

City of Capitola

Planning Commission Meeting Agenda

Thursday, May 01, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, Susan Westman, Courtney Christiansen

All correspondence received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.

1. Roll Call and Pledge of Allegiance

Commissioners Matthew Howard, Nathan Kieu, Susan Westman, Courtney Christiansen, and Chair Paul Estey

2. Additions and Deletions to the Agenda

A. Additional Materials Item 6C - Memo Received

B. Additional Materials Item 6C - Correspondence Received

3. Oral Communications

Please review the section How to Provide Comments to the Planning Commission for instructions. Oral Communications allows time for members of the public to address the Planning Commission on any Consent Item on tonight's agenda or on any topic within the jurisdiction of the City that is not on the Public Hearing section of the Agenda. Members of the public may speak for up to three minutes unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue.

4. Planning Commission/Staff Comments

5. Consent Calendar

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. Approval of April 3, 2025 Planning Commission Minutes

6. Public Hearings

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Planning Commission Questions; 3) Public Comment; 4) Planning Commission Deliberation; and 5) Decision.

A. 4800 Opal Cliff Drive

Project Description: Application #25-0164. APN: 034-462-05 Request to Continue an application to renew a previously issued Conditional Use Permit and Coastal Development

Permit (Permit #21-0011) for repair and maintenance of an existing coastal protection structure located within the R-1 (Single-Family Residential) zoning district and the CZ (Coastal Overlay) zone. The Planning Commission approval was issued on June 2, 2022, but the applicant was unable to secure Building Permits within two years and the permits expired.

This project is in the Coastal Zone and requires a Coastal Development Permit that is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: David Mewes, HOA Representative

Representative: David Mewes, Filed: 04.01.2025

Recommended Action: Staff recommends the Planning Commission continue the item to a date uncertain to allow the applicant more time to provide updated project information.

B. 723 El Salto Drive

Project Description: Application #24-0311. APN: 036-143-35. Coastal Development Permit and Minor Land Division to create two lots of record in the R-1/V-S (Single Family/Visitor Serving) Zoning District. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0311 and approve the project based on the recommended Conditions and Findings for Approval.

Property Owner: Doug Dodds Trustee

Representative: David Dodds, Filed: 8/13/2024

C. Capitola Wharf Master Plan

Project Description: Review of draft options for the future buildout of the Capitola Wharf.

Recommended Action: Provide feedback for City Council on the draft concepts for the Capitola Wharf Master Plan.

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on June 5 at 6:00 PM.

How to View the Meeting

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel: <https://www.youtube.com/@cityofcapitolacalifornia3172>

To Join Zoom Application or Call in to Zoom:

Meeting link: <https://us02web.zoom.us/j/84412302975pwd=NmlrdGZRU2tnYXRjeSs5SlZweUIOQT09>

Or dial one of these phone numbers: 1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

Members of the public may provide public comments to the Planning Commission in-person during the meeting. If you are unable to attend the meeting in person, please email your comments to planningcommission@ci.capitola.ca.us and they will be included as a part of the record for that meeting. Emailed comments will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day. All appeals must be in submitted writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 6 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: <https://www.cityofcapitola.org/>. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a jgautho@ci.capitola.ca.us.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: <https://www.cityofcapitola.org/>.



Community Development Department

Memo

To: Planning Commission
From: Katie Herlihy, Community Development Director
Date: April 28, 2025
Re: Item 6C: Capitola Wharf Master Plan Draft Options Public Input Opportunities

Upcoming Public Input Opportunities on the Wharf Master Plan Draft Options:

Public Survey:

Dates: Survey will be Open May 1 – May 30, 2025 at www.cityofcapitola.org

Community Open House:

Date: Tuesday May 20, 2025

Time: 6 pm

Location: New Brighton Middle School.



[PDF] Wharf Master Plan

From Cesar Plascencia <cplascencia@nccrc.org>

Date Thu 5/1/2025 3:09 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>; Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>; Froelich, Brian <bfroelich@ci.capitola.ca.us>; Sesanto, Sean <ssesanto@ci.capitola.ca.us>

Cc Bryan Shields <bshields@nccrc.org>

 1 attachment (117 KB)

Capitola Housing Element Re-Adoption (August 2024).pdf;

Good afternoon planning commissioners,

I hope this message finds you well.

My name is Cesar Plascencia, and I am writing to you to respectfully encourage labor standards into the city's wharf master plan. As you know, the success of our city's goals is deeply connected to the strength and stability of our workforce. Recognizing and supporting local labor not only promotes economic vitality but also ensures that new developments are built safely, sustainability, and with long-term community benefits in mind.

Specifically, I recommend that the wharf master plan include, to encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages. This encouragement language is in your general housing plan please see attached, and also cities such as Menlo park, San Mateo county, Santa Cruz Downtown Expansion Plan, Foster City Housing Element, Redwood City Housing Element, Palo Alto Housing Element, Santa Clara Housing Element, City of Marina General Housing Plan.

Including this type of language will strengthen the city's commitment to equitable, and inclusive growth.

Thank you very much for your attention to this matter. I would be happy to provide sample policy language or further information if helpful.



Cesar Plascencia

Organizer

Nor Cal Carpenters Union

(510) 410-4913

cplascencia@nccrc.org

<https://norcalcarpenters.org>

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Item 2 B.

City of Capitola

Planning Commission Meeting Minutes

Thursday, April 03, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Courtney Christiansen, Matthew Howard, Nathan Kieu, Susan Westman

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Howard, Kieu, Westman, Christiansen, and Chair Estey.*

2. **Additions and Deletions to the Agenda** – *None*

3. **Oral Communications**

- *Speaker*

4. **Planning Commission/Staff Comments**

Director Herlihy announced that there will be a Special City Council meeting on April 17th, 2025, at 6:00 PM to discuss the Park Avenue realignment.

5. **Consent Calendar**

A. **Approval of January 22, 2025 Planning Commission Minutes**

B. **Approval March 3, 2025 Planning Commission Minutes**

Motion to approve items 5A and 5B: Vice Chair Christiansen

Second: Commissioner Kieu

Voting Yea: 5-0

6. **Public Hearings**

A. **115 San Jose Avenue**

Project Description: Permit #25-0139. APN# 035-221-18 &19. Proposed amendments to the Master Conditional Use Permit for the mixed-use Capitola Mercantile to modify the outdoor seating plan and remove a condition prohibiting live entertainment. The site is in the MU-V (Mixed-Use Village) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Capitola Associates, LLC

Representative: Dennis Norton, filed: 03.11.2025

Recommended Action: Consider Permit #25-0139 and approve the amendments to the Master Conditional Use Permit with the modified conditions of approval.

Senior Planner Froelich presented the staff report.

The Commission discussed the conditions imposed with Permit #25-0139.

Public Comments:

- *Dennis Norton*

Motion to approve Permit #25-0139 with the amendments to the Master Conditional Use Permit with modified conditions of approval: Commissioner Westman
Second: Commissioner Howard
Voting Yea: 5-0

Master Conditional Use Permit Findings:

A. The proposed use is allowed in the applicable zoning district.

The MU-V zone allows the uses operating on the subject property.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

The proposed changes to operational conditions do not significantly alter the use of the site in a way that would create conflict with adopted local laws or policies.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

The shared use area is conditioned to require closure by 10 pm which is compatible with the existing mixed-use land uses in the vicinity. Conditions of approval regarding hours of operation are included in the permit to minimize possible noise impacts on neighbors. The applicant has performed outreach to neighboring property owners and has received support of the proposal. Additionally, live entertainment is subject to an annual review and reissuance of an Entertainment Permit by the Police Department, which provides another opportunity to minimize impacts in an ongoing basis.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

The proposal to amend conditions does not introduce any new customer area that has not been similarly used by past tenants and the potential impacts to public health, safety, and welfare to adjacent residents and businesses are mitigated by the conditions of approval.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The proposed use is conditionally permitted in the MU-V zone. Potential impacts to nearby residents and businesses have been considered and conditions of approval have been added to mitigate potential impacts. The site is adequately served by existing services and infrastructure.

Sections of the Master Use Permit were amended and are shown with strikethrough and underline as follows:

‘Shared Premises’ Areas for Alcohol

The Master Conditional Use Permit includes ‘shared premises’ areas for some businesses that sell beer and wine, which allows them to utilize the interior and exterior quasi-public seating areas as a ‘shared premises’ for consumption of beer and wine. The California Department of Alcoholic Beverage Control (ABC) established conditions for ABC permit applicants at this location (see below), as well as the extent of the ‘shared premises’ areas where consumption of alcohol will be allowed. These ‘shared premises’ areas include:

1. The quasi-public seating areas in the lobby in the center of the building (shared premises area “A”);
2. A proposed outdoor patio adjacent to the northwest entrance to the building (shared premises area “B”); and
3. A small proposed outdoor patio adjacent to the southwest entrance to the building (shared premises area “C”).

The 'shared premises' areas are identified on the approved site plan. Businesses wishing to utilize the 'shared premises' shall apply for a Type 41 – On Sale Beer & Wine – Eating Place (or a beer or wine manufacturer) license with specific conditions related to the shared premises. The conditions include:

1. Alcoholic beverages shall be sold and served in containers that are distinctive in design or color and are easily distinguishable from containers used in the service of non- alcoholic beverages;
2. Petitioner(s) will only serve their alcohol beverages in containers which shall significantly differ in appearance from those containers utilized by any other licensees located in the Capitola Mercantile. Customers that purchase cans or bottles for onsite consumption shall be provided with distinctive containers;
3. A sign shall be posted in a conspicuous space at the entrance/exit point of said patio/terrace/other area, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said sign shall measure no less than seven inches by eleven inches (7" x 11") and contain lettering no less than one (1) inch height;
4. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253;
5. Any violations of the law occurring on the licensed premises as depicted on the most recently certified ABC-257, constituting grounds for suspension or revocation of a license shall be deemed to be the act and responsibility of all licensees therein licensed within the premises;
6. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253;
7. Sales, service and consumption of alcoholic beverages shall be permitted in or on the patio area only between the hours of 8am to 10pm each day of the week;
8. ~~Entertainment~~ Ambient music provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257; and Once licensed, all licensees are responsible for the shared premises, including any violations of the law occurring on the licensed premises.

Conditions of Master Use Permit

1. Prior to the leasing of any space upon the subject property, the holder of the master use permit must inform all prospective tenants, or tenants renewing or extending leases, of the conditions of the master use permit and of the requirements of Capitola Municipal Code (CMC) §17.124.100.
2. Tenant use permits are approved administratively by the community development director. Prior to leasing a space, the prospective business owner must apply for a tenant use permit from the City of Capitola. Tenant use permits shall be approved by the community development director upon inspection of the property, and verification that it and its landscaping are in good repair, and that all other conditions of the master use permit are being met.

2. A tenant use permit may be revoked in the manner provided in CMC §17.156.110 if the tenant is the cause of violation of a condition of the master use permit.
4. No tenant use permits may be issued for any activity-use that will occupy over twelve thousand square feet of building area.
5. Not more than 50% of the combined leasable commercial floor area of the Capitola Mercantile (3,894 square feet) may be utilized for business establishments that sell or dispense alcoholic beverages, not including 'shared premises' areas.
6. The garbage area shall be maintained to prevent odors and provide screening from the street and screening from adjacent neighbors.
7. Outdoor lighting that is not required for safety/egress on the building shall be turned off within half an hour of the closing time of the business.
8. Food and beverage equipment and supplies (including kegs) shall be stored inside the building. Exterior storage is prohibited.
9. New food and beverage tenants shall obtain all required approvals and final inspections from the Santa Cruz County Department of Environmental Health, prior to opening.
10. An onsite restroom shall be available to customers at all times during business hours.
11. Patio B, as noted on the Shared Premises Plan, shall be limited to ~~four tables and 16 a maximum of 26 seats~~ chairs. The patio furniture shall have high-quality, durable materials that can withstand inclement weather. If signs of weathering (fading, rust, holes, etc.) are visible, the item(s) shall be replaced in-kind immediately. Overtime, if the applicant would like to modify the patio furniture, they must first receive written approval from the Community Development Director or Planning Commission.
12. ~~Amplified sounds associated with live performances is prohibited on the premises. The applicant shall obtain and maintain an Entertainment Permit pursuant to Chapter 5.24 issued by the Police Department for all live entertainment at the property. Live entertainment is prohibited between the hours of 7pm – 11am.~~
13. Outdoor string lighting shall be consistent with the standards established for Prototype Street Dining Decks

B. 231 Esplanade, suite #102

Project Description: Application #25-0138. APN: 035-211-01. Conditional Use Permit Modification to change from a beer and wine liquor license to full liquor (Type 41 to Type 47). The building is located within the MU-V (Mixed Use Village) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption
 Property Owner: La Serena Properties
 Representative: Kat Cannon, Filed: 3/10/25
Recommended Action: Consider Application #25-0138 and approve the project based on the attached Conditions and Findings for Approval.

Senior Planner Froelich presented the staff report.

Public Comments:

- **Kat Cannon**

Motion to approve Application #25-0138 based on the Conditions and Findings for approval: Vice Chair Christiansen

Second: Commissioner Howard

Voting Yea: 5-0

Conditional Use Permit Findings:**A. The proposed use is allowed in the applicable zoning district.**

Community Development Staff and the Planning Commission have reviewed the project. The general sale of alcohol for on-site consumption is categorized as a conditional use within the MU-V (Mixed-Use Village) zoning district.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

Community Development Staff and the Planning Commission have reviewed the proposed sale of beer, wine, and distilled spirits at an existing restaurant and determined it complies with applicable standards and meets the intent and purpose of the MU-V zoning district.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

Community Development Staff and the Planning Commission have reviewed the proposed use and determined it is consistent with the underlying restaurant use and with existing and planned uses in the vicinity.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

Community Development Staff, and the Planning Commission have reviewed the proposed Conditional Use Permit and determined it will not be detrimental to the public health, safety, or welfare.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure

The proposed alcohol use is part of a longstanding restaurant use, which is located within the heavily developed Capitola Village within the city and is adequately served by existing services and infrastructure.

F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Section 15301 of the CEQA Guidelines exempts minor alterations to existing facilities, such as licensing, provided the project involves negligible or no expansion of use. The proposed project involves amending a conditional use permit within an existing commercial space to include the sale of distilled spirits. No adverse environmental impacts were discovered during project review by either Planning Department Staff or the Planning Commission.

Conditions of Approval:

1. The project approval amends the existing Conditional Use Permit for a restaurant with on-site consumption of beer and wine in addition to beer and wine at 231 Esplanade, suite #102. The proposed amendment is approved as outlined in the analysis of the staff report reviewed and approved by the Planning Commission on April 3, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.

2. The applicant shall maintain an active business license with the City of Capitola. The applicant shall maintain an active license through the California Department of Alcoholic Beverage Control (ABC) so long as alcohol is sold.
3. Prior to sale of distilled spirits, all Planning fees associated with permit #25-0138 shall be paid in full.
4. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
5. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved liquor license from ABC and begin serving before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Capitola Municipal Code Chapter 17.156.
6. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved permit may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
7. Garbage and recycling containers shall be placed out of public view on non-collection days.
8. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
9. The applicant is responsible for maintaining the area directly in front of the business free from litter and/or graffiti.
10. Food and beverage equipment and supplies (including kegs) shall be stored inside the building. Exterior storage is prohibited.

C. Housing Element Annual Progress Report

Project Description: Housing Element Annual Progress Report

Recommended Action: Accept staff presentation.

Director Herlihy presented the staff report.

Public Comment: None

7. Director's Report

Director Herlihy recognized and congratulated Commissioner Westman for receiving the Lifetime Achievement Award from the Soquel Capitola Chamber of Commerce; reminded Commissioners that there is a Special City Council meeting on April 17th regarding the Park Avenue realignment; and informed Commissioners that tree work will begin the week of April 7th at Rispin Mansion Park.

8. Adjournment – *The meeting adjourned at 6:36 PM. The next regularly scheduled meeting of the Planning Commission is on May 1, 2025, at 6:00 PM.*

Capitola Planning Commission

Agenda Report

Meeting: May 1, 2025

From: Community Development Department

Address: 4800 Opal Cliff Drive



Project Description: Application #25-0164. APN: 034-462-05 **Request to Continue** an application to renew a previously issued Conditional Use Permit and Coastal Development Permit (Permit #21-0011) for repair and maintenance of an existing coastal protection structure located within the R-1 (Single-Family Residential) zoning district and the CZ (Coastal Overlay) zone. The Planning Commission approval was issued on June 2, 2022, but the applicant was unable to secure Building Permits within two years and the permits expired.

This project is in the Coastal Zone and requires a Coastal Development Permit that is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: David Mewes, HOA Representative
Representative: David Mewes, Filed: 04.01.2025

Recommended Action: Staff recommends the Planning Commission continue the item to a date uncertain to allow the applicant more time to provide updated project information.

Capitola Planning Commission

Agenda Report

Meeting: May 1, 2025

From: Community Development Department

Address: 723 El Salto Drive



Project Description: Application #24-0311. APN: 036-143-35. Coastal Development Permit and Minor Land Division to create two lots of record in the R-1/V-S (Single Family/Visitor Serving) Zoning District. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0311 and approve the project based on the recommended Conditions and Findings for Approval.

Property Owner: Doug Dodds Trustee

Representative: David Dodds, Filed: 8/13/2024

Background: The applicant is requesting consideration of a Coastal Development Permit and Minor Land Division to create two lots of record at 723 El Salto Drive in the R-1/V-S (Single Family/Visitor Serving) zoning district. The existing parcel contains a 4-unit apartment building, a single-family house (cottage), and a four-car garage. The proposed lot split is as follows:

- Proposed Parcel A is 28,959 square feet
- Proposed Parcel B is 6,379 square feet

In 2013, the Planning Commission approved a similar lot split for the subject property. That project received a series of extensions, but the Final Map recording was never completed and the approval expired.

Discussion: The subject property at 723 El Salto Drive is located on the southern side of El Salto Drive, east of Sacramento Avenue. Naturally formed bluffs and Soquel Cove are located to the south of the subject property and serve as the property's southern boundary. The subject property contains a two-story multi-family fourplex building constructed in 1956, a one-story residence constructed between 1912 and 1920, and a one-story, four car garage constructed in 2019. An asphalt and concrete driveway leads to vehicle parking spots and the garage in the northern section of the subject property. The property is surrounded by the Monarch Cove Inn and single-family residences.

Minor Land Division: Within a minor land division application, new lots must comply with Section 16.24.170(A-G) of the Municipal Code as follows:

A. The size and shape of lots shall be in conformance to any zoning regulations effective in the area of the proposed subdivision.

The subdivision is located in the R-1 zoning district with a V-S overlay. The R-1 development standards are applicable to the smaller Parcel B with a single-family home. The larger Parcel A with the existing fourplex is required to maintain the four permitted units as is currently existing on the property due to California Government Code Section 66300.6 "No Net Loss". This requirement stems from SB 330 Housing Crisis Act and prohibits local jurisdictions from permitting reductions in residential density. In this case, the V-S overlay allows for multi-family development with an approved Conditional Use Permit, so proposed redevelopment could comply with both SB 330 and local standards on Parcel A. The V-S zone assigns the RM-M development standards for multi-family development projects.

Pursuant to 17.28-2, the minimum lot area requirement for the VS district is 5,000 square feet. Both lots comply with the minimum required lot size.

The existing single-family house on Parcel B encroaches over the side property line onto the property at 709 El Salto Drive. It is legal nonconforming in terms of side yard setbacks. Neither the City Code or the Subdivision Map Act requires existing legal nonconforming structures to be corrected as part of the subdivision approval, so long as the proposed property boundaries do not exacerbate the existing nonconformity or create a new one. Future development on the site will be required to come into conformance with current design and development standards. There is no new nonconformity or exacerbation of the existing nonconformity caused by this application.

B. The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved.

The access to both lots will be at a right angle to the street. The applicant is proposing Parcel B as a flag lot to preserve access to the four-plex and existing garage on Parcel A.

C. The Planning Commission may require that building setback lines shall be indicated by dotted lines on the subdivision map.

The applicant has included building setback lines on the subdivision map. Setbacks for proposed structures will be reevaluated at the time of proposed redevelopment of the parcels. The project geologist has prepared a 50-year bluff retreat map to demonstrate that viable construction can be accommodated on the proposed lots.

D. No lot shall be divided by a city boundary line.

The parcel is entirely within the city boundary.

E. Lots without frontage on a dedicated public street of twenty feet or more will not be permitted.

Both lots provide street frontage of twenty feet or more.

F. Lots other than corner lots may front on more than one street where necessitated by topographic or other unusual conditions.

Not applicable.

G. In riparian corridors no lots may be created which do not contain adequate building area outside the riparian or stream setback.

Not applicable.

Parking

The single-family residential use on the proposed Parcel 2 currently shares surface parking with the 4-plex building. As proposed, Parcel 2 will no longer have access to the parking spaces following the subdivision. Staff is recommending that a driveway with two parking spaces be constructed prior to recording the final map (condition #12). The fourplex on the proposed Parcel 1 complies with the parking requirement of one covered space for each unit, plus one and one-half additional spaces on the site for each dwelling with the covered parking in the existing garage building. A building permit was issued for the construction of the 4-car garage in 2017 and passed all progress inspections except rough electrical and final inspection, but the permit has since expired. Staff is recommending a condition that the garage building permit be renewed and inspections completed to obtain certificate of occupancy prior to recording the final map (condition #13).

Offsite Improvements

The site is located in a curb, gutter, and sidewalk exempt area. Therefore, street improvements will not be required as part of the subdivision.

Utilities

The applicant has obtained will-serve letters from Soquel Creek Water District, Santa Cruz County Sanitation District, and is in contact with PG&E to relocate gas and electric meters. Condition of approval #19 requires the applicant to complete utility installations or will-serve commitments to serve the subdivision, prior to recording the final map.

Future Development Potential

Pursuant to the current VS/R-1 zoning designation, the single-family house on Parcel 2 is a permitted use. A change in use could be proposed within the VS overlay district to a range of visitor serving uses. Any future change in use would require approval of a conditional use permit by the Planning Commission. However, with the proposed lot size (6,479 square feet) it is likely that only a single-family use would be appropriate. Future development on Parcel A is required to include at least four-units pursuant to SB 330.

Duration of Approval

Per the Subdivision Map Act Section 66452.6.a.1, a conditionally approved tentative map shall expire 24 months after approval or conditional approval. If approved, the tentative map shall expire on May 1, 2027.

