
Appendix G

Historical Aerial Photographs

2021 Chanticleer Avenue & 2030 17th Ave

2021 CHANTICLEER AVE and 2030 17th AVENUE

Santa Cruz, CA 95062

Inquiry Number: 8161172.8

November 04, 2025

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

11/04/25

Site Name:

2021 Chanticleer Avenue & 20:
2021 CHANTICLEER AVE and
Santa Cruz, CA 95062
EDR Inquiry # 8161172.8

Client Name:

DUDEK
605 Third Street
Encinitas, CA 92024
Contact: Jason Reed



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2022	1"=500'	Flight Year: 2022	USDA/NAIP
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1993	1"=500'	Acquisition Date: June 14, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1974	1"=500'	Flight Date: June 07, 1974	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1956	1"=500'	Flight Date: June 02, 1956	USDA
1943	1"=500'	Flight Date: October 05, 1943	USDA
1940	1"=500'	Flight Date: June 17, 1940	FAIR
1931	1"=500'	Flight Date: April 01, 1931	FAIR

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INQUIRY #: 8161172.8

YEAR: 2022

— = 500'



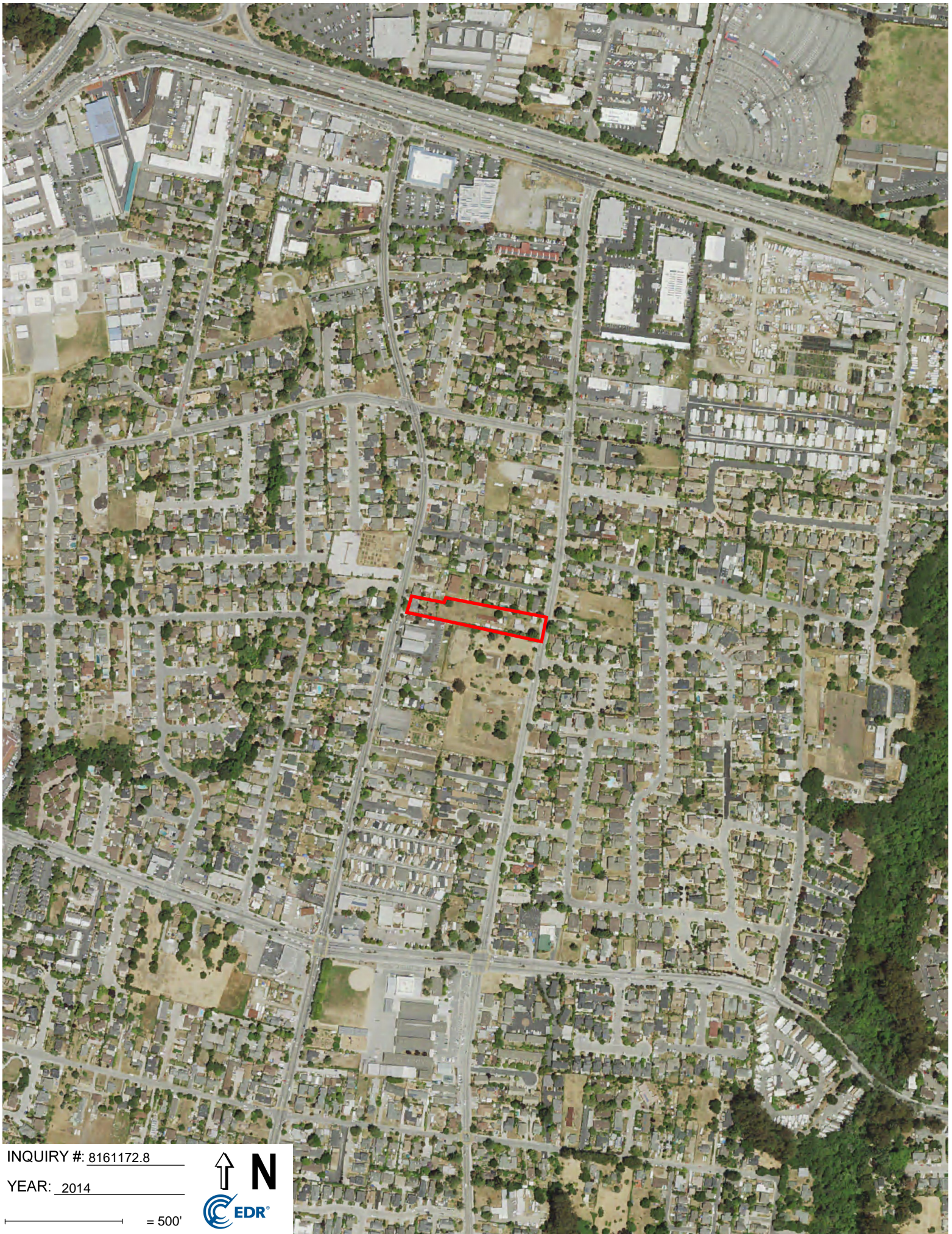


INQUIRY #: 8161172.8

YEAR: 2018

— = 500'





INQUIRY #: 8161172.8

YEAR: 2014

— = 500'



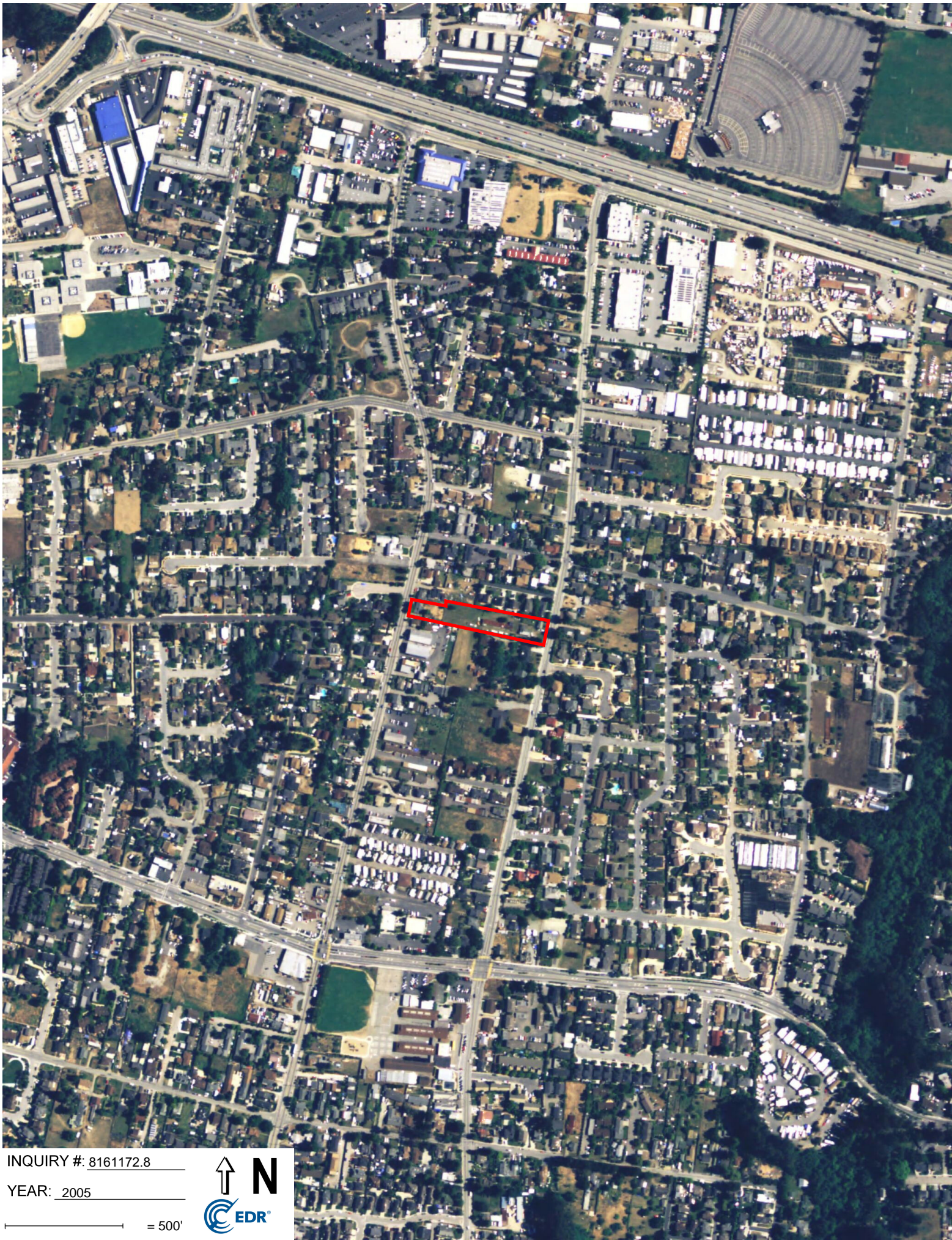


INQUIRY #: 8161172.8

YEAR: 2010

 = 500'





INQUIRY #: 8161172.8

YEAR: 2005

— = 500'





INQUIRY #: 8161172.8

YEAR: 1993

— = 500'





INQUIRY #: 8161172.8

YEAR: 1982

— = 500'





INQUIRY #: 8161172.8

YEAR: 1974

— = 500'





INQUIRY #: 8161172.8

YEAR: 1968

— = 500'





INQUIRY #: 8161172.8

YEAR: 1956

— = 500'





INQUIRY #: 8161172.8

YEAR: 1943

— = 500'





INQUIRY #: 8161172.8

YEAR: 1940

— = 500'





INQUIRY #: 8161172.8

YEAR: 1931

— = 500'



Appendix H

Certified Sanborn Map Report

2021 Chanticleer Avenue & 2030 17th Ave
2021 CHANTICLEER AVE and 2030 17th AVENUE
Santa Cruz, CA 95062

Inquiry Number: 8161172.3

November 03, 2025

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/03/25

Site Name:

2021 Chanticleer Avenue & 20:
2021 CHANTICLEER AVE and
Santa Cruz, CA 95062
EDR Inquiry # 8161172.3

Client Name:

DUDEK
605 Third Street
Encinitas, CA 92024
Contact: Jason Reed



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by DUDEK were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 86D1-4038-9906
PO # 17037.23
Project 2021 Chanticleer & 2030 17th

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 86D1-4038-9906

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix I

City Directory Report

2021 Chanticleer Avenue & 2030 17th Ave

2021 CHANTICLEER AVE and 2030 17th AVENUE
Santa Cruz, CA 95062

Inquiry Number: 8161172.5

November 07, 2025

The EDR-City Directory Image Report

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Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2022	☑	☑	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☑	Cole Information
1995	☑	☑	Cole Information
1992	☑	☑	Cole Information
1987	☑	☑	Haines Criss-Cross Directory
1983	☑	☑	Haines Criss-Cross Directory
1976	☑	☑	Haines Criss-Cross Directory
1971	☑	☑	Polk's City Directory
1967	☑	☑	Polk's City Directory
1964	☑	☑	Polk's City Directory
1960	☑	☑	Polk's City Directory

FINDINGS

TARGET PROPERTY STREET

2021 CHANTICLEER AVE and 2030 17th AVENUE
Santa Cruz, CA 95062

Year CD Image Source

CHANTICLEER AVE

2022	pg A5	EDR Digital Archive
2017	pg A9	Cole Information
2014	pg A12	Cole Information
2010	pg A15	Cole Information
2005	pg A18	Cole Information
2000	pg A21	Cole Information
1995	pg A24	Cole Information
1992	pg A26	Cole Information
1987	pg A28	Haines Criss-Cross Directory
1983	pg A31	Haines Criss-Cross Directory
1976	pg A34	Haines Criss-Cross Directory
1971	pg A37	Polk's City Directory
1971	pg A38	Polk's City Directory
1967	pg A41	Polk's City Directory
1964	pg A44	Polk's City Directory
1964	pg A45	Polk's City Directory
1960	pg A48	Polk's City Directory
1960	pg A49	Polk's City Directory

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<u>17TH AVE</u>		
2022	pg. A2	EDR Digital Archive
2017	pg. A7	Cole Information
2014	pg. A10	Cole Information
2010	pg. A13	Cole Information
2005	pg. A16	Cole Information
2000	pg. A19	Cole Information
1995	pg. A22	Cole Information
1992	pg. A25	Cole Information
1987	pg. A27	Haines Criss-Cross Directory
1983	pg. A29	Haines Criss-Cross Directory
1983	pg. A30	Haines Criss-Cross Directory
1976	pg. A32	Haines Criss-Cross Directory
1976	pg. A33	Haines Criss-Cross Directory
1971	pg. A35	Polk's City Directory
1971	pg. A36	Polk's City Directory
1967	pg. A39	Polk's City Directory
1967	pg. A40	Polk's City Directory
1964	pg. A42	Polk's City Directory
1964	pg. A43	Polk's City Directory
1960	pg. A46	Polk's City Directory
1960	pg. A47	Polk's City Directory

City Directory Images

17TH AVE 2022

1771	SHAWN VANZANT
1781	JASON BROCA
	KEVIN BROCA
	SANTIAGO BROCA
1801	RONALD DAY
1821	ALISSA BAIGENT
	PRISCILLA BROWN
	THE COLLEGE OF BOTANICAL HEALING ARTS
1836	FOUNDATION TLC TOUCH
	PELTON PRECISION INSTRUMENTS
	SAMUEL SCHOONOVER
1838	JORDAN RINKER
1839	CORRIE VERBRAKEN
1840	CHEM-DRY
	EMERALD CITY
	FRED JONES
	SHIRLEY WALLEN
1841	AMANDA LANGLAIS
	BRANDON LANGLAIS
	KENDALL LANGLAIS
	MARK LANGLAIS
1855	ALL WILD LIFE REHABILITATORS
	GAEL CUNNINGHAM
	NATIVE ANIMAL RESCUE-WILDLIFE
1870	ANNA MURA
1874	JAIME WOSK
	JUAN PUGA
1875	CLAUS JAMIN
	JOCELYN ZIMNICKI
	NICK ZIMNICKI
	RAMONA ZIMNICKI
1882	JOSEPH JACOBS
1890	CARLOS GARCIA
	JOSE SANCHEZ
	LAURA CORONA
	MARIA RIVERA
	ROSARIO GAONA
	SERGIO GARCIA
	VERONICA VELASQUEZ
1893	DARYL ALTIERE
1911	ARACELI HERNANDEZ
	JOSE HERNANDEZ
	JOSE ORTIZ
	MARIANGEL HERNANDEZ
1923	ENVISAGE MARKETING
	JOSHUA LOGAN
	ROMAN CHAM
1935	CATHLEEN ROLLINS
	JAMES DOYLE
1937	JAMES DOYLE

17TH AVE

2022

(Cont'd)

1940	JOHN BONNET MARILYN FREILER
1944	AGUSTIN SIXTOS
1946	SCOTT MISTOR
1948	RYAN DELANEY STEPHEN HANSEN
1950	CARMELA VENEZIO MICHAEL VENEZIO SETH ALAN PAINTING SETH BREARTON
1951	MALIK YAHYA
1969	BRIDGET JOHNSON
1970	CHRIS PHILLIPS CINDI BRYANT SARRAH ESCLETO SHOWCASE SERVICE INDS SHOWCASE SHOWER DOOR
1973	DOANIE CLARK RANDY WILSON WILSON VICKI
2008	BRENT WAY HARBOR LIGHT CHURCH LINDA LAMBDIN SANTA CRUZ COUNTY OFFIC
2017	GERALD GRIGGS
2020	KAREN STEINER
2030	ALEJANDERA PEREZ GABRIEL PEREZ GUADALUPE PEREZ JACKIE PEREZ JULIO PEREZ
2035	BRANDON PEARCE EMANUEL TOWNSEND STACY TOWNSEND
2050	ABDERRAHIM MEKKOUDI
2052	CHAYA FRIEDMAN ERIKA RIVERA
2090	GREGORY AZEVEDO LAURENCE AZEVEDO
2091	LIVE OAK COMMUNITY GARDEN
2094	LORI MORPER RYAN MORPER
2120	CHRISTOPHER ROBLES DENNIS ROBLES MICHAEL ROBLES ROBERTA ROBLES
2121	ARISTOTLE BALBA JUDITH BALBA THELMA BALBA
2125	ISAUYA ALFARO

-

✓

17TH AVE

2022

(Cont'd)

2125	IVAN ALFARO
	JOSUE ALFARO
	MARIA ALFARO
2130	BELMIRO SILVA
	MARIA SILVA
	THOMAS LEGAN
2135	GUSTAVO ALBA
	MARTIN ALBA
2140	CLEMENTE MERCARDO
	LOURDES MERCADO
	MARIA MERCADO
2143	FERNANDO CASTILLO
	JUAN ENIRQUEZ
	PATTY ENRIQUEZ
2150	EMITERIO QUIVAL
	TERRY QUIVAL
2151	DIANA BARE
	GRANT BARE
	VICTORIA BARE
2154	NORA LOPEZ
2158	BLAIR ROTHWELL
	ROBERT ROTHWELL
2160	KATYA GREENE
2170	DAVID CURRY
	MARA CURRY
	RACHEL CURRY
	SARAH CURRY
2177	ANNA DA VILA
	PARADISE VILLA INC

CHANTICLEER AVE 2022

1785	DANIEL KLINE MELISSA ARNOULT
1810	GERALD NEILSEN LYNN NEILSEN MARIE NEILSEN RICHARD WILSON SAM NEILSEN WILSON FAMILY FARM
1813	CLAUDIA VESTAL PAUL VESTAL
1840	ILA GRANT STEPHEN GRANT
1841	JOVE SHAPIRO
1850	BRADLEY DOUGLAS CARLI RIDDLE CYNTHIA SMITH MATT MESERVE MAURA MIDDLETON RUSSELL GERMAIN
1854	SCOTT MALSOM
1870	JOHAN MERENDINO JOHAN RUBENS JOOP RUBENS PHOTOGRAPHY
1882	BRENT CAMPAGNOLO IWALANI FAULKNER STANLEY JACKSON
1930	CHARLES JACKSON DANNY BUZZARD DONNA JACKSON KIRSTEN BUZZARD
2021	CLIFFORD BIXIER
2030	DANIEL AGUILERA DYANA AGUILERA
2039	DEREK GREGSON GARTH GREGSON TERRI GREGSON TRISTAN GREGSON
2044	DANIEL DIAMOND PACIFIC RAINGUTTER THOMAS NEEL
2065	CARY FRIEDMAN
2076	BRYCE FLORIAN
2080	JOHN MANNING JUDITH MANNING LYNN MANNING RICHARD MANNING
2081	PAUL BRINDEL
2100	CARLA GARCIA DANNY GARCIA
2105	DONNA HAMPTON

CHANTICLEER AVE 2022 (Cont'd)

2105	KAREN HAMPTON
	RITA HAMPTON
2107	IWANA SCOTT
	ROBERT SCOTT
2116	HARRY JENKINS
2120	ANNA JENKINS
2125	ANNA CONLEN
2135	ROBIN BALOWITZ
2155	DENNIS KOFLER
	LIBERTY BAPTIST CHURCH
2165	CARL BLAIR
	SALLY BLAIR

17TH AVE 2017

1771 VANZANT, SHAWN W
 1781 BROCA, SANTIAGO
 1801 DAY, RONALD E
 1821 COLLEGE OF BOTANICAL HEALING ARTS
 1836 HAIR PIZZAZZ
 PELTON PRECISION INSTRUMENTS
 THE EPILEPSY NETWORK
 1839 VERBRAKEN, CORRIE L
 1840 ALMADEN CHEMDRY
 CHEMDRY
 EMERALD CITY LANDSCAPING
 1841 LANGLAIS, MARK J
 1855 EGAN, LUPIN
 NATIVE ANIMAL RESCUEWILDLIFE REHABI
 1870 COLE, MATTHEW W
 1874 PUGA, JUAN C
 1875 QUIGLEY, REBECCA J
 ZIMNICKI, NICK J
 1890 GARCIA, JESUS
 OSEGUEDA, MARIA T
 1893 ALTIERE, DARYL D
 1900 SANTA CRUZ LIVE OAK GRANGE
 1923 DIMA, JUAN J
 1937 DOYLE, JAMES
 1940 BONNET, JOHN
 1942 ODENBRETT, SCOTT
 1944 VIEYRA, AGUSTIN
 1946 MISTOR, SCOTT M
 1948 ROMO, TRAVIS V
 1950 BASCOM, DENISE A
 1951 YAHYA, MALIK U
 1970 CANEPA, KAREN M
 SHOWCASE SHOWER DOOR
 1975 DANSKY, AIDA M
 1979 PETERSON, ANNEMIEKE
 2008 HARBOR LIGHT CHURCH
 2015 HEATH, DOUGLAS C
 2017 GRIGGS, JERRY A
 2020 BISCOVICH, MIKE
 STEINER, KAREN
 TUCK, CHARLES
 2030 PEREZ, ARISTEO P
 2035 BENTLEY, CAROL L
 2050 RIVERA, ARTURO
 2052 MEKKOUDI, ABEL
 2090 AZEVEDO, GREG B
 2094 MORPER, RYAN M
 2120 ROBLES, MIKE C
 2121 BALBA, ARISTOTLE G
 2125 TORRES, LUIS A

Target Street

Cross Street

Source

-

✓

Cole Information

17TH AVE

2017

(Cont'd)

2140	MERCARDO, CLEMENTE
2143	CASTILLO, ALEX
2150	QUIVAL, TERRY V
2151	BARE, GRANT W
2154	LOPEZ, FRANCISCO H
2158	ROTHWELL, BLAIR B
2160	BRACKEEN, DAVEN A
2177	PARADISE VILLA

CHANTICLEER AVE 2017

1785	SMITH, WHITNEY H
1810	NEILSEN, LYNN M
1813	VESTAL, PAUL E
1841	SHAPIRO, JOVE P
1850	LINDGREN, TORI L
1854	MALSOM, SCOTT J
1870	RUBENS, JOHN L
1940	SCHRANK, MARTY B
1950	BLOOD, DAVID M
2039	GREGSON, DEREK G
2065	ESPINOZA, JOSEPHINE G
2076	FLORIAN, BRYCE R
2080	MANNING, RICHARD S
2081	BRINDEL, NOAH B
2100	GARCIA, BEN
2105	HAMPTON, DOUGLAS L
2116	JENKINS, HARRY L
2120	JONES, MALCOLM S
2125	CONLEN, ANNA L
2135	AMRHEIN, DEBORAH S
2155	KOFLER, DENNIS G
2165	BLAIR, CARL M

17TH AVE 2014

1771	VANZANT, SHAWN W
1781	BROCA, SANTIAGO
1801	DAY, RONALD E
1821	COLLEGE OF BOTANICAL HEALING ARTS
1836	HAIR PIZZAZZ JEANNE SIMARI HAIR DESIGN PELTON PRECISION INSTRUMENTS
1839	VERBRAKEN, CORRIE L
1840	ALMADEN CHEM DRY CHEMDRY EMERALD CITY LANDSCAPING
1841	LANGLAIS, MARK J
1842	HEINZE, WILLIAM W
1855	ALL WILD LIFE REHABILITATORS CUNNINGHAM, GAEL NATIVE ANIMAL RESCUEWILDLIFE REHABI
1870	JESSEE, CHAD E
1874	PUGA, JUAN C
1875	QUIGLEY, REBECCA J ZIMNICKI, NICK
1882	MENDOZA, FERNANDO R
1890	DELACRUZ, R M OSEGUEDA, MARIA T SANCHEZ, JOSE
1893	ALTIERE, DARYL D
1900	SANTA CRUZ LIVE OAK GRANGE
1911	CASTELAN, VICTOR H
1923	DIMA, JUAN J
1935	DOYLE, JAMES
1937	OCCUPANT UNKNOWN,
1942	RODGERS, JEFFREY P
1944	VIEYRA, AGUSTIN
1946	MISTOR, SCOTT M
1948	MEIJER, EHRIN
1950	BASCOM, DENISE A
1951	YAHYA, MALIK A
1969	WILSON, LOUIS H
1970	NICHOLSON, CAROL A SHOWCASE SHOWER DOOR
1973	OCCUPANT UNKNOWN,
1975	OCCUPANT UNKNOWN,
1979	PETERSON, ANNEMIEKE
2008	HARBOR LIGHT CHURCH
2015	HEATH, DOUGLAS C
2017	GRIGGS, JERRY A
2020	BISCOVICH, MIKE DAY, BETTY L OCCUPANT UNKNOWN,
2030	PEREZ, JOSE G
2050	RIVERA, ARTURO

17TH AVE 2014 (Cont'd)

2052 MEKKOUDI, ABDERREHIM
2090 AZVEDO, GREGORY B
2094 MORPER, RYAN M
2120 ROBLES, DENNIS W
2121 BALBA, ARISTOTLE G
2125 TORRES, LUIS A
2130 OCCUPANT UNKNOWN,
2135 ALBA, MARTIN A
2140 MERCARDO, CLEMENTE
2143 CASTILLO, FERNANDO
2150 HAGER, P M
2151 BARE, GRANT W
2154 LOPEZ, FRANCISCO H
2158 ROTHWELL, BLAIR
2160 BRACKEEN, DAVEN A
2170 CURRY, DAVID W
2177 PARADISE VILLA

CHANTICLEER AVE 2014

1785	GRIFFITH, SUSAN M
1810	NEILSEN, LYNN M
1813	VESTAL, CLAUDIA A
1840	GRANT, STEVE H
1841	SHAPIRO, JOVE P
1854	MALSOM, SCOTT J
1870	RUBENS, JOHN L
1925	OCCUPANT UNKNOWN,
1930	BUZZARD, DANNY S
1940	SCHRANK, MARTY B
1950	BASHANDY, TAREK R
1975	KENNEDY, SIMON S
1985	POTTER, JEFFREY
1990	TSIN, GEORGE
2030	OCCUPANT UNKNOWN,
2031	LUKAS, JOSEPH
2039	GREGSON, DEREK G
2041	SUSOY, DIANA A
2065	ESPINOZA, JOSEPHINE
2076	KLEIN, DEBRA L
2080	MANNING, RICHARD S
2081	BRINDEL, NOAH B
	WALKER, JENNIFER K
2100	GARCIA, BEN
2105	HAMPTON, DOUGLAS L
2107	SCOTT, ROBERT D
2116	JENKINS, HARRY
2120	JONES, MALCOLM S
2125	CONLEN, AMELIA W
2135	VOGEL, KELLY L
2155	KOFLER, DENNIS G
2165	BLAIR, CARL M

17TH AVE 2010

1781	BROCA, SANTIAGO
1801	DAY, RONALD E
1821	COLLEGE OF BOTANICAL HEALING RODRIGUEZ, JOHN
1836	ALCHEMY OF LOVE HAIR PIZZAZZ JEANNE SIMARI HAIR DESIGN UP FRONT SIGNS
1839	HERNANDEZ, LUIS R
1840	ALMADEN CHEMDRY CHEMDRY OF SANTA CRUZ COUNTY EMERALD CITY LANDSCAPING
1841	LANGLAIS, MARK J
1855	CUNNINGHAM, GAEL
1874	WOSK, JAIME
1875	PIONA, RANDALL QUIGLEY, REBECCA J ZIMNICKI, NICK
1882	PALMER, JOYCE
1890	CORONA, LAURA GARCIA, JESUS JIMENEZ, LUCA MARTINEZ, NANCY E NIEBLA, ALICIA OSEGUEDA, MARIA T SANCHEZ, JOSE
1893	ALTIERE, DARYL D
1900	SANTA CRUZ LIVE OAK GRANGE
1923	CHAM, ROMAN B
1935	ROMINES, STEVEN R
1937	OCCUPANT UNKNOWN,
1940	CATO, RICK FREILER, ROBERT A
1942	OCCUPANT UNKNOWN,
1944	VIEYRA, AGUSTIN
1946	GARCIA, ARTURO R
1948	OCCUPANT UNKNOWN,
1950	NUNES, MATTHEW
1951	YAHYA, MALIK A
1969	WILSON, LOIS H
1970	CANEPA, JOEY ESCLETO, SARRAH J RAMOS, TONY J SCHROCK, JIM
1973	WILSON, KEVIN K
1975	JOHNSON, ROBERT P
2008	HARBOR LIGHT CHURCH LOVING & LEARNING SCHOOLAGE OCCUPANT UNKNOWN,
2015	OCCUPANT UNKNOWN,

17TH AVE**2010****(Cont'd)**

2020	DAY, BETTY HARBOR LIGHT MENS HOME KOWALSKI, BART OCCUPANT UNKNOWN,
2025	MEKKOUDI, ABDERRAHIM
2030	ENRIQUEZ, CHRISTINA
2035	OCCUPANT UNKNOWN,
2050	OCCUPANT UNKNOWN,
2052	MEKKOUDI, ABDERREHIM
2090	OCCUPANT UNKNOWN,
2094	MURDOCK, L
2120	ROBLES, DENNIS W
2121	BALBA, ARISTOTLE
2125	TORRES, LUIS A
2130	NUNES, JON
2135	ALBA, MARTIN A
2140	MERCARDO, CLEMENTE
2150	HAGER, P M
2151	BROOKS, ADRIAN L
2154	LOPEZ, FRANCISCO H
2158	ROTHWELL, ROBERT B
2160	BANNING, MIKE D
2170	CURRY, DAVID W
2177	PARADISE VILLA

CHANTICLEER AVE 2010

1785	LONDON, SUSAN
1810	NEILSEN, GERALD E
1813	VESTAL, C
1840	GRANT, WESLEY P
1841	SHAPIRO, JOVE P
1850	DOUGLAS, BRADLEY J
1854	MALSOM, SCOTT J
1870	MARCUS, JOHAN L
1925	OCCUPANT UNKNOWN,
1930	OCCUPANT UNKNOWN,
1940	SCHRANK, MARTY B
1950	CERVATOS, ROCKY W
1975	KENNEDY, SIMON S
1985	WIRICK, JULIANNE
2021	LUKAS, JOSEF
2030	LOCATELLI, CLAUDIO A
2039	GREGSON, DEREK G
2041	SUSOY, JIM
2065	ESPINOZA, JOSEPHINE
2076	FLORIAN, BRYCE R
2080	MANNING, RICHARD S
2081	WALKER, JENNIFER K
2100	RODRIQUEZ, MONICA
2105	HAMPTON, DOUGLAS L
2107	SCOTT, ROBERT F
2109	SAGA, CECILLE
2116	JENKINS, HARRY
2120	JONES, MALCOLM S
2125	FEWEL, BECKY
2135	LARKIN, A M
2155	LIBERTY BAPTIST CHURCH OCCUPANT UNKNOWN,
2165	BLAIR, CARL M

17TH AVE 2005

1771 AGUILERA, HYMETH
 1781 MUNOS, NORMA E
 1801 DAY, RONALD E
 1821 COLLEGE OF BATANICAL HEALING ARTS
 OCCUPANT UNKNOWN,
 1836 CVH STUDIOS
 HAIR PIZAZZ
 UP FRONT SIGNS
 1839 HERNANDEZ, LUIS R
 1840 CHEM DRY OF SANTA CRUZ COUNTY
 CROSS ROAD CHEM
 EMERALD CITY LANDSCAPING
 JONES, FREDERICK M
 1841 LANGLAIS, MARK J
 1842 HEINZE, WILLIAM
 1874 LORSEN, SANDRA
 1875 ZIMNICKI, MICHAEL J
 1890 CALDERON, ERASMO
 DE, L
 GARCIA, SERGIO
 GUZMAN, LUZ
 HERNANDEZ, JESUS R
 MEDINA, J I
 MORALESRIVERA, HECTOR H
 PEREZ, ERICA
 PRESSURE WASHING SERVICES
 1893 MCCONN, CHRISTOPHER E
 1900 SANTA CRUZ LIVE OAK GRANGE
 SEISHINDO
 1911 VICKIE, L
 1923 CHAM, ROMAN B
 1935 ROLLINS FIRE SPRINKLERS
 ROMINES, S
 1940 MOTIONAL SUPPORT
 OCCUPANT UNKNOWN,
 YOGI TAKASHI
 1942 DURANT, CHRIS J
 1944 VIEYRA, AGUSTIN
 1946 GARCIA, ARTURO R
 1948 MAHONEY, NADINE M
 1950 OCCUPANT UNKNOWN,
 1951 YAHYA, MALIK U
 1969 WILSON, LOUIS H
 1970 OCCUPANT UNKNOWN,
 SCHROCK, JIM
 1973 FREDERICK, DUANE S
 LUXERY MORTGAGE CORP
 1975 SUTTON, DIANE C
 1979 ROMINES, STEVEN R
 2008 HARBOR LIGHT CHURCH

