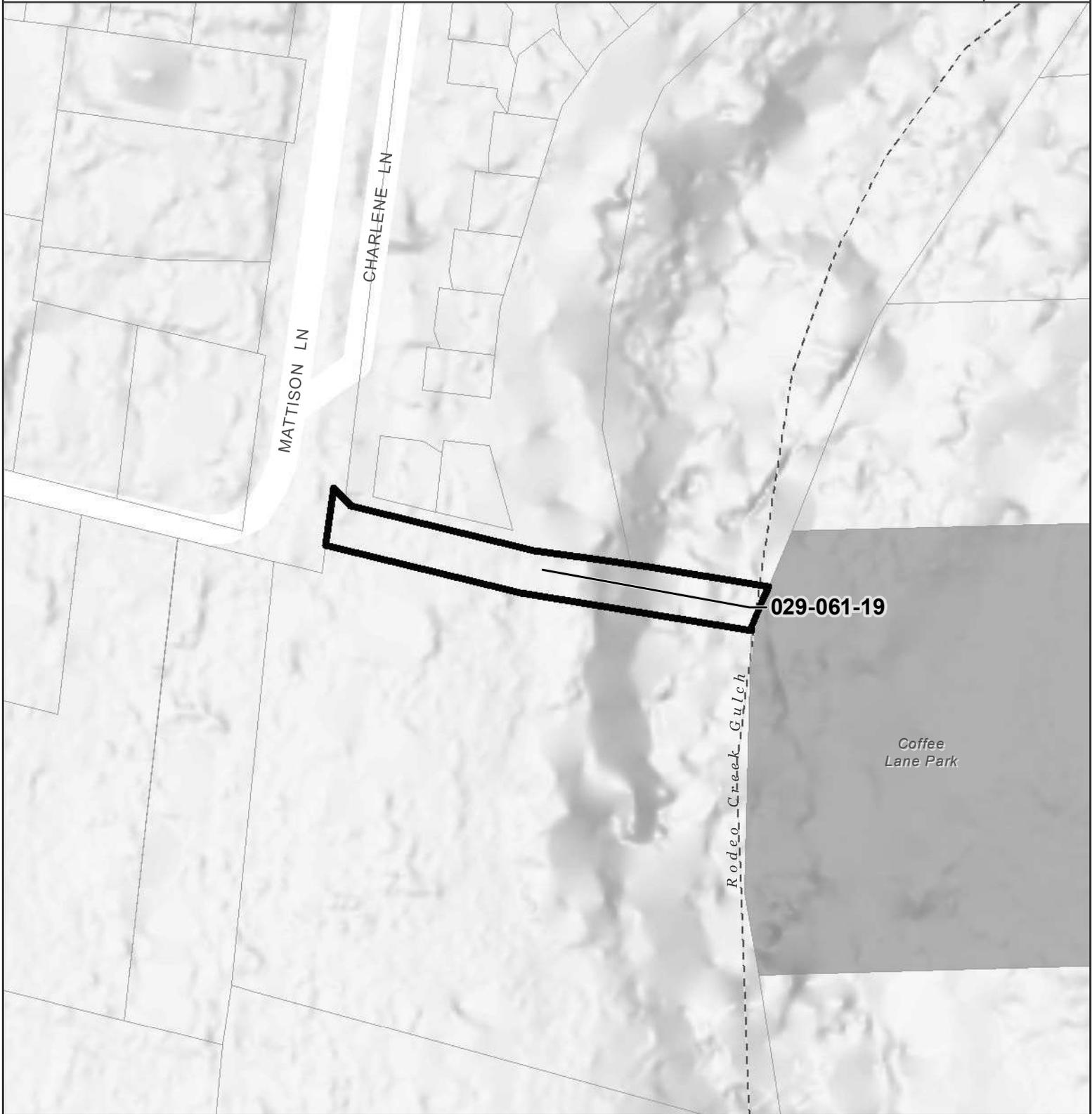
**Assessor's Map No. 29-39
County of Santa Cruz, Calif.
Sept. 1998**

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

Digitally Redrawn 7/22/02 nmm
Rev. 2/26/03 CD (102RS27)
Rev. 5/24/06 CD (SP Form 1-10, 11 & 12)
Rev. 9/14/06 CD (Cor to bk & pg ref)