Environmental Analysis

The property is located in the locally mapped Environmentally Sensitive Habitat Area and the Archaeologic Sensitive Area. The City contracted with the environmental consultant, Dudek to prepare technical studies to address potential project impacts.

Archaeological Area: Background research found no recorded archaeological resources within the project area or close enough to be causes of concern. Dudek found records that the project area was surveyed for archaeological resources in 1975 with no discoveries. The closest known archaeological site lies approximately 1,300 feet west. The present survey of the project area was also uniformly had

no discoveries for evidence of previously unknown resources. The Native American Heritage Commission indicated positive results for the Sacred Lands file search with the Costanoan Ohlone Rumsen-Mutsen Tribe listed as the information point of contact. Dudek then followed up with outreach to the seven local Native American community contacts. This outreach effort did not result in any new information about cultural or tribal cultural resources in the vicinity.

As a result of the Archaeological Resources Study, Dudek is recommending conditions of approval that address the potential for discovery of archaeological resources or human remains during construction activities (conditions #7 and #8). See attachment #3 for Archaeological Study.

Habitat Area: A Dudek biologist conducted a biological reconnaissance-level field surveys for the project that resulted in the following findings:

- No special-status plant species were identified.
- One monarch butterfly was identified. Suitable trees for overwintering populations are limited, so the site is unlikely to support overwintering monarchs.
- Due to the absence of suitable habitat conditions and existing developed and disturbed conditions on and in the vicinity of the project site, no special-status plant or wildlife species are expected to occur.
- The site offers potential nesting habitat for native migratory birds.
- No aquatic resources were identified.
- No sensitive natural communities were identified.
- The proposed project will have no effect on critical habitat since the project site is not located within a designated critical habitat.

As a result of the biologic resources review, Dudek is recommending conditions of approval that require preconstruction surveys for Monarch Butterflies and nesting birds (conditions #9 and #10). See attachment #4 for the Biological Study.

CEQA:

Sections 15315 of the CEQA Guidelines exempts Minor Land Divisions in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This project involves a two-lot Minor Land Division that is in compliance with zoning and the General Plan. No adverse environmental impacts were discovered during review of the proposed project. See attachment #2 for the Notice of Exemption.

Minor Land Division Findings:

- A. That the proposed map is consistent with applicable general and specific plans.

The proposed map is consistent with the general plan and zoning ordinance. All measurable standards are accommodated and both lots can accommodate the existing and proposed development without creating nonconformity as conditioned.

B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed subdivision map is consistent with the general plan and zoning ordinance. All measurable standards are accommodated and both lots can accommodate the existing and proposed development without creating nonconformity as conditioned.

C. That the site is physically suitable for the type of development.

Both resulting properties can accommodate compliant developments. The applicant has demonstrated the building envelope by showing setbacks on the tentative map and the project geologist has prepared a 50-year bluff retreat analysis.

D. That the site is physically suitable for the proposed density of development.

Both created parcels are physically suitable for development.

E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision follows the existing and approved development pattern on the parcels. Environmental and archaeological conditions of approval have been added to the project.

Coastal Development Permit Findings:

A. The project is consistent with the LCP land use plan, and the LCP implementation program.

The proposed Minor Land Division conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program. Each created lot is of the minimum required size and can accommodate development consistent with the applicable zoning standards.

B. The project maintains or enhances public views.

The proposed project is located on private property at 723 El Salto Drive toward the end of El Salto Drive. The project site is on a residentially zoned and developed block and the anticipated future development will accommodate similar development as the surroundings. Scenic coastline views from public property will be maintained.

C. The project maintains or enhances vegetation, natural habitats and natural resources.

The approved project and future development will not impact coastal vegetation, natural habitats, and natural resources, as conditioned by this report.

D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.

The project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project includes residential development within a residential neighborhood. The project has no impact on opportunities for visitors.

F. The project maintains or enhances coastal resources.

The project involves subdivision and future residential development on lots with existing residential development. There is no impact to coastal resources.

G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.

The proposed residential project complies with all applicable lot design criteria and can accommodate compliant residential development. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project is not inconsistent with the LCP goals for appropriate coastal development and land uses. The proposed use is an allowed use consistent with the R-1 zoning district.

Conditions of Approval:

1. The project approval consists of a tentative parcel map for a Minor Land Division and Coastal Development Permit to create two residential lots. The lot size for Parcel A is 28,959 square feet and Parcel B is 6,479 square feet. The created lots comply with Chapter 16 Subdivisions of the Capitola Municipal Code and can accommodate residential development pursuant to Chapter 17 Zoning. The existing single-family home, fourplex, and detached garage will remain on the property. The proposal is tentatively approved as indicated on the Tentative Parcel Map reviewed and approved by the Planning Commission on May 1, 2025.
2. Prior to construction, demolition, or utility work associated with subdivision improvements, a building permit and/or improvements permit shall be secured by the applicant.
3. During construction or demolition, any activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
4. Prior to recordation of the Final Map, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director and City Engineer. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director and City Engineer.

5. Prior to issuance of building permits for future development, the proposed building plans must show that all new utility lines will be underground to the nearest utility pole.
6. The draft Tentative Parcel Map includes a label “existing house to be removed” which points to the existing single family home. The reference to demolition of the single family home must be removed prior to map recordation. Prior to issuance of a demolition permit, the applicant shall obtain approval of new development to replace the demolished unit(s). Additionally, the applicant shall provide documentation of a signed access agreement that references the existing building encroachment and includes permission from the owner(s) of 709 El Salto Drive to access their property to conduct future maintenance of the existing home.
7. If archaeological resources are exposed during construction activities for the Project, immediately cease all construction and contact the City of Capitola Community Development Department staff to initiate a resource evaluation by a qualified archaeologist. With concurrence of the City of Capitola Community Development Director, depending upon the significance of the find under CEQA (14 CCR 15064.5[f]; California Public Resources Code, Section 21082), the archaeologist may record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the archaeologist observes the discovery to be potentially significant under CEQA, preservation in place or additional treatment may be required. [REF: City of Capitola Municipal Code Section 17.56.040 (Unexpected Discovery of Archaeological or Paleontological Resources)]
8. In accordance with Section 7050.5 of the California Health and Safety Code, if potential human remains are found, immediately notify the lead agency (City of Capitola Community Development Department) staff and the Santa Cruz County Coroner of the discovery. The coroner will decide the nature of the remains within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, of Native American ancestry, the coroner will notify the Native American Heritage Commission within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the Native American Heritage Commission will appoint a Most Likely Descendant (MLD), who will be authorized to provide recommendation to the lead agency regarding the preferred treatment of the remains and any associated objects and/or materials.
9. Pre-construction Surveys for Nesting Birds. Within 14 days prior to any ground disturbing activities or vegetation clearing during the nesting season (February 1 to August 31), a qualified biologist or biological monitor shall conduct a pre-construction nesting bird survey of all potential nesting habitat within the BSA, including a 100-foot buffer for passerine species and a 300-foot buffer for raptors. If there is a lapse between the survey time and initiation of work activities of 14 days or greater, the nesting bird survey shall be repeated. If active nests are found during the survey, work in that area shall stop and 17203 6 JANUARY 2025 BIOLOGICAL RESOURCES ASSESSMENT FOR 723 EL SALTO DRIVE, CAPITOLA, CALIFORNIA a qualified biologist or biological monitor shall determine an appropriate no-work buffer around the nest based on the activity and species and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No work shall occur within the buffer until the young have fledged or the nest(s) are no longer active, as determined by the biologist or biological monitor.

10. Pre-construction Surveys for Monarch Butterfly. If ground-disturbing activities or vegetation clearing occurs during the monarch butterfly overwintering period (October to March), a qualified biologist or biological monitor shall conduct a pre-construction survey for clusters of overwintering monarchs within the BSA. All large trees shall be inspected for butterflies clustering in dense groups on branches, leaves, and trunks. If any overwintering monarch clusters are found during the survey, the qualified biologist or biological monitor shall establish a 100-foot no-construction buffer around the occupied tree and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No construction activity shall occur within the buffer until the end of the overwintering period, with confirmation by the biologist that roosting has concluded.
11. Prior to the recordation of the Final Map, the applicant shall submit new legal descriptions for each lot for review by the City Engineer.
12. The applicant shall install a driveway that accommodates two uncovered parking spaces prior to recording the final map.
13. The building permit for the four-car garage on Parcel A shall be renewed and the garage building shall obtain a certificate of occupancy, prior to final map recording.
14. Prior to submitting the Final Map to the City Engineer for examination, the owner (applicant) shall cause the property to be surveyed by a Licensed Land Surveyor or an authorized Civil Engineer. The submitted map shall show the existence of a monument at all external property corner locations, either found or set. The submitted map shall also show monuments set at each new corner location, angle point, or as directed by the City Engineer, all in conformity with the Subdivision Map Act and the Professional Land Surveyors Act. The survey shall include verification of the size and location of the existing structures by a California-licensed land surveyor.
15. The owner (applicant) shall submit four (4) copies of a Final Map in substantial conformance with the approved Tentative Map, along with the additional documents required by Section 16.78 of the Municipal Code with applicable fees and deposits, to the City Engineer for examination and prior approval. The Final Map shall contain all of the information required in Section 16.78 of the Municipal Code and shall be accompanied by the following items:
 - a. One copy of map checking calculations.
 - b. Preliminary Title Report for the property dated within ninety (90) days of the date of submittal for the Final Map.
 - c. One copy of each map referenced on the Final Map.
 - d. One copy of each document/deed referenced on the Final Map.
 - e. One copy of any other map, document, deed, easement or other resource that will facilitate the examination process as requested by the City Engineer.
 - f. One copy of the approved Tentative Map.
16. Interior monuments shall be set at each lot corner, prior to recordation of the Final Map.

17. The owner (applicant) shall provide Irrevocable Offers of Dedication for all required easements and/or rights-of-way on the Final Map, in substantial conformance with the approved Tentative Map and conditions of approval, prior to Final Map approval.
18. An Encroachment Permit issued by the Public Works Department is required for all improvements in any portion of the public right-of-way or of a public easement.
19. Prior to Final Map approval, the owner (applicant) shall furnish the City Engineer with satisfactory written commitments from all public and private utility providers serving the subdivision guaranteeing the completion of all required utility improvements to serve the subdivision.
20. The owner (applicant) shall secure all necessary permits from the City and any other public agencies, including public and private utility providers, prior to commencement of subdivision improvement construction. Copies of permits other than those issued by the City shall be provided to City Engineer.
21. The owner/applicant shall comply with requirements of Section 13.16.080 of the Municipal Code "Post-construction storm water management". The applicant shall use and maintain Best Management Practices (BMP's) for site design and storm water treatment.

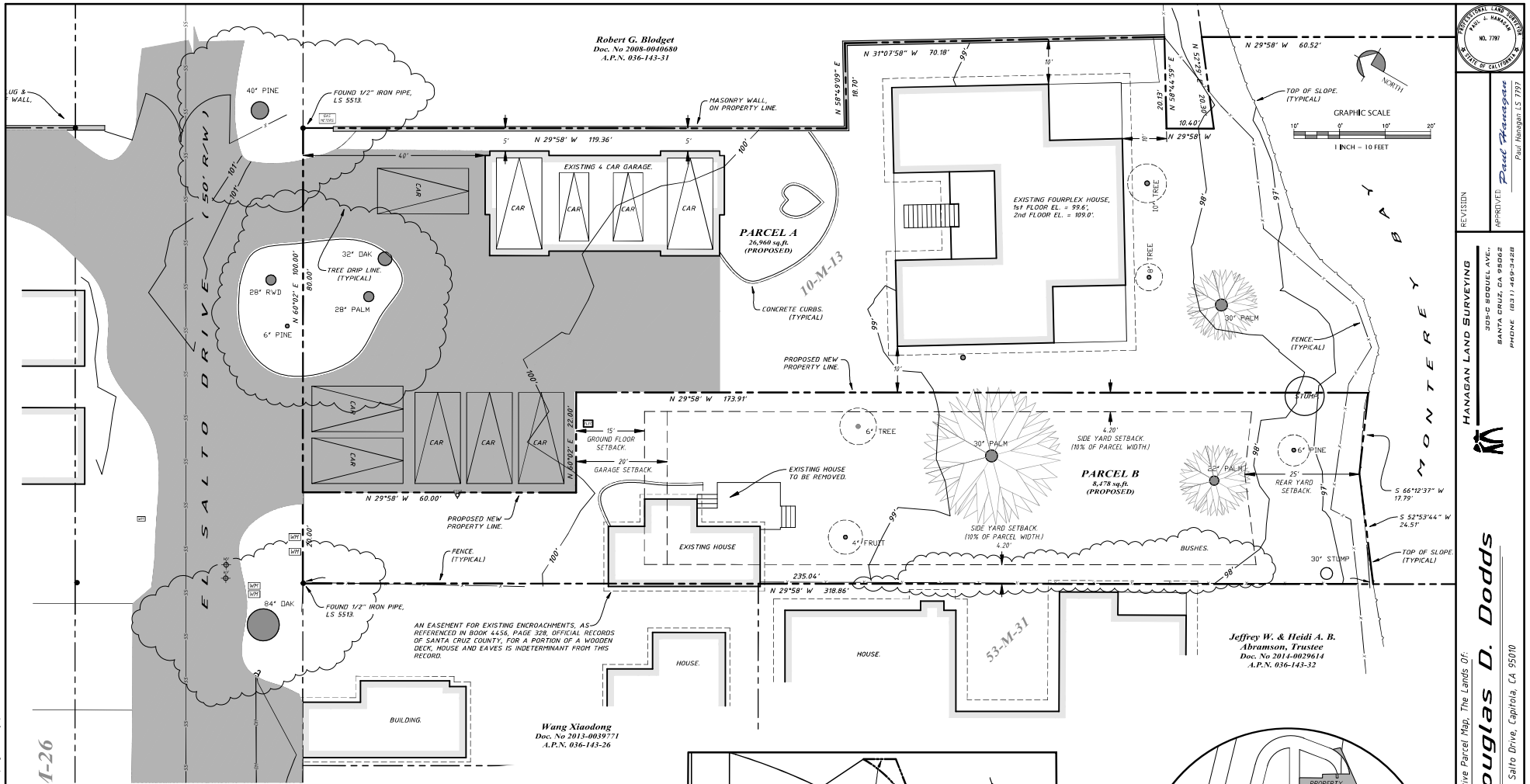
Attachments:

1. Minor Land Division Tentative Map
2. Draft Notice of Exemption
3. Archeological Study - Dudek, January 16, 2025
4. Biologic Study - Dudek, January 13, 2025
5. Bluff Retreat Analysis - Pacific Crest Engineering, January 30, 2025

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



Tentative Parcel Map

Owner, Subdivider & Address

Owner and Subdivider:
Douglas D. Dodds, Trustee of the Douglas D. Dodds
Revocable Trust, UDT dated March 12, 2021, Document No.
2021-0016781 of the Official Records of Santa Cruz County.

Property address: 723 El Salto Drive, Capitola, CA 95010
A.P.N. 036-143-35

Project Description

A Minor Land Division of the property located at 723 El Salto Drive, 35,438 square feet or 0.815 acre, in Capitola resulting in two parcels, proposed Parcel, A 28,959 square feet, with an existing fourplex home to remain, and Parcel B, 6,479 square feet, with an existing home to remain.

Existing Zoning

R-1, Single Family Residence and
VS, Visitor Serving.

General Plan

Low Density Residential

Water Service

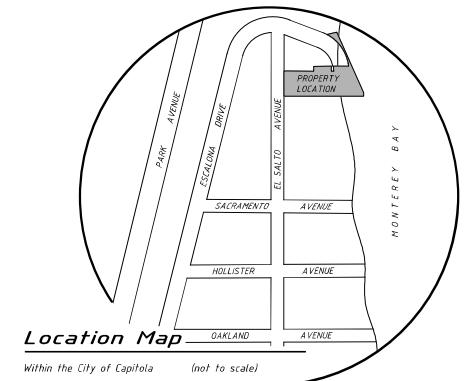
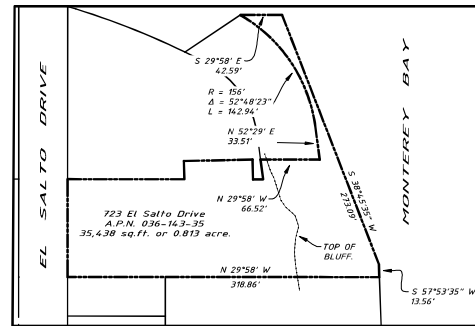
Soquel Creek Water District.

Sanitary Sewer

Santa Cruz County Sanitation District.

Storm Drain

City of Capitola.



Tentative Parcel Map, The Lands Of:
Douglas D. Dodds
723 El Salto Drive, Capitola, CA 95010

Santa Cruz County
A.P.N. 036-143-35
DATE 6-1-2024
SCALE 1" = 40'

DESIGN
BRIAN P. HANAGAN

SHEET
TM-1
OF 1 SHEETS
15053
JOB NO.

**CITY OF CAPITOLA
Notice of Exemption**

To: ☒ Clerk of the Board
County of Santa Cruz
Governmental Center
701 Ocean Street
Santa Cruz, CA 95060

☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Capitola, Community Development Department, 420 Capitola Avenue, Capitola, CA 95010

Project Title: 723 El Salto Drive

Assessor's Parcel No.: 036-143-35

Project Address: 723 El Salto Drive

Project Location: City of Capitola (see Figure 1)

County of: Santa Cruz

Project Description: The Project includes a proposed Tentative Parcel Map to split the existing 0.82-acre lot into two lots. Parcel A would be 28,959 square feet in size, and Parcel B would be 6,479 square feet. An existing four-unit condominium building with garage will be retained on the Parcel A. No additional redevelopment, site disturbance or tree removal is proposed at this time. The location is within the R-1 (single-family residential) zoning district.

Name of Person or Agency Carrying Out Project: Douglas Dodds

Name of Public Agency Approving Project: City of Capitola

Exempt Status: (check one)

- ☐ Ministerial Project (Section 21080(b)(1); 15268).
- ☒ Categorically Exempt (Section 15315).
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a)).
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c)).
- ☐ Statutory Exemption (Code/Section _____).
- ☐ The project clearly will not have a significant effect on the environment (15061(b)(3)).

Reasons why project is exempt: CEQA provides "categorical exemptions" which are applicable to categories of projects and activities that the Natural Resources Agency has determined generally do not pose a risk of significant impacts on the environment.

The project includes a minor land division to create two parcels. The Class 15 categorical exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project site is designated

and zoned for residential uses, and the minor land division is in conformance with the City of Capitola General Plan and zoning, and no variances or exceptions are required. The existing parcel is developed and provided public services and access. The parcel has not been involved in a division of a larger parcel within the two previous years, and the parcel does not have an average slope greater than 20 percent. Thus, the project meets the criteria to claim application of the Class 15 categorical exemption.

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

- (a) for certain classes of projects (3, 4, 5, 6 and 11) due to location;
- (b) when the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- (c) where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- (d) where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
- (e) where the project is located on a state designated hazardous waste site; and
- (f) where the project may cause a substantial adverse change in the significance of a historical resource.

Under CEQA Guidelines Section 15300.2(a), a categorical exemption for Classes 3, 4, 5, 6 and 11 is qualified by consideration of where the project is located – a project that is ordinarily insignificant in its impact on the environment, may in a particularly sensitive environment, be significant. The consideration includes where the project may impact “an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.” The Class 15 category applied to the project is not excluded on the basis of location, and exception (a) does not apply to Class 15 categorical exceptions. However, it is noted that the project site does not contain an environmental resource of hazardous or critical concern that has been mapped by federal, state or local agencies.

There is no evidence of a potential significant cumulative impact (b) because successive projects of the same type in the same place have not been approved and are not proposed. The demolition of the existing structure could lead to future development of a residential dwelling unit, but there are no current proposals. Such development, if it were to occur, would be the same residential use within a new parcel on which an existing residential dwelling unit exists. While future development is not planned at this time and is speculative, no significant cumulative impacts would result from future development given that the site is already developed. Additionally, there is no evidence to conclude that significant impacts would occur based on past project approvals in the surrounding area or that the proposed project’s impacts are cumulatively considerable when evaluating any cumulative impacts. The neighborhood in which the project is located is developed. Other development projects in the vicinity of the project have been limited and/or small-sized projects, such as replacement of existing structures, and would not result in project-level or cumulatively significant impacts. Therefore, exception (b) does not apply.

The project would not result in any significant effects on the environment due to unusual circumstances (c). The surrounding area in the project's immediate area has similar General Plan and zoning designations as the project property. There are no "unusual circumstances" that differentiate the project or project site from the general class of similarly situated properties or projects. For example, other properties in the project vicinity within Depot Hill have developed or could develop residential uses. The project is located in a developed residential neighborhood and is directly surrounded by residential uses, and as indicated above, sensitive resources are not present on the site. There are no features that distinguish the project or project site from other properties in the area. For these reasons, the project would not result in any significant effects on the environment due to unusual circumstances, and exception (c) does not apply to the project.

The project would not result in damage to scenic resources or a scenic highway (d). There are no designated state scenic highways within the City of Capitola, and the project site is not located near a highway officially designated as a state scenic highway. Highway 1 north of the project site is an eligible state scenic highway; however, the project site is not visible from the highway due to distance from the highway and intervening development and topography. Therefore, the project would not result in damage to scenic resources within a state scenic highway. Thus, exception (d) does not apply to the project.

The site is not a hazardous waste site (e). The project site is not located on any of the California Department of Toxic Substance Control lists of hazardous materials sites. There are no known former or current hazardous materials release sites on or adjacent to the project site, and the project site is not included on any list compiled pursuant to Government Code §65962.5. Therefore, exception (e) does not apply to the project.

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. A historical resource evaluation concluded that the existing structures are not listed or eligible for listing in the California Register of Historic Resources, the National Register of Historic Places, or in a local registry. Thus, the existing structures are not a historical resource under the definition found in CEQA Guidelines section 15064.5, subdivision (a). Therefore, the project, including demolition of the existing cottage, would not result in a substantial adverse change to the significance of a historic resource, and exception (f) does not apply to the project.

For all of these reasons, the City is able to document that the project qualifies for the Categorical Exemptions found at CEQA Guidelines section 15315 for minor land divisions, and that none of the potential exceptions to the use of a categorical exemption, as set forth in CEQA Guidelines section 15300.2, apply to this project or the project site.