17TH AVE**2005****(Cont'd)**

2008	OCCUPANT UNKNOWN,
2015	HEATH, LORIN E
2020	DAY, BETTY
	GONZALES, KRISTIE
	MILLS, WARREN A
	OCCUPANT UNKNOWN,
2025	MEKKOUDI, ABDERRAHIM
2030	ALLISON, CURTIS J
2050	SAWYER, DAVID
2090	AZEVEDO, LAURENCE I
2091	LIVE OAK UN METHODIST CHURCH
	LOVING & LEARNING SCHOOL AGE CHILD C
2094	SVENDSON, ROBERT
2120	ROBLES, DENNIS W
2121	GIBSON, BRIAN
2130	NUNES, JON
2135	ALBA, MARTIN A
2140	MERCARDO, CLEMENTE
2143	ONEIL, MICHAEL L
2150	QUIVAL, EMITERIO V
2151	CLOAR, MAX B
2154	LOPEZ, FRANCISCO H
2158	ROTHWELL, ROBERT B
2160	CAMPBELL, SHANNON L
2170	MARTIN, LAURA M
2177	TWILIGHT MANOR

CHANTICLEER AVE 2005

1780 GOLDWATER, ALAN J
 MAGIC SOUND
 1810 NEILSEN, GERALD E
 1813 VESTAL, C
 1815 OCCUPANT UNKNOWN,
 1840 GRANT, STEVE H
 WEST BREEZE CONSTRUCTION
 1841 SHAPIRO, JOVE
 1850 MEREDITH, JOE
 1854 RUOTOLO, JANELLA
 1882 SHAW, DALE
 1925 JORGENSEN, RICKY
 1930 OCCUPANT UNKNOWN,
 1950 OCCUPANT UNKNOWN,
 1965 FRANCO, JAMIE L
 INSANTE, TRACY
 MURPHY, LARA E
 SALISBURY, DAVE R
 SUTTLES, RANDY G
 1975 GRAY, LESLIE
 KENNEDY, SIMON S
 2021 SVEE, SONJA M
 2030 LOCATELLI, CLAUDIO A
 2039 GREGSON, DEREK G
 2041 SUSOY, JIM
 2044 BURNS, KELLY M
 2065 FREEDMAN, CARY G
 2076 BRADFORD, THOMAS J
 2080 MANNING, RICHARD S
 2081 BONHAMBRINDEL, NOAH
 2100 ARTUROS CLEANING SERVICE
 CALVARIO, NORMA
 SALVADORS CAR DETAILING
 2105 OCCUPANT UNKNOWN,
 2107 SCOTT, ROBERT D
 2116 ADAMU, DANJUMA
 2120 JONES, ROBERT M
 2125 FEWEL, BECKY
 2130 CHAVARRIA, MONICA
 2135 SANDFORD, HELENE V
 2155 CRADDOCK, DANA
 LIBERTY BAPTIST CHURCH
 PASTOR
 2165 BLAIR, CARL M

17TH AVE 2000

1781	MUNOS, LELAND
1801	DAY, RON MUSASHI, SANDRA
1821	COLLEGE OF BOTANICAL HEALING ARTS KELLER, TOBIN
1836	HAIR PIZAZZ HOSPITALITY BUSINESS SYSTEMS UP FRONT SIGNS
1839	OCCUPANT UNKNOWN,
1840	BOARDWAY, LEON W HEINZE PLANT LABELS
1842	CAMPBELL, C
1855	CUNNINGHAM, GAEL FREY, JESSE
1870	OCCUPANT UNKNOWN,
1874	OCCUPANT UNKNOWN,
1875	PAULLUS, TAMARA ZIMNICKI, MICHAEL J
1893	MCCONN, C E
1900	SANTA CRUZ LIVE OAK GRANGE
1911	OCCUPANT UNKNOWN,
1923	KIEFFER, CHARLES V SANTA CRUZ UPHOLSTERY COMPANY
1935	OCCUPANT UNKNOWN,
1940	FREILER, ROBERT A HOWE, P E YOGI, TAKASHI
1944	GARDELLA, LISA
1946	OCCUPANT UNKNOWN,
1948	WILSON, BUFFIE
1950	OCCUPANT UNKNOWN,
1951	OCCUPANT UNKNOWN,
1969	OCCUPANT UNKNOWN,
1970	THOMPSON, KELLY A
1975	JOHNSTON, MARY
1979	OCCUPANT UNKNOWN,
2008	HARBOR LIGHT GOSPEL TABERNACLE TIERRA PACIIFICA CHARTER
2015	PUTNEY, J J
2017	GURMIN, TORRE G
2020	MILLS, WARREN A
2030	ALLISON, PAUL D
2035	SCHULER, RICHARD G
2050	OCCUPANT UNKNOWN,
2052	OCCUPANT UNKNOWN,
2055	ALVES, JOE J
2090	AZEVEDO, L U
2091	LIVE OAK CHURCH LOVING & LEARNING SCHOOL AGE CHILD CARE UNITED METHODIST CHURCHES LIVE OAK

17TH AVE

2000

(Cont'd)

2094 OCCUPANT UNKNOWN,
2120 OCCUPANT UNKNOWN,
2130 PAVLOWICH, L R
2140 OCCUPANT UNKNOWN,
2143 COYNE, SEAN
2150 OCCUPANT UNKNOWN,
2151 HINSHAW, TYSON
2154 LOPEZ, FRANCIS H
2158 ROTHWELL, R
2160 NARCISO, FRANK
2170 CURRY, GERALD G
2177 AMOS, LOUISE L
CHALMERS, RAYE
FELGER, JACK E
MOIR, M
TWILIGHT MANOR
WALKER, VIVIAN E

CHANTICLEER AVE 2000

1785 ARAUJO, KAREL
 1810 NEILSEN, GERALD E
 1813 VESTAL, CLAUDIA
 1815 OCCUPANT UNKNOWN,
 1840 OCCUPANT UNKNOWN,
 1841 BARTLE, RICHARD E
 SEAWEST OF SANTA CRUZ
 1850 JARVIS, D
 PETRINOVICH, E A
 SNOW, IAN K
 1860 JARVIS, DALLAS L
 1882 SHAW, DALE
 1925 MOODY, LAURIE
 WEEKS, E M
 1930 JACKSON, CHARLES
 1940 CAPEN, TILDEN L
 1952 ESPINOSA, C
 1965 HUNTER, APRIL C
 1975 GRAY, LESLIE
 STUDDERT-KENNED, SIMON
 1985 DIANA, JEWELL M
 2010 OCCUPANT UNKNOWN,
 2021 LUKAS, JOSEF
 2030 ABARCA, RIGO
 2039 OCCUPANT UNKNOWN,
 2041 OCCUPANT UNKNOWN,
 2043 OCCUPANT UNKNOWN,
 2044 OCCUPANT UNKNOWN,
 2045 MUZZIO, JOSEPH
 2047 ESPINOLA, JOSEPH W
 2065 FRIEDMAN, LOUIS M
 2076 BRADFORD, THOMAS J
 2080 MANNING, RICHARD S
 2081 BONHAM-BRINDEL, NOAH
 BRINDEL, PAUL R
 FITCH, BOB D
 2100 PUGA, J
 2105 MCDOWELL, EMILE
 2107 SCOTT, ROBERT F
 2116 LOEB, M
 2120 JENKINS, HARRY L
 2125 GENTA, F
 2135 OCCUPANT UNKNOWN,
 2155 LIBERTY BAPTIST CHURCH
 OCCUPANT UNKNOWN,
 2185 OCCUPANT UNKNOWN,

17TH AVE

1995

1781 OCCUPANT UNKNOWNN
 1801 MC GEHEE & SON PLUMBING
 MCGEHEE, MICHAEL
 1821 LYNCH, RANDALL U
 1836 HAIR PIZZAZZ
 MARK ZALONA
 OCCUPANT UNKNOWNN
 TRANSITIONS
 1839 STERLING, M V
 1840 HEINZE PLANT LABELS
 1841 LANGLAIR, MARK
 1842 MOISE, CARYL
 1855 SPEAR, KEITH
 VERNALLIS, TODD
 1870 SHINE, RICK
 1874 OCCUPANT UNKNOWNN
 1875 BUNSE, GARTH
 ZIMNICKI, MICHAEL J
 1890 INES, MARIA
 MENDOZA, ARTURO
 MONTECINO, JUAN R
 1893 MCCONN, C E
 1900 SANTA CRUZ LIVE OAK GRANGE
 1911 HEITZ, LORI
 1923 KIEFFER, CHARLES V
 1935 OCCUPANT UNKNOWNN
 1940 FOOT TONICS
 FREILER, ROBERT A
 1942 BRAYSON, STA
 1944 OCCUPANT UNKNOWNN
 1946 FRIEBEL, MICHAEL A
 1948 OCCUPANT UNKNOWNN
 1950 VENEZIO, MICHAEL
 1951 YAHYA, MALIK U
 1969 OCCUPANT UNKNOWNN
 1975 JOHNSTON, MARY
 1979 MOROTTI, STEVE
 2008 HARBOR LIGHT GOSPEL TABERNACLE
 2015 GARDNER, SHONNA D
 2020 MANES, CHRIS
 2030 OCCUPANT UNKNOWNN
 2035 GHEST, LISA
 2050 OCCUPANT UNKNOWNN
 2052 OCCUPANT UNKNOWNN
 2055 OCCUPANT UNKNOWNN
 2090 AZEVEDO, L U
 2091 LIVE OAK UNITED METHODIST CHR
 LOVING & LEARNING SCHOOL AGE
 2094 MARSHALL, RUSELL J
 2120 ROBLES, DENNIS

Target Street

Cross Street

Source

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Cole Information

17TH AVE

1995

(Cont'd)

2121	FINK, L
2130	OCCUPANT UNKNOWNN
2140	OCCUPANT UNKNOWNN
2143	JEMCO BUSINESS MACHINE RPR OCCUPANT UNKNOWNN
2150	QUIVAL, EMITERI V
2151	OCCUPANT UNKNOWNN
2154	LOPEZ, FRANCIS H
2155	OCCUPANT UNKNOWNN
2160	OCCUPANT UNKNOWNN
2170	CURRY, DAVID
2177	EFFENBERGER, MARIE L TWILIGHT MANOR

CHANTICLEER AVE 1995

1785	OCCUPANT UNKNOWNN
1813	VESTAL, CLAUDIA
1815	OCCUPANT UNKNOWNN
1840	OCCUPANT UNKNOWNN
1841	OCCUPANT UNKNOWNN
1882	OCCUPANT UNKNOWNN
1925	MOODY, LAURIE
1930	JACKSON, CHARLES
1940	OCCUPANT UNKNOWNN
1952	OCCUPANT UNKNOWNN
	PHILS FOREIGN CAR SVC
1965	CRATTY, DAVID R
	MURPHY, LARA
	RICHS MOBILE HOME SVC
1975	GRAY, LESLIE
	STUDDERTKENNEDY, SIMON
1985	FALLON, A
	ITALIA, SEBASTI
	KRISTAL, NANCY
2010	VULTAGGIO, STEVE
2021	OCCUPANT UNKNOWNN
2030	GROVER, ANTHONY
	THOMAS MERIDA ASSOC
2031	COMMUNITY MUSIC SCHOOL
	OCCUPANT UNKNOWNN
2039	GREGSON, DEREK G
2041	ANEMONE, MARC A
2043	OCCUPANT UNKNOWNN
2044	RE, ROBERTA M
2045	MUZZIO, JOSEPH
2047	REYNAGA, GABRIEL R
2065	KRAUS, MARCIA M
2076	BRADFORD, THOMAS J
2080	MANNING, RICHARD S
2081	BRINDEL, PAUL R
	LEVIN, E
2083	LEVIN, E
2100	OCCUPANT UNKNOWNN
2105	MCDOWELL, EMILE
2107	OCCUPANT UNKNOWNN
2116	OCCUPANT UNKNOWNN
2120	JENKINS, HARRY L
2125	BUNCH, ROGER
2135	OCCUPANT UNKNOWNN
2155	HEADY, LARRY R
	LIBERTY BAPTIST CHURCH

17TH AVE**1992**

1781	MUNOS, LELAND
1801	MCGEHEE&SON PLMBG MCGEHEE, MICHAEL
1836	CAPRIOTTI SILKS OMEX TRANSITIONS ZALONA, MARK
1839	STERLING, M V
1840	HEINZE PLANT LABELS
1890	DELGADO, ARCELIA MENDOZA, ANTONIO MENDOZA, ARTURO MONTECINO, JUAN R SOTO, L
1900	SANTA CRZ LIVE OAK
1923	KIEFFER, CHARLES V
1940	FREILER, ROBERT A
1950	VENEZIO, MICHAEL
1969	WILSON, L
1970	BILLS FURN SRV CNTR
1979	MOROTTI, STEVE
2008	HARBOR LIGHT TBRNCL HEAD START STEWART, THOMAS C
2035	FUTURE VISION SYSTM INDSTR L VISUAL SLTN
2091	LIVE OAK UNTD METH LOVING&LEARNING SC
2094	SHARP, BEN
2120	ROBLES, DENNIS
2150	QUIVAL, E V
2154	LOPEZ, F H
2170	PATTON, EDWIN
2177	TWILIGHT MANOR

CHANTICLEER AVE 1992

1780 GOLDWATER, ALAN
LYNCH, SUSAN
MAGIC SOUND

1813 VESTAL, CLAUDIA

1841 ROSS, ELDEN M
SEAWEST BCKGRND MSC

1850 WHEDON, SAM

1925 ADKINS, JADE C
BEGINNERS WORLD

1930 JACKSON, CHARLES

1952 PHILS FOREIGN CAR

1965 KRISTAL, NANCY
RICHS MOBILE HM SRV
SLOAN, GARY

1975 GOLDBERG, DAN
GRAY, LESLIE
MILLER, TODD
STUDDERTKENNED, SIMON

2030 MERIDA THOMAS ASCTS
MERIDA, THOM

2031 COMNTY MUSIC SCHOOL

2041 BROOKMAN, SANDRA

2045 MUZZIO, JOSEPH

2080 MANNING, RICHARD S

2081 BRINDEL, PAUL R

2105 MCDOWELL, EMILE

2107 SCOTT, ROBERT F

2125 BERGSTROM, SHARON
BUNCH, ROGER

2155 HEADY, LARRY R
LIBERTY BAPTIST CH

17TH AVE 1987

1771	XXXX	00
1781	MUNOS LELAND	475-7594
1800	XXXX	00
1801	MCGEHEE MICHAEL	475-7225 6
	★MCGEHEE&SON PLMBG	475-7202 +7
1836	★RODERICK DESIGN	475-8235 5
1839	STERLING M V	475-6536
1640	★HEINZE PLANT LABELS	475-0429
1841	WICKERSHAM BILL	475-5074
1842	HERNANDEZ Y P	462-2113 3
1850	THOMPSON BONNIE	475-6473 6
1855	XXXX	00
1870	XXXX	00
1874	CRUM MARSHALL	462-0640 6
1875	FRY S C	475-0310
1882	JOH CHOON	462-1198 5
1890	GILBERTO TORRES	479-0871 +7
	MENDOZA ISAIS	476-2469 0
	REYES FRANCISCO	476-3735 +7
	VALADEZ ANDRES	476-5875 5
1893	MACEDO A	475-6713 0
1909	★SANTA CRZ OAK GRNGE	475-9967
1911	WALTER KATHY	476-3885 4
	WALTER KEN	476-6068 8
1923	KIEFFER CHAS V	476-0214
	KIEFFER CHRISTY	476-5295 2
1935	★A M PUMPING	476-8223 4
1940	FREILER ROBERT A	462-4477 1
1942	ELLIS DAVID	479-0524 +7
1944	XXXX	00
1946	XXXX	00
1948	XXXX	00
1950	XXXX	00
1951	FOLEY GEOFFREY	479-1842 +7
1969	WILSON L	475-7195
1970C	★LAMPS DIRECT	462-6410 +7
	C★SEASCAPE LAMPS	462-6410 +7
1973	XXXX	00
1975	XXXX	00
2008	HARBOR LIGHT CHRIST	475-7763
	SALTERS JAS H REV	475-2704 5
	STEWART THOS PASTOR	475-7763
2015	BALL CHESTER Z	475-6682
	BALL MALINDA	475-6682
2017	XXXX	00
2020	XXXX	00
2030	DOLAN LOIS J	476-4126 +7
2035	★LIVE OAK BOAT&STRG	475-9040 0
2050	KEIGHER BRIAN	462-2157 6
2052	WHATLEY J	462-4621 0
2090	XXXX	00
2091	★HEAD START	476-3915 +7
	★LIVE OAK UNTD METH	475-1071
	★SANTA CRZ CNSLG CT	476-3915
	★SNOOPY PLACE DAY	476-3915
	★UNITED METH CHURCH	475-1071
2094	CONDOS K	479-9617 +7
	★SHARPS BEN SRS INS	478-0594 9
2120	ROBLES DENNIS	462-0131 9
2121	XXXX	00
2130	XXXX	00
2135	CHANG J S	462-0353
	CHANG K C	462-0353
2143	OLIVARES ARTHUR V	476-3625 +7
2150	QUIVAL EMITERIO V	476-6076 0
2151	XXXX	00
2154	LOPEZ FRANCISCO	462-3680
	LOPEZ NORA E	462-3680 0
2158	XXXX	00
2160	MAHAN MAUREEN	476-6672 3
2168	XXXX	00
2170	PATTON EDWIN	462-6807
	PATTON ETHEL	462-6807 2
2177	★TWILIGHT MANOR	475-1360 0

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CHANTICLEER AVE 1987

1785	★YORK GREG L CONSTR	475-0960	5
1813	VESTAL C	476-1728	9
1815	XXXX	00	
1840	XXXX	00	
1841	XXXX	00	
1850	BACHMAN SUSAN	462-3160	+7
1851	XXXX	00	
1855	XXXX	00	
1925	★BEGINNERS WORLD	462-5181	4
	DIAS LIDIA	475-6893	+7
1930	JACKSON CHARLES	475-8324	
1940	XXXX	00	
1952	★FOX MARGARET M	476-8217	
	★PHILS FOREIGN CAR	476-8217	
1965	MITCHELL DON	462-0603	+7
	MTICHELL TANA	462-0603	+7
	SLOAN GARY	476-6392	+7
1975	GOLDBERG DAN	476-3081	+7
	GRAY LESLIE	462-5546	3
	STUDDERTKENNEDY S	476-2459	+7
1985	MENTOR STEVEN	462-4524	5
	TIRADO FIDEL	475-0294	+7
	C MEYER PATRICIA	479-1758	6
2010	XXXX	00	
2021	XXXX	00	
2030	LAMBERT BOB	475-2430	6
2031	XXXX	00	
2044	CONNICK STEVE	476-7549	
	COYLE ELLEN	476-7549	
	HUFFMAN WM	476-7549	3
	★MERIDA CONNICK FURN	475-4462	5
2045	DEANS A C	475-4846	
2065	XXXX	00	
2081	BRINDEL PAUL R	476-5752	0
	PITTMAN C	462-5540	4
2100	SKOLNIK HEIDI	476-9211	+7
	THRANOW JEFF	462-1978	
2105	JEANNET P	476-8073	6
2107	SCOTT ROBT F	475-5394	
2116	XXXX	00	
2120	CASEY GARY	476-3787	+7
2125	BERGSTROM SHARON	478-6765	6
	DICKINSON ROBT C	476-1096	4
2135	SANDFORD E F	475-2087	
	SANDFORD EDMUND	475-2087	
2155	HEADY LARRY R	462-2217	6
	★LIBERTY BAPTIST CH	476-1724	
	★LIBERTY CHRISTN SC	476-1724	
2185	XXXX	00	

17TH AVE 1983

1771	WYMAN STANLEY J	475-9299 +3
1781	MUNOS LELAND	475-7594
1801	LUCKHURST MARGARET	475-5024 +3
1836	MOSTLY&MORELY GRPMC	462-6685 +3
	THRESHOLD ENGINRNG	462-6559 2
	D RAINBOW SANDWICHES	476-9079 2
1839	GLORIAS BEAUTY SALN	476-3166
	STERLING CLAUDE W	475-6536
1840	HEINZE PLANT LABELS	475-0429
1841	WICKERSHAM BILL	475-5074 5
1842	GARCIA JOSEPH	462-5685 +3
	HERNANDEZ YVONNE P	462-2113 +3
1850	XXXX	00
1855	BONEBRAKE BOB	475-7291 +3
	DAVID MATTHEW	475-7858 +3
1870	ADAMS K	476-6086 +3
1875	FRY S C	475-0310 6
1882	MITCHELL THOMAS	476-2440 2
1890.....	APARTMENTS	
	ANAYA LUIS J	475-4184 2
	ESPERANZA RUBALCAVA	476-5299 2
	HERNANDEZ RUBEN	475-9367 +3
	LOZOYA JESUS	476-9256 2
	MANDUJANO LORENZO	462-0897 1
	MENDOZA ISAIS	476-2469 0
1890.....		
1893	MACEDO A	475-6713 0
1900	S CRUZ LIVE OK GRNG	475-9967 6
1911	WALTER KEN	476-6068 8
1923	KIEFFER CHAS V	476-0214 7
	KIEFFER CHRISTY	476-5295 2
1935	WYMORE DWYER	462-3108 +3
1940	FREILER ROBERT A	462-4477 1
1946	HENDERSON CHUCK	462-2452 +3
1948	MILLS MICHAEL P	475-7378 2
1950	XXXX	00
1951	KIEDROWSKI PETER	475-4782 8
1969	WILSON L	475-7195
1970	DENTON HAL	476-5261 +3
	SIMPSON JOHN	462-6231 +3
1973	XXXX	00
1975	XXXX	00
2008	HARBOR LIGHT DAY CR	475-7763 2
	HARBOR LIGHT GOSPEL	475-7753
	SALTERS JAS H REV	475-7763
2015	BALL CHESTER Z	475-6682 4
2017	BROWN STEVE L	476-3701 2
2020	SALTERS ARCHIE D	462-2885 2
	STEWART THELMA	475-9607 1
2030	ALLISON G H	476-2443 4
2035	HOFFMAN TINA	462-5559 +3
	LIVE OAK BOAT&STRG	475-9040 0
	ROLLER GARY	462-2148 +3
2050	XXXX	00
2052	WHATLEY J	462-4621 0
2090	POLLOCK MARK	475-0797 +3
2091	HEAD START	476-3915 0
	LIVE OAK UNTD METH	475-1071
	SNOOPY PLACE DAY	476-3915 0
	UNITED METH CHURCH	475-1071
2094	SHARP BEN	476-0594 9
2120	ROBLES DENNIS	462-0131 9
2121	LYNCH BRENDAN	462-1692 2

17TH AVE

1983

.. 17TH AV

95082 CONT..

2130	PEREZ DEANNA	475-3495	+3
2135	CHANG J S	462-8353	1
2143	XXXX	00	
2150	QUIVAL EMITERIC V	476-6076	0
2151	XXXX	00	
2154	LOPEZ FRANCISCO	482-3680	0
2158	NOHRDEN THOMAS A	476-3379	+3
2160	MAHAN MAUREEN	476-6872	+3
2168	XXXX	00	
2170	PATTON EDWIN F MRS	462-6807	2
2177	TWILIGHT MANOR	475-1380	0

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CHANTICLEER AVE 1983

1785	XXXX	00
1813	VESTAL CLAUDIA	476-1728 9
1815	XXXX	00
1840	XXXX	00
1841	APPLIANCE RENTAL SV	476-0322 5
	ROSS E M	475-9293
1850½	THERIAULT LYNN	476-4171 2
1851	XXXX	00
1855	MCFARLAND JO ANN	475-7446 2
1882	SPENCER HOWARD W	475-9032 5
1925	KIDS R US	476-1480 +3
1930	JACKSON CHARLES	475-8324
1940	STRINI RICK	475-6283 4
1952	FOX JAN	476-8217 5
	FOX MARGARET M	476-8217 5
	PHILS FOREIGN CAR	476-8217 7
1965	RICHARDS JOHN	462-6109 2
	STEVENS GRANT	462-2298 9
1975	ARON EVELYN J	476-2459 +3
	GRAY LESLIE	462-5546 +3
	MCNEIL RAY JR	462-3022 +3
1985	BEAN S	462-4524 2
	FRANCO SANTIAGO	475-2248 +3
	MARCUS P	476-8215 +3
2010	XXXX	00
2021	FOSTER CLIFFORD B	462-1240 2
2030	LAMBERT BOB	475-8433 8
	LAMBERT OVRHD DOORS	476-8873 8
	WILLIAMS OVERHD DRS	476-8873 2
2031	XXXX	00
2044	CONNICK STEVE	476-7549 7
	COYLE ELLEN	476-7549 +3
	HUFFMAN WM	476-7549 +3
2045	DEANS A C	475-4846
2065	XXXX	00
2076	MUZZARELLI S D	475-8529 2
2080	DASS BADRI	462-1465 8
2081	BRINDEL PAUL R	476-5752 0
2100	SKOLINK H	476-4044 8
	THRANOW JEFF	462-1978 7
2105	BRADFORD RICHARD	476-4252 +3
	RENARD ELLEN	476-9489 +3
2107	SCOTT ROBT F	475-5394
2116	XXXX	00
2120	XXXX	00
2125	MCLAUGHLIN ELLEN	462-3698 +3
	THOMPSON CARRIE	462-3698 +3
2135	SANDFORD E F	475-2087
	SANDFORD EDMUND	475-2087
2155	LIBERTY BPTST CHRCH	476-1724 1
	MILLER RAYMOND PSTR	476-1724 9
2185	SANTA CRUZ CO CMRCL	475-1761 9

17TH AVE 1976

1771	VOLPA ALLEN J JR	475-8881
1781	MUNOS LELAND	475-7594
1839*	GLORIAS BEAUTY SALN	476-3166
	STERLING CLAUDE W	475-6536
1840*	HEINZE PLANT LABELS	475-0429
	HEINZE WM W	462-1096+6
1841	WICKERSHAM BILL	475-5074 5
1850	HARPER M L	475-8892+6
1855	GORDON DENNIS	462-1381+6
1870	XXXX	00
1875	FRY S C	475-0310+6
1890	BANUELOS ERNEST S	476-8393 5
	BERNAUER DONALD	476-7758+6
	KELLY CHAS	475-8345
	MENDOZA JOSE R	475-5451
1900*	STA CRUZ GRANGE	475-9967+6
1940	FASSIO PIERINA MRS	475-2175
1950	ROBERTS KATHLEEN	475-0945 4
1969	WILSON L	475-7195
1970	CLEMENTS JOSH REV	476-3173
1973	ALLEY DANL D	476-0369
1975	JOHNSTON MARGARET	475-8504 5
2008*	HARBOR LIGHT GOSPEL	475-7763
	*SALTERS JAS H REV	475-7763
	SALTERS JAS H REV	475-2704
	SALTERS LEONA	475-2704
2015	BALL CHESTER Z	475-6682 4
	*BENEFICIAL LIFE INS	475-6682 4
2020	KELTNER RUTH	476-2764
	STEWART MIKE	475-9607
	STEWART THELMA	475-9607
2030	ALLISON G H	476-2443 4
2035*	BUDS TRAILER BOATS	475-3296 5
	HINMAN BUD	475-3296 5
2050	BARNES STEVE	476-0972+6
2052	LANZA VINCENT DOUG	475-6491+6
2090	XXXX	00
2091*	LIVE OAK UNTD METH	475-1071
	*S CRUZ CO HD STRT	476-3915+6
	*UNITED METHODIST CH	475-1071
2094	SHARP BEN	476-0594
	SHARP SALLY R	475-9071 4
2121	DAVIDSON ROY	462-1692+6
2130	AZEVEDO HONORIO	475-0189+6
2135	DUARTE ROBT M	476-2720+6

17TH AVE 1976

..17TH AV	95062 CONT..
2160 XXXX	00
2177*ARMENTA GUEST HOME	475-0823+6
WINTERTON ANN	476-2849+6
.....	475-0500+6

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CHANTICLEER AVE 1976

1785	DOERKSEN ROBT	475-3445
1810	MORSE T O	475-3076
1813	GUTSCH LEO J	475-1921
1815	FERRERA MANUEL	475-0434
1840	SCHMIDT D A	475-7163
1841*	APPLIANCE RENTAL SV	476-0322 5
	ROSS E M	475-9293
1850	HUG GEORGE	476-8128+6
1850½	BRYKS MICHAEL	475-7852+6
	GIBSON DIANNE	475-7852 5
1851	HAARKLAN H	462-1996+6
1855	WILLIS STEVE	476-3546 5
1882	SPENCER HOWARD W	475-9032 5
1925*	HARBOR LGHT DAY CRE	475-4778 5
1930	JACKSON CHARLES	475-8324
1940	STRINI RICK	475-6283 4
	STRINI ROBT	475-0211+6
1952	FOX JAN	476-8217 5
	FOX MARGARET M	476-8217 5
1965	JONES M A	475-8299+6
	KAMBESTAD D L	476-5106 4
	REICHERT MELBA	476-1631+6
1975	BRAY CLARENCE E	476-7874 5
	SELBERG EDNA H	475-9798 4
1985	GRIFFIN H M	475-1339
	HAUSELT GEO C	475-1887
	C WILLIAMS LENNA	475-9570
2010	VULTAGGIO LENA MRS	475-2320 4
2021	XXXX	00
2030	CRAIG MARY C	475-1709 5
2044	XXXX	00
2045	DEANS A C	475-4846
2065	STELTER IRENE	476-4557 5
2065½	PEREIRA JOE	462-0502+6
2076	SCHUSTER LYLE MRS	476-1629
2080	SMIDT FRANK C	475-3237
2100	KAUFER RAEANNE	476-1855 5
	WHITE PAUL E	476-4192 4
2107	SCOTT ROBT F	475-5394
2116	XXXX	00
2120	ICKES IVAN J	475-2322
2125	HABGOOD THOMAS	475-9373+6
2135	SANDFORD E F	475-2087
	SANDFORD EDMUND	475-2087
2155	CAVES DEWEY C PASTR	476-1724
	*LANDMARK BAPTIST CH	476-1724 5
2185*	DANNYS LIVE OAK GAR	476-7698+6

17TH AVE 1971

1771 Loffgren Andrew Jr 475-2369
1781 Munos Leland S 475-7594
1801 Begley Doyle T 475-3928
1839 Gloria's Beauty & Wig Salon

17TH AVE 1971**17TH AV—Contd**

Sterling Quality Plastics 475-2824
 1840 Heinze Wm © 475-0429
 1841 Matteson Arth C © 475-0904
 1850 Huffstutter Clarence E © 475-0875
 1855 Mandle Albert S © 475-4098
 Rear Horn Dueon
 1870 Vacant
 1875 Fry Susan C © 475-0310
 1890 Apartments
 1 Vacant
 2 Castile James 475-4365
 3 Kick Sabina 476-1054
 4 Hayden Margt J 475-9220
 5 Allen Elvis L
 6 Vacant
 7 Scott Roy
 8 Hilligoss Leo E
 1900 Live Oak Grange Hall
 1935 Silvera Irene C
 1940 Fassio Pierina Mrs © 475-2175
 1950 Wilson Lloyd G 475-4747
 1951 English John D 476-4504
 1969 Wilson Lois H Mrs © 475-7195
 1970 Lynch Geo Rev 476-3937
 Rear Salters James H Rev 475-2704
 1972 Modern Painting Co 476-0993
 1973 Alley Danl D 476-0369
 1975 Johnston Margt 475-8504
 2008 Pentecostal Church Of God 475-7763
 2010 Moore Wm C 475-4080
 2015 Ball Chester © 475-6682
 2020a Stewart Thelma Mrs 475-9607
 2020b Keltner Ruth 476-2764
 2030 Witcher Esther M Mrs © 475-4754
 2035 Shearer Lorne B © 475-3296
 2050 Dolfini Caroline Mrs 476-1779
 2052 Strauss Sharon Mrs 475-1862
 2055 Alves Joseph ©
 2090 Bagshaw David A © 475-6131
 2091 Live Oak Community Methodist Church
 475-1071
 2094 Sharp Benj 476-0594
 MATTISON LA EXTN INTERSECTS
 2121 Takei Jean S Mrs © 475-4182
 2130 Espiritu Tony R ©
 2160 Lewis John D © 475-1443
 2177 Michael's Guest Home 475-0823

CHANTICLEER AVE 1971

1785 Doerksen Robt L © 475-3445

1810 Morse Tharon O © 475-3076

1813 Gutsch Leo J © 475-1921

1815 Ferrera Manuel © 475-0434

THOMAS AV INTERSECTS

1840 Schmidt Douglas A 475-7163

1841 Ross Elden M © 475-9293

1850 Lane Fred O © 475-0962

1850½ Vacant

1851 Nelson Morris A ©

1855 Allyn Pamela A © 475-7023

1882 King Eug G 475-1619

1925 True Light Missionary Baptist Church
475-6916

Vacant

1930 No Return

1940 Shields Dolores Mrs

1952 Nevils Dee B © 475-0207

1965 Apartments

1 Vacant

2 Mobley Mary Mrs 475-9765

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CHANTICLEER AVE 1971

CHANTICLEER AV—Contd

- 3 Robinson Fern
 4 Davis Charles
 5 Brown Winifred 475-1428
 6 Seabright Katherine 476-3014
 7 King Katheryn N Mrs 476-4987
 1975 Lovett Sue Mrs
 1985 Hauselt Geo C © 475-1887
 1985½ Griffin Helen M Mrs 475-1339
 Graham Ruth
 2010 Vultaggio Lena Mrs © 475-2320
 2021 Clark Wyatt
 2030 Craig Mary Mrs © 475-1709
 2031 Gonlay Edith Mrs
 2044 Williams Gertrude Mrs © 475-9781
 2045 Deans Arth C © 475-4846
 2065 Keen Geo A 475-1876
 2076 Schuster Lyle Ann Mrs © 476-1629
 2080 Smidt Frank C 475-3237
 2081 Peters Norman H 476-8612
 MATTISON LA INTERSECTS
 2100 Berry Thos R
 2105 Lund Knud ©
 2107 Scott Robt F © 475-5394
 2112 No Return
 2120 Ickes Ivan J © 475-2322
 2125 Mc Pherson Robt A © 475-2871
 2135 Sandford Edmund F © 475-2087
 MURIEL DR INTERSECTS
 2155 Landmark Baptist Church 476-1724
 Caves Dewey C Rev 476-1724
 Kleiber Chris
 2185 Live Oak Garage 475-1072
 Braithwaite Charles R © 475-1072