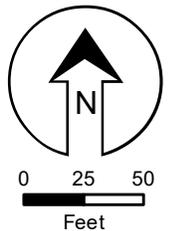


Parcel Location Map



Parcel: 02906119

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park





Parcel General Plan Map

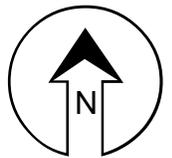


Mapped Area



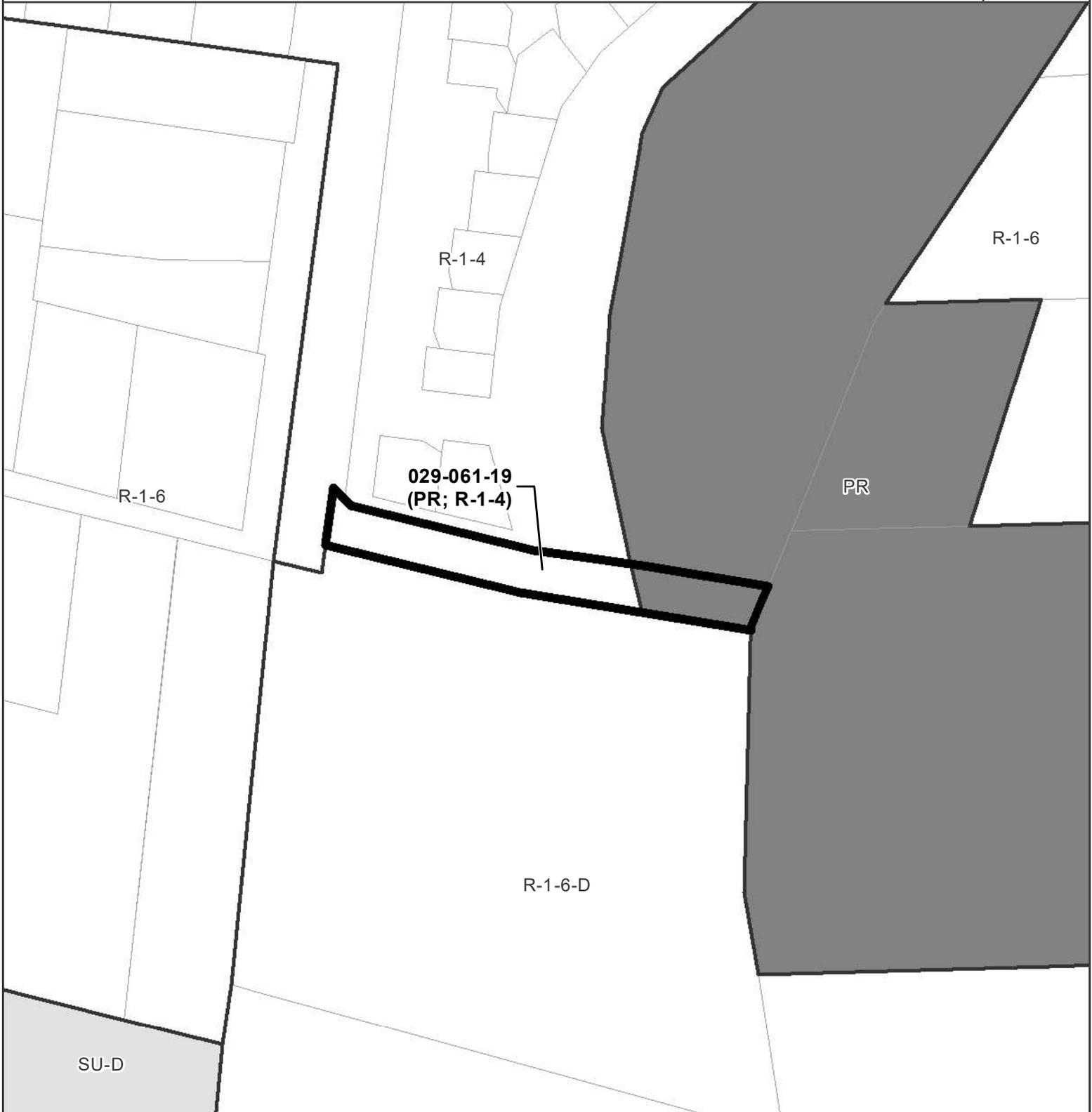
029-061-19
(O-U; R-UM)

-  O-R *Parks, Recreation & Open Space*
-  O-U *Urban Open Space*
-  R-UM *Res. Urban Medium Density*
-  R-UL *Res. Urban Low Density*



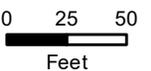
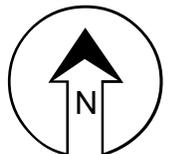


Parcel Zoning Map



029-061-19
(PR; R-1-4)

-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*
-  SU *Special Use*





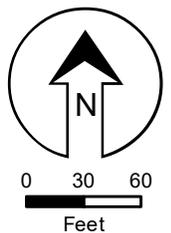
Parcel Location Map



Parcel: 02939101

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 3 Dec. 2024

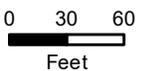
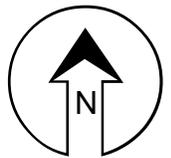




Parcel General Plan Map



-  O-R *Parks, Recreation & Open Space*
-  O-U *Urban Open Space*
-  R-UM *Res. Urban Medium Density*
-  R-UL *Res. Urban Low Density*

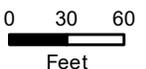
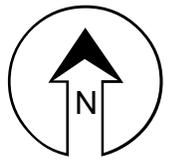




