



809 Center Street • Room 206 • Santa Cruz, CA 95060 • www.cityofsantacruz.com
LEE BUTLER, DIRECTOR

February 23, 2021

Amin Novin
30 West Beach Street, Suite 105
Watsonville, CA 95076

RE: 831 Water Street CP20-0121 APN 009-212-31

Pre-application review of a proposed development for two, five story buildings to include 151 apartments; studios, 1-bedrooms, and 2-bedrooms with shared underground parking, ground-floor commercial and residential amenity space, and rooftop open space with a 2,000 square foot bar on a parcel located in the CC (Community Commercial) zone district.

Thank you for your interest in the City of Santa Cruz. The above-referenced Pre-application has been reviewed by city staff and it has been determined that the following items are required for it to be considered complete for the purposes of compliance with SB330:

Please submit the following items:

- Any proposed point sources of air or water pollutants.
- Portions of the property that are located within any of the following:
 - Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.
 - A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
 - Any historic or cultural resources known to exist on the property.
 - The number of proposed below market rate units and their affordability levels.
 - The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

- Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.
- The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

The City looks forward to working with you and your design team to resolve the above issues for this important and exciting project. Please feel free to contact me at (831) 420-5116 or mferry@cityofsantacruz.com if you have any questions regarding this letter or the process.

Sincerely,

Michael Ferry
Senior Planner