17TH AVE 1967

1771 SILVA FRANK P 475-5289
1781 MUNOS LELAND S 475-7594
1801 BEGLEY DOYLE T 475-3928
1839 EDWARDS BEAUTY & WIG SALON
476-0836
STERLING QUALITY PLASTICS
475-2824
1840 HEINZE WM ● 475-0429

17TH AVE 1967

17TH AV—Contd

1841 LIVE OAK PRESS PRNTRS
 475-2951
 BETZLER RAY C • 475-2951
 1850 ROEDER LEE J
 1855 MANDLE ALBERT S • 475-4098
 REAR LANSING LESTER 475-0139
 1870 HOUCK W T
 1875 ALLISON JAMES G • 475-6197
 1890 APARTMENTS
 JENSEN LOUIS P 475-0902
 1 KIMMEL MICHL
 2 CALLAHAN JOHN
 3 MILLER GEZELLE MRS
 4 MORAS PEGGY
 5 VACANT
 6 VACANT
 7 SCOTT ROY
 8 VACANT
 1900 LIVE OAK GRANGE HALL
 1935 VACANT
 1940 FASSIO PIERINA MRS •
 475-2175
 1950 EASTER JAMES • 475-2067
 1951 CREWS JERRY C
 1969 WILSON LLOYD G • 475-8148
 1970 BENSON STEVE 475-5129
 REAR HAWMAN MARGUARITE MRS
 1972 SURFSIDE SIGNS 475-9317
 1973 ALLEY DANL D 476-0369
 2008 PENTECOSTAL CHURCH OF GOD
 475-7763
 2015 BALL IVA F MRS • 475-6682
 2020 HOSIER EDW L
 2030 WITCHER THEO M • 475-4754
 2035 CUSHMAN ROBT W • 475-5589
 2050 DOLFINI ANDREW 476-1779
 2052 VACANT
 2055 ALVES JOSEPH • 475-8288
 2090 FORBIS FRED E 475-5730
 2091 LIVE OAK COMMUNITY METHODIST
 CHURCH 475-1071
 2094 WIGNALL CHARLES R 476-0470
 ---MATTISON LA EXTN INTERSECTS
 2121 TAKEI IOWA • 475-4182
 2130 HOLMES MANUEL R • 475-2910
 2160 LEWIS JOHN D • 475-1443
 2177 ROYAL OAKS REST HOME THE •
 475-0823

CHANTICLEER AVE 1967

1785 DOERKSEN ROBT L • 475-3445
 1810 MORSE THARON D • 475-3076
 1813 GUTSCH LEO J • 475-1921
 1815 FERRERA MANUEL • 475-0434
 ---THOMAS AV INTERSECTS
 1840 SCHMIDT DOUGLASS A 475-7163
 1841 LIVE OAK POULTRY 475-0574
 ROSS ELDEN M • 475-0574
 1850 VACANT
 1850½ SHELDON ETHEL B MRS
 475-8476
 1851 NELSON MORRIS A
 1855 ALLYN PAMELIA A • 475-7023
 1882 VACANT
 1882½ VACANT
 1925 CALVARY BAPTIST CHURCH
 475-5011
 SEIVERSON WARREN REV
 475-5011
 1930 ROBERSON JAMES L • 475-3583
 1940 ANDREWS NORA MRS • 475-1566
 1952 NEVILS DEE B • 475-0207
 1965 APARTMENTS
 AGINS HARRY
 1 VACANT
 2 VACANT
 3 MANCE TIM 476-1651
 4 VACANT
 5 CASE MARVIN G
 6 VACANT
 7 DODD JESSIE E 475-0297
 1975 BROWN LEM 475-2074
 1985 HAUSELT GEO C • 475-1887
 GRIFFIN HELEN M MRS 475-1339
 1985½ WHITEMAN JESSIE MRS
 2010 VULTAGGIO LOUIS • 475-2320
 2021 DAVIDSON ALEX L 475-5461
 2030 CRAIG JOHN • 475-1709
 2031 ADAMS MARY MRS 475-5657
 2044 JENSEN ERIK • 475-2488
 2045 DEANS ARTH C • 475-4846
 2065 MC CUMBER LILA MRS •
 475-3838
 KEEN GEORGE 475-1876
 VACANT
 2076 HAVENS JOHN H 475-5731
 2080 CROSS ROBT L 475-7142
 2081 FORNSHELL DARYL 475-5901
 ---MATTISON LA INTERSECTS
 2100 NO RETURN
 2105 LUND KNUD J •
 2107 COTTER JOSEPH G • 475-2838
 2112 VACANT
 2120 ICKES IVAN J • 475-2322
 2125 MC PHERSON ROBT A • 475-2871
 2135 SANDFORD EDMUND F • 475-2087
 ---MURIEL DR INTERSECTS
 2155 DORAN CHARLES A • 475-5943
 2185 LIVE OAK GARAGE 475-1072
 BRAITHWAITE CHARLES R •
 475-1072

17TH AVE 1964

1771 VACANT
1781 DENSER BESSIE C MRS 475-0652
1801 VACANT
1840 HEINZE WM • 475-0429
1841 LIVE OAK PRESS PRNTRS
475-2951
BETZLER RAY C • 475-2951
1850 VACANT
1855 MANDLE ALBERT S • 475-4098
REAR RUFFNER ADELIA K MRS
475-8650
1870 MARTINDALE THOS
1875 ALLISON JAMES G • 475-6197
1890 APARTMENTS
JENSEN LOUIS P 475-0902
1 VACANT
2 VACANT
3 VACANT
4 MAJESKI DON
5 VACANT
6 VACANT
7 SABETTA B
8 TODD R E 475-9383
STREET CONTINUED
1900 LIVE OAK GRANGE HALL
1935 DAWELL E R
1940 FASSIO PIERINA MRS •
475-2175
1950 EASTER JAMES • 475-2067
1951 CREWS JERRY C • 475-1070
1969 WILSON LLOYD G • 475-8148
1970 BLONDIS JAY 475-2180
REAR BENSON STEVE 475-5129
1973 VACANT
2008 PENTECOSTAL CHURCH OF GOD CH
475-7763
2015 BALL IVA F MRS • 475-6682
2020 VACANT
2030 WITCHER THEO M • 475-4754
2035 CUSHMAN ROBT W • 475-5589
2050 BEHNKE DONALD • 475-6262
2052 MYRES DONALD 475-2027
2055 ALVES JOSEPH • 475-8288

17TH AVE 1964

17TH AV--CONTD

2090 FORBES FRED E • 475-5730
2091 LIVE OAK COMMUNITY METHODIST
CHURCH 475-1071
2094 PRETZER T J PLASTERING CO •
475-0793
PRETZER THOMAS J • 475-0793

2100 APARTMENTS
A TAYLOR PETE 475-8394
B HUSTON FERN MRS 475-1028
C POLO BRUNO C 475-1609
D HANNOV FRANK E 475-4791
E BOSWELL ELTA MRS
STREET CONTINUED

2121 TAKEI IOWA • 475-4182
2130 HOLMES MANUEL R • 475-2910
2160 NO RETURN
---RODRIGUEZ INTERSECTS
2200 VACANT

CHANTICLEER AVE 1964

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1785 DOERKSEN ROBT L • 475-3445
1810 MORSE THARON O • 475-3076
1813 GUTSCH LEO J • 475-1921
1815 FERRERA MANUEL WELDING
WELDING 475-0434
FERRERA MANUEL • 475-0434
1840 RONDEAU JOHN L 475-1610
1841 LIVE OAK POULTRY 475-0574
ROSS ELDEN M • 475-0574
1850 LANE FRED O • 475-0962
1850½ SHELDON ETHEL B MRS
1851 NELSON MORRIS A •
1855 ALLYN PAMELIA M • 475-7023
1882 HOWE ERNEST E 475-8138

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CHANTICLEER AVE 1964

1925 CALVARY BAPTIST CHURCH
 CHURCH 475-5011
 SEIVERSON WARREN REV
 475-5011

1930 ROBERSON JAMES L • 475-3583

1940 ANDREWS NORA MRS • 475-1566

1952 NEVILS DEE B • 475-0207

1965 APARTMENTS
 MC DONALD ARCHIBALD

1 LOCOMO JOE
 2 WILSON DANE
 3 VALLOW ANDREUS
 4 LAZZELLA SANDRA MRS
 5 HAWS ESTIE MRS
 6 COMBS SHELLIE
 7 HANSON VERNON L 475-8955
 8 GOTCHER GLENN

STREET CONTINUED

1975 LUCY JAMES 475-8960

1985 HAUSELT GEO C • 475-1887
 GRIFFIN HELEN M MRS 475-1339

1985½ CLARKE MARJORIE MRS

2010 VULTAGGIO LOUIS • 475-2320

2021 MILTON ROY C 475-5645

2030 CRIG JOHN • 475-1709

2031 ADAMS MARY MRS 475-5657

2044 JENSEN ERIK • 475-2488

2045 DEANS ARTH C • 475-4846

2065 MC CUMBER LILA MRS •
 475-3838

1 VACANT

2076 HAVENS JOHN H 475-5731

2080 DEL CARLO MARIO 475-7487

2081 SMITH CARRIE E MRS •
 475-7712

---MATTISON LA INTERSECTS

2100 VOLPE VITO •

2105 DE ROSA KENT F 475-7694

2107 COTTER JOSEPH G • 475-2838

2116 DEAN MAXINE MRS 475-7741

2120 ICKES IVAN J • 475-2322

2125 MC PHERSON ROBT A • 475-2871

2135 SANDFORD EDMUND A • 475-2087

2155 DORAN CHARLES A • 475-5943

2185 LIVE OAK GARAGE 475-1072
 BRAITHWAITE CHARLES R •
 475-1072

17TH AVE 1960

1771 Moody Mary Mrs
1781 Vacant
1801 Vacant
1840 Heinze Wm © ΔGR5-0429
1841 Live Oak Press
ΔGR5-2951
Betzler Ray C ©
1850 Peterson Anna M Mrs ©
ΔGR5-1798
1855 Mandle Albert S ©
ΔGR5-4098
rear Traylor Steven A
ΔGR5-1227
1870 Hoddinott Marie G Mrs ©
ΔGR5-3996
1875 Cardoza Fred S ©
ΔGR5-3198

17TH AVE 1960

17TH AV—Contd

1900 Live Oak Grange Hall
No 503

1935 Breisacher Hans J ©
ΔGR5-3065

1940 Fassio Pierina Mrs ©
ΔGR5-2175

1950 Gillies Thos G ©
ΔGR5-4153

1951 Crews Jerry C ©
ΔGR5-1070

1969 Wilson Lloyd G ΔGR5-3443

1970 Benson Phillip K ©
ΔGR5-1398

rear Berning James R
ΔGR5-6237

2008 Bethel Chapel ΔGR5-2704
Salter Jas H Rev
ΔGR5-2704

2015 Ball Ivie F Mrs ©

2020 Chen Pei © ΔGR5-1918

2030 Witcher Theo M ©
ΔGR5-4754

2035 Cushamn Robt W ©
ΔGR5-1034

2050 Vacant

rear Kievlan Geo R ©
ΔGR5-4299

2055 Dornbergh John M ©
ΔGR5-4034

2090 Forbes R W

2091 Live Oak Community Meth
Ch ΔGR5-1071

2094 Pretzer Thos J ©
ΔGR5-0793

2100 **Apartments**

(A) Vacant

(B) Harris R S

(C) Brumit Jack ΔGR5-5141

(D) McMullin Morrie
ΔGR5-5690

Street continued

2121 Takai Iowa © ΔGR5-4182

2130 Holmes Manuel R ©
ΔGR5-2910

2160 Santos Geo © ΔGR5-3243

Rodriguez intersects

2200 Worthington J A ΔGR5-2275

CHANTICLEER AVE 1960

1785 Doerksen Robt L ©
 ΔGR5-3445
 1810 Morse Tharon O ©
 ΔGA5-3076
 1815 Ferrera Manuel ©
 1840 Linhares Antone ©
 ΔGA5-1936
 1841 Live Oak Poultry
 ΔGR5-5074
 Ross Elden M ©
 ΔGR5-0574
 1850 Lane Fred O ΔGR5-0962
 1850¹/₂ Adler Isidor ΔGR5-4742
 1851 Love Geo
 1855 Allyn John ©
 1882 Howe Pest Control
 ΔGR5-5340

CHANTICLEER AVE 1960

Howe Ernest E ©
 ΔGR5-5340
 1925 McBroon John Rev
 ΔGR5-5011
 1930 Kutz Ray © ΔGA5-4346
 1940 Andrews Nora Mrs ©
 ΔGA5-1566
 1952 Nevils Dee B ©
 ΔGA5-0207
 1965 **Apartments**
 1 Allegrete Albert
 2 Burress Phillip
 3 Glenn Ora Mrs
 ΔGR5-6347
 4 Kester Henry
 5 Rinaldi Patricia Mrs
 6 Raynon Clarence
 ΔGR5-6274
Street continued
 1975 Mucciacciro L J
 1985 Hauselt Geo C ©
 ΔGA5-1887
 2010 Vullagio Louis ©
 ΔGA5-2320
 2021 Johnson Melvin A
 ΔGR5-5406
 2030 Craig John ©
 2031 Hammersely Jessie E
 Mrs ΔGA5-1126
 2044 Jensen Erik ©
 ΔGA5-2488
 2045 Deans Arth C ©
 ΔGA5-4846
 2065 Schnereger Ruth A Mrs
 © ΔGA5-4877
 2080 Peterson Morris A ©
 ΔGA5-1647
Mattison la intersects
 2100 Martin John W ©
 ΔGR5-5671
 2105 Norton Lewellyn C
 ΔGR5-1883
 2112 Monterey Bay Paper Co
 ΔGR5-2437
 2116 Orr June
 2120 Ickes Ivan J ©
 ΔGR5-2322
 2125 McPherson Robt A ©
 ΔGR5-2871
 2135 Sandford Edmund F ©
 ΔGR5-2087
 2155 Alves Carl © ΔGR5-2601
 2172 Kern Albert C ©
 ΔGR5-4784
 2185 Live Oak Garage auto
 repr ΔGR5-1072
 Braithwaite Chas R ©
 ΔGR5-1072

Appendix J

Environmental Lien Report



ENVIRONMENTAL LIEN AND AUL REPORT TO 1980

Order Number:

79-433936-47

Project Number:

17037.23-COTEL2

Subject Property:

**2021 CHANTICLEER AVENUE
SANTA CRUZ, CA 95062**

Effective:

10/29/2025

Completed:

11/10/2025

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

SOURCES SEARCHED

Source 1: SANTA CRUZ COUNTY RECORDER'S OFFICE

Source 2: SANTA CRUZ COUNTY ASSESSOR'S OFFICE

Source 3: CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

Source 4: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Examiner Notes: PUBLIC RECORDS OF SANTA CRUZ COUNTY, CA WERE SEARCHED FROM JANUARY 1, 1980 TO OCTOBER 29, 2025, AND NO OTHER DEEDS VESTING TITLE IN THE SUBJECT PROPERTY WERE FOUND OF RECORD DURING THE PERIOD SEARCHED.

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

TARGET PROPERTY

Current Owner(s): NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC

Street Address: 2021 CHANTICLEER AVENUE

City, State Zip Code: SANTA CRUZ, CA 95062

APN/Parcel/PIN: 029-071-03

County: SANTA CRUZ

Legal Description: AS RECORDED IN THE DEED ATTACHED.

ENVIRONMENTAL LIENS

NO ENVIRONMENTAL LIENS FOUND.

ACTIVITY AND USE LIMITATIONS (AUL)

NO AUL FOUND.

DEED CHAIN

Instrument 1. GRANT DEED

Date Recorded: 08/19/2025

Instrument: 2025-0017315

Dated: 08/12/2025

Grantor(s): CLIFFORD BIXLER AND LISA BIXLER

Grantee(s): NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC



DEED CHAIN (con't...)**Instrument 2. QUIT CLAIM DEED**

Date Recorded: 03/25/2022 Instrument: 2022-0009757
Dated: 03/22/2022
Grantor(s): LISE BIXLER
Grantee(s): CLIFFORD BIXLER

Instrument 3. GRANT DEED

Date Recorded: 03/25/2022 Instrument: 2022-0009756
Dated: 03/22/2022
Grantor(s): HANS J. LUKAS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEF LUKAS, DECEASED
Grantee(s): CLIFFORD BIXLER AND LISE BIXLER, CLIFFORD BIXLER

Instrument 4. GRANT DEED

Date Recorded: 03/04/1994 Book/Page: 5462/292
Dated: 02/25/1994
Grantor(s): HAROLD C. SUNDEAN, MARJORIE L. SUNDEAN
Grantee(s): JOSEF LUKAS

Instrument 5. GRANT DEED

Date Recorded: 03/04/1994 Book/Page: 5462/290
Dated: 02/25/1994
Grantor(s): HELEN L. STILES, SURVIVING TRUSTEE OF THE EUGENE AND HELEN STILES TRUST AGREEMENT DATED AUGUST 3, 1983
Grantee(s): JOSEF LUKAS

Instrument 6. QUIT CLAIM DEED

Date Recorded: 11/15/1988 Book/Page: 4416/958
Dated: 10/31/1988
Grantor(s): EUGENE STILES, HELEN STILES
Grantee(s): HELEN L. STILES, SURVIVING TRUSTEE OF THE EUGENE AND HELEN STILES TRUST AGREEMENT DATED AUGUST 3, 1983

Instrument 7. DECREE OF DISTRIBUTION

Date Recorded: 12/08/1983 Book/Page: 3656/746
Dated: 11/19/1983
Grantor(s): ESTATE OF EDITH PEARL SUNDEAN
Grantee(s): HAROLD C. SUNDEAN, MARJORIE L. SUNDEAN
Notes: THIS IS THE OLDEST DEED OF RECORD FOUND WITHIN SCOPE OF SEARCH.

MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.



THANK YOU FOR YOUR ORDER**For questions, please contact our office at 1-877-848-5337.**

Order Number:

79-433936-47

Project Number:

17037.23-COTEL2

Our Environmental Lien and AUL report to 1980 provides a summary of recorded information on a specific property from January 1st, 1980 to present time. The report is intended to assist in the search for environmental liens filed in land title records. The report will verify property ownership, links the recorded transactions which pass title from one person (and/or entity) to another, and provide information on recorded environmental liens and/or Activity and Use Limitations that have been recorded from January 1st, 1980 forward. The scope of this search is compliant with ASTM 1527-21 standards.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Environmental Lien and AUL report. The research is conducted at all appropriate government offices based on the location of the subject property. This would include City, County, State, Federal and Tribal offices as needed. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Historical property transfer information from 1980 forward (i.e. grantor, grantee, recording dates)
- Legal Description
- Environmental Lien information
- Activity and Use Limitation information
- Any Environmental Liens and/or documents referencing AULs that are listed within our summary report

DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



DEEDS EXHIBIT



2025-0017315

Santa Cruz County Recorder
Sheri Thomas, Recorder

08/19/2025 08:17 AM
OLD REPUBLIC TITLE COMPANY |
Doc Type: DEED Total Pages: 3

Recording Fee: \$30.00
Transfer Tax: \$3190.00
Total Fee: \$3220.00
RCD157



RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0711014913
APN: 029-071-03

When Recorded Mail Document and Tax Statements to:

New Horizons Affordable Housing and Development
Inc.
2160 41st Avenue
Capitola, CA 95010

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fee per GC27388.1(a)(2) and GC27388.2(b) ; document is subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$3,190.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clifford Bixler and Lise Bixler, husband and wife, as community property, as to an undivided 56.58% interest; and Clifford Bixler, a married man, as his sole and separate property, as to an undivided 43.42% interest, as tenants in common

hereby GRANT(S) to

New Horizons Affordable Housing and Development Inc., a California nonprofit public benefit corporation

that property in Unincorporated area of Santa Cruz County, State of California, described as follows:
See "Exhibit A" attached hereto and made a part hereof.

Date: August 12, 2025

Clifford Bixler

Lise Bixler

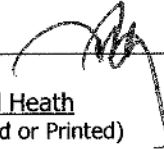
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz

On August 13th, 2025, before me, Brigid Heath, a Notary Public, personally appeared Clifford Bixler and Lise Bixler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  _____
Name: Brigid Heath
(Typed or Printed)



(Seal)

ORDER NO. : 0711014913

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Santa Cruz, State of California, and is described as follows:

A part of Section 16, Township 11 South, Range 1 West, M.D.B. & M., and more particularly described as follows, to wit:

Beginning at a station on the Westerly side of Chanticleer Avenue from which the Southeast corner of land deeded by E. E. Murray and Margaret J. Murray to Sidney Coleman and Elizabeth Helen Coleman, which said Deed was recorded in Volume 414, at Page 311 of Official Records of Santa Cruz County Bears South 78° 00' East 20.00 feet distant; thence from said point of beginning and along the Southerly boundary of said last mentioned land North 78° 00' West 456.43 feet to the Southeast corner of land of W. and E. N. Reader; thence along the Easterly boundary of said last mentioned land and the produced line thereof North 12° 00' East 95.44 feet to a station; thence South 78° 00' East 456.43 feet to a station on the West side of Chanticleer Avenue; thence along the West side of Chanticleer Avenue South 12° 00' West 95.44 feet to the place of beginning.

APN: 029-071-03



ENVIRONMENTAL LIEN AND AUL REPORT TO 1980

Order Number:
79-433935-47

Project Number:
17037.23-COTEL1

Subject Property:
**2030 17TH AVENUE
SANTA CRUZ, CA 95062**

Effective:
10/31/2025

Completed:
11/10/2025

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

SOURCES SEARCHED

Source 1: SANTA CRUZ COUNTY RECORDER'S OFFICE

Source 2: SANTA CRUZ COUNTY ASSESSOR'S OFFICE

Source 3: CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

Source 4: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Examiner Notes: PUBLIC RECORDS OF SANTA CRUZ COUNTY, CA WERE SEARCHED FROM JANUARY 1, 1980 TO OCTOBER 31, 2025, AND NO OTHER DEEDS VESTING TITLE IN THE SUBJECT PROPERTY WERE FOUND OF RECORD DURING THE PERIOD SEARCHED.

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

TARGET PROPERTY

Current Owner(s): NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

Street Address: 2030 17TH AVENUE

City, State Zip Code: SANTA CRUZ, CA 95062

APN/Parcel/PIN: 029-071-13-000

County: SANTA CRUZ

Legal Description: AS RECORDED IN THE DEED ATTACHED.

ENVIRONMENTAL LIENS

NO ENVIRONMENTAL LIENS FOUND.

ACTIVITY AND USE LIMITATIONS (AUL)

NO AUL FOUND.

DEED CHAIN

Instrument 1. GRANT DEED

Date Recorded: 10/10/2025

Instrument: 2025-0021725

Dated: 09/12/2025

Grantor(s): JOSE GUADALUPE PEREZ AND ALEJANDRINA PALOMINO DE PEREZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Grantee(s): NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION



DEED CHAIN (con't...)**Instrument 2. GRANT DEED**

Date Recorded: 12/24/2013

Instrument: 2013-0057869

Dated: 12/17/2013

Grantor(s): CRISTINA ENRIQUEZ, WHO ERRONEOUSLY ACQUIRED TITLE AS CHRISTINA ENRIQUEZ, AN UNMARRIED WOMAN

Grantee(s): JOSE GUADALUPE PEREZ AND ALEJANDRINA PALOMINO DE PEREZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Instrument 3. GRANT DEED

Date Recorded: 11/17/2006

Instrument: 4402-2459342

Dated: 11/02/2006

Grantor(s): WELLS FARGO BANK, N.A., AS TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-6

Grantee(s): CHRISTINA ENRIQUEZ, AN UNMARRIED WOMAN

Instrument 4. TRUSTEE'S DEED

Date Recorded: 06/06/2006

Instrument: 2006-0033112

Dated: 05/30/2006

Grantor(s): EXECUTIVE TRUSTEE SERVICES, INC.

Grantee(s): WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-6

Notes: RE: FORECLOSURE OF MORTGAGE MADE BY JAMES BUNKER IN 2005

Instrument 5. GRANT DEED

Date Recorded: 07/31/2005

Instrument: 2005-0029439

Dated: 04/13/2005

Grantor(s): JAMES G. ALLISON, TRUSTEE OF THE BYPASS TRUST UNDER THE ALLISON FAMILY TRUST DATED OCTOBER 3, 2000

Grantee(s): JAMES BUNKER, A SINGLE MAN

Instrument 6. QUIT CLAIM DEED

Date Recorded: 05/27/2003

Instrument: 2003-0050690

Dated: 02/19/2003

Grantor(s): JAMES G. ALLISON, AS TRUSTEE OF THE ALLISON FAMILY TRUST DATED OCTOBER 03, 2000

Grantee(s): JAMES G. ALLISON, AS TRUSTEE OF THE BYPASS TRUST UNDER THE ALLISON FAMILY TRUST DATED OCTOBER 03, 2000



DEED CHAIN (con't...)**Instrument 7. DEED**

Date Recorded: 02/13/2001

Instrument: 2001-0007415

Dated: 01/18/2001

Grantor(s): JAMES G. ALLISON

Grantee(s): JAMES G. ALLISON AND BARBARA M. ALLISON, AS TRUSTEES OF THE ALLISON FAMILY TRUST DATED OCTOBER 03, 2000

Instrument 8. QUIT CLAIM DEED

Date Recorded: 03/29/1990

Book/Page: 4651/893

Dated: 02/22/1990

Grantor(s): JAMES G. ALLISON, TRUSTEE OF TRUST A AND TRUSTEE OF TRUST B OF A TRUST AGREEMENT DATED MARCH 31, 1981 BETWEEN GERALD H. ALLISON AND VIRGINIA A. ALLISON AS TRUSTORS AND AS TRUSTEE

Grantee(s): JAMES G. ALLISON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Instrument 9. QUIT CLAIM DEED

Date Recorded: 02/20/1986

Book/Page: 3944/668

Dated: 01/29/1986

Grantor(s): JAMES G. ALLISON AS TRUSTEE UNDER REVOCABLE TRUST AGREEMENT DATED MARCH 31, 1981 BETWEEN GERALD H. ALLISON AND VIRGINIA A. ALLISON AS TRUSTORS AND AS TRUSTEE

Grantee(s): JAMES G. ALLISON, TRUSTEE OF TRUST A OF A TRUST AGREEMENT DATED MARCH 31, 1981 BETWEEN GERALD H. ALLISON AND VIRGINIA A. ALLISON AS TRUSTORS AND AS TRUSTEE

Notes: GERALD M ALLISON PASSED AWAY IN 1985

Instrument 10. QUIT CLAIM DEED

Date Recorded: 02/20/1986

Book/Page: 3914/671

Dated: 01/29/1986

Grantor(s): JAMES G. ALLISON AS TRUSTEE UNDER REVOCABLE TRUST AGREEMENT DATED MARCH 31, 1981 BETWEEN GERALD H. ALLISON AND VIRGINIA A. ALLISON AS TRUSTORS AND AS TRUSTEE

Grantee(s): JAMES C. ALLISON, TRUSTEE OF TRUST B OF A TRUST AGREEMENT DATED MARCH 31, 1981 BETWEEN GERALD H. ALLISON AND VIRGINIA A. ALLISON AS TRUSTORS AND AS TRUSTEE

Instrument 11. QUIT CLAIM DEED

Date Recorded: 04/03/1981

Book/Page: 3312/75

Dated: 03/31/1981

Grantor(s): GERALD H. ALLISON AND VIRGINIA A. ALLISON

Grantee(s): GERALD H. ALLISON AND VIRGINIA A. ALLISON AS TRUSTEES UNDER REVOCABLE TRUST AGREEMENT DATED MARCH 3, 1981, BETWEEN GERALD H. ALLISON AND VIRGINIA A. ALLISON AS TRUSTORS AND AS TRUSTEES

Notes: THIS IS THE OLDEST DEED OF RECORD FOUND WITHIN SCOPE OF SEARCH.



MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.



THANK YOU FOR YOUR ORDER**For questions, please contact our office at 1-877-848-5337.**

Order Number:

79-433935-47

Project Number:

17037.23-COTEL1

Our Environmental Lien and AUL report to 1980 provides a summary of recorded information on a specific property from January 1st, 1980 to present time. The report is intended to assist in the search for environmental liens filed in land title records. The report will verify property ownership, links the recorded transactions which pass title from one person (and/or entity) to another, and provide information on recorded environmental liens and/or Activity and Use Limitations that have been recorded from January 1st, 1980 forward. The scope of this search is compliant with ASTM 1527-21 standards.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Environmental Lien and AUL report. The research is conducted at all appropriate government offices based on the location of the subject property. This would include City, County, State, Federal and Tribal offices as needed. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Historical property transfer information from 1980 forward (i.e. grantor, grantee, recording dates)
- Legal Description
- Environmental Lien information
- Activity and Use Limitation information
- Any Environmental Liens and/or documents referencing AULs that are listed within our summary report

DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



DEEDS EXHIBIT



2025-0021725

Santa Cruz County Recorder
Sheri Thomas, Recorder

10/10/2025 11:35 AM
FIRST AMERICAN TITLE SOUTHER
Doc Type: DEED Total Pages: 5

Recording Fee: \$36.00
Transfer Tax: \$2035.00
Total Fee: \$2071.00
RCD157

Recording Requested By:

NEW HORIZONS AFFORDABLE
HOUSING AND DEVELOPMENT, INC.

When Recorded Return To:

Goldfarb & Lipman LLP
1300 Clay Street, 11th Floor
Oakland, California 94612
Attention: Isabel Brown

SPACES ABOVE THIS LINE FOR RECORDER'S USE

APNs: 029-071-13
Address: 2030 17th Avenue, Santa Cruz, California

Exempt from fee per GC27388.1;
Document is subject to the imposition of
documentary transfer tax.

GRANT DEED
(2030 17th Avenue)

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

Documentary Transfer Tax is \$ 2,035.00; City Transfer Tax is \$ 0; Survey Monument Fee is
\$ 0

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and/or encumbrances remaining at time of sale,
- Unincorporated Area of Contra Costa County
- Unincorporated Area, County of Sant Cruz

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOSE GUADALUPE PEREZ and ALEJANDRINA PALOMINO DE PEREZ, husband and wife, as community property with right of survivorship ("Grantor"), hereby grants to NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT, INC., a California nonprofit public benefit corporation ("Grantee"), that certain real property and improvements and any Appurtenances, Records, Contracts, and Documents related to that real property (collectively, the "Property") situated in the County of Santa Cruz, State of California described in Exhibit "A" attached hereto and made a part hereof. The Property is and shall remain real property.

Unless expressly defined herein, all capitalized terms used herein shall have the meanings given to them in the Purchase and Sale Agreement dated 8/26/25 between the Grantor and Grantee.

[SIGNATURE PAGE FOLLOWS]

Executed as of 09 12, 2025

GRANTOR:

JOSE GUADALUPE PEREZ and ALEJANDRINA PALOMINO DE PEREZ, husband and wife, as community property with right of survivorship

By: 
Jose Guadalupe Perez

By: 
Alejandrina Palomino De Perez

[SIGNATURES MUST BE NOTARIZED

EXHIBIT A TO GRANT DEED

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Cruz, State of California, described as follows:

Beginning in the center of 17th Avenue at the Southwesterly corner of land described in that certain deed from A. J. Odebrecht and Nancy J. Odebrecht, his wife, to George J. Bower dated June 25, 1928 and recorded July 24, 1928 in Volume 136, Page 87, Official Records Of Santa Cruz County; thence from said Point of Beginning and along the Southerly boundary of said land South 78° East 173.57 feet; thence leaving said boundary North 12° East 70.00 feet; thence 78° West 173.57 feet to the center of said 17th Avenue; thence along said center line South 13° 54; West 70.00 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said lands lying within the exterior boundary lines of 17th Avenue.

