Sadie McGarvey

Consultant

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Ms. Sadie McGarvey has extensive experience as a field biologist and regulatory specialist, working in a variety of habitats and municipalities. She has a wide range of experience in biological fieldwork, regulatory compliance, and environmental permitting. Her professional experience includes California Environmental Quality Act (CEQA) level site assessments and reporting, due diligence reporting, regulatory compliance support for various development, reclamation, repair, transportation, and utilities projects throughout Northern California, construction compliance monitoring, vegetation and hydrology monitoring, vegetation mapping, wetland delineations and habitat assessments, and special-status species surveys and research. Ms. McGarvey assists clients with navigating environmental regulations and obtaining regulatory authorizations from the U.S. Army Corps of Engineers (USACE), state and regional Water Quality Control Boards, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS). She ensures projects meet permitting and construction milestones while staying in compliance with regulatory authorizations and applicable laws.

Education & Credentials

B.S., Wildlife Biology, emphasis in Wildlife Management and Conservation, Humboldt State University, Arcata, California, 2008

Continuing Education

California Rapid Assessment Method (CRAM) wetlands and riparian areas practitioner training, May 2016

California Red-Legged Frog Workshop, April 2018

California Native Plant Society Poaceae Workshop, May 2018

Professional Affiliations

Wildlife Society (Western Section and San Francisco Bay Area Chapter)

Women in Environment (President of SF Bay Area Chapter)

Permits/Approvals

U.S. Fish and Wildlife Service Recovery Permit and California Department of Fish and Wildlife Memorandum of Understanding for Research on California Tiger Salamander and California Red-Legged Frog (permit number TE-06677C-2)

Relevant Experience

NESTING BIRDS/RAPTORS

Vallejo Storm Drain Replacement Work, Vallejo, California (2023) — Conducted preconstruction surveys for **Swainson's hawk, burrowing owl**, and other nesting **birds/raptors** in conformance with CDFW-approved survey methodology. Observed regionally common raptors and songbirds (e.g., osprey, American crow, turkey vulture, common raven, white-crowned sparrow, and western gull).

Various Residential Development Projects in East Contra Costa County (2010 – 2015) — Conducted habitat assessments, presence/absence and preconstruction surveys, and biological construction monitoring for **burrowing owls** at several proposed and active development sites throughout East Contra Costa County.

Trilogy at the Vineyards, Brentwood, California (2019 - 2022) — Conducted presence/absence, preconstruction surveys, and biological construction monitoring for **burrowing owls** and **Swainson's hawk** in advance of trail construction and utility installation. Observed Swainson's hawk as well as regionally common raptors and songbirds (e.g., red-tailed hawk, American crow, black phoebe, western meadowlark, and downy woodpecker).

Lagoon Valley Residential Development, Vacaville, California (2013 – 2015) — Conducted presence/absence and preconstruction surveys for **Swainson's hawk, burrowing owl**, and surveys for nesting **birds/raptors** in conformance with CDFW-approved survey methodology.

0 Seely Avenue Residential Development Project, San Jose, California (2022 – 2024) — Conducted habitat assessment and presence/absence survey for **burrowing owl** and general reconnaissance survey for **birds/raptors**. Observed regionally common raptors and songbirds (e.g.,

red-tailed hawk, red-shouldered hawk, American crow, California towhee, western bluebird, and yellow-rumped warbler).

Woolsey Riparian Restoration Project, Windsor, California (2024) — Conducted general reconnaissance survey and preconstruction survey for nesting **birds/raptors**. Observed regionally common raptors and songbirds (e.g., red-tailed hawk, turkey vulture, American crow, California towhee, and acorn woodpecker).

Grayson Road Project, Pleasant Hill, California (2022 – 2025) — Conducted general reconnaissance surveys for **birds/raptors** and preconstruction surveys for nesting birds/raptors in conformance with CDFW-approved survey methodology. Observed regionally common raptors and songbirds (e.g., red-tailed hawk, red-shouldered hawk, American robin, California towhee, and acorn woodpecker).

Various Projects within the Rossmoor Active Senior Living Community, Walnut Creek, California (2017 – ongoing) — Conducted general reconnaissance surveys for **birds/raptors** and preconstruction surveys for nesting birds/raptors. Observed regionally common raptors and songbirds (e.g., red-tailed hawk, red-shouldered hawk, turkey vulture, California towhee, acorn woodpecker, and Anna's hummingbird).

Leisure Town Residential Project, Vacaville, California (2024) — Conducted habitat assessment and impact analysis for **burrowing owls** and **Swainson's hawks**.

Hecker Pass North Residential Subdivision Project, Gilroy, California (2021 – 2024) — Conducted general reconnaissance surveys for birds/raptors and preconstruction surveys for nesting **birds/raptors** in accordance with USFWS and CDFW regulations and the Santa Clara Valley Habitat Plan. Conducted biological construction monitoring to ensure protection of active red-tailed hawk and acorn woodpecker nests. Observed regionally common raptors and songbirds (e.g., red-tailed hawk, red-shouldered hawk, acorn woodpecker, wild turkey, and western scrub jay).

Proposed APC Ranch Conservation Bank, Paicines, California (2022 – 2024) — Conducted presence/absence surveys for **Swainson's hawks, burrowing owls,** and **birds/raptors** to support conservation bank entitlement. Observed California condors in addition to regionally common raptors and songbirds (e.g., red-tailed hawk, red-shouldered hawk, western scrub jay, downy woodpecker, and western bluebird).

Proposed Artessa Winery, Gualala, California (2013 – 2015) — Conducted protocol presence/absence surveys for **northern spotted owl**, foothill yellow-legged frog, and yellow warbler, and general reconnaissance surveys for **birds/raptors**.

SPECIAL-STATUS AMPHIBIANS

Proposed APC Ranch Conservation Bank, Paicines, California (2021 – ongoing) — Conducted protocol dipnet, seine, and eDNA surveys for California tiger salamander and California red-legged frog to support conservation bank entitlement. Assist with capture, tail clipping, and release of CTS larvae (and western spadefoot toad larvae) to aid in genetic sampling effort by UCLA's Shaffer Lab.

Doolan Mitigation Site, Alameda County, California (2023 – ongoing) — Conducted protocol visual-encounter surveys, as well as dipnet and seine surveys for CTS and CRLF. Conduct relocations of CTS and CRLF to site.

Sonoma County Conservation Banks, Sonoma County, California (2013/2014, 2024 – ongoing) — Conducted protocol drift fence surveys (2013, 2014), nocturnal visual encounter surveys (2024),

and dipnet and seine surveys (ongoing) for CTS to support conservation bank entitlement at various properties.

Residential Development Project, Alameda County, California (2023 – ongoing) — Conducted protocol visual-encounter surveys and conducted relocations for CTS and CRLF to avoid project-related impacts to state and federally listed species.

Volunteer CTS Road Rescues, Sonoma County, California (2017 – ongoing) — Conducted nighttime driving surveys of roads in Sonoma County known to be hotspots for CTS road mortalities during the fall migration. Imperiled individuals are relocated to the opposite side of the road in the direction they were originally travelling.

PLANNING AND PERMITTING

Port of San Francisco Sediment Remediation Project (Piers 37–43½), San Francisco, California — Responsibilities include preparing the CEQA assessment for biological resources potentially impacted by the project. Conducted required natural resource surveys to identify biological resources present within the project site and conducted required analyses and reporting related to local, state, and federal jurisdiction over the project site and significance of project-related impacts to biological resources. Prepared a project-specific biological resource analysis (BRA) to analyze potential for significant impacts to biological resources that may result from the remediation project. Coordinate with client to establish project elements and variables that would result in impacts. Conducted biological construction monitoring for special-status marine mammals.

Shell Pond Remediation Project, Contra Costa County, California — On behalf of client, managed a 73-acre remediation project in Contra Costa County from 2014 to present. Tasks included coordination with multiple resource agencies (USACE, Regional Water Quality Control Board [Water Board], CDFW, Bay Conservation and Development Commission, and USFWS) to authorize proposed project components. Conducted wetland delineations, rare plant surveys, biological construction monitoring, and ongoing annual monitoring to ensure success of project.

Calle La Cruz Pipeline Replacement Project, Carmel, California — Prepared CEQA biological assessment for the installation of wastewater pipelines under the Carmel River Lagoon using horizontal directional drilling. Conducted required natural resource surveys, including a wetland delineation, to identify biological resources present within the project site and conducted required analyses and reporting related to local, state, and federal jurisdiction over the project site and significance of project-related impacts to biological resources. Prepared a project-specific BRA to analyze potential for significant impacts to biological resources that may result from the pipeline replacement project.

Pleasanton Ridge Regional Park Access Project, Alameda County, California — On behalf of East Bay Regional Park District, performed wetland delineations. Prepared a biological assessment of impacts to federally listed species for consultation between USACE and USFWS. Developed mitigation strategies and prepared a mitigation and monitoring plan for proposed onsite mitigation. Prepared documents for project entitlement including applications for USACE (nationwide permit), Water Board (clean water certification), and CDFW (streambed alteration agreement and incidental take permit). Worked with project team to revise project plans and impacts to ensure agency approval. Manage permit compliance including biologist construction

monitoring, surveys, and reporting (including the preparation of a special-status species relocation plan and invasive plant management plan).

Presentations / Posters

S. McGarvey, P. Gill, Y. Cashell. 2025. Developing a New Compensatory Mitigation Crediting Process: SB790 and a Wildlife Connectivity Pilot Project. The Western Section of the Wildlife Society Annual Meeting, Visalia, California. February 5, 2025.

S. McGarvey. 2025. Mitigation Development Impacts: Creating Protected Breeding Habitat for California Red-legged Frog and California Tiger Salamander. The Western Section of the Wildlife Society Annual Meeting, Visalia, California. February 6, 2025.

Wollenberg, J., D. Doolittle, E. Saade, and S. McGarvey. 2024. Applications of eDNA monitoring for site assessment, management, and regulatory compliance. International Workshop on Environmental Geonomics, St. John, Newfoundland. June 13–14.

Naomi A. Schowalter

Consultant

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Ms. Naomi Schowalter has 11 years of experience in the environmental regulatory field. Prior to entering private consulting in 2021, she served as a natural resource specialist with the Bureau of Land Management, Bakersfield Field Office, and as a regulatory project manager with the U.S. Army Corps of Engineers (USACE), San Francisco District. She specializes in completion of wetland delineation reports and other documentation required to obtain state and federal permits for impacts to aquatic resources and special status species. Ms. Schowalter is a detail-oriented project manager adept at identifying streamlining opportunities for efficient environmental permitting, project planning, preparation of permit applications, and interaction with local, state, and federal agencies.

Education & Credentials

M.S., Rangeland Management, University of California Berkeley, Berkeley, California, 2011

B.S., Conservation and Resource Studies, University of California Berkeley, Berkeley, California, 2008

Continuing Education

USACE, Wetland Delineation, Sacramento, California, 2016

USACE, Wetland Ecology, Olympia, Washington, 2016

USACE, Introductory Regulatory, Sacramento, California, 2017

USACE, Regulatory Scope, Cultural Resources, and ESA, Sacramento, California, 2018

USACE, Regulatory Enforcement, Overland Park, Kansas, 2019

USACE, Advance Regulation and NEPA, Kansas City, Missouri, 2020

California Rapid Assessment Method Training, Pt. Richmond, California, 2016

Aquatic Resources Mitigation, Workshop, Camp Pendleton, California, 2017

Relevant Experience

WETLANDS

Sonoma 1 Install Centerline Rumble Strip, Sonoma County, California — For a project involving improvements to almost 59 miles of State Route 1 in Sonoma County, conducted fieldwork to identify wetlands and other aquatic resources in the project area and wrote an aquatic resources delineation report. Used a Juniper Systems Geode global navigation satellite system (GNSS) with sub-meter accuracy to map aquatic resources in the field. Imported GNSS data to ArcGIS Pro software to create figures for the report and analyze and display GIS data.

18545 Monterey Road, Morgan Hill, California — For a project involving a 4-acre mixed-use development, independently conducted fieldwork to identify wetlands and other aquatic resources in the project area, wrote an aquatic resources delineation report, and obtained an approved jurisdictional determination from USACE. Used a Juniper Systems Geode GNSS with sub-meter accuracy to map aquatic resources in the field. Used ArcGIS Pro software to create figures for the report and display and analyze GIS data.

State Route 12 Major Pavement Rehabilitation Project, Solano County, California — For a project involving repairs and improvements to 6.4 miles of highway, conducted fieldwork to identify wetlands and other aquatic resources in the project area, wrote an aquatic resources delineation report, and created an addendum to the report when the project footprint changed. Used a Juniper Systems Geode GNSS with sub-meter accuracy to map aquatic resources in the field. Used ArcGIS Pro software to create figures for the report and display and analyze GIS data.

5940 Soquel Avenue, Santa Cruz County, California — For a project involving a 5-acre residential development, conducted fieldwork to identify wetlands and other aquatic resources in the project area and wrote an aquatic resources delineation report. Used a Juniper Systems Geode GNSS with sub-

Achievements & Awards

2020 San Francisco USACE, Regulatory Division Employee of the Year

meter accuracy to map aquatic resources in the field. Used ArcGIS Pro software to create figures for the report and display and analyze GIS data.

Marin 1 Drainage System Restoration Project, Marin County, California — For a project involving the rehabilitation of 50 culverts along 32 miles of highway, identified portions of the project footprint missing from the existing aquatic resource delineation report, conducted fieldwork to identify previously unmapped wetlands and other aquatic resources, and wrote an aquatic resources delineation report addendum. Used a Juniper Systems Geode GNSS with sub-meter accuracy to map aquatic resources in the field. Used ArcGIS Pro software to create figures for the report and display and analyze GIS data.

REGULATORY COMPLIANCE

Lakeville-Ignacio IG01/004 Emergency Repairs, Sonoma County, California — For a project involving emergency repairs to an electrical transmission tower in tidal marsh adjacent to the Petaluma River, obtained emergency authorizations from USACE, the Regional Water Quality Control Board (Water Board), and the Bay Conservation and Development Commission (BCDC) and then wrote the required post-activity report documenting compliance with permit requirements.

Sienna Solar and Storage Project, San Bernadino County, California — For a project involving an 1,855-acre utility-scale solar generation and energy storage facility, prepared a memorandum identifying regulatory constraints.

5940 Soquel Avenue, Santa Cruz County, California — For a project involving a 5-acre residential development, prepared a report identifying biological constraints to development.

Buttonbush Solar Energy Project, Kern County, California — For a project involving a 14,386-acre solar development project, prepared a memorandum identifying regulatory constraints.

Big Rock 2 Cluster Solar and Storage Project, Imperial County, California — For a project involving a 1,849-acre solar development project, prepared a memorandum identifying regulatory constraints.

ECOLOGICAL RESTORATION

State Route 1 and State Route 84 Structures and Scour Mitigation Project, San Mateo County, California — For a project involving repairs to bridges along two highways, identified an offsite mitigation location on Midpeninsula Regional Open Space District (Midpen) lands, designed a mitigation project, drafted a mitigation and monitoring plan for onsite and offsite riparian restoration and enhancement activities, identified a permitting strategy for the mitigation project, and facilitated the development of a cooperative agreement between the California Department of Transportation and Midpen.

State Route 84 Storm Damage Rehabilitation Project, San Mateo County, California — For a project involving the repair of an eroded creek bank along a highway shoulder, drafted a mitigation and monitoring plan for onsite aquatic resource restoration and enhancement activities.

PLANNING AND PERMITTING

Boardwalk Access Program, San Francisco Bay Area, California — For a project involving the replacement of existing electrical tower access boardwalks and installation of new boardwalks in tidal and nontidal aquatic resources across seven San Francisco Bay Area counties, wrote the USACE Clean Water Act (CWA) Section 404 and Rivers and Harbors Act (RHA) Section 10 nationwide permit preconstruction notification, U.S. Fish and Wildlife Service (USFWS) biological assessment, National

Marine Fisheries Service (NMFS) biological assessment, Magnuson-Steven Fishery Conservation and Management Act essential fish habitat assessment, U.S. Coast Guard advance approval concurrence request, Water Board application for CWA Section 401 water quality certification and Porter-Cologne Act waste discharge requirements, BCDC applications for administrative permits and a programmatic permit notification, and California Department of Fish and Wildlife (CDFW) notifications of streambed alterations. Also, supported consultation with the State Historic Preservation Officer. Used ArcGIS Pro software to create figures and display and analyze GIS data.

Potentia-Viridi Battery Energy Storage System Project, Alameda County, California — For a project involving the installation of a 400-MW battery energy storage system, drafted an application for a Water Board CWA Section 401 water quality certification and Porter-Cologne Act waste discharge requirements. Used ArcGIS Pro software to create figures and display and analyze GIS data.

State Route 1 and State Route 84 Structures and Scour Mitigation Project, San Mateo County, California — For a project involving repairs to bridges along two highways, corrected another consultant's mapping of regulated aquatic features and drafted applications for a USACE Regional General Permit and CDFW Lake or Streambed Alteration Agreements. Used ArcGIS Pro software to create figures and display and analyze GIS data.

18545 Monterey Road, Morgan Hill, California — For a project involving a 4-acre mixed-use development, drafted applications for a USACE Regional General Permit, coverage under the Santa Clara Valley Habitat Plan (a habitat conservation plan and natural community conservation plan), credits under the Santa Clara Valey Habitat Plan In-Lieu Fee Program, and a Water Board CWA Section 401 water quality certification and Porter-Cologne Act waste discharge requirements. Prepared an alternatives analysis in accordance with Water Board requirements. Used ArcGIS Pro software to create figures and display and analyze GIS data.

State Route 84 Storm Damage Rehabilitation Project, San Mateo County, California — For a project involving the repair of an eroded creek bank along a highway shoulder, corrected another consultant's mapping of regulated aquatic features and drafted applications for a USACE Regional General Permit, CDFW Lake or Streambed Alteration Agreement, and Water Board CWA Section 401 water quality certification and Porter-Cologne Act waste discharge requirements. Used ArcGIS Pro software to create figures and display and analyze GIS data.

State Route 12 Major Pavement Rehabilitation Project, Solano County, California — For a project involving repairs and improvements to 6.4 miles of highway, applied for and received coverage under a USACE Regional General Permit. Used ArcGIS Pro software to create figures and display and analyze GIS data.

Estates at Ross Ranch, Windsor, California — For a project involving a 31-lot residential development, drafted applications for a CDFW Lake or Streambed Alteration Agreement and Water Board waste discharge requirements, submitted a request for an Approved Jurisdictional Determination from USACE, and wrote an alternatives analysis in accordance with Water Board requirements. Used ArcGIS Pro software to create figures and display and analyze GIS data.

D-1537 L-137B MP 6.448 ECDA Dig Project, Arcata, California — For a project involving repairs to a buried gas pipeline, prepared applications and received authorizations under a USACE Nationwide Permit, a Water Board General Certification of the Nationwide Permit, and a California Coastal Commission Coastal Development Permit. Used ArcGIS Pro software to create figures and display and analyze GIS data.

Dublin Fallon 580 Project, Dublin, California — For a project involving a 196-acre mixed-use development, wrote a CWA 404(b)(1) alternatives analysis. Used ArcGIS Pro software to create figures and display and analyze GIS data.

East Harbor Angled Boring Project, San Francisco, California — For a project involving the installation of nine angled borings adjacent to and under the San Francisco Bay, wrote the USACE nationwide permit pre-construction notification and the Water Board certification of the 2017 nationwide permits notice of intent. Received USACE nationwide permit verification letter and Water Board notice of applicability in less than 2 months.

Pittsburg-San Mateo Tower Maintenance Project, Alameda and San Mateo Counties, California — For a project involving the repair of electrical transmission towers in the San Francisco Bay, wrote the biological assessment, CWA Section 404 and RHA Section 10 permit application, and CWA Section 401 and Porter-Cologne Act permit application. Used ArcGIS Pro software to create figures and display and analyze GIS data.

Digital 299 Broadband Project, Humboldt, Trinity, and Shasta Counties, California — For a project involving the installation of a new telecommunications cable spanning three counties, updated the delineation report and waters of the U.S./state impact assessment following changes to the project alignment and proposed construction methods. Managed the geospatial data for the project using ArcGIS Pro and developed a riparian data set. Wrote the CWA 404(b)(1) alternatives analysis for the project. Provided the project team with regulatory strategy support.

Ignacio Mare Island Emergency Tower Replacement, Solano/Napa Counties, California — As a regulatory project manager for USACE, San Francisco District, coordinated an emergency individual permit for the replacement of three deteriorated electric transmission towers located in protected tidal marshlands west of the lower Napa River. This permitting effort required emergency consultations with USFWS, NMFS, and state historic preservation officer, as well as the completion of an environmental assessment, public interest review, and CWA 404(b)(1) alternatives analysis in less than a month. Coordination with multiple state and federal agencies was required to finalize the permit action and manage compliance.

Santa Clara Valley Habitat Plan In-Lieu Fee, Santa Clara County, California — As a regulatory project manager for USACE, San Francisco District, headed the interagency review team tasked with creating an in-lieu fee program that dovetails with the Santa Clara Valley Habitat Plan, a habitat conservation plan and natural community conservation plan. This effort involved coordinating agency review of documents, negotiating document changes acceptable to all agencies and the project sponsor, and working with USACE attorneys to achieve legally defensible outcomes.

City of Livermore Stream Maintenance Program, Livermore, California — As a regulatory project manager for USACE, San Francisco District, developed a regional general permit for the City of Livermore's stream maintenance program. This permit was used over multiple years to provide expedited permitting of dozens of maintenance projects involving streams and flood control facilities located throughout the city.

GIS ANALYSIS

Sonoma 1 Install Centerline Rumble Strip, Sonoma County, California — For a project involving improvements to almost 59 miles of State Route 1 in Sonoma County, conducted fieldwork to identify wetlands and other aquatic resources in the project area and wrote an aquatic resources delineation

report. Used a Juniper Systems Geode global navigation satellite system (GNSS) with sub-meter accuracy to map aquatic resources in the field. Imported GNSS data to ArcGIS Pro software to create figures for the report and analyze and display GIS data.

State Route 84 Storm Damage Rehabilitation Project, San Mateo County, California — For a project involving the repair of an eroded creek bank along a highway shoulder, imported CAD (.dwg) files to ArcGIS Pro to identify and map project impacts to San Gregorio Creek. Geospatial impact files generated in ArcGIS Pro were shared with other consultants to expedite the preparation of biological assessments.

Shea Grady

Assistant Scientist

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Mr. Shea Grady has a research background rooted in assessing anthropogenic impact on coastal and terrestrial habitats. He has extensive fieldwork experience with an emphasis on coastal and estuarine habitats. Mr. Grady has received training on the California Environmental Quality Act (CEQA) and NEPA from the Association of Environmental Professionals and on using the California Natural Diversity Database (CNDDB) through the California Department of Fish and Wildlife (CDFW). Moreover, he has additional training and work experience in youth education, science communication, and data science.

Education & Credentials

M.S., Interdisciplinary Marine & Estuarine Science, San Francisco State University, San Francisco, California, 2023

B.S., Biology, University of North Carolina Wilmington, Wilmington, North Carolina, 2020

Continuing Education

National Estuarine Research Reserve, 40-Hour Wetland Delineation Training (2023)

OSHA 40-hour HAZWOPER Certification (2023)

First Aid/CPR/AED certification through American Red Cross (2023)

Professional Affiliations

Member of the Association of Environmental Professionals

Relevant Experience

PLANNING AND PERMITTING

Ala Wai Boat Harbor, Oahu, Hawaii — As part of the permitting process for dock repairs needed to improve the navigational and landing capabilities of the Ala Wai Boat Harbor in Oahu, Hawaii, drafted a biological evaluation to document existing biological resources, potential threats to the surrounding resources, best management practices, and avoidance and minimization measures for project construction. The Ala Wai Harbor is notably an area of cultural and biological significance, and therefore considerable planning is necessary to avoid impact to biological resources.

Lion's Park Living Shoreline, American Samoa — As part of the permitting process to a construct a living shoreline on the northwest corner of the Pala Lagoon, drafted a biological evaluation to document existing biological resources and potential threats to the surrounding resources of the lagoon. Pala Lagoon has been heavily subjected to sea level rise, and a living shoreline is being reengineered to counter the effects on communities that utilize the lagoon shoreline. The biological evaluation also included best management practices and avoidance and minimization measures needed for construction of the living shoreline to begin. Construction will involve installing dynamic revetments and mangrove islands. After permit acquisition, aided in design planning for proper mangrove planting and drafted a mangrove planting plan for this project.

Doolan North Riparian Mitigation, Dublin, California — Performed monthly hydrology and annual plant health monitoring for an active riparian restoration project in Dublin, California. Documented the presence of wildlife and hydrophytic plant establishment throughout the year during site visits. Currently supporting relocation efforts of California tiger salamander and California red-legged frog to this riparian area.

Croak Road Monitoring, Dublin, California — Drafts the monthly and annual monitoring reports to USFWS and CDFW for these wildlife monitoring efforts. Moreover, supports and conducts monitoring and relocation efforts of California tiger salamander and California red-legged frog for this project.

Seely Road Survey, San Jose, California — Supported an extensive nesting bird survey as due diligence for the anticipated purchase of this property. This property was a poorly maintained, overgrown farm with ample structure and trees for nesting birds.

Culvert Repair, Hayward, California — Monitored the emergency repair of a culvert that directs water into the San Lorenzo Creek, near the intersection of A Street and 4th Street. Ensured that contaminants and refuse, such as concrete and litter, were properly handled and disposed of during installation of a new culvert pipe and the laying and grouting of riprap around the pipe. Also, briefed repair teams on the importance of proper concrete handling and the environmental consequences of concrete spill.

Nesting Bird Protection and Site Demolition, Petaluma, California — Performed nesting bird surveys prior to the demolition of preexisting infrastructure at the Oyster Cove Mixed-Use Neighborhood project in Petaluma, California. Two nesting bird surveys were conducted, with the second one spotting an active bird nest on a building targeted for demolition. Provided insight on how to proceed with scheduled demolition without adding unnecessary danger to the bird nest. Furthermore, enforced a designated buffer zone for the bird nest until no signs of nest activity were observed and the nest was confirmed to be vacated.

Eucalyptus Removal and Habitat Restoration Monitoring, Windsor, California — Monitored the removal of eucalyptus throughout a restoration site within a vineyard in Windsor, California.

Oyster Cove Mixed-Use Neighborhood, Petaluma, California — Identified the extent of jurisdictional waters and the project's potential to impact jurisdictional waters by completing a baseline delineation of waters of the United States and state (wetlands and other waters), using the U.S. Army Corps of Engineers (USACE) routine methodology and the Arid West Supplement. The Oyster Cove Mixed-Use Neighborhood project is a development plan aimed towards providing housing to multiple different income groups and public recreation space to the City of Petaluma. For this project, drafted the 401/404 permits, biological assessments, and the 1600 Streambed Alteration Agreement needed to begin this project. Also took on project managerial roles such as devising the scope and schedule of work for the client, along with arranging for preconstruction bat and bird surveying for the client. Performed multiple nesting bird surveys.

B Street Culvert Repairs, Hayward, California — Served as a biological monitor for the emergency repairs of a collapsed culvert in Hayward, California. Upon monitoring, identified active presence of salmonids within the adjacent creek and took necessary measures to ensure no negative effects were placed on the fish. Also conducts the annual mitigation monitoring required for this project.

Miller Creek Annual Monitoring, Marin County, California — Conducts site visits to measure the presence of invasive species and establishment of hydroseeded native plants. Assesses health of planted native species and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Irwin Creek Annual Monitoring, Marin County, California — Conducts site visits to measure the presence of invasive species, establishment of hydroseeded native plants, and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Five Canyons Annual Monitoring, Alameda County, California — Conducts site visits to measure the presence of invasive species and establishment of hydroseeded native plants. Assesses health of planted native species and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Highway 1 Wetland Delineations, Sonoma, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine methodology and the Arid West Supplement, to identify potential jurisdictional waters along Highway 1 of Sonoma County.

Tesla Road, Livermore, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine methodology and the Western Mountains, Valleys, and Coasts Supplement, to identify potential jurisdictional waters along a dried creek bed. Moreover, conducted additional field surveys for nesting birds and to build a general understanding of the area needed to complete a biological resources assessment.

Meder Street Wetland Delineation, Santa Cruz, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine methodology and the Western Mountains, Valleys, and Coasts Supplement, to identify potential jurisdictional waters throughout the project site. Moreover, performed nesting bird surveys for this site.

CLIMATE CHANGE

Organic and Total Alkalinity, San Francisco Estuary, California — Collected and titrated water samples from multiple habitats in the north San Francisco Bay estuary for measures of total and organic alkalinity. The organic contributors to total alkalinity are commonly assumed negligible in total alkalinity measures. Recent research reveals organic alkalinity is noticeable in estuaries, and when assumed absent, affects estuarine carbonate chemistry calculations when total alkalinity is used. By titrating for organic alkalinity, this research provided more comprehensive insight on spatial and temporal estuarine alkalinity and carbonate chemistry trends. This insight is needed for more accurate assessments of climate change, such as acidification, in estuaries.

MARINE SCIENCE

Water Quality Monitoring, Hudson River, New York — Worked with small vessel crew to collect water samples upstream and downstream of vessels installing fiber-optic cable from Montreal, Canada, to New York City, New York, in the Hudson River.

PCB Sampling and Sonde Maintenance, San Lorenzo Bay, California — Supported the installation and continued maintenance of sondes throughout San Lorenzo Bay to collect data on sediment transport, general water quality parameters, and concentrations of PCBs. These efforts include point sampling of water quality and towing vessels for acoustic Doppler current profiler sampling.

ECOLOGICAL RESTORATION

Sediment Investigation, California — Worked with teams to evaluate and restore *Zostera marina* (eelgrass) sites in various areas throughout the San Francisco Bay estuary. Assessments included sampling for zooplankton and megafauna at restoration sites to determine levels of species diversity and richness before and after site restoration.

Oakland-Alameda Estuary Bridge Project, California — This project aims to connect Oakland and Alameda via a pedestrian bridge to promote environmentally conscious and affordable transportation and to connect impacted communities. As Project Manager, facilitates biological resource assessment for the project. Responsible for assembling inter-agency meetings, performing background research on biological resources in the area, and ensuring concerns from local and state-level governments are

communicated properly to clients. Used tools, including the CNDDB and California Native Plant Society Rare Plant Inventory, for biological assessment of the project area.

Pier 39 Remediation Project, California — The Pier 39 Remediation project aims to remediate contaminated soil around the Pier 39 (San Francisco) area by both capping soil and transporting soil to be decontaminated. Working with a team to determine an ideal and available site to receive contaminated soils. This includes analyzing historical records and biological resource reports for the presence of and work windows for special status species at potential sites and drafting memos for clients to update on project progress and concerns.

Shell Pond Remediation, California — The Shell Pond site is currently being remediated for contaminated estuarine soil. The present mode of remediation is through phytoremediation. Worked with teams to perform rare plant surveys at the site for Soft Bird's Beak (*Chloropyron molle*) and drafted memos to update the client on biological resources. Most recently, served as a biological monitor for salt marsh harvest mouse during the installation of pumps for flood control.

HABITAT ASSESSMENT

Doolan North Riparian Mitigation, Dublin, California — Performed monthly hydrology and annual plant health monitoring for an active riparian restoration project in Dublin, California. Documented the presence of wildlife and hydrophytic plant establishment throughout the year during site visits. Currently supporting relocation efforts of California tiger salamander and California red-legged frog to this riparian area.

Croak Road Monitoring, Dublin, California — Drafts the monthly and annual monitoring reports to USFWS and CDFW for these wildlife monitoring efforts. Moreover, supports and conducts monitoring and relocation efforts of California tiger salamander and California red-legged frog for this project.

Seely Road Survey, San Jose, California — Supported an extensive nesting bird survey as due diligence for the anticipated purchase of this property. This property was a poorly maintained, overgrown farm with ample structure and trees for nesting birds.

Eucalyptus Removal and Habitat Restoration Monitoring, Windsor, California — Monitored the removal of eucalyptus throughout a restoration site within a vineyard in Windsor, California.

Miller Creek Annual Monitoring, Marin County, California — Conducts site visits to measure the presence of invasive species and establishment of hydroseeded native plants. Assesses health of planted native species and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Irwin Creek Annual Monitoring, Marin County, California — Conducts site visits to measure the presence of invasive species, establishment of hydroseeded native plants, and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Five Canyons Annual Monitoring, Alameda County, California — Conducts site visits to measure the presence of invasive species and establishment of hydroseeded native plants. Assesses health of planted native species and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Meder Street Wetland Delineation, Santa Cruz, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine methodology and the Western Mountains, Valleys, and Coasts Supplement, to identify potential jurisdictional waters throughout the project site. Moreover, performed nesting bird surveys for this

site.

WILDLIFE MONITORING

Doolan North Riparian Mitigation, Dublin, California — Performed monthly hydrology and annual plant health monitoring for an active riparian restoration project in Dublin, California. Documented the presence of wildlife and hydrophytic plant establishment throughout the year during site visits. Currently supporting relocation efforts of California tiger salamander and California red-legged frog to this riparian area.

Croak Road Monitoring, Dublin, California — Drafts the monthly and annual monitoring reports to USFWS and CDFW for these wildlife monitoring efforts. Moreover, supports and conducts monitoring and relocation efforts of California tiger salamander and California red-legged frog for this project.

Seely Road Survey, San Jose, California — Supported an extensive nesting bird survey as due diligence for the anticipated purchase of this property. This property was a poorly maintained, overgrown farm with ample structure and trees for nesting birds.

Culvert Repair, Hayward, California — Monitored the emergency repair of a culvert that directs water into the San Lorenzo Creek, near the intersection of A Street and 4th Street. Ensured that contaminants and refuse, such as concrete and litter, were properly handled and disposed of during installation of a new culvert pipe and the laying and grouting of riprap around the pipe. Also, briefed repair teams on the importance of proper concrete handling and the environmental consequences of concrete spill.

Nesting Bird Protection and Site Demolition, Petaluma, California — Performed nesting bird surveys prior to the demolition of preexisting infrastructure at the Oyster Cove Mixed-Use Neighborhood project in Petaluma, California. Two nesting bird surveys were conducted, with the second one spotting an active bird nest on a building targeted for demolition. Provided insight on how to proceed with scheduled demolition without adding unnecessary danger to the bird nest. Furthermore, enforced a designated buffer zone for the bird nest until no signs of nest activity were observed and the nest was confirmed to be vacated.

Eucalyptus Removal and Habitat Restoration Monitoring, Windsor, California — Monitored the removal of eucalyptus throughout a restoration site within a vineyard in Windsor, California.

Miller Creek Annual Monitoring, Marin County, California — Conducts site visits to measure the presence of invasive species and establishment of hydroseeded native plants. Assesses health of planted native species and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Irwin Creek Annual Monitoring, Marin County, California — Conducts site visits to measure the presence of invasive species, establishment of hydroseeded native plants, and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Five Canyons Annual Monitoring, Alameda County, California — Conducts site visits to measure the presence of invasive species and establishment of hydroseeded native plants. Assesses health of planted native species and hydrology of a mitigation site located adjacent to Miller Creek in Marin County.

Meder Street Wetland Delineation, Santa Cruz, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine

methodology and the Western Mountains, Valleys, and Coasts Supplement, to identify potential jurisdictional waters throughout the project site. Moreover, performed nesting bird surveys for this site.

PUBLIC INFRASTRUCTURE

Culvert Repair, Hayward, California — Monitored the emergency repair of a culvert that directs water into the San Lorenzo Creek, near the intersection of A Street and 4th Street. Ensured that contaminants and refuse, such as concrete and litter, were properly handled and disposed of during installation of a new culvert pipe and the laying and grouting of riprap around the pipe. Also, briefed repair teams on the importance of proper concrete handling and the environmental consequences of concrete spill.

Nesting Bird Protection and Site Demolition, Petaluma, California — Performed nesting bird surveys prior to the demolition of preexisting infrastructure at the Oyster Cove Mixed-Use Neighborhood project in Petaluma, California. Two nesting bird surveys were conducted, with the second one spotting an active bird nest on a building targeted for demolition. Provided insight on how to proceed with scheduled demolition without adding unnecessary danger to the bird nest. Furthermore, enforced a designated buffer zone for the bird nest until no signs of nest activity were observed and the nest was confirmed to be vacated.

WETLAND DELINEATION

Oyster Cove Mixed-Use Neighborhood, Petaluma, California — Identified the extent of jurisdictional waters and the project's potential to impact jurisdictional waters by completing a baseline delineation of waters of the United States and state (wetlands and other waters), using the U.S. Army Corps of Engineers (USACE) routine methodology and the Arid West Supplement. The Oyster Cove Mixed-Use Neighborhood project is a development plan aimed towards providing housing to multiple different income groups and public recreation space to the City of Petaluma. For this project, drafted the 401/404 permits, biological assessments, and the 1600 Streambed Alteration Agreement needed to begin this project. Also took on project managerial roles such as devising the scope and schedule of work for the client, along with arranging for preconstruction bat and bird surveying for the client. Performed multiple nesting bird surveys.

Highway 1 Wetland Delineations, Sonoma, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine methodology and the Arid West Supplement, to identify potential jurisdictional waters along Highway 1 of Sonoma County.

Tesla Road, Livermore, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine methodology and the Western Mountains, Valleys, and Coasts Supplement, to identify potential jurisdictional waters along a dried creek bed. Moreover, conducted additional field surveys for nesting birds and to build a general understanding of the area needed to complete a biological resources assessment.

Meder Street Wetland Delineation, Santa Cruz, California — Completed a baseline delineation of waters of the United States and waters of the state (wetlands and other waters), using USACE routine methodology and the Western Mountains, Valleys, and Coasts Supplement, to identify potential jurisdictional waters throughout the project site. Moreover, performed nesting bird surveys for this site.

Publications

Grady, S.H. 2023. Organic alkalinity in shallow habitats of San Francisco Estuary. Thesis. San Francisco State University, San Francisco, CA. 31 pp.

Sarah Beilman

Assistant Scientist

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Ms. Sarah Beilman has 6 years of experience as an environmental scientist, working in various habitats along the coast of California. She has experience in a range of projects involving field and laboratory work that aimed to address important environmental concepts such as grazing and native biodiversity. Ms. Beilman's professional experience includes site assessments and reporting, due diligence reporting, construction compliance monitoring, vegetation and hydrology monitoring, vegetation mapping, wetland delineations, habitat assessments, and special-status species surveys and research. She assists on projects by contributing to reports required to obtain permits and authorization from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and state and regional Water Quality Control Boards.

Education & Credentials

M.S., Environmental Science, California State University, Monterey Bay, California, 2024

B.S., Environmental Management and Protection, California Polytechnic State University, San Luis Obispo, California, 2019

Continuing Education

Wetlands Regulation and Mitigation course, University of California, Davis (2024)

First Aid and CPR certified (2024)

Professional Affiliations

Member of Women in Environment

Relevant Experience

PLANNING AND PERMITTING

Santa Rosa Conservation/Turnkey Banks, Santa Rosa, California — Prepared a long-term management plan for a 32-acre wetland mitigation site in Sonoma County, including client and subcontractor coordination and GIS analysis. Conducted preserve site visits to survey for rare plant species and assess and map vegetation for adequate management of grazing and invasive plants. Provided wetland delineation support through assessment of aerial imagery and previous jurisdictions.

Hoey North Riparian Restoration, Gilroy, California — Provided botanical support by collaborating with the client and subcontractors on the riparian landscape planting plans. Conducted site visits to record and monitor riparian planting success to document ongoing project compliance with regulatory approvals.

Woolsey Road Riparian Restoration Project, Windsor, California — Prepared a riparian restoration plan including GIS analysis to restore a disturbed segment of a creek channel. Completed vegetation surveys and biological construction monitoring to provide onsite biological resource training and document project compliance with approved regulations.

Tri-Valley Residential Development and Mitigation Sites, Livermore, California — Completed vegetation surveys and mapping to document habitats and assess potential occurrence of rare plant species on mitigation sites. Conducted rare plant surveys in habitats known to support listed species identified within the project vicinity. Prepared reports with GIS analysis to visualize the distribution of habitats and species.

Publications

Coltharp, E., C. Knowd, E. Abelli-Amen, A. Abounayan, S. Alcaraz, R. Auer, S. Beilman, et al. 2020. Leaf hair tufts function as domatia for mites in *Quercus agrifolia* (Fagaceae). *Madroño* 67(4):165–169.