Parcel Zoning Map

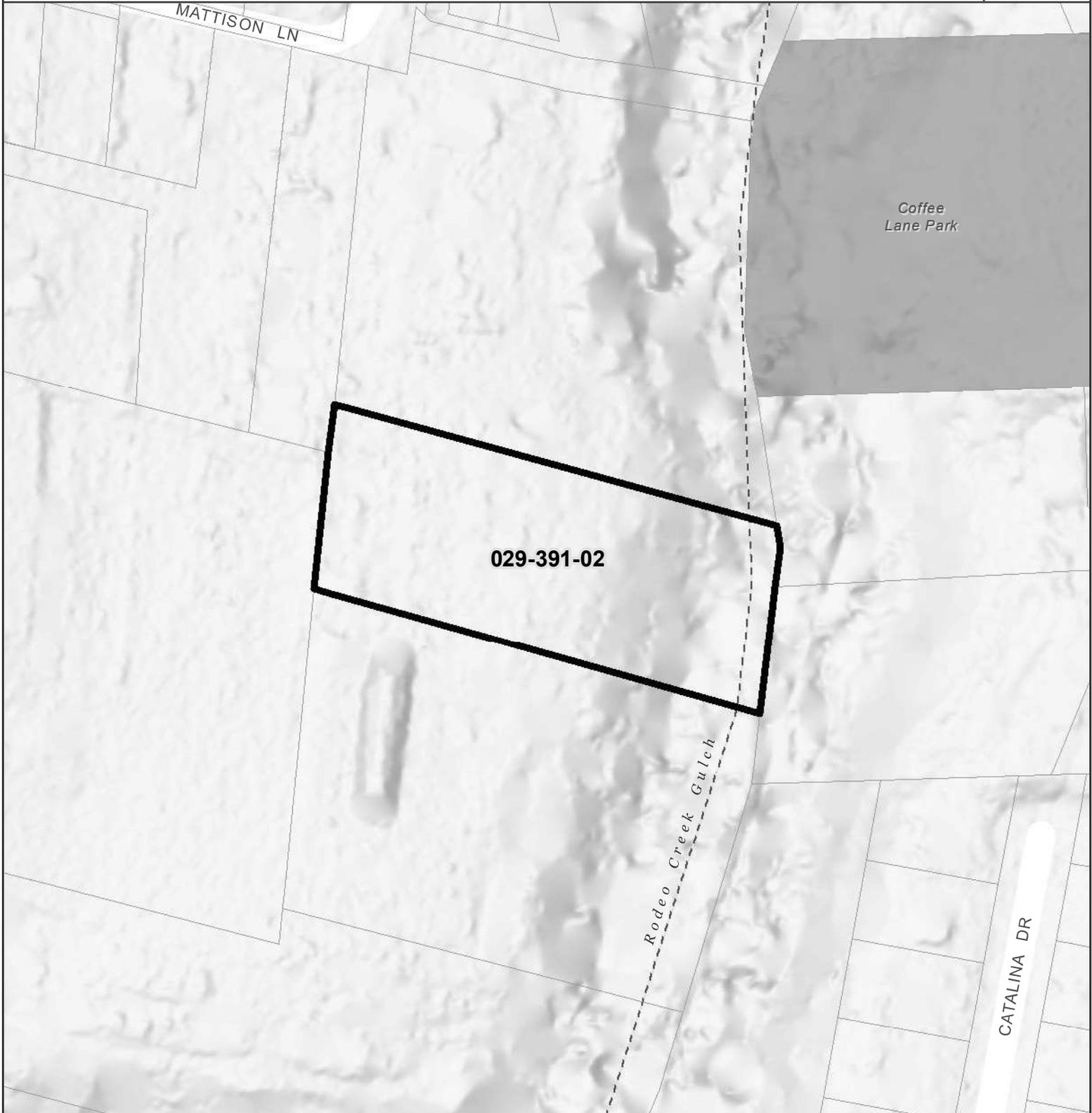


- PR *Parks, Recreation, & Open Space*
- R-1 *Single-Family Residential*
- SU *Special Use*





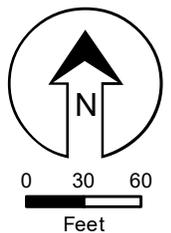
Parcel Location Map



Parcel: 02939102

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 3 Dec. 2024

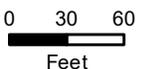
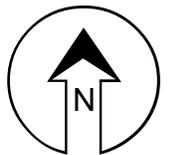




Parcel General Plan Map



-  O-R *Parks, Recreation & Open Space*
-  O-U *Urban Open Space*
-  R-UM *Res. Urban Medium Density*
-  R-UL *Res. Urban Low Density*

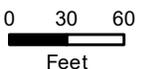




Parcel Zoning Map



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*
-  RM *Residential Multi-Family*
-  SU *Special Use*





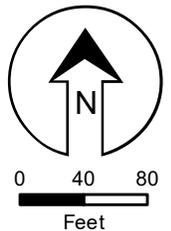
Parcel Location Map



Parcel: 02939103

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 3 Dec. 2024

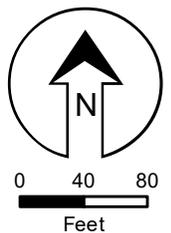




Parcel General Plan Map



- O-R *Parks, Recreation & Open Space*
- O-U *Urban Open Space*
- R-UM *Res. Urban Medium Density*
- R-UL *Res. Urban Low Density*

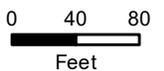




Parcel Zoning Map



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*
-  RM *Residential Multi-Family*
-  SU *Special Use*



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 5.92 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Mattison Lane
Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Density Residential), R-UM (Urban Medium Density Residential), O-U (Parks, Recreation, and Open Space)
Zone District: R-1-6-D (Single Family Residential - 6,000 square feet minimum - Designated Park Site Combining District), R-1-4 (Single Family Residential - 4,000 square feet minimum), PR (Open Space District)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Technical Reviews: Soils Report Review (REV221076), Biotic Report Review (REV221075), Archeological Report Review (REV221074), Arborist Report Review (REV221073)

Environmental Information

An Initial Study has been prepared that addresses the environmental review associated with this application. The Initial Study is on file with the Planning Division and available at:
<https://cdi.santacruzcountyca.gov/>



County of Santa Cruz

DEPARTMENT OF PARKS, OPEN SPACE, AND CULTURAL SERVICES

979 17TH AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

May 29, 2024

Swift Consulting Service
Attn: John Swift
500 Chestnut St, Suite 100
Santa Cruz, CA 95060
(831) 459-9992

RE: 2450 Mattison Lane; APNs No. 026-061-19, 029-391-01, 02, 03 (Locatelli Subdivision)

Dear Mr. Swift,

The County of Santa Cruz Department of Parks, Open Space, and Cultural Services (County Parks Department) has received and reviewed the Discretionary Permit Application for 2450 Mattison Lane (Locatelli Subdivision), APNs No. 026-061-19, 029-391-01, 02, 03, which is within the Designated Park Site "D" Combining District for future park use in the County General Plan. The County Parks Department has determined we are not interested in acquiring the parcel for future park or open space purposes since 1) three existing County parks (Coffee Lane, Chanticleer, and Brommer Street) are located within 0.15 miles, 0.35 miles, and 0.5 miles, respectively, from this parcel and 2) the County Parks Department does not have the resources to acquire the parcel. Therefore, the County Parks Department will not be proceeding with a park site review, pursuant to Santa Cruz County Code 15.01.080.