APN: 029-071-13

Exhibit A to Grant Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

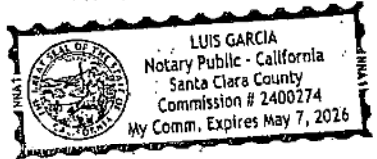
STATE OF CALIFORNIA)
COUNTY OF Santa Cruz)

On 09.12.2025, before me, Luis Garcia, Notary Public, personally appeared Jose Guadalupe Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Name: Luis Garcia
Notary Public



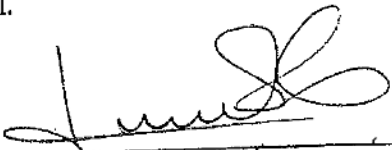
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

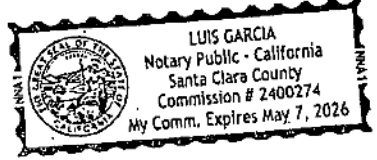
STATE OF CALIFORNIA
COUNTY OF Santa Clara

On 07.12.2025, before me, Luis Garcia, Notary Public, personally appeared Alejandrina Palomino De Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Name: Luis Garcia
Notary Public



Attachment 4

Species List



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Ventura Fish And Wildlife Office
2493 Portola Road, Suite B
Ventura, CA 93003-7726
Phone: (805) 644-1766 Fax: (805) 644-3958
Email Address: FW8VenturaSection7@FWS.Gov

In Reply Refer To:

04/21/2026 00:30:03 UTC

Project Code: 2026-0067158

Project Name: 2021 Chanticleer Avenue Affordable Housing Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed list identifies species listed as threatened and endangered, species proposed for listing as threatened or endangered, designated and proposed critical habitat, and species that are candidates for listing that may occur within the boundary of the area you have indicated using the U.S. Fish and Wildlife Service's (Service) Information Planning and Conservation System (IPaC). The species list fulfills the requirements under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.). Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the species list should be verified after 90 days. We recommend that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists following the same process you used to receive the enclosed list. Please include the Consultation Tracking Number in the header of this letter with any correspondence about the species list.

Due to staff shortages and excessive workload, we are unable to provide an official list more specific to your area. Numerous other sources of information are available for you to narrow the list to the habitats and conditions of the site in which you are interested. For example, we recommend conducting a biological site assessment or surveys for plants and animals that could help refine the list.

If a Federal agency is involved in the project, that agency has the responsibility to review its proposed activities and determine whether any listed species may be affected. If the project is a major construction project*, the Federal agency has the responsibility to prepare a biological assessment to make a determination of the effects of the action on the listed species or critical habitat. If the Federal agency determines that a listed species or critical habitat is likely to be adversely affected, it should request, in writing through our office, formal consultation pursuant to section 7 of the Act. Informal consultation may be used to exchange information and resolve conflicts with respect to threatened or endangered species or their critical habitat prior to a

written request for formal consultation. During this review process, the Federal agency may engage in planning efforts but may not make any irreversible commitment of resources. Such a commitment could constitute a violation of section 7(d) of the Act.

Federal agencies are required to confer with the Service, pursuant to section 7(a)(4) of the Act, when an agency action is likely to jeopardize the continued existence of any proposed species or result in the destruction or adverse modification of proposed critical habitat (50 CFR 402.10(a)). A request for formal conference must be in writing and should include the same information that would be provided for a request for formal consultation. Conferences can also include discussions between the Service and the Federal agency to identify and resolve potential conflicts between an action and proposed species or proposed critical habitat early in the decision-making process. The Service recommends ways to minimize or avoid adverse effects of the action. These recommendations are advisory because the jeopardy prohibition of section 7(a)(2) of the Act does not apply until the species is listed or the proposed critical habitat is designated. The conference process fulfills the need to inform Federal agencies of possible steps that an agency might take at an early stage to adjust its actions to avoid jeopardizing a proposed species.

When a proposed species or proposed critical habitat may be affected by an action, the lead Federal agency may elect to enter into formal conference with the Service even if the action is not likely to jeopardize or result in the destruction or adverse modification of proposed critical habitat. If the proposed species is listed or the proposed critical habitat is designated after completion of the conference, the Federal agency may ask the Service, in writing, to confirm the conference as a formal consultation. If the Service reviews the proposed action and finds that no significant changes in the action as planned or in the information used during the conference have occurred, the Service will confirm the conference as a formal consultation on the project and no further section 7 consultation will be necessary. Use of the formal conference process in this manner can prevent delays in the event the proposed species is listed or the proposed critical habitat is designated during project development or implementation.

Candidate species are those species presently under review by the Service for consideration for Federal listing. Candidate species should be considered in the planning process because they may become listed or proposed for listing prior to project completion. Preparation of a biological assessment, as described in section 7(c) of the Act, is not required for candidate species. If early evaluation of your project indicates that it is likely to affect a candidate species, you may wish to request technical assistance from this office.

Only listed species receive protection under the Act. However, sensitive species should be considered in the planning process in the event they become listed or proposed for listing prior to project completion. We recommend that you review information in the California Department of Fish and Wildlife's Natural Diversity Data Base. You can contact the California Department of Fish and Wildlife at (916) 324-3812 for information on other sensitive species that may occur in this area.

[*A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

Attachment(s):

- Official Species List
- Bald & Golden Eagles
- Migratory Birds

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Ventura Fish And Wildlife Office

2493 Portola Road, Suite B

Ventura, CA 93003-7726

(805) 644-1766

PROJECT SUMMARY

Project Code: 2026-0067158

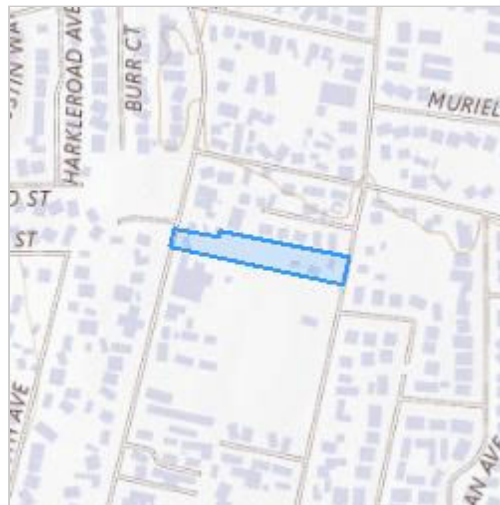
Project Name: 2021 Chanticleer Avenue Affordable Housing Project

Project Type: Residential Construction

Project Description: Construction of a 61-unit affordable housing development, including 1 manager's unit.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@36.979804099999996,-121.98071487156331,14z>



Counties: Santa Cruz County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 21 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
<p>California Condor <i>Gymnogyps californianus</i></p> <p>Population: Wherever found, except where listed as an experimental population</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/8193</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Endangered
<p>California Least Tern <i>Sternula antillarum browni</i></p> <p>No critical habitat has been designated for this species.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/8104</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Endangered
<p>Least Bell's Vireo <i>Vireo bellii pusillus</i></p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/5945</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Endangered
<p>Marbled Murrelet <i>Brachyramphus marmoratus</i></p> <p>Population: U.S.A. (CA, OR, WA)</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/4467</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Threatened
<p>Western Snowy Plover <i>Charadrius nivosus nivosus</i></p> <p>Population: Pacific Coast population DPS-U.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast)</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/8035</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Threatened
<p>Yellow-billed Cuckoo <i>Coccyzus americanus</i></p> <p>Population: Western U.S. DPS</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/3911</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Threatened

REPTILES

NAME	STATUS
Northwestern Pond Turtle <i>Actinemys marmorata</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf	Proposed Threatened
San Francisco Garter Snake <i>Thamnophis sirtalis tetrataenia</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5956 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf	Endangered

AMPHIBIANS

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf	Threatened
Foothill Yellow-legged Frog <i>Rana boylei</i> Population: Central Coast Distinct Population Segment (Central Coast DPS) There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5133 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf	Threatened

FISHES

NAME	STATUS
Tidewater Goby <i>Eucyclogobius newberryi</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/57 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat.	Proposed Threatened

NAME	STATUS
<p>Species profile: https://ecos.fws.gov/ecp/species/9743 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	
<p>Mount Hermon June Beetle <i>Polyphylla barbata</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3982 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Endangered
<p>Ohlone Tiger Beetle <i>Cicindela ohlone</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8271 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Endangered
<p>Zayante Band-winged Grasshopper <i>Trimerotropis infantilis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1036 General project design guidelines: https://ipac.ecosphere.fws.gov/project/PVGWOMKTLFGUZOPEDOROSCQEVE/documents/generated/11304.pdf</p>	Endangered

FLOWERING PLANTS

NAME	STATUS
<p>Ben Lomond Spineflower <i>Chorizanthe pungens</i> var. <i>hartwegiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7498</p>	Endangered
<p>Ben Lomond Wallflower <i>Erysimum teretifolium</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7429</p>	Endangered
<p>Monterey Spineflower <i>Chorizanthe pungens</i> var. <i>pungens</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/396</p>	Threatened
<p>Santa Cruz Tarplant <i>Holocarpha macradenia</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6832</p>	Threatened
<p>Scotts Valley Polygonum <i>Polygonum hickmanii</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3222</p>	Endangered
<p>Scotts Valley Spineflower <i>Chorizanthe robusta</i> var. <i>hartwegii</i> There is final critical habitat for this species. Your location does not overlap the critical habitat.</p>	Endangered

NAME

STATUS

Species profile: <https://ecos.fws.gov/ecp/species/7108>

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information](#)

[on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

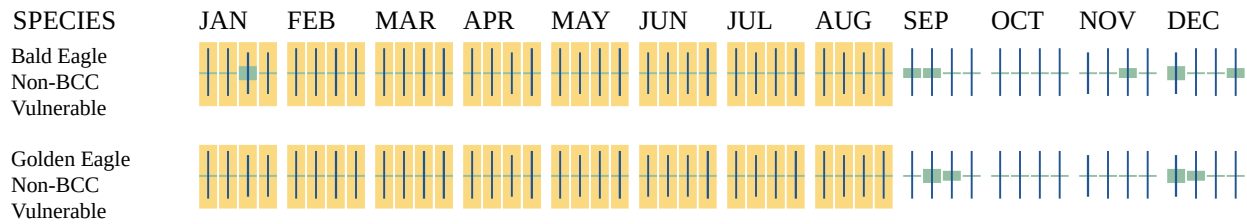
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird <i>Selasphorus sasin</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow <i>Passerculus sandwichensis beldingi</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Oystercatcher <i>Haematopus bachmani</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9591	Breeds Apr 15 to Oct 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Black Swift <i>Cypseloides niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878	Breeds Jun 15 to Sep 10
Black Tern <i>Chlidonias niger surinamensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Black Turnstone <i>Arenaria melanocephala</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10557	Breeds elsewhere
Brandt's Cormorant <i>Urile penicillatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11903	Breeds Apr 15 to Sep 15
Bullock's Oriole <i>Icterus bullockii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9458	Breeds Mar 21 to Jul 25
California Gull <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10955	Breeds Mar 1 to Jul 31

NAME	BREEDING SEASON
<p>California Thrasher <i>Toxostoma redivivum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9436</p>	Breeds Jan 1 to Jul 31
<p>Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10575</p>	Breeds Jun 1 to Aug 31
<p>Common Yellowthroat <i>Geothlypis trichas sinuosa</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084</p>	Breeds May 20 to Jul 31
<p>Elegant Tern <i>Thalasseus elegans</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8561</p>	Breeds Apr 5 to Aug 5
<p>Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31
<p>Heermann's Gull <i>Larus heermanni</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11955</p>	Breeds Mar 15 to Aug 31
<p>Lawrence's Goldfinch <i>Spinus lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464</p>	Breeds Mar 20 to Sep 20
<p>Long-eared Owl <i>asio otus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631</p>	Breeds Mar 1 to Jul 15
<p>Marbled Godwit <i>Limosa fedoa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481</p>	Breeds elsewhere
<p>Northern Harrier <i>Circus hudsonius</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350</p>	Breeds Apr 1 to Sep 15

NAME	BREEDING SEASON
<p>Nuttall's Woodpecker <i>Dryobates nuttallii</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410</p>	Breeds Apr 1 to Jul 20
<p>Oak Titmouse <i>Baeolophus inornatus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656</p>	Breeds Mar 15 to Jul 15
<p>Olive-sided Flycatcher <i>Contopus cooperi</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914</p>	Breeds May 20 to Aug 31
<p>Red Knot <i>Calidris canutus roselaari</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8880</p>	Breeds elsewhere
<p>Santa Barbara Song Sparrow <i>Melospiza melodia graminea</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/5513</p>	Breeds Mar 1 to Sep 5
<p>Short-billed Dowitcher <i>Limnodromus griseus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480</p>	Breeds elsewhere
<p>Tricolored Blackbird <i>Agelaius tricolor</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3910</p>	Breeds Mar 15 to Aug 10
<p>Western Grebe <i>Aechmophorus occidentalis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743</p>	Breeds Jun 1 to Aug 31
<p>Western Gull <i>Larus occidentalis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11969</p>	Breeds Apr 21 to Aug 25
<p>Western Screech-owl <i>Megascops kennicottii cardonensis</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11923</p>	Breeds Mar 1 to Jun 30

NAME	BREEDING SEASON
<p><i>Willet <i>Tringa semipalmata</i></i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/10669</p>	Breeds elsewhere
<p><i>Wrentit <i>Chamaea fasciata</i></i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/10668</p>	Breeds Mar 15 to Aug 10

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

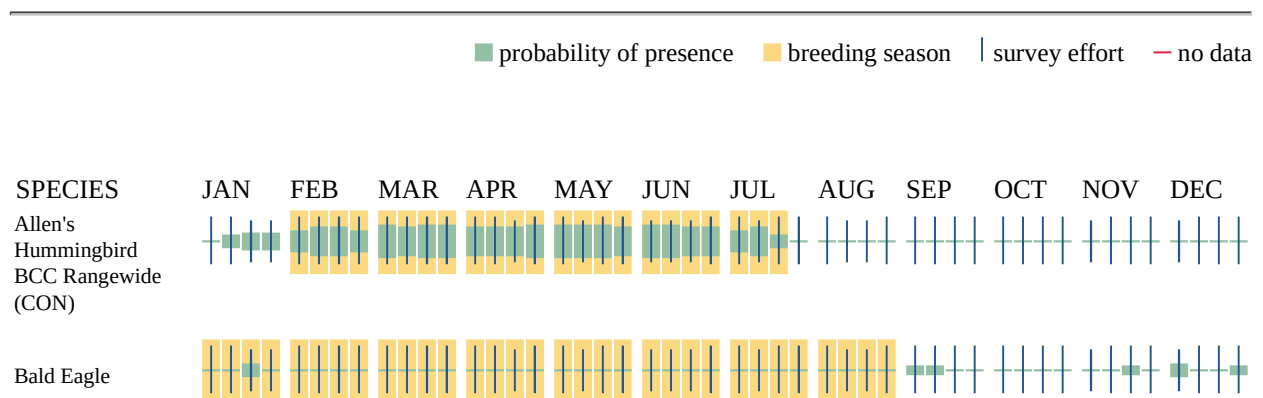
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

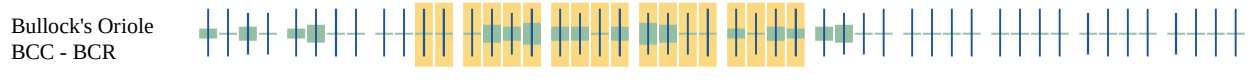
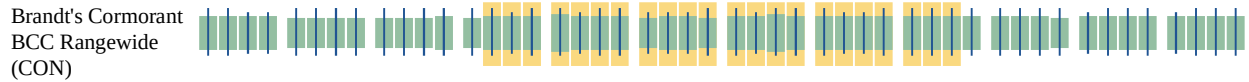
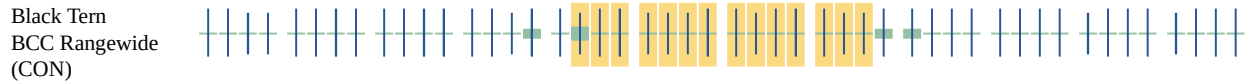
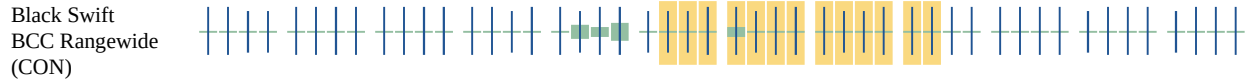
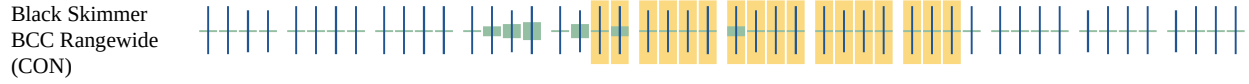
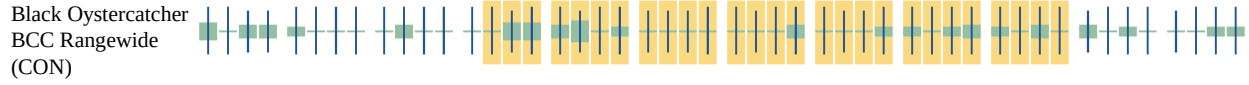
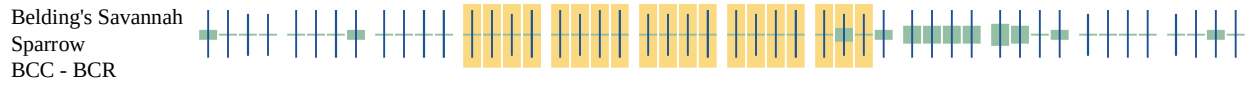
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

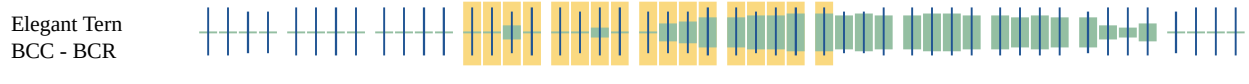
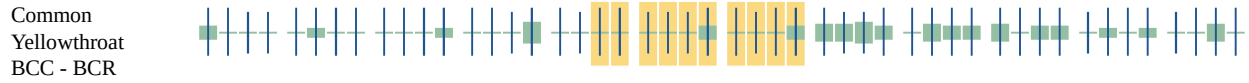
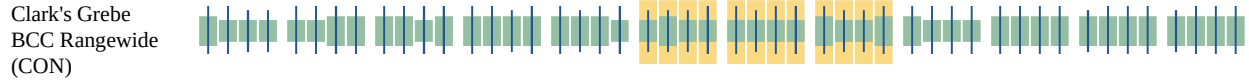
A week is marked as having no data if there were no survey events for that week.

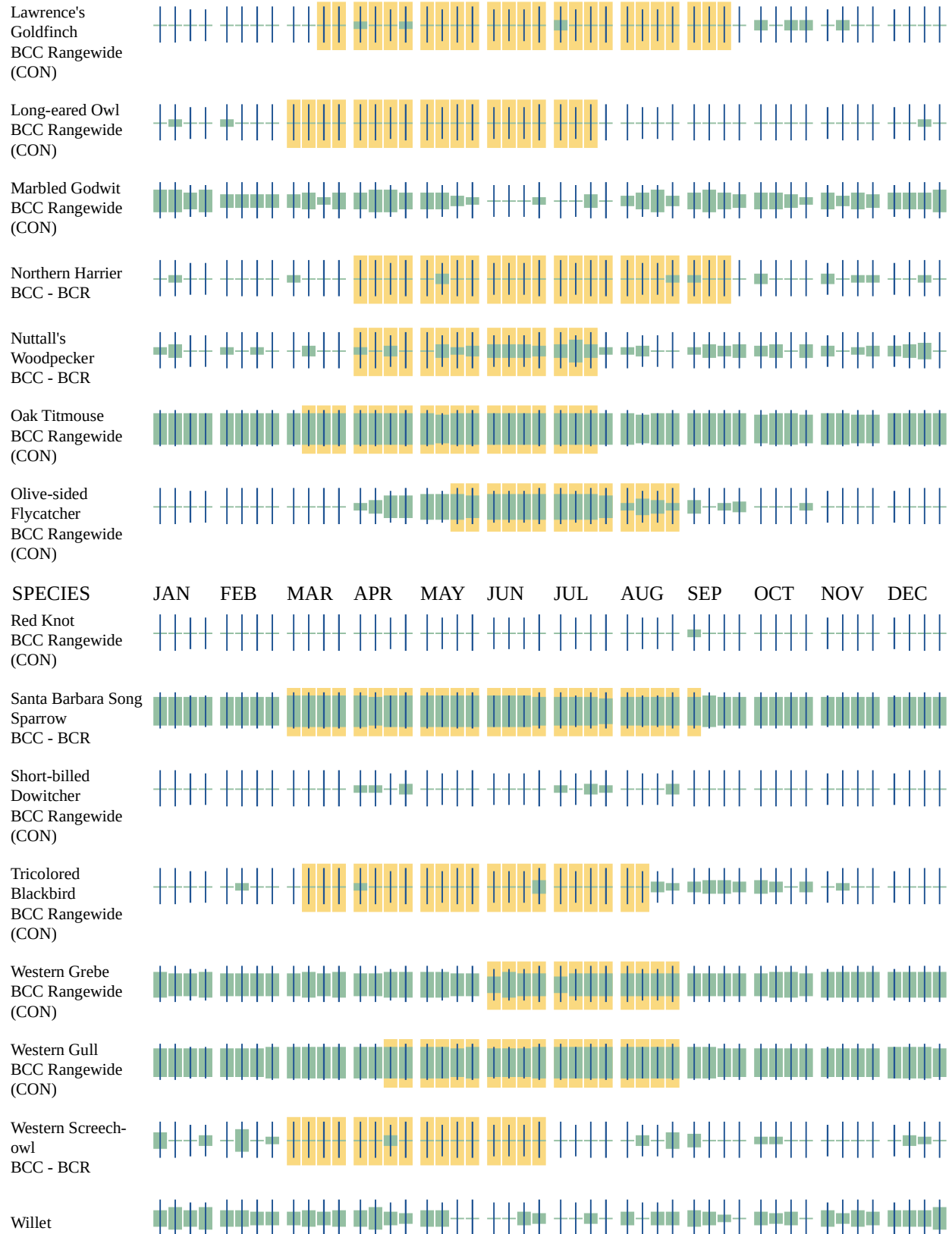


Non-BCC
Vulnerable



SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC





BCC Rangewide
(CON)

Wrentit
BCC Rangewide
(CON)



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

IPAC USER CONTACT INFORMATION

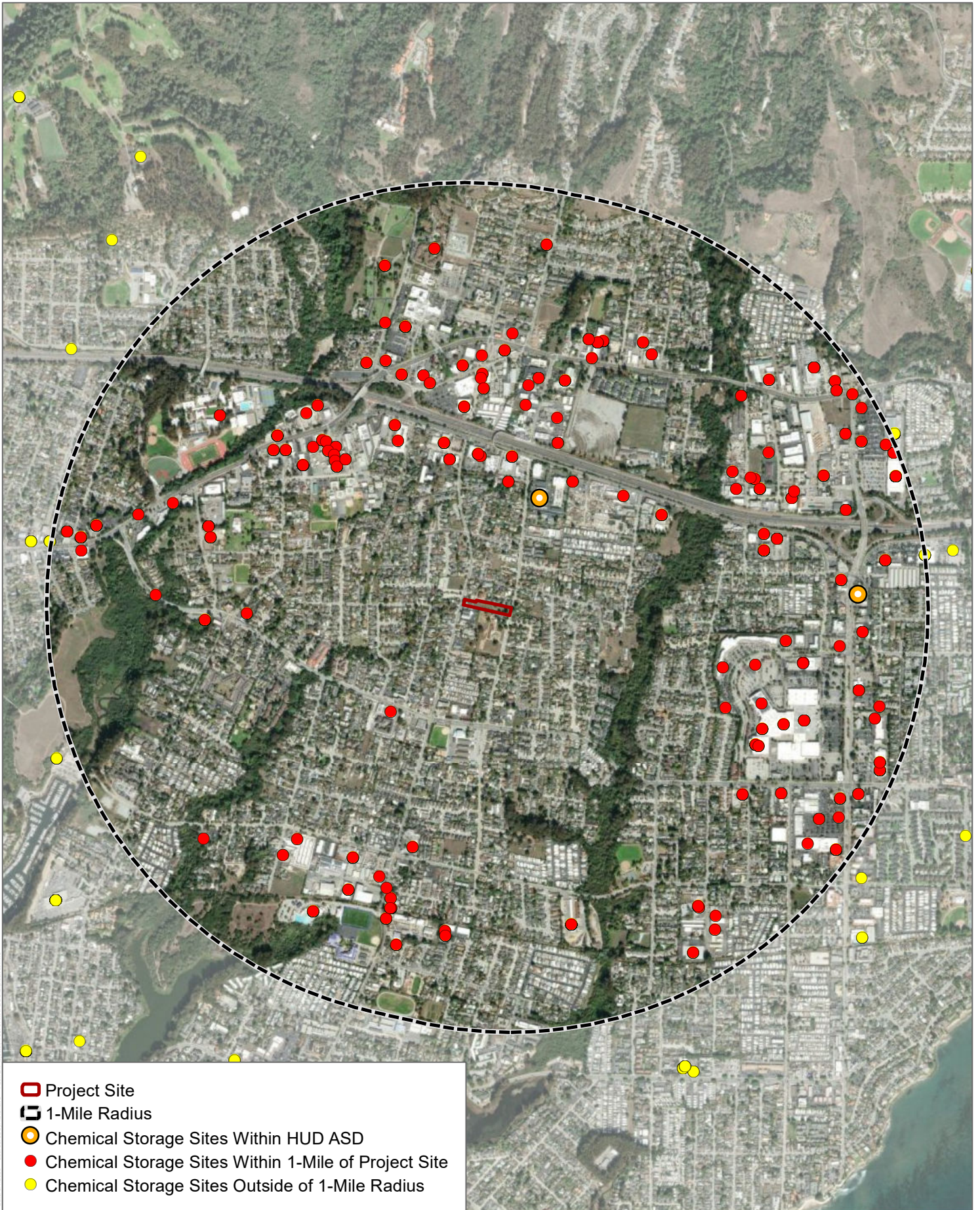
Agency: Private Entity
Name: Catherine Wade
Address: 725 Front Street, Suite 400
City: Santa Cruz
State: CA
Zip: 95060
Email: cwade@dudek.com
Phone: 8316001410

LEAD AGENCY CONTACT INFORMATION

Lead Agency: County of Santa Cruz

Attachment 5

Explosive and Flammable Hazards



SOURCE: CalEPA 2026; ESRI Basemap (accessed 2026)

Facility Name	Facility Address	Chemical Name	CA DOT Hazard Classification	Maximum Quantity Stored	ASD for Thermal Radiation for People (ASDPPU) (feet)	Distance from Site (feet)	Distance from Site > ASD?	Chemical Listed in Appendix I of 24 CFR Part 51 Subpart C
A TOOL SHED INC	3700 SOQUEL AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	1,999.12	Yes	
A TOOL SHED INC	3700 SOQUEL AVE	Liquefied Petroleum Gas (lpg)	2.1 - Flammable Gases	120-599 Gallons	223.40	1,999.12	Yes	
A TOOL SHED INC	3700 SOQUEL AVE	GASOLINE	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	1,999.12	Yes	
ABC SUPPLY CO INC	5960 SOQUEL AVE	DEF		120-599 Gallons	223.40	2,003.50	Yes	
ABC SUPPLY CO INC	5960 SOQUEL AVE	PROPANE	2.1 - Flammable Gases	120-599 Gallons	223.40	2,003.50	Yes	
Arana Pump Station	SOQUEL AVENUE & CARL AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,269.50	Yes	
Arana Pump Station	SOQUEL AVENUE & CARL AVE	Bioxide CN9		120-599 Gallons	223.40	4,269.50	Yes	
AT&T California - NF102	3640 CAPITOLA RD	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	6000-8999 Gallons	690.74	3,724.80	Yes	
AT&T California - NF508	7070 SOQUEL AVE	Oil, New	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,476.31	Yes	
AT&T California - NF508	7070 SOQUEL AVE	Antifreeze	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,476.31	Yes	
AT&T California - NF508	7070 SOQUEL AVE	Waste Oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,476.31	Yes	
AUTO EXPRESS	2842 SOQUEL AVE	USED OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,529.51	Yes	
AUTO EXPRESS	2842 SOQUEL AVE	MOTOR OIL	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	2,529.51	Yes	
AUTO EXPRESS	2842 SOQUEL AVE	AUTOMATIC TRANSMISSION FLUID	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,529.51	Yes	
AUTO-MOTIVES	3098 WINKLE AVE #B	MOTOR OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,750.86	Yes	
AUTO-MOTIVES	3098 WINKLE AVE #B	USED OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,750.86	Yes	
BA Refrigeration Inc. DBA Rogers Refrigeration	3040 PRATHER LN #A	Propane	2.1 - Flammable Gases	0-99 Pounds	58.07	3,535.60	Yes	
Bay Federal Credit Union	3333 CLARES ST	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,973.37	Yes	
BFS Group of California - SANCCADC	1230 THOMPSON AVE	Gasoline - Unleaded	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	4,751.52	Yes	
BFS Group of California - SANCCADC	1230 THOMPSON AVE	Liquefied Petroleum Gas	2.1 - Flammable Gases	60-119 Gallons	113.94	4,751.52	Yes	
BFS Group of California LLC - SOQUCAHC	2435 41ST AVE	Compressed Gas (100% Acetylene)	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	4,412.50	Yes	
BFS Group of California LLC - SOQUCAHC	2435 41ST AVE	Liquefied Petroleum Gas	2.1 - Flammable Gases	120-599 Gallons	223.40	4,412.50	Yes	

BFS Group of California LLC - SOQUCAHC	2435 41ST AVE	Mobil Delvac 1300 Super 15W-40 Synthetic Blend Diesel Engine Oil SAE 15W-40		120-599 Gallons	223.40	4,412.50	Yes	
BFS Group of California LLC - SOQUCAHC	2435 41ST AVE	Prime Guard DEF		120-599 Gallons	223.40	4,412.50	Yes	
BFS Group of California LLC - SOQUCAHC	2435 41ST AVE	Hydrotreated Middle Distillate	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	4,412.50	Yes	
BFS Group of California LLC - SOQUCAHC	2435 41ST AVE	Gasoline - Unleaded	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	4,412.50	Yes	
BFS Group of California LLC - SOQUCAHC	2435 41ST AVE	Mobiltrans HD 30 Drivetrain Oil SAE 30		60-119 Gallons	113.94	4,412.50	Yes	
BIG CREEK LUMBER	2801 SOQUEL AVE	Propane	2.1 - Flammable Gases	120-599 Gallons	223.40	3,097.36	Yes	
BOBBY'S PIT STOP	1655 COMMERCIAL WY	USED OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,963.95	Yes	
BOBBY'S PIT STOP	1655 COMMERCIAL WY	Motor Oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,963.95	Yes	
Brommer Pump Station	960 BROMMER ST	Bioxide CN9		600-1199 Gallons	298.29	4,427.31	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	stargon		0-2599 Cubic Feet	952.11	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	Liquefied Petroleum Gas (lpg)	2.1 - Flammable Gases	0-99 Pounds	58.07	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	UNLEADED GASOLINE		12000-59999 Gallons	1,522.56	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	DIESEL FUEL	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	76 Red Tac#2 Grease		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	AW68 Hydraulic Oil		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	MP 85W-140 Gear Oil		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	MOTOR OIL CJ-4 15/40 Re-Refined		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	ANTIFREEZE		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	80-90W GEAR OIL		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	UNITRAC T-303		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	TRANSMISSION OIL ATF DEXRON III		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	MOTOR OIL CJ-4 15/40 Re-Refined Bulk	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	USED ANTIFREEZE		120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	USED OIL	9 - Misc. Hazardous Materials	120-599 Gallons	223.40	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	TRAFFIC PAINT		600-1199 Gallons	298.29	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	AW46 Hydraulic Oil		60-119 Gallons	113.94	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	Hydrex AW32		60-119 Gallons	113.94	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	Ultra re-reifned 5W-20 oil		60-119 Gallons	113.94	3,991.05	Yes	
BROMMER ST YARD FLEET MAINT DIV	2700 BROMMER ST	MINERAL SPIRITS	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,991.05	Yes	
Bryan Automotive	2846 SOQUEL AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,471.49	Yes	
Bryan Automotive	2846 SOQUEL AVE	Argon mixed with Carbon Dioxide		0-2599 Cubic Feet	952.11	2,471.49	Yes	
Caliber Collision Centers - Santa Cruz 1143	1650 MANSFIELD ST STE C	Solvent Based Paint & Thinners (Acetone)	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	1,780.42	Yes	

Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	spray paint // marking paint	3 - Flammable and Combustible Liquids	0-2599 Cubic Feet	952.11	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Reign Drift Control		120-599 Gallons	223.40	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Triclopyr-butotyl		120-599 Gallons	223.40	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Capstone		120-599 Gallons	223.40	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Round-Up	9 - Misc. Hazardous Materials	120-599 Gallons	223.40	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Waste Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Liquefied Petroleum Gas (lpg)	2.1 - Flammable Gases	120-599 Gallons	223.40	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Diesel Fuel	3 - Flammable and Combustible Liquids	3000-5999 Gallons	583.37	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Gasoline	3 - Flammable and Combustible Liquids	3000-5999 Gallons	583.37	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Milestone VM Plus		60-119 Gallons	113.94	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Transline		60-119 Gallons	113.94	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Dimension Ultra		60-119 Gallons	113.94	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Embark		60-119 Gallons	113.94	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Antifreeze		60-119 Gallons	113.94	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Hydraulic Oil		60-119 Gallons	113.94	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Goaltender		60-119 Gallons	113.94	3,372.15	Yes	
Caltrans-Santa Cruz	195 CAPITOLA ROAD EXT	Gear Oil		60-119 Gallons	113.94	3,372.15	Yes	
CAPITOLA COAST	2178 41ST AVE	REGULAR UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,396.08	Yes	
CAPITOLA COAST	2178 41ST AVE	PROPANE	2.1 - Flammable Gases	26000-129999 Cubic Feet	4,859.01	4,396.08	No	Yes
CAPITOLA COAST	2178 41ST AVE	DIESEL FUEL	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	4,396.08	Yes	
CAPITOLA COAST	2178 41ST AVE	PREMIUM UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	4,396.08	Yes	
CAPITOLA MALL	1855 41ST AVE	DIESEL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,962.30	Yes	
CAPITOLA UNION 76	2195 41ST AVE	PREMIUM UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,193.04	Yes	
CAPITOLA UNION 76	2195 41ST AVE	REGULAR UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,193.04	Yes	
CAPITOLA UNION 76	2195 41ST AVE	Propane	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,193.04	Yes	
Cappo Management XXIII Inc. DBA Ocean Honda	3801 SOQUEL DRIVE	Automatic Transmission Fluid	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,891.10	Yes	
Cappo Management XXIII Inc. DBA Ocean Honda	3801 SOQUEL DRIVE	Used Oil Filters	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,891.10	Yes	
Cappo Management XXIII Inc. DBA Ocean Honda	3801 SOQUEL DRIVE	Waste Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,891.10	Yes	
Cappo Management XXIII Inc. DBA Ocean Honda	3801 SOQUEL DRIVE	Waste Coolant	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,891.10	Yes	

Cappo Management XXIII Inc. DBA Ocean Honda	3801 SOQUEL DRIVE	Motor Oil	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	4,891.10	Yes	
Cappo Management XXIII Inc. DBA Ocean Honda	3801 SOQUEL DRIVE	Waste Fuel	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,891.10	Yes	
Car & Truck Automotive LLC	2831 SOQUEL AVE	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,085.11	Yes	
CATALPA STREET GARAGE	2844 SOQUEL AVE	MOTOR OIL/GEAR OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,557.61	Yes	
CATALPA STREET GARAGE	2844 SOQUEL AVE	ANTIFREEZE	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,557.61	Yes	
CATALPA STREET GARAGE	2844 SOQUEL AVE	USED OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,557.61	Yes	
CATALPA STREET GARAGE	2844 SOQUEL AVE	WASTE ANTIFREEZE	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,557.61	Yes	
Cen Cal Automotive	2335 SOQUEL DR STE D	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,531.29	Yes	
Cen Cal Automotive	2335 SOQUEL DR STE D	Used lubricating oils		120-599 Gallons	223.40	3,531.29	Yes	
Cen Cal Automotive	2335 SOQUEL DR STE D	Used Oil Filters (Drained)	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	3,531.29	Yes	
Central Fire District Santa Cruz County	930 17TH AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,386.41	Yes	
CENTRAL FIRE DISTRICT SANTA CRUZ COUNTY #2	3445 THURBER LN	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,591.21	Yes	
CHEVRON STATION #1707/98958	1650 41ST AVE	Regular Unleaded Gasoline (87 Octane) - Petroleum Hydrocarbons	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,964.11	Yes	
CHEVRON STATION #1707/98958	1650 41ST AVE	Supreme Unleaded Gasoline (91 Octane) - Petroleum Hydrocarbons	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,964.11	Yes	
CHEVRON STATION #1707/98958	1650 41ST AVE	Propane	2.1 - Flammable Gases	120-599 Gallons	223.40	4,964.11	Yes	
CHEVRON STATION #1707/98958	1650 41ST AVE	Diesel Fuel - Middle Distillates	3 - Flammable and Combustible Liquids	6000-8999 Gallons	690.74	4,964.11	Yes	
CHEVRON STATION #1707/98958	1650 41ST AVE	New Motor Oil		60-119 Gallons	113.94	4,964.11	Yes	
CIRCLE STAR MOTORS LLC	2750 SOQUEL AVE #D	MOTOR OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,664.99	Yes	
CIRCLE STAR MOTORS LLC	2750 SOQUEL AVE #D	USED OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,664.99	Yes	
City Auto Body	976 17TH AVE	Argon/CO2		0-2599 Cubic Feet	952.11	4,092.76	Yes	
Cory Pump Station	3960 CORY ST	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,872.12	Yes	
County of Santa Cruz, Sheriff-Coroner	2400 CHANTICLEER AVE	Diesel Fuel	3 - Flammable and Combustible Liquids	1200-2999 Gallons	1,522.56	1,434.64	No	Yes
CRUZ CAR WASH	2731 41ST AVE	MIDGRADE UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	4,770.90	Yes	
CRUZ CAR WASH	2731 41ST AVE	PREMIUM UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	4,770.90	Yes	
CRUZ CAR WASH	2731 41ST AVE	REGULAR UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	4,770.90	Yes	
CVS Pharmacy #17641	1825 41ST AVE STE A	Waste Flammable Liquids, N.O.S.	3 - Flammable and Combustible Liquids	0-99 Pounds	58.07	3,558.73	Yes	

CVS Pharmacy #9597	1750 41ST AVE	Waste Aerosols, Flammable	2.1 - Flammable Gases	0-99 Pounds	58.07	5,045.28	Yes	
CVS Pharmacy #9597	1750 41ST AVE	Waste Compressed Gas, Flammable, N.O.S.	2.1 - Flammable Gases	0-99 Pounds	58.07	5,045.28	Yes	
CVS Pharmacy #9597	1750 41ST AVE	Waste Consumer Product, State Regulated Liquids		100-499 Pounds	113.41	5,045.28	Yes	
CVS Pharmacy #9597	1750 41ST AVE	Waste Flammable Liquids, N.O.S.	3 - Flammable and Combustible Liquids	100-499 Pounds	113.41	5,045.28	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	PROPANE	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	PAINT	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	VORACOR CS 984 POLYL PART B 1/4'	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	VORACOR CE 123 ISOCYANATE PART A 1/4"	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	VORACOR CE 125 ISOCYANATE PART A 1/8"	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	VORACOR CS 996 POLYL PART B 1/8"	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	ACETONE	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,489.73	Yes	
DESIGN OCTAVES INC	2701 RESEARCH PARK DR	WASTE ACETONE	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,489.73	Yes	
Dollar Tree #05081	1950 41ST AVE	Waste Lighters	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	4,527.86	Yes	
DOMINICAN OAKS CORPORATION	3400 PAUL SWEET RD	DIESEL FUEL NO 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,465.42	Yes	
DOMINICAN SANTA CRUZ HOSPITAL	1555 SOQUEL DR	DIESEL FUEL	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	3,538.13	Yes	
DOS AMIGOS AUTO REPAIR	2964 SOQUEL AVE #B	MOTOR OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,375.47	Yes	
DOS AMIGOS AUTO REPAIR	2964 SOQUEL AVE #B	USED OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,375.47	Yes	
Eberts VW Repair	2670 17TH AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,687.67	Yes	
ELEVATOR SERVICE CO INC	2636 S RODEO GULCH RD #B	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,490.35	Yes	
ELEVATOR SERVICE CO INC	2636 S RODEO GULCH RD #B	HYDRAULIC FLUID	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,490.35	Yes	
ELEVATOR SERVICE CO INC	2636 S RODEO GULCH RD #B	USED OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,490.35	Yes	
Ewing Outdoor Supply	5550 SOQUEL AVE	Propane	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	1,770.90	Yes	
Ewing Outdoor Supply	5550 SOQUEL AVE	Glyphosate , Round Up, Ranger		120-599 Gallons	223.40	1,770.90	Yes	
FedEx Express Corp-SRUA	2660 RESEARCH PARK DRIVE	Used Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,813.92	Yes	
FedEx Express Corp-SRUA	2660 RESEARCH PARK DRIVE	Motor Oil (Synthetic)		60-119 Gallons	113.94	3,813.92	Yes	

FedEx Express Corp-SRUA	2660 RESEARCH PARK DRIVE	Automatic Transmission Fluid	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,813.92	Yes	
FedEx Express Corp-SRUA	2660 RESEARCH PARK DRIVE	Motor Oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,813.92	Yes	
FedEx Express Corp-SRUA	2660 RESEARCH PARK DRIVE	Used Coolant/Antifreeze	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,813.92	Yes	
Genuine Parts Company DBA Winchester Auto Parts #031	3545 SOQUEL DR	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,357.60	Yes	
Genuine Parts Company DBA Winchester Auto Parts #031	3545 SOQUEL DR	Ethylene Glycol		120-599 Gallons	223.40	4,357.60	Yes	
Genuine Parts Company DBA Winchester Auto Parts #031	3545 SOQUEL DR	Used lubricating oils		120-599 Gallons	223.40	4,357.60	Yes	
GOODYEAR AUTO SERVICE CENTER #8724	3800 CAPITOLA RD	Used lubricating oils		120-599 Gallons	223.40	4,112.82	Yes	
GOODYEAR AUTO SERVICE CENTER #8724	3800 CAPITOLA RD	Motor Oil		120-599 Gallons	223.40	4,112.82	Yes	
GOODYEAR AUTO SERVICE CENTER #8724	3800 CAPITOLA RD	Automatic Transmission Fluid		60-119 Gallons	113.94	4,112.82	Yes	
Great Gas Inc	705 CAPITOLA RD	Gasoline	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	2,746.40	Yes	
HARBOR HIGH SCHOOL	300 LA FONDA DR	MURIATIC ACID		120-599 Gallons	223.40	3,877.16	Yes	
HARBOR SERVICE	2848 SOQUEL AVE #B	USED OIL	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	2,405.85	Yes	
Harborview Pump Station	HARBORVIEW CT & CAPITOLA RD	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,901.00	Yes	
HASCO Stations, LLC #8020	2700 SOQUEL AVE	Propane	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,952.12	Yes	
HASCO Stations, LLC #8020	2700 SOQUEL AVE	Regular Unleaded Gasoline (87 Octane)	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	2,952.12	Yes	
HASCO Stations, LLC #8020	2700 SOQUEL AVE	Diesel Fuel #2	3 - Flammable and Combustible Liquids	6000-8999 Gallons	690.74	2,952.12	Yes	
HASCO Stations, LLC #8020	2700 SOQUEL AVE	Premium Unleaded Gasoline (91 Octane)	3 - Flammable and Combustible Liquids	6000-8999 Gallons	690.74	2,952.12	Yes	
HASCO Stations, LLC #8021	1649 41ST AVE	Diesel Fuel #2	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,783.57	Yes	
HASCO Stations, LLC #8021	1649 41ST AVE	Premium Unleaded Gasoline (91 Octane)	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,783.57	Yes	
HASCO Stations, LLC #8021	1649 41ST AVE	Regular Unleaded Gasoline (87 Octane)	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,783.57	Yes	
HASCO Stations, LLC #8021	1649 41ST AVE	Propane	2.1 - Flammable Gases	2600-12999 Cubic Feet	1,861.81	4,783.57	Yes	
Hayes European Inc	1125 17TH AVE	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,598.85	Yes	
IO MOTORS	2852 SOQUEL AVE #A	MOTOR OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,329.07	Yes	
IO MOTORS	2852 SOQUEL AVE #A	USED ANTIFREEZE	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,329.07	Yes	
IO MOTORS	2852 SOQUEL AVE #A	USED OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,329.07	Yes	

JACKSONS FOOD STORES #205	2680 SOQUEL AVE	GASOLINE (GRADES: REGULAR & PREMIUM)	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	3,073.07	Yes	
JACKSONS FOOD STORES #205	2680 SOQUEL AVE	PROPANE	2.1 - Flammable Gases	120-599 Gallons	223.40	3,073.07	Yes	
JACKSONS FOOD STORES #205	2680 SOQUEL AVE	DIESEL	3 - Flammable and Combustible Liquids	6000-8999 Gallons	690.74	3,073.07	Yes	
Kinnetic Environmental Santa Cruz Warehouse	6996 SOQUEL AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,283.46	Yes	
Kinnetic Environmental Santa Cruz Warehouse	6996 SOQUEL AVE	Fluorescein	9 - Misc. Hazardous Materials	0-99 Pounds	43.66	3,283.46	Yes	
KRAFT'S BODY SHOP INC	6100 SOQUEL AVE	ACETYLENE	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,236.05	Yes	
KRAFT'S BODY SHOP INC	6100 SOQUEL AVE	PAINT WASTE (WATER-BASED)	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	2,236.05	Yes	
LEWIS TREE SERVICE INC	1500 BROMMER ST	ACETYLENE	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,490.85	Yes	
LEWIS TREE SERVICE INC	1500 BROMMER ST	used hydraulic oil		120-599 Gallons	223.40	3,490.85	Yes	
LEWIS TREE SERVICE INC	1500 BROMMER ST	used motor oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,490.85	Yes	
LEWIS TREE SERVICE INC	1500 BROMMER ST	Road Diesel Fuel	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	3,490.85	Yes	
LEWIS TREE SERVICE INC	1500 BROMMER ST	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	3,490.85	Yes	
LEWIS TREE SERVICE INC	1500 BROMMER ST	Gasoline	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	3,490.85	Yes	
LEWIS TREE SERVICE INC	1500 BROMMER ST	HYDRAULIC OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,490.85	Yes	
LIVE OAK AMERICAN	1200 17TH AVE	Gasoline	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	3,133.39	Yes	
LIVE OAK AMERICAN	1200 17TH AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	3,133.39	Yes	
Live Oak Health Center	1510 CAPITOLA RD	Diesel Fuel	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	1,637.72	Yes	
Macy's Capitola #364	1865 41ST AVE	Returned/Expired cosmetic waste and fragrances	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,379.09	Yes	
Malacon Auto Repair	996 17TH AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,952.18	Yes	
Malacon Auto Repair	996 17TH AVE	Used Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,952.18	Yes	
Marshalls 1100	1664 COMMERCIAL WAY	Spray Glue/ Spray Paint/ Personal Care Items	2.1 - Flammable Gases	0-99 Pounds	45.59	2,441.40	Yes	
Marshalls 1100	1664 COMMERCIAL WAY	Nail Polish/ Removers, Goof Off Cleaners, Cologne	3 - Flammable and Combustible Liquids	0-99 Pounds	48.08	2,441.40	Yes	
MASTER CLEANERS	2660 41ST AVE	DF-2000 PETROLEUM SOLVENT	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	5,172.16	Yes	
Mick's Automotive, Inc.	1257 THOMPSON AVE STE D	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,385.62	Yes	
Mick's Automotive, Inc.	1257 THOMPSON AVE STE D	Non-RCRA Hazardous Waste Liquid (waste Oil)	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,385.62	Yes	
Mick's Automotive, Inc.	1257 THOMPSON AVE STE D	Ethylene Glycol		60-119 Gallons	113.94	4,385.62	Yes	

Mick's Automotive, Inc.	1257 THOMPSON AVE STE D	Waste-Ethylene Glycol		60-119 Gallons	113.94	4,385.62	Yes	
Mid County Honda/Acura	1521 COMMERCIAL WAY	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,880.37	Yes	
Mid County Honda/Acura	1521 COMMERCIAL WAY	Used lubricating oils		120-599 Gallons	223.40	2,880.37	Yes	
NATE SMITH'S OPTIMAL AUTO CARE	2335 SOQUEL DR	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,569.22	Yes	
NATE SMITH'S OPTIMAL AUTO CARE	2335 SOQUEL DR	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,569.22	Yes	
NATE SMITH'S OPTIMAL AUTO CARE	2335 SOQUEL DR	Ethylene Glycol		120-599 Gallons	223.40	3,569.22	Yes	
NATE SMITH'S OPTIMAL AUTO CARE	2335 SOQUEL DR	USED OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,569.22	Yes	
NATE SMITH'S OPTIMAL AUTO CARE	2335 SOQUEL DR	GEAR OIL (BULK)	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,569.22	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Automatic Transmission Fluid	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Waste Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Diesel Fuel	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Coolant	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Waste Coolant	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Gasoline	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Motor Oil	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Parts Washer Waste	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	5,103.62	Yes	
NORTH BAY FORD	1999 SOQUEL AVE	Waste Fuel	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	5,103.62	Yes	
On ₁ J ?eilly Auto Parts #2763	1475 41ST AVE STE A	DIY Waste Antifreeze (RCRA)	9 - Misc. Hazardous Materials	0-99 Pounds	43.35	5,088.51	Yes	
On ₁ J ?eilly Auto Parts #2763	1475 41ST AVE STE A	Waste Aerosols, Flammable	2.1 - Flammable Gases	0-99 Pounds	45.59	5,088.51	Yes	
On ₁ J ?eilly Auto Parts #2763	1475 41ST AVE STE A	Waste Flammable Liquids	3 - Flammable and Combustible Liquids	0-99 Pounds	58.07	5,088.51	Yes	
On ₁ J ?eilly Auto Parts #2763	1475 41ST AVE STE A	Used Motor Oil		120-599 Gallons	223.40	5,088.51	Yes	
OLD VOLKS HOME	3921 SOQUEL DR #B	MOTOR OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	5,004.57	Yes	
OLD VOLKS HOME	3921 SOQUEL DR #B	USED OIL	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	5,004.57	Yes	
O'Neill Ranch Water Treatment Plant	4125 41ST AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,103.10	Yes	
OneSource Distributors	2801 RESEARCH PARK DR	Propane	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,803.95	Yes	
OUTDOOR SUPPLY HARDWARE # 6502	1601 41ST AVE	Propane	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	4,691.43	Yes	
OUTDOOR SUPPLY HARDWARE # 6502	1601 41ST AVE	Waste Aerosols	3 - Flammable and Combustible Liquids	0-99 Pounds	45.59	4,691.43	Yes	

OUTDOOR SUPPLY HARDWARE # 6502	1601 41ST AVE	Latex Paint Leftovers	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,691.43	Yes	
OUTDOOR SUPPLY HARDWARE # 6502	1601 41ST AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,691.43	Yes	
PAMF Santa Cruz Main Clinic	2025 SOQUEL AVE	DIESEL #2 FUEL	3 - Flammable and Combustible Liquids	1200-2999 Gallons	1,522.56	4,755.79	Yes	
Pearce European & Japanese	7000 SOQUEL AVE	Used lubricating oils		120-599 Gallons	223.40	3,332.34	Yes	
Pearson Ct Pump Station	4148 PEARSON CT	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,826.55	Yes	
Phil's Auto Body	2750 SOQUEL AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,665.01	Yes	
PSPS Generators - 2776 Soquel Ave	2776 SOQUEL AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	3000-5999 Gallons	583.37	2,724.34	Yes	
Pure Water Soquel Advanced Water Purification Facility	2505 CHANTICLEER AVE	Calcium chloride (35%)		120-599 Gallons	223.40	1,869.21	Yes	
Pure Water Soquel Advanced Water Purification Facility	2505 CHANTICLEER AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	1,869.21	Yes	
Quality Collision Norcal dba Capitola Auto Body	2850 SOQUEL AVE	Motor Oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,335.76	Yes	
Redwood Grove Post Acute	2990 SOQUEL AVE	Propane	2.1 - Flammable Gases	120-599 Gallons	223.40	2,181.87	Yes	
Rick's Auto Shop	1050 17TH AVE # C	Used Oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,824.25	Yes	
Ross Dress For Less #0187	1955 41ST AVE	WASTE AEROSOLS	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,759.99	Yes	
ROSSI'S TOWING	203 CAPITOLA RD EXT	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,312.50	Yes	
Saab O Rama	2335 # C SOQUEL DR	Motor Oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,569.22	Yes	
Saab O Rama	2335 # C SOQUEL DR	Used oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,569.22	Yes	
Safeway Fuel Center #1929	2700 41ST AVE	Premium Unleaded Gasoline	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,907.79	Yes	
Safeway Fuel Center #1929	2700 41ST AVE	Regular Unleaded Gasoline	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	4,907.79	Yes	
Safeway Fuel Center #1929	2700 41ST AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	9000-11999 Gallons	778.70	4,907.79	Yes	
Santa Cruz 76	1500 SOQUEL DR	CARBON DIOXIDE		0-2599 Cubic Feet	952.11	2,962.59	Yes	
Santa Cruz 76	1500 SOQUEL DR	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	2,962.59	Yes	
Santa Cruz 76	1500 SOQUEL DR	PREMIUM UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	2,962.59	Yes	
Santa Cruz 76	1500 SOQUEL DR	REGULAR UNLEADED GASOLINE	3 - Flammable and Combustible Liquids	12000-59999 Gallons	1,522.56	2,962.59	Yes	
Santa Cruz 76	1500 SOQUEL DR	DIESEL FUEL 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,962.59	Yes	
Santa Cruz 76	1500 SOQUEL DR	PROPANE	2.1 - Flammable Gases	600-1199 Gallons	298.29	2,962.59	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	4,774.25	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Antifreeze	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,774.25	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Car Wash Soap	9 - Misc. Hazardous Materials	120-599 Gallons	223.40	4,774.25	Yes	

Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Used Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,774.25	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Motor Oil	3 - Flammable and Combustible Liquids	600-1199 Gallons	298.29	4,774.25	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Antifreeze (Gallon Jugs)	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,774.25	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Brake Cleaner	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,774.25	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Parts Washer Waste		60-119 Gallons	113.94	4,774.25	Yes	
Santa Cruz Subaru	4100 AUTO PLAZA DRIVE	Waste Brake Fluid	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,774.25	Yes	
Santa Cruz Surgery Center	3003 PAUL SWEET RD	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,249.80	Yes	
SANTA CRUZ TIRE & AUTO CARE	2840 SOQUEL AVE	ACETYLENE	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,659.73	Yes	
SANTA CRUZ TIRE & AUTO CARE	2840 SOQUEL AVE	WASTE ANTIFREEZE	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,659.73	Yes	
SANTA CRUZ TIRE & AUTO CARE	2840 SOQUEL AVE	LUBE OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,659.73	Yes	
SANTA CRUZ TIRE & AUTO CARE	2840 SOQUEL AVE	MOTOR OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,659.73	Yes	
SANTA CRUZ TIRE & AUTO CARE	2840 SOQUEL AVE	USED OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	2,659.73	Yes	
SANTA CRUZ TIRE & AUTO CARE	2840 SOQUEL AVE	TRANSMISSION FLUID	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	2,659.73	Yes	
Slakey Brothers 22	2608 CHANTICLEER AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,166.65	Yes	
Slakey Brothers 22	2608 CHANTICLEER AVE	Nitrogen gas	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,166.65	Yes	
Slakey Brothers 22	2608 CHANTICLEER AVE	Oxygen	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	2,166.65	Yes	
Soquel Smog Check	3921 SOQUEL DR STE A	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	4,952.90	Yes	
Soquel Smog Check	3921 SOQUEL DR STE A	Used Oil	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	4,952.90	Yes	
SPECIALIZED AUTO	2415 CHANTICLEER AVE	Acetylene	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	1,549.80	Yes	
SPECIALIZED AUTO	2415 CHANTICLEER AVE	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	1,549.80	Yes	
SPECIALIZED AUTO	2415 CHANTICLEER AVE	Used lubricating oils		120-599 Gallons	223.40	1,549.80	Yes	
SPECIALIZED AUTO	2415 CHANTICLEER AVE	Ethylene Glycol		60-119 Gallons	113.94	1,549.80	Yes	
STUART AUTOMOTIVE	4003 CORDELIA LN	mig gas		0-2599 Cubic Feet	952.11	4,297.08	Yes	
STUART AUTOMOTIVE	4003 CORDELIA LN	Motor Oil	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,297.08	Yes	
STUART AUTOMOTIVE	4003 CORDELIA LN	USED OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	4,297.08	Yes	
SUTTER MATERNITY & SURGERY CENTER	2900 CHANTICLEER AVE	DIESEL FUEL	3 - Flammable and Combustible Liquids	1200-2999 Gallons	1,522.56	2,957.98	Yes	
SUTTER MATERNITY & SURGERY CENTER	2900 CHANTICLEER AVE	PROPANE	2.1 - Flammable Gases	120-599 Gallons	223.40	2,957.98	Yes	
TARGET T2795	1825 41ST AVE	Coleman 3pk Propane		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Gold Bond Spray Powder Fresh - 7oz		0-2599 Cubic Feet	952.11	3,519.82	Yes	

TARGET T2795	1825 41ST AVE	Lysol Crisp Linen Disinfectant Spray - 19 fl oz/2ct		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Lysol Early Morning Breeze Disinfectant Spray - 19oz/2ct		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Lysol Lemon Disinfectant Spray - 19oz/2ct		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Not Your Mother's Beach Babe Refreshing Dry Shampoo - 7oz		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	STEM 6oz Outdoor Pest Control Picaradin Aero		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	WD-40 Specialist Bike All Conditions Lube - 2.5oz		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	WD-40 Specialist Bike Degreaser		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Zevo 6oz On Body Aerosol		0-2599 Cubic Feet	952.11	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Downy Rinse Active Fresh Laundry Additives - 48oz		120-599 Gallons	223.40	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Isopropyl Alcohol 91% - 32oz - up & up		120-599 Gallons	223.40	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Hydraulic Fluid	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	State Regulated Retail Waste (Non-RCRA, CA Haz. Waste)	9 - Misc. Hazardous Materials	120-599 Gallons	223.40	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Aerosol Retail Waste	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Flammable/Toxic Retail Waste	3 - Flammable and Combustible Liquids	60-119 Gallons	113.94	3,519.82	Yes	
TARGET T2795	1825 41ST AVE	Signature UHS Floor Finish	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	3,519.82	Yes	
Telecare Santa Cruz PHF	2250 SOQUEL AVE	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,894.43	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	METHYL ACETYLENE AND PROPADIENE MIXTURES, STABILIZED	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	PROPANE CYLINDERS	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	WASTE AEROSOLS, FLAMMABLE	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	Diesel Fuel	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	Retail Flammable Liquid (TruFuel 4 Cycle Engineerd Fuel)	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	Retail Flammable Liquid (TruFuel 50:1 Engineered Premixed Fuel)	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	Liquefied Petroleum Gas (LPG)	2.1 - Flammable Gases	600-1199 Gallons	298.29	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	NON-RCRA HAZARDOUS WASTE LIQUID (LATEX PAINT)	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	5,147.02	Yes	
The Home Depot Store #6968	2600 41ST AVENUE	NON-RCRA HAZARDOUS WASTE LIQUID (WATER BASED PRODUCTS)	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	5,147.02	Yes	
ULTA BEAUTY #743 (Capitola)	1855 41ST AVE	Flammable Gas-Waste Aerosols	2.1 - Flammable Gases	0-99 Pounds	45.59	3,962.30	Yes	
ULTA BEAUTY #743 (Capitola)	1855 41ST AVE	Flammable Liquid-Acetone	3 - Flammable and Combustible Liquids	0-99 Pounds	48.08	3,962.30	Yes	

United Rentals Branch 230	1835 SOQUEL DR	ACETYLENE	2.1 - Flammable Gases	0-2599 Cubic Feet	952.11	3,181.76	Yes	
United Rentals Branch 230	1835 SOQUEL DR	OXYGEN		0-2599 Cubic Feet	952.11	3,181.76	Yes	
United Rentals Branch 230	1835 SOQUEL DR	DIESEL FUEL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,181.76	Yes	
United Rentals Branch 230	1835 SOQUEL DR	GASOLINE	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,181.76	Yes	
United Rentals Branch 230	1835 SOQUEL DR	HYDRAULIC OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,181.76	Yes	
United Rentals Branch 230	1835 SOQUEL DR	MOTOR OIL	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,181.76	Yes	
United Rentals Branch 230	1835 SOQUEL DR	USED OIL		120-599 Gallons	223.40	3,181.76	Yes	
United Rentals Branch 230	1835 SOQUEL DR	PROPANE		600-1199 Gallons	298.29	3,181.76	Yes	
Valvoline Instant Oil Change IH0009	2879 S RODEO GULCH RD	Motor Oil		1200-2999 Gallons	1,522.56	3,962.46	Yes	
Valvoline Instant Oil Change IH0009	2879 S RODEO GULCH RD	Antifreeze		120-599 Gallons	223.40	3,962.46	Yes	
Valvoline Instant Oil Change IH0009	2879 S RODEO GULCH RD	Automatic Transmission Fluid		120-599 Gallons	223.40	3,962.46	Yes	
Valvoline Instant Oil Change IH0009	2879 S RODEO GULCH RD	Waste Antifreeze		120-599 Gallons	223.40	3,962.46	Yes	
Valvoline Instant Oil Change IH0009	2879 S RODEO GULCH RD	Used Oil		600-1199 Gallons	298.29	3,962.46	Yes	
Verizon Wireless Soquel & 41st	2325 SOQUEL DR	Diesel Fuel No. 2	3 - Flammable and Combustible Liquids	120-599 Gallons	223.40	3,325.70	Yes	
West Marine # 1326	2460 17TH AVE STE A	Waste Aerosols, Flammable	2.1 - Flammable Gases	0-99 Pounds	45.59	1,847.08	Yes	
West Marine # 1326	2460 17TH AVE STE A	Waste Compressed Gas, Flammable, N.O.S.	2.1 - Flammable Gases	0-99 Pounds	45.59	1,847.08	Yes	
West Marine # 1326	2460 17TH AVE STE A	Waste Consumer Product, State Regulated Liquids		0-99 Pounds	58.07	1,847.08	Yes	
West Marine # 1326	2460 17TH AVE STE A	Waste Flammable Liquids, N.O.S.	3 - Flammable and Combustible Liquids	0-99 Pounds	58.07	1,847.08	Yes	
WHALERS CARWASH	2001 SOQUEL AVE	Autocare Super Suds Car Wash Concentrate		60-119 Gallons	113.94	4,920.22	Yes	
WHALERS CARWASH	2001 SOQUEL AVE	DuBois Superblend Drying Agent	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	4,920.22	Yes	
WHALERS CARWASH	2001 SOQUEL AVE	Enviro Clean Degreaser		60-119 Gallons	113.94	4,920.22	Yes	
WHALERS CARWASH	2001 SOQUEL AVE	Extra Beads Auto Wax		60-119 Gallons	113.94	4,920.22	Yes	
WHALERS CARWASH	2001 SOQUEL AVE	Kaady Chemical, Noil, oil free hydraulic fluid	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	4,920.22	Yes	
WHALERS CARWASH	2001 SOQUEL AVE	P & S Red, tri color, CW 13 Car Wash Soap	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	4,920.22	Yes	
WHALERS CARWASH	2001 SOQUEL AVE	Renu Cleaners FR-119 Low pH :Foaming Soap	9 - Misc. Hazardous Materials	60-119 Gallons	113.94	4,920.22	Yes	
Whole Foods Market - Capitola	1710 41ST AVE	Liquefied Petroleum Gas (lpg)	2.1 - Flammable Gases	60-119 Gallons	113.94	5,083.44	Yes	

Storage Capacity: 11 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="11"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="42.25"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="6.25"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 2599 cubic feet (19,441.87 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="19441.87"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="952.11"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="198.24"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 99 pounds (propane) → 23.6 gallons

*The conversion of pounds to gallons for propane was used for all designated “waste flammable liquids” that did not include a specific chemical as propane is one of the most commonly stored Class I Flammable Liquids (UL Solutions LLC, 2026).