Appendix E. Tables

Exhibit D

Table 1. Plants Observed on 5940 Soquel Avenue Property

Scientific Name	Common Name
Acacia baileyana	bailey acacia
Acer rubrum	red maple
Aira caryophyllea	silver hairgrass
Allium triquetrum	three-cornered leek
Arum italicum	Italian arum
Avena barbata	slender oat
Avena fatua	wild oat
Bromus sitchensis var. *carinatus*	California brome
Bromus diandrus	ripgut brome
Bromus hordeaceus	soft brome
Bromus laevipes	chinook brome
Calendula arvensis	field marigold
Carduus pycnocephalus	Italian thistle
Cirsium vulgare	bull thistle
Cortaderia jubata	pampas grass
Crassula ovata	jade
Cyperus eragrostis	tall flatsedge
Echium candicans	pride of madeira
Epilobium ciliatum	slender willow herb
Erharta erecta	panic veldt grass

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Eriobotrya japonica	loquat
Eucalyptus globulus	Tasmanian bluegum
Festuca bromoides	brome fescue
Festuca myuros	Rattail sixweeks grass
Foeniculum vulgare	fennel
Fraxinus angustifolia	raywood ash
Fumaria capreolata	white ramping fumitory
Genista monspessulana	French broom
Geranium dissectum	cutleaf geranium
Hedera helix	English ivy
Helminthotheca echioides	bristly ox tongue
Hordeum murinum	foxtail barley
Hypochaeris glabra	smooth cat's ear
Hypochaeris radicata	hairy cat's ear
Juncus bufonius	toad rush
Lonicera japonica	Japan honeysuckle
Lysimachia arvensis	scarlet pimpernel
Lythrum hyssopifolia	hyssop loosestrife
Malva nicaeensis	bull mallow
Medicago polymorpha	burclover
Mentha aquatica	water mint
Verbena bonariensis	purpletop vervain

Exhibit D

Opuntia sp.	cactus
Oxalis pes-caprae	bermuda buttercup
Parietaria judaica	spreading pellitory
Plantago coronopus	cutleaf plantain
Plantago lanceolata	narrowleaf plantain
Quercus agrifolia	coast live oak
Raphanus raphanistrum	wild radish
Raphanus sativus	cultivated radish
Rubus armeniacus	Himalayan blackberry
Rubus ursinus	California blackberry
Rumex crispus	curly dock
Salix lasiolepis	arroyo willow
Sequoia sempervirens	coast redwood
Sonchus oleraceus	common sowthistle
Verbascum thapsus	woolly mullein
Vicia sativa	spring vetch

Exhibit D

Table 2. Special-Status Plant Species Known to Occur in the Vicinity of the 5940 Soquel Avenue Property

Common Name	Scientific Name	Status	Habitat Type/Components	Occurrence Information	Probability of Occurring on the Property
Anderson's manzanita	***Arctostaphylos andersonii***	CNPS Rank 1B.2	Broadleafed upland forest, chaparral, North Coast coniferous forest	CNPS 1 Quad Search	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Ben Lomond spineflower	***Chorizanthe pungens* var. *hartwegiana***	Federally Endangered, CNPS Rank 1B.1	Lower montane coniferous forest (maritime ponderosa pine sandhills)	IPaC list	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Ben Lomond wallflower	***Erysimum teretifolium***	California and Federally Endangered, CNPS Rank 1B.1	Chapparal and lower montane coniferous forest	IPaC list	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
California bottle-brush grass	***Elymus californicus***	CNPS Rank 4.3	Broadleafed upland forest, cismontane woodland, North Coast coniferous forest, riparian woodland	CNPS 1 Quad Search	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Dudley's lousewort	***Pedicularis dudleyi***	CNPS Rank 1B.2	Chaparral (maritime), cismontane woodland, North Coast coniferous forest, valley and foothill grassland	CNPS 1 Quad Search	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Large-flowered leptosiphon	***Leptosiphon grandiflorus***	CNPS Rank 4.2	Cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland	CNPS 1 Quad Search	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Maple-leaved checkbloom	***Sidalcea malachroides***	CNPS Rank 4.2	Broadleafed upland forest, coastal prairie, coastal scrub, North Coast coniferous forest, riparian woodland	CNPS 1 Quad Search; CNDDB Occurrence No. 4 (recorded in 1932 somewhere in the City of Santa Cruz; possibly extirpated)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Marsh micoseris	***Micoseris paludosa***	CNPS Rank 1B.2	Cismontane woodland, closed-cone coniferous forest, coastal scrub, valley and foothill grassland	Recorded in 1957 approximately 3 miles northwest of the Property (CNDDB Occurrence No. 7)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Marsh sandwort	***Arenaria paludicola***	California and Federally Endangered, CNPS Rank 1B.1	Marshes and swamps (brackish, freshwater)	IPaC list	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.

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Perennial goldfields	***Lasthenia californica ssp. Macrantha***	CNPS Rank 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub	CNPS 1 Quad Search; CNDDB Occurrence No. 42 (recorded in 1955 approximately 3 miles east of the Property)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Robust spineflower	***Chorizanthe robusta var. robusta***	Federally Endangered, CNPS Rank 1B.1	Maritime chaparral, cismontane woodland (openings), coastal dunes, and coastal scrub	CNPS 1 Quad Search; multiple CNDDB occurrences (the closest record for this species occurs approximately 1.8 miles northwest of the Property)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
San Francisco popcornflower	***Plagiobothrys diffuses***	California Endangered, CNPS Rank 1B.1	Coastal prairie, valley and foothill grassland	CNDDB Occurrence No. 6 (recorded in 1991 and 1993 approximately 2.6 miles northeast of the Property)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Santa Cruz clover	***Trifolium buckwestiorum***	CNPS Rank 1B.1	Broadleafed upland forest, cismontane woodland, coastal prairie	CNPS 1 Quad Search; CNDDB Occurrence No. 14 (recorded approximately 1 mile northeast of the Property on an unknown date)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Santa Cruz tarplant	***Holocarpha macradenia***	Federally Threatened, California Endangered, CNPS Rank 1B.1	Coastal prairie, coastal scrub, valley and foothill grassland	CNPS 1 Quad Search; multiple CNDDB occurrences (the closest record for this species occurs approximately 0.7 mile north of the Property, dating from 1979 to 1998)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Scotts Valley polygonum	***Polygonum hickmanii***	California and Federally Endangered, CNPS Rank 1B.1	Valley and foothill grassland (mudstone, sandstone)	IPaC list	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Scotts Valley spineflower	***Chorizanthe robusta* var. *hartwegii***	Federally Endangered, CNPS Rank 1B.1	Meadows and seeps (sandy), valley and foothill grassland (mudstone, Pursima outcrops)	IPaC list	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
White-rayed pentachaeta	***Pentachaeta bellidflora***	Federally and California Endangered, CNPS Rank 1B.1	Cismontane woodland, valley and foothill grassland (often serpentinite)	CNPS 1 Quad Search; CNDDB Occurrence No. 11 (recorded in 1933 at undefined location in the vicinity of Santa Cruz; possibly extirpated)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.
Woodland woollythreads	***Monolopia gracilens***	CNPS Rank 1B.1	Broadleafed upland forest (openings), chaparral (openings), cismontane woodland, North Coast coniferous forest (openings), valley and foothill grassland	CNPS 1 Quad Search; multiple CNDDB occurrences (the closest record for this species is from somewhere in the City of Santa Cruz, dating from 1935)	**None.** The developed surfaces and ruderal/planted vegetation communities do not provide suitable habitat for this species.

Exhibit D

Table 3. Special-Status Wildlife Species Known to Occur in the Vicinity of 5940 Soquel Avenue Property

Common Name	Scientific Name	Status	Habitat Type/Components	Occurrence Information	Probably of Occurring on the Property
Bank swallow	***Riparia riparia***	California Threatened	Sand banks and vertical embankments at least one meter in height	Species recorded in Santa Cruz area from pre-1890 to 1954 approximately 2 miles west of the Property (CNDDB Occurrence No. 177)	**None.** There are no embankments on the Property.
California Black Rail	***Laterallus jamaicensis coturniculus***	California Threatened, California Fully Protected	Saline, brackish, and fresh emergent wetlands in the San Francisco Bay area and Delta, and coastal southern California	Species recorded in Santa Cruz area from 1903 to 1941 approximately 2 miles west of the Property (CNDDB Occurrence No. 288)	**None.** There is no marsh habitat on the Property.
California condor	***Gymnogyps californianus***	California and Federally Endangered, California Fully Protected	Large trees or snags, rocky outcrops, cliffs, caves, open grasslands, oak savanna foothills, and beaches adjacent to coastal mountains.	IPaC list	**None.** The Property does not contain any habitat types utilized by this species.
California giant salamander	***Dicamptodon ensatus***	State Species of Special Concern	Cool, moist, forest habitat and rocky streams and springs	Species recorded along Arana Gulch is 1987, approximately 1.1 mile northwest of the Property (CNDDB Occurrence No. 165)	**None.** There is no forest habitat, streams, or springs on the Property.
California least tern	***Sternula antillarum browni***	California and Federally Endangered, California Fully Protected	Beaches close to river mouths, estuaries, and costal embayments.	IPaC list	**None.** The Property does not contain any habitat types utilized by this species.
California red-legged frog	***Rana draytonii***	Federally threatened, State Species of Special Concern	Streams, ponds, and nearby upland areas with refugia, such as rocks, leaf litter, and animal burrows.	IPaC list	**None.** There are no CNDDB occurrences within three miles of the Property, and the highly developed landscape provides little potential habitat for this species. No small mammal burrows are present on the Property.

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California tiger salamander	***Ambystoma californiense***	California and Federally Threatened	Standing bodies of fresh water and nearby upland areas with small mammal burrows or underground hideaways.	IPaC list	**None.** There are no CNDDB occurrences within three miles of the Property, and the highly developed landscape provides little potential habitat for this species. No small mammal burrows are present on the Property.
Coho salmon – central California coast ESU	***Oncorhynchus kisutch***	California and Federally Endangered	Relatively permanent coastal streams and associated waterbodies below natural and manmade barriers from Punta Gorda in northern California south to the San Lorenzo River in central California, as well as tributaries to San Francisco Bay, excluding the Sacramento-San Joaquin River system	Species occurs in the San Lorenzo River, located approximately 2.5 miles west of the Property (CNDDB Occurrence No. 4)	**None.** There are no streams or other waterbodies on the Property.
Eulachon – southern DPS	***Thaleichthys pacificus***	Federally Threatened	Rivers ranging from the Mad River in northern California to the Skeena River in northern British Columbia, Canada	Recorded around 1911 at the mouth of Soquel Creek, approximately 1.5 miles southeast of the Property (CNDDB Occurrence No. 10)	**None.** There are no streams or other waterbodies on the Property.
Foothill yellow-legged frog, central coast DPS	***Rana boylii***	Federally Threatened, California Endangered	Foothill and mountain streams and a wide variety of vegetation types occurring near streams	Recorded from 1992 to 2021 along Soquel Creek, approximately 1.1 mile east of the Property (CNDDB Occurrence No. 102)	**None.** There are no streams on the Property, and the area between the nearest stream and the Property lacks habitat for this species.
Least bell's vireo	***Vireo bellii pusillus***	California and Federally Endangered	Primarily willow-dominated riparian woodlands; may also use neighboring mulefat scrub, oak woodlands, and chaparral.	IPaC list	**None.** There are no plant communities on the Property that would support this species.

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Marbled murrelet	***Brachyramphus marmoratus***	Federally Threatened, California Endangered	Near-shore marine waters and old-growth forests.	IPaC list	**None.** The Property is not forested.
Mount Hermon June beetle	***Polyphylla barbata***	Federally Endangered	Only found within the Zayante Sandhills of Santa Cruz County.	IPaC list	**None.** Sandhills do not occur on the Property.
Ohlone tiger beetle	***Cicindela Ohlone***	Federally Endangered	Grassland habitats on coastal terrace prairies	Record from 1990 to 2004, approximately 0.7 mile north of the Property (Occurrence No. 4)	**None.** The Property and surrounding lands are developed, lacking suitable grassland habitat for this species.
Pallid bat	***Antrozous pallidus***	State Species of Special Concern	Occurs in a wide variety of habitats, including grassland, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Day roosts are in caves, crevices, mines, and occasionally hollow trees and buildings; night roosts may be in more open areas, such as porches and open buildings.	Record from 1928 within proximity to the Property (CNDDB Occurrence No. 258)	**Low.** The Property is unlikely to support this species given its lack of buildings or natural habitats. However, there are some trees within and adjacent to the site that may providing roosting habitat.
San Francisco garter snake	***Thamnophis sirtalis tetrataenia***	California and Federally Endangered, California Fully Protected	Aquatic and upland habitat (ponds, creeks, marshes, canals, and other water sources; grasslands with rodent burrows or rocks for shelter)	IPaC list	**None.** There are no CNDDB occurrences within three miles of the Property, and the highly developed landscape provides little potential habitat for this species.

Exhibit D

Santa Cruz black salamander	***Aneides niger***	State Species of Special Concern	Prefers cool, moist and shaded conditions along ravines and water courses. Uses rock slides, rotten logs, and surface debris for cover.	The closest record for this species occurs approximately 2 miles west of the Property (CNDDB Occurrence No. 17) and dates to the 1970s	**None.** There are no water courses or appropriate cover for this species on or adjacent to the Property.
Steelhead - central California coast DPS	***Oncorhynchus mykiss***	Federally Threatened	Relatively permanent coastal streams and associated waterbodies below natural and manmade barriers from the Russian River (Sonoma Co.) south to Aptos Creek (Santa Cruz Co.), and the drainages of San Francisco Bay eastward to the Napa River (inclusive), excluding the Sacramento-San Joaquin River Basin	The closest record for this species occurs approximately 0.7 mile west of the Property (CNDDB Occurrence No. 15) in Arana Gulch.	**None.** There are no streams or other waterbodies on the Property.
Tidewater goby	***Eucyclogobius newberryi***	Federally Endangered	Brackish water lagoons, estuaries, and marshes along the California coast.	The closest record occurs approximately 0.9 mile east of the Property (CNDDB Occurrence No. 94) in Soquel Creek.	**None.** There are no aquatic habitats on the Property.
Townsend's big-eared bat	***Corynorhinus townsendii***	State Species of Special Concern	Found in many habitat types. Requires caves, mines, tunnels, buildings, or other human-made structures for roosting.	Record from 1934 and 1945 within close proximity to the Property (CNDDB Occurrence No. 361)	**Low.** Roosting is unlikely to occur on the human-made structures at the Property since this species is extremely sensitive to disturbance of roosting sites and there is ongoing activity on the Property.
Western Pond Turtle	***Emys marmorata***	Proposed Federally Threatened, State Species of Special Concern	A variety of habitats adjacent to permanent or nearly permanent water	The closest record for this species occurs approximately 1.1 mile east of the Property along Soquel Creek (CNDDB Occurrence No. 1079)	**None.** The Property is entirely developed and does not provide burrows or aquatic features necessary to support this species.

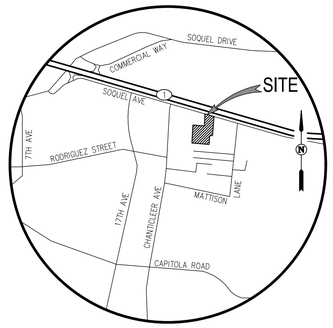
Exhibit D

Western snowy plover	***Charadrius nivosus nivosus***	Federally Threatened, State Species of Special Concern	Coastal beaches, sand spits, dune- and bluff-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, salt pans at lagoons and estuaries, salt ponds levees, dry salt ponds, and estuarine sand and mud flats.	IPaC list	**None.** No habitat types utilized by this species occur on the Property.
Yellow-billed cuckoo	***Coccyzus americanus***	Federally Threatened, California Endangered	Extensive deciduous riparian thickets or forests with dense, low-level or understory foliage, abutting slow-moving watercourses, backwaters, or seeps. Willow almost always a dominant component of the vegetation.	IPaC list	**None.** There are no extensive riparian thickets on the Property.
Yellow rail	***Coturnicops noveboracensis***	State Species of Special Concern	Occurs in densely vegetated marshes.	Record from 1903 and 1905 at an undefined location in the vicinity of Santa Cruz (CNDDB Occurrence No. 42)	**None.** There are no marshes on the Property.
Zayante band-winged grasshopper	***Trimerotropis infantilis***	Federally Endangered	Restricted to sand parkland habitat found on ridges and hills within the Zayante sandhills ecosystem in Santa Cruz County.	Record in 1941 at an undefined location in the vicinity of Santa Cruz (CNDDB Occurrence No. 6)	**None.** Sandhills are not present on the Property.

5940 SOQUEL AVENUE

UNINCORPORATED SANTA CRUZ COUNTY

ARTIST CONCEPTION: PLEASE SEE PLANS FOR PROJECT SPECIFICATIONS



VICINITY MAP

NOT TO SCALE

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SUNYVALE, CA 94085

LANDSCAPE ARCHITECT

HMH LANDSCAPE ARCHITECTURE — KAYLA YOUNG
1570 OAKLAND ROAD — (408) 487-2200
SAN JOSE, CA 95131

SHEET INDEX

ARCHITECTURE PLANS

CIVIL PLANS

LANDSCAPE ARCHITECTURE PLANS

3903-000

5940 Soquel Avenue
Santa Cruz, CA
July 11, 2025

APN: 029-021-047

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650.288.5970

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

CORNERSTONE EARTH GROUP

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San Jose, CA 95131
(408) 487-2200
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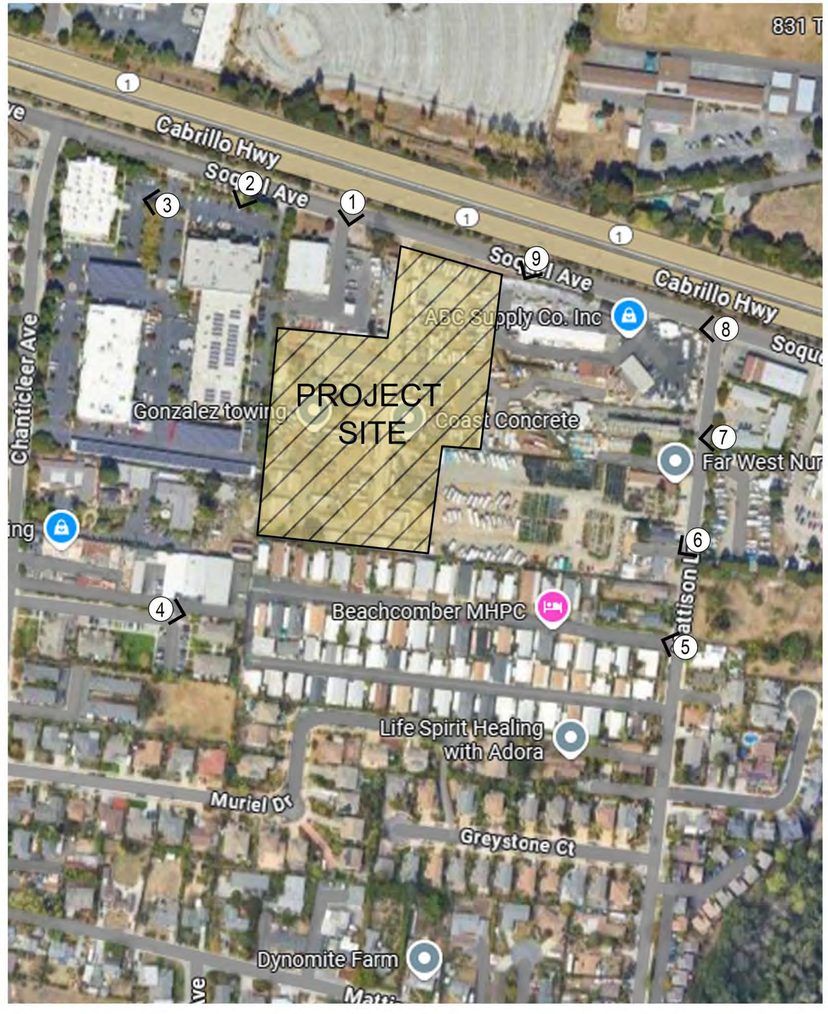
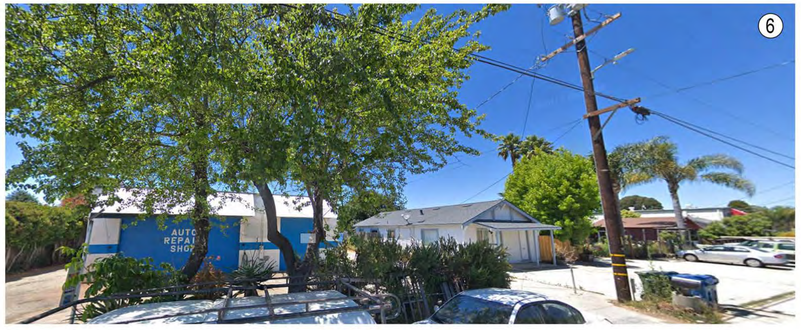
SDG architects

Exhibit E





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March 18, 2025

PHOTOGRAPHS OF PROJECT SITE AND NEIGHBORHOOD CONTEXT
A00

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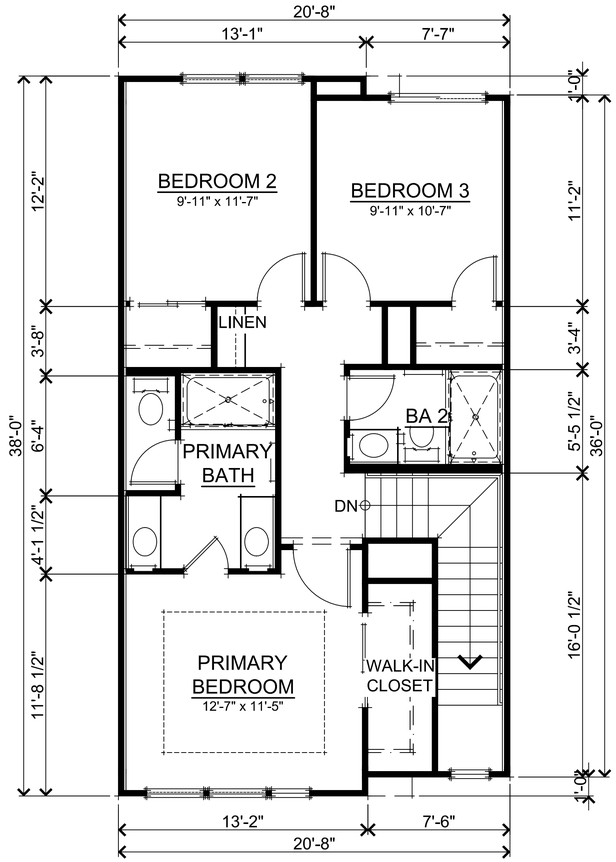
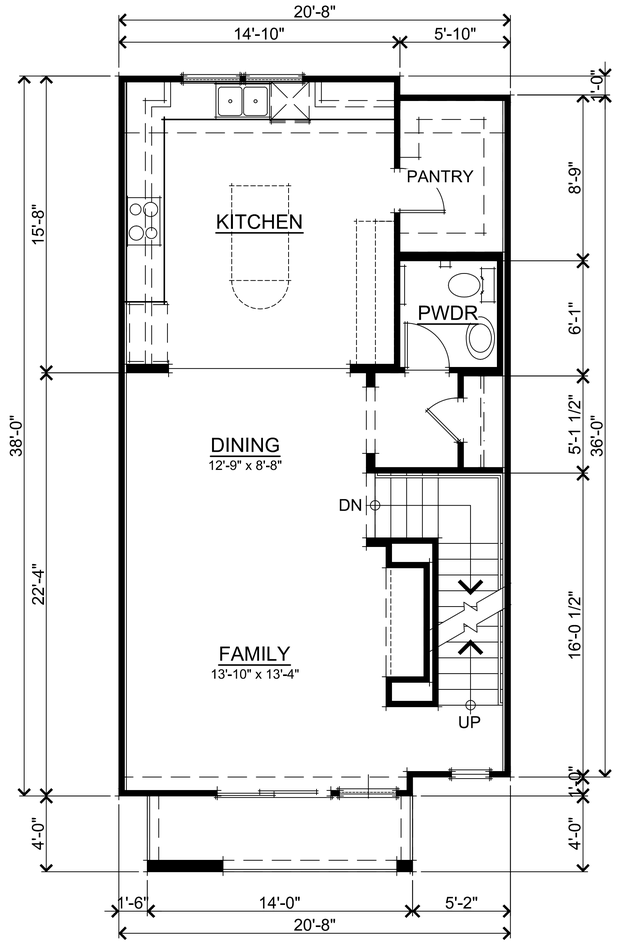
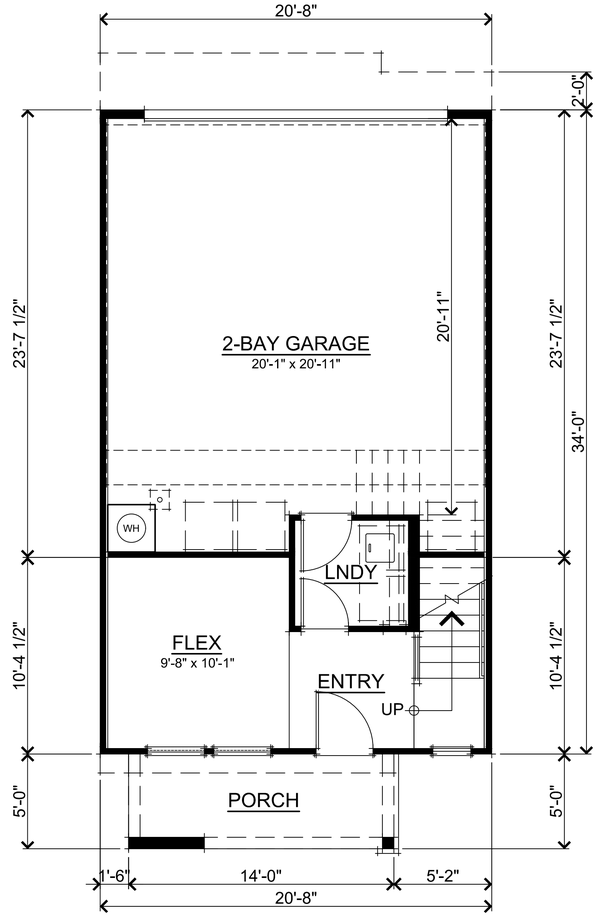


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	230 SQ. FT.
SECOND FLOOR	774 SQ. FT.
THIRD FLOOR	731 SQ. FT.
TOTAL LIVING	1735 SQ. FT.
2-BAY GARAGE	473 SQ. FT.
PORCH	72 SQ. FT.
DECK	56 SQ. FT.

0 1' 2' 3' 4' 8'

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UNIT 1 FLOOR PLANS
A01

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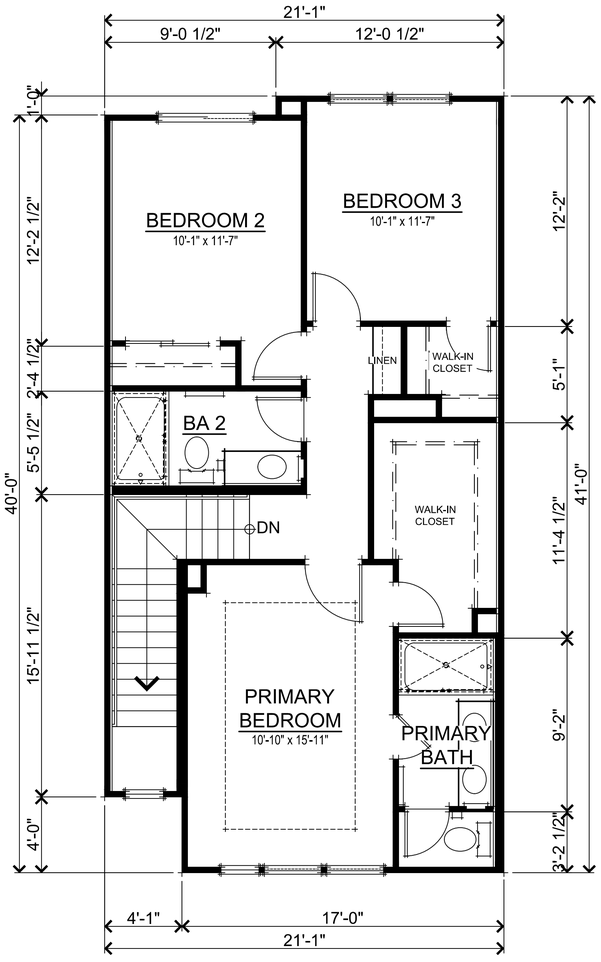

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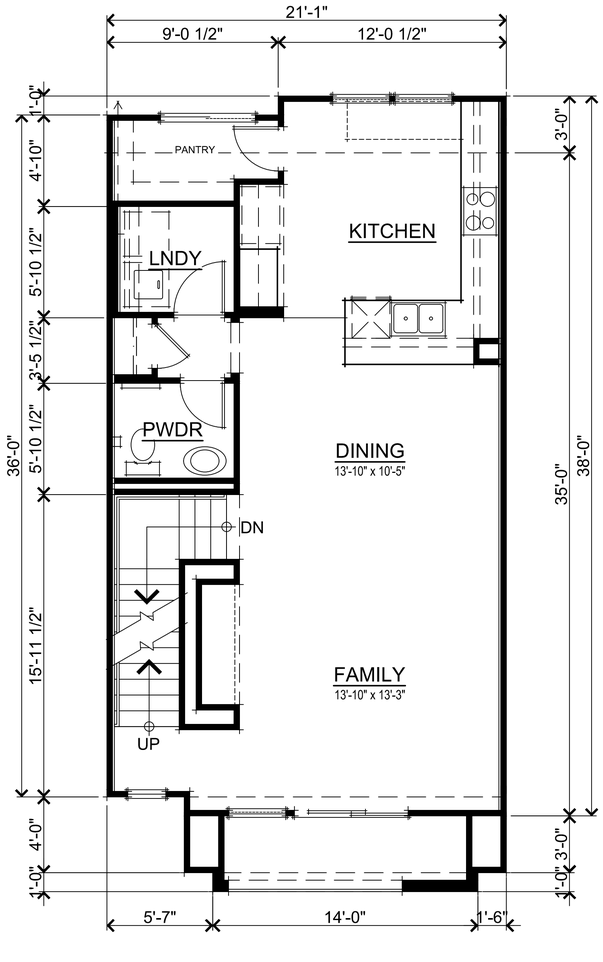
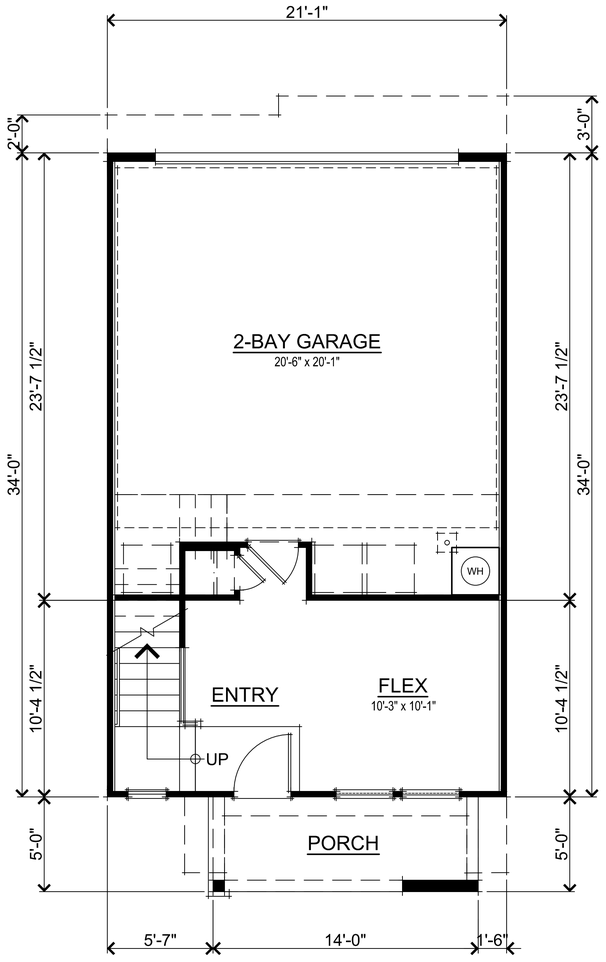


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	244 SQ. FT.
SECOND FLOOR	788 SQ. FT.
THIRD FLOOR	791 SQ. FT.
TOTAL LIVING	1823 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	72 SQ. FT.
DECK	52 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT 2 FLOOR PLANS
A02

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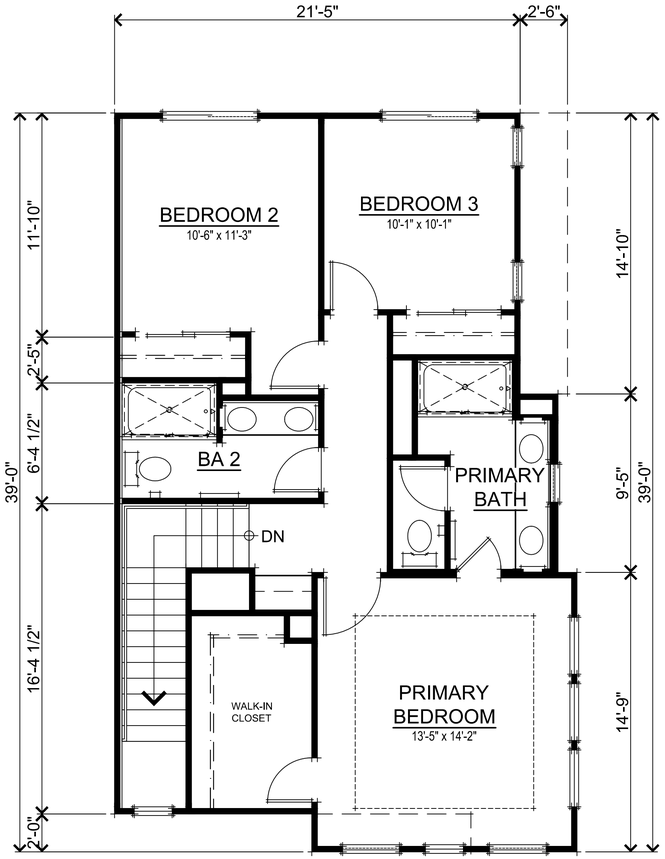

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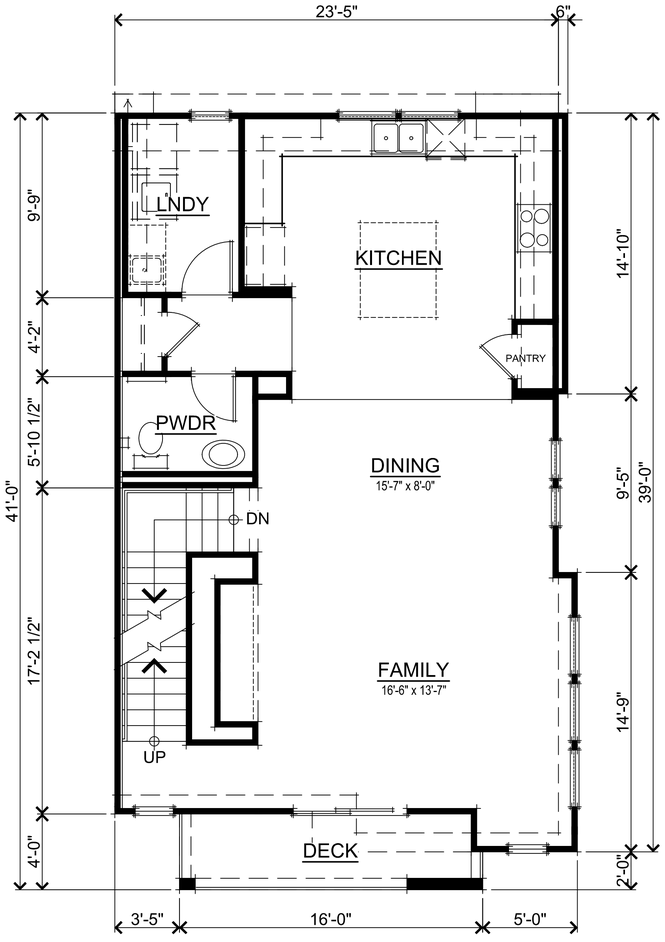

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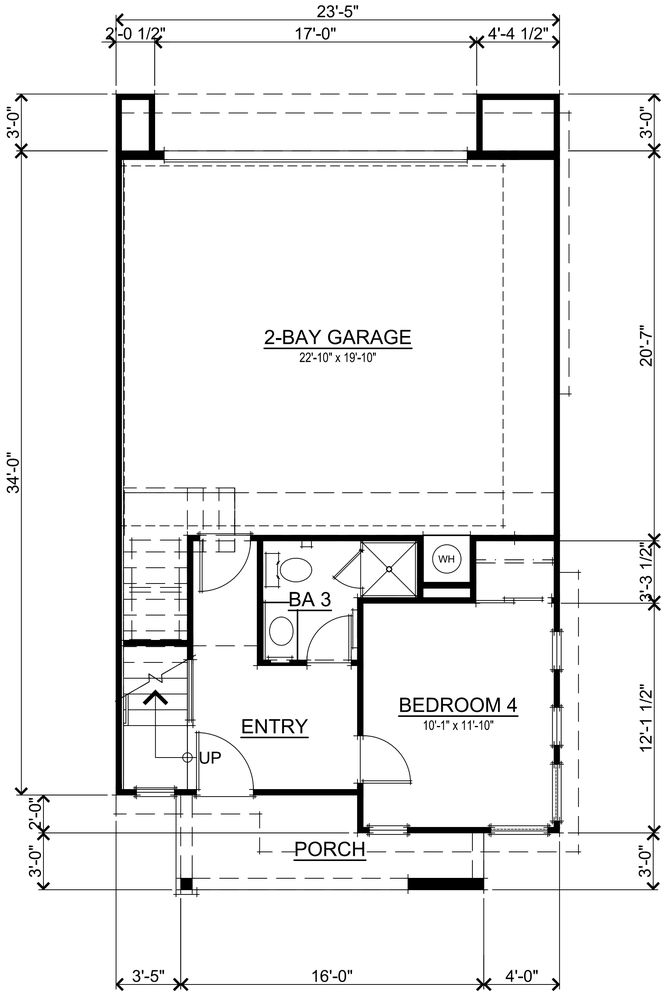

FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	315 SQ. FT.
SECOND FLOOR	913 SQ. FT.
THIRD FLOOR	844 SQ. FT.
TOTAL LIVING	2072 SQ. FT.
2-BAY GARAGE	496 SQ. FT.
PORCH	68 SQ. FT.
DECK	40 SQ. FT.