If you have any questions or need additional information, please feel free to contact me.

Regards,

DocuSigned by:

C2176072ABC44BC...

Jeff Gaffney, Director
Santa Cruz County Parks
979 17th Avenue, Santa Cruz, CA 95062
831-454-7901 / www.scparks.com



WATER SERVICE INFORMATION FORM

March 14, 2022

Owner: Locatelli Rentals Llc
Site Address: 2440 Mattison Ln, Live Oak
Site APN: 029-391-01
Project Description: Multi Residential Development

Dear Sean Swift:

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

1. Water Service is available for the proposed development.

Domestic water service and fire service size to be determined upon further review.

Three meters currently serve the property. Any unused water services will be required to be retired as per SCWD Standard Specifications.
2. When available, please submit a full set of building permit plans. Provide a utility site plan with existing water main & service locations, types, and sizes. Provide new water service locations, types, and sizes with new domestic, irrigation, and fire service backflow device type, size, and locations. Provide call outs to new or existing services referencing SCWD standard details.
Upon review SCWD will determine final water permit fees due and upgrading water service requirements. All water permit fees must be paid in full and water service retrofit work must be completed for this project prior to signing off on the Water Service Installation Permit.

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

Sincerely,

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



SANTA CRUZ COUNTY SANITATION DISTRICT

701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073

(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US

MATT MACHADO, DISTRICT ENGINEER

NOVEMBER 22, 2024

SEAN SWIFT
500 CHESTNUT ST., STE 100
SANTA CRUZ, CA 95060

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT
APN: (029-061-19), (029-391-01), (029-391-02), (029-391-03)
APPLICATION NO.: N/A
PARCEL ADDRESS: 2450 MATTISON LANE, SANTA CRUZ, CA 95062
PROJECT DESCRIPTION: DEMOLISH EXISTING STRUCTURES AND DEVELOP 25 RESIDENTIAL DWELLING UNITS ON FOUR EXISTING PARCELS

Dear Mr. Swift:

The District has received your inquiry regarding sewer service availability for the subject parcels. Sewer service is available for the proposed development along sewer main EH26-EH39 at the location shown on proposed utility plans included in Planning application 221077.

This parcel is within the Rodeo Basin sewer moratorium which limits connections to four dwelling units per previously existing parcel. This development consists of four existing parcels and may connect up to 16 dwelling units. Sanitation District improvement projects are actively being implemented to address the sewer moratorium. As such, sewer availability for the full 25 dwelling units in this proposal has been deemed feasible at this time.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming submittal or public hearing, please call us ahead of time for a new letter. At that time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

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

Yours truly,
MATT MACHADO
District Engineer

By:

DocuSigned by:


528D647137C44D4...
Ashleigh Trujillo
Sanitation Engineer

SEAN SWIFT

PAGE 2

Common Items Required During the Review of Sanitation Projects

What to show on the drawings: When you begin the design process, please show:

On the plot/site/utility plan:

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

Place a note, “Existing” or “(E)”, on each existing item that is to be removed.

Place a note, “To be removed”, on each existing item that is to be removed.

Place a note, “New” or “(N)”, on each item that is to be new.

On a floor plan:

1. All plumbing fixtures both existing and new (label “(E)” or “(N)”) on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code. (Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition. Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/Design%20Crit/DESIGNCRITERIA.pdf>

Demolition and sewer abandonment

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

New Connection

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

Multi-unit development with a private collector line

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

SEAN SWIFT

PAGE 3

CC&Rs, and provide a copy of the recorded documents, with proof of recordation, to the District prior to the filing of the final map.

Increase in the number of plumbing fixtures

If the proposed plans will involve an increase in the fixture unit count for the existing sewer connection, additional fixture unit fees may be due. The exact amount will be calculated at the time a Sewer Connection Permit is issued. (Sanitation District Code section 7.04.040)

Tentative, parcel, or final map required

When any new *tentative, parcel, or final* map is required, please show the following on the improvement plans (The plans must conform to the County's "Design Criteria"):

1. All adjacent or impacted roads and easements,
2. All on- and off-site sewer improvements needed to provide service to each lot or unit proposed.

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

Inspection of existing lateral for new or remodel construction

If the development will involve the reuse of an existing sewer lateral for a new or remodeled structure, then, before the approval of the building permit, the applicant shall have the sanitary sewer system inspected and certified by a licensed plumber to be in good working order and free of obstructions and breaks. Repairs shall be made to any damaged or deteriorated pipe, misalignment of pipe segments, leaking pipes, root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. You must obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector (no charge) prior to backfilling of pipe or structure. (Sanitation District Code section 7.04.375.A.3 Private Sanitary Sewer System Repair)

Public sewer (existing) on the property

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

Backflow prevention device

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

2450 Mattison Lane Project (Locatelli)

Neighborhood Meeting Notes - 1/8/2020

Traffic

Questions

Where will the thru traffic be released?