Link to article: <https://www.ul.com/insights/8-flammable-liquids-lying-around-your-house>

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="23.6"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="58.07"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="8.90"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 499 pounds (propane) → 117.69 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="117.69"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="113.41"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="18.70"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 99 pounds liquid fluorescein → 11.1 to 11.9 gallons (dependent on concentration of mixture)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="11.9"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="43.66"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="6.48"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 99 pounds aerosols → 11.1 to 13.2 gallons (using average density of common commercial aerosols (7.5 lbs/gallon))

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="13.2"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="45.59"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="6.80"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 99 pounds nail polish remover (acetone) → 15 gallons (using average density of acetone, the primary ingredient in nail polish remover)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="15"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="48.08"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="7.21"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 99 pounds antifreeze → 10.5 to 11.7 gallons (depending on the specific mixture's density)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="11.7"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="43.35"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="6.43"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 59,999 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="59999"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
Calculate Acceptable Separation Distance	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="1522.56"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="333.76"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 2,999 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="2999"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="437.03"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="83.54"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 599 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="599"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="223.40"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="39.67"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 59 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="59"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="85.06"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="13.59"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 12,999 cubic feet → 97,239.27 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="97239.273"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="1861.81"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="417.23"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 129,999 cubic feet → 972,460.05 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="972460.05"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="4859.01"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="1209.74"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 5,999 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="5999"/>
What is the Diked Area Length (ft)?	<input type="text"/>
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Calculate Acceptable Separation Distance	
Diked Area (sqft)	<input type="text"/>
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ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="583.37"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="115.11"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Storage Capacity: 8,999 gallons

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="8999"/>
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What is the Diked Area Width (ft)?	<input type="text"/>
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Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="690.74"/>
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ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
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Storage Capacity: 1,199 gallons

Acceptable Separation Distance Assessment Tool

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Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
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Calculate Acceptable Separation Distance	
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Storage Capacity: 119 gallons

Acceptable Separation Distance Assessment Tool

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Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
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Storage Capacity: 11,999 gallons

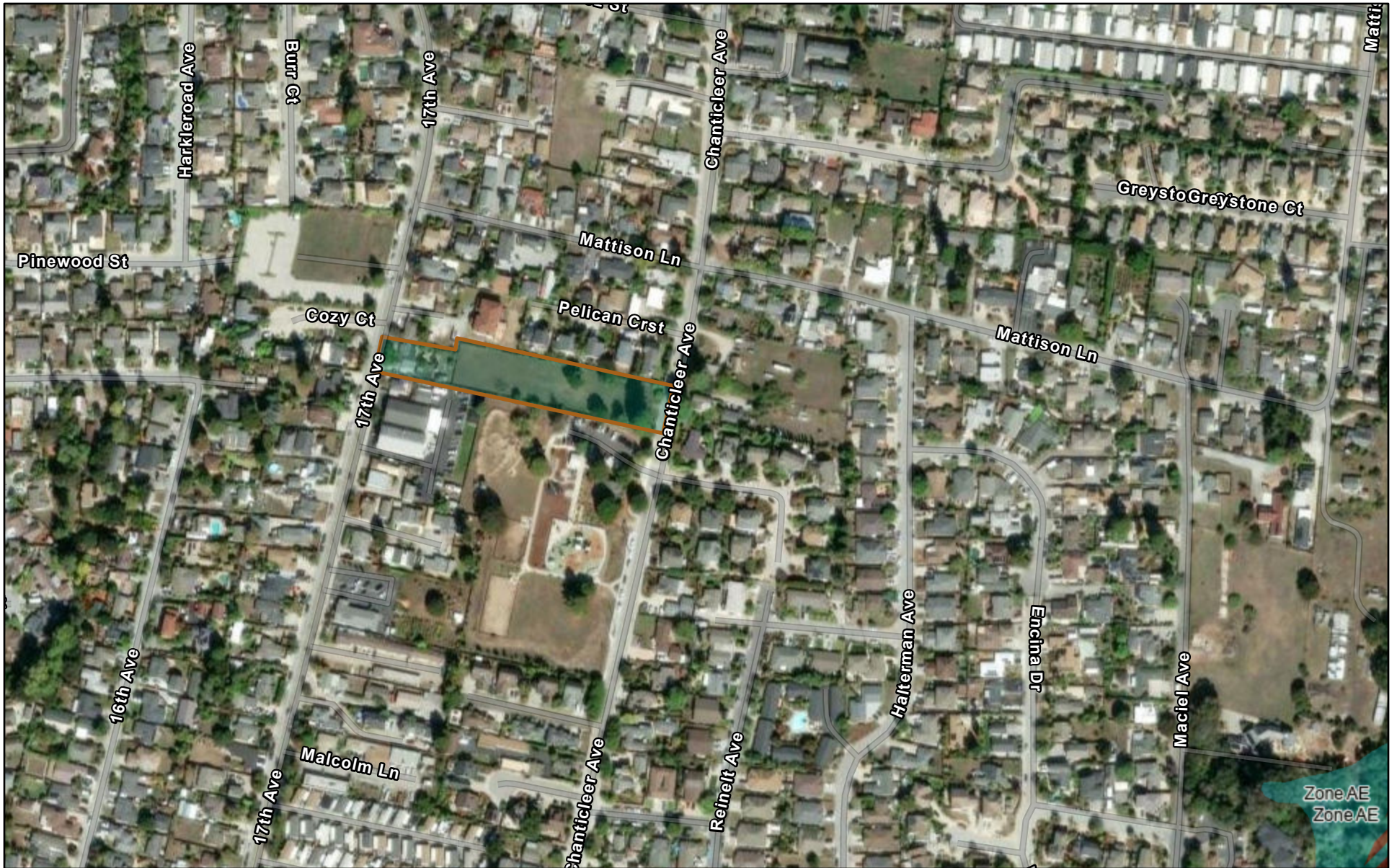
Acceptable Separation Distance Assessment Tool

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Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
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What is the Diked Area Width (ft)?	<input type="text"/>
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ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

Attachment 6

FEMA Flood Hazard Zones

FEMA Flood Hazard Zones



March 24, 2026

Flood Hazard Zones

1% Annual Chance Flood Hazard

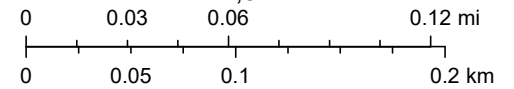


Regulatory Floodway



Project Site

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, County of Santa Clara, Vantor

Attachment 7

Archaeological Resources Report

Archaeological Resources Analysis Report

2021 Chanticleer Avenue

Project, Santa Cruz, California

MARCH 2026

Prepared for:

NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC.

2160 41st Avenue

Capitola, CA 95010

Contact: Jenny Panetta, Executive Director

Prepared by:

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DUDEK

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
APE	Area of Potential Effect
APN	Assessor's Parcel Number
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Inventory System
CRCT	Costanoan Rumsen Carmel Tribe
CRHR	California Register of Historic Resources
HUD	U.S. Department of Housing and Urban Development
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NETR	Nationwide Environmental Title Research
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
ROW	Right-Of-Way
SCCRTC	Santa Cruz County Regional Transportation Commission
SCEN	Santa Cruz Evening News
SLF	Sacred Lands File
TDAT	Tribal Directory Assessment Tool
USGS	U.S. Geological Survey
WRCC	Western Regional Climate Center

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Management Summary

Dudek has completed an archaeological resources inventory for the 2021 Chanticleer Avenue Project (Project), a proposed 100% affordable multifamily housing development project located at 2021 Chanticleer Avenue and 2030 17th Avenue in unincorporated Santa Cruz County, California (Assessor's Parcel Numbers [APNs] 029-071-03 and 029-071-13). The Project site is approximately 61,818 square feet (1.42 acres). The effort was completed in two stages as the Project originally included only the parcel at 2021 Chanticleer Avenue (APN 029-071-03). The scope was later amended to include an expanded Area of Potential Effects (APE) including the parcel at 2030 17th Avenue and the adjacent street right-of-way (ROW) of both Chanticleer Avenue and 17th Avenue.

The Project is being considered for federal funds administered by the U.S. Department of Housing and Urban Development (HUD); therefore, it is subject to compliance with Section 106 of the National Historic Preservation Act of 1966 (36 Code of Federal Regulations [CFR] 800) (NHPA) regarding the protection of archaeological resources under the National Environmental Policy Act (NEPA). The County of Santa Cruz (County) initially completed Section 106 consultation for the Project and received no objection from the State Historic Preservation Officer (SHPO) on May 14, 2025, and the NEPA review was completed in August 2025. The County is currently conducting additional Section 106 consultation regarding the expanded APE.

This report includes the results of a California Historical Resources Inventory System (CHRIS) cultural resources records search and an intensive surface survey of the Project's APE. A Sacred Lands File (SLF) search was conducted through the Native American Heritage Commission (NAHC) and the County sent letters to each tribal representative on the NAHC's Native American Contact List on March 28, 2025, inviting them to be a consulting party under Section 106. No responses were received within 30 days; however, the County received a response from the Costanoan Rumsen Carmel Tribe (CRCT) on May 12, 2025, and from the Indian Canyon Mutsun Band of Costanoan Ohlone People on August 8, 2025. The County consulted with the tribes to incorporate requested measures for Native American monitoring of ground disturbance and cultural sensitivity training prior to commencement of construction activities. On December 18, 2025, the County sent letters to each tribal representative on the NAHC's Native American Contact List to notify them about the proposed expansion of the Project APE. On January 7, 2026, the Indian Canyon Mutsun Band of Costanoan Ohlone People submitted a formal request for consultation and reiterated their August 2025 request to incorporate Native American and archaeological monitoring of ground disturbance, as well as cultural sensitivity training, prior to commencement of construction activities. The County met with the Indian Canyon Mutsun Band of Costanoan Ohlone People on March 3, 2026, and topics discussed then, along with those from CRCT, will be addressed through the County's cultural resources mitigation measures and post-review Project commitments, as appropriate.

The results of this investigation did not identify any significant historic properties of an archaeological nature within the APE. A Built Environment review was conducted for the Project separately (Dumovich Heywood et al. 2026).

During the pedestrian surveys, Dudek identified the locations of three previously demolished buildings, one additional concrete foundation, one historic glass vial, and two weathered shellfish remains on the 2021 Chanticleer Avenue parcel; no additional resources were found within the rest of the APE. The foundation and glass artifact were likely associated with the previous structures, while the shellfish remains could indicate the presence of a prehistoric deposit. Dudek recommends a finding of *No Historic Properties (Archaeological) Affected* for the Project along with providing a Worker Environmental Awareness Training (WEAT) to the project contractors prior to breaking ground and cultural monitoring of initial ground disturbance. National Archaeological Database Information is provided in Appendix A.

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1 Project Description, Location, and Area of Potential Effects (36 CFR § 800.11[d][1])

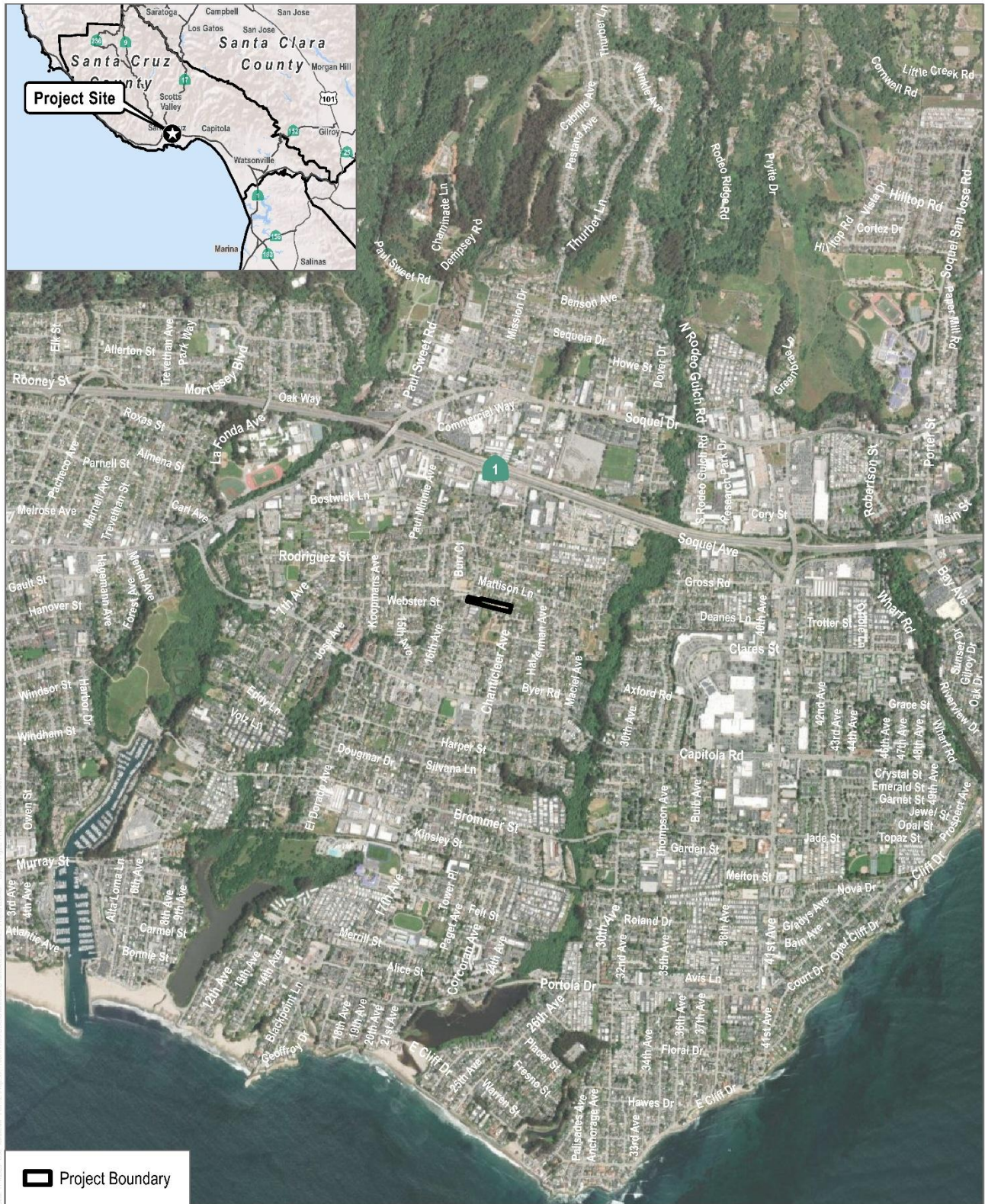
1.1 Project Description and Location

The Project plans are preliminary, but the Project is expected to entail the construction and operation of a 100% affordable multifamily housing development with 61 residential units with surface parking. The Project would consist of the three-story residential building and all necessary infrastructure including, but not limited to, curb, gutter, sidewalks, lighting, water, sewer and electrical connections (including undergrounding if applicable), water drains, parking spaces and drive aisle, landscaping, and off-site improvements as required. The proposed Project location is shown on Figure 1. The Project site is located in Live Oak within unincorporated Santa Cruz County, California, on two adjacent parcels which would be merged as part of the Project: 2021 Chanticleer Avenue (Assessor's Parcel Number [APN] 029-071-03), a currently vacant parcel that formerly contained two single-story houses and one barn demolished in 2023, and 2030 17th Avenue (APN 029-071-13), currently occupied by a single-family residence. The Project site is approximately 61,818 square feet (1.42 acres), including two parcels and adjacent street rights-of-way (ROWs). The site is located in a residential area and is bounded by single-family residences to the north; Chanticleer Avenue and single-family residences to the east; Chanticleer Avenue County Park and religious facilities to the south; and 17th Avenue and single-family residences to the west. The Project's location is included on the U.S. Geological Survey (USGS) *Soquel* 7-5-minute Quadrangle, within Section 16 of Township 11S and Range 1W.

1.2 Area of Potential Effect

The APE (see Figure 2) includes the parcels designated as 2021 Chanticleer Avenue or APN 029-071-03 (1.01 acres) and 2030 17th Avenue or APN 029-071-13 (0.24 acres), as well as adjacent street ROW on Chanticleer Avenue and 17th Avenue (0.17 acres), covering a total area of 1.42 acres. The new buildings would be constructed within the two parcels and some construction activities, including but not limited to utility trenching, may occur within the street ROW adjacent to the two properties. The maximum depth of construction, or vertical APE, is expected not to exceed 10 feet.

2021 CHANTICLEER AVENUE PROJECT, SANTA CRUZ, CALIFORNIA
 ARCHAEOLOGICAL RESOURCES ANALYSIS REPORT



SOURCE: Santa Cruz County (2025); Bing Imagery (Accessed 2025)

FIGURE 1

Project Location

2021 Chanticleer Avenue Project



SOURCE: Santa Cruz County (2023); NAIP 2024

FIGURE 2
Area of Potential Effects Map
2021 Chanticleer Avenue Project



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2 Description of the Steps Taken to Identify Historic Properties (36 CFR § 800.11[e][2])

2.1 Regulatory Context

2.1.1 Federal Regulations

The National Register of Historic Places (NRHP) is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service (NPS) under the U.S. Department of the Interior, the NRHP was authorized under the NHPA, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity, and meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G) to be considered for listing.

A historic property is defined as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional

religious and cultural importance to an Indian tribe or Native Hawaiian organization, and that meet the NRHP criteria” (36 CFR Sections 800.16[i][1]).

Effects on historic properties under Section 106 of the NHPA are defined in the assessment of adverse effects in 36 CFR Sections 800.5(a)(1).

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified after the original evaluation of the property’s eligibility for the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative.

Adverse effects on historic properties are clearly defined and include, but are not limited to:

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary’s Standards for the Treatment of Historic Properties (36 CFR Part 68) and applicable guidelines;
- (iii) Removal of the property from its historic location;
- (iv) Change of the character of the property’s use or of physical features within the property’s setting that contributes to its historic significance;
- (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features;
- (vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- (vii) Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historic significance (36 CFR 800.5 (2)).

To comply with Section 106, the criteria of adverse effect are applied to historic properties, if any exist in the Project’s APE, pursuant to 36 CFR Sections 800.5(a)(1). If no historic properties are identified in the APE, a finding of “no historic properties affected” will be made for the proposed Project. If there are historic properties in the APE, application of the criteria of adverse effect will result in Project-related findings of either “no adverse effect” or of “adverse effect,” as described above. A finding of no adverse effect may be appropriate when the undertaking’s effects do not meet the thresholds in criteria of adverse effect 36 CFR Sections 800.5(a)(1), in certain cases when the undertaking is modified to avoid or lessen effects, or if conditions were imposed to ensure review of rehabilitation plans for conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (codified in 36 CFR Part 68).

If adverse effects findings were expected to result from the proposed Project, mitigation would be required, as feasible, and resolution of those adverse effects by consultation may occur to avoid, minimize, or mitigate adverse effects on historic properties pursuant to 36 CFR Part 800.6(a).

2.1.2 Local Regulations

Santa Cruz County's General Plan and Local Coastal Program (1994) outline objectives and policies regarding the treatment of archaeological and historic resources. Objective 5.19 (Archaeological Resources) is to "protect and preserve archaeological resources for scientific, educational and cultural values, and for their value to local heritage." (County of Santa Cruz 1994: 5-65). Policies 5.19.1 through 5.19.5 address requirements for the identification, evaluation, and treatment of Native American Cultural Sites. Objective 5.20 addresses Historic Resources and intends to "protect and where possible restore buildings, sites and districts of historic significance to preserve the rich cultural heritage of the community." (County of Santa Cruz 1994: 5-67). Historic preservation policies 5.20.1 through 5.20.6 address the identification, assessment, and preservation of Historic (built environment) Resources. Chapters 16.40 (Native American Cultural Sites) and 16.42 (Historic Preservation) of the Santa Cruz County code provide guidance and procedures for implementing General Plan objectives and policies related to Historical Resources.

2.2 Environmental Context

The Project lies at about 97 feet above sea level, 1.55 miles north of Monterey Bay and the Pacific Ocean. Landforms in the area include rocky shores and sandy beaches to the south and east, and the Santa Cruz Mountains to the north. Geology of the APE is characterized as Pleistocene lowest emergent marine terrace deposits (Qmt2), which include semi-consolidated sand and occasional gravel deposits on uplifted marine-abrasion platforms along the coast (USGS 2024). Soils are characterized as Watsonville loam, thick surface, with 0 to 2 percent slopes; buried A horizons are not likely to be encountered (SoilWeb 2024). The APE is located between two drainages: Rodeo Creek located 1,600 feet to the east and a seasonal drainage located 560 feet to the west.

The climate is Mediterranean, with cool wet winters and warm dry summers. Temperatures range from 40° to 60° Fahrenheit in the winter and 63° to 73° Fahrenheit in the summer. The average annual rainfall is 29.33 inches (WRCC 2024). Vegetation is within a coastal prairie-scrub mosaic, with communities of *Baccharis*, *Danthonia* and *Festuca* (Küchler 1977). Mature native trees are on the Project site, including one large redwood and three oak trees, although the area is previously developed and the site is mostly vegetated with non-native grass and ornamental trees such as lemon, fig, and one large palm tree.

2.3 Cultural Context

2.3.1 Pre-Contact Period Context

Jones et al. (2007) present a synthetic overview of prehistoric adaptive change in the Central Coast. This temporal framework for the prehistoric era of greater Central California coast, spans a period of approximately 10,000–12,000 years, and divides into six different periods. Researchers distinguish these periods by perceived changes in prehistoric settlement patterns, subsistence practices, and technological advances. These adaptive shifts identify differences in temporally discrete artifact assemblages, site locations, and site types. Table 1 summarizes the cultural chronology presented by Jones et al. (2007).

Table 1. California Central Coast Chronology

Period	Date Range
Paleo-Indian	pre-8000 cal BC
Millingstone (or Early Archaic)	8000 to 3500 cal BC
Early	3500 to 600 cal BC
Middle	600 cal BC to cal AD 1000
Middle-Late Transition	cal AD 1000 to 1250
Late	cal AD 1250 to 1769

Source: Jones et al. 2007.

2.3.1.1 Paleo-Indian (pre-8000 cal BC)

The Paleo-Indian era represents people’s initial occupation of the region and is quite sparse across the Monterey Bay region. Evidence of this era is generally expressed through isolated artifacts or sparse lithic scatters (Bertrando 2004). Farther south, 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). No points of this type have been found yet in the Central Coast. Possible occupation dating to the Paleo-Indian period is reported at CA-SCR-38/123, at Wilder Ranch (Bryne 2002), and in CA-SCR-177 in Scotts Valley (Cartier 1993). The traditional interpretation is that people living during this time were highly mobile hunters who focused subsistence efforts on large mammals. In contrast, Erlandson et al. (2007) proposes a “kelp highway” hypothesis for the peopling of the Americas. Proponents of this model argue that the earliest inhabitants of the region migrated by sea and focused their economic pursuits on coastal resources. Paleo-Indian sites in the Santa Barbara Channel Islands support this hypothesis, but there is little evidence within the greater Bay Area. Some scholars hypothesize that Paleo-Indian sites in the Bay Area may exist but are inundated due to rising ocean levels throughout the Holocene (Jones and Jones 1992).

2.3.1.2 Millingstone (8000 to 3500 cal BC)

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; Fitzgerald and Jones 1999) and Moss Landing (Jones and Jones 1992; Milliken et al. 1999). Assemblages are characterized by abundant millingstones and handstones, core and core-cobble tools, thick rectangular (L-series) *Olivella* beads, and a low incidence of projectile points, 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. Newsome et al. (2004) report that stable isotope studies on human bone, from a Millingstone component, indicate a diet composed of 70%–84% marine resources. Contrary to these findings, deer remains are abundant at some Millingstone sites (cf. Jones et al. 2008), which suggests a flexible subsistence focus. People living during the Millingstone era are thought to have been highly mobile.

2.3.1.3 Early (3500 to 600 cal BC)

The Early Period corresponds with the earliest instance of the “Hunting Culture” which continues through to the Middle-Late Transition (Rogers 1929). This 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 located in more varied environmental contexts than Millingstone sites, suggesting more intensive use of the

landscape than previous eras (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 found during this period are less temporally diagnostic, such as the Contracting-stemmed points, Año Nuevo long-stemmed points, and bone gorges. Early Period sites are common and often found in estuary settings along the coast or along river terraces inland and are present in both Monterey and Santa Cruz Counties. Coastal sites dating to this period include CA-MNT-108 (Breschini and Haversat 1992a), CA-SCR-7 (Jones and Hildebrandt 1990), and components of CA-SCR-38/123 (Jones and Hildebrandt 1994).

Archaeologists have long debated whether the shift in site locations and artifact assemblages during this time represent either population intrusion as a result 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).

2.3.1.4 Middle (600 cal BC to cal AD 1000)

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 millingstones and handstones at some sites (Jones et al. 2007). Important Middle Period sites include CA-MNT-282 at Willow Creek (Jones 2003; Pohorecky 1976), components of CA-MNT-229 at Elkhorn Slough (Dietz et al. 1988), CA-SCR- 9 and CA-SMA 218 at Año Nuevo (Hylkema 1991).

The Middle Period continues the pattern of the “Hunting Culture” that began in the Early Period (Jones et al. 2007; Rogers 1929). The pattern reflects a greater emphasis on labor-intensive technologies that include projectile and plant processing. Additionally, faunal evidence highlight a shift toward prey species that are more labor intensive to capture, either by search and processing time or through 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).

2.3.1.5 Middle-Late Transition (cal AD 1000-1250)

The Middle-Late Transition marks the end of the “Hunting Culture.” 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 (Jones 1995). Notched line sinkers, hopper mortars, and circular shell fishhooks are also present (Jones et al. 2007). Sites that correspond with this time are CAMNT-1233 and CA-MNT-281 at Willow Creek (Pohorecky 1976), CA-MNT-1754, and CAMNT-745 in Priest Valley (Hildebrandt 2006).

The Middle-Late Transition is a time that appears to correspond with social reorganization across the region. This era is also a period of rapid climatic change known as the Medieval Climatic Anomaly (cf. Stine 1994). The Medieval

Climatic Anomaly is proposed as an impetus for the cultural change that was a response to fluctuations between cool-wet and warm-dry conditions that characterize the event (Jones et al. 1999). Archaeological sites are rarer during this period, which may reflect a decline in regional population (Jones and Ferneau 2002b).

2.3.1.6 Late (cal AD 1250 to 1769)

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 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. Late Period sites include CA-MNT-143 at Asilomar State Beach (Brady et al. 2009), CAMNT-1765 at Moro Cojo Slough (Fitzgerald et al. 1995), CA-MNT-1485/H and CA-MNT-1486/H at Rancho San Carlos (Breschini and Haversat 1992b), and CA-SCR-117 at Davenport Landing (Fitzgerald and Ruby 1997).

Coastal sites dating to the Late Period tend to be more resource acquisition or processing sites, while residential occupation is more common inland (Jones et al. 2007).

2.3.1.7 Ethnographic Context

The Project APE lies within the territory occupied by people the early explorers called “Costaños,” or “Coastanoan,” meaning “coastal people.” Many modern-day descendants prefer the term “Ohlone” or their specific tribal band. The Ohlone people were speakers of eight separate Penutian-stock language tribelets situated roughly from modern-day Richmond in the north to Big Sur in the south. The Awaswas tribelet occupied the Santa Cruz area at the time of European contact (Levy 1978).

Early European explorers from the 16th and 18th centuries provided the first written descriptions about the native Californians they encountered, although details are sparse. One common observation from these early explorers were the mobility of the native people in relation to the resources (Fages 1937). Attempts at systematic ethnographies did not occur until the early 20th century, generations after the effects of missionization and integration had altered Ohlone lifestyles drastically. Much of these studies focused on recording Native languages before they fell into disuse (Levy 1978).

Costanoan/Ohlone descendants still care for and steward their traditional tribal territories and are often invited to participate in decisions about their ancestral sites as well as to educate others about their traditional lifeways.

2.3.2 Historical Period Context

The following historic context addresses relevant themes concerning the history of the subject property. It begins with an overview of the development of Santa Cruz County and the community of Live Oak and concludes with a discussion of the historical development of the subject property.

2.3.2.1 Spanish Period (1542-1822)

The earliest known European visitor to the central Californian coast was Juan Rodríguez Cabrillo, a Portuguese explorer who was sent by the Viceroy of New Spain in 1542 to explore the Pacific coast north of Mexico, although he did not land specifically in San Francisco Bay (Kelsey 1998). In 1602, Sebastián Vizcaíno led a Spanish envoy mission through the Monterey Bay. The purpose of the voyage was to survey the California coastline to locate feasible ports for shipping. Vizcaíno had explicit instructions prohibiting the creation of settlements and interacting with local Native Americans. Finding the bay to be commodious, fertile, and extremely favorable for anchorage, Vizcaíno named the Bay “Monterey” after the Conde de Monterey, the present Viceroy in Mexico (Chapman 1920:293-4; Hoover et al 2002: 225-6).

Despite being mapped as an advantageous berth for Spanish shipping efforts, the epicenter of Spanish settlement in Alta California did not make its way to the Monterey Bay until the second half of the eighteenth century. In an effort to prevent the establishment of English and Russian colonies in northern Alta California, Don Gaspar de Portolá, the Governor of Baja, embarked on an overland voyage in 1769 to establish military and religious control over the area. This expedition by Portolá marks the beginning of California’s Historic period. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, Padre-Presidente Franciscan Fr. Junípero Serra, founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823, including Mission Santa Cruz (Hoover et al. 2002: 226; Lehmann 2000:3; Koch 1973:3).

On their quest to locate the Monterey Bay from the 160-year-old accounts of Sebastián Vizcaíno, the Portolá expedition first reached the present-day territory of Santa Cruz on October 17, 1769. 21 years later, the Franciscan order established Mission Santa Cruz in the area near the San Lorenzo River. Father Fermín Lasuén, Corporal Luis Peralta, and five soldiers established Mission Santa Cruz on August 28, 1791, as the twelfth mission in the California Mission system. Native Americans were forced to build the mission church and auxiliary structures from local timber, limestone, and adobe, as well as cultivate wheat, barley, beans, corn, and lentils for the mission Padres and soldiers (Koch 1973:2-3; Hoover et al. 2002: 447-8; Lehmann 2000:3).

2.3.2.2 Mexican Period (1822-1848)

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants. (Koch 1973:10; Lehmann 2000:4).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated its colonization efforts. Land grants to citizens covered over 150,000 acres of present-day Santa Cruz County.

Jose Antonio Rodriguez served in the military in several locations in Alta California prior to his retirement at Villa Branciforte in 1798, along with his wife and nine children. His children went on to become the recipients of several land grants in present-day Santa Cruz County, including Arroyo del Rodeo granted to Francisco Castro Rodriguez in 1834, and Rancho Bolsa del Pajaro, granted to Sebastian Rodriguez in 1837. Rancho Encinalito Del Rodeo was

never formally granted to Alejandro Rodriguez, however he settled on the land with his family in 1836 following the failed petition of joint ownership of Rancho Bolsa del Pajaro with his brother Sebastian (Lehmann 2000; Koch 1973; Robinson 2012; Reader 1989).

2.3.2.3 American Period (1848–Present)

The Mexican American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. Santa Cruz was designated as one of the 27 original counties of California on February 18, 1850. The new state of California recognized the ownership of lands in the state distributed under the Mexican Land Grants of the previous several decades. Although the ownership of the Rancho lands would be recognized by the new American government, the burden to verify ownership became the financial and legal responsibility of the grant holder. This resulted in lengthy court battles that caused many owners to ultimately relinquish a portion, or in some cases, all their holdings (Lehman 2000:5; Koch 1973: 35).

As the Gold Rush gained steam in 1849, a massive influx of people seeking gold steadily flooded the rural counties of California. The gold fields quickly dried up causing many new arrivals to refocus on other economic opportunities. In Santa Cruz County, insightful entrepreneurs saw the arrival of opportunity-seeking laborers to harvest the abundant natural resources found throughout the area. The lumber, lime, cement, fishing, and leisure industries formed the economic foundation of the County of Santa Cruz (Lehmann 2000: 7).

Interest in the beauty of the Monterey Bay drew visitors to the County beginning in the 1860s, causing beach tourism to emerge early on as another major industry in the County. Tourism was also responsible for quickening the rate of development along the scenic coastal areas of Santa Cruz County. The completion of railroads in the County, including the Santa Cruz and Felton Railroad in 1875, the Santa Cruz–Watsonville Railroad in 1876, and the South Pacific Coast Railroad in 1880, provided greater mobility into and throughout the County from the Bay Area and inland areas of the state by both residents and tourists alike. As the rise of trains also reconfigured shipping from the Santa Cruz wharf to the new railroads, shipping from the wharf altogether declined due to lack of use and the ease of transport by train, the beachfront areas of the City presented savvy entrepreneurs with new emerging opportunities (Lehmann 2000: 14, 25-6).

In 1893, Harper’s Weekly acknowledged the County as a beach destination, promoting beachside institutions like the Neptune Baths built in 1884 by Captain C.F. Miller, and giving the coastal destinations, including Fredrick A. Hihn’s Camp Capitola, the push needed to become national tourist destinations. The economic transition away from the early industries of the County towards tourism during this period helped to alleviate the strain placed on the forests in the north of the County, which had experienced widespread deforestation as a result of early logging and lime production activities in that area. By the close of the nineteenth century, few old-growth redwood specimens remained in the forests of the Santa Cruz Mountains (Lehmann 2000: 14).

As the County moved into the 1900s, agriculture and tourism continued as the region’s most prominent economic drivers. By the late 1950s, the population began to expand with aid from the establishment of Cabrillo College in 1959 and the University of California at Santa Cruz in the 1965. These higher education facilities brought both students and jobs as the schools became major sources of community employment throughout the County. During the 1980s, several technology companies settled in the area due to its proximity to Silicon Valley. Today, tourism, agriculture, manufacturing, and technology are the key industries that provide the economic base for County’s 261,547 residents (U.S. Census Bureau 2023).

2.3.2.4 Historical Development of the Community of Live Oak

Live Oak is a developed unincorporated Santa Cruz County area, approximately 2.9-mi east of Downtown Santa Cruz. The name ‘Live Oak’ is derived from the title Alejandro Rodriguez gave to his newly settled 1,500-acre territory between present day Santa Cruz and Soquel, known as *Rancho Encinalito Del Rodeo*. In Spanish, the word *Encino* indicates a variety of evergreen white oak called a Holm Oak, which is common to the southern Mediterranean regions of Europe. Upon settling the area, Alejandro encountered a vast quantity of North American evergreen oak trees, known commonly as the Live Oak, which bore similarities in appearance to the European variety. He named the Rancho after this defining landscape feature and following the rough translation into English by subsequent settlers to the area, the name endures today (Reader 1989; CSED 2018).