0 1' 2' 3' 4' 8'

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March 18, 2025

UNIT 3 FLOOR PLANS
A03

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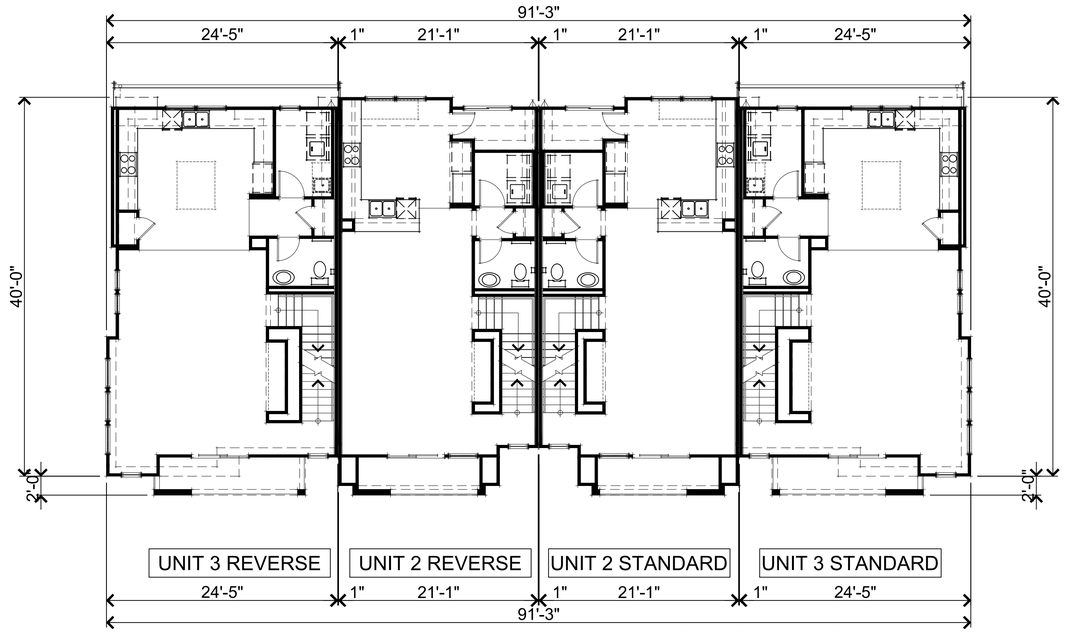
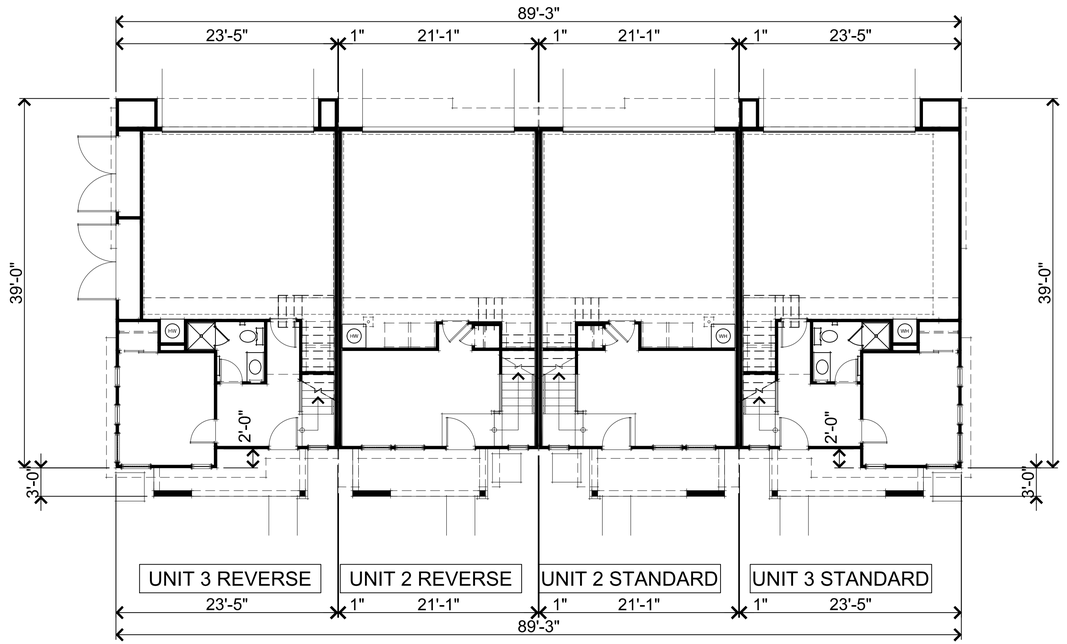


SECOND FLOOR PLAN



* UTILITIES MAY VARY BASED ON LOCATION ON SITE

FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

4-UNIT FIRST & SECOND FLOOR PLANS
A04

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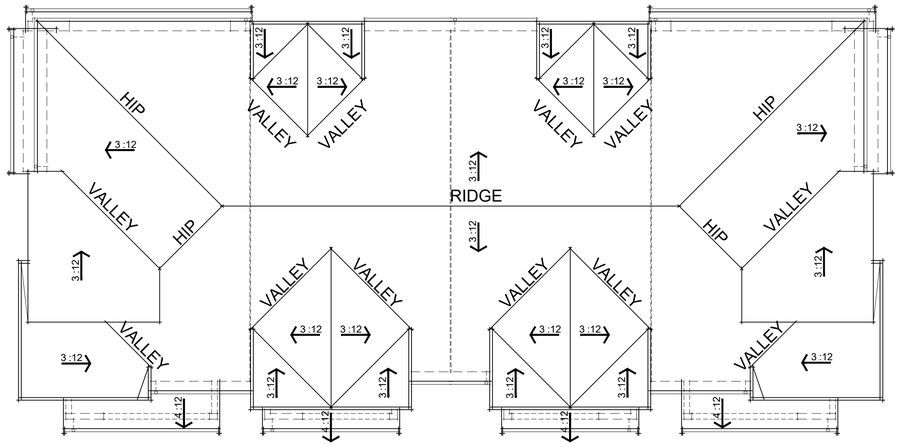
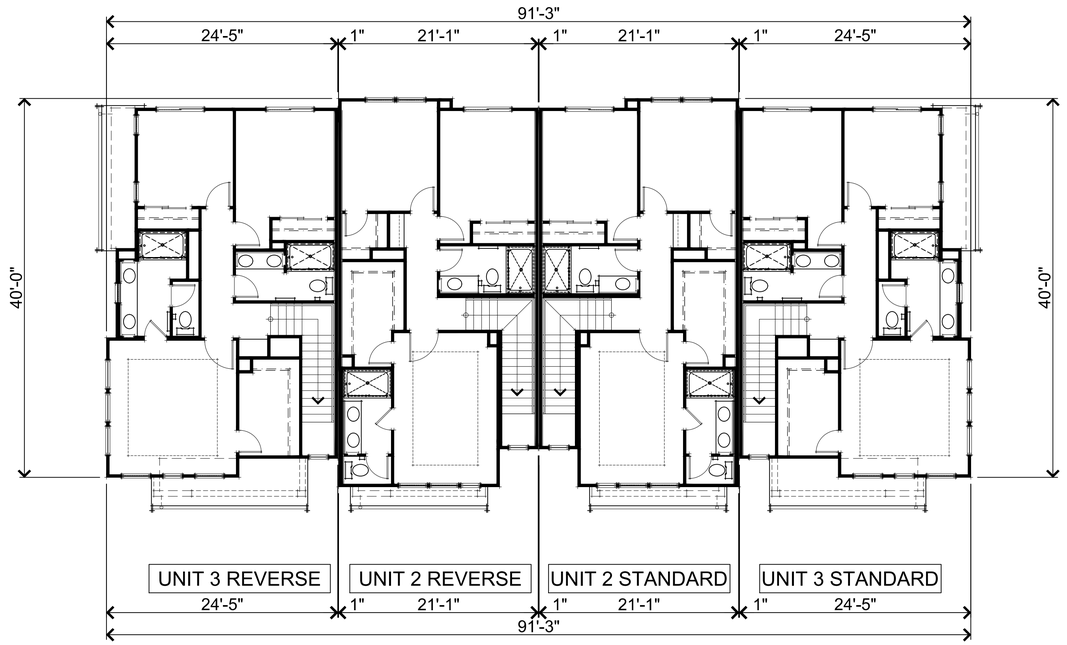


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

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4-UNIT THIRD FLOOR PLAN & ROOF PLAN
A05

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Exhibit E

LEFT ELEVATION

RIGHT ELEVATION

TYPICAL EXTERIOR MATERIALS

① - EXTERIOR PLASTER, MEDIUM SAND FINISH
② - BOARD & BATTEN VERTICAL SIDING
③ - FIBER CEMENT HORIZONTAL SIDING
④ - PERFORATED MESH METAL RAILINGS
⑤ - WOOD WINDOW TRIM @ SIDING
⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING

REAR ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

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4-UNIT ELEVATIONS
A06

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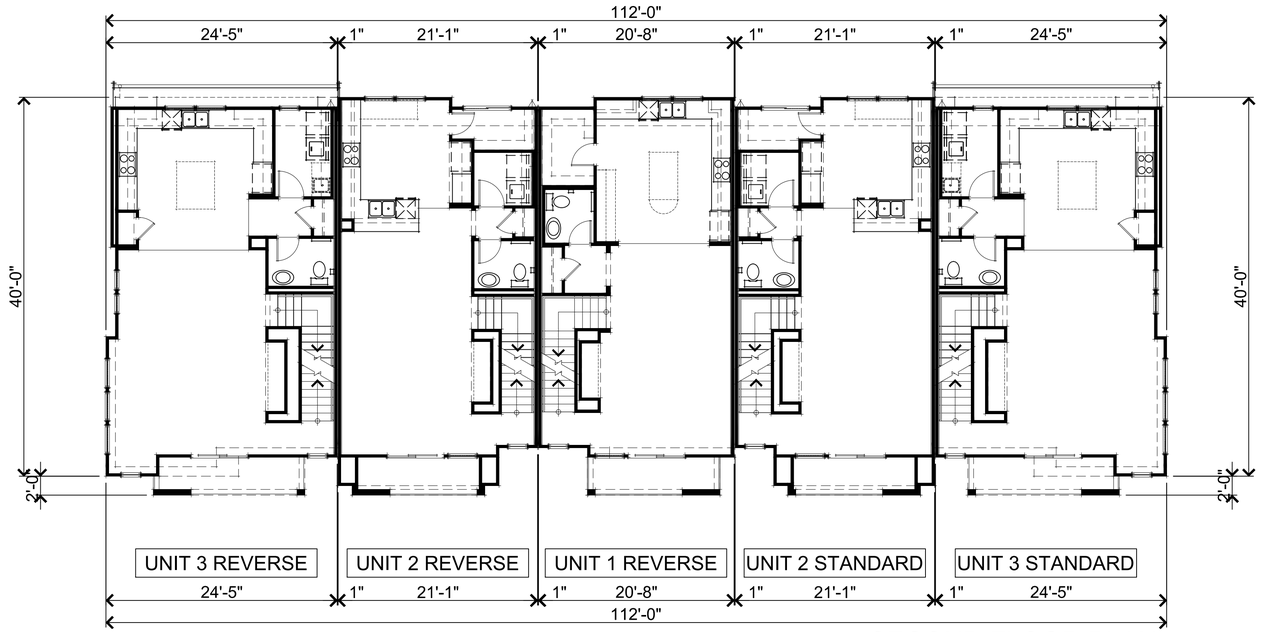
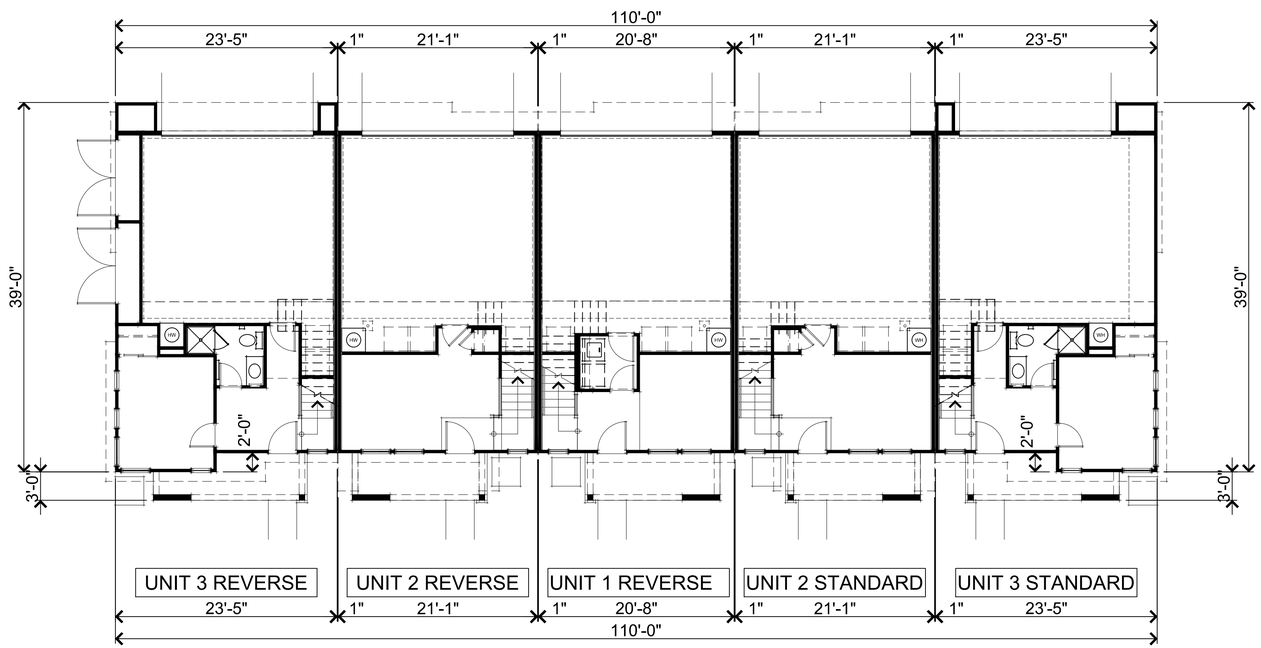


SECOND FLOOR PLAN



* UTILITIES MAY VARY BASED ON LOCATION ON SITE

FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

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5-UNIT FIRST & SECOND FLOOR PLANS
A07

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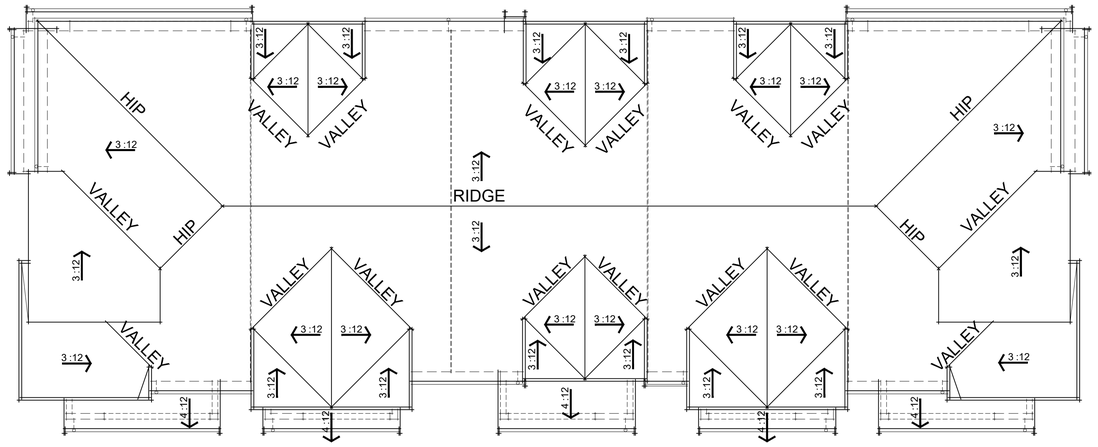
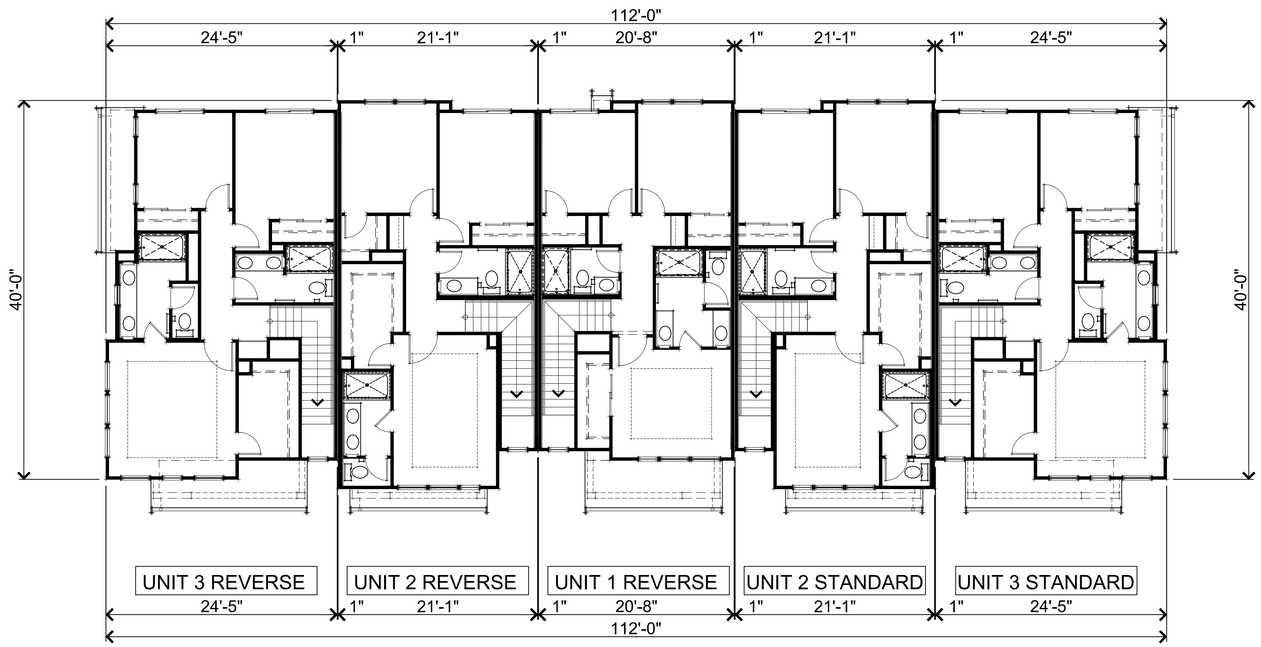


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

5-UNIT THIRD FLOOR PLAN & ROOF PLAN

A08

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Exhibit E

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

FRONT ELEVATION

TYPICAL EXTERIOR MATERIALS

① - EXTERIOR PLASTER, MEDIUM SAND FINISH
② - BOARD & BATTEN VERTICAL SIDING
③ - FIBER CEMENT HORIZONTAL SIDING
④ - PERFORATED MESH METAL RAILINGS
⑤ - WOOD WINDOW TRIM @ SIDING
⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING

0 2' 4' 6' 8' 16'

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5-UNIT ELEVATIONS
A09

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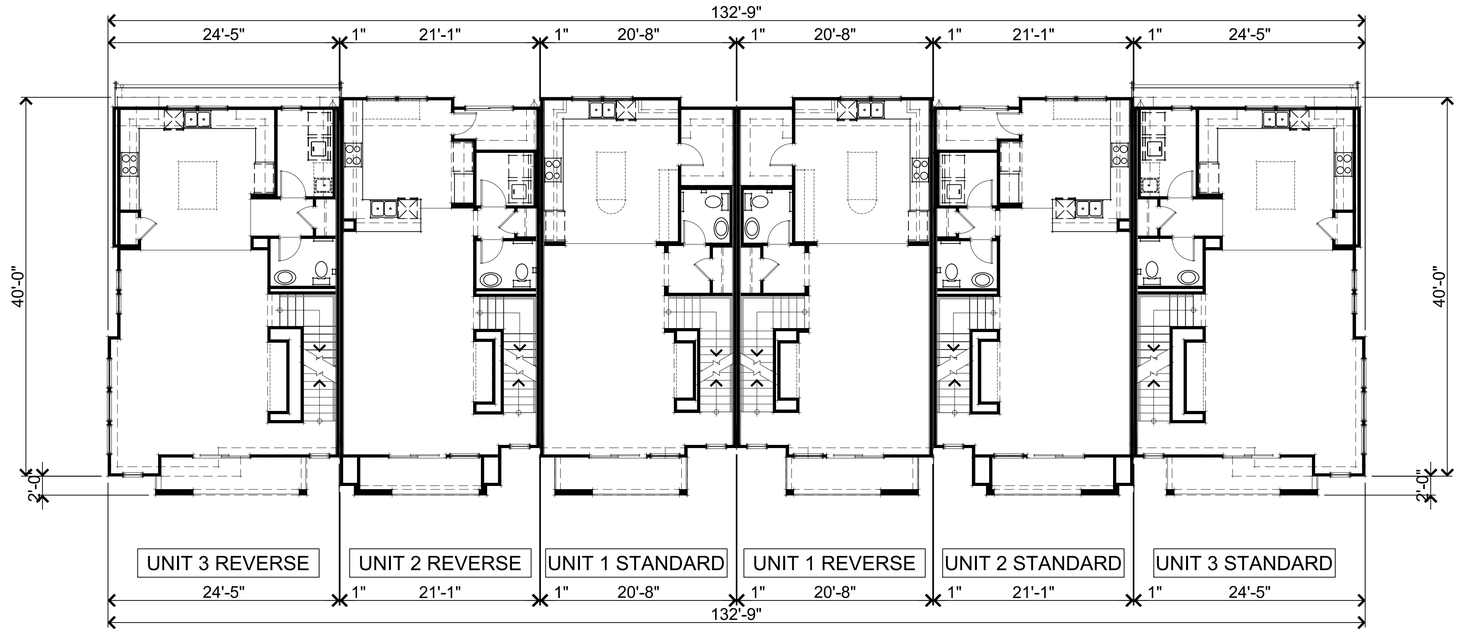
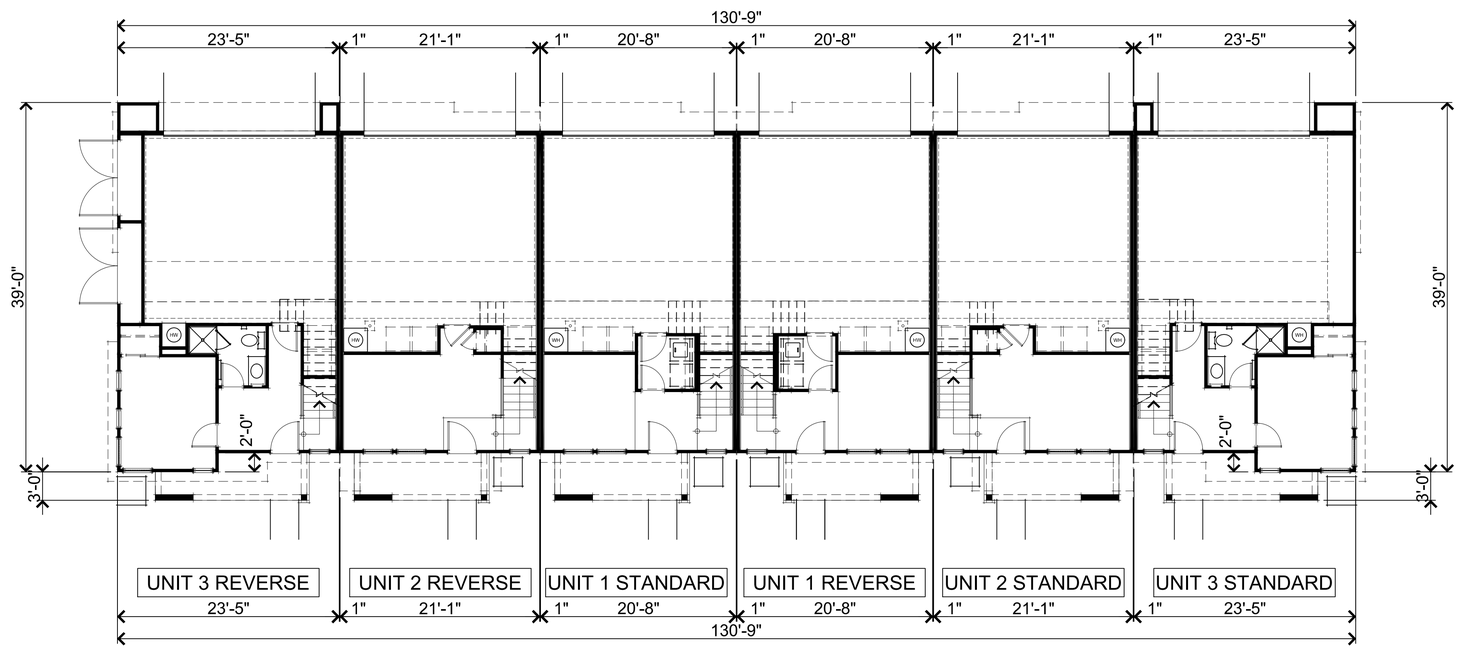


SECOND FLOOR PLAN



* UTILITIES MAY VARY BASED ON LOCATION ON SITE

FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

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6-UNIT FIRST & SECOND FLOOR PLANS
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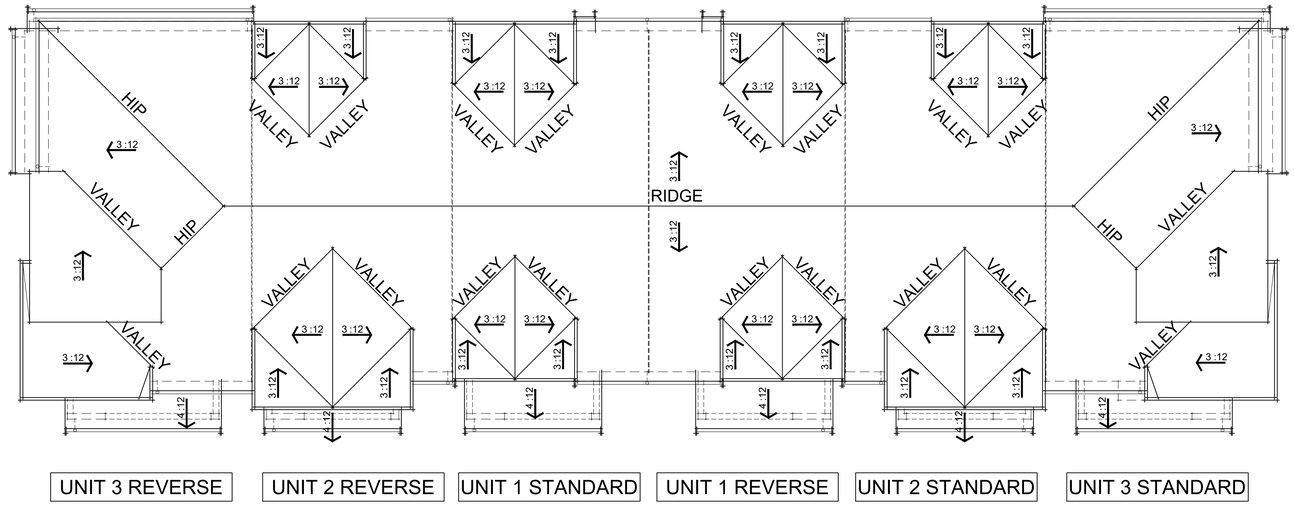
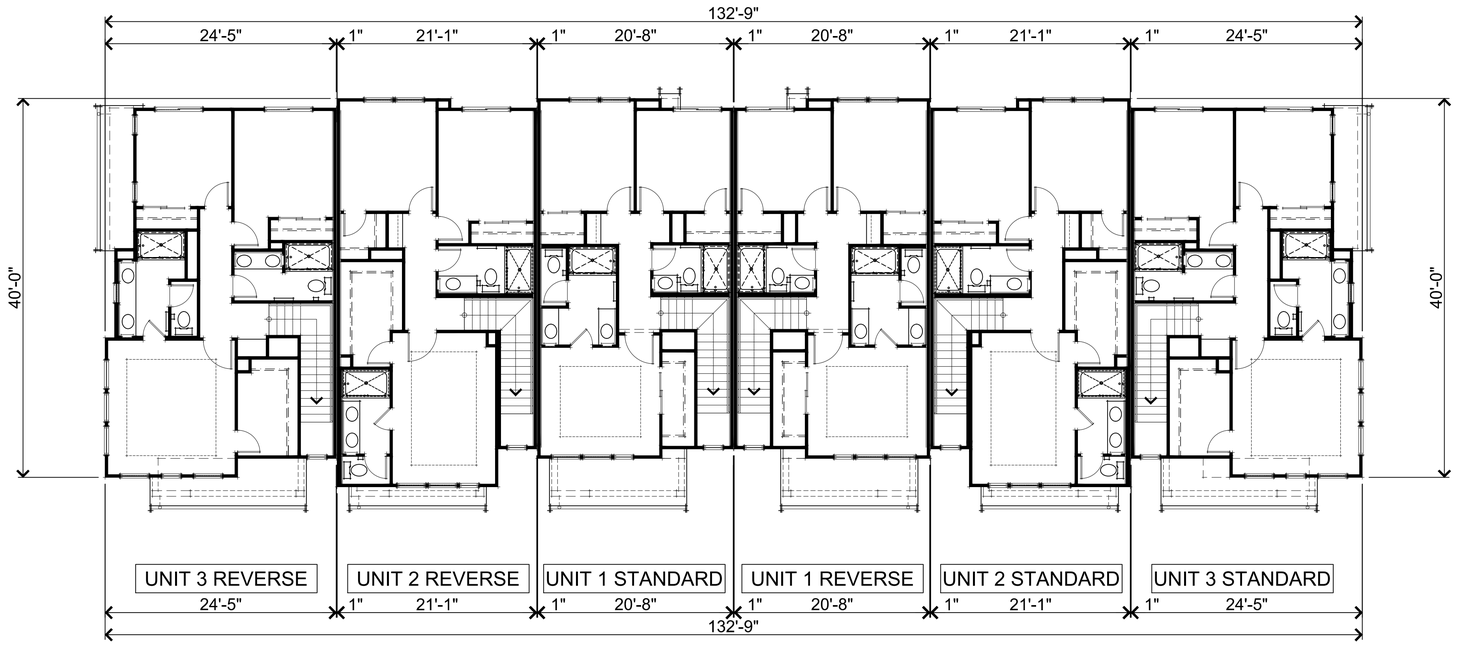


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

6-UNIT THIRD FLOOR PLAN & ROOF PLAN

A11

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Exhibit E

LEFT ELEVATION

RIGHT ELEVATION

TYPICAL EXTERIOR MATERIALS

① - EXTERIOR PLASTER, MEDIUM SAND FINISH
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④ - PERFORATED MESH METAL RAILINGS
⑤ - WOOD WINDOW TRIM @ SIDING
⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING

REAR ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

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6-UNIT ELEVATIONS
A12

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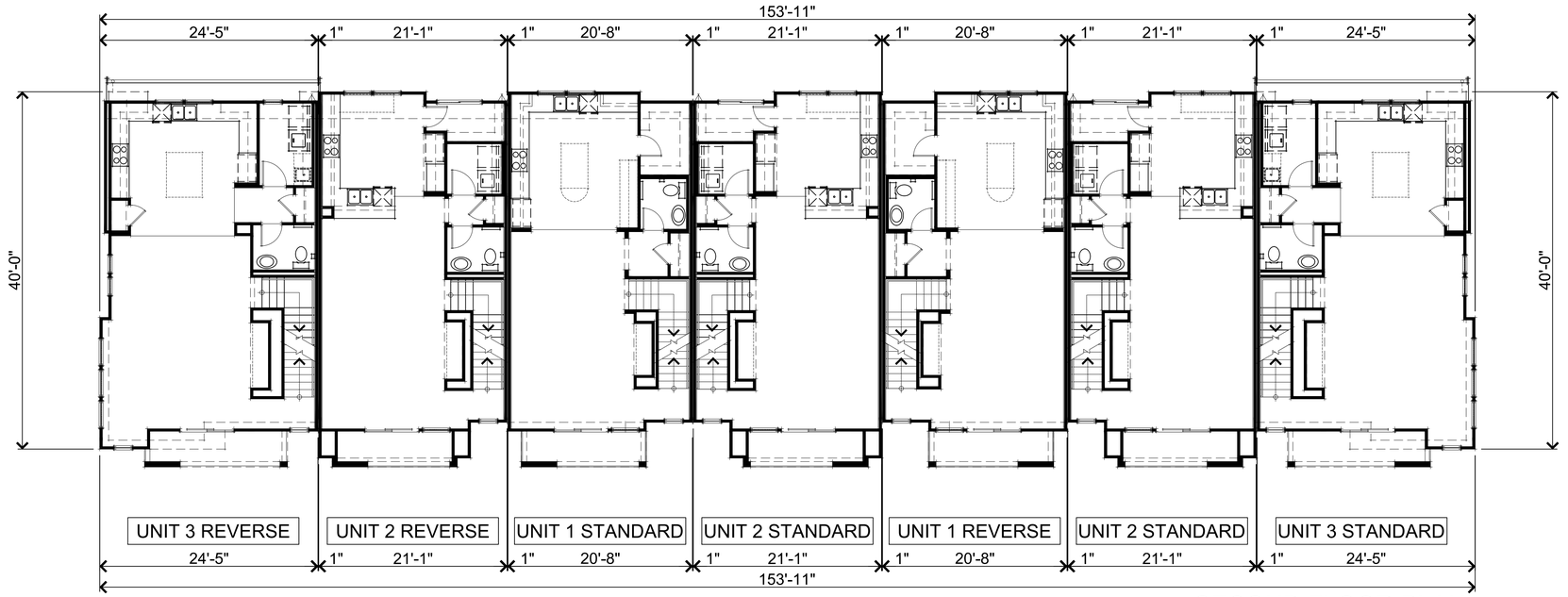
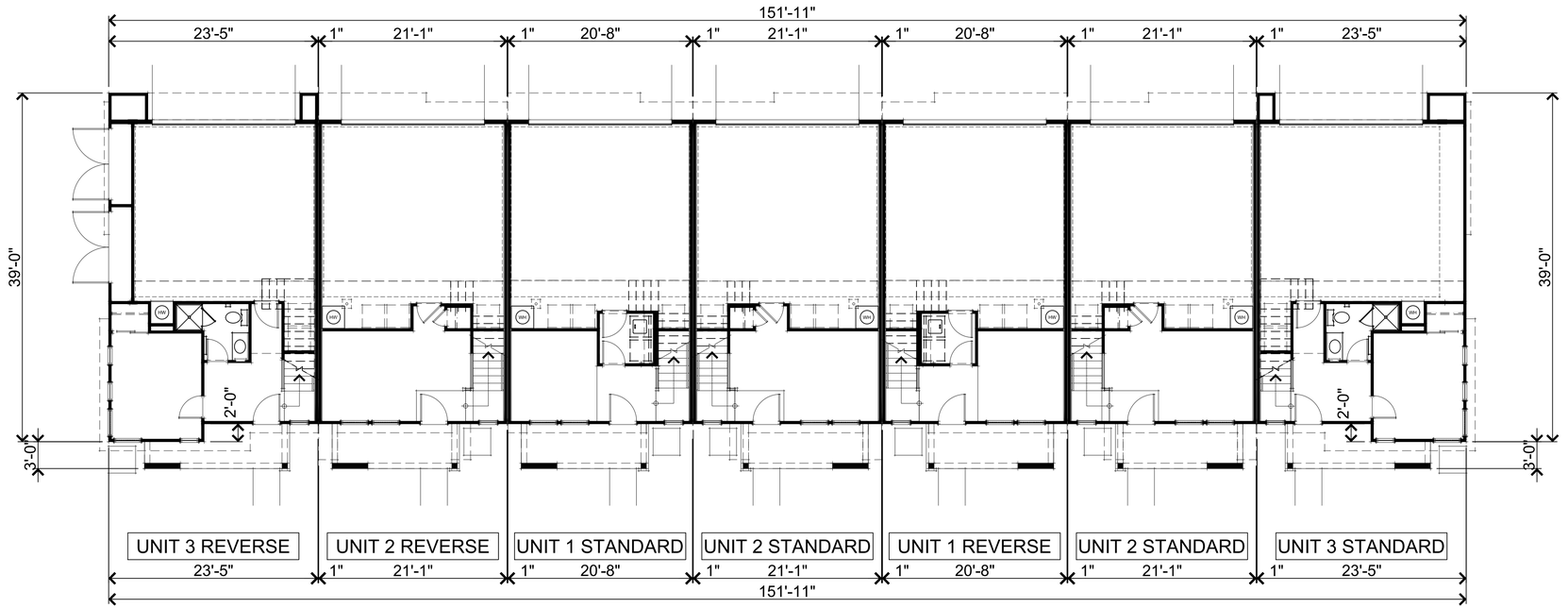


SECOND FLOOR PLAN



* UTILITIES MAY VARY BASED ON LOCATION ON SITE

FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

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7-UNIT FIRST & SECOND FLOOR PLANS
A13

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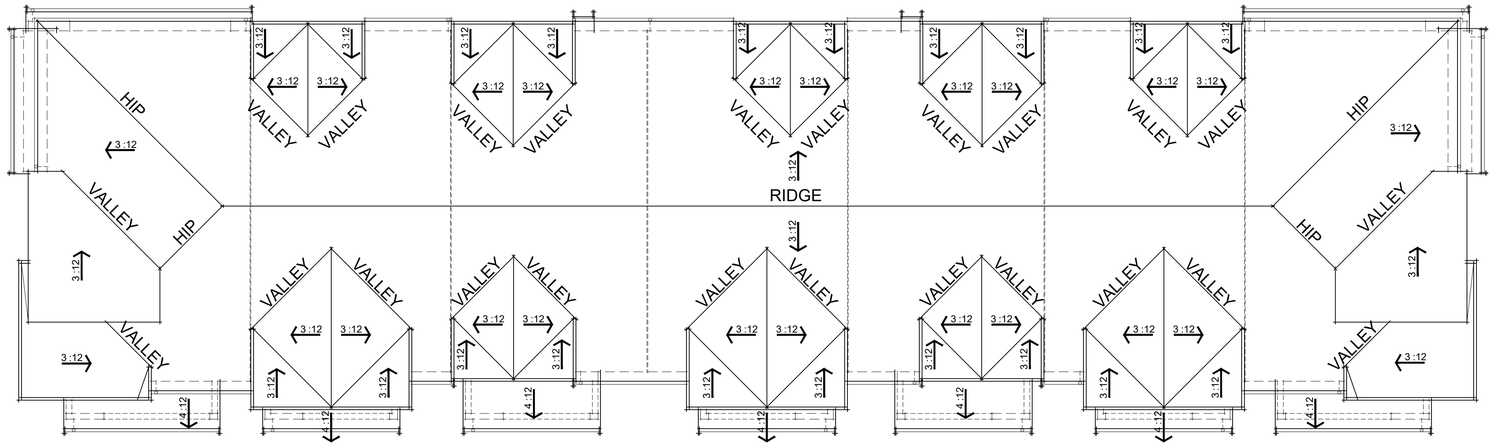
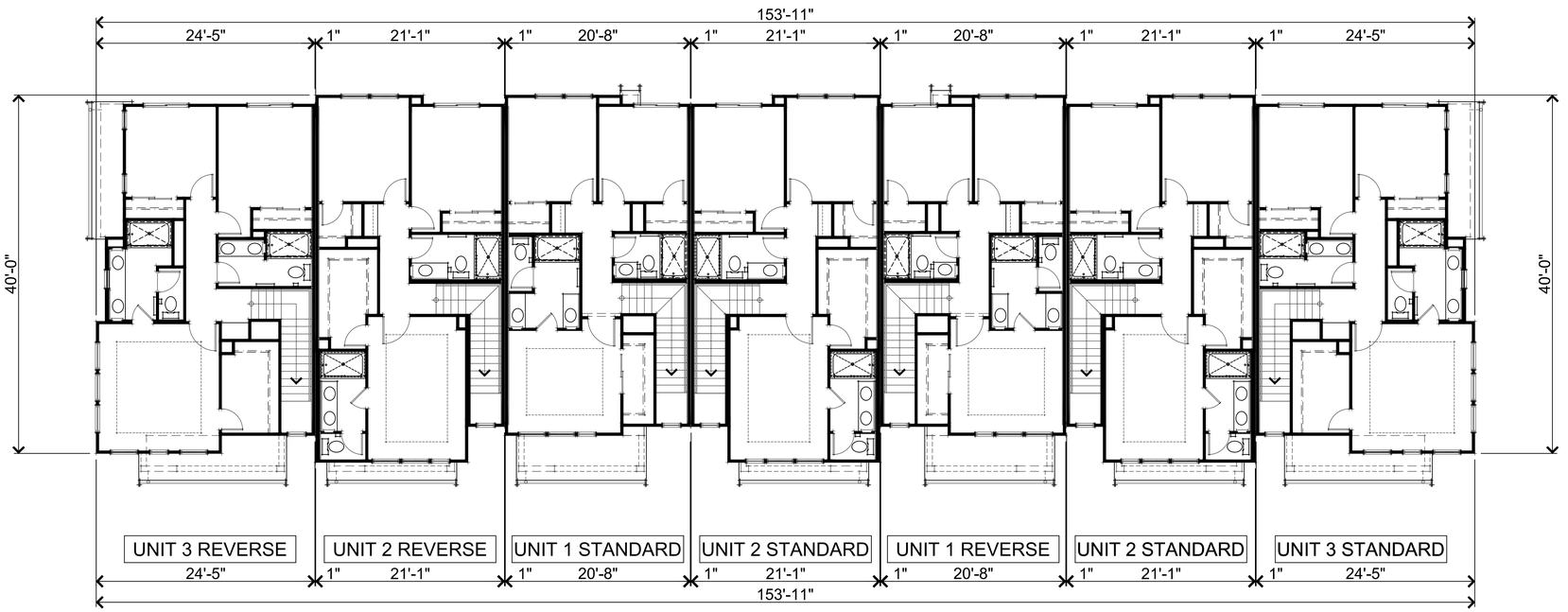