How are you planning on getting traffic through that rough right angle turn into the project?

Will there be a stop sign installed within the project or on surrounding streets?

Comments

Turning right on Mattison Lane is a tough turn, maybe a stop sign should be installed.

Pedestrians use this area and there needs to be adequate sidewalks for pedestrians.

There is no other entrance into the development, and this will cause high traffic congestion when coming in or out of the project.

Macial as it currently is cannot handle the level of increase in traffic and cars on the road that will come from the new development.

There needs to be a thorough traffic study completed.

There should be another on-ramp to hwy 1 close by to Mattison Lane.

Parking

Questions

How many parking spaces are provided for each house?

Will the street guest parking when entering Mattison Lane on the right-hand side be eventually painted red and unable to use as parking?

Comments

Americans do not use parking garages for cars, they use them for storage.

The more parking you create the more traffic you start because people will be more incentivized to own and use cars.

Based on the site plan, there is not enough parking to meet the demand.

There is very limited parking on the street for visitors. If everyone has several guests over then there is simply not enough visitor parking in the current plans.

There are typically renters in 3-bedroom homes which will need more than the allocated parking that is currently there.

Environmental

Questions

How can we make the development sustainable for all residents and neighborhoods?

Will there be a separate EIR done on the riparian area to fully assess the potential damage that may occur to this area if the proposed project is developed?

Comments

There needs to be a full EIR conducted in order to know the extent of impact on the riparian area behind the development.

The parcels are being changed, this is a drastic increase in density for this area of Live Oak, there should be a full EIR study completed to assess the affect that this development may have on the existing environment.

Housing

Questions

Is there any affordable housing component?

Why didn't the developer choose to include more affordable units than is currently allocated?

The State, County and City all need housing; however, it needs to be effective and efficient. I don't believe this preliminary design and drawings is an effective and efficient project that should be developed?

Comments

We do not have a housing problem; we have a highway 1 and traffic problem in this county.

Design

Questions

What will be the design of the roads that serve this project? How will they be improved?

Can we try to add in speed bumps to have people slow down?

How are you planning on designing and improving the adjacent side streets?

You said that there might be a small park in the development, what will the size of the park be?

Is that a walking path that is parallel to Macial?

Will there be enough storage inside each unit to store the homeowner's stuff?

Is there space for a washer and dryer in the garage? Or in another room?

Is the development ADA compliant? Is there an ADA bed/bath downstairs?

When are you looking at starting the construction phase of the project?

In between construction phases, what will the land that will hold the 8 units (part of the 2nd phase), be used for?

Comments

The garage design looks to slim and narrow.

The project should be cut in half because it is too big and will bring too many cars and people to the neighborhood.

There is not enough sidewalk on both sides of the development to keep pedestrians safe.

People should be able to easily walk from this new development to the new Chanticleer Park.

You should reconsider putting a walking path behind the development along the riparian corridor because homeowners don't want people walking behind their homes.

This development proposal does not fit in with the spirit and vibe of the existing neighborhood.

I think the design team of the project should look at the Mattison Gardens because they have a really nice design and lay out.

We are concerned with the renderings because the final product never looks like the pictures.

We have an aging population and I think there should be consideration with the design to meet their needs.

Zoning

Questions

What is the current zoning? Is the project consistent with the current zoning?

Will the zoning have to be changed?

Have neighboring developments had to go through a zoning change before?

Review

Questions

Does the county staff look at other projects that are in the pipeline, under construction, or have been recently finished when reviewing this specific project?

What is the next step after this meeting?

Sewer/Water

Questions

Can the sewer system handle all these extra units and an increase in usage in the neighborhood?

Where does the sewer line go through the riparian corridor?

Does each unit have its own water main?



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 26, 2024

Jonathan DiSalvo
Planner
County of Santa Cruz
701 Ocean Street 4th Floor
Santa Cruz, CA 95060
Jonathan.DiSalvo@santacruzcountyca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE LOCATELLI SUBDIVISION
PROJECT DATED SEPTEMBER 13, 2024, STATE CLEARINGHOUSE NUMBER
[2024090532](#)

Dear Jonathan DiSalvo,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Locatelli Subdivision project (project). The proposed project would demolish two existing residential dwellings and related outbuildings and to construct 24 semi-detached townhomes and one detached townhome for a total of 25 residential units. This project requires approval of a Subdivision, Planned Unit Development, Residential Development Permit with Density Bonus, Park Site Review, Roadway/Roadside Exception, and Preliminary Grading Review. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean](#)

[Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the MND for the Locatelli Subdivision project Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Jonathan DiSalvo
September 26, 2024
Page 3

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

Bay Delta Region

2825 Cordelia Road, Suite 100

Fairfield, CA 94534

(707) 428-2002

www.wildlife.ca.gov

GAVIN NEWSOM, Governor

CHARLTON H. BONHAM, Director



October 11, 2024

Jonathon DiSalvo, Planner

County of Santa Cruz

701 Ocean Street, 4th Floor

Santa Cruz, CA 95060

Jonathon.DiSalvo@santacruzcountyca.org

Subject: Locatelli Subdivision, Initial Study/Mitigated Negative Declaration,
SCH No. 2024090532, Santa Cruz County

Dear Jonathon DiSalvo:

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

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

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's Lake and Streambed

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

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 2

Alteration (LSA) regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in “take” as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA permit must be obtained if the Project has the potential to result in “take” of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA permit.