Lead Agency

Contact Person: Brian Froelich, Senior Planner

Phone: (831) 475-7300 x 259

Department: Community Development

Address: 420 Capitola Avenue
Capitola, CA 95010

Signature: _____

Date: _____

Title: Senior Planner

☒ Signed by Lead Agency

☐ Signed by Applicant**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Date Received for filing at County Clerk: _____

Date Received for filing at OPR: _____

FIGURE 1: Project Location

January 16, 2025

17203

Brian Froelich, Senior Planner
City of Capitola Community Development Department
420 Capitola Avenue
Capitola, CA 95010

Subject: *Archaeological Assessment for the 723 El Salto Drive Residential Redevelopment Project, City of Capitola, Santa Cruz County, California*

Dear Mr. Froelich:

Dudek updated a Phase I archaeological assessment prepared in 2023 by Dudek for a proposed redevelopment to reflect a new proposed Project at 723 El Salto Drive (Project). The currently proposed Project consists of a Tentative Parcel Map to split the existing 0.82-acre lot into two lots. Parcel A is proposed to be 28,959 square feet and Parcel B is proposed to be 6,479 square feet. An existing four-unit condominium building with garage will be retained on Parcel A. The existing single-family cottage on Parcel B is proposed for demolition. Other than the cottage demolition, no additional development, site disturbance, or tree removal is proposed at this time. The location is within the R-1 (single-family residential) zoning district in Capitola, California.

The assessment included a records search of the California Historical Resource Information system (CHRIS) for known cultural resources near the Project area, a Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC), outreach to the local Native American community, and an intensive pedestrian survey of the Project area for evidence of unknown cultural resources. The purpose of the assessment was to determine if any potentially significant cultural resources are present that might be impacted by the Project under the California Environmental Quality Act (CEQA).

In summary, Dudek's background research found that two built environment resources had been documented within the Project area that were evaluated in the context of the Project by others (Kirk 2014; Frank and Steffen 2023). The Project area was surveyed in 1975 with negative results (Wardell 1975). The closest known archaeological site lies approximately 1,300 feet west of the Project area. The present surface survey was negative for previously unknown potentially significant cultural resources. The SLF search results were positive with the Costanoan Ohlone Rumsen-Mutsen Tribe listed as the information point of contact. No new information about cultural or tribal cultural resources was obtained through the Native American outreach. The archaeological sensitivity of the Project area is low. The Project will likely have no effect on significant cultural resources under CEQA. National Archaeological Database Information is provided in Attachment 1.

TO: BRIAN FROELICH

SUBJECT: PHASE I ARCHAEOLOGICAL ASSESSMENT/723 EL SALTO DRIVE CAPITOLA

1 Project Description and Location

The Project includes a proposed Tentative Parcel Map to split the existing 0.82-acre lot into two lots. Parcel A is proposed to be 28,959 square feet and Parcel B is proposed to be 6,479 square feet. An existing four-unit condominium building with garage will be retained on the Parcel A. The existing cottage on Lot B is proposed to be demolished. Beyond this action, no additional development, site disturbance or tree removal is proposed. The location is within the R-1 (single-family residential) zoning district.

The Project area is located at 723 El Salto Drive (APN 036-143-35), a 0.83-acre parcel in Capitola, California. The parcel is on the south side of El Salto Drive approximately 200 feet east of Livermore Avenue. The Project location is found on the USGS *Soquel* 7.5-minute Quadrangle, a portion of which is reproduced in Figure 1. Figure 2 shows greater detail of the Project area.

2 Regulatory Context

State of California

The California Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (Public Resources Code (PRC) Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance with previously established criteria developed for listing in the NRHP. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
- (2) Is associated with the lives of persons important in our past
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- (4) Has yielded, or may be likely to yield, information important in prehistory or history

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be

TO: BRIAN FROELICH

SUBJECT: PHASE I ARCHAEOLOGICAL ASSESSMENT/723 EL SALTO DRIVE CAPITOLA

considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further in the following text, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

PRC Section 21083.2(g) defines “unique archaeological resource.”

PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of a historical resource.

PRC Section 21074(a) defines “tribal cultural resources.”

PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated cemetery.

PRC Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource, even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines

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Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA [CEQA Guidelines Section 15064.5(b)(2)].

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC 21074(c); 21083.2(h)), further consideration of significant impacts is required.

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CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described in the following text, these procedures are detailed in PRC Section 5097.98.

Native American Historic Cultural Sites

State law (PRC Section 5097 et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and established the Native American Heritage Commission (NAHC) to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

California Health and Safety Code section 7050.5

If Native American human remains or related cultural material are encountered, Section 15064.5(e) of the CEQA Guidelines (as incorporated from PRC Section 5097.98) and California Health and Safety Code Section 7050.5 define the subsequent protocol. If human remains are encountered, excavation or other disturbances shall be suspended at the site and any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that a county-approved coroner be contacted to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The NAHC will assign a most likely descendent, who may make recommendations to the landowner or the person responsible for the excavation work, for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98 (14 CCR 15064.5(e)).

City of Capitola

Chapter 17.56 (Archaeological and Paleontological Resources) of the City of Capitola municipal code outlines procedures for the protection of archaeological and paleontological resources. Subsection 17.56.020(A)(2) states that a report must be prepared for any development within 100 feet of the edge of the coastal bluff. If resources are identified, Chapter 17.56 provides procedures for mitigating effect to resources. Additionally, Section 17.56.040 (Unexpected Discovery of Archaeological or Paleontological Resources) described steps to be taken in the case that new discoveries are made during construction.

3 Environmental Context

The Project area lies about 40 feet above sea level near the edge of the coastal bluff approximately 50 feet north of the Monterey Bay and 10 miles east of the Pacific Ocean. The land in the Project vicinity is situated in the flat coastal plain below the southern foothills of the Santa Cruz Mountains. Numerous small creeks trend south through the area draining to the Bay. The main drainage in the area is Soquel Creek that flows south to the Bay through central Capitola about 0.5 miles west of Project area.

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Soil within the Project area is Elkhorn Sandy Loam, 2 to 9 percent slopes (SoilWeb 2023). The soil does not contain any buried A Horizon soil layers. The region's native Coastal Prairie-Scrub Mosaic plant community (Küchler 1977) has largely been replaced by structures, hard surfaces, ornamental trees, and grasses introduced by suburban land use development.

4 Cultural Setting

Prehistory

The prehistory of indigenous groups living within Santa Cruz County follows general patterns identified within the archaeological record of the greater Central Coast area of California. These patterns represent adaptive shifts in settlement, subsistence strategies and technological innovation demonstrated by prehistoric people throughout the Holocene and earlier. The California Central Coast Chronology (Jones et al. 2007) presents an overview of prehistoric life ranging upwards of 10,000 years. Six temporal periods describe changes in prehistoric settlement patterns, subsistence practices, and technological advances (Table 1).

Table 1. California Central Coast Chronology

Temporal Period	Date (BC-AD)	Date (BP)	Artifact Assemblage	Example Sites
Paleo-Indian (highly-mobile)	pre-8000 BC	10,000 BP or older	Isolated fluted points, sparse lithic scatters	Possibly SCL-178 and SCR-177
Millingstone/ Early Archaic (highly mobile)	8000 - 3500 BC	5,500 – 10,000 BP	Millingstones/handstones, core-cobble tools, lanceolate or large side-notched projectile points, eccentric crescents, Olivella beads: thick rectangular (L-series)	SCL-65, SCL-178, SCL-237, SCR-7, SCR-60/130, SMA-134, MNT-229
Early (sites in more varied contexts)	3500 - 600 BC	2,600 – 5500 BP	Mortar and pestle introduced, formalized flaked stone tools (Rossi Square-stemmed and Año Nuevo long-stem points), Olivella beads: Spire-lopped (A), End-ground (B2b and B2c), Cap (B4), and Rectangular (L-series)	SCL-33, SCL-178, SCL-163, SCR-7, SCR-38/123, MNT-108, MNT-238, MNT-391, MNT-1918
Middle (more long-term residences)	600 BC to AD 1000	950 – 2,600 BP	Mortars and pestles (but still some millingstone/handstones), contracting-stemmed projectile points, greater variety of Olivella shell beads, Haliotis ornaments, circular shell fishhooks, bone tools, grooved stone net sinkers	SCL-178, SCL-163, SCL-613, SCR-9, SMA-77, SMA-218, MNT-101, MNT-229, MNT-234, MNT-282
Middle-Late Transition (social reorganization)	AD 1000-1250	700 – 950 BP	Mortars and pestles (but still some millingstone/handstones), bow/arrow technology introduced, Olivella shell bead types: B2, B3, G1, G2, G6, and K1, notched net sinkers, hopper mortars, and circular shell fishhooks	SCL-690, MNT-1233, MNT-281, MNT-1754, MNT-745
Late (more permanent residential sites with additional seasonal sites)	AD 1250-1769	181 – 700 BP	Mortars and pestles (but still some millingstone/handstones), Cottonwood (or Canaliño) and Desert Side-notched arrow points, flaked stone drills, steatite and clamshell disc beads, Haliotis disc beads, Olivella bead types: E1, E2, B2, B3, G1, G6, K1 types	SCL-119/SBN-24/H, SCL-272, SCL-828, SCL-341, SCR-177, MNT-879, MNT-1765, MNT-1485/H MNT-1486/H

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Paleo-Indian (10,000 BP or older)

The Paleo-Indian era represents people's initial occupation of the region. These were highly mobile hunters who focused subsistence efforts on large mammals. Multiple migrations into the region may have occurred both terrestrially and by sea (Erlandson et al. 2007). Although no coastal Paleo-Indian sites in the Central California Coast region have been discovered, they may have been inundated because of rising ocean levels throughout the Holocene (Jones and Jones 1992).

Evidence of this era is generally found through isolated artifacts or sparse lithic scatters (Bertrando 2004). In the San Luis Obispo area, fluted points characterizing this era are documented near the town of Nipomo (Mills et al. 2005) and Santa Margarita (Gibson 1996), but so far, no fluted points have been found in the Central Coast north of the Santa Barbara area. Possible evidence for Paleo-Indian occupation is reported in buried contexts in CA-SCL-178 in the Santa Clara Valley and at CA-SCR-177 in Scotts Valley (Cartier 1993). The early radiocarbon dates from charcoal, however, pose questions of validity (Jones et al. 2007).

Millingstone (5,500 – 10,000 BP)

Settlement in the Central Coast appears with more frequency in the Millingstone Period. Sites of this era have been discovered in Big Sur (Jones 1993; Jones 2003; Fitzgerald and Jones 1999), Moss Landing (Dietz et al. 1988; Jones and Jones 1992; Milliken et al. 1999), Watsonville (Culleton et al. 2005) and in the Coyote Creek area of Santa Clara (Hildebrandt and Mikkelsen 1993). Like the Paleo-Indian era, people living during the Millingstone era were likely highly mobile. Assemblages are characterized by abundant millingstones and handstones, cores and core-cobble tools, thick rectangular (L-series) Olivella beads, and a low incidence of projectile points, which are generally lanceolate or large side-notched varieties (Jones et al. 2007). Eccentric crescents are also found in Millingstone components. Sites are often associated with shellfish remains and small mammal bone, which suggest a collecting-focused economy. Stable isotope studies on human bone, from a coastal Millingstone component at CA-SCR-60/130, indicate a diet composed of 70%–84% marine resources (Newsome et al. 2004). Contrary to these findings, deer remains are abundant at other Millingstone sites (cf. Jones et al. 2008), which suggests a flexible subsistence focus.

Early (2,600 – 5500 BP)

The Early Period corresponds with the earliest era the "Hunting Culture" which continues through the Middle-Late Transition (Rogers 1929). The Early Period is marked by a greater emphasis on formalized flaked stone tools, such as projectile points and bifaces, and the initial use of mortar and pestle technology. Early Period sites are in more varied environmental contexts than millingstone sites, suggesting more intensive use of the landscape than practiced previously (Jones and Waugh 1997).

Early Period artifact assemblages are characterized by Large Side-notched points, Rossi Square-stemmed points, Spire-lopped (A), End-ground (B2b and B2c), Cap (B4), and Rectangular (L-series) Olivella beads. Other artifacts include less temporally diagnostic Contracting-stemmed and Año Nuevo long-stemmed points, and bone gorges. Ground stone artifacts are less common relative to flaked stone tools when compared with Millingstone-era sites.

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Early Period sites are common and often found in estuary settings along the coast or along river terraces inland. Coastal sites dating to this period include CA-MNT-108 (Breschini and Haversat 1992a), CA-SCR-7 (Jones and Hildebrandt 1990), and CA-SCR-38/123 (Bryne 2002, Jones and Hildebrandt 1994). Inland sites include CA-SCL-33, CA-SCL-178 and CA-SCL-163 (Hildebrandt and Mikkelsen 1993).

Archaeologists have long debated whether the shift in site locations and artifact assemblages during this time represent either population intrusion because of mid-Holocene warming trends, or an in-situ adaptive shift (cf. Mikkelsen et al. 2000). The initial use of mortars and pestles during this time appears to reflect a more labor-intensive economy associated with the adoption of acorn processing (cf. Basgall 1987).

Middle (950 – 2,600 BP)

The trend toward greater labor investment is apparent in the Middle Period. During this time, there is increased use of plant resources, more long-term occupation at habitation sites, and a greater variety of smaller “use-specific” localities. Artifacts common to this era include Contracting-stemmed projectile points, a greater variety of Olivella shell beads and Haliotis ornaments that include discs and rings (Jones 2003). Bone tools and ornaments are also common, especially in the richer coastal contexts (Jones and Ferneau 2002a; Jones and Waugh 1995), and circular shell fishhooks are present for the first time. Grooved stone net sinkers are also found in coastal sites. Mortars and pestles become more common than millingsstones and handstones at some sites (Jones et al. 2007). Important Middle Period sites include CA-MNT-282 at Willow Creek (Jones 2003; Pohorecky 1976), CA-SCR-9 in the Santa Cruz Mountains (Hylkema 1991), CA-SMA 218 at Año Nuevo (Hylkema 1991), CA-SCL-613 at San Francisquito Creek, and a continued presence at SCL-178, SCL-163 (Rosenthal and Meyer 2004).

The Middle Period is a continuation of the “Hunting Culture” because of the greater emphasis on labor-intensive technologies that include projectile and plant processing (Jones et al. 2007; Rogers 1929). Additionally, faunal evidence highlights a shift toward prey species that are more labor intensive to capture, either by search and processing time or technological needs. These labor-intensive species include small schooling fishes, sea otters, rabbits, and plants such as acorn. Early and Middle Period sites are difficult to distinguish without shell beads due to the similarity of artifact assemblages (Jones and Haney 2005).

Middle-Late Transition (700 – 950 BP)

The Middle-Late Transition corresponds with the end of the “Hunting Culture” (Rogers 1929). It also corresponds with social reorganization across the region due to a period of rapid climatic change known as the Medieval Climatic Anomaly (cf. Stine 1994). The Medieval Climatic Anomaly is characterized by drastic fluctuations between cool-wet and warm-dry climatic conditions (Jones et al. 1999). Archaeological sites are rarer during this period, which may reflect a decline in regional population (Jones and Ferneau 2002b). Artifacts associated with the Middle-Late Transition include contracting-stemmed, double side-notched, and small leaf-shaped projectile points. The latter are thought to represent the introduction of bow and arrow technology to the region. A variety of Olivella shell bead types are found in these deposits and include B2, B3, G1, G2, G6, and K1 varieties, notched line sinkers, hopper mortars, and circular shell fishhooks (Jones 1995; Jones et al. 2007). Sites that correspond with this time are CA-

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MNT-1233 and CA-MNT-281 at Willow Creek (Pohorecky 1976), CA-MNT-1754, and CA-MNT-745 in Priest Valley (Hildebrandt 2006) and CA-SCL-690 in San Jose (Hylkema 2007).

Late (181 – 700 BP)

Late Period sites are found in a variety of environmental conditions and include newly occupied task sites and encampments, as well as previously occupied localities. Artifacts associated with this era include Cottonwood (or Canaliño) and Desert Side-notched arrow points, flaked stone drills, steatite and clamshell disc beads, Haliotis disc beads, Olivella bead types E1 and E2, and earlier used B2, B3, G1, G6, and K1 types. Millingstones, handstones, mortars, pestles, and circular shell fishhooks also continue to be used (Jones et al. 2007). Sites dating to this era are found in coastal and interior contexts. Coastal sites dating to the Late Period tend to be resource acquisition or processing sites, while evidence for residential occupation is more common inland (Jones et al. 2007). Late Period sites include CA-MNT-143 at Asilomar State Beach (Brady et al. 2009), CA-MNT-1765 at Moro Cojo Slough (Fitzgerald et al. 1995), CA-MNT-1485/H and -1486/H at Rancho San Carlos (Breschini and Haversat 1992b), and CA-SCR-117 at Davenport Landing (Fitzgerald and Ruby 1997).

Ethnography

The terminal Late Period coincides with the initial Spanish colonization effort in 1769. At that time many tribelets of the Ohlone language group maintained separate territories and spoke dialectically distinct languages. Milliken (1995) associates the area in the vicinity of the Project with the *Sayanta* people that occupied the area on the north side of Monterey Bay and east of San Lorenzo River.

History

Spanish Period (1770–1822)

Spain, England, and Russia sponsored the initial European exploration of California by sending ships to navigate the coastline in search of areas suitable to colonize or to identify the illusive Northwest Passage. These explorers include Juan Rodríguez Cabrillo (1542) and Sebastián Vizcaíno (1602) of Spain, and Sir Francis Drake (1579) of England. In 1769, Spain sent an overland exploratory mission, led by Don Gaspar de Portolá and Padre-Presidente, Junípero Serra, to establish missions within Spanish-held Alta California.

Eventually twenty-two Spanish missions were established in Alta California that drastically altered the lifeways of the Native Americans. The local *Sayanta* people lived in the vicinity of the Project area and were influenced most by Mission Santa Cruz (1791) that the Spanish established on a bluff overlooking the San Lorenzo River approximately 4.5 miles west of the Project area. A total of 69 *Sayanta* were baptized at the Mission (Milliken 2005). The Ohlone tribal groups were pressed into service as “neophytes,” and forced to build the missions and auxiliary structures from local timber, limestone, and adobe, as well as to cultivate wheat, barley, beans, corn, and lentils for the mission population. The Spanish also established secular villages, such as Villa de Branciforte (1797) near Mission Santa Cruz, that also impacted the local indigenous population.

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Mexican Period (1822–1846)

When Mexico won independence from Spain in 1821, the newly established Mexican government secularized the missions in Alta California and offered extensive land grants to the citizens of Alta California (Conway 2003). The Project area was part of the 1,668-acre Mexican land grant Rancho Soquel given in 1833 by Governor José Figueroa to María Martina Castro y Amador. During this time, the ranching industry fueled the economy with the trade of cattle hides and tallow, although timber was also important to the region. In 1842, California Governor Alvarado and General Vallejo, who managed Alta California, declared California independent and waged war with Mexico in 1845. The Mexican American War concluded in 1848 with the signing of the Treaty of Guadalupe-Hidalgo, just days before the announcement of the gold discovery at Sutter's Mill (Munro-Fraser 1881; Sawyer 1922).

American Period (post 1846)

The United States acquired Alta California in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican American War. That same year, gold was discovered in California, resulting in an influx of approximately 300,000 people. As California officially entered its statehood in 1850 (with Santa Cruz County as one of the original twenty-seven counties), the need for increased goods and services increased along with California's growing population.

Capitola

Frederick Hihn, an immigrant from Germany, purchased the Shoquel Rancho lands from the Castro family and established what would become Capitola Village. A wharf was built in what was then called Soquel Landing in 1857 to aid in shipping from the growing logging and agriculture boom of newly formed California. Italian fisherman colonized the area, and tourists caught wind of the cool, coastal breezes when "Camp Capitola" was established in 1874, making it the oldest beach resort on the West Coast of California (Clark 1986). It is said that Capitola takes its name from Capitola Black, the tomboyish heroine from E.D.E.N. Southworth novels, which were popular at that time. The city of Capitola was incorporated in 1949 (Cleland 2005; Waugh 2003).

5 CHRIS Records Search Results

To identify cultural resources potentially affected by the Project, Dudek defined a records search study area that included the Project area and a 0.25-mile radius for resources and cultural studies. On September 28, 2023, Charles Mikulik, conducted a CHRIS records search at the Northwest Information Center (NWIC) at Sonoma State University (NWIC File No. 23-0416). Additional sources consulted included the National Register of Historic Places (NRHP), California Inventory of Historical Resources/CRHR, and the OHP Archaeological Determinations of Eligibility.

Previously Identified Cultural Resources

There are two previously recorded built environment resources (Garden Cottage and Apartment House) within the Project area. Both resources are described below Table 2. There six additional built environment resources and one prehistoric resource (P44-000124; CA-SCR-120) beyond the Project area but within the 0.25-mile study area radius

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(Table 2; Attachment 2). The built environment resources have been addressed by others (Kirk 2014; Frank and Steffen 2023). Prehistoric site CA-SCR-120 is described below Table 2.

Table 2. Recorded Cultural Resources within the Records Search Study Area

NWIC Primary Number	Trinomial	Name	Resource Type	Age	Attributes
Within the Project Area (n=1)					
Pending	No Information	723 El Salto Drive; Garden Cottage	Building	Historic	HP02
Within 0.25 miles of the Project Area (n=7)					
P-44-124	CA-SCR-120	No Information	Site	Prehistoric	AP09; AP15
P-44-377	No Information	Southern Pacific Railroad Aptos Creek SPRR Trestle	Structure	Historic	AH07; AH16; HP11; HP19
P-44-448	No Information	107 Saxon Avenue	Building	Historic	HP02
P-44-450	No Information	112 Central Avenue	Building	Historic	HP02
P-44-451	No Information	212 Hollister Avenue	Building	Historic	HP02
P-44-453	No Information	Grandmother's Cottage	Building	Historic	HP02
P-44-454	No Information	112 Saxon Avenue	Building	Historic	HP02

Garden Cottage (CHRIS Primary Number pending)

The Garden Cottage is an extant 495-square foot single wall residence on the west side of the Project area likely constructed between 1912 and 1920 (Kirk 2014). Kirk reported the building in fair condition but recommended it not eligible for the NRHP, CRHR, or the Capitola Register of Historic Features. The resource was recorded on Department of Parks and Recreation 523 Series forms in 2014 but has not been assigned a Primary Number in the CHRIS system (Claire Shudde, NWIC, personal communication). The evaluation of this resource in the context of the Project can be found in Frank and Steffen (2023).