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

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7-UNIT THIRD FLOOR PLAN & ROOF PLAN
A14

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Exhibit E

LEFT ELEVATION

RIGHT ELEVATION

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REAR ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

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7-UNIT ELEVATIONS
A15

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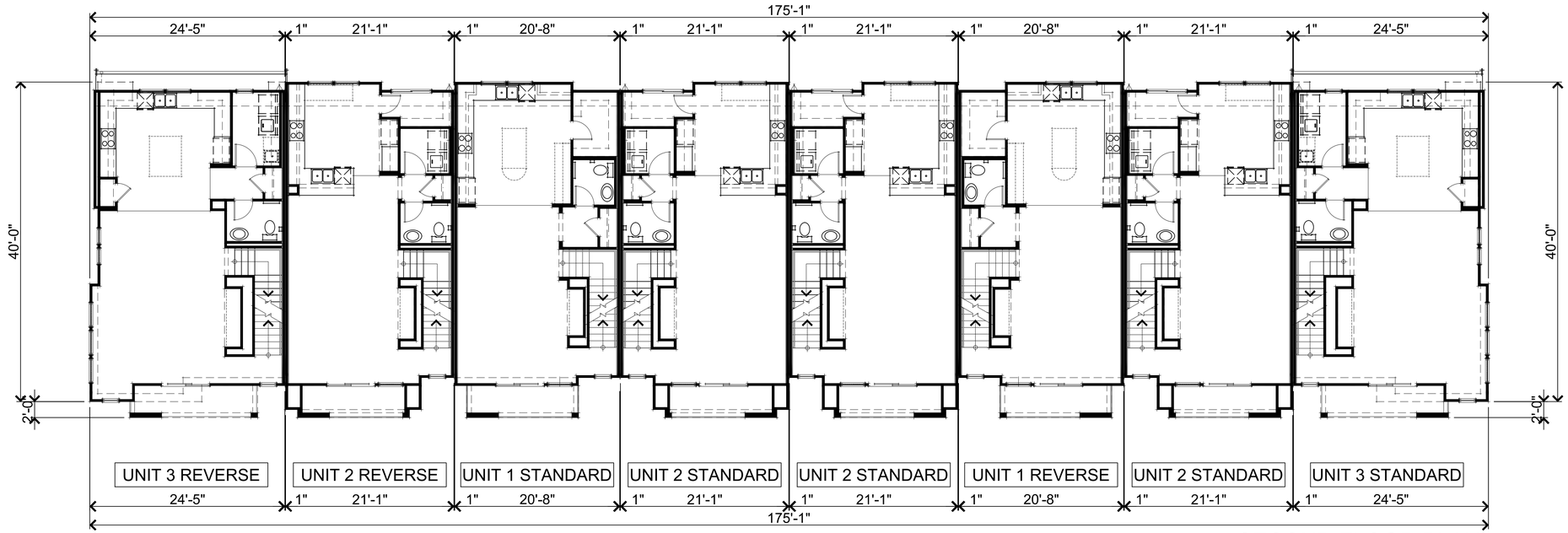
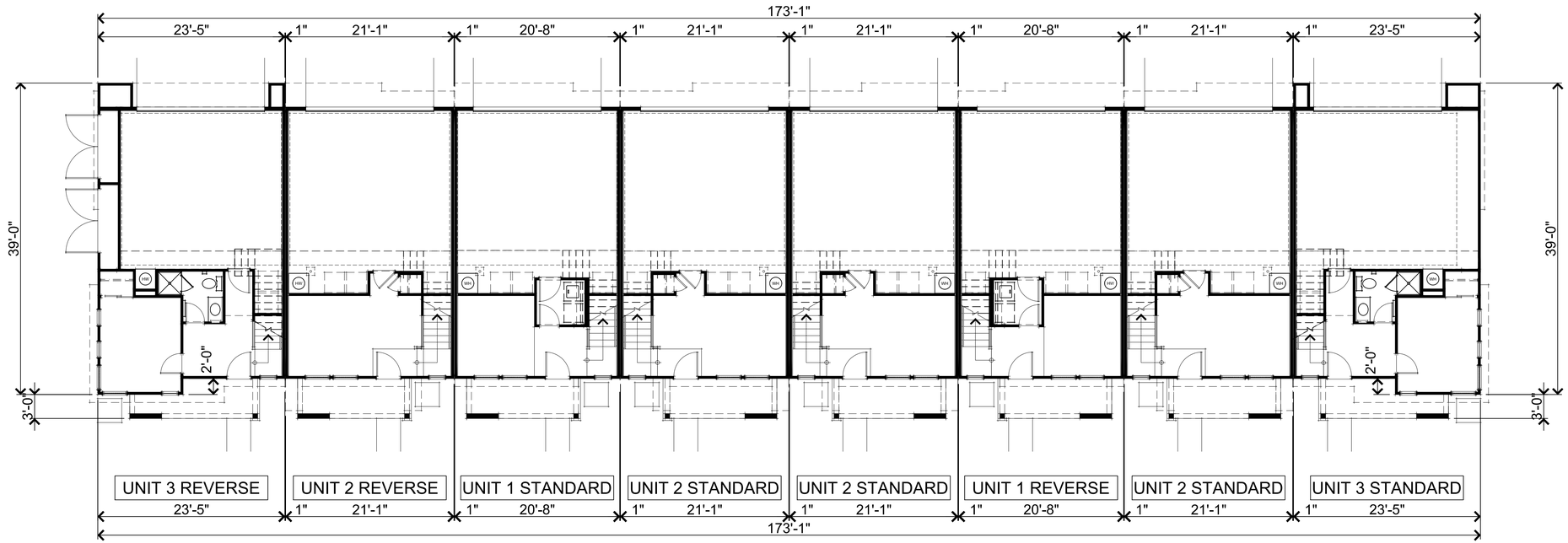


SECOND FLOOR PLAN



* UTILITIES MAY VARY BASED ON LOCATION ON SITE

FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

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8-UNIT FIRST & SECOND FLOOR PLANS
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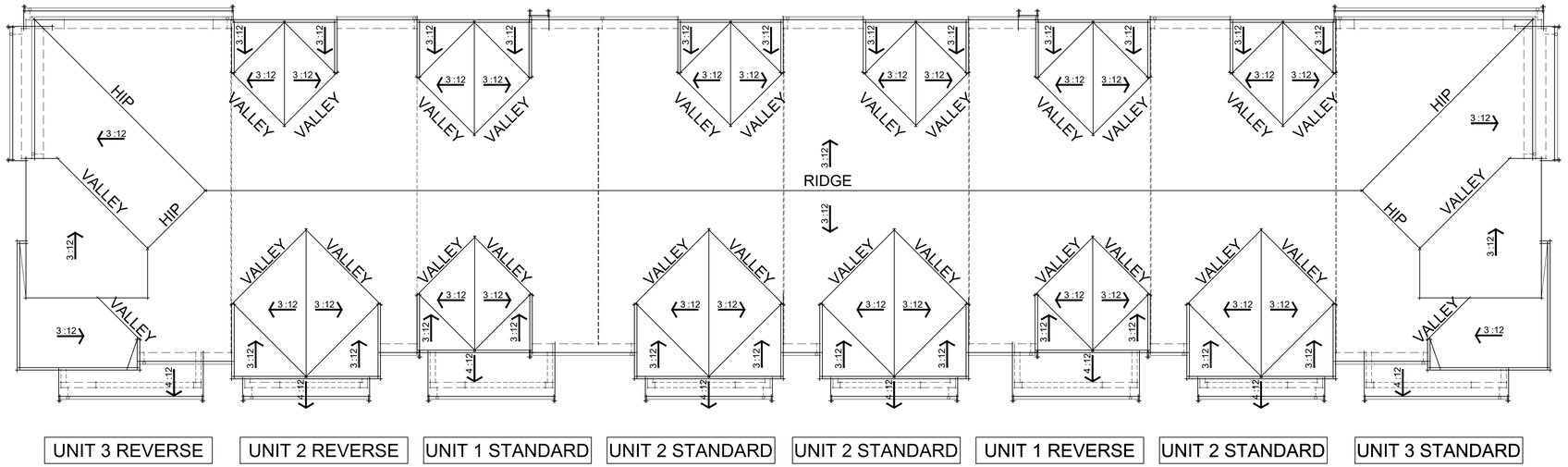

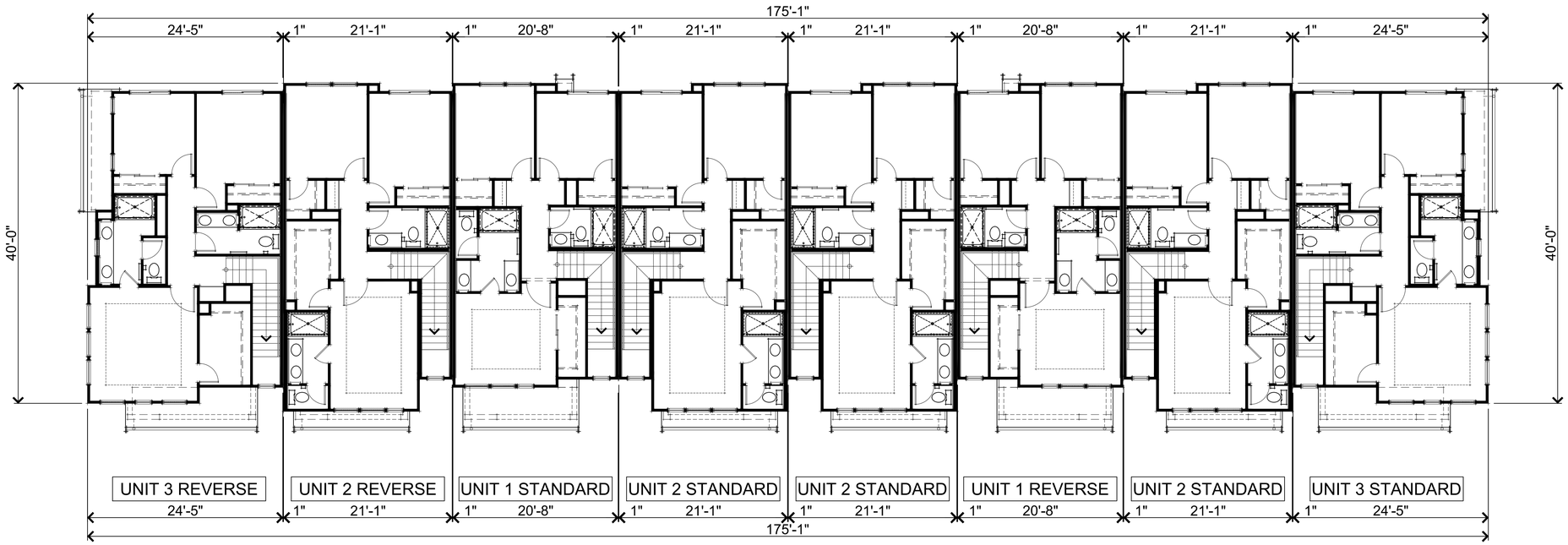

ROOF PLAN

THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

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March 18, 2025

8-UNIT THIRD FLOOR PLAN & ROOF PLAN
A17

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Exhibit E

LEFT ELEVATION

RIGHT ELEVATION

TYPICAL EXTERIOR MATERIALS

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⑤ - WOOD WINDOW TRIM @ SIDING
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REAR ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

310.541 Soquel Avenue
Santa Cruz, CA
March 18, 2025

8-UNIT ELEVATIONS
A18

KB Home
5000 Executive Parkway, San Ramon, CA 94583
925.983.4500

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Exhibit E

COLOR SCHEME 1

GAF Roofing
Slate

Stucco
SW 9165 Gossamer Veil

Horizontal Siding
SW 7639 Ethereal Mood

Vertical Siding
SW 9083 Dusted Truffle

Fascia / Railing & Garage Door
SW 7019 Gauntlet Gray

Entry Door / Accent
SW 7048 Urbane Bronze

COLOR SCHEME 2

GAF Roofing
Slate

Stucco
SW 9165 Gossamer Veil

Horizontal Siding
SW 7067 Cityscape

Vertical Siding
SW 6178 Clary Sage

Fascia / Railing & Garage Door
SW 7019 Gauntlet Gray

Entry Door / Accent
SW 2740 Mineral Gray

COLOR SCHEME 3

GAF Roofing
Slate

Stucco
SW 9165 Gossamer Veil

Horizontal Siding
SW 7644 Gateway Gray

Vertical Siding
SW 9152 Let it Rain

Fascia / Railing & Garage Door
SW 7019 Gauntlet Gray

Entry Door / Accent
SW 7645 Thunder Gray

310.541 Soquel Avenue
Santa Cruz, CA
March 18, 2025

COLOR & MATERIALS
A19

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Exhibit E

DECEMBER 21, 10 AM

DECEMBER 21, 2 PM

NORTH

0 10' 20' 30' 40' 50' 100'

310.541 Soquel Avenue
Santa Cruz, CA
March 18, 2025

SHADOW STUDY
A20

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Exhibit E

JUNE 21, 10 AM

JUNE 21, 2 PM

NORTH

0 10' 20' 30' 40' 50' 100'

310.541 Soquel Avenue
Santa Cruz, CA
December 2, 2025

SHADOW STUDY
A21

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5000 Executive Parkway, San Ramon, CA 94583
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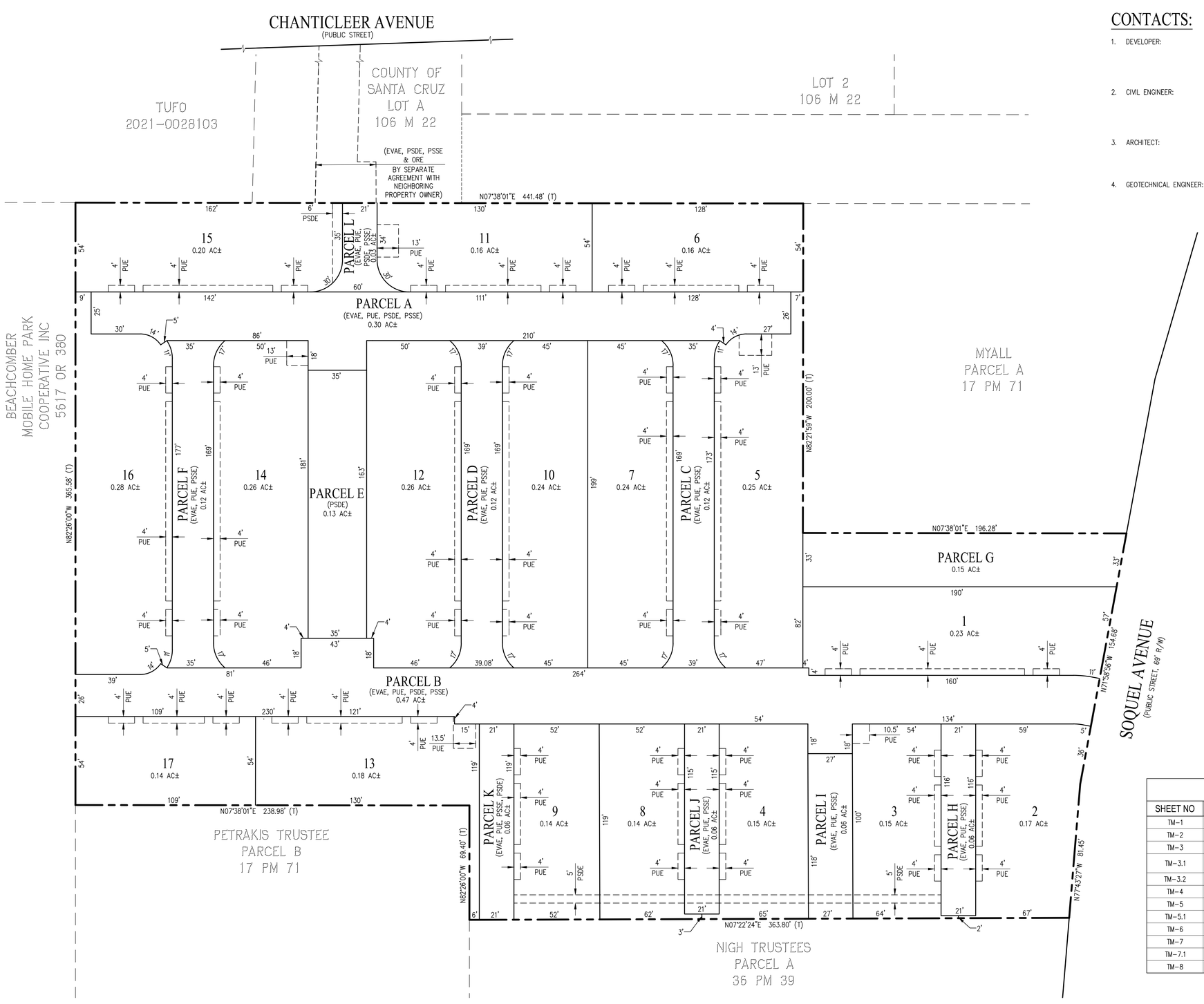
Exhibit E



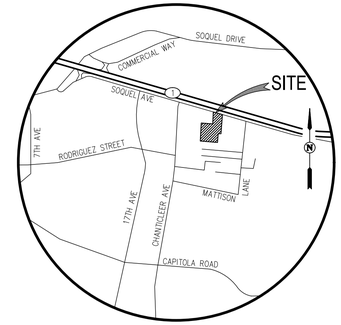
CONTACTS:

1. DEVELOPER: KB HOME NORTHERN CALIFORNIA
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583
(650) 288-5970
BLAKE PETERS

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RYAN HANSEN, P.E.

3. ARCHITECT: SDG ARCHITECTS
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
(925) 216-5555

4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP, INC.
1259 OAKMEAD PARKWAY
SUNYVALE, CA 94085
(408) 245-4600



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ASSESSORS PARCEL NUMBER: 029-021-047
2. SANTA CRUZ COUNTY TRACT#: 1623
3. GROSS SITE AREA: 4.97 AC±
4. NET SITE AREA: 2.09 AC± (LESS ALL PRIVATE RIGHT OF WAYS)
5. FLOOR AREA RATIO (F.A.R.): 0.87
6. LOT COVERAGE: 24.6% (EXCLUDES PORCHES, 225 SF GARAGE/UNIT)
7. MAX PROPOSED BUILDING HEIGHT: 35'
8. EXISTING ZONING: MULTI-FAMILY RESIDENTIAL (RM-2-R)
PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL (RM-2-R)
9. NUMBER OF RESIDENTIAL UNITS: 100 MULTI-FAMILY CONDOMINIUM UNITS (ATTACHED)
10. GROSS DENSITY: 20.1 DU/AC
11. LOT/PARCEL INFORMATION
PROPOSED NUMBER OF LOTS: 17
AVERAGE LOT SIZE: 0.19 AC±
MINIMUM LOT SIZE: 0.14 AC± (LOTS 8, 9, 17)
PROPOSED NUMBER OF PARCELS: 12
AVERAGE PARCEL SIZE: 0.14 AC±
MINIMUM PARCEL SIZE: 0.03 AC± (PARCEL L)
12. EXISTING STRUCTURES: ALL EXISTING ONSITE STRUCTURES TO BE REMOVED.
13. EXISTING UTILITIES: ALL EXISTING ONSITE UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.
14. UTILITIES
WATER: CITY OF SANTA CRUZ WATER DEPARTMENT
SANITARY SEWER: SANTA CRUZ COUNTY SANITATION DISTRICT
STORM DRAIN: SANTA CRUZ COUNTY
GAS AND ELECTRIC: PG&E
15. FLOOD ZONE: ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (FEMA MAP NUMBER: 06087C0351E, DATED MAY 16, 2012)
16. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1-17 & PARCELS A-L AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SE1. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 100 RESIDENTIAL UNITS.

SHEET INDEX

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJOINER
- RIGHT OF WAY LINE
- EASEMENT

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
ORE	OVERLAND RELEASE EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY

3903-000
5940 Soquel Avenue
Santa Cruz, CA
July 11, 2025

APN: 029-021-047
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM-1

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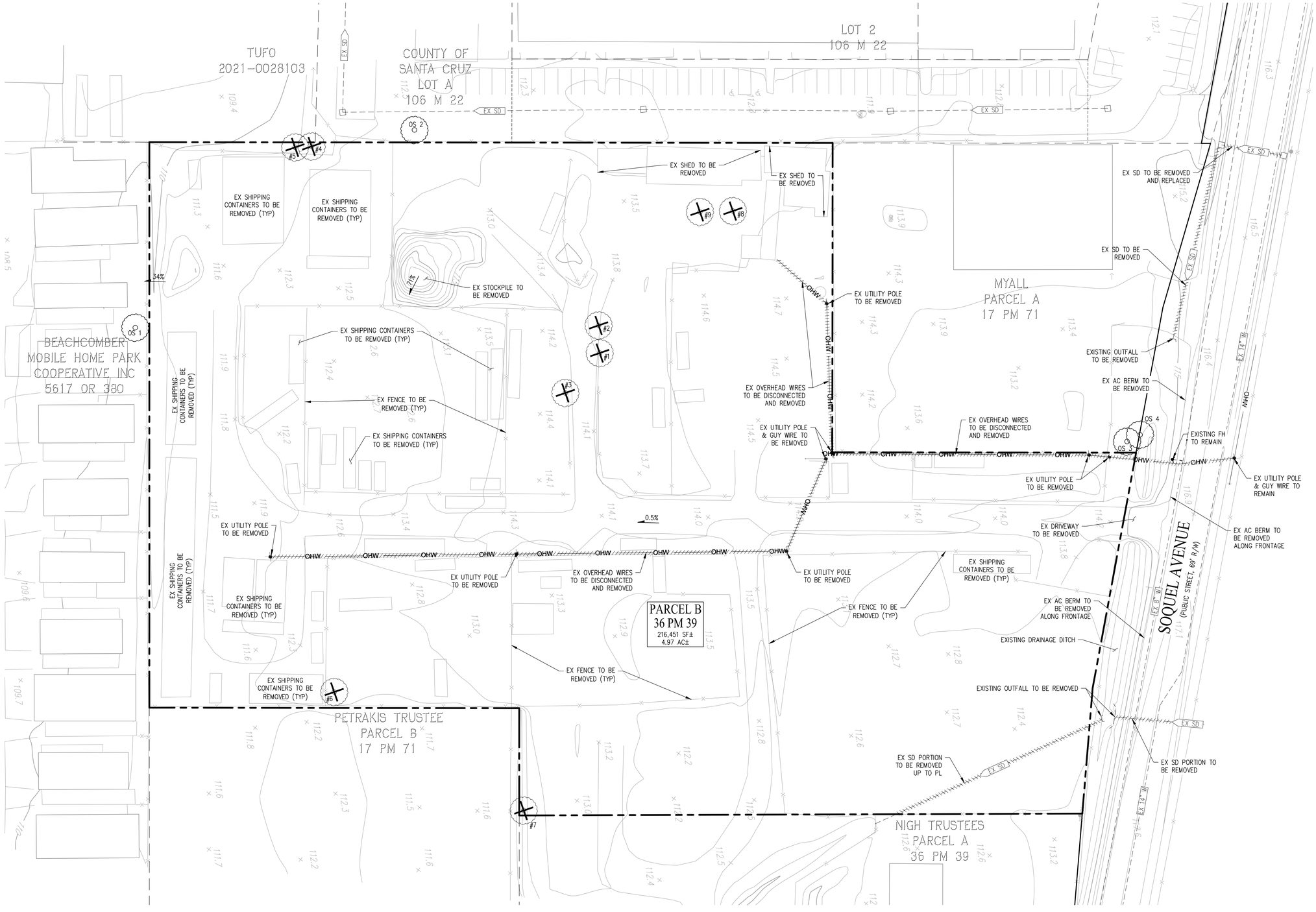
REGISTERED PROFESSIONAL ENGINEER RYAN T. HANSEN 80557 CIVIL STATE OF CALIFORNIA

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

Exhibit E



LEGEND

- EXISTING BOUNDARY
- RIGHT OF WAY
- 100 EXISTING CONTOUR
- OHW EXISTING OVERHEAD WIRES
- OHW EXISTING OVERHEAD WIRES TO BE REMOVED
- EX SD EXISTING STORM DRAIN
- EX SD EXISTING STORM DRAIN TO BE REMOVED
- EX 8" W EXISTING WATER MAIN
- EXISTING STORM DRAIN HEADWALL
- EXISTING FIELD INLET
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

ABBREVIATIONS

AC	ACRE
EX	EXISTING
FH	FIRE HYDRANT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
TYP	TYPICAL
W	WATER

ONSITE TREE SUMMARY

TREE #	COMMON NAME	DIAMETER (BREAST HEIGHT)(INCHES)
1	SILVER WATTLE	20
2	SILVER WATTLE	MULTI (8.2, 9.3, 5.3)
3	RED MAPLE	5
4	RIVER RED GUM	10.7
5	RIVER RED GUM	MULTI (19, 11)
6	COAST LIVE OAK	NOT ACCESSIBLE
7	BLACKWOOD ACACIA	9
8	RAYWOOD ASH	NOT ACCESSIBLE
9	RAYWOOD ASH	NOT ACCESSIBLE

OFFSITE TREE SUMMARY

TREE #	COMMON NAME	DIAMETER BREAST HEIGHT (INCHES)
OS 1	COAST REDWOOD	UNKNOWN
OS 2	LONDON PLANE	UNKOWN
OS 3	MONTEREY PINE	37.7
OS 4	MONTEREY PINE	41.1

NOTES:

1) ENTIRE SITE TO BE CLEARED; ALL EXISTING STRUCTURES, TREES, DEBRIS, AND UTILITIES TO BE REMOVED.

2) AVERAGE SITE SLOPE: 0.50%±
MAXIMUM SITE SLOPE: 71%±

MAXIMUM SITE SLOPE IS LOCALIZED TO EXISTING STOCKPILE AND NOT REFLECTIVE OF SITE CONDITIONS.

3) REFER TO ARBORIST REPORT BY HMH, DATED NOVEMBER 12, 2024 FOR TREE DATA.

4) REFER TO GEOTECHNICAL FEASIBILITY REVIEW BY CORNERSTONE EARTH GROUP, DATED MARCH 29, 2024 FOR SOILS DATA.

3903-000

5940 Soquel Avenue
Santa Cruz, CA
July 11, 2025

APN: 029-021-047
EXISTING SITE PLAN
TM-2

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REGISTERED PROFESSIONAL ENGINEER RYAN T. HANSEN 80557 CIVIL STATE OF CALIFORNIA

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

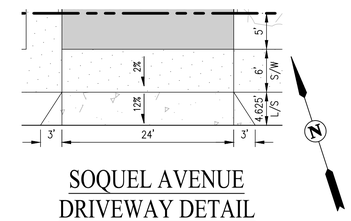
Exhibit E

LEGEND

- EXISTING BOUNDARY
- RIGHT OF WAY
- PROPOSED CONCRETE SIDEWALK
- BLDG 1 — BUILDING NUMBER
- 1 — UNIT NUMBER
- CURB RAMP
- ACCESSIBLE PARKING STALL
- C — COMPACT PARKING STALL
- ASPHALT CONCRETE PAVEMENT
- DRIVEWAY CONCRETE
- DECORATIVE CONCRETE (SEE LANDSCAPE PLANS)
- DECOMPOSED GRANITE (SEE LANDSCAPE PLANS)
- UNIT 1 (MODERATE INCOME)
- UNIT 2 (MODERATE INCOME)
- UNIT 3 (MODERATE INCOME)

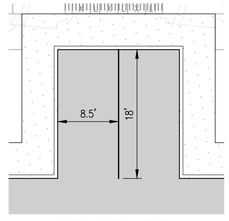
ABBREVIATIONS

AC	AIR CONDITIONER
BLDG	RIGHT OF WAY
C	COMPACT
D/W	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
L/S	LANDSCAPE
R/W	RIGHT OF WAY
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB



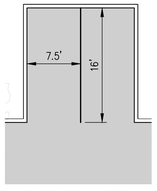
SOQUEL AVENUE DRIVEWAY DETAIL

SCALE: 1" = 10'



STANDARD PARKING DETAIL

SCALE: 1" = 10'



COMPACT PARKING DETAIL

SCALE: 1" = 10'

TOWNHOME UNIT SUMMARY

NEW UNIT NAME	DESCRIPTION	GARAGE SF (1,000 SF MAX)	GARAGE TYPE	QUANTITY	%	UNIT NET SF*	UNIT GROSS SF***	TOTAL NET SF*	TOTAL UNIT GROSS SF**
UNIT 1	3 BEDROOM + 3 BATH	473	STD 2-CAR	19	19.0	1,735	2,208	32,965	41,952
UNIT 2	3 BEDROOM + 2.5 BATH	472	STD 2-CAR	47	47.0	1,823	2,295	85,681	107,865
UNIT 3	3 BEDROOM + 3 BATH	496	STD 2-CAR	34	34.0	2,072	2,568	70,448	87,312
SUBTOTAL				100	100.0			189,094	237,129
AVG. UNIT SQUARE FOOTAGE								1,891	2,371

NOTE: SEE ARCHITECTURE PLANS FOR DETAILS.

BELOW MARKET RATE HOMES

UNIT	INCOME LEVEL	QUANTITY	PERCENTAGE OF TOTAL UNITS (%)
UNIT 1	MODERATE INCOME	6	6.0
UNIT 2	MODERATE INCOME	6	6.0
UNIT 3	MODERATE INCOME	3	3.0
TOTAL		15	15.0

NOTE: SEE SITE PLAN ABOVE FOR PRELIMINARY LOCATION OF BELOW MARKET RATE HOMES.

GUEST PARKING SUMMARY

STALL COUNT	
STANDARD PARKING	12
COMPACT PARKING	2
ACCESSIBLE PARKING (5% OF TOTAL)	1
TOTAL	15

3903-000

5940 Soquel Avenue

Santa Cruz, CA

July 11, 2025

APN: 029-021-047

PROPOSED SITE PLAN

TM-3

KB Home

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REGISTERED PROFESSIONAL ENGINEER RYAN T. HANSEN 80557 CIVIL STATE OF CALIFORNIA

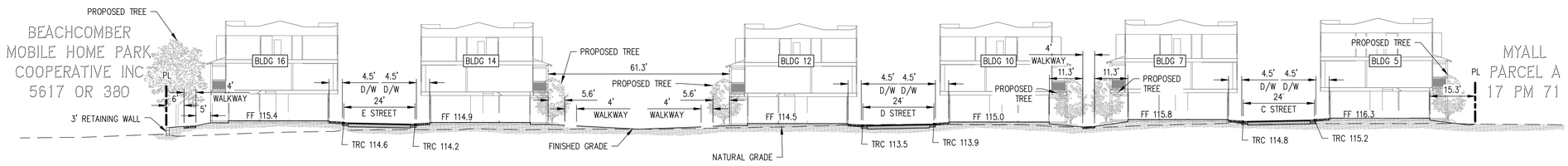
CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON · ROSEVILLE

Exhibit E

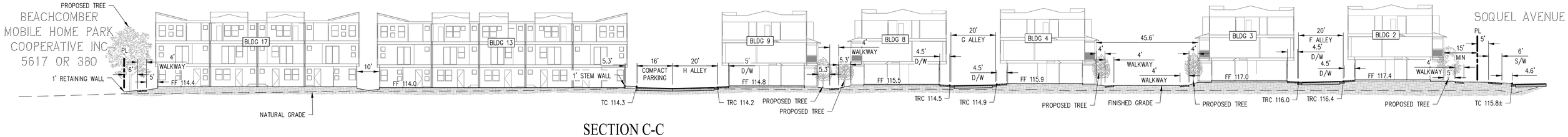
SECTION A-A

SCALE: 1" = 20'



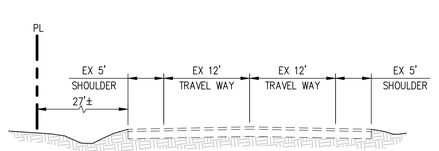
SECTION B-B

SCALE: 1" = 20'



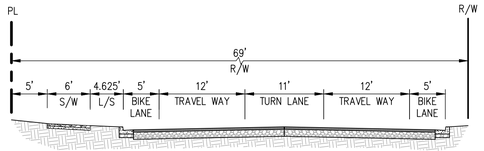
SECTION C-C

SCALE: 1" = 20'



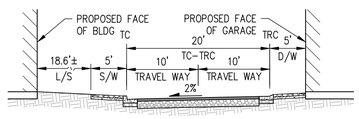
EXISTING SOQUEL AVENUE SECTION

NOT TO SCALE



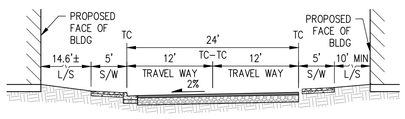
PROPOSED SOQUEL AVENUE SECTION

NOT TO SCALE



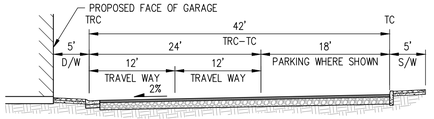
20' WIDE 'A' STREET SECTION

NOT TO SCALE



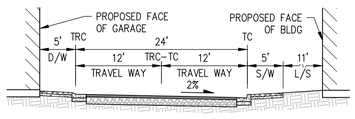
24' WIDE 'A' STREET SECTION

NOT TO SCALE



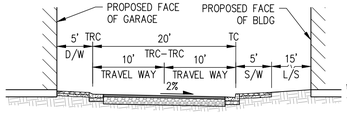
24' WIDE 'A' STREET SECTION W/ PARKING

NOT TO SCALE



24' WIDE 'B' STREET SECTION

NOT TO SCALE



20' WIDE 'B' STREET SECTION

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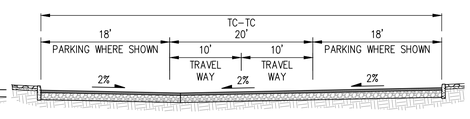
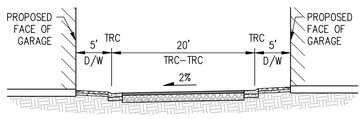


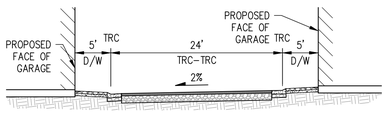
TYPICAL 20' WIDE ALLEY PARKING SECTION

NOT TO SCALE



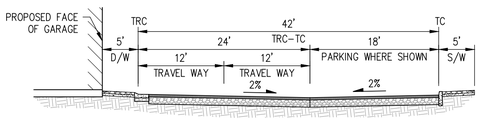
TYPICAL 20' WIDE ALLEY SECTION

NOT TO SCALE



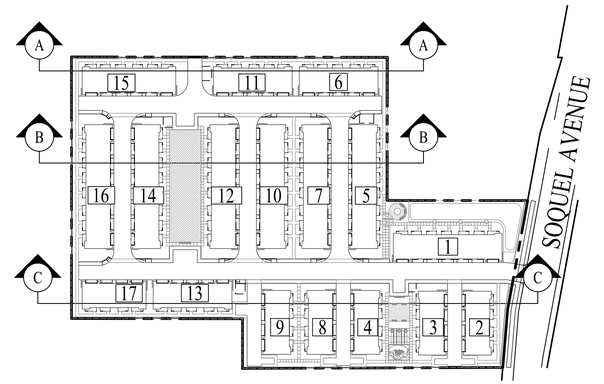
TYPICAL 24' WIDE STREET SECTION

NOT TO SCALE



'B' STREET SECTION W/ PARKING

NOT TO SCALE



KEYMAP

NOT TO SCALE

APN: 029-021-047

PROPOSED SITE PLAN CROSS SECTIONS & TYPICAL STREET SECTIONS

TM-3.1

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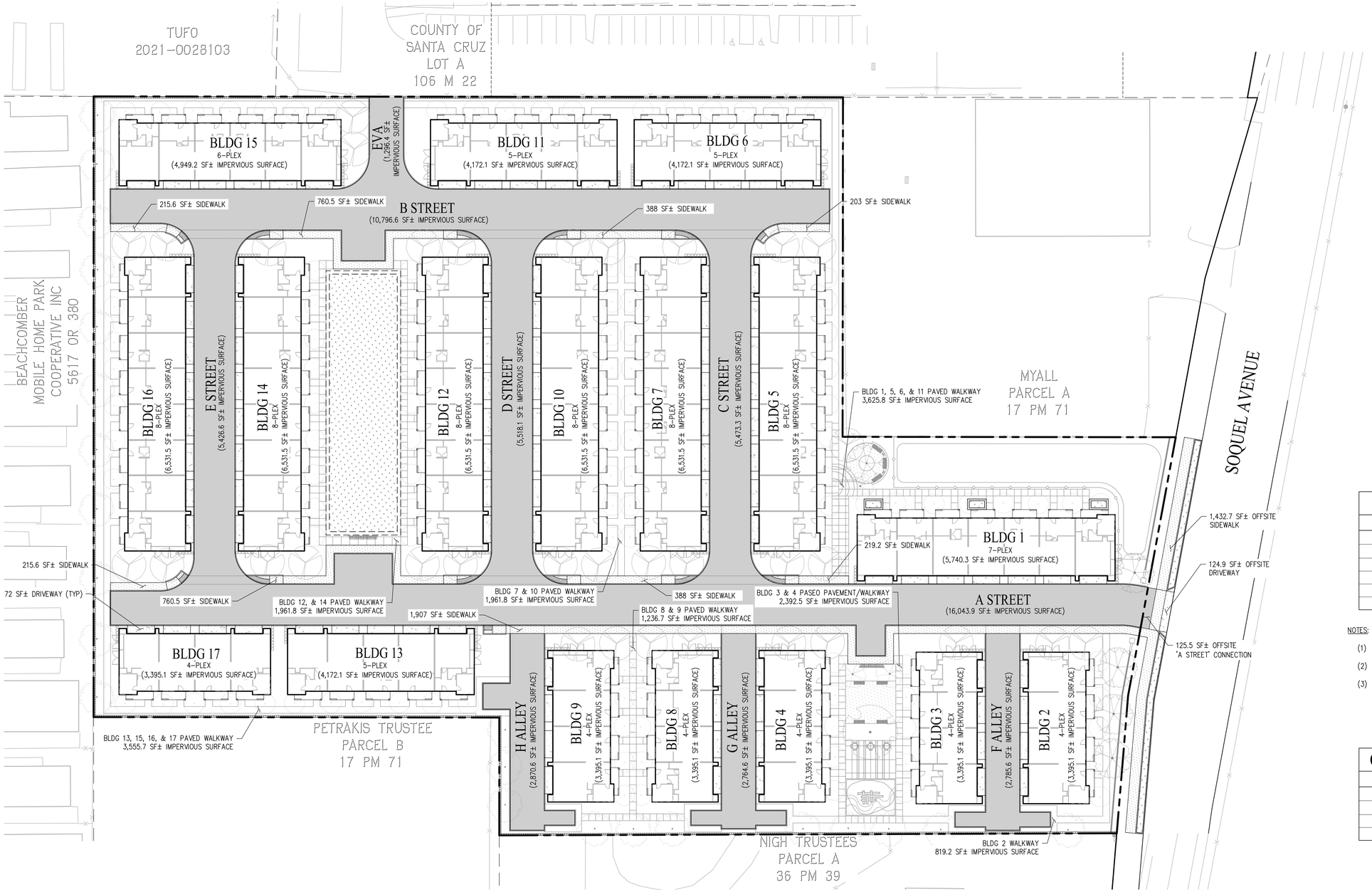
SAN RAMON · ROSEVILLE

Exhibit E



LEGEND

- EXISTING BOUNDARY
- RIGHT OF WAY
- PROPOSED CONCRETE SIDEWALK
- BLDG 1 — BUILDING NUMBER
- 1 — UNIT NUMBER
- CURB RAMP
- C — ACCESSIBLE PARKING STALL
- COMPACT PARKING STALL
- ASPHALT CONCRETE PAVEMENT
- DRIVEWAY CONCRETE
- DECORATIVE CONCRETE (SEE LANDSCAPE PLANS)
- DECOMPOSED GRANITE (SEE LANDSCAPE PLANS)

ONSITE IMPERVIOUS AREA SUMMARY

DESCRIPTION	AREA (SF)
BUILDING FOOTPRINTS	82,765.4
DRIVEWAYS	7,200.0
STREETS(1)	52975.7
PASEOS & WALKWAYS(2)	15,553.5
SIDEWALKS(3)	5,057.4
TOTAL	163,552.0

NOTES:

(1) STREET IMPERVIOUS SURFACE IS MEASURED FROM BACK OF CURB TO BACK OF CURB.