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

Lake and Streambed Alteration

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for any Project activities that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are generally subject to notification requirements. CDFW, as a Responsible Agency under CEQA, would consider the CEQA document for the Project. CDFW may not execute a final LSA Agreement until it has complied with CEQA (Pub. Resources Code § 21000 et seq.) as the Responsible Agency.

Raptors and Other Nesting Birds

CDFW has authority over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include §§ 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 3

the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

PROJECT DESCRIPTION SUMMARY

Proponent: County of Santa Cruz

Objective: The Project proposes to demolish two existing residential dwellings and related outbuildings and proposes the construction of a new 2,500-square foot (sq ft) residence with 24 semi-detached townhomes and one detached townhome ranging from approximately 1,300 sq ft to 2,100 sq ft in size. The Project includes grading approximately 400 cubic yards of material for the construction of a 2,300-sq ft basement under the proposed homes. Due to limitations with Rodeo Gulch Sewer Moratorium area the Project is proposed to be constructed in two phases. Phase One would construct sixteen units, and the Phase Two would construct the remaining nine units if the sewer moratorium is lifted.

ENVIRONMENTAL SETTING AND LOCATION

The Project site is located at 2450 Mattison Lane, within the community of Live Oak Assessor's Parcel Numbers (APN 029-391-01, 029-391-02, 029-391-03, 029-061-19) in unincorporated Santa Cruz County. The Project site is located in a developed area, consisting primarily of low-density residential development with primarily single-family homes. The property contains two homes, greenhouses, storage structures, trellises, and remnants of a former agricultural property that had two uses: poultry farmstead and nursery. The homes were constructed in 1935 and have been highly altered since original construction. Existing impervious surface area on site is approximately 7,006 sq ft. Vegetation consists of oak woodland, riparian woodland, annual grassland, and residential/landscaped area. The Project will remove one oak tree on the eastern property line. The eleven oak trees that were previously removed in 2021 are considered an impact.

COMMENTS AND RECOMMENDATIONS

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

COMMENT 1: Bats

Issue: Construction Condition BIO-9C-7b (page 30 of the IS/MND) requires roosting bat avoidance between August 15 to February 1 for the demolition of outbuildings and tree removal. This timeframe is generally protective of various bat species with respect to

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 4

maternity and hibernation roosting, however, seasonal timing can vary by species. Additional protective considerations are needed to ensure disruption that can cause young abandonment will be avoided.

Evidence: According to H. T. Harvey & Associates 2004: Loss of roosting habitat is considered a primary conservation issue facing bat populations (Many species of bats aggregate in hibernating colonies in the winter and maternity colonies, from spring through early fall. The non-volant period (most critical time when young are present but not able to fly) is generally May through July.

Recommended Mitigation Measure 1 – Bat Habitat Assessment: Investigations, analysis and focused surveys should begin in advance of Project initiation. A qualified biologist should conduct a habitat assessment within the Project limits for suitable bat roosting habitat. The habitat assessment shall include a visual inspection, sound analysis survey and night roost exit survey. The surveys should focus on features within 200 feet of the work area for potential roosting features including trees, crevices and hollow areas (bats need not be present). The IS/MND should also include a section that discusses the results of the suitable habitat assessment and if any bats or signs of bats (feces or staining at entry/exit points) are discovered.

Recommended Mitigation Measure 2 – Bat Habitat Monitoring: If potentially suitable bat roosting habitat is determined to be present a qualified biologist shall conduct focused surveys utilizing night-exit survey methods, sound analyzation equipment methods and visual inspection from March 1 to April 15 or September to October 15 prior to construction activities. If the focused survey reveals the presence of roosting bats, then the appropriate exclusionary or avoidance measures will be implemented prior to construction during the period between March 1 to April 15 or September 11 to October 15. Potential avoidance methods may include temporary, exclusionary blocking, one way-doors or filling potential cavities with foam. Methods may also include visual monitoring and staging of work at different ends of the Project to avoid work during critical periods of the bat life cycle to allow roosting habitat to persist undisturbed throughout the course of construction. Exclusion netting or adhesive roll material shall not be used as exclusion methods. If presence/absence surveys indicate bat occupancy, then construction should be limited from occurring during the species maternity period.

Recommended Mitigation Measure 3 – Permanent and Temporary Bat Structures: Temporary structures should be installed at the site provide habitat for the timeframe when access to the roosting feature is excluded until construction is complete. If structures utilized for roosting are permanently altered as a result of construction the lead agency should design and install permanent roost structures in coordination with CDFW. Please reference the *Caltrans Bat Mitigation: A Guide to Developing Feasible and Effective Solutions Manual* (H.T. Harvey, 2019) for more information.

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 5

COMMENT 2: Nesting Bird Surveys

Issue: Construction Conditions BIO-9C-7d in the MND page 31 states the timeframe for nesting birds to avoid the bird breeding season as March 1 to July 31 for the tree removal. This timeframe is generally protective of nesting birds but does not include entire nesting season.

Evidence: Human activity and removal of habitat has contributed to the loss of a significant proportion of the total number of birds in the United States and Canada since the 1970s (Rosenburg et al. 2019). Habitat loss and fragmentation can disrupt key biological processes by reducing the breeding success of migrant species, limiting dispersal, and decreasing resource acquisition (Bregman et al., 2014, <https://www.sciencedirect.com/science/article/pii/S0048969717335696#bb0030>). Nesting birds may be disturbed by Project noise, visual changes, and human presence, which could lead to nest abandonment or reduced health and vigor of young, a potentially significant impact.