Apartment House (CHRIS Primary Number pending)

The Apartment House is an extant two-story multi-family apartment building situated on the west side of the Project area constructed in 1956 (Frank and Steffen 2023). The Apartment House is bi-level with apartments located on the ground floor and the second story. Frank and Steffen reported the building in fair condition but recommended it not eligible for the NRHP, CRHR, or the Capitola Register of Historic Features. The resource was recorded on Department of Parks and Recreation 523 Series forms in 2023 but has not been assigned a Primary Number in the CHRIS system (Claire Shudde, NWIC, personal communication).

P-44-124 (CA-SCR-120)

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Wardell (1975) recorded this indigenous site at the northeast corner of the intersection of Central Avenue and Grand Avenue, approximately 1,300 feet west of the Project area. Site constituents include dietary marine shell fragments and possible human bone fragments. Wardell speculated the location to be a seasonal shell harvesting site.

Previously Conducted Studies

The records search results show one cultural study (S-3780) with coverage that intersects the Project area. S-3780 is described below Table 3. There are 29 studies with coverage beyond the Project area but within the 0.25-mile records search radius (Attachment 2).

Table 3. Previous Cultural Studies within the Records Search Study Area

NWIC File Number	Author(s)	Year	Title	Publisher
Within the Project Area (n=1)				
S-3780	Gary Berg	1975	Archaeological Impact Evaluation, Aptos County Sanitation District, Proposed Pipeline Routing, a Phase Two Evaluation of Archaeological Resources along the Final Right-of-Way	Archaeological Resource Service
Within 0.25-miles of the Project Area (n=29) (Attachment 2)				

S-3780

Berg (1975) surveyed two locations in Capitola for an archaeological report associated with a new sanitary sewer pipeline planned by the County Sanitation District. One location was near the top of the coastal bluff east of downtown Capitola that included the Project area and the small seasonal drainage just east of the Project area. No archaeological resources were identified.

6 Sacred Lands File Search and Native American Outreach

On August 29, 2023, Dudek requested a SLF search from the NAHC for the Project area. On August 31, 2023, NAHC responded with positive results for the SLF search with the Costanoan Ohlone Rumsen-Mutsen Tribe listed as the information point of contact in this case. The NAHC also sent a list of seven Native American contacts who are culturally affiliated with the Project Area vicinity.

On September 14, 2023, Dudek sent information request letters to all seven Native American contacts to request information about cultural and tribal cultural resources in or near the Project area. On September 14, 2023, Chairperson Valentin Lopez, Amah Mutsun Tribal Band, responded that Amah Mutsun Tribal Band has no cultural resources in or around the Project area. Mr. Lopez also requested notification in case of discovery during construction activities. The SLF search results and the record of Native American outreach are provided in Attachment 3.

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On September 26, 2023, Irenne Zwierlein, Chairperson of Amah Mutsun Tribal Band of Mission San Juan Bautista Ohlone Costanoan recommended cultural sensitivity training for all construction crew members and the presence of an archaeologist and tribal monitor during ground-disturbance.

7 Site Survey

Methods

On September 15, 2023, Dudek archaeologist, John Schlagheck, MA, RPA, conducted a pedestrian survey on all accessible land within the Project area. The reconnaissance was an intensive surface survey that included careful inspection for prehistoric and historical period cultural materials, as well as topographic indicators and soil characteristics that might be evidence of subsurface cultural materials. Where partially exposed soil was encountered, small hand tools were used to increase soil visibility by removing light vegetation, duff, and imported materials such as wood chips.

Results

The Project area contains three structures including the existing condominium building, a small cottage, and a relatively new four-bay garage. Exposed soil was present in numerous small areas between the existing structures and around the perimeter of the parcel. The observed soil was a light to medium brownish gray silt and sand that likely represents native soil thoroughly mixed with various types of imported material related to construction and maintenance of the existing buildings and hard surfaces, such as the driveway and landscaping. Abundant rodent burrows and a row of new fence posts running north and south through the center of the parcel provided excellent view of soil brought up from below the surface.

Dudek found no evidence for the presence of unknown archaeological resources during the survey. No evidence for use of the property during prehistoric times (such as flaked stone, charred faunal remains, marine shell, fire affected rock, or charcoal) was observed. Similarly, no evidence for unknown historical period resources was found. Modern debris, including plastic, wood, and glass fragments, was observed in numerous locations. A sample of photographs taken of the Project area during the survey are included in Attachment 4.

8 Summary

Dudek's background research found no recorded archaeological resources within the Project area or close enough to the Project area to be resources of concern. The Project area was surveyed for archaeological resources in 1975 with negative results. The present survey of the Project area was also uniformly negative for evidence of previously unknown resources. The NAHC indicated positive results for the SLF search with the Costanoan Ohlone Rumsen-Mutsen Tribe listed as the information point of contact. Dudek's outreach to the local Native American community did not result in obtaining any new information about cultural or tribal cultural resources in the Project vicinity.

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9 Conclusions and Recommendations

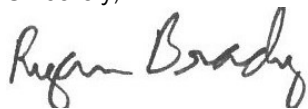
Based on the results of the assessment, the potential for encountering previously unknown potentially significant archaeological resources during the planned demolition of the existing cottage building is low. No further effort regarding identification of cultural resources in the Project area is recommended.

Ground disturbing construction activities should proceed under a plan that accounts for the inadvertent discovery of potentially significant archaeological resources and human remains. Dudek recommends the following language, or equivalent, be part of the Project's conditions compliance effort moving forward:

1. If archaeological resources are exposed during construction activities for the Project, immediately cease all construction and contact the City of Capitola Community Development Department staff to initiate a resource evaluation by a qualified archaeologist. With concurrence of the City of Capitola Community Development Director, depending upon the significance of the find under CEQA (14 CCR 15064.5[f]; California Public Resources Code, Section 21082), the archaeologist may record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the archaeologist observes the discovery to be potentially significant under CEQA, preservation in place or additional treatment may be required. [REF: City of Capitola Municipal Code Section 17.56.040 (Unexpected Discovery of Archaeological or Paleontological Resources)]
2. In accordance with Section 7050.5 of the California Health and Safety Code, if potential human remains are found, immediately notify the lead agency (City of Capitola Community Development Department) staff and the Santa Cruz County Coroner of the discovery. The coroner will decide the nature of the remains within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, of Native American ancestry, the coroner will notify the Native American Heritage Commission within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the Native American Heritage Commission will appoint a Most Likely Descendant (MLD), who will be authorized to provide recommendation to the lead agency regarding the preferred treatment of the remains and any associated objects and/or materials.

Should you have any questions relating to this report and its findings please do not hesitate to contact me directly.

Sincerely,



Ryan Brady, M.A., RPA
Archaeologist
Direct: (831) 345-8715
Email: rbrady@dudek.com

TO: BRIAN FROELICH

SUBJECT: PHASE I ARCHAEOLOGICAL ASSESSMENT/723 EL SALTO DRIVE CAPITOLA

Figure 1. Project Location Map

Figure 2. Project Area Map

Attachment 1. National Archaeological Database Information

Attachment 2. CHRIS Records Search Results

Attachment 3. Sacred Lands File Search and Native American Outreach

Attachment 4. Project Photos

cc: Micah Hale, Ph.D., Dudek

TO: BRIAN FROELICH

SUBJECT: PHASE I ARCHAEOLOGICAL ASSESSMENT/723 EL SALTO DRIVE CAPITOLA

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SUBJECT: PHASE I ARCHAEOLOGICAL ASSESSMENT/723 EL SALTO DRIVE CAPITOLA

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TO: BRIAN FROELICH

SUBJECT: PHASE I ARCHAEOLOGICAL ASSESSMENT/723 EL SALTO DRIVE CAPITOLA

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SOURCE: USGS 7.5-Minute Series Soquel Quadrangle

FIGURE 1



 Project Boundary

SOURCE: Esri Imagery 2022

Attachment 1

National Archaeological Database Information

NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

Authors: John Schlagheck, MA, RPA

Firm: Dudek

Project Proponent: City of Capitola, California

Report Date: October 2024

Report Title: Archaeological Assessment for 723 El Salto Drive Residential Redevelopment Project, Capitola, Santa Cruz County, California (letter report)

Type of Study: Phase I Archaeological Assessment

Resources: None

USGS Quads: 7.5-minute *Soquel* Quad

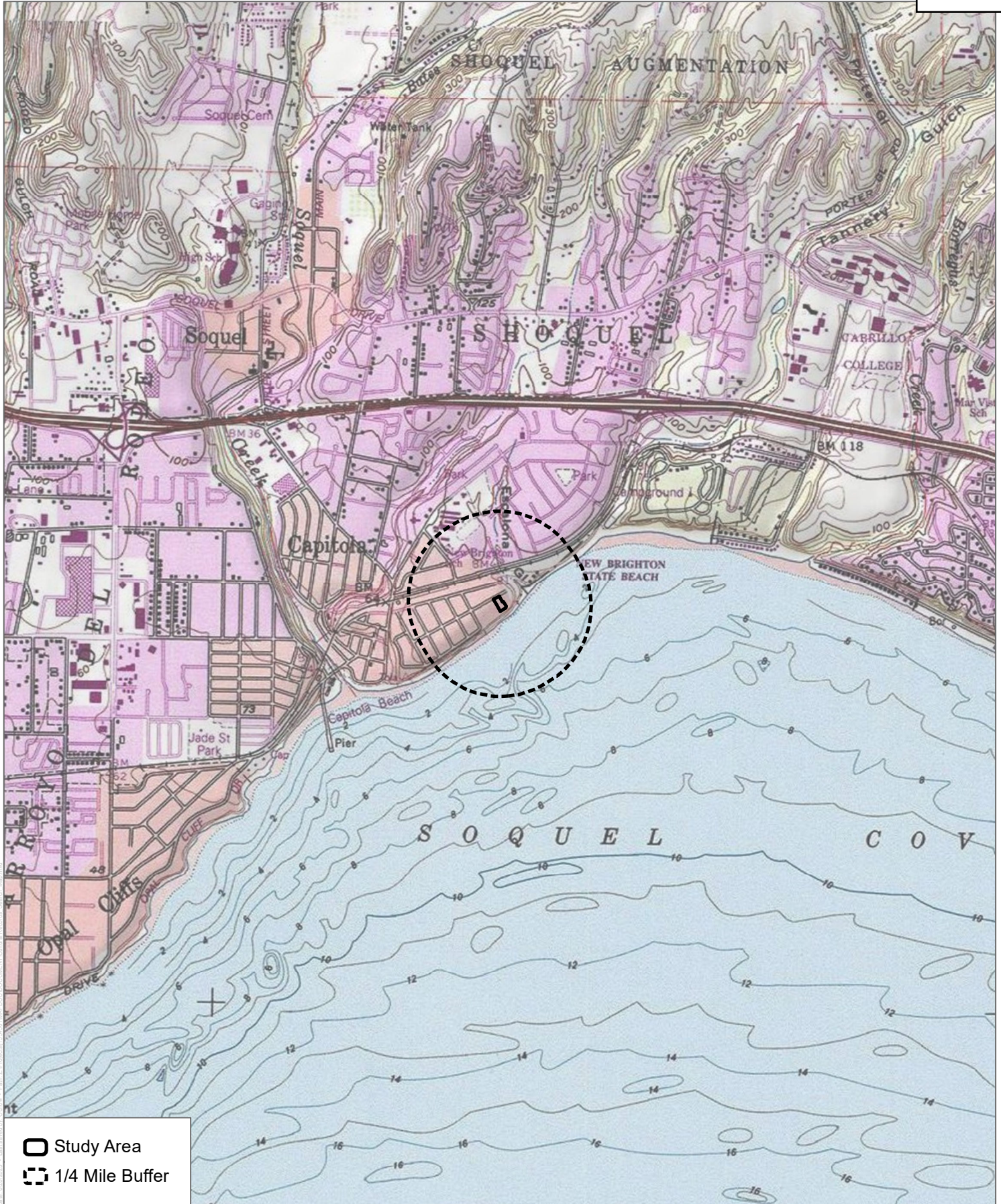
Acreage: ~0.84 acres

Permit Numbers: Permit Pending

Keywords: Central Coast, archaeological survey, Capitola, CA

Attachment 2

CHRIS Records Search Results



SOURCE: USGS 7.5-Minute Series Soquel Quadrangle
Township 11S; Range 1W; Section 14



CHRIS RECORDS SEARCH WORKSHEET

NWIC File No. 23-0416

CMAC Project #: 23093RS
County: Santa Cruz
Project: 15545: 723 El Salto Drive Residential Redevelopment
Attention: John Schlagheck, Dudek
Information Center: NWIC
Quad Map: *Soquel*
Records Search Extent/Radius Resources: 0.25-miles
Records Search Extent/Radius Studies: 0.25-miles

Resources intersecting PA: (1) Garden Cottage (No CHRIS Primary Number).

Resources beyond the Project area but within the records search radius: (7) P-44-000124, P-44-000377, P-44-000448, P-44-0450, P-44-000451, P-44-000453, P-44-000454.

Studies intersecting PA: (1) S-3780.

Studies beyond the Project Area but within the records search radius: (29) S-3751, S-3751a, S-3967, S-10556, S-20128, S-21598, S-23728, S-23729, S-24930, S-26269, S-21120, S-29121, S-35255, S-35956, S-35956a, S-35956b, S-35956c, S-44277, S-51509, S-51509a, S-51509b, S-51509c, S-51509d, S-51509e, S-51509f, S-51509g, S-51509h, S-51509i, S-52101.

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-44-000124	CA-SCR-000120	Resource Name - [none]	Site	Prehistoric	AP09; AP15	1975 (D.L. Wardell, [none])	S-003967, S-026269
P-44-000377		Resource Name - Southern Pacific Railroad; Other - Southern Pacific Railroad La Selva Beach Trestle; Other - Southern Pacific Railroad Structure No. 9.09; Other - Southern Pacific Railroad Harkins Slough Trestle; Other - Southern Pacific Railroad Structure No. 4.87; Other - SPRR Structure No. 105.1; Other - Harkin Slough Trestle; Other - Southern Pacific Railroad Tracks; Voided - P-44-001144; Other - Davenport Branch Line; Other - Coast Line Railway; Other - Union Pacific Railroad; Voided - P-44-000345; Other - SPRR Aptos Creek Trestle Footings	Structure	Historic	AH07; AH16; HP11; HP19	1998 (Chris Morgan, Pacific Legacy); 1999 (A. Ruby (FW), S. Mikesell (JRP), Far Western, JRP Historical Consulting Services); 2014 (Toni Webb, Garret Root, JRP Historical Consulting, LLC); 2014 (Toni Webb, Garret Root, JRP Historical Consulting, LLC); 2018 (Hannah Haas & Steven Treffers, Rincon Consultants, Inc); 2019 (John Schlagheck, Peter Von der Porten, Holman and Associates); 2019 (John Schlagheck, Holman and Associates)	S-038430, S-044312, S-044313, S-051938, S-054166, S-054246, S-054508, S-056162
P-44-000448		Resource Name - 107 Saxon Avenue	Building	Historic	HP02	2000 (C. Duval, F. Maggi, Dill Design Group)	S-023728
P-44-000450		Resource Name - 112 Central Avenue	Building	Historic	HP02	1999 (Franklin Maggi, Leslie A.G. Dill, Architect)	S-021598
P-44-000451		Resource Name - 212 Hollister Avenue	Building	Historic	HP02	2000 (C. Duval, F. Maggi, Dill Design Group)	
P-44-000453		Resource Name - Grandmother's Cottage; Other - English Cottages at Depot Hill	Building	Historic	HP02	2000 (C. Duval, F. Maggi, Dill Design Group)	S-024930
P-44-000454		Resource Name - 112 Saxon Avenue	Building	Historic	HP02	2000 (C. Duval, F. Maggi, Dill Design Group)	S-023729

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-003751	Voided - E-286 SCR; Voided - E-5 SCR; Voided - S-4032	1976	Stephen A. Dietz and Thomas L. Jackson	Archaeological Reconnaissance and Literature Survey for the Proposed Aptos, Rio Del Mar, La Selva Beach, Wastewater Management Project	Archaeological Consulting and Research Services, Inc.	44-000014, 44-000224
S-003751a		1977	Stephen A. Dietz	Report of Subsurface Investigations for the Proposed Aptos, Rio del Mar, La Selva Beach Wastewater Management Project	Archaeological Consulting and Research Services, Inc.	
S-003780	Voided - E-34 SCR	1975	Gary Berg	Archaeological Impact Evaluation, Aptos County Sanitation District, Proposed Pipeline Routing, a Phase Two Evaluation of Archaeological Resources along the Final Right-of-Way	Archaeological Resource Service	
S-003967	Voided - E-221 SCR	1976	Martin H. Heicksen	Archaeological services at Central and Grand Avenues in Capitola (letter report)		44-000124
S-010556		1988	Stephen A. Dietz	An archaeological reconnaissance of the Blodgett property in Capitola, California (letter report)	Archaeological Consulting and Research Services, Inc.	
S-020128		1998	Christopher Morgan and Thomas L. Jackson	Archaeological Reconnaissance of the Proposed Seacave Protection Development, Capitola, California	Pacific Legacy, Inc.	
S-021598		1999	Charlene Duval and Franklin Maggi	Historic Report For an Existing Residential Building Located at 112 Central Avenue, Capitola, California	Dill Design Group	44-000450
S-023728		2000	Charlene Duval and Franklin Maggi	Historical and Architectural Evaluation For an Existing Single Family Residential Building Located at 107 Saxon Avenue, Capitola, California	Dill Design Group	44-000448
S-023729		2000	Charlene Duval and Franklin Maggi	Historical and Architectural Evaluation For an Existing Single Family Residential Structure Located at 112 Saxon Avenue, Capitola, California	Dill Design Group	44-000454
S-024930		2000	Colin Busby	Archaeological Resources Review, Proposed Addition to Single Family Residence, 106 Livermore Avenue (APN 036-143-22), City of Capitola, Santa Cruz County, California, Application #00-18 (letter report)	Basin Research Associates, Inc.	44-000453
S-026269	Submitter - AC Project 3332	2002	Mary Doane and Trudy Haversat	Preliminary Archaeological Reconnaissance for the Depot Hill Seawall in Capitola, Santa Cruz County, California	Archaeological Consulting	44-000124

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-029120	Submitter - Project 3662A	2004	Mary Doane and Trudy Haversat	Preliminary Archaeological Reconnaissance of APN 036-131-08, 206 Grand Avenue, Capitola, Santa Cruz County, California	Archaeological Consulting	
S-029121	Submitter - AC Project 3662B	2004	Mary Doane and Trudy Haversat	Preliminary Archaeological Reconnaissance of APN 036-131-07, 101 Saxon Avenue, Capitola, Santa Cruz County, California	Archaeological Consulting	
S-035255		2008	Matthew Armstrong	Results of Archaeological Records Search and Survey at 110 Grove Avenue, Capitola, Santa Cruz County (letter report)	Pacific Legacy, Inc.	
S-035956	Voided - S-35954; Voided - S-40455	2008	Matthew R. Clark	Aptos Transmission Main Relocation Project, National Historic Preservation Act Section 106, Historic Resources Inventory and Subsurface Reconnaissance Plan for Archaeological Resources	Holman & Associates	44-000203, 44-000215, 44-000234, 44-000266
S-035956a		2008	Charlene Duval, Sandy Lyndon, and Carolyn Swift	Historic Research and Context for Potential Archaeological Sensitivity for the Aptos Transmission Main Relocation Project	Holman & Associates	
S-035956b		2009	Matthew R. Clark	Aptos Transmission Main Relocation Project, National Historic Preservation Act Section 106, Subsurface Reconnaissance for Archaeological Resources, Historic Resources Inventory, and Historic Properties Management Plan	Holman & Associates	
S-035956c		2013	Matthew R. Clark, Sunshine Psota, and Patricia Paramoure	Aptos Transmission Main Relocation Project: Final Report. Section I: Archaeological Monitoring of Construction and Completion of National Historic Preservation Act Section 106 Compliance; Section II: Historic Artifact Processing, Analysis, and Interpretation.	Holman & Associates	
S-044277		2013	Hannah G. Haas and Robert Ramirez	Phase I Archaeological Resources Survey of the Monarch Cove Hotel Project, Capitola, Santa Cruz County, California	Rincon Consultants	
S-051509	Other - AR-843-35	1975	Paul E. Nesbitt	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Historical and Recreational Facilities, Volume I: Reports 1-9 (inclusive)	California Department of Parks and Recreation	27-000199, 27-000200, 27-000209, 27-000210, 27-000302, 27-000575, 27-000576, 27-000729, 27-000730, 27-000731, 27-001721, 27-003682, 28-000062, 28-000231, 28-000237, 28-000238, 28-000239, 41-000118, 49-000488

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-051509a		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #1 - Andrew Molera State Park	California Department of Parks and Recreation	
S-051509b		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #2 - Palm Beach State Beach	California Department of Parks and Recreation	
S-051509c		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #3 - New Brighton State Beach	California Department of Parks and Recreation	
S-051509d		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #4 - Henry Cowell Redwoods State Park	California Department of Parks and Recreation	
S-051509e		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #5 - San Gregorio State Beach	California Department of Parks and Recreation	
S-051509f		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #6 - Half Moon Bay State Beach	California Department of Parks and Recreation	
S-051509g		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #7 - Mount Diablo State Park	California Department of Parks and Recreation	
S-051509h		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Project #8 - Sugarloaf Ridge State Park	California Department of Parks and Recreation	
S-051509i		1975	Henry S. Keesling and G.R. Stammerjohan	Statewide Survey Project of Cultural Resources in Relation to Departmental Development Projects, Report #9 - Bothe-Napa Valley State Park	California Department of Parks and Recreation	
S-052101	Submitter - 11056	2018	Sarah Brewer and Ryan Brady	Cultural Resources Assessment for 106 Sacramento Avenue, Capitola, Santa Cruz County, California (Confidential) (letter report)	Dudek	

Attachment 3

SLF Search Results and Native American Outreach

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100 West Sacramento, CA 95691
916-373-3710
916-373-5471 Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Date: 8/29/23

Project Name: Dudek 15545: 723 El Salto Drive Residential Redevelopment

County: Santa Cruz

USGS Quad Name: *Soquel*

Township: 11S; **Range:** 01W; **Section(s):** 14

Company Name and Contact Information:

Dudek
725 Front Street Suite 400
Santa Cruz, CA 95060
(831) 212-3886
jschlagheck@dudek.com

Project Description:

The project includes the redevelopment of residential property at 723 El Salto Drive. The Project specifically includes demolition of an existing four-unit condominium building and a single-family house. The property will then be subdivided under a four-lot condo subdivision with a remainder lot. Construction will include a new condo building and a new single-family home. The project is located on a 0.83-acre parcel at 723 El Salto Drive (Assessor's Parcel Number 036-143-35) in the City of Capitola, California. See attached project location map.