(2) SEE LANDSCAPE PLANS.

(3) SIDEWALK AREAS INCLUDE CURB RAMPS AND RETAINING CURBS.

OFFSITE IMPERVIOUS AREA SUMMARY

DESCRIPTION	AREA (SF)
DRIVEWAY	124.9
STREET	125.5
SIDEWALK	1,432.7
TOTAL	1,683.1

3903-000

5940 Soquel Avenue
Santa Cruz, CA
July 11, 2025

APN: 029-021-047

PROPOSED SITE PLAN IMPERVIOUS SURFACING
TM-3.2

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

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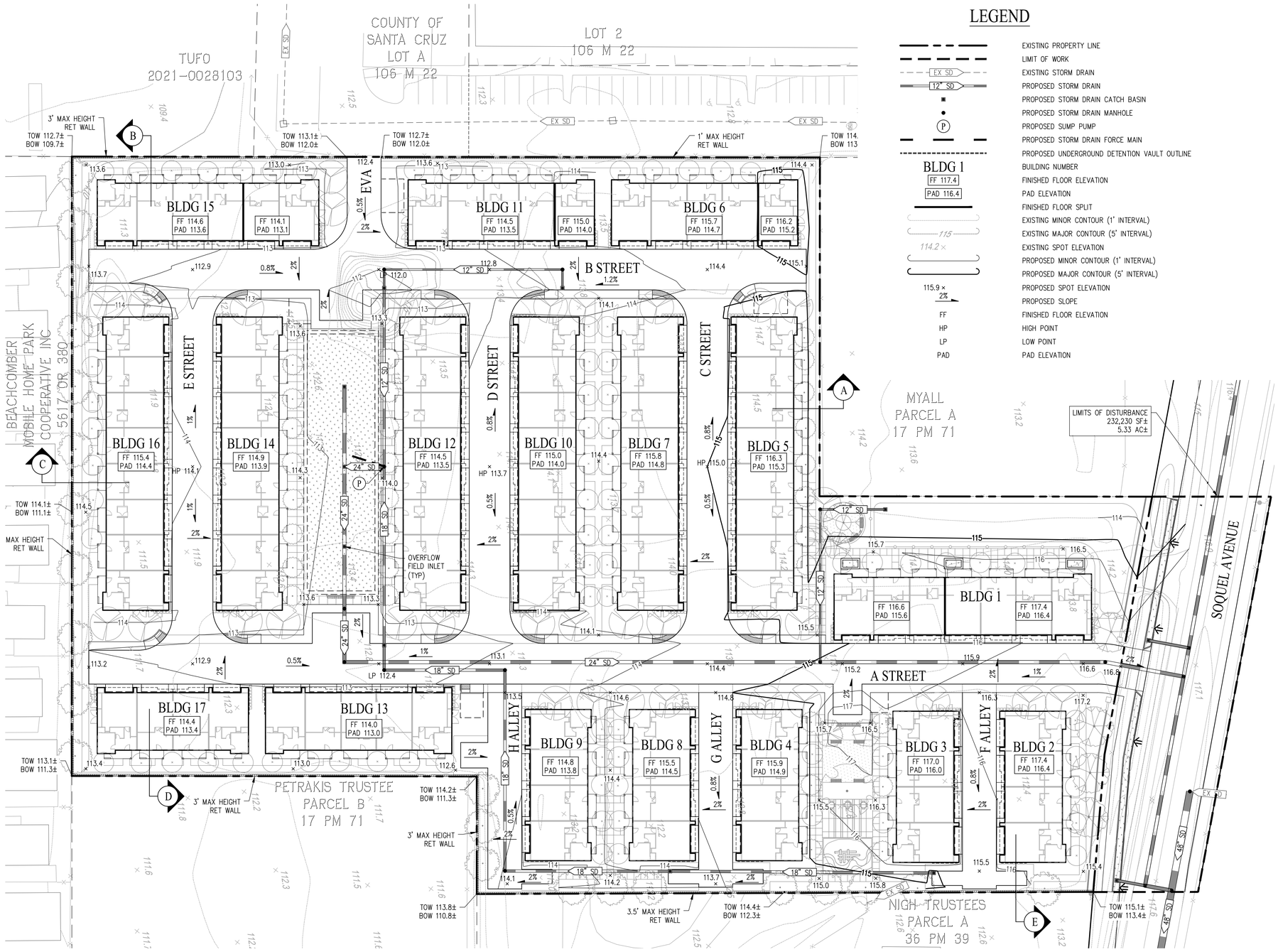


LEGEND

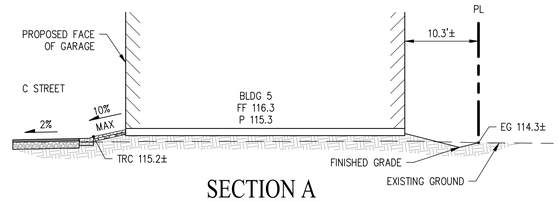
	EXISTING PROPERTY LINE
	LIMIT OF WORK
EX SD	EXISTING STORM DRAIN
12" SD	PROPOSED STORM DRAIN
■	PROPOSED STORM DRAIN CATCH BASIN
●	PROPOSED STORM DRAIN MANHOLE
P	PROPOSED SUMP PUMP
	PROPOSED STORM DRAIN FORCE MAIN
	PROPOSED UNDERGROUND DETENTION VAULT OUTLINE
BLDG 1	BUILDING NUMBER
FF 117.4	FINISHED FLOOR ELEVATION
PAD 116.4	PAD ELEVATION
	FINISHED FLOOR SPLIT
115	EXISTING MINOR CONTOUR (1' INTERVAL)
115	EXISTING MAJOR CONTOUR (5' INTERVAL)
114.2×	EXISTING SPOT ELEVATION
	PROPOSED MINOR CONTOUR (1' INTERVAL)
	PROPOSED MAJOR CONTOUR (5' INTERVAL)
115.9×	PROPOSED SPOT ELEVATION
2%	PROPOSED SLOPE
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
PAD	PAD ELEVATION

EARTHWORK SUMMARY

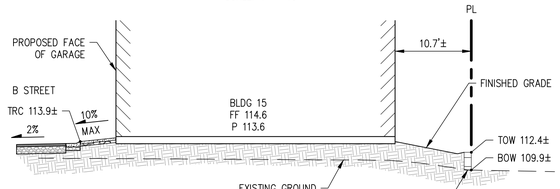
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	1,700	8,600	6,900 (F)
SUBTOTAL (ROUGH GRADE)	1,700	8,600	6,900 (F)
EARTHWORK SPOILS			
UTILITY SPOILS	4,400	0	4,400 (C)
FOUNDATION AND GARAGE SPOILS$_2$	1,900	0	1,900 (C)
TOTAL	8,000	8,600	600 (F)

EARTHWORK SUMMARY NOTES:

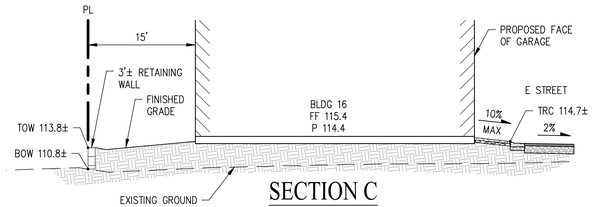
1. UTILITY TRENCHING EXCAVATION VOLUME PER SANTA CRUZ COUNTY DETAIL SS-2.
2. ASSUMED PERIMETER BUILDING FOUNDATION OF 12"X6" AND 12" GARAGE UNDERCUT.
3. ROUGH GRADING CUT AND FILL FACTORS ASSUMED TO BE 1.0.
4. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.
5. GEOTECHNICAL REMEDIAL GRADING IS NOT INCLUDED IN THESE QUANTITIES.



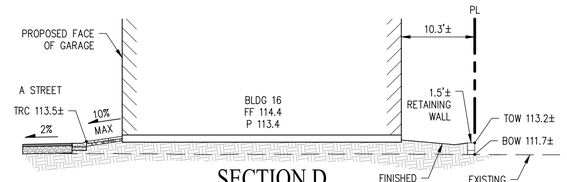
SECTION A
SCALE: 1" = 10'



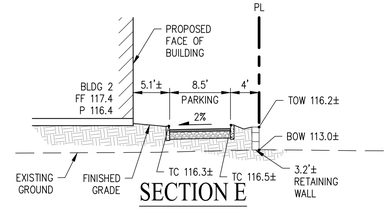
SECTION B
SCALE: 1" = 10'



SECTION C
SCALE: 1" = 10'



SECTION D
SCALE: 1" = 10'



SECTION E
SCALE: 1" = 10'

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July 11, 2025

APN: 029-021-047
PRELIMINARY GRADING PLAN
TM-4

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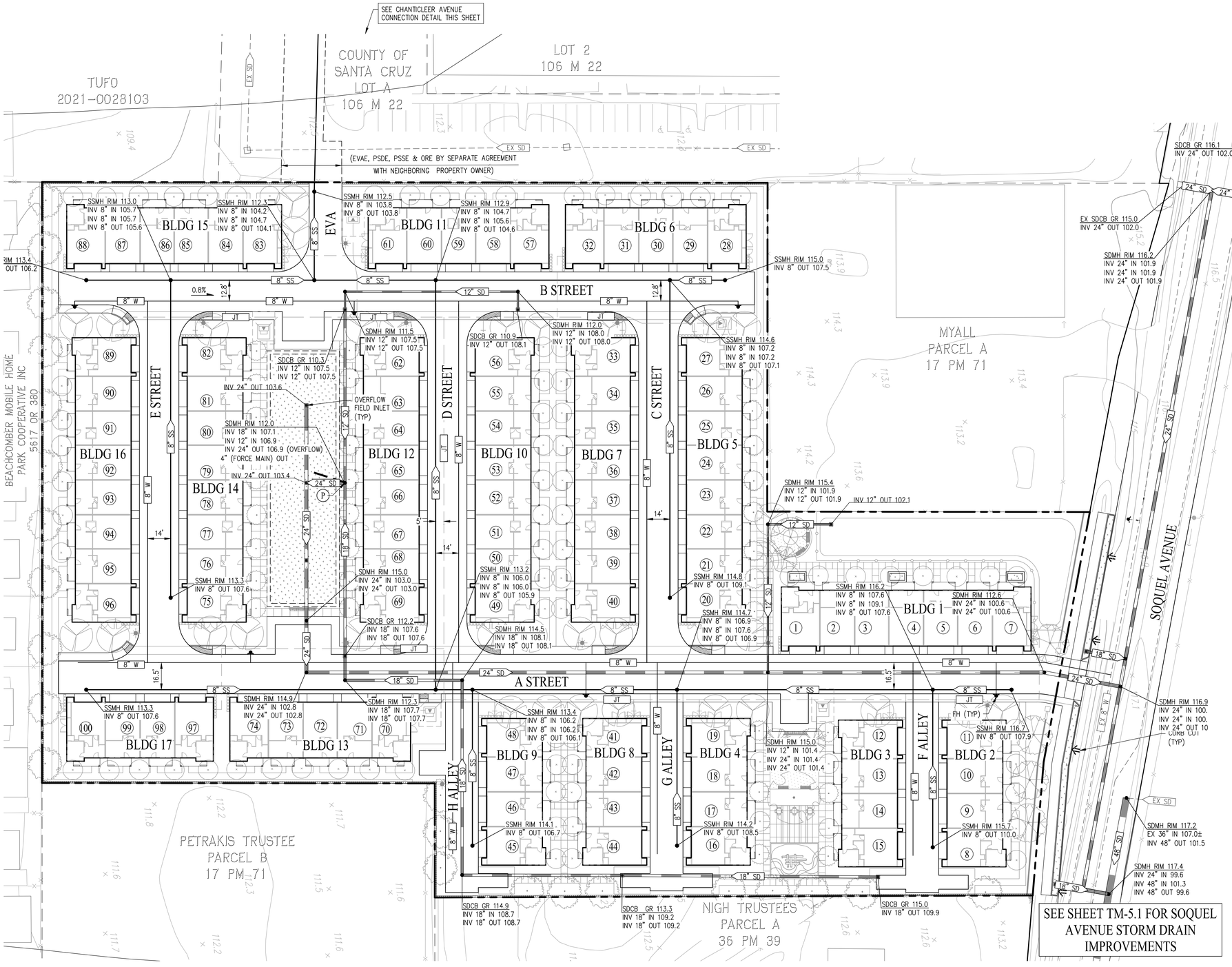
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

Exhibit E

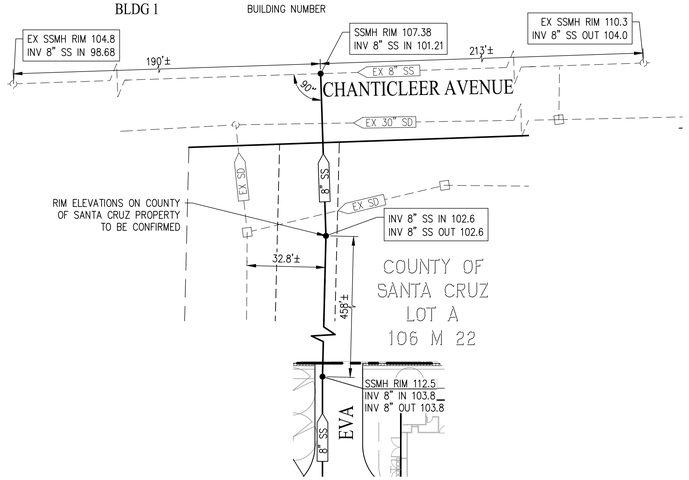


LEGEND

- EX 8" SS — EXISTING SANITARY SEWER
- EX 30" SD — EXISTING STORM DRAIN
- EX 8" W — EXISTING WATER MAIN
- OHW — EXISTING OVERHEAD WIRES
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN MANHOLE
- 8" SS — PROPOSED SANITARY SEWER
- 12" SD — PROPOSED STORM DRAIN
- 6" W — PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- (P) — PROPOSED SUMP PUMP
- PROPOSED STORM DRAIN FORCE MAIN
- PROPOSED UNDERGROUND DETENTION VAULT OUTLINE
- PROPOSED CURB CUT
- (1) BLDG 1 — UNIT NUMBER / BUILDING NUMBER

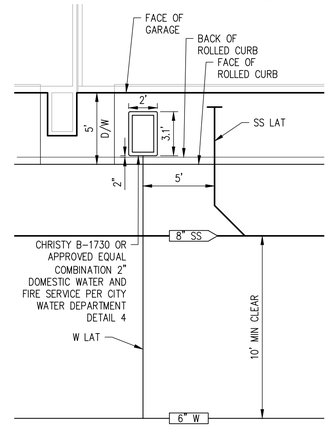
ABBREVIATIONS

EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
BLDG	BUILDING
FH	FIRE HYDRANT
JT	JOINT TRENCH
ORE	OVERLAND RELEASE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
WM	WATER METER



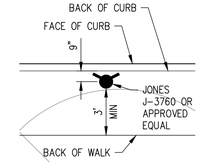
CHANTICLEER AVENUE SANITARY SEWER CONNECTION DETAIL

SCALE: 1" = 30'



TYPICAL BUILDING SERVICE LATERAL DETAIL

NOT TO SCALE



FIRE HYDRANT DETAIL

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PRELIMINARY UTILITY PLAN

TM-5

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CIVIL ENGINEERS SURVEYORS PLANNERS

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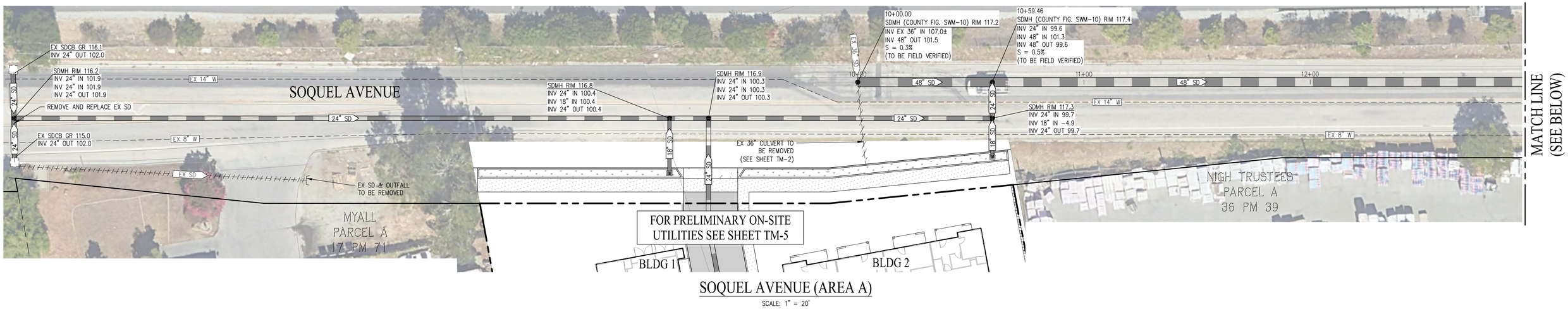
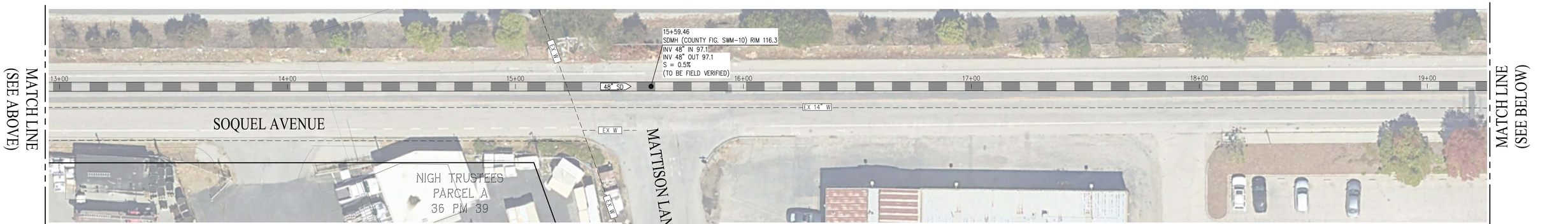
Exhibit E



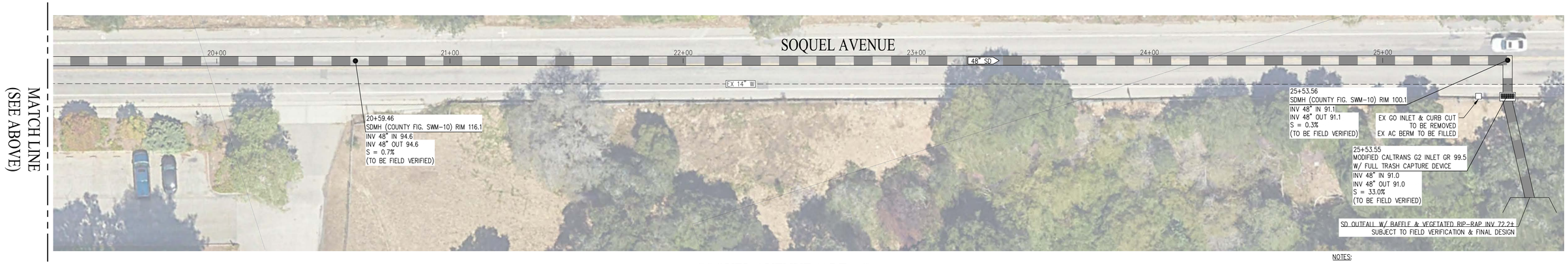
SOQUEL AVENUE (AREA A)

SCALE: 1" = 20'



SOQUEL AVENUE (AREA B)

SCALE: 1" = 20'



SOQUEL AVENUE (AREA C)

SCALE: 1" = 20'

NOTES:

1. ALL OFFSITE ELEVATIONS AND INVERTS ARE PRELIMINARY AND BASED ON BEST AVAILABLE DATA. SUBJECT TO FIELD VERIFICATION AND FINAL DESIGN.
2. ALIGNMENT TO BE FIELD VERIFIED; SUBJECT TO FINAL DESIGN.

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PRELIMINARY SOQUEL AVENUE STORM DRAIN IMPROVEMENTS

TM-5.1

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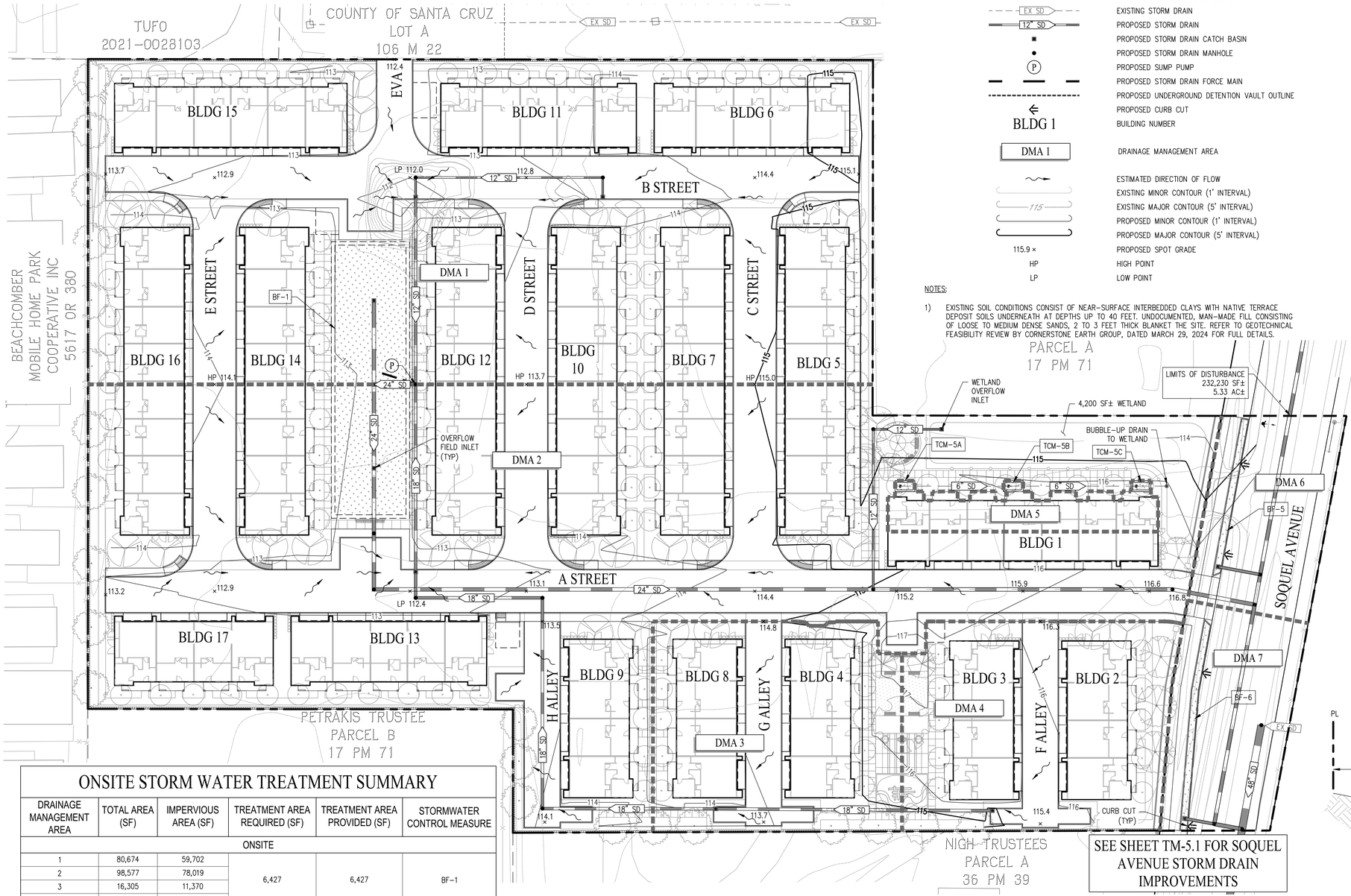
Exhibit E



LEGEND

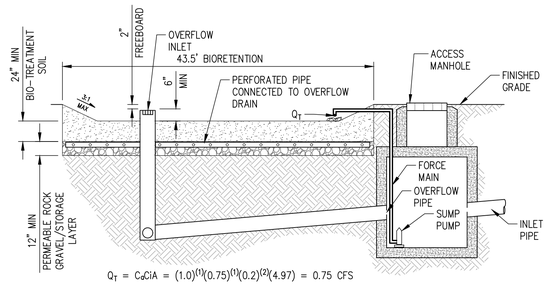
- SUBDIVISION BOUNDARY
- LIMIT OF DISTURBANCE
- TRIBUTARY DRAINAGE AREA BOUNDARY
- EX SD — EXISTING STORM DRAIN
- 12" SD — PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- P — PROPOSED SUMP PUMP
- PROPOSED STORM DRAIN FORCE MAIN
- PROPOSED UNDERGROUND DETENTION VAULT OUTLINE
- PROPOSED CURB CUT
- BLDG 1 — BUILDING NUMBER
- DMA 1 — DRAINAGE MANAGEMENT AREA
- ESTIMATED DIRECTION OF FLOW
- EXISTING MINOR CONTOUR (1' INTERVAL)
- 115 — EXISTING MAJOR CONTOUR (5' INTERVAL)
- PROPOSED MINOR CONTOUR (1' INTERVAL)
- PROPOSED MAJOR CONTOUR (5' INTERVAL)
- 115.9 × — PROPOSED SPOT GRADE
- HP — HIGH POINT
- LP — LOW POINT

NOTES:

1) EXISTING SOIL CONDITIONS CONSIST OF NEAR-SURFACE INTERBEDDED CLAYS WITH NATIVE TERRACE DEPOSIT SOILS UNDERNEATH AT DEPTHS UP TO 40 FEET. UNDOCUMENTED, MAN-MADE FILL CONSISTING OF LOOSE TO MEDIUM DENSE SANDS, 2 TO 3 FEET THICK BLANKET THE SITE. REFER TO GEOTECHNICAL FEASIBILITY REVIEW BY CORNERSTONE EARTH GROUP, DATED MARCH 29, 2024 FOR FULL DETAILS.

ONSITE STORM WATER TREATMENT SUMMARY

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	STORMWATER CONTROL MEASURE
ONSITE					
1	80,674	59,702	6,427	6,427	BF-1
2	98,577	78,019			
3	16,305	11,370			
4	17,486	11,592			
5	3,409	2,870	115	115	TCM-5
TOTAL	216,451	163,553	6,542	6,542	–
OFFSITE					
6	7,736	5,969	239	320	BF-6
7	8,302	6,130	245	423	BF-7
TOTAL	16,038	12,099	484	743	–



ONSITE STORMWATER BIOFILTRATION (BF-1)

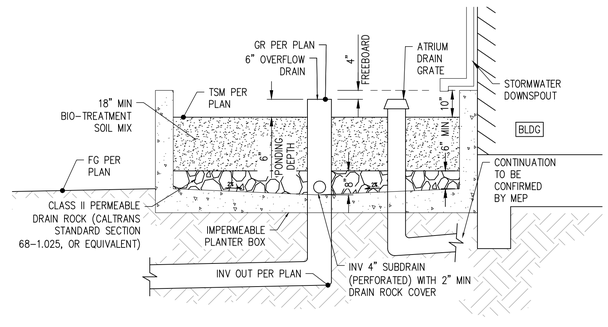
NOT TO SCALE

NOTES:

(1) PER SANTA CRUZ COUNTY DESIGN CRITERIA, 2024 EDITION.
- ANTECEDENT MOISTURE FACTOR (C_6) = 1.0
- RUNOFF COEFFICIENT (C) = 0.75

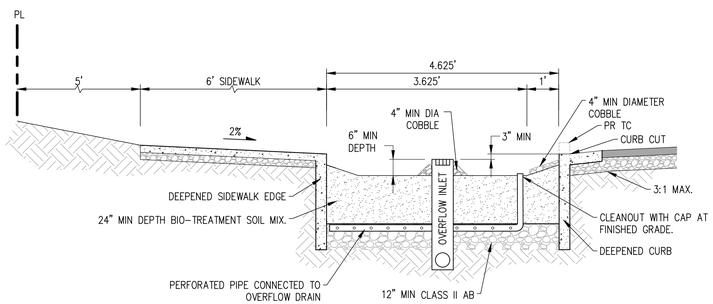
(2-10 YEAR RECURRENCE INTERVAL) (HIGH RESIDENTIAL, MULTIPLE FAMILY DWELLINGS)

(2) PER PROVISION C.3 4% RULE.



RAISED FLOW-THROUGH PLANTER DETAIL (TCM-5)

NOT TO SCALE



TYPICAL OFFSITE BIOFILTRATION (BF-6 & 7) DETAIL

NOT TO SCALE

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PRELIMINARY STORMWATER MANAGEMENT PLAN

TM-6

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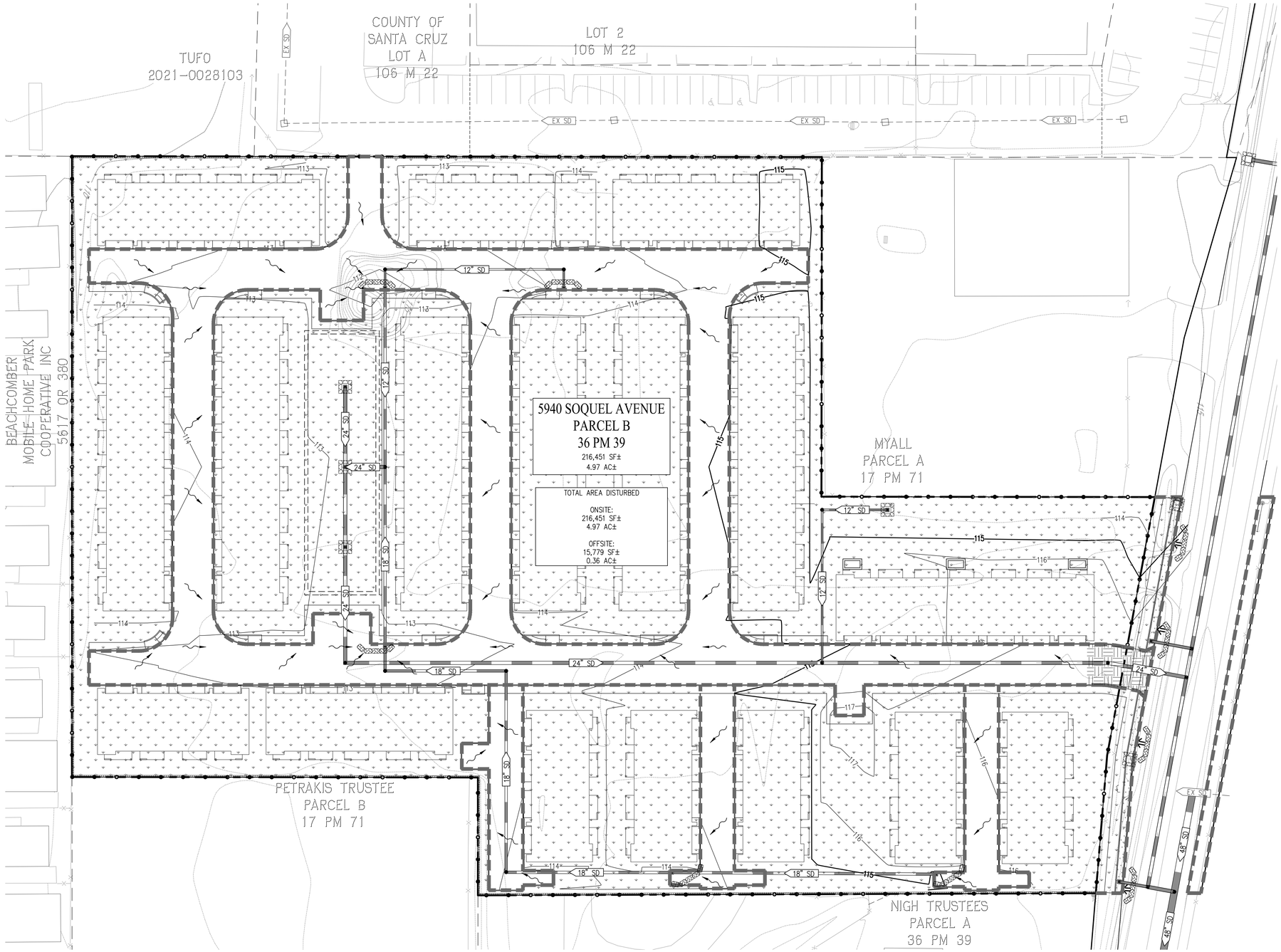
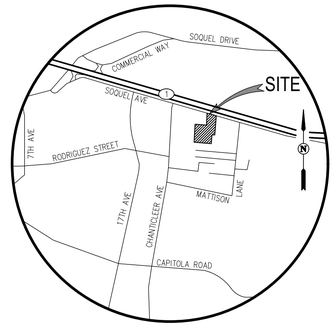
Exhibit E





VICINITY MAP

NOT TO SCALE

CONTACTS:

1. DEVELOPER: KB HOME NORTHERN CALIFORNIA
   5000 EXECUTIVE PARKWAY, SUITE 125
   SAN RAMON, CA 94583
   (650) 288-5970
   BLAKE PETERS

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   (925) 866-0322
   RYAN HANSEN, P.E.

LEGEND

- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION – (SE-10)
- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- FIBER ROLL – (SE-5)
- HYDROSEED MIX OR HYDROMULCH – (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)
- STABILIZED CONSTRUCTION ROAD – (TC-2)
- CHECK DAMS – (SE-4)
- FIELD INLET
- CURB CUT
- 15" SD — PROPOSED STORM DRAIN
- EX 18" SD — EXISTING STORM DRAIN
- (S) STORMWATER DISCHARGE SAMPLING LOCATION*

NOTE:

* STORMWATER DISCHARGE SAMPLING LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE REMOVED, RELOCATED OR ADDED AT THE QSP'S DISCRETION.

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STORMWATER POLLUTION CONTROL PLAN

TM-7

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CIVIL ENGINEERS
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Exhibit E

CONTACTS:

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RYAN HANSEN, P.E.

RISK LEVEL 1 SITES - BEST MANAGEMENT PRACTICE NOTES:

1. RISK LEVEL 1 SITES ARE NOT SUBJECT TO A NUMERIC EFFLUENT STANDARD.

2. RISK LEVEL 1 SITES DO NOT REQUIRE A RAIN EVENT ACTION PLAN.

3. RISK LEVEL 1 SITE MONITORING AND REPORTING REQUIREMENTS:

SUMMARY OF MONITORING AND REPORTING REQUIREMENTS							
RISK LEVEL	VISUAL INSPECTIONS					SAMPLE COLLECTION	
	QUARTERLY NON-STORMWATER DISCHARGE	PRE-STORM EVENT		DAILY STORM BMP	POST STORM	STORMWATER DISCHARGE	RECEIVING WATER
		BASELINE	REAP				
X	X	X	N/A	X	X	N/A	N/A

4. IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LRP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE, THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWQ, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.

5. THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

6. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.

7. ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.

8. DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

10. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.

11. EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.

12. INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.

13. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.

14. DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.

15. CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.

16. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.

17. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.

18. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.

19. PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.

20. IMPLEMENT BMPS TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.

21. PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEPT ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.

22. TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.

23. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).

24. CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

25. EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.

26. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.

27. SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.

28. ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.

29. ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.

30. IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.

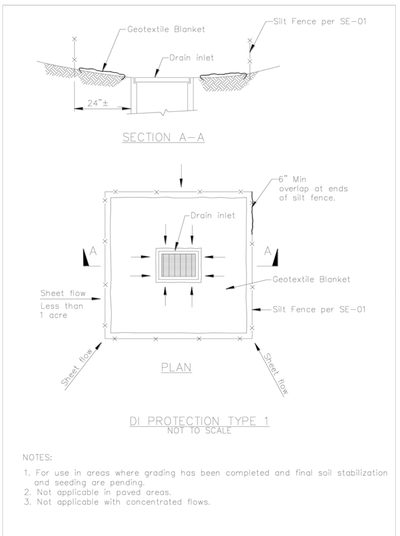
31. AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.

32. INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.

33. GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.

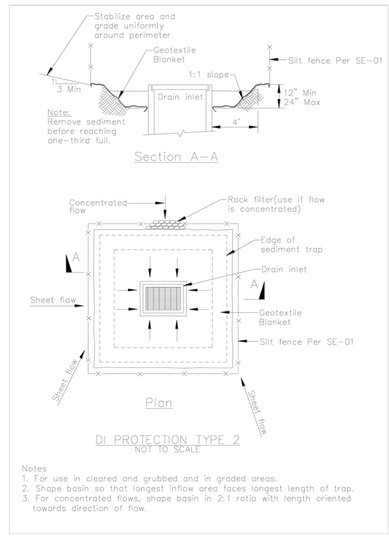
APPLICABLE (BUT NOT LIMITED TO) CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK

EC-1	SCHEDULING
EC-3	HYDROMULCH
EC-4	HYDROSEED
NS-1	WATER CONSERVATION PRACTICES
NS-2	DEWATERING OPERATIONS
NS-3	PAVING & GRINDING OPERATIONS
NS-8	VEHICLE & EQUIPMENT CLEANING
NS-9	VEHICLE & EQUIPMENT FUELING
NS-10	VEHICLE & EQUIPMENT MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
SE-1	SILT FENCE
SE-4	CHECK DAMS
SE-5	FIBER ROLLS
SE-10	DI PROTECTION TYPE 1
SE-10	DI PROTECTION TYPE 2
SE-10	DI PROTECTION TYPE 3
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2	STABILIZED CONSTRUCTION ROADWAY
TC-3	ENTRANCE & OUTLET TIRE WASH
WE-1	WIND EROSION CONTROL
WM-1	MATERIAL DELIVERY & STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT



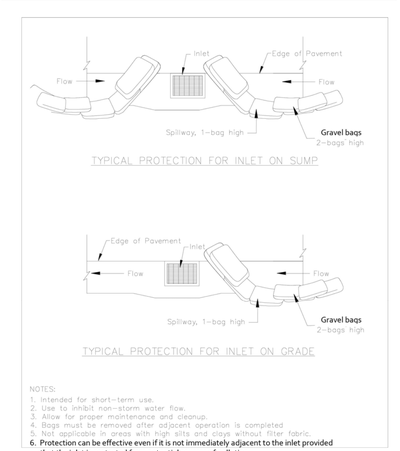
DI PROTECTION TYPE 1
NOT TO SCALE

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.



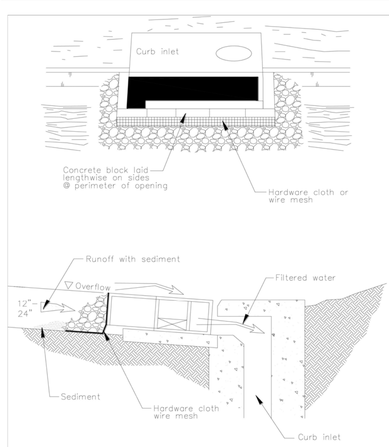
DI PROTECTION TYPE 2
NOT TO SCALE

Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.



NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric
6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

DI PROTECTION TYPE 3
NOT TO SCALE



DI PROTECTION – TYPE 4
NOT TO SCALE

3903-000

5940 Soquel Avenue
Santa Cruz, CA
July 11, 2025

APN: 029-021-047
STORMWATER POLLUTION CONTROL PLAN NOTES & DETAILS
TM-7.1

KB Home
5000 Executive Parkway, Suite 125, San Ramon, CA 94583
650.288.5970

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

0 30 60 90

REGISTERED PROFESSIONAL ENGINEER RYAN T. HANSEN 80557 CIVIL STATE OF CALIFORNIA

CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

Exhibit E

CHANTICLEER AVENUE
(PUBLIC STREET)

490'±

EX SHERIFF SOLAR PANELS

TUFO
2021-0028103

(EVAE, PSDE, PSSE & ORE BY SEPARATE AGREEMENT WITH NEIGHBORING PROPERTY OWNER)

COUNTY OF SANTA CRUZ
LOT A
106 M 22

BEACHCOMBER MOBILE HOME PARK COOPERATIVE INC
5617 OR 380

BLDG 15 | BLDG 11 | BLDG 6

EVA

B STREET

BLDG 16 | BLDG 14 | BLDG 12 | BLDG 10 | BLDG 7 | BLDG 5

E STREET | D STREET | C STREET

MYALL
PARCEL A
17 PM 71

BLDG 1

A STREET

BLDG 17 | BLDG 13 | BLDG 9 | BLDG 8 | BLDG 4 | BLDG 3 | BLDG 2

H ALLEY | G ALLEY | F ALLEY

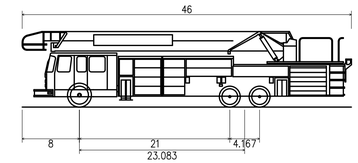
SOQUEL AVENUE

PETRAKIS TRUSTEE
PARCEL B
17 PM 71

NIGH TRUSTEES
PARCEL A
36 PM 39

LEGEND

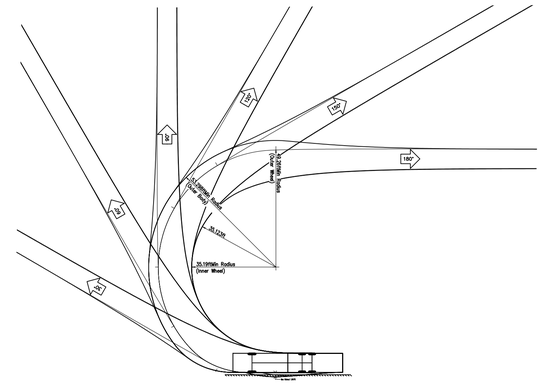
	EXISTING BOUNDARY
	EXISTING RIGHT OF WAY
BLDG 1	BUILDING NUMBER
W	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	FIRE HOSE PULL (150' MAX)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING



OVERALL LENGTH	46.000FT
OVERALL WIDTH	8.000FT
OVERALL BODY HEIGHT	10.559FT
MIN BODY GROUND CLEARANCE	0.990FT
TRACK WIDTH	8.333FT
LOCK-TO-LOCK TIME	7.00s
MAX WHEEL ANGLE	33.00°

FIRE TRUCK (ASSUMED)

NOT TO SCALE



FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

3903-000

5940 Soquel Avenue

Santa Cruz, CA
July 11, 2025

APN: 029-021-047
FIRE ACCESS PLAN
TM-8

KB Home
5000 Executive Parkway, Suite 125, San Ramon, CA 94583
650.288.5970

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

0 30 60 90

REGISTERED PROFESSIONAL ENGINEER
RYAN T. HANSEN
80557
CIVIL
STATE OF CALIFORNIA

CIVIL ENGINEERS
SURVEYORS
PLANNERS
SAN RAMON · ROSEVILLE

Exhibit E

TREE PROTECTION LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	×
TREE TO REMAIN/PROTECT	·
PROPOSED TREE, TYPICAL SEE PLANTING PLAN	
TREE PROTECTION FENCING (SEE DETAIL A, SHEET L2)	----------

ON-SITE TREE MITIGATION TABLE

	QTY	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TOTAL TREES TO BE REMOVED	9	3:1 - 15 GALLON	27

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF SANTA CRUZ POLICY.
- SEE THE ARBORIST INVENTORY DATED 11/7/2024 FOR ADDITIONAL INFORMATION.
- THE SIZE OF A 15-GALLON REPLACEMENT TREE CAN BE INCREASED TO 24-INCH BOX AND COUNT AS THREE REPLACEMENT TREES.

EXISTING TREE SUMMARY

TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	27	15 GALLON
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	179	15 GALLON

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)
1 inch = 40 feet

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Land Planning
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Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME

NO	DATE	DESCRIPTION

PROJECT NO:	6986.00
CAD DWG FILE:	698600CL.DWG
DESIGNED BY:	KY
DRAWN BY:	TC
CHECKED BY:	CM
DATE:	OCTOBER 16, 2025
SCALE:	1" = 40'

TREE MITIGATION PLAN

L1

S:\PROJECTS\698600\LAP\LANNING\698600CL.DWG

PLOTTED: 10/16/2025 1:39 PM

Exhibit E

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

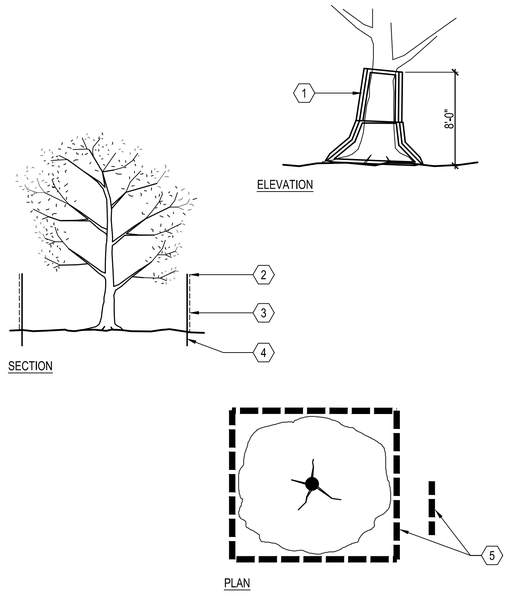
GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

TABLE 2 - TREE EVALUATION SUMMARY

Prepared By: William Sowa ISA Certified Arborist WE-12270A
DBH MEASUREMENT HEIGHT: 54"
Date of Evaluation: 11/7/2024

Suitability for Preservation is based on the following		
Good - Trees with good health and structural stability that have the potential for longevity at the site.		
Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.		
Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.		
Health Rating		
5	A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.	
4	A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.	
3	A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.	
2	A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.	
1	A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.	
0	Tree is dead.	
Abbreviations and Definitions		
BDB	Branch dieback	Condition where branch tips or entire sections of branches die off. Typically indicative of tree stress.
CD	Codominant branches	Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union.
CDB	Dieback in Crown	Condition where branches in the tree crown die from the tips toward the center.
CR	Crowded	Tree is bounded closely by one or more of the following: structure, tree, Etc.
D	Decline	Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders.
DBH	Diameter at Breast Height	Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
EG	Epicormic Growth	Watersprouting on trunk and main leaders or suckers, sprouts arising out of roots.Typically indicative of tree stress.
EH	Exposed Heartwood	Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection.
GR	Girdling Roots	Roots that grow around or across other roots. Can cause restriction of nutrient and water uptake, swelling, dieback or structural instability.
H	Hazardous	A tree that in it's current condition, presents a hazard.
HD	Headed	Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.
IB	Included Bark	Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.
LN	Leaning Tree	Tree leaning, see notes for severity.
MT	Multi Trunk	Multiple central leaders originating below the DBH measurement.
PT	Phototropism	Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit.
SD	Structural Defects	Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.
SE	Severe	Indicates the severity of the following term.
SL	Slight	Indicates the mildness of the following term.
SR	Surface Roots	Roots visible at finished grade.
ST	Stress	Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil.
WU	Weak Union	Weak union or fork in tree branching structure.
	Significant Tree	(A) Within the urban services line or rural services line, any tree which is equal to or greater than 20 inches d.b.h. (approximately five feet in circumference); any sprout clump of five or more stems each of which is greater than 12 inches d.b.h. (approximately three feet in circumference); or any group consisting of five or more trees on one parcel, each of which is greater than 12 inches d.b.h. (approximately three feet in circumference). (B) Outside the urban services line or rural services line, where visible from a scenic road, any beach, or within a designated scenic resource area, any tree which is equal to or greater than 40 inches d.b.h. (approximately 10 feet in circumference); any sprout clump of five or more stems, each of which is greater than 20 inches d.b.h. (approximately five feet in circumference); or, any group consisting of 10 or more trees on one parcel, each greater than 20 inches d.b.h. (approximately five feet in circumference). (C) Any tree located in a sensitive habitat as defined in Chapter 16.32 SCCC. Also see SCCC 16.34.090(C), exemption of projects with other permits.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	SIGNIFICANT TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
1	*Acacia dealbata*	Silver Wattle	20.0	63	YES	40	35	3	Poor	CR fence & storage items, SD, sap sucker damage, invasive
2	*Acacia dealbata*	Silver Wattle	8.2, 9.3, 5.3	72	YES	25	30	2	Poor	CR fence, storage items, & tree #1, SD, ST, growing under tree #1, invasive
3	*Acer rubrum*	Red Maple	5.0	16	NO	12	15	3	Moderate	BDB, grown on mound, CR fence & storage items
4	*Eucalyptus camaldulensis*	River Red Gum	10.7	34	NO	18	40	3	Poor	ST, invasive
5	*Eucalyptus camaldulensis*	River Red Gum	19, 11	94	YES	35	55	3	Poor	ST, possibly offsite, CR fence & shed, invasive
6	*Quercus agrifolia*	Coast Live Oak	not accessible			28	40	3	Moderate	untagged, unable to get near tree
7	*Acacia melanoxylon*	Blackwood Acacia	9.0	28	NO	18	40	3	Moderate	invasive
8	*Fraxinus angustifolia 'Raywood'*	Raywood Ash	not accessible			30	35	3	Moderate	untagged, unable to get near tree, ST, BDB
9	*Fraxinus angustifolia 'Raywood'*	Raywood Ash	not accessible			20	40	3	Moderate	untagged, unable to get near tree, ST
OFF SITE TREES										
OS 1	*Sequoia sempervirens*	Coast Redwood					70			Overhangs property apx. 28'
OS 2	*Platanus x hispanica*	London Plane					40			Overhangs property apx. 20'
OS 3	*Pinus radiata*	Monterey Pine	37.7	118	YES		70			Overhangs property apx. 5'
OS 4	*Pinus radiata*	Monterey Pine	41.1	129	YES		65			Overhangs property apx. 20'

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME

NO	DATE	DESCRIPTION

PROJECT NO:	6986.00
CAD DWG FILE:	698600CL_TEMP.DWG
DESIGNED BY:	KY
DRAWN BY:	TC
CHECKED BY:	CM
DATE:	DECEMBER 10, 2024
SCALE:	NOT TO SCALE

TREE INVENTORY, TREE PROTECTION DETAIL AND NOTES

L2

S:\PROJECTS\698600\LA\PLANNING\698600CL_TEMP.DWG

PLOTTED: 12/6/2024 12:08 PM

Exhibit E

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME

NO	DATE	DESCRIPTION

PROJECT NO:	6986.00
CAD DWG FILE:	698600CL.DWG
DESIGNED BY:	KY
DRAWN BY:	TC
CHECKED BY:	CM
DATE:	OCTOBER 16, 2025
SCALE:	1" = 40'

OVERALL LANDSCAPE PLAN

L3

S:\PROJECTS\698600\LA\PLANNING\698600CL.DWG

PLOTTED: 10/16/2025 1:40 PM

Exhibit E

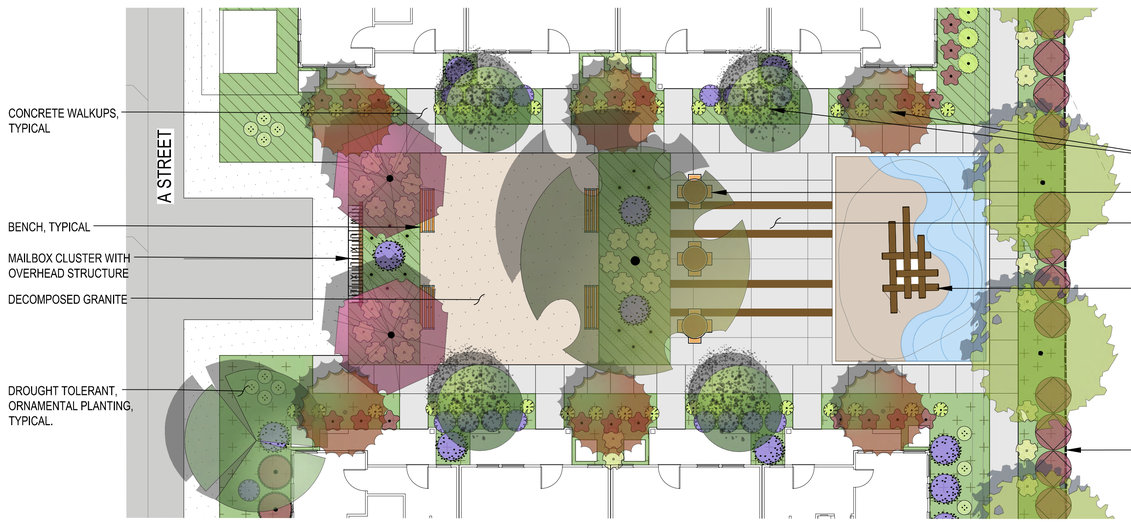
A OPEN SPACE 1 ENLARGEMENT

SCALE: 1" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet



B OPEN SPACE 2 ENLARGEMENT

SCALE: 1" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

TREE LEGEND

BOTANICAL NAME	SYMBOL
ARBUTUS 'MARINA'	
CERCIS OCCIDENTALIS	
HETEROMELES ARBUTIFOLIA	
LYONOTHAMNUS FLORIBUNDUS	
OLEA EUROPAEA	
PINUS CANARIENSIS	
PISTACIA CHINENSIS	
QUERCUS AGRIFOLIA	

SHRUB LEGEND

BOTANICAL NAME	SYMBOL
ACHILLEA MILLEFOLIUM 'ISLAND PINK'	
AGAVE 'BLUE GLOW'	
ARCTOSTAPHYLOS 'HOWARD MCMINN'	
IRIS DOUGLASIANA 'CANYON SNOW'	
ERIGERON GLAUCUS 'WAYNE RODERICK'	
ERIOGONUM ARBORESCENS	
EUPHORBIA CHARACIAS WULFENII	
LEYMUS CONDENSATUS 'CANYON PRINCE'	
LEUCADENDRON 'SAFARI SUNSET'	
LIMONIUM PEREZII	
PENNISETUM 'LITTLE BUNNY'	
RIBES SANGUINEUM	
SALVIA CLEVELANDII	
SALVIA SPATHACEA	

GROUNDCOVER LEGEND

BOTANICAL NAME	SYMBOL
BACCHARIS PILULARIS 'PIGEON POINT'	
CEANOTHUS 'CENTENNIAL'	
VERBENA TENUISECTA	

BIOTREATMENT LEGEND

BOTANICAL NAME	SYMBOL
CISTUS INCANUS 'CRETICUS'	
CHONDROPETALUM TECTORUM	
JUNCUS PATENS	
LIPPIA NODIFLORA	
MIMULUS AURANTIACUS	
STIPA PULCHRA	

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1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME

NO	DATE	DESCRIPTION

PROJECT NO:	6986.00
CAD DWG FILE:	698600CL.DWG
DESIGNED BY:	KY
DRAWN BY:	TC
CHECKED BY:	CM
DATE:	OCTOBER 16, 2025
SCALE:	1" = 10'

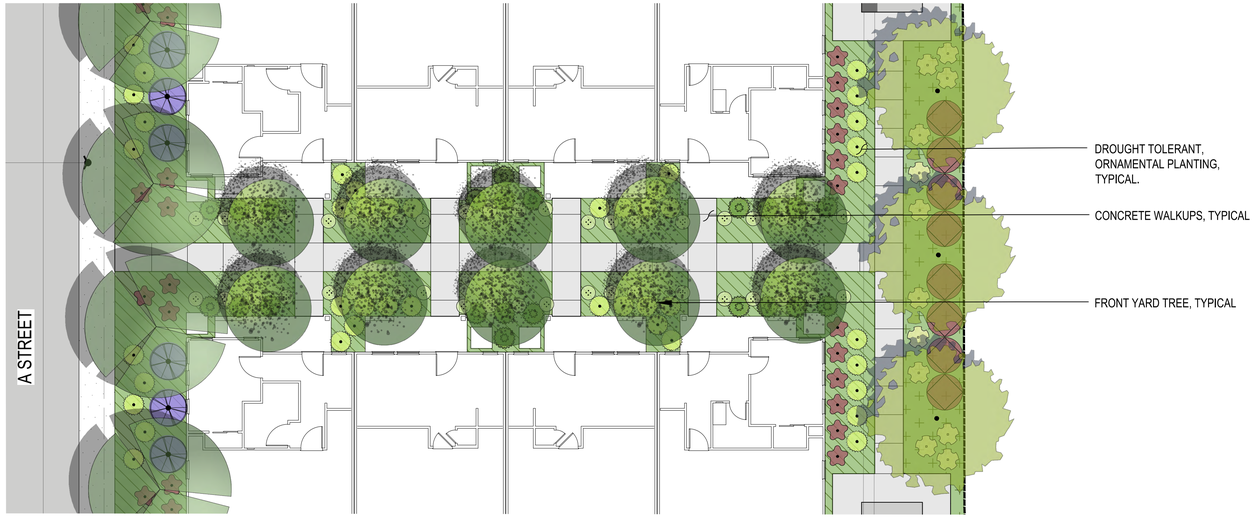
OPEN SPACE ENLARGEMENTS

L4

S:\PROJECTS\698600\LA\PLANNING\698600CL.DWG

PLOTTED: 10/16/2025 1:40 PM

Exhibit E



A ATTACHED TOWNHOME FRONT YARD TYPICAL

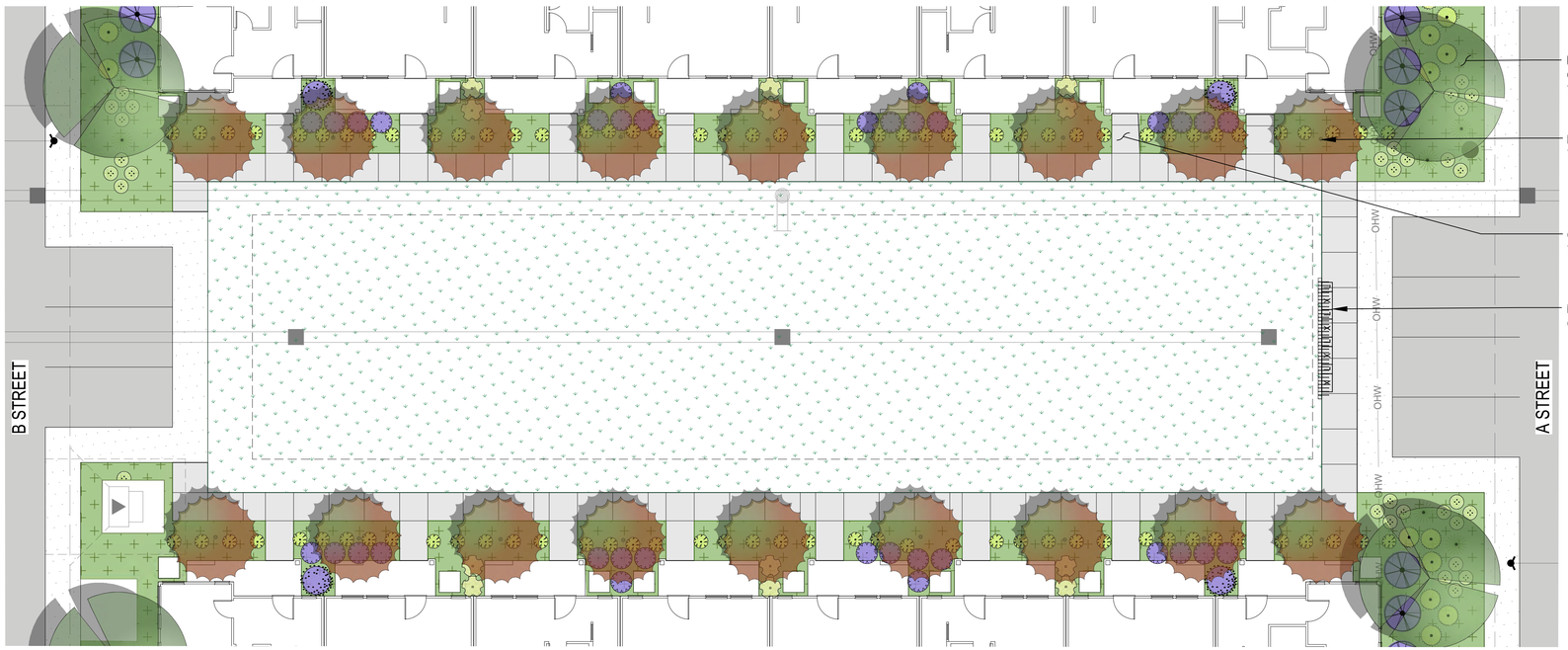
SCALE: 1" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)

1 inch = 10 feet



B BIORETENTION ENLARGEMENT

SCALE: 1" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)

1 inch = 10 feet

SHRUB LEGEND

BOTANICAL NAME	SYMBOL
ACHILLEA MILLEFOLIUM 'ISLAND PINK'	
AGAVE 'BLUE GLOW'	
ARCTOSTAPHYLOS 'HOWARD MCMINN'	
ERIGERON GLAUCUS 'WAYNE RODERICK'	
ERIOGONUM ARBORESCENS	
EUPHORBIA CHARACIAS WULFENII	
IRIS DOUGLASIANA 'CANYON SNOW'	
LEUCADENDRON 'SAFARI SUNSET'	
LEYMUS CONDENSATUS 'CANYON PRINCE'	
LIMONIUM PEREZII	
PENNISETUM 'LITTLE BUNNY'	
RIBES SANGUINEUM	
SALVIA CLEVELANDII	
SALVIA SPATHACEA	

GROUNDCOVER LEGEND

BOTANICAL NAME	SYMBOL
BACCHARIS PILULARIS 'PIGEON POINT'	
CEANOTHUS 'CENTENNIAL'	
VERBENA TENUISECTA	

BIOTREATMENT LEGEND

BOTANICAL NAME	SYMBOL
CISTUS INCANUS 'CRETICUS'	
CHONDROPETALUM TECTORUM	
JUNCUS PATENS	
LIPPIA NODIFLORA	
MIMULUS AURANTIACUS	
STIPA PULCHRA	

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Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME

NO	DATE	DESCRIPTION

PROJECT NO:	6986.00
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DRAWN BY:	TC
CHECKED BY:	CM
DATE:	DECEMBER 10, 2024
SCALE:	1" = 10'

OPEN SPACE ENLARGEMENTS

L5

S:\PROJECTS\698600\LA\PLANNING\698600CL_TEMP.DWG

PLOTTED: 12/6/2024 12:04 PM

Exhibit E

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF SAN JOSE ARBORIST AT 408-794-1924 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

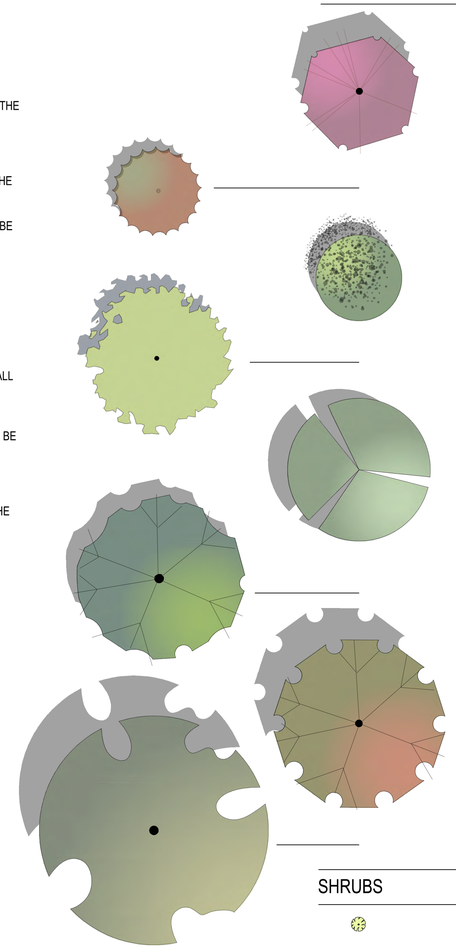
ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1



TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	FUNCTION
	6	ARBUTUS 'MARINA'	STRAWBERRY TREE	15 GALLON	25' X 20'	L	SMALL ACCENT TREE WITH ATTRACTIVE BARK
	49	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	20' X 15'	VL	SMALL ACCENT TREE WITH POP OF COLOR
	64	HETEROMELES ARBUTIFOLIA	TOYON (TREE FORM)	15 GALLON	30' X 15'	L	SMALL ACCENT TREE WITH POP OF COLOR
	22	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GALLON	40' X 25'	L	MEDIUM EVERGREEN TREE PROVIDING POLLINATOR HABITAT AND SCREENING
	33	OLEA EUROPAEA	OLIVE (MALE ONLY)	15 GALLON	30' X 30'	L	MEDIUM EVERGREEN TREE WITH DISTINCTIVE PALE FOLIAGE
	6	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GALLON	70' X 30'	L	LARGE SOUND BARRIER TREE
	3	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GALLON	30' X 30'	L	MEDIUM TREE WITH POP OF COLOR
	2	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	70' X 40'	VL	LARGE SPECIMEN SHADE TREE

SHRUBS

ACHILLEA MILLEFOLIUM 'ISLAND PINK'	ISLAND PINK YARROW	5 GALLON	1.5' X 2'	L	HABITAT AND NECTAR FOR POLLINATORS
AGAVE 'BLUE GLOW'	AGAVE	5 GALLON	2' X 3'	L	EVERGREEN ACCENT SUCCULENT
DISTICHLIS SPICATA	SALTGRASS	5 GALLON	2' X 2'	L	SALT-TOLERANT GRASS
ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	5 GALLON	1' X 2'	L	LARGE FLOWERS FOR POLLINATORS
ERIOGONUM ARBORESCENS	SANTA CRUZ ISLAND BUCKWHEAT	5 GALLON	4' X 5'	VL	DROUGHT TOLERANT AND ATTRACTIVE BARK
EUPHORBIA CHARACIAS WULFENII	MEDITERRANEAN SPURGE	5 GALLON	3' X 3'	L	DROUGHT TOLERANT WITH BRIGHT FLOWERS
IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	5 GALLON	3' X 3'	L	EVERGREEN WITH BRIGHT FLOWERS
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GALLON	3' X 3'	L	DROUGHT TOLERANT WITH ATTRACTIVE FOLIAGE
LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	2' X 3'	L	EVERGREEN WITH ATTRACTIVE FLOWERS
RIBES SANGUINEUM	RED-FLOWERING CURRANT	5 GALLON	8' X 5'	L	FLOWERS FOR POLLINATORS
RUBUS URSINUS	CALIFORNIA BLACKBERRY	5 GALLON	6' X 6'	L	FRUITING SHRUB PROVIDING HABITAT
SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	4' X 5'	L	EVERGREEN WITH ATTRACTIVE FLOWERS
SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GALLON	3' X 4'	L	DROUGHT TOLERANT, ATTRACTIVE FLOWERS

GROUNDCOVERS

36" O.C.	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	5 GALLON	2' X 6'	L	DROUGHT TOLERANT, EVERGREEN
36" O.C.	CEANOTHUS 'CENTENNIAL'	CALIFORNIA LILAC	5 GALLON	1' X 5'	L	EVERGREEN WITH ATTRACTIVE FLOWERS
36" O.C.	VERBENA TENUISECTA	MOSS VERBENA	5 GALLON	1' X 5'	L	DROUGHT TOLERANT WITH ATTRACTIVE FLOWERS

BIOTREATMENT

CISTUS INCANUS 'CRETICUS'	PINK ROCKROSE	5 GALLON	3' X 3'	L	DROUGHT RESISTENT WITH BRIGHT FLOWERS
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GALLON	2' X 3'	L	EVERGREEN ACCENT PLANT
JUNCUS PATENS	COMMON RUSH	5 GALLON	2' X 2'	L	EVERGREEN ACCENT PLANT
LIPPIA NODIFLORA	KURAPIA	5 GALLON	2" X 8'	L	NECTAR SOURCE FOR POLLINATORS
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GALLON	3' X 3'	VL	BRIGHT FLOWERS FOR POLLINATORS
STIPA PULCHRA	PURPLE NEEDLEGRASS	5 GALLON	3' X 3'	VL	DROUGHT ADAPTED AND EROSION CONTROL

NOTES:
1. ALL TREES TO BE 15 GALLON UNLESS NOTED OTHERWISE AND ALL SHRUBS TO BE 5 GALLON UNLESS NOTED OTHERWISE.
2. BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.

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Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOMES

NO	DATE	DESCRIPTION

PROJECT NO:	6986.00
CAD DWG FILE:	698600CL_TEMP.DWG
DESIGNED BY:	KY
DRAWN BY:	TC
CHECKED BY:	CM
DATE:	DECEMBER 10, 2024
SCALE:	NOT TO SCALE

PLANTING LEGEND AND NOTES

L6

S:\PROJECTS\6986\00\LA\PLANNING\698600CL_TEMP.DWG

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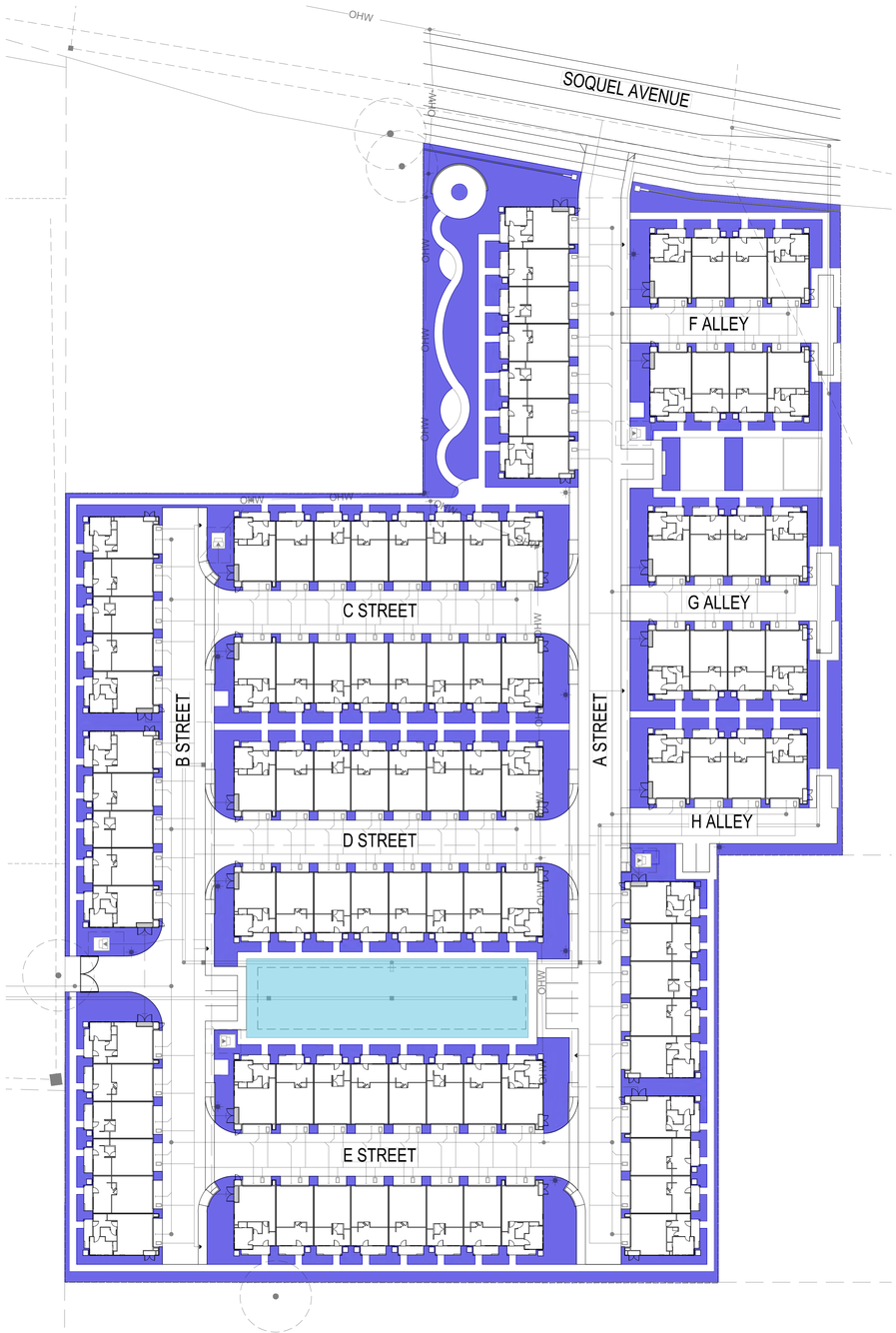
Exhibit E



IRRIGATION ZONE LEGEND:

DRIP IRRIGATION FOR ORNAMENTAL PLANTING AND BUBBLERS FOR TREES

DRIP IRRIGATION FOR BIOTREATMENT AREA

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME

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CAD DWG FILE:	698600CL_TEMP.DWG
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DATE:	DECEMBER 10, 2024
SCALE:	1" = 40'

HYDROZONE PLAN

L7

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Exhibit E

I LANDSCAPE WALL

F PLAY SURFACING

C MAILBOX CLUSTER WITH OVERHEAD STRUCTURE

H CMU BLOCK PERIMETER WALL

E CLIMBING LOGS

B PICNIC TABLE

G MONUMENT SIGN

D DECOMPOSED GRANITE

A BENCH

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SCALE:	NOT TO SCALE

CONCEPT IMAGES

L8

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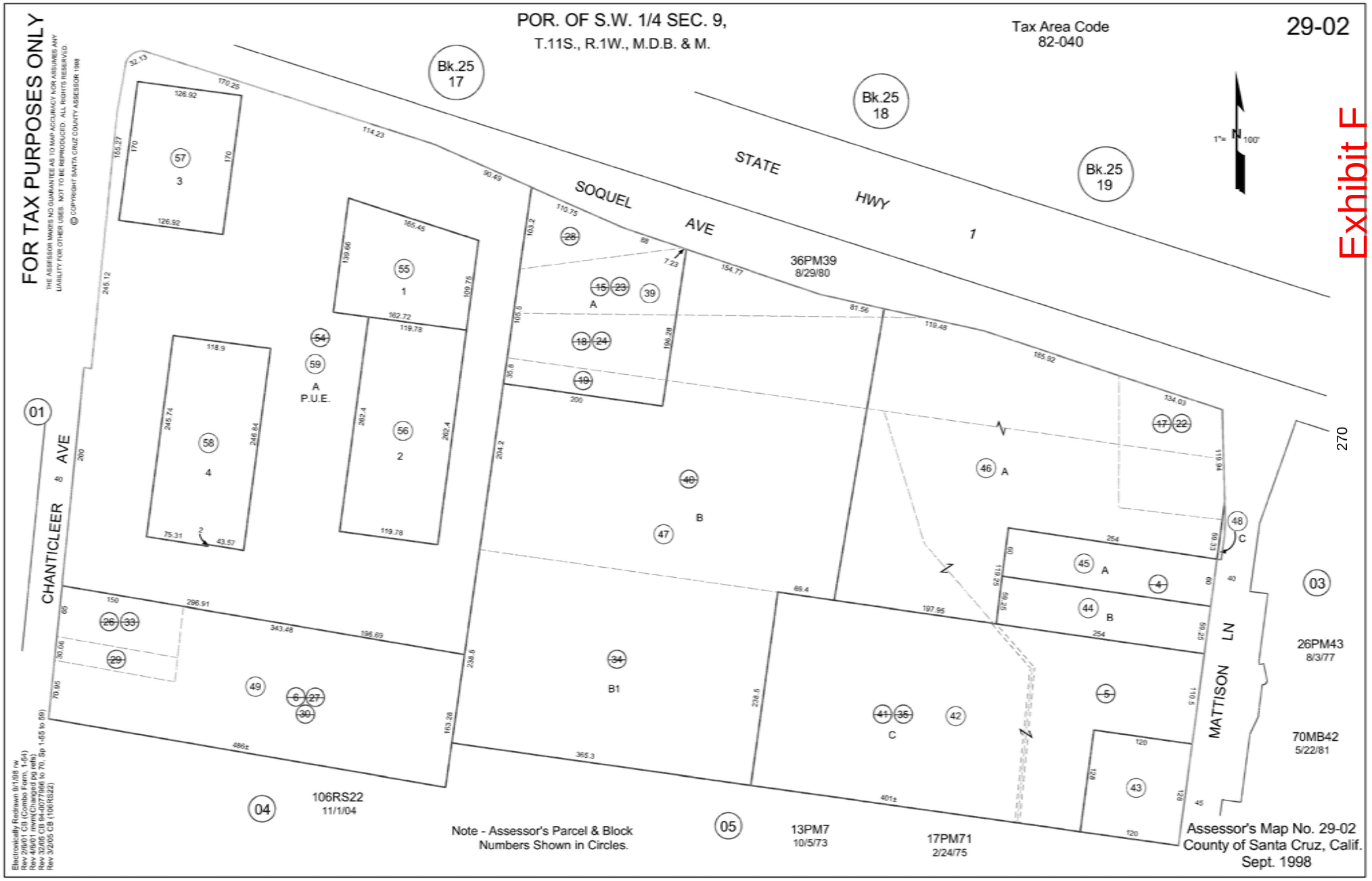
PLOTTED: 12/6/2024 1:21 PM

Exhibit E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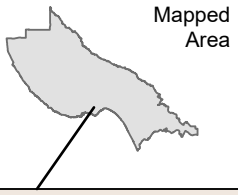
POR. OF S.W. 1/4 SEC. 9,
T.11S., R.1W., M.D.B. & M.
Tax Area Code
82-040
29-02
Exhibit F
Bk.25
17
Bk.25
18
Bk.25
19
STATE HWY 1
SOQUEL AVE
CHANTICLEER AVE
MATTISON LN
36PM39
8/29/80
26PM43
8/3/77
70MB42
5/22/81
106RS22
11/1/04
13PM7
10/5/73
17PM71
2/24/75
P.U.E.
01
03
04
05
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No. 29-02
County of Santa Cruz, Calif.
Sept. 1998
Electronically Redrawn 9/1/98 rw
Rev 2/8/01 CB (Combo Form, 1-64)
Rev 4/6/01 nvm(Changed pg refs)
Rev 3/2/05 CB 94-0077966 to 70, Sp 1-65 to 69)
Rev 3/2/05 CB (106RS22)

Santa Cruz County Planning Department

Parcel Location Map



Parcel: 02902147

Subject Parcel

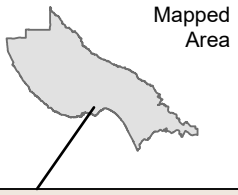
Map printed: 26 Nov. 2025

0 140 280
Feet

Exhibit F

Santa Cruz County Planning Department

Parcel General Plan Map



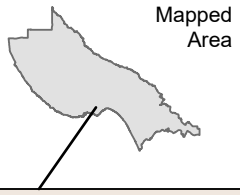
Subject Parcel

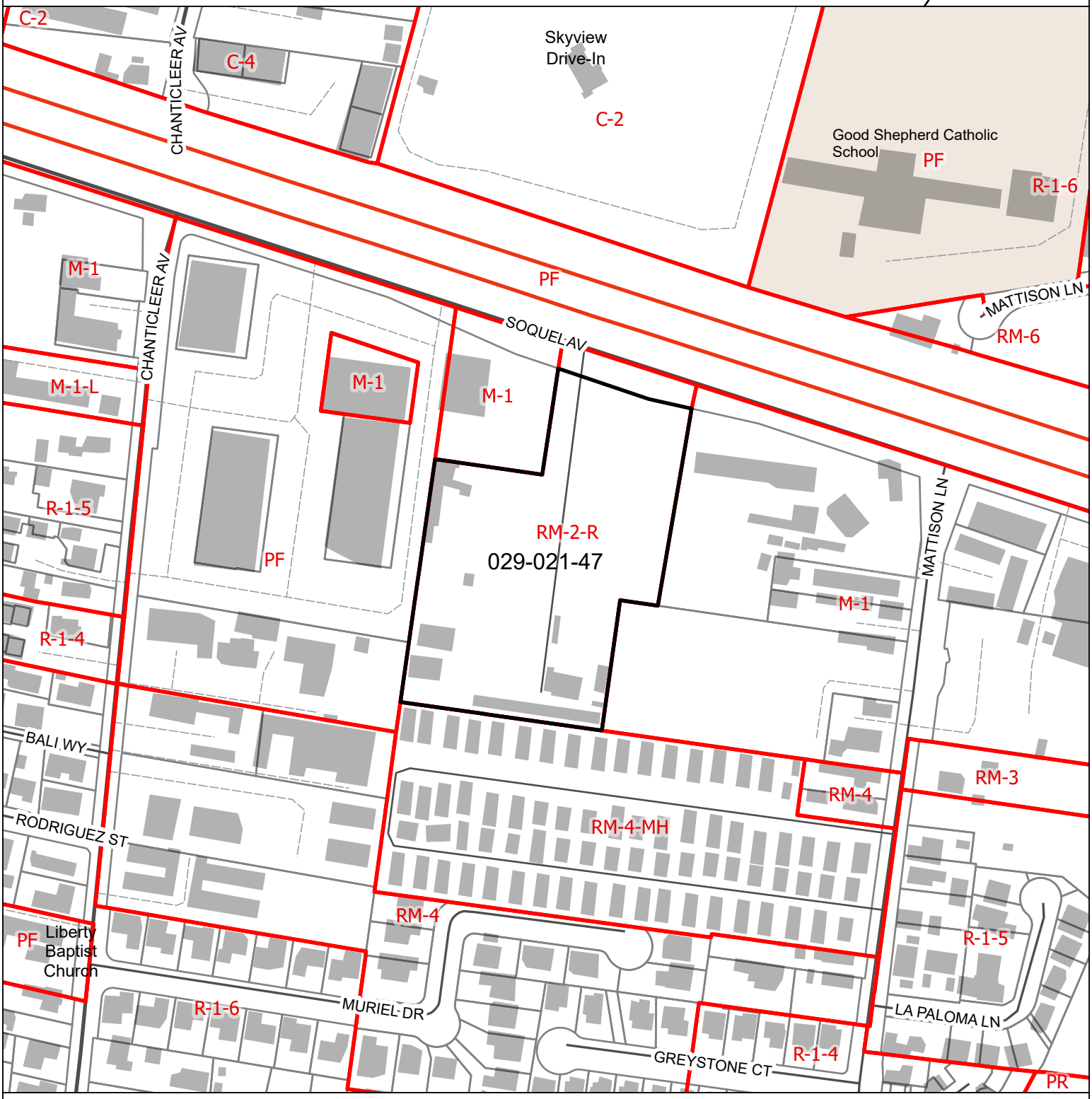
0 140 280
Feet

Exhibit F

Santa Cruz County Planning Department

Parcel Zoning Map





Subject Parcel

0 140 280
Feet

Exhibit F

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ 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:	4.97 Acres
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Commercial, Residential, Public Facilities
Project Access:	Soquel Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Density Residential)
Zone District:	RM-2-R (Multifamily Residential (2,000 square feet per Unit), Regional Housing Need Combining District)
Coastal Zone:	__ Inside _X_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Technical Reviews: Soils Report Review, Biotic Report Review

Environmental Information

An Addendum to the Final Initial Study/Mitigated Negative Declaration (dated November 2008, 2008 IS/MND) was prepared for the proposed project by Integral Consulting Inc. (dated October 2025) and is on file at the CDI Planning Division.