Non-Spanish settlers began arriving on the Rancho in the mid-1840s, carving out small farmsteads into the vast landscape. Initially, early settlers such as Paul Sweet and Jean Baptiste Molares demonstrated a penchant for the *Californio* lifestyle and a wantonness to conform to established customs. As a result, these *extranjeros* (foreigners) were readily accepted into the community. However, following the discovery of gold in California a few short years later, the Rodriguez family would discover firsthand that not all settlers to the area were keen to assimilate and follow the customary rule of law (Reader 1989).

The failure of Alejandro Rodriguez to file a formal petition of ownership for *Rancho Encinalito Del Rodeo* before his death in 1848 would go on to have lasting repercussions as *Americanos* migrated west in search of new opportunities. The timing of Alejandro’s death coincided with the Treaty of Guadalupe Hidalgo and the cessation of the Mexican-American War, effectively transferring the territory of Alta California to the control of the United States Government. In the year succeeding Alejandro’s death, settlers arrived on the Rancho and filed claims of ownership that the Rodriguez family would attempt to challenge in the American court system. Following a series of unfortunate court rulings in favor of the settlers, approximately 1300-acres of the original Rancho lands was divided amongst the new claimants, leaving the widow Rodriguez with a meager 20- acre plot, and the remainder of the property for division amongst the five Rodriguez children (Reader 1989; Reader 1990).

The Rodriguez children gradually sold off portions of their land holdings to early prospectors in the area. Jose Jesus Rodriguez sold a section of his acreage to George Otto and Andrew Trust, who subsequently quartered the former center of *Rancho Encinalito Del Rodeo* into farm plots. Irish immigrants James Corcoran and Martin Kinsley, and German immigrants Henry Johans and Jacob Schwan were the recipients of these parcels located between modern-day 17th Avenue, Rodeo Gulch, Soquel Drive and the shore of Monterey Bay. Other prominent early settlers to the area included Gideon Wardwell, Uriah Thompson, and Patrick Moran. Many of the streets and landmarks in this area today bear the names of this generation of settlers (Reader 1989; Koch 1973).

Early American-era Farmers in the Live Oak area found success in the cultivation of barley, oats, corn and wheat. Orchards of fruit trees and grapes were planted by settlers for their personal use beside the Victorian-style farmsteads that materialized in the area by 1870. They participated in local politics, community organizations and sold their crops to market as far as San Francisco (Koch 1973; Reader 1990).

As the children of these settlers reached school age, the Live Oak School District was established in 1872. A schoolhouse was constructed the following year on a half-acre of land donated by Martin Kinsley below modern-day Capitola Road, on the same site where Live Oak Elementary School is located today (Reader 1990).

A rail line between Santa Cruz and Watsonville was completed by 1876 and it featured a stop in Live Oak called Cliffside station. Additional transportation infrastructure was in place between Santa Cruz and the Live Oak area as early as the 1880s in the form of horsecars, followed closely by an electric trolley system in 1892 (SCCRTC 2018; Koch 1973).

In addition to the vast quantities of grain produced by farmers in the Live Oak area, poultry farming became a popular venture during World War I. The Santa Cruz Milling Company began operation of a grain mill at a new plant constructed beside the Cliffside station in 1922. The plant offered a convenient location at which local farmers could mill their grain and then ship it off to market on the adjacent train which ran just north of the property. Additionally, the plant offered poultry farming supplies and a means for farmers to mix their own custom feeds (Koch 1973; SCEN 1922a; SCEN 1922b).

Live Oak developed quickly during and following World War II. The Live Oak Fire District was established in 1942, and a Fire House was erected along 17th Avenue in 1948. The Live Oak School district expanded with new school buildings between 1950 and 1951 and boasted an enrolment of over 500 pupils (Koch 1973).

By the 1960s, residential development and small-scale vegetable and flower farms gradually overtook the areas of Live Oak formerly dominated by poultry and cereals production. Today, the live Oak area is primarily characterized by residential neighborhoods (Koch 1973).

2.3.3 Development of the Subject Property

2021 Chanticleer Avenue

Review of USGS historic topographic maps from 1912 to 1984 showed that the subject property was developed in the 1940s (ESRI 2024). The property, originally addressed as 604 Chanticleer Avenue, appears to have been developed in 1944 during a period of local residential expansion along Chanticleer Avenue (French for 'rooster'). Santa Cruz Sentinel newspaper articles dating to 1948 and 1949 indicate that the parcel was developed with a residential chicken farm owned by Louis Lenzio. In the 1949 article, Lenzio advertised the property as a rental equipped with a three-room unfurnished cottage with a fenced yard. Lenzio relisted the residential farming complex, now developed with two residences, in late 1949 and 1950 (Parcel Quest 2023; Santa Cruz Sentinel 1948: p. 8, 1949: p. 10).

The subject property was listed for sale in 1983, now addressed as 2021 Chanticleer Avenue, by an unidentified owner. Property development research yielded little biographical information about individual property owners. Identified property owners include Eugene and Helen Stiles and Harold and Marjorie Sundean, who jointly owned the property in 1989. (Santa Cruz County Assessor 1989; Santa Cruz Sentinel 1983: p. 22). By 1994, the property was owned by Josef Lukas. Lukas owned the property between 1994 to 2020 and resided in Residence 2. Lukas appears to have sold the property to Clifford and Lise Bixler in 2020 (Santa Cruz County Assessors 2008: p. 12; Santa Cruz County Assessor 2023a).

The Bixler family retained the property from 2020 to August 2025. In 2023, the structures on the property, the two residences and the chicken barn, were demolished at the request of the landowner, Mr. Cliff Bixler. Dudek conducted a historical evaluation of the property prior to the issuance of the demolition permit (Steffen 2023). New Horizons purchased the property in August 2025.

2030 17th Avenue

Review of USGS historic topographic maps and aerial photographs from 1931 to 1984 showed that the subject property was developed between 1940 and 1954 (ESRI 2025, UCSB 2025). A history of development of the property is available in the Built Environment report also prepared for the Project (Dumovich Heywood et al. 2026).

2.4 Background Research

2.4.1 Northwest Information Center Records Search

To identify historic properties located within the APE that might be affected by the proposed undertaking, Dudek defined a study area that included the APE and a 0.25-mile buffer for previously recorded resources and cultural reports. Between November 25 and December 2, 2024, NWIC staff at Sonoma State University conducted a confidential records search (NWIC File No. 24-0783) of the original APE (2021 Chanticleer Avenue). Charles Mikulik Archaeological Consulting conducted a records search of the amended APE (including 2030 17th Avenue and adjacent streets ROW) at NWIC on November 12, 2025. Documentation for both record searches is available as Appendix B. In addition, for the APE only, Dudek staff checked the Built Environment Resources Directory, NRHP, California Register of Historical Resources, Archaeological Determinations of Eligibility, historical maps, local inventories, and internal Dudek report inventory for information relevant to the archaeological sensitivity of the APE.

2.4.2 Sacred Lands File Search and Native American Outreach

Dudek submitted a SLF search request to the NAHC on February 19, 2025. The NAHC responded with a positive result and advised to contact the Costanoan Ohlone Rumsen-Mutsen Tribe for more information. Additionally, the NAHC provided a list of tribal representatives who may also have knowledge of cultural resources in the Project area. Therefore, on March 28, 2025, the County sent letters to each tribal representative on the NAHC's Native American Contact List, inviting them to be a consulting party under Section 106. No responses were received within 30 days; however, on May 12, 2025, the County received a response from the Costanoan Rumsen Carmel Tribe (CRCT) requesting to consult. The County and the project applicant consulted with the tribe to incorporate requested measures for Native American monitoring of ground disturbance and cultural sensitivity training prior to commencement of construction activities. The County submitted a summary of consultation letter to the Tribe on July 15, 2025, offering them to provide cultural sensitivity training and monitoring of ground-disturbing activities. On August 8, 2025, the County received a response from the Indian Canyon Mutsun Band of Costanoan Ohlone People, expressing interest in the Project and recommending both Native American and archaeological construction monitoring of ground disturbance, as well as a cultural sensitivity training to be given to work crews prior to commencement of construction.

On December 18, 2025, the County sent letters to each tribal representative on the NAHC's Native American Contact List to notify them about the proposed expansion of the Project APE. On January 7, 2026, the Indian Canyon Mutsun Band of Costanoan Ohlone People submitted a formal request for consultation and reiterated their August 2025 request to incorporate Native American and archaeological monitoring of ground disturbance, as well as cultural sensitivity training, prior to commencement of construction activities. Subsequently, on March 3, 2026, the County met with tribal representative Kanyon Sayers-Roods. During the meeting, Ms. Sayers-Roods expressed interest in: (1) clarification on the extent of grading to be performed onsite for construction, including the expected

depth of land disturbance; (2) providing a joint cultural sensitivity training prior to construction; (3) consideration for the Tribe to be hired for tribal consultation services should CRCT be unavailable to provide monitoring and training; (4) opportunities for tribal involvement if any human remains are discovered; (5) opportunities to provide input on recommendations for tribal land acknowledgment at the Project site; and (6) incorporation of California native species into the proposed landscaping. These topics will be addressed through the County's cultural resources mitigation measures and post-review Project commitments, as appropriate.

All documents pertaining to the SLF search and Native American outreach are compiled in Appendix C.

2.5 Surface Survey of the Area of Potential Effect

On December 10, 2024, Dudek archaeologist Julie Royer, MA, RPA, conducted an intensive survey of the 2021 Chanticleer Avenue parcel, and Dudek archaeologist Heather Seiden, BA, under the oversight of Julie Royer, conducted an intensive survey of the additional parcel at 2030 17th Avenue and the adjacent streets ROW on November 19, 2025. Ms. Royer meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (48 Federal Register 44738–44739). The focus of the survey was to identify whether archaeological resources were present within or immediately adjacent to the APE. The intensive pedestrian survey was completed using a minimum of five-meter transects and opportunistic soil scrapes to identify potential surface archaeological deposits or evidence of buried archaeological deposits. One auger bore was excavated in the eastern portion of 2030 17th Avenue to evaluate any subsurface deposits. Subsurface testing consisted of one 10-centimeter-diameter auger bore excavated in 20-centimeter levels to a depth of 100 centimeters. The Dudek archaeologists recorded observations about soil characteristics and artifact content for each 20-centimeter level.

3 The Basis for Determining that No Historic Properties Are Present or Affected (36 CFR § 800.11[d][3])

3.1 Results of California Historical Resources Information System Records Search

3.1.1 Previous Cultural Resources Studies

The results of the record search indicate that the Project site has never been surveyed for archaeological resources. There are thirteen technical studies that intersect the APE. These include nine regional studies (S-000848, S-003453, S-004087, S-009462, S-015529, S-030204, S-032596, S-048442, and S-048927), three large-scale project-related studies (S-003779, S-003779a and S-018217), and one technical study focused on the property adjacent to the APE (S-048803). There are eight additional studies that have been conducted outside the APE but within the 0.25-mile buffer. Details for the studies intersecting with the APE are presented below in Table 2. The complete record of the records search effort is included in Appendix B of this report.

Table 2. Previous Cultural Resource Studies in the Records Search Area

Report	Authors	Year	Title	Publisher
Reports Intersecting the APE (n=12)				
S-000848	David Fredrickson	1976	A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources	The Anthropology Laboratory, Sonoma State College; Winzler & Kelly Consulting Engineers
S-003453	Roy Meadows, Roy Martin, and Ann Fisher	1950	Notes on the Carmel Indians (notes taken from Roy Meadows and Roy Martin on March 4th, 1950); and Southern Costanoan-Esselen Notes (notes taken from Ann Fisher on March 4th, 1950)	NA
S-003779	William G. Roop and Katherine S. Flynn	1975	Archaeological Impact Evaluation, Aptos County Sanitation District, Proposed Pipeline Evaluation, a Phase One Proposal for Right-of-Way Routing Based on a Theoretical Model for Predicting the Archaeological Sensitivity Within the Project Area	Archaeological Resource Service
S-003779a	MaryEllen Farley	1975	A Historical Narrative of the Aptos Sub-Area	Cabrillo College

Table 2. Previous Cultural Resource Studies in the Records Search Area

Report	Authors	Year	Title	Publisher
S-004087	Robert H. Jackson	1980	An Introduction to the Historical Demography of Santa Cruz Mission and the Villa de Branciforte, 1791-1846	University of California, Santa Cruz
S-009462	Teresa Ann Miller	1977	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties	San Francisco State University
S-015529	Robert L. Gearhart II, Clell L. Bond, Steven D. Hoyt, James H. Cleland, James Anderson, Pandora Snethcamp, Gary Wesson, Jack Neville, Kim Marcus, Andrew York, and Jerry Wilson	1993	California, Oregon, and Washington: Archaeological Resource Study	Espey, Huston & Associates, Inc.; Dames & Moore
S-018217	Glenn Gmoser	1996	Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report	California Department of Transportation
S-030204	Donna L. Gillette	2003	The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.	University of California, Berkeley
S-032596	Randall Milliken, Jerome King, and Patricia Mikkelsen	2006	The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways	Consulting in the Past; Far Western Anthropological Research Group, Inc.
S-048442	Jean Stafford, Micki Farley, and Rob Edwards	1975	Cultural Resource Management: The Santa Cruz County Model	Santa Cruz Archaeological Society; Cabrillo College
S-048803	John Schlagheck and Kimberly Butt	2016	Cultural Resources Report, Chanticleer Avenue Park Project, Live Oak, Santa Cruz County, California	Holman & Associates
S-048927	Donald Scott Crull	1997	The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington	University of Sheffield, England
Reports Outside the APE within the 0.25-mile Buffer (n=8)				
S-003964	—	1977	Santa Cruz Regional Wastewater Treatment System Project, Santa Cruz County, California	Ann S. Peak & Associates

Table 2. Previous Cultural Resource Studies in the Records Search Area

Report	Authors	Year	Title	Publisher
S-008218	Robert Cartier	1986	Cultural Resource Evaluation of the Proposed Federal Post Office Facility Site on Capitola Avenue in the County of Santa Cruz	Archeological Resource Management
S-022987	John Snyder	2000	Historic Property Survey Report, Capitola Road Improvement Project between Santa Cruz and Capitola, California	P.S. Preservation Services
S-022987a	John A. Nadolski	2000	Negative Archaeological Survey Report for the Capitola Road Improvement Project, Soquel Avenue to Thirtieth Avenue.	Pacific Legacy, Inc.
S-022987b	John W. Snyder	2000	Historical Architectural Survey Report, Capitola Road Improvement Project between Santa Cruz and Capitola, California.	P. S. Preservation Services
S-053741	Fallin Steffen, Nicole Frank, and Samantha Murray	2018	Historic Resource Evaluation Report for 970-992 17th Avenue, Santa Cruz, California	Dudek
S-053741a	Ryan Brady	2018	Cultural Resources Assessment of 5940 Soquel Avenue (APN 029-021-47), Santa Cruz, Santa Cruz County, California (letter report)	Dudek
S-053741b	Ryan Brady	2018	Cultural Resources Assessment for Properties Located at 970, 980 and 992 17th Avenue (APN 028-013-01 and 028-013-03) and 953 and 983 Tower Place (APN 028-014-01, and 028-014-02), Santa Cruz, Santa Cruz County, California	Dudek

Relevant Studies

S-003779

This report (Roop and Flynn 1975) represents the Phase I investigation of a project related to the routing of a pipeline for the Aptos County Sanitization District. As part of the study, the authors conducted a general historical literature search of public library materials, manuscripts of previous research and unpublished historical narratives to establish a list of the existing archaeological resources in order to rank the proposed pipeline route options from least to most destructive of cultural resources. The project did not involve any field examination including a pedestrian archaeological survey. Seven historical sites were identified but none are within a 0.25-mile buffer of our APE and provide relevant information for the Project.

S-018217

This study (Gmoser 1996) describes an archival review and field survey around bridge structures conducted for the Caltrans District 04 Phase 2 seismic retrofit program. The study was however limited to structures along highways

and state routes 1, 9, 17, 35, 129, and 236 in Santa Cruz County. The closest structure to the Project APE is along Hwy 1, located 2,000 feet to the north.

S-048803

This report (Schlagheck and Butt 2016) is a cultural resources inventory conducted for the Chanticleer Avenue Park improvement project in the parcel immediately adjacent to our APE to the south. As part of the study, the authors conducted a records search, pedestrian archaeological survey, and architectural recording effort. No evidence of prehistoric archaeological resources was found; two historic-period buildings were recorded and evaluated within the project area.

3.1.2 Previously Recorded Resources

The CHRIS records search identified two previously recorded built environment resources outside the APE but within the 0.25-mile buffer: the Miller House and the Johnson Tank House (Table 3). The two structures were built circa 1915; neither of the structures were recommended as eligible for listing in the NRHP/CRHR or local registers (Schlagheck and Butt 2016).

Table 3. Recorded Cultural Resources in the Records Search Area

Primary	Trinomial	Resource Name	Other IDs	Resource Type	Age	Attributes	Resource Disclosure
Resources Intersecting the APE (n=0)							
None							
Resources Outside the APE within the 0.25-mile Buffer (n=2)							
P-44-000857	None	Miller House	1975 Chanticleer Ave; Tefertiller Family Home	Building	Historic	HP2 Single Family Property	Unrestricted
P-44-001105	None	Johnson Tank House	Tank House at 1975 Chanticleer Ave	Building	Historic	HP4 Ancillary Building	Unrestricted

3.2 Results of Dudek Internal Records Search

Dudek conducted one study within the Project APE in 2023 that is not yet registered in the CHRIS information system. The report consisted of the historic evaluation of two buildings and a barn located at 2021 Chanticleer Avenue prior to providing clearance to the landowner for demolition of existing buildings on the property (Steffen 2023). The study characterized the two single-story residences and one one-story barn developed in 1944 as a single-family fenced poultry farm using a Minimal Traditional architectural style. As a result of the evaluation, the three structures were not found to be eligible for the NRHP, CRHR, or the Santa Cruz County Historic Resource Inventory due to a lack of historical associations (CHR Status code 6Z) and were subsequently demolished. Dudek’s Built Environment team is currently

conducting another study within the APE, focusing on the historic evaluation of the buildings at 2030 17th Avenue. The results of this study will be provided to the Project proponent in a separate report (Dumovich Heywood et al. 2026).

3.3 Results of the Surface Survey

3.3.1 Survey of Initial APE (2021 Chanticleer Avenue)

Dudek conducted a pedestrian survey of the initial Project APE at 2021 Chanticleer Avenue on December 10, 2024. At the time of the survey, the APE was a level vacant lot with no standing structures. Ground visibility was limited with 70 percent of the parcel covered by grasses, leaf litter and mature trees, including one large Redwood tree, one large palm tree, four oak trees, one fig tree and one lemon tree. The eastern two thirds of the property exhibited disturbance from the removal of the former homestead, with depressions and compacted soil where the two residences and the barn stood before demolition. Open soil, visible in rodent throws and exposed in surveyor's soil scrapes, was characterized by a moderately compact medium brown fine-grained sandy loam with low gravel content (less than 15 percent). A light reddish brown sandy loam with high non-native gravel content was visible within the footprints of residences 1 and 2, remnant from the demolition event.

Cultural resources identified during the survey consisted of one additional concrete foundation, one historic glass vial, and two fragments of weathered shellfish remains, respectively labelled as F-1, ISO-1 and ISO-2 on the survey results map (Figure 3).

F-1 is a concrete foundation in the western half of the property about ten feet north of the southern property boundary. The foundation is rectangular in shape, measuring 20 feet north-south by 15 feet east-west, standing one foot above ground and occluded with thorn bushes and piles of chicken wire.

ISO-1, a small cylindrical glass vial, green in color, measures 3.75 inches in height by 1.2 inches in diameter. The isolated artifact was found south of the footprint of the barn. The vial exhibited a screw top closure, shoulder mold marks, and a stippled base with an Owens-Illinois maker's mark and associated code 3 - 3 suggesting that the bottle was likely manufactured in 1943 at the Fairmont plant in West Virginia (Lockhart and Hoenig 2018). The size and shape of the container suggest that it may have been used for toiletry or medicine.

ISO-2 consists of two weathered fragments of shellfish observed near the southeast corner of the former Residence 1. One fragment was too weathered to speciate and the second fragment, 1.6 inches in diameter, was identified as a Common Littleneck clam, also known as a rock cockle or rock clam (*Protothaca staminea*).

Abundant debris were found mixed in the soil matrix in the eastern portion of the property including sheet glass, composite roofing material, wood cladding fragments, chunks of concrete and other architectural debris likely associated with the demolition of the 1944 homestead. Modern disturbances were also noted with four mismatched wheels, plastic debris and light wooden landscaping structures scattered across the APE.

Review of historic maps, aerial photographs, and background research indicate that the parcel was not developed until the 1940s (ESRI 2024; NETR 2024; Steffen 2023), suggesting that the concrete foundation and the historic vial are likely associated with the historic homestead that was developed on the property in 1944 and demolished in 2023.

Protothaca staminea is a mollusk species known to have been exploited by Native Americans and are often found in prehistoric midden deposit (Lightfoot and Parrish 2009). The presence of the invertebrate remains, along with the proximity of freshwater sources including Rodeo Creek, located 1,600 feet east of the APE and a seasonal drainage located 780 feet west of the APE, highlight the possibility for past indigenous occupation in the area. Dudek found no further evidence of indigenous occupation such as stone tools.

3.3.2 Survey of Amended APE (2030 17th Avenue and Adjacent Street Right-of-Way)

Dudek conducted a pedestrian survey 2025 of the amended APE on November 19, 2025. The survey included the parcel at 2030 17th Avenue and extended to the street right-of-way along 17th and Chanticleer Avenues. At the time of the survey, the parcel at 2030 17th Ave consisted of an occupied residential property with a single-family house and several additional structures, including a stand-alone garage, a small shed-like structure used as an office space, a dog enclosure, and several children's play structures. Ground surface visibility around the structures was limited due to landscaping, staged building materials, and raised garden beds on the property. Ground visibility in open areas of the property was limited, with 75 percent covered by grasses, leaf litter, and vegetation that included one oak tree, one olive tree, one palm tree, several Ficus trees, one large cactus, and large corn plants. Visible soil consisted of a moderately compact very dark brown clay loam, with small gravel inclusions (approximately 25 percent). Soil in planted areas was mixed with homemade compost and inclusions such as eggshell were present. A compost tumbler was present in the northeast corner of the property. Landscaped areas at the back of the residence included pavers and patio space and had also been leveled and compacted with imported tan paver base sand. No cultural materials were observed during the surface survey.

The Dudek archaeologist excavated one auger bore during the survey at 2030 17th Avenue. The auger bore (AU1) was excavated in the eastern portion of the parcel (see Figure 3 for auger location). The only cultural materials recovered during the auger soil test were an amber glass bottle base with no markings and one clear glass fragment in the upper 20 centimeters below ground surface. No other cultural materials were identified. Soil stratigraphy observed during subsurface testing consisted of moderately compacted dark brown clay in the upper 60 centimeters below ground surface, with gravel content ranging from 25 to 2 percent, decreasing as depth increased. Bioturbation through root activity was visible in the upper 40 centimeters. At 60 cmbs, soil changed to a moderate-to-highly compacted mottled soil with dark brown clay (75%) intermixed with medium orange-brown clay (30%) and rounded gravels (<1% of matrix). As depth increased the ratio of dark brown clay decreased from 75 to 10 %. Table 4 provides a summary of soil characteristics and cultural material observed per level excavated.

Table 4. Results of Extended Phase I Investigation

Auger	Level (cmbs)	Soil Characteristics	Cultural Material Observed
1AU	0-20	Moderately compacted dark brown clay intermixed with angular gravels (25% of matrix). Bioturbation through root activity.	Modern debris (2 bottle glass fragments)
	20-40	Moderately compacted dark brown clay intermixed with angular and subangular gravels (15% of matrix). Bioturbation through root activity.	None
	40-60	Moderately to highly compacted dark brown clay intermixed with rounded gravels (2% of matrix).	None
	60-80	Soil change at 60 cmbs to a moderately to highly compacted mottled soil with dark brown clay (75%) intermixed with medium orange-brown clay (30%) and rounded gravels (<1% of matrix).	None
	80-100	Highly compacted dark brown clay (60%) intermixed with medium orange-brown clay (40%). Soil change at 90 cmbs to mottled soil with medium orange-brown clay (75%), medium brown sandy loam (15%), and dark brown clay (10%) intermixed with rounded gravels (<1% of matrix).	None

Note: cmbs = centimeter below surface.

Dudek found no evidence of indigenous occupation within the additional parcel at 2030 17th Avenue and along the adjacent 17th and Chanticleer Avenues ROW. Figure 3 provides the location of the removed structures at 2021 Chanticleer Ave. and cultural resources identified during the surveys, along with the location of the auger bore. Photographs of the APE and the resources observed are included in Appendix D. Dudek prepared a Department of Parks and Recreation site record update for site 2021 Chanticleer Avenue, provided as Appendix E.



SOURCE: Santa Cruz County (2024), Google Earth Imagery (2025)

FIGURE 3

Survey Map

4 Summary and Recommendations

4.1 Summary

Dudek conducted a thorough assessment of the cultural resources sensitivity for the Project. The CHRIS records search indicated thirteen previous studies have been completed with coverage that intersected the Project APE; although no pedestrian surveys were previously conducted at the APE, and no recorded resources were within the APE. Dudek evaluated three structures within the initial Project APE at 2021 Chanticleer Ave for Mr. Cliff Bixler in 2023 (Steffen 2023; Jones and Steffen 2023). The structures, which included two residential buildings and one barn, were not found eligible for the NRHP, CRHR, or the Santa Cruz County Historic Resource Inventory due to a lack of historical associations (Steffen 2023; Jones and Steffen 2023) and were subsequently demolished in 2023. Dudek is currently evaluating the structures present on the APE addition at 2030 17th Avenue. Results of the evaluation will be available in a separate Built Environment report (Dumovich Heywood et al. 2026).

Dudek's intensive survey of the APE identified a concrete foundation west of the footprints of the demolished buildings at 2021 Chanticleer Avenue, along with one mid-nineteenth century glass vial, and two pieces of weathered shellfish remains. While the concrete foundation and the vial are most likely associated with the now-demolished non-eligible buildings, the shellfish remains could indicate the presence of a prehistoric deposit. No cultural material was identified within the amended APE.

4.2 Recommendations

The level of effort and findings of this report fulfill the Section 106 requirements regarding archaeological resources for the Project. Based on the results of this study, no historic (archaeological) properties are present in the APE. Dudek therefore recommends a finding of **No Historic Properties Affected** for archaeological resources in the Project APE under 36 CFR 800.4(d)(1); however, because of the potential to encounter archaeological resources during Project construction and the substantial volume of ground disturbance anticipated for the Project, Dudek also recommends providing an Environmental Awareness Training (WEAT) to the project contractors prior to breaking ground and that initial construction monitoring be conducted to avoid potential adverse effects under 36 CFR 800.4(d)(2). The Project should proceed under a plan that accounts for the inadvertent discovery of archaeological resources during construction consistent with NHPA Section 106 regulations.

Dudek recommends the following measures:

MM-CUL-1: Archaeological Monitoring during Initial Ground-Disturbing Phases of Construction. Initial ground-disturbing activities shall be observed by a qualified professional archaeologist either meeting the U.S. Secretary of the Interior's Professional Qualifications and Standards, or under the direction of an archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological monitors shall be commissioned by the County and paid for by the Project applicant. If archaeological resources are encountered, MM-CUL-2 shall apply. Archaeological monitoring may be reduced or halted at the discretion of the monitor as warranted by conditions such as encountering bedrock, ground disturbance occurring in fill, or other indications that discovery is extremely unlikely.

- MM-CUL-1A: Worker Environmental Awareness Training (WEAT). Dudek shall prepare a WEAT informational pamphlet for project contractors with information about cultural resources, relevant regulations, and procedures to follow if a potential cultural resource is identified during construction. An in-person WEAT training shall be conducted by a qualified archaeologist either meeting the U.S. Secretary of the Interior's Professional Qualifications and Standards, or under the direction of an archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, prior to construction.
- MM-CUL-2: Inadvertent Discovery of Cultural, Historic, or Archaeological Resources during Construction. If archaeological/cultural resources are discovered during grading or construction activities, all further excavation, disturbance, and work within 200 feet of the discovery must immediately cease and the planning director shall cause an on-site inspection of the property to be made. The purpose of the inspection shall be to determine whether the discovery is of an archaeological resource or cultural resource. The planning director shall notify a representative from the local Native California Indian groups and the property owner (Santa Cruz County Code [SCCC]: 16.40.040). Work shall not resume until an archaeological site development has been approved in accordance with Chapter 18.10 SCCC, Level III (SCCC: 16.40.050).
- MM-CUL-3: Inadvertent Discovery of Human Remains. If human remains are discovered at any time, work in that area should be halted and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) should be followed, beginning with notification to the Santa Cruz County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will be authorized to make recommendations regarding the treatment of Native American human remains and associated materials. Further, federal regulations require that Native American human remains, funerary objects, and objects of cultural patrimony are handled consistent with the requirements of the Native American Graves Protection and Repatriation Act (NAGPRA) for all discovery situations in accordance with 43 CFR 10.

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Appendix A

National Archaeological Database Information

NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

Authors: Ryan Brady, MA, RPA, Sarah Brewer, MA, RPA, Julie Royer, MA, RPA, and Heather Seiden, BA

Firm: Dudek

Project Proponent: New Horizons Affordable Housing and Development Inc.

Report Date: March 2026

Report Title: Archaeological Resources Analysis Report for the 2021 Chanticleer Avenue Project, Santa Cruz, California

Type of Study: Archaeological Resources Analysis

Resources: Previously Recorded Historic Resource '2021 Chanticleer Avenue'

USGS Quads: Soquel, CA 1:24,000; T11S; R1W; Section 16

Acreage: 1.42 acres

Permit Numbers: Permit Pending

Keywords: Positive, pedestrian survey, 2021 Chanticleer Avenue, 2030 17th Avenue, historic single-family property, historic foundations, demolished historic multi-family property and ancillary building, historic glass, weathered shellfish remains, Live Oak, Santa Cruz.

Appendix B

California Historical Resources Information System
Records Search

Confidential

Appendix C

Native American Heritage Commission Sacred Lands
File Search and Native American Outreach

Confidential

Appendix D

Project Photographs

2021 CHANTICLEER AVENUE HUD PROJECT, SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA
ARCHAEOLOGICAL RESOURCES ANALYSIS REPORT



Exhibit 1: Overview from northwest corner of 2021 Chanticleer Ave. View SE 118°



Exhibit 2: Overview from southeast corner of 2021 Chanticleer Ave. View WNW 296°

2021 CHANTICLEER AVENUE HUD PROJECT, SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA
ARCHAEOLOGICAL RESOURCES ANALYSIS REPORT



Exhibit 3: Depression from demolition of long barn at 2021 Chanticleer Ave. View E 96 °



Exhibit 4: Concrete foundation (F-1) and chicken wire at 2021 Chanticleer Ave. View N 10°



Exhibit 5: Glass vial (ISO-1). Plan View



Exhibit 6: Common Littleneck clam (*protothaca staminea*) (ISO-2). Plan View

2021 CHANTICLEER AVENUE HUD PROJECT, SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA
ARCHAEOLOGICAL RESOURCES ANALYSIS REPORT



Exhibit 7: Overview from southeast corner of 2030 17th Avenue. View NW 295°.

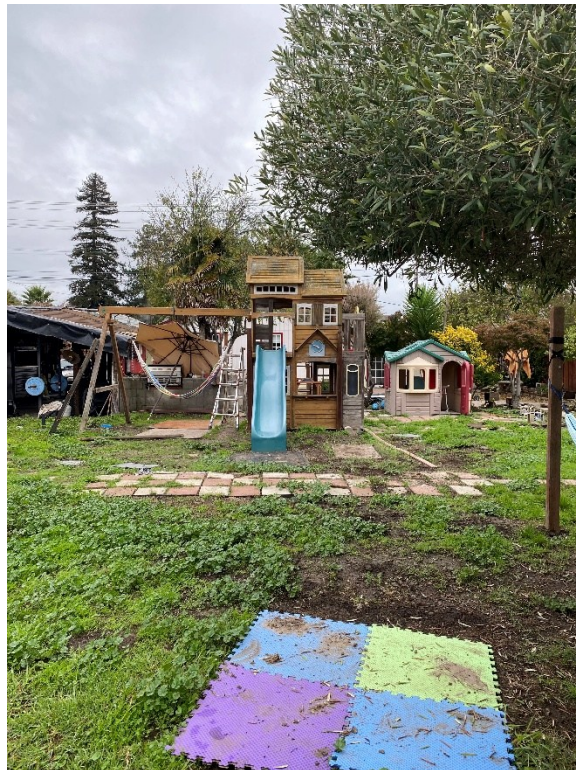


Exhibit 8: Overview from east parcel boundary of 2030 17th Avenue. View W 290°.