SOURCE: USGS 7.5-Minute Series Soquel Quadrangle

FIGURE 1

**NATIVE AMERICAN HERITAGE COMMISSION**

August 31, 2023

John Schlagheck
DudekVia Email to: jschlagheck@dudek.com**Re: Dudek 15545: 723 El Salto Drive Residential Redevelopment Project, Santa Cruz County**

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Costanoan Ohlone Rumsen-Mutsen Tribe on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne
Cultural Resources Analyst

Attachment

CHAIRPERSON
Reginald Pagaling
ChumashVICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiSECRETARY
Sara Dutschke
MiwokPARLIAMENTARIAN
Wayne Nelson
LuiseñoCOMMISSIONER
Isaac Bojorquez
Ohlone-CostanoanCOMMISSIONER
Stanley Rodriguez
KumeyaayCOMMISSIONER
VacantCOMMISSIONER
VacantCOMMISSIONER
VacantEXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Santa Cruz County
8/31/2023**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #
Amah Mutsun Tribal Band	N	Ed Ketchum, Vice-Chairperson		(530) 578-3864
Amah Mutsun Tribal Band	N	Valentin Lopez, Chairperson	P.O. Box 5272 Galt, CA, 95632	(916) 743-5833
Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Irene Zwierlein, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	(650) 851-7489
Costanoan Ohlone Rumsen-Mutsen Tribe	N	Patrick Orozco, Chairman	644 Peartree Drive Watsonville, CA, 95076	(831) 728-8471
Indian Canyon Mutsun Band of Costanoan	N	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	(408) 673-0626
Indian Canyon Mutsun Band of Costanoan	N	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	(831) 637-4238
Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702

rent only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Dudek 15545: 723 El Salto Drive Residential Redevelopment Project, Santa Cruz County.

September 14, 2023

15545

Valentin Lopez, Chairperson [letter typical; see NAHC list for all addressees]
Amah Mutsun Tribal Band Ohlone/Costanoan
P.O. Box 5272
Galt, CA 95632

Subject: 723 El Salto Residential Redevelopment Project, Capitola, California

Dear Chairperson Lopez:

Dudek is working with the City of Capitola to complete a cultural resources study for a residential redevelopment project (Project) at 723 El Salto Drive (Assessor's Parcel Number [APN] 036-143-35). The Project includes demolition of an existing four-unit condominium building and single-family house, a new four-lot condominium subdivision with a remainder lot, and construction of four condominiums and a single-family home. See the attached project location map (Figure 1).

We have submitted for and reviewed the results of a search of the Sacred Lands File maintained by the Native American Heritage Commission (NAHC). The NAHC reported positive results with the Costanoan Ohlone Rumsen-Mutsen Tribe noted as information contact in this case. The NAHC also provided us your contact as someone who may have information regarding unrecorded cultural resources or tribal cultural resources in the project vicinity.

We are reaching out to all Native American representatives listed by NAHC for this area with a request for any information relating to cultural resources or tribal cultural resources in the vicinity of the proposed project. Any information you provide will remain confidential and be used for planning purposes for this project only.

If you have any questions or comments, you can reach me by telephone at 831-212-3886 or by email at jschlagheck@dudek.com. Thank you for your assistance with this project.

Sincerely,

John Schlagheck, Archaeologist
Dudek

Attachments: Figure 1: Project Location Map



SOURCE: USGS 7.5-Minute Series Soquel Quadrangle

FIGURE 1

From: Valentin Lopez <vjltestingcenter@aol.com>
Sent: Thursday, September 14, 2023 1:53:59 PM
To: Angela Moniz <amoniz@dudek.com>
Cc: John Schlagheck <jschlagheck@dudek.com>
Subject: Re: Native American Outreach- 723 El Salto Residential Redevelopment Project

Hi Angie,

We have no information of cultural resources being identified at or near the location of this property. In the event cultural resources are found please notify our tribe.

Thank you,

Valentin Lopez, Chair
Amah Mutsun Tribal Band
916-743-5833

***The Amah Mutsun Tribal Band of San Juan Bautista
&
A.M.T.B. Inc.***

Letter of Response

To whom it may concern:

It is our pride and privilege to be of service for any Native American Cultural Resource Monitoring, Consulting and/ or Sensitivity Training you may need or require. We take our Heritage and History seriously and are diligent about preserving as much of it as we can. Construction is a constant in the Bay Area and with that new discoveries are bound to happen. If you choose our services we will gladly guide all personnel through proper procedures to safely protect and preserve: Culture, Heritage, and History.

It is highly recommended, if not previously done, to search through Sacred Lands Files (SLF) and California Historical Resource Information Systems (CHRIS) as well as reaching out to the Native American Heritage Commission (NAHC) In order to determine whether you are working in a Cultural and/ or Historic sensitivity.

If you have received any positive cultural or historic sensitivity within 1 mile of the project area here is A.M.T.B Inc's and Amah Mutsun Tribal Band of San Juan Bautista's recommendations:

- All Crews, Individuals and Personnel who will be moving any earth be Cultural Sensitivity Trained.
- A Qualified California Trained Archaeological Monitor is present during any earth movement.
- A Qualified Native American Monitor is present during any earth movement.

If further Consultation, Monitoring or Sensitivity Training is needed please feel free to contact A.M.T.B. Inc. or Myself Directly.

Sincerely, Irenne Zwierlein

Irenne Zwierlein

3030 Soda Bay Road, Lakeport
CA 95453
amtbtnc21@gmail.com
(650)851-7489

723 El Salto Drive Project (Dudek 15545)

Sacred Lands File Search, Native American Outreach and Coordination (as of October 13, 2023)

Date	Contact Type	From	To	Communications
08/29/2023	Email	Dudek	Native American Heritage Commission (NAHC)	Request Sacred Lands file (SLF) search and list of Native American contacts in the Project Area
08/31/2023	Letter via Email	Native American Heritage Commission	Dudek	Sacred Lands File search indicated positive results with the Costanoan Ohlone Rumsen-Mutsen Tribe noted as information point of contact. Included list of seven (7) Native American contacts for the Project Area
09/14/2023	Email	Dudek	Patrick Orozco, Chairman, Coastanoan Ohlone Rumsen-Mutsen Tribe	Introduction to the project with project location map and SLF results attached. Dudek requested information about any resources of concern to the Costanoan Ohlone Rumsen-Mutsen Tribe.
09/14/2023	Letter via Email	Dudek	Valentin Lopez, Chair of the Amah Mutsun Tribal Band	Introduction to the project and request for information on additional resources in the Project Area
09/14/2023	Letter via Email	Dudek	Ann Marie Sayers, Chair of Indian Canyon Mutsun Band of Costanoan	Introduction to the project and request for information on additional resources in the Project Area
09/14/2023	Letter via Email	Dudek	Kanyon Sayers-Roods, MLD Contact of Indian Canyon Mutsun Band of Costanoan	Introduction to the project and request for information on additional resources in the Project Area
09/14/2023	Letter via Email	Dudek	Irenne Zwierlein, Chair of Amah Mutsun Tribal Band of Mission San Juan Bautista Ohlone Costanoan	Introduction to the project and request for information on additional resources in the Project Area
09/14/2023	Letter via Email	Dudek	Kenneth Woodrow, Chair of Wuksache Indian Tribe/Eshom Valley Band	Introduction to the project and request for information on additional resources in the Project Area
09/14/2023	Letter via Email	Dudek	Ed Ketchum, Vice-Chair of the Amah Mutsun Tribal Band	Introduction to the project and request for information on additional resources in the Project Area
09/14/2023	Email	Valentin Lopez, Chair of the Amah Mutsun Tribal Band	Dudek	Responded that Amah Mutsun Tribal Band has no known cultural resources in or around the Project Area. Requested notification in case of discovery during construction activities.
9/26/2023	Letter via Email	Irenne Zwierlein, Chair of Amah Mutsun Tribal Band of Mission San Juan Bautista Ohlone Costanoan	Dudek	Requested cultural sensitivity training for all construction crew members and the presence of an archaeologist and tribal monitor during ground-disturbance.

Attachment 4

Project Photographs



Photo 1: West portion of the Project area looking north



Photo 3: Northcentral portion of the Project area looking Northeast



Photo 2: Extreme south portion of the Project area looking southeast over the coastal bluff



Photo 4: Southcentral portion of the Project area looking north showing a row of new fence post and rodent barrowing

MEMORANDUM

To: Brian Froelich, City of Capitola

From: Kelsey Higney, Dudek

Subject: Biological Resources Assessment; 723 El Salto Drive Project, Capitola, California

Date: January 13, 2025

cc: Stephanie Strelow, Dudek
Matt Ricketts, Dudek

Attachment(s): A. Photo Log
B. Plant and Wildlife Species Potential to Occur
C. Plant and Wildlife Species Observed

1 Introduction

This technical memorandum summarizes Dudek's findings from a reconnaissance-level biological field survey for the 723 El Salto Drive Project (project) in Capitola, California. The proposed project consists of splitting the existing 0.82-acre lot into two lots. Parcel A is proposed to be 28,959 square feet and Parcel B is proposed to be 6,479 square feet. An existing four-unit condominium building with garage will be retained on Parcel A. No additional development, site disturbance or tree removal is proposed, except for the existing cottage that is proposed for demolition. The location is within the R-1 (single-family residential) zoning district.

1.1 Site Location

The site is in a developed residential setting in Capitola and consists primarily of paved surfaces and ruderal vegetation. Ornamental shrubs are planted throughout the site. The northern portion of the site contains a large coast live oak tree and a small patch of willows, as well as a planted Monterey cypress. The site is otherwise surrounded by residential development on three sides and a steep cliff to the ocean on the south side. No natural vegetation communities are present on the site. Elevation ranges from approximately 95 to 150 feet above mean sea level. Topography is generally flat up to the cliff. The region surrounding the site receives an annual average of approximately 29.33 inches of precipitation. Average temperatures range from approximately 45 to 68.9 °F (WRCC 2024). Project location and the project site are shown on Figures 1 and 2.



FIGURE 1

Project Location

723 El Salto Drive



SOURCE: Esri Imagery 2022

DUDEK



0 25 50 Feet

FIGURE 2

Project

723 El Salto Drive

2 Methods

2.1 Desktop Literature Review

Prior to 2023 fieldwork, Dudek queried online databases to identify sensitive biological resources (i.e., special-status species or sensitive natural communities) with potential to occur in the site vicinity. For this memorandum, special-status plant and wildlife species are defined as those that are listed, proposed for listing, or candidates for listing as threatened or endangered under the federal Endangered Species Act; listed or candidates for listing as threatened or endangered under the California Endangered Species Act; designated as fully protected under the California Fish and Game Code; designated as a California Species of Special Concern by the California Department of Fish and Wildlife (CDFW); and/or assigned a California Rare Plant Rank (CRPR) of 1 or 2 by the California Native Plant Society (CNPS). Special-status plant and wildlife species known to occur in the vicinity were identified by searching CDFW's California Natural Diversity Database (CDFW 2024a), CNPS's Inventory of Rare and Endangered Plants of California (CNPS 2024) and the U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) online planning tool (USFWS 2024a). The USFWS National Wetland Inventory (NWI) was also queried to assess for the presence of nearby aquatic resources (USFWS 2024b). These database queries comprised the Felton, Laurel, Loma Prieta, Moss Landing, Santa Cruz, Soquel, and Watsonville West U.S. Geological Survey 7.5-minute quadrangles and were used along with observations from the field survey to determine likelihood for sensitive biological resources to occur on the site.

Dudek re-queried the above sources in November 2024 as due diligence after the project changed from new building construction to a lot split. The purpose of this second review was to confirm that no new special-status species needed to be addressed.

2.2 Biological Resources Survey

Dudek biologist Kelsey Higney conducted a reconnaissance-level field survey of the biological study area (BSA)—including the Project site and 100-foot buffer—on September 8, 2023. The focus of the survey was to identify existing biological resources, including vegetation and wildlife habitat values and habitat suitability for special-status plant and wildlife species, as well as to document the presence of aquatic resources or sensitive natural vegetation communities. The site was surveyed on foot with the aid of binoculars. A digital map accessible on a handheld device (ESRI 2023) was used for navigation and observations were recorded in a field notebook.

Due to the developed condition of the site, Dudek determined that a second survey in 2024 was unnecessary. Existing habitat conditions are not expected to have substantially changed since September 2023, and the previous observations are therefore sufficient to inform the below analysis.

3 Results

Based on the results of the database search, a total of 96 special-status species (51 plant and 45 wildlife) were identified as potentially occurring in the project region (Attachment B, Plant and Wildlife Species Potential to Occur). Additional information on each species group is provided below.

3.1 Special-Status Plants

A total of 28 plant species, 5 native (18%) and 22 non-native (82%) were recorded in the BSA during the biological field survey (Attachment C, Plant and Wildlife Species Observed). No special-status plant species were identified. The site was previously disturbed and contains mostly herbaceous weeds and non-native grasses characteristic of disturbed habitats, as well as ornamental trees and shrubs.

A total of 51 special-status plants have potential to occur in the vicinity of the BSA (Attachment B.1, Special- Status Plant Species Potential to Occur). However, due to the existing developed and disturbed nature of the site and largely residential setting of the surrounding lands, as well as the absence of suitable native communities and substrates that could support special-status plants, the occurrence of special-status plant species on the site is highly unlikely. Monterey cypress is a CRPR 1B.2 species present in the BSA but is considered ornamental and not protected outside of relict populations in Carmel.

3.2 Special-Status Wildlife

A total of seven (7) native wildlife species were detected during the biological field survey (Attachment C, Plant and Wildlife Species Observed). No bird nests (active or inactive), nor any nesting behavior such as courtship, nest-building, food deliveries, or territorial displays were observed during the survey because most birds in central California complete nesting by August 31. Suitable nesting habitat for numerous native bird species protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF) occurs in the vicinity, however.

A total of 45 special-status wildlife species have potential to occur in the vicinity of the BSA (Attachment B.2, Special-Status Wildlife Species Potential to Occur). One (1) special-status species, monarch butterfly, was detected within the BSA during the field survey. One individual was detected flying within the BSA, but no signs of winter roosting were observed, nor are any large groves of commonly used trees such as eucalyptus present on the site. There is a known monarch butterfly overwintering site at Escalona Gulch, approximately 200 feet northeast of the site (CDFW 2024a; Occurrence No. 60). Butterflies were last observed at this location in November 2014. The remainder of these wildlife species are not expected or are considered to have a low potential to occur in the BSA due to the absence of suitable habitat conditions, existing developed and disturbed conditions, and associated urban land uses.

3.3 Potentially Jurisdictional Aquatic Resources

No potentially jurisdictional aquatic resources were identified within the BSA during the field survey. Apart from the Pacific Ocean, which directly borders the BSA but is not accessible due to the cliff at the edge of the site, the nearest aquatic resource is an intermittent stream approximately 0.07 miles northeast which enters the ocean at New Brighton State Beach and does not intersect the BSA (USFWS 2024b). The developed nature of the BSA and surrounding vicinity makes it highly unlikely that any aquatic species (e.g., salamanders or frogs) using the intermittent stream would access the BSA.

3.4 Sensitive Natural Communities

No natural communities considered sensitive by CDFW were identified within the BSA during the field survey (CDFW 2023b). The entire site is residential and developed. The City's General Plan identifies "Documented Monarch Butterfly Habitat" approximately 250 northeast of the site (Figure OSC-1, Natural Resources).

4 Conclusions

A Dudek biologist conducted a biological reconnaissance-level field surveys for the project on September 8, 2023, the results of which are summarized below.

- No special-status plant species were identified in the BSA.
- One monarch butterfly was identified in the BSA. Suitable trees for overwintering populations are limited within the BSA, so the site is unlikely to support overwintering monarchs.
- Due to the absence of suitable habitat conditions and existing developed and disturbed conditions on and in the vicinity of the project site, no special-status plant or wildlife species are expected to occur.
- The BSA offers potential nesting habitat for native migratory birds.
- No aquatic resources were identified in the BSA.
- No sensitive natural communities were identified on the BSA.
- The proposed project will have no effect on critical habitat since the project site is not located within a designated critical habitat unit (USFWS 2024a).

4.1 Recommendations

Although the site is unlikely to support special-status species, it provides potential nesting habitat for native birds and is near a known monarch butterfly overwintering site. The following best management practices and standard conditions of approval are recommended for any future redevelopment of the site.

Nesting and Migratory Birds

The BSA provides potential nesting habitat for a variety of migratory birds. In California, all native birds and active bird nests (with eggs or young) are protected by the federal MBTA and Sections 3503 and 3503.5 of the CFGC. If conducted during the nesting season (typically defined by CDFW as February 1 to August 31, with peak activity between April and June), Project activities could directly impact active nests in affected trees and ornamental shrubs within the BSA. Implementation of the following measure would avoid impacts on nesting and migratory birds.

- **Recommendation 1: Pre-construction Surveys for Nesting Birds.** Within 14 days prior to any ground-disturbing activities or vegetation clearing during the nesting season (February 1 to August 31), a qualified biologist or biological monitor shall conduct a pre-construction nesting bird survey of all potential nesting habitat within the BSA, including a 100-foot buffer for passerine species and a 300-foot buffer for raptors. If there is a lapse between the survey time and initiation of work activities of 14 days or greater, the nesting bird survey shall be repeated. If active nests are found during the survey, work in that area shall stop and

a qualified biologist or biological monitor shall determine an appropriate no-work buffer around the nest based on the activity and species and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No work shall occur within the buffer until the young have fledged or the nest(s) are no longer active, as determined by the biologist or biological monitor.

Monarch Butterfly

California overwintering populations of monarch butterfly are considered sensitive by CDFW and the species is also proposed for listing as threatened under the federal Endangered Species Act (89 FR 100662 et seq.). One monarch butterfly was detected during the Dudek reconnaissance survey. Overwintering monarch butterflies occur in forested groves along the Pacific coast between October and March. Such groves are limited within the BSA, but a few large trees are present in the northern portion of the project site, and more suitable overwintering habitat occurs in Escalona Gulch directly adjacent to the BSA.

- **Recommendation 2: Pre-construction Surveys for Monarch Butterfly.** If ground-disturbing activities or vegetation clearing occurs during the monarch butterfly overwintering period (October to March), a qualified biologist or biological monitor shall conduct a pre-construction survey for clusters of overwintering monarchs within the BSA. All large trees shall be inspected for butterflies clustering in dense groups on branches, leaves, and trunks. If any overwintering monarch clusters are found during the survey, the qualified biologist or biological monitor shall establish a 100-foot no-construction buffer around the occupied tree and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No construction activity shall occur within the buffer until the end of the overwintering period, with confirmation by the biologist that roosting has concluded.

After reviewing special-status species occurrences in the site vicinity and evaluating proposed project activities in the context of existing conditions and land uses, the proposed project is not expected to have significant impacts on special-status plant or wildlife species or other sensitive biological resources.

5 References

- 89 FR 100662–100716. Endangered and Threatened Wildlife and Plants; Threatened Species Status With Section 4(d) Rule for Monarch Butterfly and Designation of Critical Habitat. Proposed rule. December 12, 2024.
- CDFW (California Department of Fish and Wildlife). 2024a. California Natural Diversity Database. CDFW, Biogeographic Data Branch. Accessed October 2024.
<https://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp>.
- CDFW. 2023b. “California Sensitive Natural Communities.” June 1, 2023. Accessed October 2024.
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153609&inline>.
- CNPS (California Native Plant Society, Rare Plant Program). 2024. Inventory of Rare and Endangered Plants (online edition, v9.5). California Native Plant Society, Sacramento, California. Accessed October 2024.
<http://www.rareplants.cnps.org>.

ESRI. 2023. ArcGIS Field Maps (Version 22.3.0) [Mobile app]. App Store. <https://apps.apple.com/us/app/arcgis-field-maps/id1515671684>.

USFWS. 2024a. IPaC (Information for Planning and Consultation) Search. Accessed October 31, 2024. <http://www.fws.gov/data>.

USFWS. 2024b. National Wetlands Inventory Wetlands Mapper. Washington, D.C.: U.S. Department of the Interior, Fish and Wildlife Service. Accessed October 2024. <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

WRCC (Western Regional Climate Center). 2024. "Santa Cruz, California (047916)." Period of Record Monthly Climate Summary. Accessed October 2024. <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca7916>.

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Attachment A

Photo Log

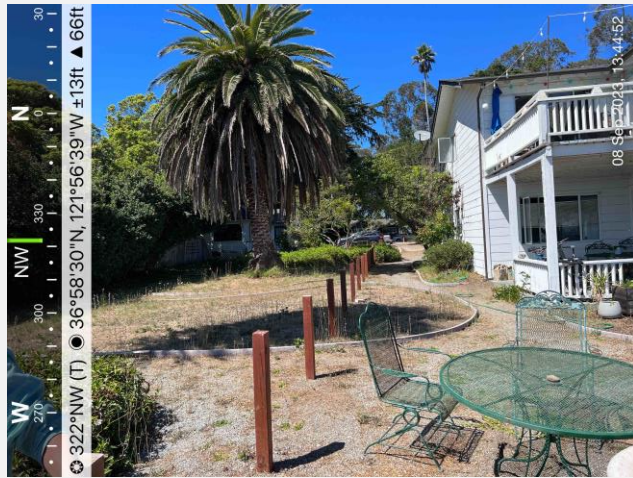


Photo 1. Ornamental and ruderal vegetation adjacent to the house at the center of the BSA.



Photo 2. Northern boundary of the BSA garage and ornamental shrubs.

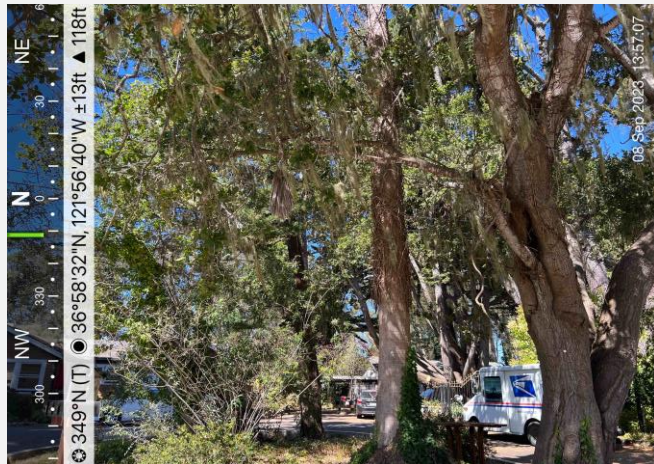


Photo 3. Coast live oak and willow at the northwest side of the BSA.