CITY OF SANTA CRUZ
Water Department

Surf City Saves
Water For Our Future

WATER SERVICE INFORMATION FORM

June 27, 2025

Owner: Paz Llc
Site Address: 5940 Soquel Ave, Santa Cruz
Site APN: 029-021-47
Project Description: 100 Attached Townhome Units

Your project is located within the City of Santa Cruz Water Service area.The subject parcel is currently an undeveloped lot, without water service, and is subject to the following conditions:

1. Fire service as required by the Central Fire Protection District (CFPD). CFPD phone number: (831) 685-6698.

2. CONSTRUCTION SITE WATER:

   The project team is required to establish a source of construction site water prior to the initiation of demolition.

   There are two options for construction site water use in this project:

   - Contact Water Engineering to facilitate the use of a SCWD provided hydrant meter.

   - Contact Water Engineering to facilitate the issuance and use of a SCWD Bulk Water permit.

   Please coordinate with Water Engineering staff to facilitate the preferred method.

3. DEDICATED IRRIGATION:

   Dedicated irrigation service is required for residential and commercial landscaping measuring over 5,000 square feet in area as determined by the Water Conservation Section. Irrigation sub-meter that reads in cubic feet is required on commercial landscaping under 5,000 square feet. An equivalently sized reduced pressure backflow device located downstream of the meter or sub-meter is required per SCWD standard details.

4. PLAN SET REVISIONS REQUIRED:

   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. Please provide all applicable hydraiulic calculations. Provide call outs to new or existing services referencing SCWD standard details.

   For an official assessment upon submittal of a county building permit please include at minimum the following, (project description, site plan, utility plan, floor plans, plumbing fixture counts, hydraulic calculation, landscape plan set). An SCWD Water Engineering service sizing assessment will be conducted and a updated SCWD Water Service Information Packet (WSI) will be provided with any applicable plan review comments.

Exhibit H

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

Sincerely,

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

Exhibit H

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

MAY 28, 2025

JEFF MCMULLEN
KB HOME SOUTH BAY
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583

SUBJECT:	SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT
APN:	029-021-47
PARCEL ADDRESS:	5940 SOQUEL AVENUE
PROJECT DESCRIPTION:	CONSTRUCT TOWNHOME DEVELOPMENT WITH 100 DWELLING UNITS ON EXISTING VACANT LOT

Dear Mr. McMullen:

The District has received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in Chanticleer Lane as shown on plans submittal for DRG 241226 for the subject development. The location of the private sewer shown on these plans requires that the applicant secure a recorded private sewer easement prior to building permit issuance.

This parcel is within the Rodeo Basin sewer moratorium. Sanitation District improvement projects are actively being implemented to address the sewer moratorium. As such, sewer availability for the full 100 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.

DocuSigned by:
528D647137C44D4...

Yours truly,
MATT MACHADO
District Engineer

By:

Ashleigh Trujillo
Sanitation Engineer

BW/arg:25-065.docx
Copy to: Planning Department

Exhibit I

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

New Connection

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

Tentative, parcel, or final map required

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

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

The plans must conform to the County's "Design Criteria."

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

Non-residential water use

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

Exhibit I

Multi-unit development with a private collector line

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

Exhibit I

County of Santa Cruz

Department Of Community Development and Infrastructure

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160
https://cdi.santacruzcountyca.gov/

October 6, 2025

KB Home South Bay
Attn: Troy Bowser
tbowser@kbhome.com

Subject: 5940 Soquel Avenue - Biotic Review
APN: 029-021-47
Application #: REV241245

Attachment 1. Biotic Report
Attachment 2. Arborist Report

Dear Mr. Bowser,

The Planning Division received and reviewed a Biotic Report dated August 2025 prepared by Integral Consulting Inc., and an Arborist Report dated November 12, 2024 prepared by HMH for APN 029-021-47 where a multi-family residential development is proposed (Attachments 1 and 2). The Biotic Report evaluates habitat conditions in the project footprint for special-status species with potential to occur in this portion of Santa Cruz County and assesses presence/absence of sensitive habitats. The arborist report identifies and evaluates existing trees on APN 029-021-47 and adjacent properties and assesses potential tree impacts that would result from the proposed project.

The proposed project involves the construction of an approximately 5-acre multi-family residential development with 100 townhome-style condominiums and associated infrastructure. The Project will include community amenities, landscaping, bioretention facilities for stormwater treatment, and a new seasonal wetland which will be created and protected onsite as part of the development. Project implementation would include the demolition and removal of all existing onsite structures and trees, grading of the entire Project site, and construction of project components.

The project will also include road frontage improvements along Soquel Avenue and improvements to the stormwater system that services the project site and surrounding area. Improvements to the existing storm drainage system along Soquel Avenue are required to address drainage from the site and the existing sub-standard system. Storm water from the site would be directed to a new drainage system installed along Soquel Avenue within the existing asphalt roadway which will empty into Rodeo Gulch. The outfall design and location shown on the project plans is preliminary and consists of a baffle and vegetated rip-rap on the upper banks of Rodeo Gulch in the public right of way.

Environmental Planning Staff visited the project site on August 5, 2025 and September 23, 2025. The summary and evaluation below are based on information obtained through review of the attached Reports and confirmed through field observations made during the site visits. Other sources consulted during report review include the California Natural Diversity Data Base (CNDDB), the California Wildlife Habitat Relationships (CWHR) information system, the United States Fish and Wildlife Service (USFWS) Environmental Online Conservation System (ECOS), Santa Cruz County GIS Maps, and aerial imagery of the project site.

Baseline Environmental Conditions

The Study Area covered in the Biotic Report includes the entire approximately 5.2-acre parcel (029-121-47) where a multi-family residential development is proposed, as well as an approximately 0.07 acre area within the Rodeo Gulch riparian corridor where a storm drain outfall is proposed. For the purposes of this Biotic Review, the "Project Site" consists of the approximate location where proposed development would occur on APN 029-121-47; the 'Outfall Site" consists of the approximate location where the proposed storm drain outfall may occur approximately 1600 feet to the east of the Project Site.

The project site is located within an urbanized area surrounded by a mix of light-industrial, commercial, residential, and institutional uses including a mobile home park directly to the south, a horticultural nursery to the east, and highway 1 to the north across Soquel Avenue. Existing uses on parcel 029-021-47 include a salvage yard, towing service, storage, and concrete business. Storage containers, vehicles, boats, and campers are stored throughout the property. There is a single ingress/egress point from Soquel Avenue and coarsely paved internal roadways throughout the property. The entire project site and the adjoining properties are developed or otherwise disturbed.

The Biotic Report identifies four natural communities in the project site: non-native grassland, seasonal wetland, ruderal, and ornamental/urban. The entire 5.2-acre parcel has been heavily disturbed by former and current industrial uses. Vegetation is sparse and mostly ruderal and non-native. The Biotic Report identifies multiple artificial wetlands and other waters, at the southwestern, northern, and northeastern edges of the project site. These features are associated with substandard stormwater drainage and are located in topographic low points of the property. The location of these features is depicted in Appendix A Figure 4 of the attached Biotic Report. While these features meet the three parameter criteria that define a wetland, in their current condition they represent highly degraded stormwater infrastructure and have very low habitat value for wildlife or water quality due to their constant level of disturbance. The arborist report identifies 9 trees scattered on the project site including 8 non-native ornamental species that were introduced to the property, and one coast live oak.

The potential outfall site is comprised of riparian woodland dominated with an overstory of coast live oak and willow. The understory is a mix of native and non-native shrubs and herbaceous species. The Arborist Report and Biotic Report do not include a tree inventory or evaluation of the individual trees within the outfall site.

Analysis

The project site has been heavily disturbed by former and current industrial uses. Vegetation is sparse and mostly ruderal and non-native. Stormwater features identified on the project site as artificial seasonal wetlands are highly degraded and have very low habitat value for wildlife. The project includes creation of a protected seasonal wetland onsite to compensate for impacts to these features. The completed project will result in improvements to the existing sub-standard storm drainage system and will improve overall habitat quality and water quality on the site.

Final design of the new storm drainage system along Soquel Avenue and outfall into Rodeo Gulch is still underway. The Biotic Report provides estimated impacts of approximately 0.07 acre to the Rodeo Gulch riparian corridor. The species, size, location, and quantity of trees that will require removal in the outfall site is currently unknown and the final amounts of temporary and permanent impacts to the Rodeo Gulch riparian corridor have not been calculated. Every effort must be made to avoid and minimize removal of native trees and other direct and indirect impacts that may result in mortality of trees within the riparian corridor. Conditions have also been included below to ensure that all unavoidable permanent and temporary impacts to sensitive habitat are appropriately evaluated prior to construction.

The project site provides marginal habitat for nesting birds and roosting bats. The outfall site contains Oak Woodland, Riparian Woodland, and habitat for special-status species including nesting birds, roosting bats, and San Francisco Dusky footed woodrat which was observed immediately adjacent to the outfall area.

Trees and shrubs and grassland in and adjacent to the study area also provide potential roosting and nesting habitat for protected bats, birds of prey, and migratory birds. Common bat species are protected under the California Fish and Game Code. Birds of prey and migratory birds are offered protection under the California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA). Under the MBTA, it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird unless and except as permitted by regulations.

Habitat for special status plant species does not occur in the project site or the outfall site. No sensitive plant species were observed during field surveys. No special-status plants are expected to occur, and project implementation would not result in impacts to special-status plants.

Oak Woodlands, Riparian Woodland, Wetlands, and habitat for special-status species are considered "sensitive habitats" under Santa Cruz County's Sensitive Habitat Protection Ordinance (Chapter 16.32). Riparian corridors are offered additional protection under the County's Riparian Corridor and Wetland Protection Ordinance (Chapter 16.30). County defined riparian corridors include lands extending 50 feet from a perennial stream, lands containing a riparian woodland, and lands within 100 feet of a wetland. Unless exempt, development activities are prohibited within Riparian Corridors unless Riparian Exception Findings (SCCC 16.30.060) are met, and a Riparian Exception is approved by County Planning. The outfall site is located in the riparian corridor of Rodeo Gulch. Drainage features required as a condition of County approval of a permitted project are exempt from the requirement to obtain a riparian exception.

A Riparian Exception would be required for encroachment into the artificial seasonal wetlands on the project site. These wetland features are artificial in nature and associated with substandard storm water drainage on site. The project proposal includes improving site conditions through installation of bioretention facilities for stormwater treatment and creation of a new seasonal wetland. Granting of a riparian exception for this project would be in accordance with the purpose of Chapter 16.30 and the objectives of the General Plan and would improve drainage and water quality in the area in which the project is located. There will be no net loss of wetlands on the site due to the creation of a new 0.1-acre seasonal wetland proposed as part of the project. Conditions are included below to ensure that this feature is designed and constructed to exceed the functions of the existing artificial wetlands and other waters on the project site.

Nine trees are proposed for removal on the project site. The project plans include a comprehensive landscape plan that shows many trees and shrubs planted throughout the parcel. Landscaping activities associated with the project will result in a net increase in tree cover on the parcel.

Conclusion

Most of the proposed development will occur on a parcel that is heavily degraded. The storm drain outfall will occur within sensitive riparian habitat. There are sensitive habitat constraints that must be considered prior to and during construction. Conditions have been included below to ensure that potential impacts to special-status species and their habitats, and other sensitive habitats will be avoided and/or minimized to the maximum extent possible during project implementation and post project completion. Conditions have also been included to ensure that permanent and temporary impacts to wetlands and riparian woodland habitat are appropriately evaluated and compensated for.

If you have any questions regarding this letter, please feel free to contact me via email at Juliette.Robinson@santacruzcounty.us.

Sincerely,

Juliette Robinson
Resource Planner IV, Biologist

CC: Leah MacCarter, Area Resource Planner
Jonathan DiSalvo, Project Planner

Exhibit J

Conditions of Approval

The Conditions below must be incorporated into any development permits issued for parcel 029-021-47 and shall be incorporated into all phases of development for this project. Adherence to these conditions will ensure that proposed development is consistent with County policies to avoid and minimize impacts to sensitive habitats and special-status species.

Final biotic approval will occur during Environmental Planning review of the permit applications. Environmental Planning Staff will review the proposed project to ensure consistency with the Conditions below.

General Conditions

I. A copy of this letter, including all attachments, shall be submitted with any future permit applications.

II. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:

   A. The project shall avoid the installation of any non-essential artificial lighting.

   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.

III. No work shall occur within a County defined Riparian Corridor unless the Riparian Exception Findings are met, and a Riparian Exception is authorized.

IV. Impacts to riparian woodland habitat including removal of trees and native understory vegetation shall be avoided and minimized to the maximum extent possible. Avoidance of mature oak trees shall be considered priority. Trees to be retained shall be protected at or outside of the dripline. If work must occur within the dripline of retained trees, impacts shall be evaluated by a licensed arborist and protective measures, as recommended by the arborist, shall be adhered to.

V. The new seasonal wetland shall be identified as a "Protected Habitat Area" and protected through placement of permanent fencing and signs to prevent trespassing after construction is complete.

VI. To ensure that impacts have been accurately and consistently evaluated and to demonstrate compliance with Santa Cruz County's requirement to avoid and minimize impacts, the following shall be adhered to:

   A. A final Project Impact Analysis prepared by a qualified biologist and/or arborist shall be submitted with the building permit application for review and approval by Environmental Planning Staff. The Impact Analysis must be consistent with the final project plans and must include the following minimum elements:

      1. Discussion and table with the final calculations for project impacts to sensitive habitat including:

         a. Areas of temporary and permanent impact to riparian habitat associated with the storm drain outfall.

         b. Areas of temporary and permanent impact to wetland habitat.

2. Discussion of tree impacts including:
    a. Species, size, location, and quantity of trees that will require removal for installation of the proposed storm drain outfall. (i.e. unavoidable tree removals; numbers must be consistent with project plans).
    b. Potential impacts to trees proposed for retention where work may occur within the dripline and tree protective measures provided by a licensed arborist.
3. Explanation of how avoidance and minimization of impacts to sensitive habitats were achieved through project design and site selection and reasons for unavoidable impacts to sensitive habitats.

VII. To comply with Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), and to compensate for impacts to sensitive habitat that will result from the project, the following shall be adhered to:

A. All areas temporarily disturbed in the riparian woodland shall be re-vegetated with native plant species with the purpose of restoring the native plant structure and species composition of surrounding native habitat.

B. Creation of a new seasonal wetland with a minimum area of 0.1-acre shall be created within the project site.

C. Riparian Habitat permanently impacted as a result of the storm drain outfall shall be compensated for through in-kind habitat restoration at a minimum 3:1 ratio on site or at an approved offsite location.

D. Oak trees removed or otherwise permanently impacted as a result of the project shall be compensated for through in-kind replacement plantings onsite or at an approved off-site location at the following ratios: Trees between 6 and 23.5 inches DBH shall be replaced at 3:1 ratio. Trees 24 inches or greater DBH shall be replaced at 5:1.

E. A Habitat Restoration and Mitigation Plan prepared by a qualified biologist or restoration specialist must be submitted with the permit application for review and approval by Environmental Planning Staff. The Restoration Plan should be focused on restoring/establishing native plant structure and species composition and enhancing the functional capacity and biological productivity of seasonal wetland habitat and riparian habitat and must include the following minimum elements:

    1. A table with the final post-construction permanent and temporary impact calculations.
    2. A map of all designated restoration areas on site showing:
        a. Identification of areas on site where temporary disturbance and re-establishment of native habitat shall occur.
        b. Identification of additional restoration areas intended to compensate for permanently impacted sensitive habitat including riparian habitat and the new seasonal wetland.
        c. The final building envelope (permanent impact area).

3. Methods for establishment of riparian woodland habitat which may include a combination of active planting and passive restoration treatments to promote natural re-establishment of certain native woodland plant species.
4. Methods for creation/establishment of a seasonal wetland which shall include the following minimum elements:
    a. Confirmation that the geotechnical properties of the underlying and surrounding soil support the seasonal hydrology (water retention) required for wetland function.
    b. A plant palette including both container plants and wetland seed mix developed to match anticipated hydrologic conditions within the new wetland basin along the wetland fringe and the pool-bottom. The wetland fringe shall include species adapted to drier, periodically saturated conditions. The pool-bottom shall support species tolerant of prolonged inundation.
5. Methods for ongoing management of the seasonal wetland which shall identify the responsible party for maintenance in perpetuity.
6. A planting plan with species, size, and locations of all restoration plantings needed to establish native plant structure and species composition of restored native habitat. The planting plan shall include appropriate wetland plantings as outlined above and the replacement trees required under Condition VI D. Other plantings shall occur at sizes and ratios determined by the restoration specialist to adequately establish native habitat while maximizing plant health and survivability of individual plants.
7. Plan for removal of non-native species on the parcel and a management strategy to control re-establishment of invasive non-native species commensurate with the scale of the proposed development.
8. Information regarding the methods of irrigation for all restoration plantings.
9. A plan showing the placement of split rail fencing and location of signs as needed to delineate the Protected Habitat Areas in the field and prevent trespassing. The location of 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.
10. 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 or restored habitat and/or sterile seeds.
11. A 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.
12. Identification of any off-site location required for replacement 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.
    a. 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.

F. 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 of each monitoring year.

Design Conditions

VIII. The final plans shall include the following:

A. The development footprint delineated with a **thick bold line.** The development footprint (total project impact area) encompasses the building envelope (permanent impact area; structures and paving) and all temporary disturbance associated with a project including grading, installation of utilities, installation of the stormwater pipe and outfall area, access routes, deposition of refuse or debris, and areas needed for creation and management of defensible space. The development footprint shall mark the limits of work within which all temporary and permanent disturbance associated with the project may occur.

B. Native trees to be retained near or within the project impact area shall be identified on the plans and labeled for protection.

C. Tree protection specifications and measures provided by a certified arborist to reduce impacts to retained trees shall be listed.

D. Everything outside of the development footprint shall be marked on the plans for avoidance during construction and fenced or flagged as outlined in the construction conditions below.

E. The entire area within the new 0.1-acre seasonal wetland shall be clearly designated and labeled as "Protected Habitat Area- seasonal wetland" on the project plans. The planting palette on the project plans shall match the requirements outlined in Condition VII above.

F. A plan sheet showing any required onsite restoration or mitigation planting areas.

G. These Biotic Conditions of Approval shall be included on the project plans.

Construction Conditions

IX. To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to for all phases of the project:

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, and the project biologist and the project arborist.

B. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist and/or arborist around all sensitive habitat areas to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat.

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.

C. Prior to commencement of construction every individual working on the Project must attend biological awareness training by a qualified biologist prior to working on the job site. The training shall include, at minimum, information regarding the following:

1. Location and identification of sensitive habitats and all special-status species with potential to occur in the project area.
2. The importance of avoiding impacts to sensitive habitats, and the steps necessary if any special-status species is encountered at any time.
3. Best management practices to be implemented, identification of the limits of work, and project-specific avoidance measures and permit conditions that must be followed.

X. The following recommended Avoidance and Minimization Measures for special status species outlined in Section 8.3.2 of the attached Biotic Report dated August 2025 prepared by Integral Consulting Inc., shall be adhered to:

1. If construction and tree removal activities must occur during the migratory bird nesting season (February 1 through September 15), an avian nesting survey of the Project site and accessible contiguous habitat within 300 feet of all impact areas shall be conducted for active nests of protected migratory birds. The avian nesting survey shall be performed by a qualified wildlife biologist within 7 days prior to the start of ground or vegetation disturbance or building demolition activities. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans, along with an appropriate no disturbance buffer, which shall be determined by the biologist based on the species' sensitivity to disturbance (generally 50-250 feet for passerines and 250-500 feet for raptors and special-status species). The nest buffer shall be demarcated in the field with flagging and stakes or construction fencing. Work within the nest avoidance buffer shall be prohibited until the juveniles have fledged.
2. A bat habitat assessment and preconstruction bat survey shall be conducted within 14 days of the removal of any trees or demolition of buildings within the Project site. The biologist shall have access to all structures and interior attics, as needed. The survey shall consist of an acoustic and visual emergence survey for bats, completed by a qualified biologist with experience identifying bat roosts and behavior. If a colony of bats is found roosting in a structure or vegetation, surveys will determine the species present and the type of roost, such as day, night, or maternity roost. If a non-maternity and non-wintering bat colony is found, the biologist shall develop and implement acceptable passive exclusion methods in coordination with or based on CDFW recommendations to ensure their protection and to avoid unnecessary harm. If a maternity colony or overwintering colony is found on the project site, then the qualified biologist shall establish a suitable non-disturbance buffer around the location in coordination with CDFW. The non-disturbance buffer shall remain in place until the qualified biologist determines that the maternal colony or wintering roost is no longer active.
3. During the preconstruction surveys for nesting birds, the qualified biologist shall survey for San Francisco dusky woodrat middens within and adjacent to the outfall construction area; all nests (active and inactive) shall be mapped and flagged. To the extent feasible, San

Francisco dusky woodrat nests shall be avoided during construction. If any existing nests can be avoided, they shall be isolated from the work area with the installation of wildlife exclusion fencing. If individual woodrats are found within the Project work area during preconstruction surveys, work will not commence until the individual leaves the work area of its own volition. If woodrat middens are observed within the Project work area during preconstruction surveys, a relocation plan for woodrat nests affected by the Project will be prepared and approved by CDFW prior to implementation.

XI. Additional construction conditions may be issued during Environmental Planning review of the permit applications based on review of the Impact Analysis and the final Project Impact Analysis required under Condition VI A above.

Prior to Final

XII. Prior to final inspection of the improvements for Phase I of the project, the following shall occur:

A. The establishment and planting of all restoration areas intended to compensate for riparian habitat impacted by the installation of the storm drain outfall outlined must be completed prior to final inspection of the improvements for Phase I of the project. And shall be inspected and approved by Environmental Planning staff.

XIII. Prior to final building inspection the following shall occur:

A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration and Mitigation Plan and placement of protective fencing and signs around the Protected Habitat Area shall be inspected and approved by Environmental Planning staff.

5940 Soquel Avenue Supplemental Biotic Report

County of Santa Cruz, CA

Prepared for
KB Home South Bay
5000 Executive Pkwy, Suite 125
San Ramon, CA 94583

Prepared by

Integral Consulting Inc.
433 Visitacion Avenue
Brisbane, CA 94005

August 2025

Exhibit J

CONTENTS

Exhibit J

ACRONYMS AND ABBREVIATIONS

AMM	Avoidance and Minimization Measures
APN	Accessor Parcel Number
BMP	Best Management Practices
C-1,2	Culverted Waters
CDFW	California Department of Fish and Wildlife
CNDDB	California Natural Diversity Database
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNPS	California Native Plant Society
CWA	Clean Water Act
CFR	Code of Federal Regulations
EIR	Environmental Impact Report
ESD	Environmental Services Division
FESA	Federal Endangered Species Act
Integral	Integral Consulting Inc.
IPaC	Information for Planning and Consultation
IS/MND	Initial Study/Mitigated Negative Declaration
LCP	Local Coastal Program
MBTA	Migratory Bird Treaty Act
MS4s	Municipal Separate Storm Sewer Systems
NAVD88	North American Vertical Datum of 1988
NMFS	National Marine Fisheries Service
NPPA	Native Plant Protection Act
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
PBFs	Physical or Biological Features
OW-1	Other Water

RM-2-R	Residential Zone District
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
USACE	U.S. Army Corps of Engineers
USC	United States Code
USFWS	U.S. Fish Wildlife Service
USGS	U.S. Geological Survey
W-1,2,3,4	Wetlands
WDR	Waste Discharge Requirements
WMP	Wetland Management Plan

EXECUTIVE SUMMARY

KB Home South Bay proposes to impact a 5-acre site at 5940 Soquel Avenue in unincorporated Santa Cruz County for the construction of a multi-family residential development with 100 townhome-style condominiums and associated infrastructure. Offsite construction activities will include road frontage improvements along Soquel Avenue and construction of a stormwater outfall within the Rodeo Gulch corridor. The project site is entirely developed or otherwise disturbed and is surrounded by development on all sides. Therefore, special-status plants are not expected to be present, and most special-status wildlife have no potential to occur. However, the site contains nine trees and various structures or structure-like items (e.g., storage containers, campers, etc.) that could support nesting birds and roosting bats. Additionally, the site contains aquatic features at the northern and southern ends, some of which support wetlands. However, with the use of avoidance and minimization measures (AMMs) and best management practices (BMPs) described below in Section 6, the proposed project would result in less than significant impacts to biological resources pursuant to CEQA.

1 INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT

The purpose of this Supplemental Biotic Report is to gather information necessary to complete a review of biological resources and potential effects to those resources under the California Environmental Quality Act (CEQA) associated with the 5940 Soquel Avenue Project (Project). The analysis considers the Project location and regional potential occurrence of special-status species and their habitat in conjunction with proposed work activities to analyze potential Project-related impacts on the natural environment.

1.2 PROJECT LOCATION AND AJACENT LAND USES

The approximately 5-acre Project site is located immediately south of State Route 1 at 5940 Soquel Avenue, between the cities of Santa Cruz and Capitola in unincorporated Santa Cruz County, California (Lat. 36.9833278°, Long. -121.9765361°) (Appendix A, Figure 1). The Project site is situated within the Live Oak community and includes Accessor Parcel Number (APN) 029-021-47 (Appendix A, Figure 2). The site is bound to the north by Soquel Avenue, to the west by the County of Santa Cruz's Sheriff's Headquarters, to the south by residential development, and to the east materials supply and storage businesses. All land immediately adjacent to the site is developed or otherwise disturbed. The offsite work area associated with the construction of the stormwater outfall (i.e., the outfall construction area) is located 0.27 miles east of 5940 Soquel Avenue in unincorporated Santa Cruz County.

1.3 PROJECT DESCRIPTION

The Project involves the construction of an approximately 5-acre multi-family residential development with 100 townhome-style condominiums and associated infrastructure. The Project will include utilities, community amenities, landscaping, and bioretention facilities for stormwater treatment. A new protected seasonal wetland will be created onsite to provide compensatory mitigation for impacts to wetlands and other waters. Offsite work would include road frontage improvements along Soquel Avenue and improvements to the stormwater system that services the Project site and surrounding area through the construction of either 1) a stormwater outfall into Rodeo Gulch or 2) tapping into an existing box culvert within Soquel Avenue.

The Project would be constructed using typical site grading, site improvement, and Type 'V' wood-framed construction techniques per the California Building Code requirements. To complete these standard forms of construction, the Project requires the use of water trucks, scrapers, compactors, bulldozers, caterpillars, back-hoes, augers, concrete trucks, and assorted other hand tools and professional grade equipment.

Project implementation would include the demolition and removal of all existing onsite structures and trees, mass grading of the entire Project site, and construction of project components. The existing and proposed site plans are provided as Appendix B.

1.3.1 Wetland Creation

The permanent loss of 0.041 acre of artificial wetlands and other waters will be avoided through the creation of a 0.1-acre seasonal wetland within the northwest corner of the Project site. The wetland will be seeded with native wetland vegetation and monitored for a period of at least 5 years to ensure successful replacement of functions and services, as it has been designed to exceed those of the existing artificial wetlands and other waters.

1.3.2 Outfall Construction

Work associated with outfall construction would require removal of riparian trees occurring within the Project footprint. All trees removed would be replanted within Rodeo Gulch on and adjacent to the Project site at a 3:1 ratio. The outfall construction area will be surrounded with wildlife exclusion fencing and water quality BMPs prior to commencement of construction activities.

1.3.3 Work Activity Timing

Work is assumed to take place Monday through Saturday (6 days per week), between 7:00 a.m. to 5:00 p.m. (10 working hours per day). Some work could occur after hours or during night-time, with appropriate permits and approvals. To the extent practicable, tree removal and demolition shall occur outside timeframes when young or overwintering bats may be present (generally presumed March through April and August through October) to ensure protection of bats and their roosts.

1.3.4 Compliance and Monitoring Plans

Compliance and monitoring plans will be developed and implemented to provide compliance monitoring during construction to guide the development and implementation of construction controls. A number of avoidance and minimization measures (AMMs) would be incorporated into Project Contract Documents to address environmental and public health and safety concerns. AMMs are procedures known to further reduce the potential for adverse effects to the natural environment and are standard regulatory agency requirements, standards in the industry, and construction and operating experiences of the design engineer. During construction, controls would be implemented to minimize the temporary effect of construction on the surrounding community and environment. These compliance and monitoring plans and AMMs applicable to biological resources are provided in Section 6.

1.4 PROJECT HISTORY

The development of the Project site has been analyzed in two separate CEQA documents. An Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a development consistent with the current Project in 2008 (State Clearinghouse Number 2008092113), after which the County of Santa Cruz issued an ordinance approving the Planned Use Development (Ordinance No. 5027). This development was never constructed. In 2021, an Environmental Impact Report (EIR) was issued for a medical office building project on the site (State Clearinghouse Number 2020039067). This development was also never constructed.

KB Home South Bay contracted with Integral Consulting Inc. (Integral) in 2024 to perform a review of biological constraints and then conduct a delineation of aquatic resources on the Project site. The Aquatic Resource Delineation Report (Appendix C) was submitted to the U.S. Army Corps of Engineers (USACE) in November 2024 for verification. Due to workload issues, USACE's review is still pending. An additional preliminary delineation of aquatic resources within the outfall construction area was conducted in August 2025.

1.5 SIGNIFICANCE THRESHOLDS FOR PROJECT IMPACTS

Potential impacts associated with implementation of the Project are addressed in the following sections. In accordance with Appendix G of the State CEQA Guidelines, Project-related impacts are considered significant if the Project would result in one or more of the following effects:

a. Have an adverse effect 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 Service; or

b. Have an adverse effect on sensitive biotic community (riparian corridor), wetland, native grassland, special forest, intertidal zone, etc.); or

c. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites; or

d. Produce nighttime lighting that will illuminate animal habitats; or

e. Make a significant contribution to the reduction of the number of species of plants or animals; or

f. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6-inch diameters or greater); or

g. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

2 CURRENT SITE CONDITIONS

2.1 PERSONNEL AND SURVEY DATES

The Project site was surveyed on April 4 and October 8, 2024, by Integral personnel Naomi Schowalter, Sarah Beilman, and Shea Grady (resumes are provided as Appendix D). The April survey included a reconnaissance-level assessment of the Project site to characterize vegetation, topography, and current uses. The October survey consisted of a formal delineation of potential waters of the U.S. and State on the Project site and offsite work areas (Appendix C). On August 4, 2025, a formal delineation of potential waters of the U.S. and State within the outfall construction area was conducted. Observations made during the site visits were used to determine the presence of suitable habitat for special-status species (presence of habitat components necessary to support the species) and sensitive habitat types.

2.2 LIMITATIONS AND ASSUMPTIONS THAT MAY INFLUENCE SURVEY RESULTS

The surveys were limited to a general habitat assessment and an aquatic resources delineation applying delineation standards developed by the USACE. Two portions of the Project site used for storage were inaccessible due to fencing, so only desktop reviews were conducted for these areas. No wildlife was observed during the field surveys. However, wildlife species may be cryptic, generally difficult to detect, transient, nocturnal, or migratory species that may only occur within the Project site for short or fleeting time periods. Wildlife species may only be active during particular times of the year, such as the breeding season, or may only use the Project site temporarily. Some plant species are also only identifiable during particular times of year. For these reasons, plant and wildlife species may be present but not observed. This limitation may influence the study results.

2.3 EXISTING CONDITIONS

The Project site is located in a multi-family residential zoning district (RM-2-R). According to the 2021 Draft EIR prepared for the property by the County of Santa Cruz, existing uses on the site include storage, salvage, and salvage yard purposes. Towing, storage, and concrete businesses operate from the site, and storage containers, vehicles, boats, and campers are scattered across the property. Three sheds and an office trailer with an attached workshop are also present. There is a single ingress/egress point from Soquel Avenue and coarsely paved internal roadways throughout the property. Various types of developments surround the property, including light-industrial, commercial, residential, and institutional.

The site is nearly flat, gently sloping southeast and southwest. Topographic depressions onsite are associated with constructed ditches at the northern and southern edges of the Project site. Mounds of dirt and debris are scattered across the site. There are numerous scattered patches of ruderal and ornamental vegetation and nine planted trees on the Project site (8 non-native and 1 native; see Appendix B). Vegetation communities onsite included non-native grassland, seasonal wetland, ruderal, and ornamental/urban. Multiple plant species on the Project site have a "High" rating on the California Invasive Plant Council Inventory, including *Cortaderia selloana* (pampas grass), *Genista monspessulana* (French broom), *Hedera helix* (English ivy), and *Rubus armeniacus* (Himalayan blackberry). However, most of the site consists of bare ground, a portion of which is paved. A full list of plant and tree species that were observed onsite during the April site visit are included in Appendix E, Table 1.

The outfall location includes portions of Soquel Avenue roadway, the southern roadway embankment, and the Rodeo Creek riparian corridor. The Rodeo Creek riparian area is characterized by an overstory dominated by arroyo willow (*Salix lasiolepis*) and coast live oak (*Quercus agrifolia*) and an understory dominated by Himalayan blackberry.

2.3.1 Soils

According to the Natural Resources Conservation Service (NRCS), one soil map unit is present on the Project site: Elkhorn sandy loam, 2 to 9 percent slopes. Elkhorn soils are derived from marine deposits and occur on terraces and alluvial fans. The typical soil profile is composed of sandy loam and sandy clay loam. Elkhorn soils are well drained with low runoff and no shallow restrictive features. Only one percent of the soil map unit has a hydric soil rating.

2.3.2 Hydrology

The Project site is in the Monterey Bay watershed (Hydrologic Unit Code 12: 180600150305) (Appendix A, Figure 3). Monterey Bay is approximately 1.5 miles south of the Project site. The closest major drainage, Rodeo Creek Gulch, is located approximately one-quarter mile east. The Project site is nearly flat, sloping slightly southwest and deriving hydrology primarily from direct precipitation. There is a drainage ditch and ponded area between the Project site and Soquel Avenue that prevents roadway runoff from flowing onto the property from the north. It is unclear where flow in the ditch (OW-1 on Appendix A, Figure 4) along the southern edge of the property goes upon leaving the parcel boundary. Santa Cruz County stormwater conduit data does not display any stormwater facilities in this area (Appendix A, Figure 5).

The Rodeo Creek is within the Arana Gulch-Rodeo sub-watershed which drains a 3.5 square-mile area along the eastern edges of the City of Santa Cruz. From the outfall construction site, Rodeo Creek flows southward for 1.5 miles where it enters Corcoran Lagoon, which empties into the Monterey Bay.

2.4 WATERS OF THE U.S./STATE

The Project site contains multiple artificial wetlands and other waters, created to convey stormwater. The 2008 IS/MND notes that a drainage pipe had been crushed years prior resulting in stormwater pooling onsite. The Project site contains approximately 0.041 acre (455 linear feet) of aquatic resources, including 0.031 acre of seasonal wetlands (W-1, W-2, and W-4), 0.010 acre (290 linear feet) of other waters (OW-1), and 165 linear feet of culverted waters (C-1 and C-2) (Appendix C). An additional 0.002-acre wetland (W-3) proposed for avoidance was mapped immediately east of the Project site. Aquatic resources on the Project site are *potentially* regulated as waters of the U.S. pursuant to the Clean Water Act and as waters of the State pursuant to the Porter-Cologne Act. The delineation map is provided in Appendix A, Figure 4.

Wetlands onsite are associated with topographic depressions receiving channelized runoff from upslope surfaces. Geospatial data (Santa Cruz County, 2024a) indicates that W-1 and W-2 are part of the County's stormwater conduit system (Appendix A, Figure 5), and stormwater pipes drain to and from each wetland. However, no culverts were visible at W-1 during the field surveys, and though a culvert under State Route 1 currently conveys flow into W-2 (C-1), the culvert meant to convey flow away from W-2 (C-2) does not appear to be functioning. Therefore, W-2 functions as a pond for a large portion of the wet season. W-4 is not part of the County's stormwater conduit system but occurs at the terminus of a drainage ditch (OW-1) along the southern boundary of the Project site.

One other water (OW-1) was identified along the southern boundary of the Project site, consisting of a 1.5-foot-wide constructed ditch. It is assumed that this ditch was constructed to prevent runoff from the Project site from flooding the residential development to the south. Another ditch was observed along the eastern portion of the Project site that did not contain an ordinary high water mark and therefore does not constitute a potential water of the U.S. or State (located at SP-7 on Appendix A, Figure 4).

The outfall construction area contains approximately 0.07 acre of the Rodeo Creek riparian corridor; however, no wetlands or other waters occur within the Project footprint at this location.

3 POTENTIAL IMPACTS TO SPECIAL-STATUS SPECIES

3.1 APPLICABLE LAWS

Special-status species include species considered to be rare by federal and/or state resource agencies (USFWS, National Marine Fisheries Service (NMFS), and CDFW) and/or the scientific community (California Native Plant Society (CNPS)) and are accordingly legally protected pursuant to the federal, state, and/or local laws described below.