Recommended Mitigation Measure for Construction Considerations – BIO-9C-7d:

If Project-related work is scheduled during the nesting season (typically February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct two surveys for active nests of such birds within 14 days prior to the beginning of Project construction. with a final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding the work area are typically the following: i) 250 feet for passerines; ii) 500 feet for small raptors such as accipiters; and iii) 1,000 feet for larger raptors such as buteos. Surveys shall be conducted at the appropriate times of day and during appropriate nesting times.

If the qualified biologist documents active nests within the Project area or in nearby surrounding areas, a species appropriate buffer between the nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of the nest to characterize “normal” bird behavior and establish a buffer distance which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if the birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist shall have the authority to cease all construction work in the area until the young have fledged, and the nest is no longer active.

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 6

COMMENT 3: Western Pond Turtle

Issue: The MND indicates western pond turtle (*Actinemys marmorata*) have the potential to occur in the Project site. Without appropriate avoidance and minimization measures for western pond turtle, potentially significant impacts associated with Project activities could include nest reduction, inadvertent entrapment, reduced reproductive success, reduction in health or vigor of eggs and/or young, and direct mortality.

Evidence impact is potentially significant: Western pond turtle are known to nest in the spring or early summer within 100 meters of a water body, although nest sites as far away as 500 meters have also been reported (Thomson et al. 2016). Noise, vegetation removal, movement of workers, and ground disturbance as a result of Project activities have the potential to significantly impact western pond turtle populations.

Recommended Mitigation Measure for Construction Considerations – BIO-9C-6:

CDFW recommends a qualified biologist conduct focused surveys for western pond turtle 10 days prior to Project implementation using a best available methodology for the intended purpose CDFW maintains a list of recommended survey protocols for western pond turtle and other fish and wildlife species online at:
<https://wildlife.ca.gov/Conservation/Survey-Protocols#377281283-reptiles>.

CDFW recommends that if any western pond turtles are discovered at the site immediately prior to or during Project activities, they should be allowed to move out of the area on their own. If a western pond turtle is unable to move out of the Project area on its own, a qualified biologist shall relocate western pond turtle out of the Project area into habitat similar to where it was found.

COMMENT 4: Fencing

Issue: The Project has the potential to build temporary and/or permanent fences that can impede movement of wildlife.

Evidence the impact would be significant: Fencing can be a hazard to wildlife causing entanglement and mortality (van der Ree 1999, Stuart et al. 2001, Harrington and Conover 2006).

Recommendation to minimize significant impacts: CDFW recommends that if fencing is built, the Project use wildlife friendly fencing.

COMMENT 3: Stream Hydromodification

Issue: The Project could increase impervious surfaces within the Project area. Impervious surfaces, stormwater systems, and storm drain outfalls have the potential to

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 7

significantly affect fish and wildlife resources by altering runoff hydrograph and natural streamflow patterns. The MND on page 23 indicates that the “proposed storm drainage system for the Project will encroach into the riparian corridor of Rodeo Gulch Creek.”

Evidence the impact would be significant: Urbanization (e.g., impervious surfaces, stormwater systems, storm drain outfalls) can modify natural streamflow patterns by increasing the magnitude and frequency of high flow events and storm flows (Hollis 1975, Konrad and Booth 2005).

Recommendations to minimize significant impacts: CDFW recommends that storm runoff be dispersed as sheet flow through the property rather than funneled to stormwater outfalls. CDFW also recommends incorporating permeable surfaces throughout the Project area to allow stormwater to percolate in the ground and prevent stream hydromodification.

ENVIRONMENTAL DATA

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

FILING FEES

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

CONCLUSION

Thank you for the opportunity to comment on the Project’s IS/MND. If you have any questions regarding this letter or for further coordination with CDFW, please contact Alexis Harrison, Environmental Scientist, at (707) 815-2779 or Alexis.Harrison@wildlife.ca.gov; or Mr. Wesley Stokes, Senior Environmental Scientist (Supervisory), at Wesley.Stokes@wildlife.ca.gov.

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 8

Sincerely,

DocuSigned by:

B77E9A6211EF486
Erin Chappell
Regional Manager
Bay Delta Region

cc: Office of Planning and Research, State Clearinghouse (SCH No 2024030453)

REFERENCES

- Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of *Bufo americanus*, in relation to light and temperature. *Ecology* 58:98–108.
- Bregman, T. P., C. H. Sekercioglu, J. A. Tobias. 2014. Global patterns and predictors of bird species responses to forest fragmentation: Implications for ecosystem function and conservation. *Biological Conservation* 169:372-383.
- [CNDDDB] California Natural Diversity Data Base. 2024. Results of electronic records search. California Department of Fish and Wildlife, Biogeographic Data Branch. Accessed March 2024 from <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>.
- Harrington, J. L., and M. R. Conover. 2006. Characteristics of ungulate behavior and mortality associated with fences. *Wildlife Society Bulletin* 34:1295–1305.
- Hollis, G. 1975. The effect of urbanization on floods of different recurrence interval. *Water Resources Research* 11:431-435.
- H.T. Harvey & Associates. 2004. California bat mitigation techniques, solutions and effectiveness. Prepared for California Department of Transportation.
- H.T. Harvey & Associates. 2019. Updated 2021. Caltrans Bat Mitigation. A guide to developing feasible and effective solutions.
- Konrad, C.P. and D.B. Booth. 2005. Hydrologic changes in urban streams and their ecological significance, paper presented at American Fisheries Society Symposium, American Fisheries Society
- Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. *The Condor* 108:130–139.
- Longcore, T., and C. Rich. 2004. Ecological light pollution - Review. *Frontiers in Ecology and the Environment* 2:191–198.