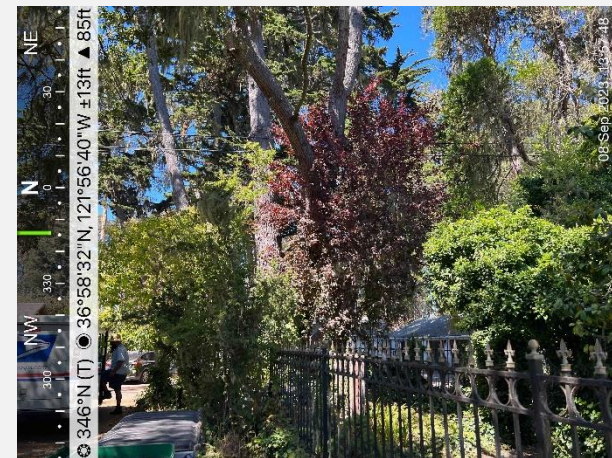


Photo 4. Shrub and coast live oak habitat on the north side of the BSA.



Photo 5. Large coast live oak on the northeast side of the BSA and view of developed portions of the project site.

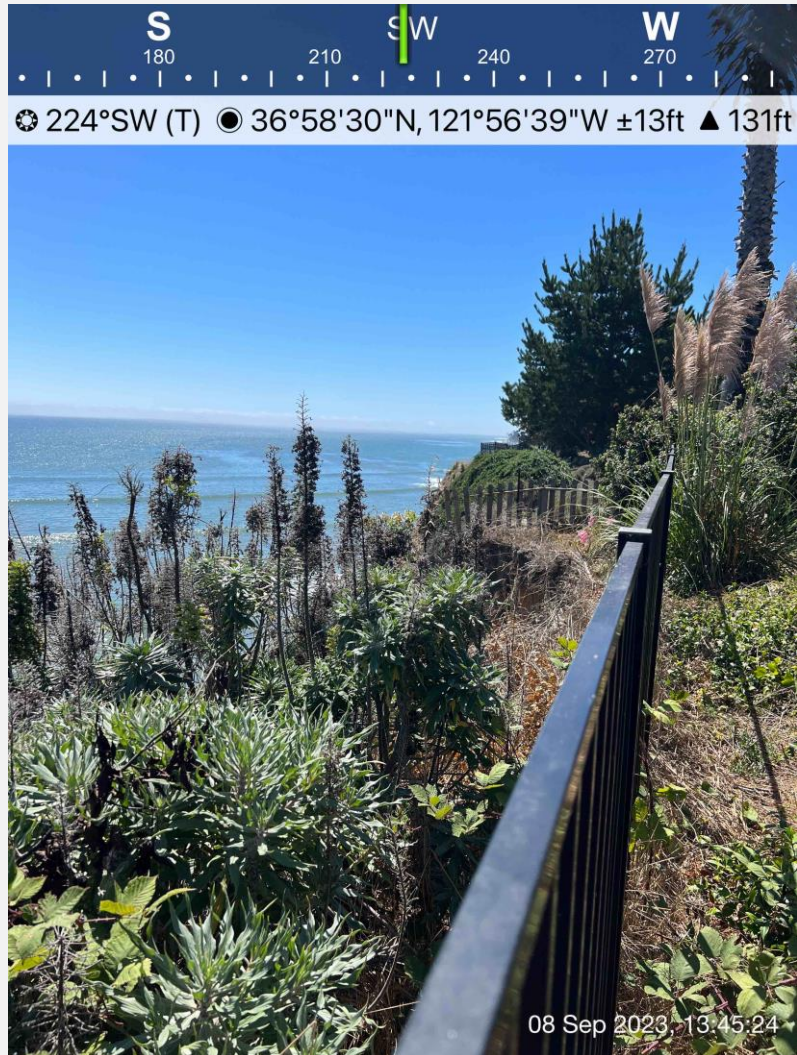


Photo 6. West side of the BSA with ornamental vegetation, facing southwest.

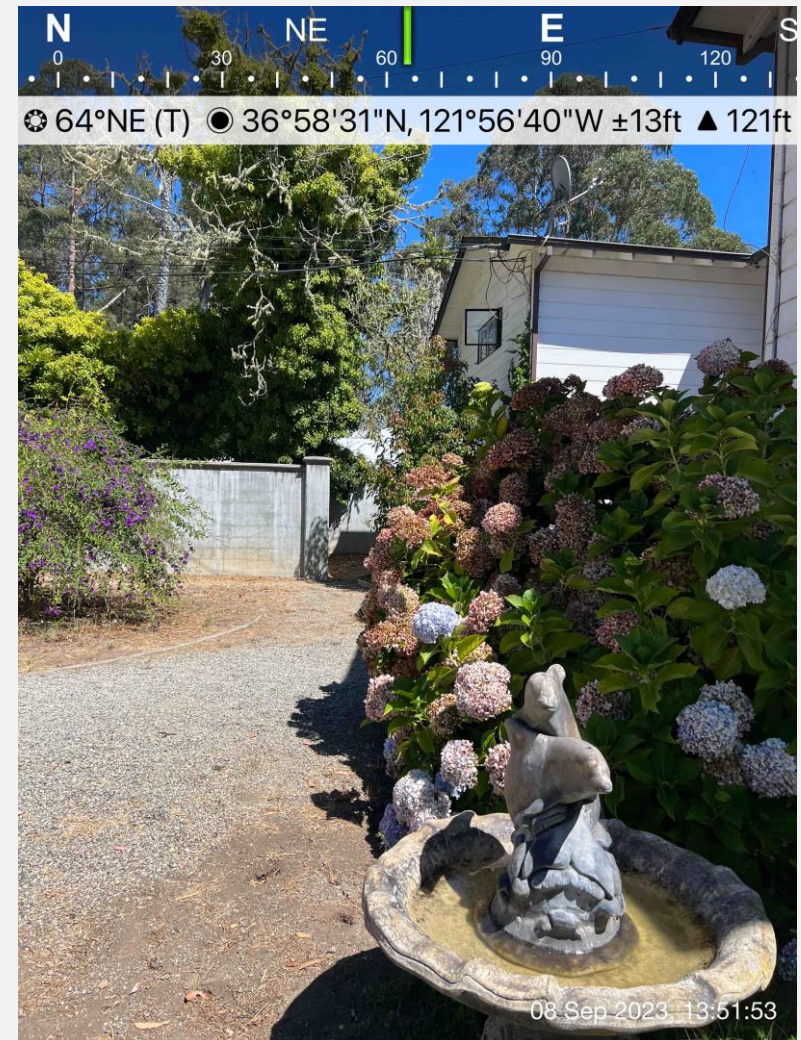


Photo 7. Ornamental vegetation and human structures on the northeast side of the BSA.

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Attachment B

Special-Status Plant and Wildlife Species Potential to Occur

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
Amphibians				
<i>Ambystoma californiense</i> pop. 1	California tiger salamander - central California DPS	FT/ST, WL	Annual grassland, valley-foothill hardwood, and valley-foothill riparian habitats; vernal pools, other ephemeral pools, and (uncommonly) along stream courses and man-made pools if predatory fishes are absent.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Ambystoma macrodactylum croceum</i>	Santa Cruz long-toed salamander	FE/FP, SE	Dense riparian vegetation, thick coastal scrub, and oak woodland.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Aneides flavipunctatus niger</i>	Santa Cruz black salamander	None/SSC	Restricted to mesic forests in the fog belt of the outer Coast Range of San Mateo, Santa Cruz, and Santa Clara counties. Mixed deciduous and coniferous woodlands and coastal grasslands. Occurs in moist streamside microhabitats and is found under rocks, talus, and damp woody debris.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Dicamptodon ensatus</i>	California giant salamander	None/SSC	Known from wet coastal forests and chaparral near streams and seeps from Mendocino Co. south to Monterey Co. and east to Napa Co. Aquatic larvae found in cold, clear streams, occasionally in lakes and ponds. Adults known from wet forests under rocks and logs near streams and lakes.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Rana boylei</i> pop. 4	foothill yellow-legged frog - central coast DPS	FPT/SE	Rocky streams and rivers with open banks in forest, chaparral, and woodland	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Rana draytonii</i>	California red-legged frog	FT/SSC	Lowland streams, wetlands, riparian woodlands, livestock ponds; dense, shrubby or emergent vegetation associated with deep, still or slow-moving water; uses adjacent uplands.	Not expected to occur. The BSA does not support suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
Reptiles				
<i>Anniella pulchra</i>	northern California legless lizard	None/SSC	Coastal dunes, stabilized dunes, beaches, dry washes, valley-foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and sandy or loose, loamy soils	Not expected to occur. The BSA does not support suitable habitat for this species. There are no CNDDDB occurrences within 5 miles (CDFW 2024).
<i>Actinemys marmorata</i>	northwestern pond turtle	FPT/SSC	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Thamnophis sirtalis tetrataenia</i>	San Francisco garter snake	FE/FP, SE	Wide range of habitats including grasslands or wetlands adjacent to ponds, marshes, and sloughs	Not expected to occur. The BSA does not support suitable habitat for this species.
Birds				
<i>Agelaius tricolor</i> (nesting colony)	tricolored blackbird	BCC/SSC, ST	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry; forages in grasslands, woodland, and agriculture.	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Aquila chrysaetos</i> (nesting & wintering)	golden eagle	None/FP, WL	Nests and winters in hilly, open/semi-open areas, including shrublands, grasslands, pastures, riparian areas, mountainous canyon land, open desert rimrock terrain; nests in large trees and on cliffs in open areas and forages in open habitats.	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Asio flammeus</i> (nesting)	short-eared owl	BCC/SSC	Grassland, prairies, dunes, meadows, irrigated lands, and saline and freshwater emergent wetlands	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Athene cunicularia</i> (burrow sites & some wintering sites)	burrowing owl	BCC/SSC, SC	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Brachyramphus marmoratus</i> (nesting)	marbled murrelet	FT/SE	Nests in old-growth coastal forests, forages in subtidal and pelagic habitats	Not expected to nest or forage. The BSA does not support suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
<i>Charadrius nivosus nivosus</i> (nesting)	western snowy plover	FT, BCC/SSC	On coasts nests on sandy marine and estuarine shores; in the interior nests on sandy, barren or sparsely vegetated flats near saline or alkaline lakes, reservoirs, and ponds.	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Coccyzus americanus occidentalis</i> (nesting)	western yellow-billed cuckoo	FT/SE	Nests in dense, wide riparian woodlands and forest with well-developed understories.	Not expected to nest or forage. The BSA is outside of the known range for this species.
<i>Coturnicops noveboracensis</i>	yellow rail	BCC/SSC	Nesting requires wet marsh/sedge meadows or coastal marshes with wet soil and shallow, standing water	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Cypseloides niger</i> (nesting)	black swift	BCC/SSC	Nests in moist crevices, caves, and cliffs behind or adjacent to waterfalls in deep canyons; forages over a wide range of habitats	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Elanus leucurus</i> (nesting)	white-tailed kite	None/FP	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Empidonax traillii extimus</i> (nesting)	southwestern willow flycatcher	FE/SE	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration.	Not expected to nest or forage. The BSA is outside of the known range for this species.
<i>Falco peregrinus anatum</i> (nesting)	American peregrine falcon	FPD/SCD	Nests on cliffs, buildings, and bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Gymnogyps californianus</i>	California condor	FE/FP, SE	Nests in rock formations, deep caves, and occasionally in cavities in giant sequoia trees (<i>Sequoiadendron giganteus</i>); forages in relatively open habitats where large animal carcasses can be detected.	Not expected to nest or forage. The BSA is outside of the known range for this species.
<i>Laterallus jamaicensis coturniculus</i>	California black rail	None/FP, ST	Tidal marshes, shallow freshwater margins, wet meadows, and flooded grassy vegetation; suitable habitats are often supplied by canal leakage in Sierra Nevada foothill populations	Not expected to nest or forage. The BSA does not support suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
<i>Rallus obsoletus obsoletus</i>	California Ridgway's rail	FE/FP, SE	Coastal salt or brackish marshes.	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Riparia riparia</i> (nesting)	bank swallow	None/ST	Nests in riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with sandy soils; open country and water during migration	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
<i>Sternula antillarum browni</i> (nesting colony)	California least tern	FE/FP, SE	Forages in shallow estuaries and lagoons; nests on sandy beaches or exposed tidal flats.	Not expected to nest or forage. The BSA is outside of the known range for this species.
<i>Vireo bellii pusillus</i> (nesting)	least Bell's vireo	FE/SE	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season.	Not expected to nest or forage. The BSA does not support suitable habitat for this species.
Fishes				
<i>Eucyclogobius newberryi</i>	tidewater goby	FE/SE	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County, to the mouth of the Smith River.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Oncorhynchus kisutch</i> pop. 4	coho salmon - central California coast ESU	FE/SE	Streams and small freshwater tributaries during first half of life cycle and estuarine and marine waters of the Pacific Ocean during the second half of life cycle. Spawns in small streams with stable gravel substrates.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Oncorhynchus mykiss irideus</i> pop. 10	southern steelhead - southern California DPS	FE/SCE	Clean, clear, cool, well-oxygenated streams; needs relatively deep pools in migration and gravelly substrate to spawn.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Oncorhynchus mykiss irideus</i> pop. 9	steelhead - south-central California coast DPS	FT/SSC	Coastal basins from Redwood Creek south to the Gualala River, inclusive; does not include summer-run steelhead	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Spirinchus thaleichthys</i>	longfin smelt	FPE/ST	Aquatic, estuary.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Thaleichthys pacificus</i>	eulachon	FT/None	Found in Klamath River, Mad River, and Redwood Creek and in small numbers in Smith River and Humboldt Bay tributaries.	Not expected to occur. The BSA does not support suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
Mammals				
<i>Antrozous pallidus</i>	pallid bat	None/SSC	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees.	Unlikely to occur. The BSA supports marginal suitable habitat for this species. There is one CNDDDB occurrence within 5 miles, a historic occurrence from 1928 (Occ. 258) (CDFW 2024).
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None/SSC	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels.	Unlikely to occur. The BSA supports marginal suitable habitat for this species. There is one CNDDDB occurrences within 5 miles, a historic occurrence from 1945 (Occ. 361) (CDFW 2024).
<i>Neotoma fuscipes annectens</i>	San Francisco dusky-footed woodrat	None/SSC	Forest habitats with a moderate canopy and moderate to dense understory.	Unlikely to occur. The BSA supports low quality habitat for this species which sometimes occurs near residential areas. There is one recent CNDDDB occurrence within 5 miles, a 2014 occurrence approximately 4.7 miles north of the BSA (Occ. 15) (CDFW 2024).
<i>Sorex ornatus salarius</i>	Monterey shrew	None/SSC	Saltmarsh, riparian, wetlands, uplands of Salinas River Delta.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Taxidea taxus</i>	American badger	None/SSC	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	Not expected to occur. The BSA does not support suitable habitat for this species.
Invertebrates				
<i>Bombus crotchii</i>	Crotch's bumble bee	None/SCE	Open grassland and scrub communities supporting suitable floral resources.	Not expected to occur. The BSA does not support suitable habitat for this species. There are no CNDDDB occurrences within 5 miles of the BSA (CDFW 2024).
<i>Bombus occidentalis</i>	western bumble bee	None/SCE	Once common and widespread, species has declined precipitously from central California to southern British Columbia, perhaps from disease.	Unlikely to occur. This species no longer regularly occurs in central California. There are floral resources present within/adjacent to the BSA and a historic 1935 occurrence overlaps the BSA (CDFW 2024). There are 3 historic CNDDDB occurrences within 5 miles, the most a

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
				recent a 1992 occurrence approximately 2.5 miles away (Occ. 299) (CDFW 2024).
<i>Cicindela ohlone</i>	Ohlone tiger beetle	FE/None	Remnant native grasslands with California oatgrass (<i>Danthonia californica</i>) and purple needlegrass (<i>Stipa pulchra</i>) in Santa Cruz County.	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	FE/None	Sand dunes, scrub, chaparral, grassland, and their ecotones	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Polyphylla barbata</i>	Mount Hermon (=barbate) June beetle	FE/None	Known only from sand hills in vicinity of Mount Hermon, Santa Cruz County	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Trimerotropis infantilis</i>	Zayante band-winged grasshopper	FE/None	Isolated sandstone deposits in the Santa Cruz Mountains (the Zayante Sand Hills ecosystem).	Not expected to occur. The BSA does not support suitable habitat for this species.
<i>Danaus plexippus plexippus</i> pop. 1	monarch - California overwintering population	FPT/None	Wind-protected tree groves with nectar sources and nearby water sources.	Known to occur. There are 13 CNDDDB occurrences within 5 miles, the closest a 2014 occurrence that overlaps the BSA (Occ. 60) (CDFW 2024). This species was observed during Dudek's 2023 survey.