3.1.1 Endangered Species Act of 1973

The Endangered Species Act of 1973 (referred to as the Federal Endangered Species Act [ESA]) prohibits the "take" of any wildlife species listed by the USFWS or NMFS (collectively referred to as the Services) as threatened or endangered, including the destruction of habitat that could hinder species recovery. The term "take" is defined by Federal ESA as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct, with habitat protected under the "harm" and "harass" definitions. The USFWS and NMFS oversee the implementation of Federal ESA (50 Code of Federal Regulations (CFR) § 402.7, Section 305(b)(4)(B)) and have regulatory authority over listed plants, wildlife, and fish. When species are listed as endangered or threatened under Federal ESA, the federal government is also directed to designate critical habitat for these species. To remain compliant with the Federal ESA, federal action agencies, such as USACE, are required to consult with the Services prior to issuance of a permit if a project "may affect" a federally listed species or designated critical habitat. If the federal action agency determines the federal action would have no effect on a listed species (when there is no potential for presence of a listed species) or designated critical habitat, no consultation with the Services is required.

The USFWS and NMFS administer the Federal ESA and authorize exceptions to the take prohibition through issuance of Biological Opinions in consultation with the federal action agency. The USFWS has primary responsibility for terrestrial and freshwater organisms, whereas the responsibilities of the NMFS are mainly marine wildlife, such as whales, and anadromous fish, such as salmon.

3.1.2 Migratory Bird Treaty Act (MBTA)

The MBTA of 1918 (16 United States Code (U.S.C.) 703-712; Ch. 128; July 13, 1918; 40 Stat. 755; as amended in 1936; 1960, 1968, 1969, 1974, 1978, 1986, and 1998) (between the United States, Canada, Mexico, and Japan) prohibits the take (harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct) of any migratory bird or any part, nest, or egg of any such bird. The USFWS issues permits for take of migratory birds related to scientific collecting, banding and marking, falconry, raptor

propagation, depredation, import, export, taxidermy, waterfowl sale and disposal, and special purposes.

3.1.3 California Endangered Species Act (CESA)

The CESA prohibits the "take" of any wildlife species listed as endangered and threatened by the State of California. The term "take" is defined by Fish and Game Code Section 86 as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Section 2090 of the CESA requires state agencies to comply with regulations for protection and recovery of listed species and to promote conservation of these species. CDFW administers the CESA and authorizes exceptions to the take prohibition through Section 2081 agreements (Incidental Take Permits) (except for designated "fully protected species"). Species that the California Fish and Game Commission has accepted as candidates for listing are likewise given full CESA protection.

3.1.4 California Native Plant Protection Act (NPPA)

The NPPA allows the Fish and Game Commission to designate plants as rare or endangered. The NPPA prohibits take of endangered or rare native plants but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

3.1.5 California Fish and Game Code (Fully Protected Species)

The State of California designated 37 species of wildlife that were rare or faced possible extinction with the classification of Fully Protected in the 1960s to provide additional protection to those species. To provide additional protections for wildlife that is rare or faces potential extinction, California Fish and Game Code Sections 3511, 4700, 5050, and 5515 designate "fully protected" status for specific birds, mammals, reptiles, amphibians, and fish. Fully protected species cannot be taken or possessed at any time and no licenses or permits can be issued for their take. Exceptions are established for scientific research collection, relocation of the bird species for the protection of livestock and take resulting from recovery activities for state-listed species.

3.1.6 California Fish and Game Code (Birds)

California Fish and Game Code Section 3503 prohibits the take of nest or eggs of any bird. Raptors and other fully protected bird species are further protected in Sections 3503.5 and 3511, which state that these species or parts thereof may not be taken or possessed at any time.

3.1.7 CEQA

CEQA is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. The planning process entered into with the County of Santa Cruz (County) will identify the County's specific CEQA process and what issues they would like to see addressed in a CEQA analysis. Certain species and habitats are afforded protection solely through the CEQA process.

3.1.7.1 CDFW Species of Special Concern

A species of special concern is an administrative designation given by CDFW to a native species that meets one or more of the following criteria: is extirpated from the state; is federally (but not state) listed; is experiencing, or formerly experienced, population declines or range restrictions; or has naturally small populations at high risk of declines. While this designation carries no legal status, CEQA Guidelines Section 15380 clearly indicates that species of special concern should be included in an analysis of project impacts.

3.1.7.2 CNPS Inventory of Rare and Endangered Plants

CNPS designates California rare plants through a ranking system, maintaining an Inventory of Rare, Threatened, and Endangered Plants of California. Many plant species have a CNPS rare plant rank but are not afforded legal protection under the NPPA or CESA. These species may still meet the CEQA definition of rare and endangered and therefore fall under Section 15380 of the CEQA Guidelines.

3.2 METHODOLOGY

Information about special-status species that could occur on the Project site was obtained from the following sources:

- California Natural Diversity Database (CNDDB) (CDFW 2024a)
- CNPS Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2024)
- USFWS Information for Planning and Consultation (IPaC) (USFWS 2024b)
- Personal observations

The CNDDB was used to query all special-status species with occurrences that are not identified as "extirpated" within 3 miles of the Project site. A query of the CNPS Inventory of Rare, Threatened, and Endangered plants of California was conducted for CNPS-ranked plant species with recorded occurrences on the same USGS 7.5-minute quadrangle as the Project site (Soquel quadrangle). An IPaC list was generated using the property boundary. The species

identified in these searches were compiled in tables (Appendix E, Tables 2 and 3) and evaluated for likelihood of occurrence on the Project site. The potential for species to be present on the Project site was classified as high, moderate, low, or none using the following definitions:

- **High**: The potential for a species to occur was considered high when the Project site was located within the range of the species, recorded observations were identified within known dispersal distance of the Project site, and suitable habitat was present on the Project site.
- **Moderate**: The potential for a species to occur was considered moderate when the Project site was located within the range of the species, recorded observations were identified nearby but outside known dispersal distance of the Project site, and suitable habitat was present on the Project site. A moderate classification was also assigned when recorded observations were identified within known dispersal distance of the Project site but habitat on the Project site was of limited or marginal quality.
- **Low**: The potential for a species to occur was considered low when the Project site was within the range of the species, but no recorded observations within known dispersal distance were identified, and habitat on the Project site was limited or of marginal quality. The potential for a species to occur was also classified as low when the Project site was located at the edge of a species' range and recorded observations were extremely rare, but habitat on the Project site was suitable.
- **None**: The potential for a species to occur was considered nonexistent when a species was not expected to occur within or adjacent to the Project site due to lack of suitable habitat and recorded observations within dispersal distance from the Project site.

3.3 POTENTIAL FOR OCCURRENCE OF SPECIAL-STATUS PLANTS

According to the CNDDB, the CNPS Inventory of Rare, Threatened, and Endangered Plants of California, and the USFWS IPaC, a total of 18 special-status plant species have potential to occur in the vicinity of the Project site. A brief description of each of these species is included in Appendix E, Table 2, including the species' status, habitat, and probability of occurrence on the Project site.

Most of the regionally known special-status plant species require specialized soils or habitats that are not found on the Project site. Additionally, the entire Project site and the adjoining properties are developed or otherwise disturbed. While the outfall construction area occurs within riparian habitat, the only riparian species with presumed extant records in the area is the California bottle-brush grass (*Elymus californicus*), and no grasses were observed within the densely vegetated outfall construction area. This species is not expected to occur therein

due to the disturbed nature of the area (within the road prism) and the dense perennial vegetative cover. Therefore, no special-status plants are expected to occur.

3.4 POTENTIAL FOR OCCURRENCE OF SPECIAL-STATUS WILDLIFE

According to the CNDDB, records for a total of 15 special-status wildlife species have been documented within three miles of the Project site. A brief description of each of these species is included in Appendix E, Table 3, including the species' status, habitat, and probability of occurring within the Project site. Ten additional FESA species were identified by IPaC. Most of these regionally known special-status species require specialized habitats that do not occur on the Project site and therefore are not expected to occur. Additionally, the entire Project site and the adjoining properties are developed or otherwise disturbed. However, the outfall construction area occurs within riparian habitat. Therefore, only nesting birds, special-status bats, and San Francisco dusky-footed woodrats (*Neotoma fuscipes annectens*) have potential to occur on the Project site and/or the offsite outfall construction area.

3.4.1 Special-Status Wildlife with Potential to Occur

3.4.1.1 Bats

Two species of special-status bats have been observed in the vicinity of the Project site per CNDDB: Townsend's big-eared bat (*Pelcotus townsendii*) and pallid bat (*Antrozous pallidus*). Trees and structures on the Project site and within the outfall construction area may provide suitable roosting habitat for these special-status bat species, though the likelihood is relatively low. Townsend's big-eared bat is particularly unlikely to roost on the property since it is extremely sensitive to disturbance of roosting sites and there is ongoing activity on the site.

3.4.1.2 Nesting Birds

The trees that occur on and adjacent to the Project site and within the outfall construction area provide suitable nesting habitat for many species of passerine birds and raptors known to occur in the region. No nests were observed during the site visits. However, owing to the mobile nature of birds and the seasonality of their nesting cycle, it is possible that birds will nest within the Project site during future nesting seasons.

3.4.1.3 San Francisco Dusky-footed Woodrat

During the August 2025 site visit, multiple San Francisco dusky-footed woodrat (woodrat) middens were observed between 10 and 25 feet from the outfall construction area. The riparian area within the outfall construction area provides suitable habitat for this species.

3.5 IMPACT ASSESSMENT

3.5.1 Special-Status Plants

The entire Project site and the adjoining properties are developed or otherwise disturbed. Therefore, no special-status plants are expected to occur, and Project implementation would not result in impacts to special-status plants.

3.5.2 Special-Status Wildlife

3.5.2.1 Bats

There is potential for special-status bats, including Townsend's big-eared bat and pallid bat, to occur on the Project site. Nine trees and all existing structures and structure-like items (e.g., storage containers, campers, etc.) that could provide suitable roosting habitat would be removed for the development of the site. If bats are roosting in the Project vicinity, roost abandonment could occur as a result of disturbance. However, impacts to special-status bats would be avoided through implementation of Avoidance and Minimization Measures in Section 8.2. *Accordingly, while Project implementation could result in impacts to roosting bats, with implementation of these measures, these impacts would be reduced to a level considered less than significant pursuant to CEQA and do not exceed those considered in the 2008 IS/MND*.

3.5.2.2 Nesting Birds

There is potential for birds to nest on the Project site. The removal of nine trees from the Project site and indirect impacts to trees adjacent to the Project site has the potential to result in nest abandonment by special-status birds. However, impacts to nesting birds would be avoided through implementation of Avoidance and Minimization Measures in Section 8.2. *Accordingly, while Project implementation could result in impacts to nesting birds, with implementation of these measures, these impacts would be reduced to a level considered less than significant pursuant to CEQA and do not exceed those considered in the 2008 IS/MND*.

3.5.2.3 San Francisco Dusky-footed Woodrat

There is potential for woodrats to occur within or near the outfall construction area. However, impacts to woodrats would be avoided through isolation of the work area from the adjacent Rodeo Creek riparian corridor and implementation of Avoidance and Minimization Measures in Section 8.2. *Accordingly, while Project implementation could result in impacts to woodrats, with implementation of these measures, these impacts would be reduced to a level considered less than significant pursuant to CEQA and do not exceed those considered in the 2008 IS/MND.*

4 POTENTIAL IMPACTS TO SPECIAL-STATUS HABITATS

4.1 APPLICABLE LAWS

Certain habitats are regulated by state and federal resource agencies and are accordingly legally protected via the federal and/or state laws defined below.

4.1.1 Section 401 and 404 of the Clean Water Act (CWA)

Section 404 of the CWA, administered by the U.S. Environmental Protection Agency and USACE, establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including traditionally navigable waters, relatively permanent tributaries to those waters, and wetlands with a continuous surface connection to regulated waters. Per Section 404, a permit is required prior to discharge of dredged or fill material into waters of the United States, unless the activity is exempt from Section 404 regulation.

Under Section 401 of the CWA, a federal agency may not issue a permit or license to conduct any activity that may result in any discharge into waters of the United States unless a Section 401 water quality certification is issued, or certification is waived. States and authorized tribes where the discharge originate are generally responsible for issuing water quality certifications. In the State of California, the State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (Regional Water Boards) are the State certifying authorities.

4.1.2 National Pollutant Discharge Elimination System (NPDES) Permit Program

The NPDES Permit Program, also authorized by the CWA, controls water pollution by regulating point sources (discrete conveyances such as pipes or constructed ditches) that discharge pollutants into waters of the United States. The NPDES Permit Program includes the Municipal Storm Water Permitting Program, which regulates storm water discharges from municipal separate storm sewer systems (MS4s). The MS4 Permit Program was established to restore and maintain the chemical, physical, and biological integrity waters of the U.S./State and reduce/eliminate storm water pollution. The implementation of these federal programs has been charged to the State of California for implementation through the SWRCB and Regional Water Boards. In California, NPDES permits are also referred to as waste discharge requirements (WDR) that regulate discharges to waters of the United States.

4.1.3 Porter Cologne Water Quality Control Act

The SWRCB and its nine regional water boards have been charged with the protection and enhancement of water quality in the State of California. Pursuant to the Porter Cologne Water

Quality Control Act (Porter-Cologne Act), waters of the State are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." This is generally taken to include all waters of the U.S., all surface waters not considered to be waters of the U.S. (e.g., non-jurisdictional wetlands), groundwater, and territorial seas (with territorial boundaries extending 3.0 nautical miles beyond outermost islands, reefs, and rocks and includes all waters between the islands and the coast). Per the Porter-Cologne Act, the Regional Water Board has authority to regulate discharges of fill and dredged material into waters of the State.

4.1.4 Fish and Game Code Section 1600 *et seq.*

CDFW regulates diversions and obstructions of the natural flows, and material changes or uses of the beds, channels, or banks, of rivers, streams, and lakes under Section 1600 *et seq.* of California Fish and Game Code. The term stream, which includes creeks and rivers, is defined in 14 California Code of Regulations Section 1.72 as follows: "A stream is a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation." Per Section 1.56, the term lake "includes natural lakes or man-made reservoirs."

4.1.5 FESA

When species are listed as endangered or threatened under FESA, the federal government is also directed to designate critical habitat for these species. Critical habitat is designated by the Services to protect areas that are essential to the survival of federally listed species. Under FESA, critical habitat is defined as a "specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection." When designating critical habitat, the Services focus on the principal biological or physical features (PBFs) in the defined area that are essential to the conservation of the listed species. The FESA requires Federal agencies to use their authorities to conserve endangered and threatened species and to consult USFWS and/or NMFS about actions that they carry out, fund, or authorize to ensure that they will not destroy or adversely modify critical habitat.

4.1.6 CEQA

4.1.6.1 Sensitive Biotic Communities

CDFW ranks Natural Communities according to their rarity and threats using NatureServe's Heritage Methodology. Natural Communities with ranks of S1-S3 are considered Sensitive Biotic Communities and are required to be addressed in the environmental review processes of CEQA and its equivalents.

4.2 METHODOLOGY

Information about aquatic resources and special-status habitats that could occur on the Project site was obtained from the following sources:

- Integral site visits (April 4, and October 8, 2024; see Section 2.1)
- CNDDB (CDFW 2024a)
- USFWS Critical Habitat shapefiles

The CNDDB was used to query all special-status habitats with known occurrences within 3 miles surrounding the Project site. USFWS shapefiles were used to map critical habitat in the vicinity of the Project site.

4.3 SENSITIVE BIOTIC COMMUNITIES

The Project site supports approximately 0.041 acre (455 linear feet) of aquatic resources, including 0.031 acre of seasonal wetlands (W-1, W-2, and W-4), 0.010 acre (290 linear feet) of other waters (OW-1), and 165 linear feet of culverted waters (C-1 and C-2) (Appendix C). An additional 0.002-acre wetland (W-3) proposed for avoidance was mapped immediately east of the Project site. In addition, the outfall construction area occurs within 0.07 acre of the Rodeo Creek riparian corridor. Aquatic resources on the Project site are *potentially* regulated as waters of the U.S. pursuant to the Clean Water Act and waters of the State pursuant to the Porter-Cologne Act and Fish and Game Code Section 1600 *et seq.* Aquatic resources proposed to be impacted by the Project are displayed in Appendix A, Figure 6a and 6b.

There are no CNDDB records of Sensitive Biotic Communities within 3 miles of the Project site, however, wetlands and riparian corridors like that associated with Rodeo Creek are considered Sensitive Biotic Communities.

4.4 CRITICAL HABITAT

No designated critical habitat occurs on or adjacent to the Project site. However, designated critical habitat for four species occurs within 3 miles of the Project site: Santa Cruz tarplant (*Holocarpha macradenia*), Zayante band-winged grasshopper (*Trimerotropis infantilis*), tidewater goby (*Eucyclogobius newberryi*), and robust spineflower (*Chorizanthe robusta* var. *robusta*). The closest designated critical habitat is for Santa Cruz tarplant and is approximately 0.6 mile from the Project site.

4.5 WILDLIFE CORRIDORS AND NURSERY SITES

The Project site does not act as a wildlife corridor or a nursery site. A wildlife corridor is a portion of land that adjoins two or more larger areas of similar natural environment, often connecting wildlife populations separated by natural or created activities, disturbances, or structures. Wildlife corridors are used for dispersal and migration of wildlife, allowing for genetic exchange, population growth, and access to larger stretches of suitable habitats, and reducing habitat fragmentation. While the Project site provides some foraging and marginal resting habitat, it is regularly disturbed, is surrounded on four sides by developed landscapes, and does not offer the necessary protection or resources required to be considered a wildlife corridor. Riparian corridors like that associated with Rodeo Creek are generally considered wildlife corridors.

A nursery site is an area where juveniles occur at higher densities, avoid predation more successfully, or grow faster there than in a different habitat (Beck et. al. 2001). The Project site exhibits no evidence of being a nursery site. As an active towing, storage, and concrete business site that is subject to regular disturbance, the Project site is not buffered from the adjacent urban landscape and does not provide enhanced protection or nesting/roosting habitats that would be components of nursery sites. Riparian corridors like that associated with Rodeo Creek are generally considered nursery sites.

4.6 IMPACT ASSESSMENT

4.6.1 Sensitive Biotic Communities

Approximately 0.041 acre (455 linear feet) of artificial wetlands and other waters would be impacted by the Project. The permanent loss of waters of the U.S. and/or State would be avoided through the creation of a seasonal wetland within the northwest corner of the Project site. Similarly, the permanent loss of 0.07 acre of riparian habitat would be avoided through the replacement of trees removed at a 3:1 ratio. *While Project implementation* would *result in impacts to aquatic resources, the functions and values of these resources will be replaced onsite and these impacts would be reduced to a level considered less than significant pursuant to CEQA and permanent loss of aquatic resources does not exceed those considered in the 2008 IS/MND*.

The outfall construction area occurs within the Rodeo Creek riparian corridor, which is considered a Sensitive Biotic Community. As the outfall construction component of the project is limited in nature, impacts to Sensitive Biotic Communities would be avoided through tree replacement, implementation of Avoidance and Minimization Measures in Section 8.2. *Accordingly, while Project implementation could result in impacts to Sensitive Biotic Communities, with implementation of these measures, these impacts would be reduced to a level considered less than significant pursuant to CEQA and do not exceed those considered in the 2008 IS/MND.*

4.6.2 Critical Habitat

The Project site does not occur within or near any designated critical habitat units. Therefore, Project implementation would not result in impacts to critical habitat.

4.6.3 Wildlife Corridors and Nursery Sites

The Project site does not occur within a wildlife corridor and does not support any wildlife nursery sites. However the outfall construction area occurs within the Rodeo Creek riparian corridor, which would be considered both a wildlife corridor and nursery site. As the outfall construction component of the project is limited in nature, impacts to wildlife corridors and nursery sites would be avoided through tree replacement, implementation of Avoidance and Minimization Measures in Section 8.2. *Accordingly, while Project implementation could result in impacts to wildlife corridors and nursery sites, with implementation of these measures, these impacts would be reduced to a level considered less than significant pursuant to CEQA and do not exceed those considered in the 2008 IS/MND.*

5 NIGHTTIME LIGHTING

Work is proposed to take place Monday through Saturday (6 days per week), between 7:00 a.m. to 5:00 p.m. (10 working hours per day). Some work could occur after hours or during the night-time, if necessary, and with appropriate permits and approvals. This remains consistent with the 2008 IS/MND.

6 REDUCTION OF SPECIES

The Project site is developed or otherwise disturbed. According to a 2021 Draft Environment Impact Report prepared for the property by the County of Santa Cruz, existing uses on the site include storage, salvage, and salvage yard purposes. Towing, storage, and concrete businesses operate from the site, and storage containers, vehicles, boats, and campers are scattered across the site. Three sheds and an office trailer with an attached workshop are also present. The Project site does not provide habitat conducive to supporting significant populations of native plants or animals.

While the outfall construction area occurs within riparian habitat, the outfall construction component of the project is limited in nature, and impacts to any significant number of species of plants or animals would be avoided through tree replacement and implementation of Avoidance and Minimization Measures in Section 8.2.

Implementation of the proposed Project would not result in significant reduction in the number of species or plants or animals at the Project site. This remains consistent with the 2008 IS/MND.

7 APPLICABLE LOCAL PLANS, ORDINANCES, AND LAWS

7.1 SANTA CRUZ COUNTY GENERAL PLAN 2024

The 2024 General Plan for the County of Santa Cruz (also known as the Local Coastal Program (LCP)) serves to guide and regulate land use and development in unincorporated Santa Cruz County. The following goals in the 2024 General Plan (County of Santa Cruz, 2024b) are relevant to the development of the Property with regard to biological resource constraints; the project complies with all of these goals.

7.1.1 Objective ARC-3.1 Biological Diversity

To maintain the biological diversity of the County through an integrated program that includes open space acquisition and protection; identification and protection of plant habitat and wildlife corridors and habitats; protection and restoration of habitat for local, state, and federally protected species; careful regulation of low-intensity and resource compatible land uses in sensitive habitats; and mitigation for project impacts and resource extraction.

7.1.1.1 ARC-3.1.2 Definition of Sensitive Habitat

An area is defined as a sensitive habitat if it meets one or more of the following criteria:

(1) Areas of special biological significance as identified by the State Water Resources Control Board.
(2) Areas that provide habitat for locally unique biotic species/communities, including coastal scrub, maritime chaparral, native rhododendrons and associated Elkgrass, mapped grasslands in the coastal zone and sand parkland; and Special Forests including San Andreas Live Oak Woodlands, Valley Oak, Santa Cruz Cypress, indigenous Ponderosa Pine, indigenous Monterey Pine and ancient forests.
(3) Areas adjacent to essential habitats of rare, endangered or threatened species as defined in (5) and (6) below.
(4) Areas that provide habitat for Species of Special Concern as listed by the California Department of Fish and Wildlife in the Special Animals list, California Natural Diversity Database.
(5) Areas that provide habitat for rare or endangered species that meet the definition of Section 15380 of the California Environmental Quality Act guidelines.
(6) Areas that provide habitat for rare, endangered or threatened species as designated by the California Fish and Game Commission, United States Fish and Wildlife Service or California Native Plant Society.
(7) Nearshore reefs, rocky intertidal areas, sea caves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, sandy beaches, shorebird roosting, resting and nesting areas, cliff nesting areas and marine, wildlife or educational/research reserves.

(8) Dune plant habitats.
(9) All lakes, wetlands, estuaries, lagoons, streams and rivers.
(10) Riparian corridors.

7.1.1.2 ARC-3.1.4 Sensitive Habitat Protection Ordinance

Implement protection of sensitive habitats and of ESHA [Environmentally Sensitive Habitat Areas] through SCCC [Santa Cruz County Code] Chapters 16.32 Sensitive Habitat Protection, 16.30 Riparian Corridor and Wetlands Protection, and 13.20 Coastal Zone Regulations. Any amendments to this ordinance shall require a finding that sensitive habitats shall be afforded equal or greater protection by the amended language.

7.1.1.3 ARC-3.1.6 Development Within Sensitive Habitats

Sensitive habitats shall be protected against any significant disruption of habitat values, and any proposed development within or adjacent to these areas must maintain or enhance the functional capacity of the habitat. Reduce in scale, redesign, or, if no other alternative exists, deny any project that cannot sufficiently mitigate significant adverse impacts on sensitive habitats unless approval of a project is legally necessary to allow a reasonable use of the land.

7.1.1.4 ARC-3.1.7 Site Design and Use Regulations

Protect sensitive habitats against any significant disruption or degradation of habitat values in accordance with the Sensitive Habitat Protection ordinance. Utilize the following site design and use regulations on parcels containing these resources, excluding existing agricultural operations:

(1) Structures, when allowed, shall be placed as far from the habitat as feasible.
(2) Delineate development envelopes to specify location of development in minor land divisions and subdivisions.
(3) Consider use of conservation or open space easements, deed restrictions, Conditions of Approval or equivalent measures to protect that portion of a sensitive habitat on a project parcel which is undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels.
(4) Limit or restrict outdoor access of domestic animals where they threaten sensitive habitats.
(5) Limit removal of native vegetation to the minimum amount necessary for structures, landscaping, driveways, septic systems and gardens.
(6) Maintain regulations and impose development permit conditions of approval as warranted, to limit landscaping with invasive or exotic species and to strongly encourage or require the use of characteristic native species, as well as consistency with the Water Efficient Landscaping Ordinance.

7.1.2 Objective ARC-3.3 Riparian Corridors and Wetlands

To preserve, protect, and restore all riparian corridors and wetlands for the protection of wildlife and aquatic habitat, water quality, erosion control, open space, aesthetic and recreational values and the conveyance and storage of flood waters.

7.1.2.1 ARC-3.3.1 Designation of Riparian Corridors and Wetlands

Designate and define the following areas as Riparian Corridors:

(1) 50' from the top of a distinct channel or physical evidence of high-water mark of a perennial stream;
(2) 30' from the top of a distinct channel or physical evidence of high water mark of an intermittent stream as designated on the General Plan maps and through field inspection of undesignated intermittent and ephemeral streams;
(3) 100' of the high water mark of a lake, wetland, estuary, lagoon, or natural body of standing water;
(4) The landward limit of a riparian woodland plant community (water-dependent woodland areas); and
(5) Wooded arroyos within urban areas.

7.1.2.2 ARC-3.3.2 Riparian Corridor and Wetland Protection Ordinance

Implement the protection of riparian corridors and wetlands through the Riparian Corridor and Wetland Protection ordinance to ensure no net loss and to encourage restoration and a net increase of riparian corridors and riparian wetlands. Any amendments to this ordinance shall require a finding that riparian corridors and wetlands shall be afforded equal or greater protection by the amended language.

7.1.2.3 ARC-3.3.3 Activities Within Riparian Corridors and Wetlands

Development activities, land alteration, and vegetation disturbance within riparian corridors and wetlands and required buffers shall be prohibited unless an exception permit is granted per the Riparian Corridor and Wetlands Protection ordinance. As a condition of a riparian exception permit, require evidence of compliance with applicable permit or review requirements of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and other federal or state agencies that may have regulatory authority over activities within riparian corridors and wetlands.

7.1.2.4 ARC-3.3.5 Setback from Wetlands

Prohibit development within the 100-foot riparian corridor of all wetlands. Permit exceptions to this setback only where consistent with the Riparian Corridor and Wetlands Protection

ordinance, and in all cases, maximize distance between proposed structures and wetlands as feasible and mitigated. Require measures to prevent water quality degradation from adjacent land uses, as outlined in Goal ARC-4: Water Resources.

7.1.2.5 ARC-3.3.8 Environmental Review for Riparian Corridor and Wetland Protection

Require environmental review of all proposed development projects affecting riparian corridors or wetlands and preparation of a Biotic Report for projects that, as proposed, may have a significant effect on the corridors or wetlands. Compliance with County regulations is generally considered to prevent the possibility of significant environmental impacts, and any biotic and/or riparian exception permit process may involve project specifications and/or conditions that would also prevent the possibility of significant environmental impacts.

7.1.2.6 ARC-3.3.9 Management Plans for Wetland Protection

Require development in or adjacent to wetlands to incorporate the recommendations of a management plan that evaluates: migratory waterfowl use from December 1 to April 30, native fish migration, compatibility of agricultural uses and biotic and water quality protection, maintenance of biologic productivity and diversity, flood protection and hydrologic value, and the permanent protection of adjoining uplands.

7.1.2.7 ARC-3.3.10 Development in Wetland Drainage Basins

Require development projects in wetland drainage basins to include drainage facilities or Best Management Practices (BMPs) that will maintain surface runoff patterns and water quality, unless a wetland management plan specifies otherwise, and will minimize erosion, sedimentation, and introduction of pollutants.

8 IMPACTS, MONITORING PLANS, AVOIDANCE MEASURES

With compliance with regulatory authorizations, implementation of compliance plans and monitoring programs, and AMMs, all Project-related impacts on biological resources would be reduced to a level considered less than significant and would not exceed those considered in the 2008 IS/MND.

8.1 REGULATORY AUTHORIZATIONS

Implementation of the Project would result in impacts to a total of approximately 0.041 acre (455 linear feet) of aquatic resources on the Project site and 0.07 acre of riparian habitat within the outfall construction area. Preparation and implementation of the below Environmental Monitoring Plans and avoidance and minimization measures, in addition to agency consultation and compliance with Project authorizations issued by applicable regulatory agencies, would ensure reduction of impacts to protected habitats to a level considered less than significant pursuant to CEQA.

Prior to Project commencement, consultation with and/or authorization from applicable state agencies (e.g., Regional Water Board and CDFW) and federal agencies (e.g., USACE) charged with overseeing potential impacts on special-status habitats shall be secured. All terms and/or conditions (e.g., monitoring, reporting, timing, and work limits) established within the agency consultations and authorizations would be fully implemented. Any identified compensatory mitigation would be completed consistent with agency consultation and authorization requirements.

8.2 ENVIRONMENTAL MONITORING PLANS

As discussed in Section 1.3.3, the compliance and monitoring plans described below would be incorporated into the Project's Contract Documents to ensure protection of the environment.

8.2.1 Stormwater Pollution Prevention Plan

Construction activities that would disturb 1 acre or more of soil, or that would disturb less than 1 acre but are part of a larger common plan of development that in total would disturb 1 or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ (Construction General Permit). The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. The SWPPP would describe the best management practices (BMPs) to address potential stormwater runoff impacts from construction activities.

The temporary construction site BMPs to be included in the SWPPP will include but not be limited to the following:

a. Measures for managing runoff when water is used for dust control on stockpiles.
b. Measures for monitoring erosion and sediment migration from stockpiles.
c. Specific practices that may be implemented to reduce the sediment load of stormwater runoff, including stormwater control devices (earth berms, silt fences/curtains, or other barriers) installed along the perimeter of stockpile areas and protection of existing catch basins with silt fences or gravel bags.
d. Chemical and fuel storage plans (secondary containment and other measures).
e. Inspection and maintenance of protected areas regularly during the course of the work.
f. Sealing or placing filter fabric at storm drains and using other appropriate BMPs.

8.2.2 Wetland Monitoring Plan

A Wetland Monitoring Plan (WMP) will be developed for the created wetland. The WMP will be prepared by a qualified biologist or restoration professional and will include the following minimum elements:

a. Design plans for the created wetland.
b. Criteria and standards by which the wetland will compensate for impacts of the proposed Project on aquatic resources.
c. Discussion of the following shall be included: (1) the objectives of the created wetland, including the hydrologic and biotic conditions of the created wetland; (2) the specific methods to be employed for wetland creation and plant establishment; (3) success criteria and monitoring requirements to ensure the achievement of objectives; and, (4) remedial measures to be implemented in the event that performance standards are not achieved.
d. Site-specific native seed mixes and/or plantings proposed to achieve the desired plant community in the mitigation wetland.
e. A five-year management plan for maintenance and monitoring of the created wetland to ensure performance standards are achieved. Annual habitat monitoring reports will be submitted to the County Planning Department by January 31 of each monitoring year.

The project proponent will be responsible for execution of the 5-year management plan for maintenance and monitoring of the created wetland. If responsibility is transferred legally to

another entity, County Environmental Planning Staff will be informed of any such transfer of responsibility.

8.3 AVOIDANCE AND MINIMIZATION MEASURES

The environmental component of the Project's monitoring program will include the following AMMs relevant to biological resources, as discussed in Section 1.3.3.

8.3.1 General Avoidance and Minimization Measures

During construction, measures shall be implemented to mitigate temporary construction impacts on the environment and surrounding community, including engineering controls and/or operational BMPs.

1. Worker Environmental Awareness Training: All construction personnel (hereinafter referred to as personnel) shall attend a mandatory environmental education program facilitated by the Project biologist prior to the initiation of construction activities. Training sessions shall be repeated for all new personnel before they are allowed access to the job site. All personnel shall complete the training and sign a form stating that they completed the training and understand all applicable agency regulations and consequences of non-compliance. The Project sponsor shall keep the forms on file and make them available to the regulatory agencies upon request.
2. Best Management Practices: Every reasonable precaution to protect offsite biological resources from construction by-products and pollutants such as debris, construction chemicals, fresh cement, saw water, or other deleterious materials shall be exercised. Measures will ensure minimization of disruptions to surrounding neighbourhoods, resources, and land uses and will include but not be limited to debris and dust controls, air and water pollution controls, water usage controls, and noise and vibration controls. The measures identified in these plans shall be based on the best available technology and shall include, but not be limited to, the following:
    - During construction, all onsite and/or construction related debris shall be disposed of at an authorized offsite disposal location.
    - All hazardous materials shall be stored and handled in strict accordance with the Safety Data Sheets for the products. The storage and handling of potential pollution-causing and hazardous materials, including but not necessarily limited to gasoline, oil, and paint, shall be in accordance with applicable federal, state, and local laws and regulations.
    - Erodible construction material shall be covered every night and during any rainfall event.
    - Vehicles and equipment that are used during the course of construction shall be fueled and serviced in an appropriate manner. Fueling locations shall be inspected after fueling

to document that no spills have occurred. Any incidental spills shall be cleaned up immediately.

- Once the Project is completed, construction material, wastes, debris, sediment, rubbish, trash, fencing, and other construction items shall be removed from the site and transported to an authorized disposal area or recycling facility, as appropriate, in compliance with applicable federal, state, and local laws and regulations.

8.3.2 Special-Status Species Avoidance and Minimization Measures

- If construction and tree removal activities must occur during the migratory bird nesting season (February 1 through September 15), an avian nesting survey of the Project site and accessible contiguous habitat within 300 feet of all impact areas shall be conducted for active nests of protected migratory birds. The avian nesting survey shall be performed by a qualified wildlife biologist within 7 days prior to the start of ground or vegetation disturbance or building demolition activities. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans, along with an appropriate no disturbance buffer, which shall be determined by the biologist based on the species' sensitivity to disturbance (generally 50-250 feet for passerines and 250-500 feet for raptors and special-status species). The nest buffer shall be demarcated in the field with flagging and stakes or construction fencing. Work within the nest avoidance buffer shall be prohibited until the juveniles have fledged.

- A bat habitat assessment and preconstruction bat survey shall be conducted within 14 days of the removal of any trees or demolition of buildings within the Project site. The biologist shall have access to all structures and interior attics, as needed. The survey shall consist of an acoustic and visual emergence survey for bats, completed by a qualified biologist with experience identifying bat roosts and behavior. If a colony of bats is found roosting in a structure or vegetation, surveys will determine the species present and the type of roost, such as day, night, or maternity roost.

  If a non-maternity and non-wintering bat colony is found, the biologist shall develop and implement acceptable passive exclusion methods in coordination with or based on CDFW recommendations to ensure their protection and to avoid unnecessary harm. If a maternity colony or overwintering colony is found on the project site, then the qualified biologist shall establish a suitable non-disturbance buffer around the location in coordination with CDFW. The non-disturbance buffer shall remain in place until the qualified biologist determines that the maternal colony or wintering roost is no longer active.

- During the preconstruction surveys for nesting birds, the qualified biologist shall survey for San Francisco dusky woodrat middens within and adjacent to the outfall construction area; all nests (active and inactive) shall be mapped and flagged. To the

extent feasible, San Francisco dusky woodrat nests shall be avoided during construction. If any existing nests can be avoided, they shall be isolated from the work area with the installation of wildlife exclusion fencing.

If individual woodrats are found within the Project work area during preconstruction surveys, work will not commence until the individual leaves the work area of its own volition. If woodrat middens are observed within the Project work area during preconstruction surveys, a relocation plan for woodrat nests affected by the Project will be prepared and approved by CDFW prior to implementation.

9 REFERENCES

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Appendix A. Figures

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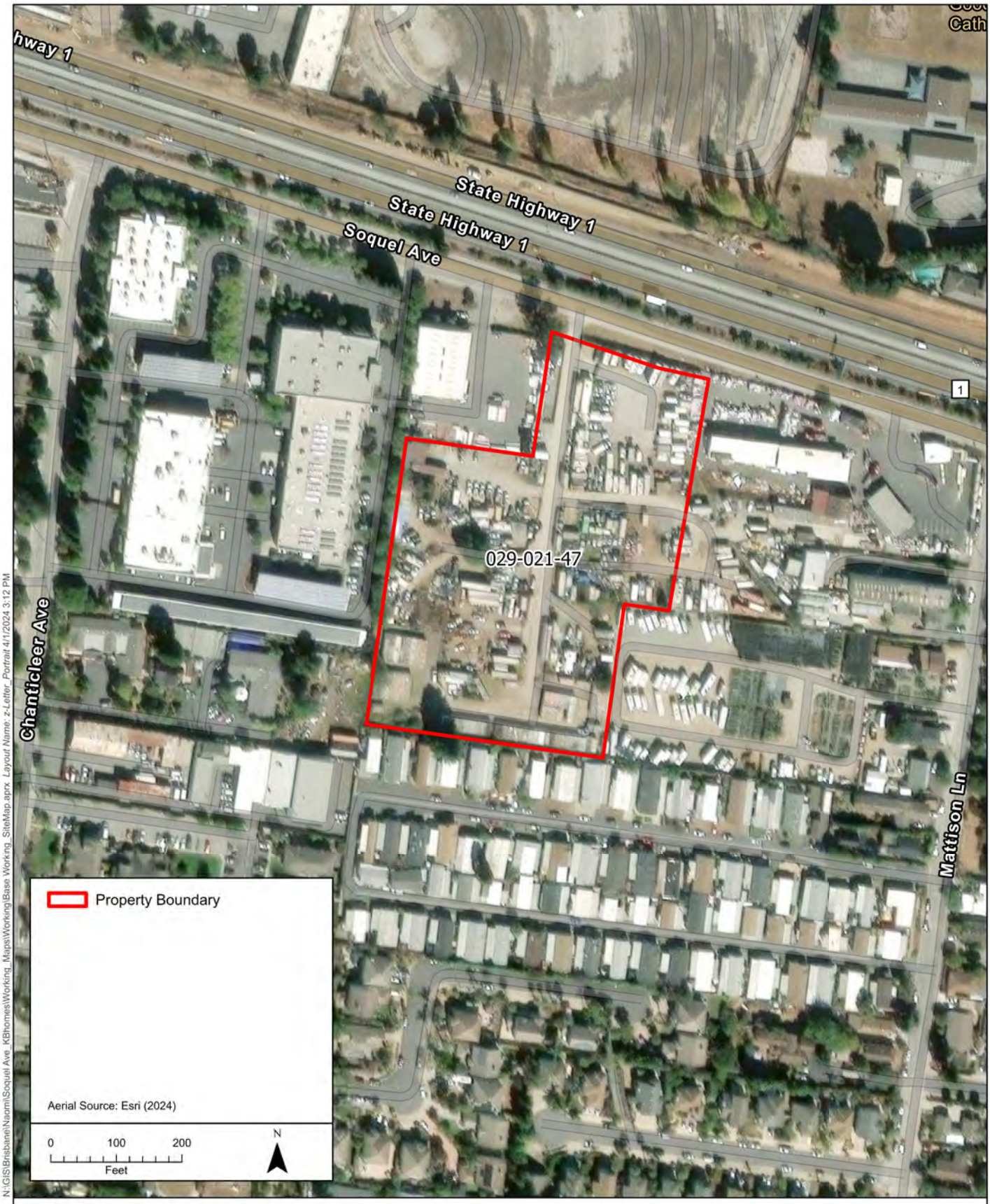
5940 Soquel Avenue
Figure 1. Site and Vicinity Map

Exhibit J



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integral consulting inc.

5940 Soquel Avenue
Figure 2. Site Map

Exhibit J

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5940 Soquel Avenue
Figure 3. Watershed Map

Exhibit J