Jonathon DiSalvo
County of Santa Cruz
October 11, 2024
Page 9

Rosenburg, Kenneth V.; Dokter, Adriaan M.; Blancher, Peter J.; Sauer, John R.; Smith, Adam C.; Smith, Paul A.; Stanton, Jessica C.; Panjabi, Avrind; Helft, Laura; Parr, Michael; and Marra, Peter P. 2019. Decline of the North American Avifauna. *Science*: 120-124.

Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. *Current Biology* 19:1123–1127. Elsevier Ltd.

Stuart, J. N., M. L. Watson, T. L. Brown, and C. Eustice. 2001. Plastic netting: An entanglement hazard to snakes and other wildlife. *Herpetological Review* 32:162–164.

Van der Ree, R. 1999. Barbed wire fencing as a hazard for wildlife. *The Victorian Naturalist* 116:210–217.

Xi, X., Y. Xie, K. Qi, Z. Luo, and X. Wang. 2017. Detecting the response of bird communities and biodiversity to habitat loss and fragmentation due to urbanization. *Science of The Total Environment* 624: 1561-1576.

October 16, 2024

Jonathan DiSalvo, Project Planner
County of Santa Cruz
Department of Community Development and Infrastructure
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060
Submitted via email: Jonatha.DiSalvo@santacruzcountyca.gov

Re: Locatelli Subdivision Mitigated Negative Declaration

Dear Mr. DiSalvo,

Thank you for providing the Monterey Bay Air Resources District (MBARD) with the opportunity to comment on the Locatelli Subdivision Mitigated Negative Declaration (MND). MBARD has reviewed the Initial Study/Environmental Checklist and has the following comments:

Building Demolition/Hazardous Materials

The project's 5.92-acre site will be excavated and graded to build 25 residential units. When the existing structures are to be demolished or if any subsurface piping is to be disturbed and/or removed as part of this project, MBARD rules may apply. These include Rule 424, National Emissions Standards for Hazardous Air Pollutants, and Rule 439, Building Removals. Rule 424 contains the investigation and reporting requirements for asbestos which includes surveys and advanced notification on structures being renovated or demolished. Notification to MBARD is required at least ten days prior to renovation or demolition activities. Rule 424 could also apply when encountering any active or abandoned Asbestos Cement Pipe (ACP) or other asbestos-containing subsurface infrastructure. Grading and trenching activities in particular can disturb ACP and release fibrous material, exposing sensitive receptors. If building materials, ACP, or other sub-surface asbestos containing materials are encountered and need to be removed, please follow proper procedures including notification, handling and removal, and proper disposal of regulated asbestos containing materials per MBARD Rule 424. Rules 424 and 439 can be found online at <https://ww2.arb.ca.gov/current-air-district-rules>. Please contact Bronwyn Nielson, Air Quality Compliance Inspector, at 831-718-8024 for more information regarding these rules.

Air Quality

- Fugitive Dust Control

Fugitive dust should be mitigated during the construction phase of the project. Compliance with MBARD Rule 402 (Nuisance) and CEQA Guidelines, Section 8.2 can be maintained by implementing the following Best Management Practices as applicable:

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).
- Cover all trucks hauling dirt, sand, or loose materials.
- Cover inactive storage piles.
- Maintain at least 2'0" of freeboard in haul trucks.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).

MBARD Attainment Status

Page 19 of the Initial Study/Environmental Checklist states "The primary pollutants of concern for the NCCAB [North Central Coast Air Basin] are ozone and PM10, as those are the pollutants for which the district is in nonattainment." However, the NCCAB has been in attainment since September 2021 for the State's 8-hour ozone standard of 0.070 ppm. Please visit the California Air Resources Board's (CARB) State and Federal Area Designations webpage for more details- [State and Federal Area Designations | California Air Resources Board](#).

Construction Equipment

To further reduce construction emissions, MBARD recommends using cleaner than required equipment that conforms to the California Air Resources Board's (CARB) Tier 3 or Tier 4 emission standards. It is further recommended that whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity, or biodiesel. This would have the added benefit of reducing diesel exhaust emissions.

Portable or Stationary Engines

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

Portable Equipment Registration Program

If project construction uses portable equipment registered with the California Air Resources Board (CARB) in the Portable Equipment Registration Program (PERP), MBARD must be notified within two working days of commencing operations when a registered unit will be at a location for more than five days. Portable equipment not registered with CARB may be subject to

MBARD permit requirements. Please contact MBARD Engineering Division at 831-647-9411 if there are any questions regarding the permitting process.

Transportation Emissions

- **Electric Vehicle Charging Stations**
 - MBARD supports incorporating electric vehicle infrastructure goals in the project plan. To achieve further emission reduction of criteria pollutants and greenhouse gases, MBARD suggests including publicly available dual port Level 2 & DC fast-charge charging stations in the development's parking areas as part of the project.

We appreciate the opportunity to comment on the Locatelli Subdivision MND. Please let me know if you have any questions. You can reach me at 831-718-8021.

Best regards,

Irene Miranda

Irene Miranda, Ph.D.
Air Quality Planner I

cc: Rich Stedman, Air Pollution Control Officer
David Frisbey, Planning and Air Monitoring Manager
Shawn Boyle, Planning and Air Monitoring Supervisor