Status Legend**Federal**

BCC: USFWS Bird of Conservation Concern

FE: Federally listed as endangered

FPD: Federally proposed for delisting

FPT: Federally proposed for listing as threatened

FPE: Federally proposed for listing as endangered

FT: Federally listed as threatened

State

FP: CDFW Fully Protected species

SCD: State candidate for delisting

SCE: State candidate for listing as endangered

SE: State listed as endangered

SSC: California Species of Special Concern

ST: State listed as threatened

WL: California Watch List species

Scientific Name	Common Name	Status (Federal/State /CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Agrostis blasdalei</i>	Blasdale's bent grass	None/None/1B.2	Coastal bluff scrub, Coastal dunes, Coastal prairie/perennial rhizomatous herb/May–July/0–490	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Amsinckia lunaris</i>	bent-flowered fiddleneck	None/None/1B.2	Cismontane woodland, Coastal bluff scrub, Valley and foothill grassland/annual herb/Mar–June/10–1,640	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Aphyllon robbinsii</i>	Robbins' broomrape	None/None/1B.1	Coastal bluff scrub, Coastal dunes (possibly); Rocky, Sandy/annual herb (achlorophyllous)/Apr–July/0–330	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Arctostaphylos andersonii</i>	Anderson's manzanita	None/None/1B.2	Broadleafed upland forest, Chaparral, North Coast coniferous forest; Edges, Openings/perennial evergreen shrub/Nov–May/195–2,490	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>	Hooker's manzanita	None/None/1B.2	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal scrub; Sandy/perennial evergreen shrub/Jan–June/150–1,755	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Arctostaphylos pajaroensis</i>	Pajaro manzanita	None/None/1B.1	Chaparral (sandy)/perennial evergreen shrub/Dec–Mar/100–2,490	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Arctostaphylos silvicola</i>	Bonny Doon manzanita	None/None/1B.2	Chaparral, Closed-cone coniferous forest, Lower montane coniferous forest/perennial evergreen shrub/Jan–Mar/395–1,965	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Arenaria paludicola</i>	marsh sandwort	FE/SE/1B.1	Marshes and swamps (brackish, freshwater); Openings, Sandy/perennial stoloniferous herb/May–Aug/10–560	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Astragalus agnicidus</i>	Humboldt County milk-vetch	None/SE/1B.1	Broadleafed upland forest, North Coast coniferous forest; Disturbed areas, Openings, Roadsides (sometimes)/perennial herb/Apr–Sep/395–2,620	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/State /CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Calyptridium parryi</i> var. <i>hesseae</i>	Santa Cruz Mountains pussypaws	None/None/1B.1	Chaparral, Cismontane woodland; Gravelly (sometimes), Openings, Sandy (sometimes)/annual herb/May–Aug/1,000–5,015	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Carex comosa</i>	bristly sedge	None/None/2B.1	Coastal prairie, Marshes and swamps (lake margins), Valley and foothill grassland/perennial rhizomatous herb/May–Sep/0–2,050	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Carex saliniformis</i>	deceiving sedge	None/None/1B.2	Coastal prairie, Coastal scrub, Marshes and swamps (coastal salt), Meadows and seeps; Mesic/perennial rhizomatous herb/(May)June(July)/10–755	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Ceanothus ferrisiae</i>	Coyote ceanothus	FE/None/1B.1	Chaparral, Coastal scrub, Valley and foothill grassland; Serpentine/perennial evergreen shrub/Jan–May/395–1,505	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Centromadia parryi</i> ssp. <i>congdonii</i>	Congdon's tarplant	None/None/1B.1	Valley and foothill grassland (alkaline)/annual herb/May–Oct(Nov)/0–755	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Chorizanthe pungens</i> var. <i>hartwegiana</i>	Ben Lomond spineflower	FE/None/1B.1	Lower montane coniferous forest (maritime ponderosa pine sandhills)/annual herb/Apr–July/295–2,000	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey spineflower	FT/None/1B.2	Chaparral (maritime), Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland; Sandy/annual herb/Apr–June(July–Aug)/10–1,475	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Chorizanthe robusta</i> var. <i>hartwegii</i>	Scotts Valley spineflower	FE/None/1B.1	Meadows and seeps (sandy), Valley and foothill grassland (mudstone, Purisima outcrops)/annual herb/Apr–July/755–805	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Chorizanthe robusta</i> var. <i>robusta</i>	robust spineflower	FE/None/1B.1	Chaparral (maritime), Cismontane woodland (openings), Coastal dunes, Coastal scrub; Gravelly (sometimes),	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/State /CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
			Sandy (sometimes)/annual herb/Apr-Sep/10-985	
<i>Collinsia multicolor</i>	San Francisco collinsia	None/None/1B.2	Closed-cone coniferous forest, Coastal scrub; Serpentine (sometimes)/annual herb/(Feb)Mar-May/100-900	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	seaside bird's-beak	None/SE/1B.1	Chaparral (maritime), Cismontane woodland, Closed-cone coniferous forest, Coastal dunes, Coastal scrub; Disturbed areas (often), Sandy/annual herb (hemiparasitic)/Apr-Oct/0-1,685	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Dacryophyllum falcifolium</i>	tear drop moss	None/None/1B.3	North Coast coniferous forest; Carbonate/moss//165-900	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Eastwoodiella californica</i>	swamp harebell	None/None/1B.2	Bogs and fens, Closed-cone coniferous forest, Coastal prairie, Marshes and swamps (freshwater), Meadows and seeps, North Coast coniferous forest; Mesic/perennial rhizomatous herb/June-Oct/5-1,325	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Eriogonum nudum</i> var. <i>decurrens</i>	Ben Lomond buckwheat	None/None/1B.1	Chaparral, Cismontane woodland, Lower montane coniferous forest (maritime ponderosa pine sandhills); Sandy/perennial herb/June-Oct/165-2,620	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Erysimum ammodendrum</i>	sand-loving wallflower	None/None/1B.2	Chaparral (maritime), Coastal dunes, Coastal scrub; Openings, Sandy/perennial herb/Feb-June(July-Aug)/0-195	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Erysimum teretifolium</i>	Santa Cruz wallflower	FE/SE/1B.1	Chaparral, Lower montane coniferous forest/perennial herb/Mar-July/395-2,000	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/State /CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Fissidens pauperculus</i>	minute pocket moss	None/None/1B.2	North Coast coniferous forest (damp coastal soil)/moss//35–3,355	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>	Monterey gilia	FE/ST/1B.2	Chaparral (maritime), Cismontane woodland, Coastal dunes, Coastal scrub; Openings, Sandy/annual herb/Apr–June/0–150	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Hesperocyparis abramsiana</i> var. <i>abramsiana</i>	Santa Cruz cypress	FT/SE/1B.2	Chaparral, Closed-cone coniferous forest, Lower montane coniferous forest; Granitic (sometimes), Sandstone (sometimes)/perennial evergreen tree//920–2,620	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Hoita strobilina</i>	Loma Prieta hoita	None/None/1B.1	Chaparral, Cismontane woodland, Riparian woodland; Mesic, Serpentine (usually)/perennial herb/May–July(Aug–Oct)/100–2,820	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Holocarpha macradenia</i>	Santa Cruz tarplant	FT/SE/1B.1	Coastal prairie, Coastal scrub, Valley and foothill grassland; Clay (often), Sandy/annual herb/June–Oct/35–720	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	None/None/1B.1	Chaparral (maritime), Closed-cone coniferous forest, Coastal dunes, Coastal scrub; Gravelly (sometimes), Openings, Sandy (sometimes)/perennial herb/Apr–Sep/35–655	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Horkelia marinensis</i>	Point Reyes horkelia	None/None/1B.2	Coastal dunes, Coastal prairie, Coastal scrub; Sandy/perennial herb/May–Sep/15–2,475	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Lasthenia californica</i> ssp. <i>macrantha</i>	perennial goldfields	None/None/1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub/perennial herb/Jan–Nov/15–1,705	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Lessingia micradenia</i> var. <i>glabrata</i>	smooth lessingia	None/None/1B.2	Chaparral, Cismontane woodland, Valley and foothill grassland; Roadsides (often),	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/State /CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
			Serpentine/annual herb/(Apr-June)July-Nov/395-1,375	
<i>Malacothamnus arcuatus</i>	arcuate bush-mallow	None/None/1B.2	Chaparral, Cismontane woodland, Valley and foothill grassland; Roadsides (often), Serpentine/annual herb/(Apr-June)July-Nov/395-1,375	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Microseris paludosa</i>	marsh microseris	None/None/1B.2	Cismontane woodland, Closed-cone coniferous forest, Coastal scrub, Valley and foothill grassland/perennial herb/Apr-June(July)/15-1,160	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	northern curly-leaved monardella	None/None/1B.2	Chaparral (SCR Co.), Coastal dunes, Coastal scrub, Lower montane coniferous forest (SCR Co., ponderosa pine sandhills); Sandy/annual herb/(Apr)May-July(Aug-Sep)/0-985	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Monolopia gracilens</i>	woodland woollythreads	None/None/1B.2	Broadleaved upland forest (openings), Chaparral (openings), Cismontane woodland, North Coast coniferous forest (openings), Valley and foothill grassland; Serpentine/annual herb/(Feb)Mar-July/330-3,935	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Pedicularis dudleyi</i>	Dudley's lousewort	None/SR/1B.2	Chaparral (maritime), Cismontane woodland, North Coast coniferous forest, Valley and foothill grassland/perennial herb/Apr-June/195-2,950	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Penstemon rattanii</i> var. <i>kleei</i>	Santa Cruz Mountains beardtongue	None/None/1B.2	Chaparral, Lower montane coniferous forest, North Coast coniferous forest/perennial herb/May-June/1,310-3,605	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Pentachaeta bellidiflora</i>	white-rayed pentachaeta	FE/SE/1B.1	Cismontane woodland, Valley and foothill grassland (often serpentine)/annual herb/Mar-May/115-2,030	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/State /CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Piperia candida</i>	white-flowered rein orchid	None/None/1B.2	Broadleafed upland forest, Lower montane coniferous forest, North Coast coniferous forest; Serpentine (sometimes)/perennial herb/(Mar-Apr)May-Sep/100-4,295	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Piperia yadonii</i>	Yadon's rein orchid	FE/None/1B.1	Chaparral (maritime), Closed-cone coniferous forest, Coastal bluff scrub; Sandy/perennial herb/(Feb)May-Aug/35-1,670	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	Choris' popcornflower	None/None/1B.2	Chaparral, Coastal prairie, Coastal scrub; Mesic/annual herb/Mar-June/10-525	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Plagiobothrys diffusus</i>	San Francisco popcornflower	None/SE/1B.1	Coastal prairie, Valley and foothill grassland/annual herb/Mar-June/195-1,180	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Polygonum hickmanii</i>	Scotts Valley polygonum	FE/SE/1B.1	Valley and foothill grassland (mudstone, sandstone)/annual herb/May-Aug/690-820	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Senecio aphanactis</i>	chaparral ragwort	None/None/2B.2	Chaparral, Cismontane woodland, Coastal scrub; Alkaline (sometimes)/annual herb/Jan-Apr(May)/50-2,620	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Stebbinsoseris decipiens</i>	Santa Cruz microseris	None/None/1B.2	Broadleafed upland forest, Chaparral, Closed-cone coniferous forest, Coastal prairie, Coastal scrub, Valley and foothill grassland; Openings, Serpentine (sometimes)/annual herb/Apr-May/35-1,640	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Trifolium buckwestiorum</i>	Santa Cruz clover	None/None/1B.1	Broadleafed upland forest, Cismontane woodland, Coastal prairie; Gravelly/annual herb/Apr-Oct/115-2,000	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.
<i>Trifolium hydrophilum</i>	saline clover	None/None/1B.2	Marshes and swamps, Valley and foothill grassland (mesic, alkaline), Vernal pools/annual herb/Apr-June/0-985	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.

Scientific Name	Common Name	Status (Federal/State /CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Trifolium polyodon</i>	Pacific Grove clover	None/SR/1B.1	Closed-cone coniferous forest, Coastal prairie, Meadows and seeps, Valley and foothill grassland; Granitic (sometimes), Mesic/annual herb/Apr–June(July)/15–1,390	Not expected to occur. The BSA is developed and does not contain suitable habitat for this species.

Status Legend**Federal**

FE: Federally listed as endangered

FT: Federally listed as threatened

FC: Federal Candidate for listing

FD: Federally delisted

State

SE: State listed as endangered

ST: State listed as threatened

SC: State Candidate for listing

SR: State Rare

CRPR: California Rare Plant Rank

1A: Plants presumed extirpated in California and either rare or extinct elsewhere

1B: Plants rare, threatened, or endangered in California and elsewhere

2A: Plants presumed extirpated in California but common elsewhere

2B: Plants rare, threatened, or endangered in California but more common elsewhere

3: Review List: Plants about which more information is needed

4: Watch List: Plants of limited distribution

Threat Rank

.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2 Moderately threatened in California (20–80% occurrences threatened / moderate degree and immediacy of threat)

.3 Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Attachment C

Plant and Wildlife Species Observed

Plant Species

Eudicots

ANACARDIACEAE—SUMAC OR CASHEW FAMILY

Toxicodendron diversilobum—poison oak

ARALIACEAE—GINSENG FAMILY

Hedera helix—English ivy*

ASTERACEAE—SUNFLOWER FAMILY

Delairea odorata—Cape-ivy*

Hypochaeris glabra—smooth cat's ear*

Taraxacum officinale—common dandelion*

BORAGINACEAE—BORAGE FAMILY

Echium candicans—pride of Madeira*

CARYOPHYLLACEAE—PINK FAMILY

Spergularia rubra—red sandspurry*

CONVOLVULACEAE—MORNING-GLORY FAMILY

Convolvulus arvensis—field bindweed*

ESCALLONIACEAE—

Escallonia rubra—redclaws

FABACEAE—LEGUME FAMILY

Acacia sp. —no common name*

Lycianthes rantonnetii—blue potatobush*

FAGACEAE—OAK FAMILY

Quercus agrifolia—coast live oak

MALVACEAE—MALLOW FAMILY

Malva parviflora—cheeseweed mallow*

Modiola caroliniana—Carolina bristlemallow*

MYRTACEAE—MYRTLE FAMILY

Eucalyptus globulus—Tasmanian bluegum*

OLEACEAE—OLIVE FAMILY

Jasminum officinale—common jasmine*

ROSACEAE—ROSE FAMILY

Cotoneaster pannosus—silverleaf cotoneaster*

Rubus armeniacus—Himalayan blackberry*

SALICACEAE—WILLOW FAMILY

Salix lasiolepis—arroyo willow

Gymnosperms and Gnetophytes

CUPRESSACEAE—CYPRESS FAMILY

Hesperocyparis macrocarpa—Monterey cypress

Monocots

AMARYLLIDACEAE—AMARYLLIS FAMILY

Amaryllis belladonna—belladonna lily*

ARACEAE—ARUM FAMILY

Arum italicum—Italian lords and ladies*

POACEAE—GRASS FAMILY

Avena fatua—wild oat*

Bromus hordeaceus—soft brome*

Cortaderia selloana—Uruguayan pampas grass*

Elymus caput-medusae—medusahead*

Festuca perennis—perennial rye grass*

Hordeum murinum—mouse barley*

Wildlife Species

Birds

FINCHES

FRINGILLIDAE—FRINGILLINE & CARDUELINE FINCHES & ALLIES

Spinus psaltria—lesser goldfinch

FLYCATCHERS

TYRANNIDAE—TYRANT FLYCATCHERS

Sayornis nigricans—black phoebe

HUMMINGBIRDS

TROCHILIDAE—HUMMINGBIRDS

Calypte anna—Anna's hummingbird

TERNS & GULLS

GULLS, TERNS, & SKIMMERS

gull sp.

NEW WORLD SPARROWS

PASSERELLIDAE—NEW WORLD SPARROWS

Junco hyemalis—dark-eyed junco

Melospiza melodia—song sparrow

Invertebrates

BUTTERFLIES

NYMPHALIDAE—BRUSH-FOOTED BUTTERFLIES

Danaus plexippus—monarch

* signifies introduced (non-native) species

January 30, 2025

Project No. 1602.3-SZ69-D25

Trustee of the Douglass D. Dodds Revocable Trust DTD 3-12-21
Attention: David Dodds
1736 Matthews Av.
Santa Cruz, CA 95062
Phone: 831-588-5176

Subject: **Proposal For Bluff Retreat Map Update**
723 El Salto Drive
Capitola, CA 95010

PAST GEOLOGY REPORT AND LETTERS INFORMATION

REPORTS PREPARED BY	REPORT TITLE	DATE
Zinn Geology	GEOLOGIC INVESTIGATION - Lands of Dodds - 723 El Salto Drive - Capitola, California - APN 036-143-35 - Job # 2015017-G-SC	04/02/2016

Dear Mr. Dodds,

At your request, we have prepared this update to the original long term bluff retreat setback line on the map that accompanied a geology report prepared in 2016 by Zinn Geology. The map attached to this letter reflects the current position of the bluff and the updated postulated 50-year bluff retreat line.

SCOPE OF WORK

1. Mapping of the current position of the top of the coastal bluff on the property upon the most recent base map that has been prepared by the Project Land Surveyor, Hanagan Land Surveying.
2. Review of the prior data and geology reports that have been prepared for the property.
3. Geological analysis and evaluation of the data, resulting in the development of the revised blufftop retreat map.
4. Preparation of this letter summarizing our findings, accompanied by the revised blufftop retreat map.

It is our understanding that only an update to the bluff retreat map is being required at this point and NOT an update to our original geology report. We can provide an update to the geology report in the future if requested.

UPDATED WORK

We visited the site on 5 December 2024 and remeasured the position of the top of the coastal bluff. The attached Plate 1 depicts the changes in the bluff top position upon the topographic base map prepared by Hanagan Land Surveying (date 08-01-2024).

Our findings in regard to the changes to the top of the coastal bluff since the time of the original investigation in 2016 are as follows:

1. The top of the bluff has incrementally retreated since the issuance of the 2016 report. We have drawn a new 50-year bluff retreat line based on our measurements and revised calculations of bluff retreat rates on the property.
2. The retreat noted above is exactly the type of predicted natural episodic retreat that was discussed extensively in the original geology report.

INVESTIGATIVE LIMITATIONS

1. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering geology principles and practices. No warranty, expressed or implied, including any implied warranty of merchantability or fitness for the purpose is made or intended in connection with our services or by the proposal for consulting or other services, or by the furnishing of oral or written reports or findings.
2. The analysis and recommendations submitted in this update letter are based on the geologic information derived from the steps outlined in the scope of services section of this letter. The information is derived from necessarily limited natural and artificial exposures. Consequently, the conclusions and recommendations should be considered preliminary.
3. The conclusions and recommendations noted in this letter are based on probability and in no way imply the site will not possibly be subjected to ground failure or seismic shaking so intense that structures will be severely damaged or destroyed. The letter does suggest that building structures at the subject site, in compliance with the recommendations noted in this letter and the original geology report, is an "ordinary" risk.
4. This update letter is issued with the understanding that it is the duty and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this letter are brought to the attention of the architect and engineer for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
5. The findings of this letter are valid as of the present date. However, changes in the conditions of properties and its environs can occur with the passage of time, whether they be due to natural processes or to the works of man. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this letter may be invalidated, wholly or partially, by changes outside our control. Therefore, the conclusions and recommendations contained in this letter cannot be



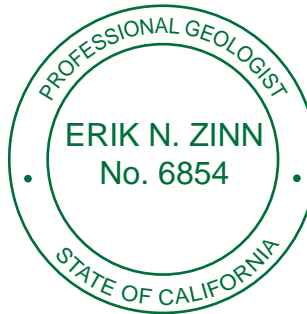
considered valid beyond a period of two years from the date of this report without review by a representative of this firm.

Sincerely,

PACIFIC CREST ENGINEERING INC.



Erik N. Zinn
Principal Geologist
P.G. #6854, C.E.G. #2139



Attachment – Plate 1 – Geologic Site Map



Capitola Planning Commission

Agenda Report

Meeting: May 1, 2025

From: Community Development Department

Subject: Capitola Wharf Master Plan



Project Description: Review of draft options for the future buildout of the Capitola Wharf.

Recommended Action: Provide feedback for City Council on the draft concepts for the Capitola Wharf Master Plan.

Property Owner: City of Capitola

Representative: Fuse Architecture

Background: In 2024, the Wharf Resiliency and Public Access Project (Project) was completed. The Project focused on critical elements, including widening the Wharf, addressing failing pilings, replacing the deck, and adding new restroom facilities. Storms in December 2023 caused additional damage to both the Wharf and its structures, necessitating the removal of the buildings. In February 2024, the Council approved the demolition of the buildings and instructed staff to initiate the Capitola Wharf long-term use and development planning process (Capitola Wharf Master Plan).

On September 12, 2024, the City Council approved a contract with Fuse Architecture for outreach, planning, and design services for the Capitola Wharf Master Plan.

On March 13, 2025, the City Council directed staff to proceed with public outreach utilizing the concepts.

Discussion: As part of the public outreach for the Capitola Wharf Master Plan, staff is presenting the Wharf options to multiple stakeholder groups to receive input on the initial seven options. At the May 1, 2025, meeting, the Planning Commission will receive a presentation on the seven Wharf options and then provide input and ideas that will be shared with City Council. The Commissioners' input should be related to the Planning Commissions role in project review of land use, design, coastal development, historic preservation, and circulation.

The alternatives include:

- Option 1: Open Space
- Option 2: Open Space with Mobile Vendors
- Option 3: Existing Fishing Concession (with added bathroom)
- Option 4: New Larger Fishing Concession
- Option 5: New Larger Fishing Concession and Mobile Vendor(s)
- Option 6: New Larger Fishing Concession and Flexible Market Space
- Option 7: Permanent Structures for Fishing Concession and Restaurant

New information since agenda publication:

Upcoming Public Input Opportunities:

Public Survey: Open May 1 – May 30th at www.cityofcapitola.org

Community Open House: Tuesday May 20, 2025. 6 pm at New Brighton Middle School.

Attachments:

1. Capitola Wharf Master Plan Concepts

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



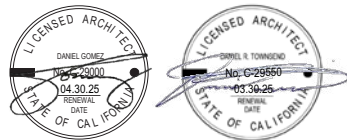
CAPITOLA WHARF MASTER PLAN - CONCEPTS



DIRECTIONS FROM SANTA CRUZ
FOLLOW CA-1 NORTH | 7.5 MILES / EXIT BAY AVE
TOWARDS CAPITOLA VILLAGE

CITY OF CAPITOLA + CAPITOLA + CALIFORNIA + 95010
CONCEPTS FOR PUBLIC OUTREACH
05.01.2025

fuse 
architects + builders
512 Capitola Ave + Capitola + CA + 95010



PROJECT / TABLE OF CONTENTS / CAPITOLA WHARF :

- i. TABLE OF CONTENTS / PROJECT SUMMARY
- ii. GENERAL NOTES FOR CLARITY

CONCEPTUAL LAYOUT / USE PLANS

- 01. **OPTION 01** | OPEN SPACE
- 02. **OPTION 02** | OPEN SPACE & MOBILE VENDORS
- 03. **OPTION 03** | EXISTING FISHING CONCESSION
- 04. **OPTION 04** | NEW FISHING CONCESSION
- 05. **OPTION 05** | FISHING CONCESSION & MOBILE VENDORS
- 06. **OPTION 06** | FISHING CONCESSION & FLEXIBLE MARKET SPACE
- 07. **OPTION 07** | PERMANENT STRUCTURES

-
- iii. COST APPROXIMATION SUMMARY
-

END OF DOCUMENT

STAGE

CONCEPTUAL LAYOUT - GENERAL NOTES FOR CLARITY :

01: Conceptual Layout Note:

The images included in the 7 Options are illustrative examples from other locations, intended for conceptual use only. These options are meant to help identify the preferred types of uses and improvements for the Wharf. The final design—including layout, structures, materials, and colors — will be developed in later phases.

02: How Will The City Pay For The Wharf Improvements:

The City may utilize Grant Money or General Fund money for Option 1 – 5. Options 6 and 7 require a public/private partnership. For example, new commercial structures on the Santa Cruz Wharf require a private investor to pay for commercial structure and lease the space from the City for up to 50 years.

OPTION 01 | OPEN SPACE

Item 6 C.

- A.** Wharf With All Areas Open To The Public. No Leased Space.
- B.** Public Gathering Infrastructure Including: Benches (13) / Planters (14) / New Stage (1) / Three Picnic Tables (3)
- C.** Additional Public Bathroom
- D.** Remove Existing Boat Hoist, Rental Boats & Fishing Concession Building
- E.** Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4)
Fish Cleaning Station (1), Bathroom near entrance (3) & Bike Racks (10)

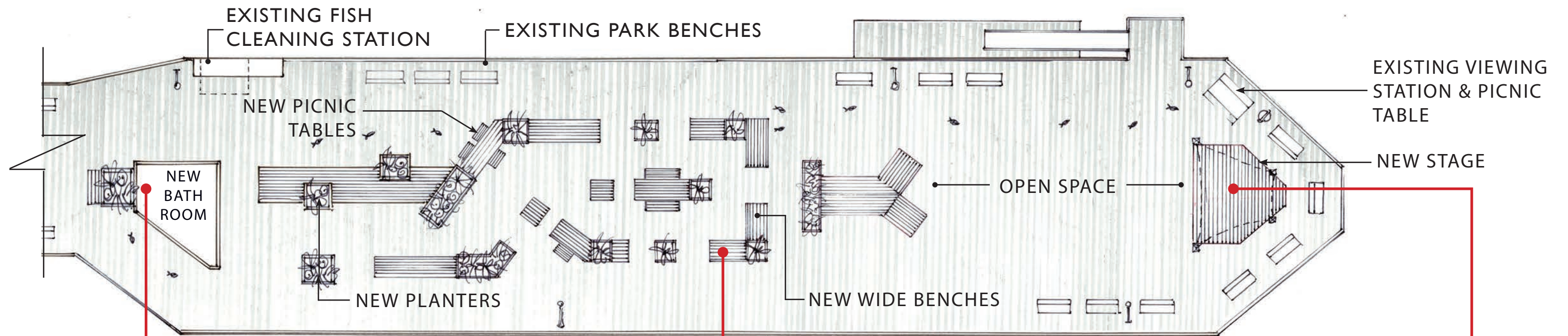
TOTAL ESTIMATE: 950K - 1.1M

Demolish Hoist: (+/-) \$60k

Enhanced Public Space / Park: (+/-) \$450k

Public Restroom: (+/-) \$600k

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOMS



WIDE BENCHES & PLANTERS



STAGE

OPTION 02 | OPEN SPACE & MOBILE VENDORS

- A.** Up To Four (4) Mobile Vendors For Variety Of Uses
(Examples: Food/Drink/Mobile Shop/Rental - Kayaks, Paddle Boards, Etc.)
- B.** Public Infrastructure: New Wide Benches (5) / New Picnic Tables (5) / New Stage (1)
- C.** Additional Public Restroom
- D.** Remove Existing Boat Hoist / Mooring Bouys & Fishing Concession Building
- E.** Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4)
Fish Cleaning Station (1), Bathroom near entrance (3) & Bike Racks (10)

TOTAL ESTIMATE: 1.5M - 1.6M

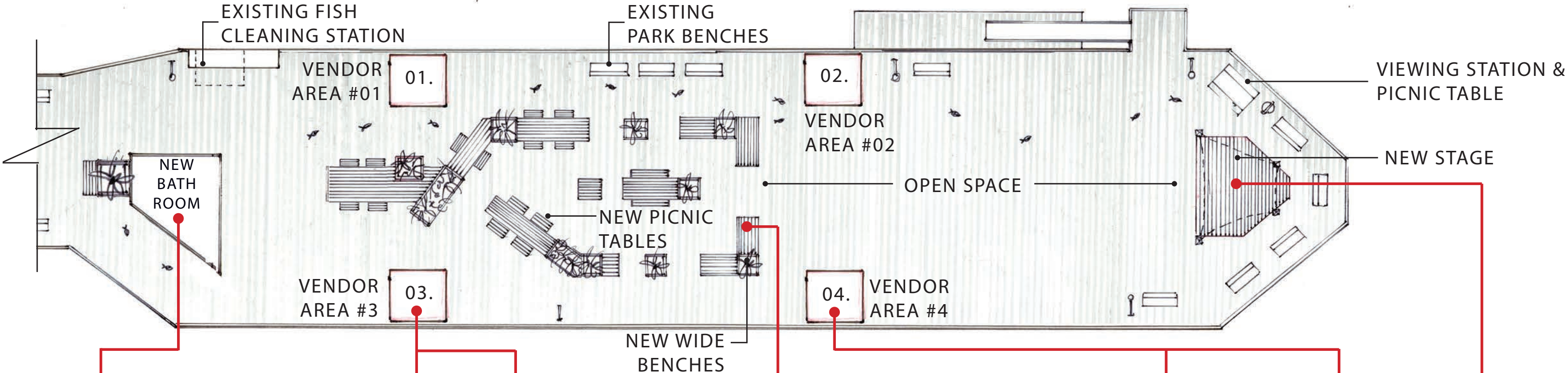
Demolish Hoist: (+/-) \$60k

Enhanced Public Space / Park: (+/-) \$450k

Public Restroom: (+/-) \$600k

Mobile Vendors: (+/-) \$120k / Each (\$480k total)

Any Necessary Engineering: T.b.d.



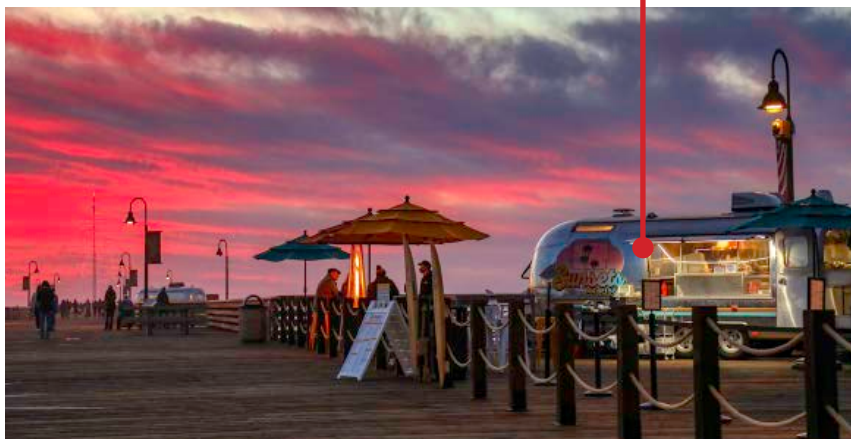
PUBLIC BATHROOM



MOBILE SURF / KAYAKS RENTALS



WIDE BENCHES & PLANTERS



MOBILE VENDORS



STAGE

OPTION 03 | EXISTING FISHING CONCESSION

Item 6 C.

A. Keep Existing Fixed Low-Cost Structure For Fishing Concession With Boat Rental / Uncovered Boat Storage & Repair Area / Mooring Buoys, Dingy Service And Hoist.

B. Additional Public Restroom

C. Keep Existing Benches (40), Picnic Tables (4), Viewing Station (4),
Fish Cleaning Station (1), Bathrooms Near the Entrance (3), Bikeracks (10) & Boat Hoist (1)

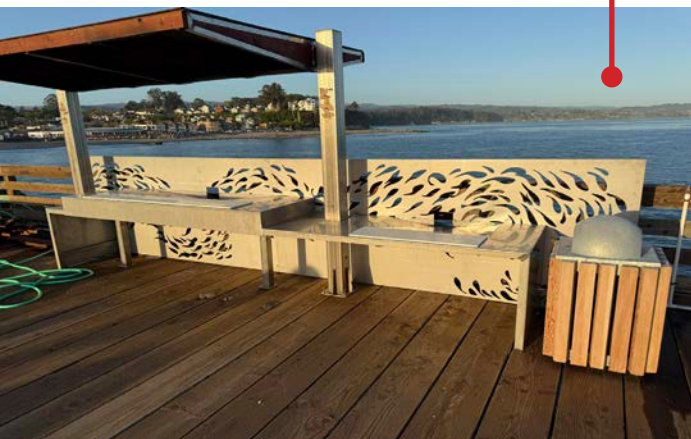
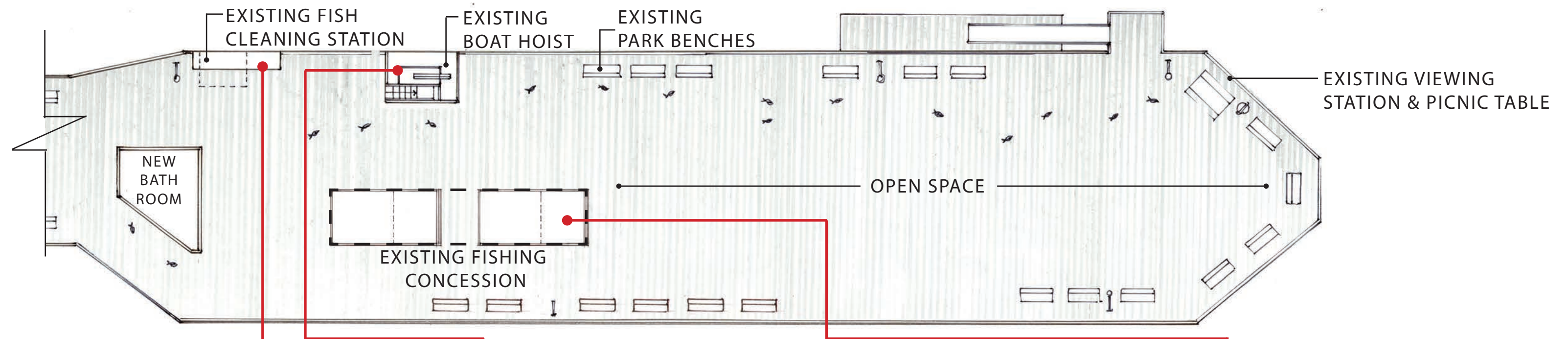
*** Option 03 | Please Note: ***

Wharf Is Shown As It Is Today With A Fishing Concession & No Other Leased Space, A Public Bathroom Is Added

TOTAL ESTIMATE: (+/-) \$600k

Public Restroom: (+/-) \$600k

Any Necessary Engineering: T.b.d.



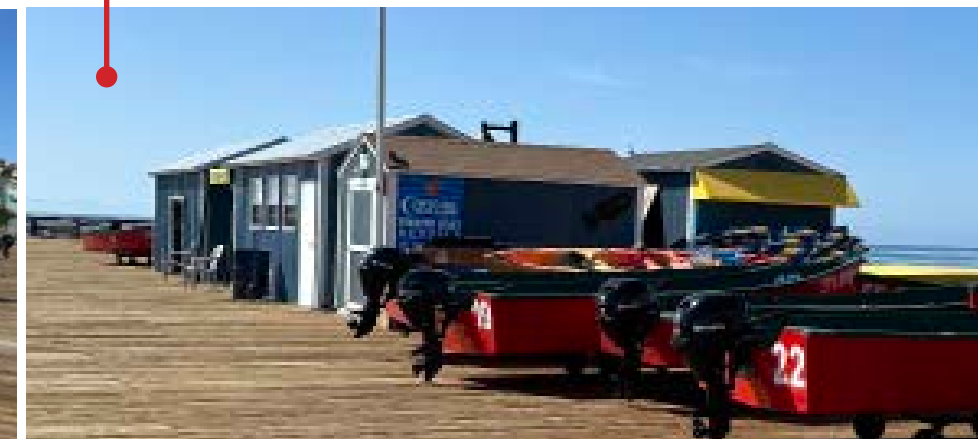
FISH CLEANING STATION
(SHOWN IN PROGRESS)



BOAT HOIST



FISHING CONCESSION



RENTAL BOAT STORAGE

OPTION 04 | NEW FISHING CONCESSION

Item 6 C.

- A.** New Larger Enclosed Fishing Concession With Enclosed Boat Storage And Boat Repair
- B.** New Stage (1)
- C.** Fixed Lifeguard Station With Marine Rescue Water Craft Storage (Jetski).
- D.** Additional Public Restroom
- E.** Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4) & Fish Cleaning Station (1), Bathroom near entrance (3), Bike Rack (10) & Boat Hoist (1) & Mooring Buoys

TOTAL ESTIMATE: 1.6M - 2.5M

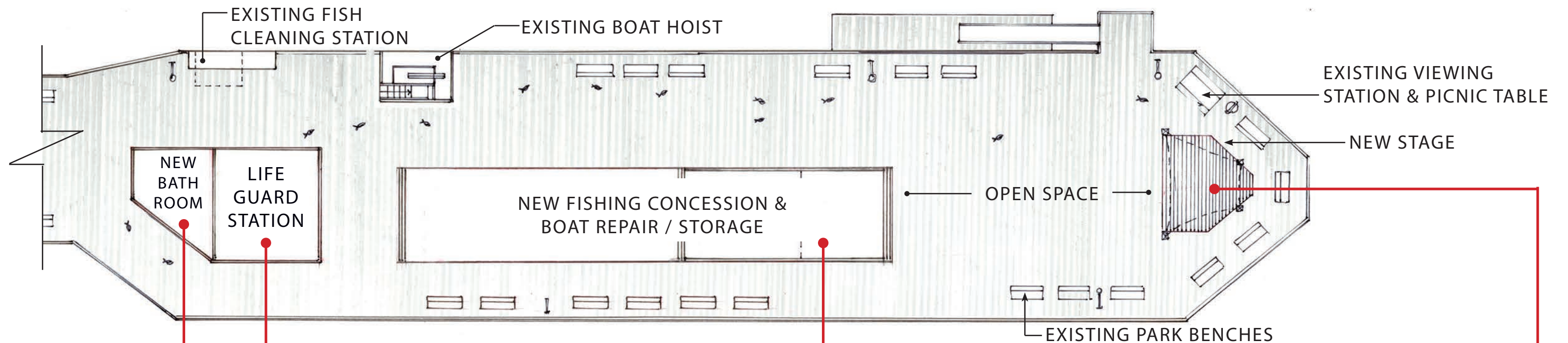
Enhanced Public Space / Park: (+/-) \$150k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Fixed Boat Storage & Fishing Concession: (+/-) \$650k

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



LIFEGUARD STATION



FIXED STRUCTURE / FISHING CONCESSION / REPAIR / STORAGE



ENCLOSED RENTAL BOAT STORAGE



STAGE

OPTION 05 | FISHING CONCESSION & MOBILE VENDORS

Item 6 C.

- A.** New Larger Enclosed Fishing Concession with Enclosed Boat Storage & Boat Repair
- C.** Dedicated Areas For Mobile Vendors
- D.** New Stage (1)
- E.** Fixed Lifeguard Station With Marine Rescue Water Craft Storage (Jetski).
- F.** Additional Public Restroom
- G.** Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4)
Fish Cleaning Station (1), Bathroom near entrance (3), Bike Racks (10), Boat Hoist & Bouys

TOTAL ESTIMATE: 2.5- 3M

Mobile Vendors: (+/-) \$120k / Each

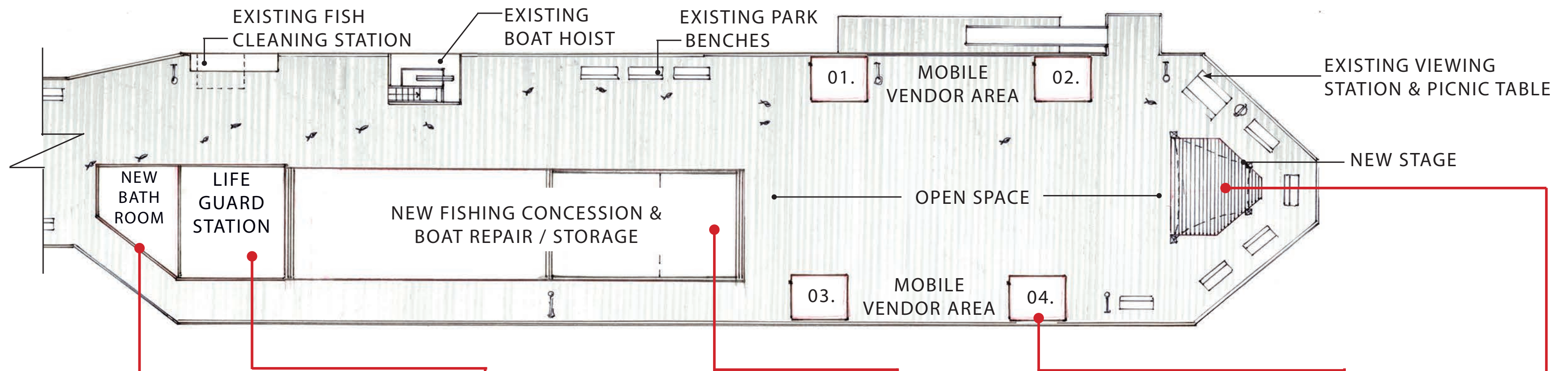
Enhanced Public Space / Park: (+/-) \$150k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Fixed Boat Storage & Fishing Concession: (+/-) \$650k

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



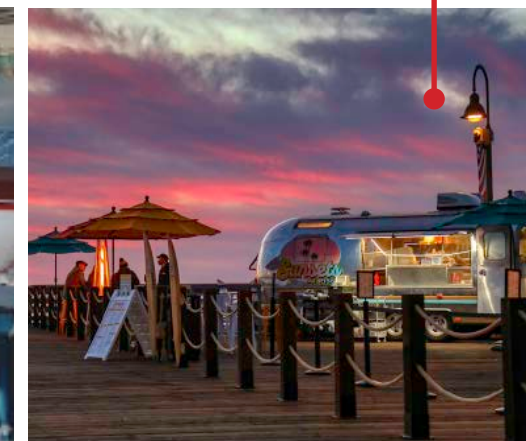
LIFEGUARD STATION



FISHING CONCESSION



ENCLOSED RENTAL BOAT STORAGE



MOBILE VENDOR / SMALL / LARGE CONCEPTS



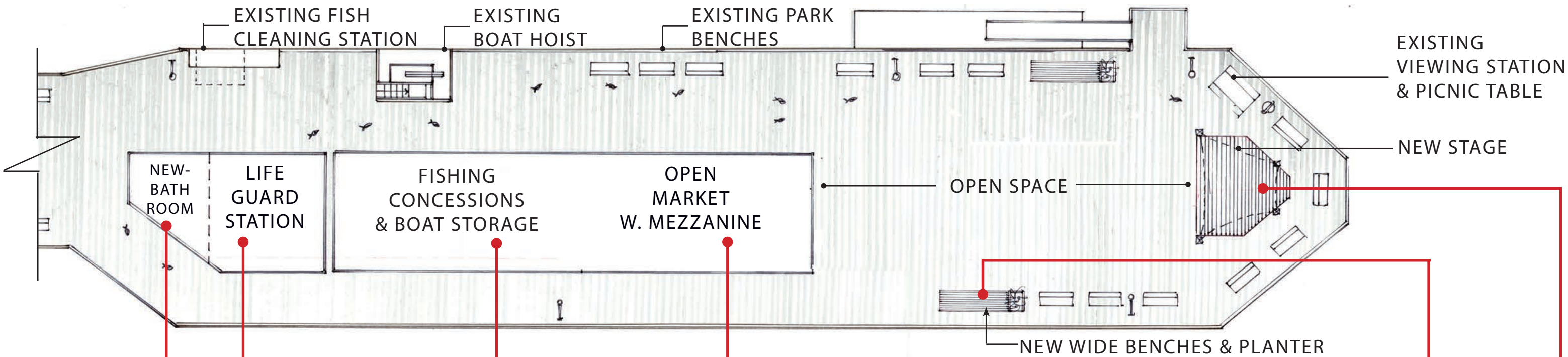
STAGE

OPTION 06 | FISHING CONCESSION & FLEXIBLE MARKETSPACE

Item 6 C.

- A. Fishing Concession & Enclosed Rental Boat Storage & Boat Repair
- B. Flexible Open Air Market (Ie: Fish Market, Food & Beverage)
- C. New Stage (1) & New Wide Benches (2) & Planters (2)
- D. Lifeguard Station With Marine Rescue Water Craft Storage (Jetski)
- E. Additional Public Restroom
- F. Keep Existing Benches (40), Picnic Tables (4), Viewing Stations (4), Fish Cleaning Station (1), Bathrooms Near Entrance (3 Stall), Bike rack (10), Boat Hoist & Bouys

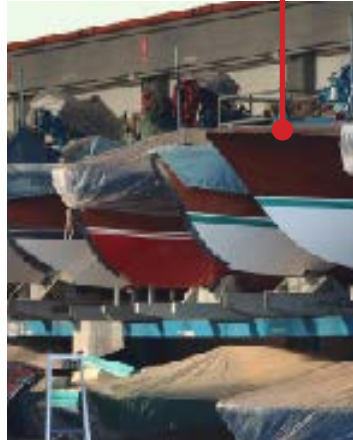
TOTAL ESTIMATE: 2.5M - 3.2M
Enhanced Public Space / Park: (+/-) \$150k
Public Restroom: (+/-) \$600k
Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k
Indoor Market Space / Food + Fish Consession: (+/-) 1.2m
Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



LIFEGUARD STATION



FLEXIBLE MARKET SPACE: FISHING CONCESSION / FOOD & BEVERAGE SERVICES



WIDE BENCHES



STAGE

OPTION 07 | PERMANANT STRUCTURE

Item 6 C.

- A. Fishing Concession & Enlosed Rental Boat Storage & Boat Repair, Mooring Buoys, Dingy Service & Boat Hoist
- B. Full Restaurant
- C. Lifeguard Station With Marine Rescue Water Craft Storage (Jetski)
- D. New Stage (1)
- E. Additional Public Restroom
- F. Keep Existing Benches (40), Picnic Tables (4), Viewing Stations (4) , Fish Cleaning Station (1), Bathrooms Near Entrance (3 Stall) & Bike rack (10), Boat Hoist (1) & Bouys

TOTAL ESTIMATE: 5.5M - 6.2M

Enhanced Public Space / Park: (+/-) \$250k

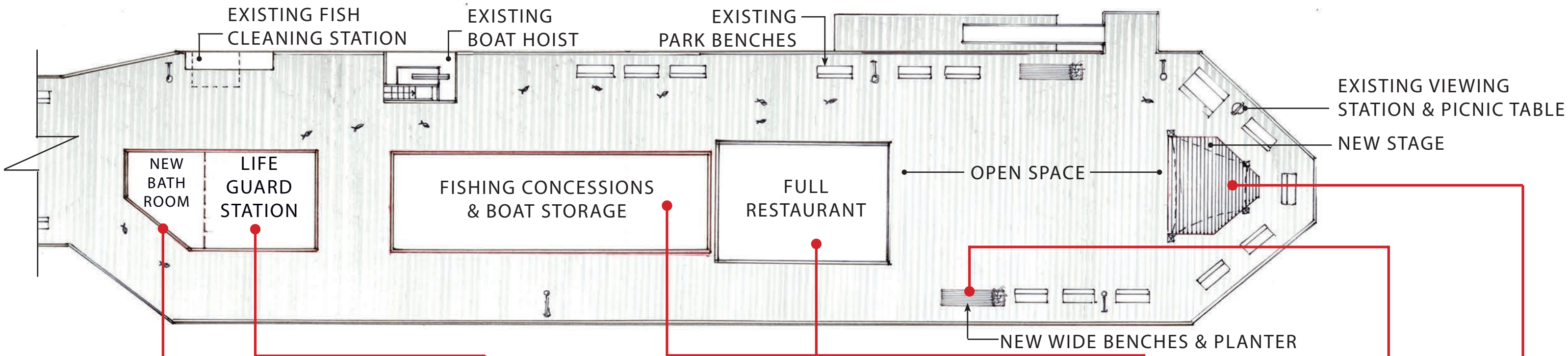
Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Permanent Boat Storage & Fishing Concession: (+/-) \$1.2k

Permanent Restaurant: (+/-) \$3.3m

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



LIFEGUARD STATION



ENCLOSED RENTAL BOAT STORAGE



FULL RESTAURANT



PLANTERS & BENCHES



NEW STAGE

CONCEPTUAL LAYOUT - PRELIMINARY COST BREAKDOWN:

COST APPROXIMATION SUMMARY:

OPTION 01 | OPEN SPACE

TOTAL ESTIMATE: 950K - 1.1M
Demolish Hoist: (+/-) \$60k
Enhanced Public Space / Park: (+/-) \$450k
Public Restroom: (+/-) \$600k
Any Necessary Engineering: T.b.d.

OPTION 02 | OPEN SPACE & MOBILE VENDORS

TOTAL ESTIMATE: 1.5M - 1.6M
Demolish Hoist: (+/-) \$60k
Enhanced Public Space / Park: (+/-) \$450k
Public Restroom: (+/-) \$600k
Mobile Vendors: (+/-) \$120k / Each (\$480k total)
Any Necessary Engineering: T.b.d.

OPTION 03 | EXISTING FISHING CONCESSION

TOTAL ESTIMATE: (+/-) \$600k
Public Restroom: (+/-) \$600k
Any Necessary Engineering: T.b.d.

OPTION 04 | NEW FISHING CONCESSION

TOTAL ESTIMATE: 1.6M - 2.5M
Enhanced Public Space / Park: (+/-) \$150k
Public Restroom: (+/-) \$600k
Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k
Fixed Boat Storage & Fishing Concession: (+/-) \$650k
Any Necessary Engineering: T.b.d.

OPTION 05 | FISHING CONCESSION & MOBILE VENDORS

TOTAL ESTIMATE: 2.5- 3M
Mobile Vendors: (+/-) \$120k / Each (\$480k total)
Enhanced Public Space / Park: (+/-) \$150k
Public Restroom: (+/-) \$600k
Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k
Fixed Boat Storage & Fishing Concession: (+/-) \$650k
Any Necessary Engineering: T.b.d.

OPTION 06 | FISHING CONCESSION & FLEXIBLE MARKET SPACE

TOTAL ESTIMATE: 2.5M - 3.2M
Enhanced Public Space / Park: (+/-) \$150k
Public Restroom: (+/-) \$600k
Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k
Indoor Market Space / Food + Fish Consession: (+/-) 1.2m
Any Necessary Engineering: T.b.d.

OPTION 07 | PERMANENT STRUCTURES

TOTAL ESTIMATE: 5.5M - 6.2M
Enhanced Public Space / Park: (+/-) \$250k
Public Restroom: (+/-) \$600k
Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k
Permanent Boat Storage & Fishing Concession: (+/-) \$1.2k
Permanent Restaurant: (+/-) \$3.3m
Any Necessary Engineering: T.b.d.