2021 CHANTICLEER AVENUE HUD PROJECT, SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA
ARCHAEOLOGICAL RESOURCES ANALYSIS REPORT



Exhibit 9: Overview from northeast corner of 2030 17th Avenue. View W 288°.



Exhibit 10. Overview from back of residence at 2030 17th Avenue. View E 97°

2021 CHANTICLEER AVENUE HUD PROJECT, SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA
ARCHAEOLOGICAL RESOURCES ANALYSIS REPORT



Exhibit 11: Overview of garage structure along south boundary of 2030 17th Avenue. View E 81°.



Exhibit 12: Overview of garage structure at 2030 17th Avenue. View E 100°.

2021 CHANTICLEER AVENUE HUD PROJECT, SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA
ARCHAEOLOGICAL RESOURCES ANALYSIS REPORT



Exhibit 13: Overview of various structures in eastern portion of 2030 17th Avenue. View SW 226°.



Exhibit 14: Overview of auger location in northeast of 2030 17th Avenue. View E 101°.

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Exhibit 15: Overview of 17th Ave Right-of-way from southern boundary of APE. View N 17°.



Exhibit 16: Overview of 17th Ave Right-of-way from northern boundary of APE. View S 198°.

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Exhibit 17: Overview of Chanticleer Ave Right-of-way from southern boundary of APE. View N 16°.



Exhibit 18: Overview of Chanticleer Ave Right-of-way from northern boundary of APE. View S 197°.

Appendix E

Department of Parks and Recreation (DPR)

Site Records Update

Confidential

Attachment 8

Built Environment Inventory and Evaluation Report

Built Environment Inventory and
Evaluation Report

2021 Chanticleer Avenue Project, Santa Cruz County, California

JANUARY 2026

Prepared for:

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Team Support: Kristin Arakawa, GIS Analyst, managed the geographic information system data and created the figures in the report. Lia Kershaw, Technical Editor, provided technical editing for the report.

Intended Use: This report is intended for the Client's and its representatives' exclusive use. Based on the results of Dudek's investigation, it contains professional conclusions and recommendations concerning the potential for project-related impacts to cultural resources. It should not be considered to constitute project clearance with regard to the treatment of cultural resources or permission to proceed with the project described in lieu of review by the appropriate reviewing or permitting agency. This report should be submitted to the appropriate federal, state, and local review agencies for their comments prior to the commencement of the project.

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Executive Summary

New Horizons Affordable Housing and Development Inc. retained Dudek to prepare a Built Environment Inventory and Evaluation Report for the proposed 2021 Chanticleer Avenue Project (project), a proposed 100% affordable multifamily housing development project located at 2021 Chanticleer Avenue and 2030 17th Avenue in unincorporated Santa Cruz County, California (Assessor's Parcel Numbers [APNs] 029-071-03 and 029-071-13). The project site is approximately 61,818 square feet (1.42 acres) (see Figure 1, Project Location; located at the end of this report). The project proposes to build a new three-story, 60-unit apartment building. The architecture would feature the Craftsman style, which is compatible with the surrounding neighborhood.

The project is being considered for federal funds administered by the U.S. Department of Housing and Urban Development (HUD); therefore, it is subject to compliance with Section 106 of the National Historic Preservation Act of 1966 (Section 106), and under the National Environmental Policy Act (NEPA). A previous report addressing cultural resources, titled Cultural Resources Analysis Report 2021 Chanticleer Avenue HUD Project Santa Cruz, Santa Cruz County, California (APN 029-071-03) (Dudek 2024), was completed in December 2024 in conjunction with this project. The report was prepared in accordance with Section 106 and focused on the vacant property located at 2021 Chanticleer Avenue, which constituted the extent of the project footprint and the area of potential effects (APE) at that time. The County of Santa Cruz (County) initially completed Section 106 consultation for the project and received no objection from the State Historic Preservation Officer on May 14, 2025, and the NEPA review was completed in August 2025 (Polanco 2025).

Since August 2025, the project has been augmented to include an additional parcel located at 2030 17th Avenue (subject property) within the County of Santa Cruz (APN 029-071-13), situated directly adjacent and to the west of 2021 Chanticleer Avenue. The subject property is a single-family residence with a detached garage dating to 1942. Therefore, the subject property requires evaluation to determine if the property is considered a historic property as defined by Section 106. The County is currently conducting additional Section 106 consultation regarding the expanded APE.

The preparation of this report included defining the APE, a review of the records from the California Historical Resources Information System conducted for the Archaeological Resources Analysis Report (Dudek 2025a) prepared for the project, an intensive-level survey of the APE for built environment cultural resources of historic age (built in or before 1980), building development and archival research, the development of appropriate historical contexts, and recordation and evaluation of one property (2030 17th Avenue) using the evaluation criteria for the National Register of Historic Places (NRHP) designation criteria. The property at 2030 17th Avenue (subject property), built in 1942, was not previously recorded or evaluated for its potential historical significance. Dudek completed Department of Parks and Recreation forms and an evaluation of the property. Dudek recommends the subject property is not eligible for the NRHP and should not be considered a historic property under Section 106.

The Section 106 finding for the proposed project is **No Historic Properties Affected**.

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ADA	Americans with Disabilities Act
APE	area of potential effects
APN	Assessor's Parcel Number
BERD	Built Environment Resource Directory
ca.	circa
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
County	County of Santa Cruz
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
HUD	U.S. Department of Housing and Urban Development
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OAC	Online Archive of California
OHP	Office of Historic Preservation
project	2021 Chanticleer Avenue Project
Section 106	Section 106 of the National Historic Preservation Act
subject property	2030 17th Avenue

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1 Introduction

This report documents the identification and evaluation of built environment cultural resources within or adjacent to the proposed 2021 Chanticleer Avenue Project (project) to comply with Section 106 of the National Historic Preservation Act (NHPA, Section 106). This report includes the following components: (1) project overview, regulatory context, and area of potential effects (APE); (2) background research, including a California Historical Resources Information System (CHRIS) records search summary, a review of historical sources, interested party correspondence, and the survey methodology; (3) historic context; (4) the results of the survey and evaluation efforts; (5) findings and conclusions; and (6) references cited.

1.1 Project Location

The project is within Section 16 of Township 11 South and Range 1 *West of the Soquel, California*, U.S. Geological Survey 7.5-minute series quadrangle map (Figure 1, Project Location). The project site is located in the Live Oak neighborhood within an unincorporated Santa Cruz County (County), California, on two adjacent parcels that would be merged as part of the project: 2021 Chanticleer Avenue (Assessor's Parcel Number [APN] 029-071-03), a currently vacant parcel that formerly contained two single-story houses and one barn demolished in 2023, and 2030 17th Avenue (APN 029-071-13), currently occupied by a single-family residence with a detached garage. The project site is approximately 61,818 square feet (1.42 acres). The site is located in a residential area and is bounded by single-family residences to the north, Chanticleer Avenue and single-family residences to the east, Chanticleer Avenue County Park and religious facilities to the south, and 17th Avenue and single-family residences to the west.

1.2 Project Description

The proposed project would entail a new three-story, 60-unit, 100% affordable apartment building totaling approximately 58,000 square feet. The project would be designed in the Craftsman style to be compatible with the existing neighborhood. The building would be located on the south property line adjacent to a County park, and set back from the rear yards of the two-story residential buildings to the north. The site layout provides a two-way drive aisle for entering and exiting from both Chanticleer and 17th Avenues. The project would provide up to 64 parking stalls, including dedicated Americans with Disabilities Act (ADA)-compliant stalls for the 15% fully accessible units. ADA-compliant parking stalls are located at the east end, closest to the elevator and communal areas. Other project amenities would include a community room, two on-site support staff offices, shared laundry, and a bike room.

1.3 Regulatory Setting

The following sections provide a brief overview of the federal regulatory framework in which historic properties are identified and evaluated.

1.3.1 Federal

National Register of Historic Places

The National Register of Historic Places (NRHP) is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the NHPA, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

The NRHP criteria for evaluation (36 Code of Federal Regulations [CFR] Section 60.4) considers the quality of significance in American history, architecture, archaeology, engineering, and culture present in districts, sites, buildings, structures, and objects that meet one of the following criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded or may be likely to yield, information important in prehistory or history.

To be listed in the NRHP, a property must not only be shown to be significant under one of the NRHP criteria, but it also must have integrity. Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the following seven aspects: location, design, materials, workmanship, setting, feeling, and association. To retain integrity, a property will always possess several, and generally most, of these aspects (NPS 1997: 44).

Certain properties are not typically considered for listing in the NRHP: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50 years. These properties may be eligible for listing in the NRHP if the property meets one of the four criteria listed above and if the property also meets the appropriate Criteria Consideration.

Section 106 of the National Historic Preservation Act

Section 106 requires federal agencies to take into account the effects of their undertakings on historic properties. The Section 106 process consists of four principal steps: (1) initiation of the Section 106 process, which includes identifying and initiating consultation with Native American tribes, local governments, and other interested parties; (2) identification of historic properties; (3) assessment of adverse effects; and (4) delineation of stipulations to resolve adverse effects in an agreement document.

A historic property is defined as "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional

religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria” (36 CFR Sections 800.16(i)(1)).

Effects on historic properties under Section 106 are defined in the assessment of adverse effects in 36 CFR Sections 800.5(a)(1):

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register [NRHP] in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property’s eligibility for the National Register [NRHP]. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

Adverse effects on historic properties are clearly defined and include but are not limited to (36 CFR 800.5 (a)(2)):

- i. Physical destruction of or damage to all or part of the property;
- ii. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary’s Standards for the Treatment of Historic Properties (36 CFR Part 68) and applicable guidelines;
- iii. Removal of the property from its historic location;
- iv. Change of the character of the property’s use or of physical features within the property’s setting that contributes to its historic significance;
- v. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features;
- vi. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- vii. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historic significance.

To comply with Section 106, the criteria of adverse effect are applied to historic properties, if any exist in the APE, pursuant to 36 CFR Sections 800.5(a)(1). If no historic properties are identified in the APE, a finding of “no historic properties affected” will be made for the proposed project. If there are historic properties in the APE, application of the criteria of adverse effect will result in project-related findings of either “no adverse effect” or of “adverse effect,” as described above. A finding of no adverse effect may be appropriate when the undertaking’s effects do not meet the thresholds in the criteria of adverse effect, in certain cases when the undertaking is modified to avoid or lessen effects, or if conditions were imposed to ensure review of rehabilitation plans for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 CFR Part 68).

If adverse effects findings were expected to result from the proposed project, mitigation would be required, as feasible, and resolution of those adverse effects by consultation may occur to avoid, minimize, or mitigate adverse effects on historic properties pursuant to 36 CFR Part 800.6(a).

1.4 Area of Potential Effects

The APE encompasses the geographic areas where the project may directly or indirectly cause alterations in the character or use of historic properties (Figure 2, APE Map). Delineation of the APE for built environment resources considered the proposed project activities in conjunction with historic-age built resources that are 45 years of age or older (those built in or before 1980) that may sustain impacts due to the construction or operation of the project. The County initially completed Section 106 consultation for the project, which included an APE limited to 2021 Chanticleer Avenue (APN 029-071-03), which composed the majority of the present APE and received no objection from the State Historic Preservation Officer on May 14, 2025 (Polanco 2025). In addition to 2021 Chanticleer Avenue, the APE has been expanded to include the parcel at 2030 17th Avenue. Other considerations used to justify this revised APE include the following:

- The project would be primarily contained to two adjacent parcels that would be merged as part of the project: 2021 Chanticleer Avenue (APN 029-071-03), a currently vacant parcel that formerly contained two single-story houses and one barn demolished in 2023, and 2030 17th Avenue (APN 029-071-13) (subject property), currently occupied by a single-family residence with a detached garage completed in 1942.
- The APE encompasses the limits of construction disturbance, including construction parking and laydown areas and utility connections within Chanticleer and 17th Avenues. The limit of work would extend slightly east and west from 2021 Chanticleer Avenue and 2030 17th Avenue, respectively, into the right-of-way on Chanticleer and 17th Avenues to accommodate necessary utility connections in support of the project. Roadwork proposed within the APE as part of the project implementation will not result in a change of use for the roads, nor will the work alter the alignment of the structures. Resurfacing roadways to the extent required for the implementation of the project does not extend beyond that which has already taken place as part of the installation of utilities along these roads at multiple stages in the recent past.
- The new design would incorporate Craftsman style elements to be compatible with the surrounding neighborhood. The new apartment building would also have similar massing as adjacent buildings facing Chanticleer Avenue, and would be set back from both Chanticleer and 17th Avenues and away from residences.
- Additionally, the five adjacent properties to the north are rear-facing toward the project area. These properties consist of non-age-eligible, single-family residential developments constructed in the 1990s.

Considering these factors, the APE includes the location of the entire residential property at 2030 17th Avenue (subject property).

2 Literature Review, Background Research, and Methods

This section provides the results of the CHRIS records search conducted at NWIC, a summary of archival research methods and additional records reviewed, and the field survey methodology used to document built environment resources in the APE.

2.1 California Historical Resources Information System Records Search

To identify historic properties located within the APE that might be affected by the proposed undertaking, Dudek defined a study area that included the APE and a 0.25-mile buffer for previously recorded resources and cultural reports. Between November 25 and December 2, 2024, NWIC staff at Sonoma State University conducted a records search (NWIC File No. 24-0783) of the original APE (2021 Chanticleer Avenue). Charles Mikulik Archaeological Consulting conducted a records search of the amended APE (including 2030 17th Avenue and adjacent streets right-of-way) at NWIC on November 12, 2025. In addition to a review of previously prepared site records and reports, Dudek staff reviewed the NRHP, CRHR, Archaeological Determinations of Eligibility, historical maps, local inventories, and internal Dudek report inventory for information relevant to the cultural resources within or adjacent to the APE. The sections below analyze the results of the NWIC records search with an emphasis on historic built environment resources. For the full results of the records search, including archaeological resource studies and resources and all California Department of Parks and Recreation (DPR) 523 site forms, see Dudek's 2025 Archaeological Resources Analysis Report for the 2021 Chanticleer Avenue Project, Santa Cruz, Santa Cruz County, California (APNs 029-071-03 and 029-071-13).

2.1.1 Previously Conducted Cultural Resources Studies

The NWIC records search indicates that there are 12 technical studies that intersect the APE. These include nine regional studies (S-000848, S-003453, S-004087, S-009462, S-015529, S-030204, S-032596, S-048442, and S-048927), two large-scale project-related studies (S-003779 and S-018217), and one technical study focused on the property adjacent to the APE (S-048803). There are 15 additional studies conducted outside the APE but within the 0.25-mile buffer. None of these studies intersects with the project area.

2.1.2 Previously Recorded Built Environment Resources

The CHRIS records search identified two previously recorded built environment resources outside the APE but within the 0.25-mile buffer: the Miller House and the Johnson Tank House (Table 1). The two structures were built ca. 1915; neither of the structures were recommended as eligible for listing in the NRHP (Schlagheck and Butt 2016). The Miller House was listed in 2009 on the County of Santa Cruz Inventory of Historic Resources with a NR5 status code, found eligible under local Criteria C1 and C3.

Table 1. Previously Recorded Built Environment Resources Within the 0.25-Mile Search Buffer

Primary Number	Description	Recording Events	NRHP/ CRHR Status	Proximity to the APE
P-44-000857	Miller House – Single Family Residence; 1975 Chanticleer Avenue, Santa Cruz 95062 (APN 029-071-38)	2004 (Sheila McElroy, [none]); 2009 (Gil Sanchez, [none]); 2016 (John Schlagheck, Holman and Associates)	2016: 5S1 (Not eligible for NRHP); not evaluated for CRHR; 2009: NR5 (Listed on the County of Santa Cruz Inventory of Historic Resources)	Outside
P-44-001105	Johnson Tank House; 1975 Chanticleer Avenue, Santa Cruz 95062 (APN 092-071-38)	2016 (John Schlagheck, Holman and Associates)	5S1 (Not eligible for NRHP); not evaluated for CRHR	Outside

Notes: NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources; APE = area of potential effects; APN = Assessor’s Parcel Number.

2.2 Additional Records Reviewed

The following sources provide additional information regarding the potential of built environment resources located within the APE. This information was used to understand the history of the area and how the landscape has changed and developed over time.

2.2.1 Built Environment Resource Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), an inventory of built environment cultural resources that are processed through OHP’s office. A November 20, 2025, search of the BERD for Santa Cruz County (dated April 5, 2018) showed that the subject property (2030 17th Avenue) was not listed. The Miller House and Tank House (1975 Chanticleer Avenue) are not within the APE but are in the 0.25-mile buffer and were listed in the BERD with a status code of 7K: Submitted to OHP for action but not reevaluated, given on October 3, 2016.

2.2.2 Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek searched for the subject property’s address and other keywords on Calisphere on November 20, 2025. The search did not result in relevant information pertaining to the project area.

2.2.3 Online Archive of California

The Online Archive of California (OAC) provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California and collections maintained by the 10 University of California campuses. Dudek searched the OAC on November 20, 2025, and did not identify any relevant materials related to the subject property.

2.2.4 Santa Cruz County Assessor

Dudek searched the Santa Cruz County Assessor's online database for the subject property on November 21, 2025. This data was used to identify property characteristics of the subject property in the APE (Santa Cruz County Assessor's Office 2025). Dudek completed in-person research at the Santa Cruz County Assessor's Office on December 3, 2025, and obtained the property record for 2030 17th Avenue. The property record contained one historical image of the property dated April 19, 1977, as well as the building record history including the original build date, appraiser dates, assessed property values, improvement sketches, building square footages, description of the building, and a construction record (Santa Cruz County 2025).

2.2.5 Santa Cruz County Building Permits

Dudek submitted a public records request for building permits associated with 2030 17th Avenue on November 19, 2025. The County responded to the public records request on November 19, 2025, emailing Dudek three attachments, which included (1) a 1963 fire repair permit for the subject property (permit number 7128); (2) a 1976 building permit to add to the existing single-family dwelling, garage, kitchen, and bedroom (permit number 47266); and (3) a parcel research report for the subject property, which included a 1998 plumbing/mechanical building permit application (permit number 0026441C-00116970). The original building permit was not provided (County of Santa Cruz 2025a, 2025b, 2025c).

2.2.6 Santa Cruz Public Library

Dudek completed in-person research at the Santa Cruz Public Library's downtown branch on December 4, 2025, and obtained city directories to inform the ownership/occupancy history for the subject property. Available city directories include the following years: 1950, 1953, 1954, 1958, 1960, 1964, 1970, 1974, 1976, 1980, 1985, and 1988 (Santa Cruz Public Library 2025).

2.2.7 Historical Aerials

A review of historical aerial photographs was conducted as part of the archival research effort for the proposed project. The aerial photographs provided a general idea of growth in the neighborhoods and on the subject property. The aerials date to the following years: 1931, 1952, 1956, 1963, 1964, 1968, 1981, 1982, 1985, 1993, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022 (UCSB 2025; NETR 2025a).

2.2.8 Historical Maps

Historical maps were examined to determine the growth in the area and how the properties developed over time. Historical U.S. topographic maps consulted covered the following years: 1914, 1922, 1929, 1932, 1940, 1947, 1955, 1960, 1965, 1969, 1981, 1994, 2012, 2015, 2018, and 2021 (NETR 2025b).

2.2.9 Historical Newspapers

Dudek reviewed historical newspapers from Newspapers.com covering Santa Cruz County to understand the development of the subject property. These newspaper articles were used in the preparation of Section 3, Historic Context, and Section 4, Results of Identification and Evaluation Efforts.

2.3 Interested Party Correspondence

On December 22, 2025, Dudek sent an outreach letter and figure depicting the project APE to the Santa Cruz Museum of Art and History, Santa Cruz Museum of Natural History, Capitola Historical Museum, and Live Oak Neighbors. The letter provided a brief description of the proposed project and requested information about cultural resources in or near the APE. On December 22, 2025, Dudek received a response from the Santa Cruz Museum of Art and History stating that Nikki Patterson, Director of Development & Communications, was no longer with the museum. Dudek sent a second outreach letter to the Santa Cruz Museum of Art and History, addressed to Jessie Durant, Archivist, on December 22, 2025. On December 23, 2025, Felicia B. Van Stolk, Executive Director of Santa Cruz Museum of Natural History, responded in an email stating that she was sharing this request with Kathleen Aston, Collections Manager, to see if the museum has any records that align with the project. No additional correspondence has been received to date from Felicia B. Van Stolk or Kathleen Aston. On January 13, 2026, Linda Wilshusen of Live Oak Neighbors responded to Dudek with a letter stating the following comments: 1) Live Oak Neighbors has no knowledge of any historic or cultural resources located at 2021 Chanticleer Avenue, and notes that two houses were previously on the subject property and have since been demolished; 2) the subject property at 2030 17th Avenue is similar to many other Live Oak residences built in the post-World War II era; and 3) the proposed project should consider access at the east and west, and to ensure adequate parking and address safety ingress/egress concerns for pedestrians and cyclists. Copies of the interested party correspondence are in Appendix A.

2.4 Field Survey

Dudek Architectural Historian Fallin Steffen, MPS, conducted an intensive-level survey of the APE on December 3, 2025. The survey entailed documenting the exteriors of the subject property with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property.

3 Historic Context

This context provides an overview of the historic themes, development of the subject property, and architectural style documented as part of this study.

3.1 Historical Overview of Santa Cruz County

Spanish Period (1769–1822)

The earliest known European exploration of the Monterey Bay was a Spanish envoy mission led by Sebastián Vizcaíno in 1602. The purpose of the voyage was to survey the California coastline to locate feasible ports for shipping. Vizcaíno had explicit instructions prohibiting the creation of settlements and interacting with local Native Americans. Finding the bay to be commodious, fertile, and extremely favorable for anchorage, Vizcaíno named the Bay “Monterey” after the Conde de Monterey, the present Viceroy in Mexico (Chapman 1920:293–294; Hoover et al. 2002: 225–226).

Despite being mapped as an advantageous berth for Spanish shipping efforts, the epicenter of Spanish settlement in Alta California did not make its way to the Monterey Bay until the second half of the eighteenth century. In an effort to prevent the establishment of English and Russian colonies in northern Alta California, Don Gaspar de Portolá, the Governor of Baja, embarked on an overland voyage in 1769 to establish military and religious control over the area. This expedition by Portolá marks the beginning of California’s Historic Period. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July 1769, Padre-Presidente Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823, including Mission Santa Cruz (Hoover et al. 2002: 226; Lehmann 2000:3; Koch 1973:3).

On their quest to locate the Monterey Bay from the 160-year-old accounts of Sebastián Vizcaíno, the Portolá expedition first reached the present-day territory of Santa Cruz on October 17, 1769. Twenty-one years later, the Franciscan Order established Mission Santa Cruz in the area near the San Lorenzo River. Father Fermín Lasuén, Corporal Luis Peralta, and five soldiers established Mission Santa Cruz on August 28, 1791, as the twelfth mission in the California Mission system. Native Americans were forced to build the mission church and auxiliary structures from local timber, limestone, and adobe, as well as cultivate wheat, barley, beans, corn, and lentils for the mission Padres and soldiers (Koch 1973:2–3; Hoover et al. 2002: 447–448; Lehmann 2000:3).

Mexican Period (1822–1848)

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Koch 1973:10; Lehmann 2000:4).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated its colonization efforts. Land grants to citizens covered more than 150,000 acres of present-day Santa Cruz County.

Jose Antonio Rodriguez served in the military in several locations in Alta California prior to his retirement at Villa Branciforte in 1798, along with his wife and nine children. His children went on to become the recipients of several land grants in present-day Santa Cruz County, including Arroyo del Rodeo granted to Francisco Castro Rodriguez in 1834, and Rancho Bolsa del Pajaro granted to Sebastian Rodriguez in 1837. Rancho Encinalito del Rodeo was never formally granted to Alejandro Rodriguez, however he settled on the land with his family in 1836 following the failed petition of joint ownership of Rancho Bolsa del Pajaro with his brother Sebastian. In summary, the Rodriguez family helped settle present-day Santa Cruz County where the subject property resides (Lehmann 2000; Koch 1973; Robinson 2012; Reader 1989).

American Period (1848–Present)

The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. Santa Cruz was designated as one of the 27 original counties of California on February 18, 1850. The new state of California recognized the ownership of lands in the state distributed under the Mexican Land Grants of the previous several decades. Although the ownership of the Rancho lands would be recognized by the new American government, the burden to verify ownership became the financial and legal responsibility of the grant holder. This resulted in lengthy court battles that caused many owners to ultimately relinquish a portion, or in some cases all, of their holdings (Lehman 2000:5; Koch 1973: 35).

As the Gold Rush gained steam in 1849, a massive influx of people seeking gold steadily flooded the rural counties of California. The gold fields quickly dried up causing many new arrivals to refocus on other economic opportunities. In Santa Cruz County, insightful entrepreneurs saw the arrival of opportunity-seeking laborers to harvest the abundant natural resources found throughout the area. The lumber, lime, cement, fishing, and leisure industries formed the economic foundation of the County of Santa Cruz (Lehmann 2000:7).

Interest in the beauty of the Monterey Bay drew visitors to the County beginning in the 1860s, causing beach tourism to emerge early on as another major industry in the County. Tourism was also responsible for quickening the rate of development along the scenic coastal areas of Santa Cruz County. The completion of railroads in the County, including the Santa Cruz and Felton Railroad in 1875, the Santa Cruz–Watsonville Railroad in 1876, and the South Pacific Coast Railroad in 1880, provided greater mobility into and throughout the County from the Bay Area and inland areas of the state by both residents and tourists alike. As the rise of trains also reconfigured shipping from the Santa Cruz wharf to the new railroads, shipping from the wharf altogether declined due to lack of use and the ease of transport by train, and the beachfront areas of the City presented savvy entrepreneurs with new emerging opportunities (Lehmann 2000: 14, 25–26).

In 1893, Harper’s Weekly acknowledged the County as a beach destination, promoting beachside institutions like the Neptune Baths built in 1884 by Captain C.F. Miller, and giving the coastal destinations, including Fredrick A. Hihn’s Camp Capitola, the push needed to become national tourist destinations. The economic transition away from the early industries of the County toward tourism during this period helped to alleviate the strain placed on the forests in the north of the County, which had experienced widespread deforestation as a result of early logging and lime production activities in that area. By the close of the nineteenth century, few old-growth redwood specimens remained in the forests of the Santa Cruz Mountains (Lehmann 2000: 14).

As the County moved into the 1900s, agriculture and tourism continued as the region’s most prominent economic drivers. By the late 1950s, the population began to expand with aid from the establishment of Cabrillo College in 1959 and the University of California at Santa Cruz in 1965. These higher education facilities brought both students

and jobs as the schools became major sources of community employment throughout the County. During the 1980s, several technology companies settled in the area due to its proximity to Silicon Valley. Today, tourism, agriculture, manufacturing, and technology are the key industries that provide the economic base for County's 270,861 residents (U.S. Census Bureau 2020).

3.2 Historical Overview of Live Oak

The following historic context is from the Historic Context Statement Update, County of Santa Cruz, prepared for the County in October 2025 (Dudek 2025b).

Live Oak is a developed unincorporated area, approximately 2.9 miles east of downtown Santa Cruz. The name Live Oak is derived from Rancho Encinalito del Rodeo, the name Alejandro Rodriguez gave to his newly settled 1,500-acre territory between present-day Santa Cruz and Soquel. In Spanish, the word “encino” indicates the Holm oak, a variety of evergreen white oak common to the southern Mediterranean regions of Europe. Upon settling the area, Rodriguez encountered a vast quantity of North American evergreen oak trees, known commonly as the live oak, which bore similarities in appearance to the European variety. He named the rancho after this defining landscape feature; subsequent settlers roughly translated the term into English, and the name endures today. Rodriguez failed to file a formal petition of ownership for Rancho Encinalito del Rodeo before his death in 1848. In the following year, settlers arrived on the rancho and filed claims of ownership, which the Rodriguez family would attempt to challenge in the U.S. court system. Following a series of unfortunate court rulings in favor of the settlers, approximately 1,300 acres of the original rancho land was divided among the new claimants, leaving the widow Rodriguez with a meager 20-acre plot and the remainder of the property to be distributed among the five Rodriguez children. The Rodriguez children gradually sold off portions of their land holdings to early prospectors in the area (Collins 2025; Reader 1989, 1990).

Early American settlers in the area included farmers Jacob Schwan, Henry Johans, Martin Kinsley, and the Corcoran family. The settlers farmed wheat, oats, barley, corn, fruit trees, and grapes. The Live Oak School District was formed in August 1872, and a school was built in 1873 on the present-day school grounds. A rail line between Santa Cruz and Watsonville was completed by 1876, and it featured a stop in Live Oak called Cliffside Station. Additional transportation infrastructure was in place between Santa Cruz and the Live Oak area as early as the 1880s in the form of horsecars, followed by an electric trolley system in 1892. In addition to the vast quantities of grain produced by farmers in the Live Oak area, poultry farming became a popular venture during World War I. The Santa Cruz Milling Company began operation of a grain mill at a new plant constructed beside the Cliffside Station in 1922. The plant offered a convenient location at which local farmers could mill their grain and then ship it off to market on the adjacent train that ran just north of the property. Additionally, the plant offered poultry farming supplies and a means for farmers to mix their own custom feeds. Live Oak developed quickly during and following World War II. The Live Oak Fire District was established in 1942, and a fire house was erected along 17th Avenue in 1948. The Live Oak School District expanded with new school buildings between 1950 and 1951 and boasted an enrollment of more than 500 pupils. By the 1960s, residential development and small-scale vegetable and flower farms gradually overtook the areas of Live Oak formerly dominated by poultry and cereals production. Today, the Live Oak area is primarily characterized by residential neighborhoods (Koch 1973; SCCRTC 2018; Santa Cruz Evening News 1911: 4; Santa Cruz Evening News 1922: 5).

Exhibit 2. 1964 aerial photograph showing the subject property at 2030 17th Avenue set within a partially developed neighborhood of residences and agricultural properties (outlined in red).



Source: UCSB 2025

G.H. Allison owned the property from at least 1973 to 1985 (Santa Cruz County 2025; R.L. Polk & Co. 1985: 17). Newspaper research indicates that G.H. Allison was a former Long Beach councilperson (Santa Cruz Sentinel 1958: 6). Research revealed no additional information regarding G.H. Allison. In 1976, Allison filed a building permit with the County to add to the existing single-family dwelling, garage, kitchen, and bedroom (permit number 47266). The permit notes that the addition was to “be finished in the same manner as the existing structure” and that the approved plans required wood siding (County of Santa Cruz 2025b). Appraiser remarks in the Santa Cruz County Assessor’s Office property records note that in 1977 a major remodel occurred in which the “house was torn down to frame and completely rebuilt and added on to allowing 10% for used materials” (Santa Cruz County 2025).

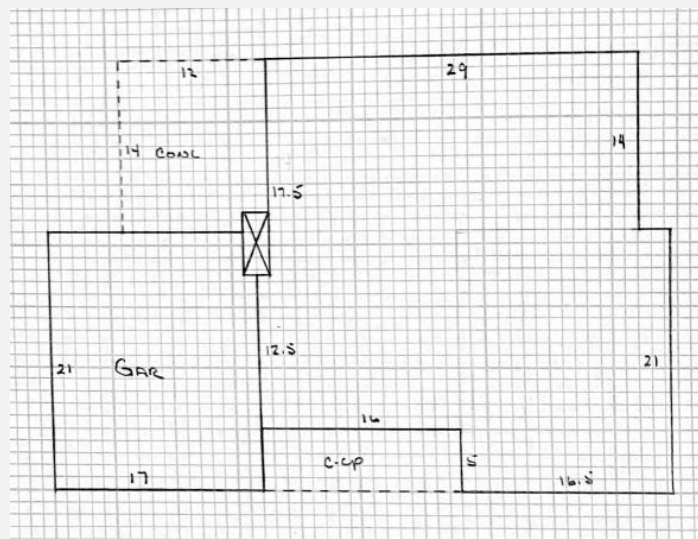
The Santa Cruz County property record included a historical image of the residence dated 1977 shortly following the major remodel (Exhibit 3). The record also included an updated drawing that reveals the footprint was expanded to include a new attached garage of 353 square feet added north of the front porch, an added central chimney, an expanded rear footprint totaling 1,005 square feet, and a 165-square-foot rear uncovered porch (Exhibit 4). The property record includes a note dated 1992 that indicates the original detached garage and shed were demolished at an unknown date, and a new 576-square-foot detached garage was built in its place (likely during the 1977 remodel) (Santa Cruz County 2025). Based on visual inspection of the extant detached garage’s siding, it is possible that the original garage remained, but the attached shed was removed at some point. Historical aerials are not clear enough to confirm if the original detached garage was demolished or not.

Exhibit 3. 1977 photograph showing the subject property following the completion of a major remodel that same year.



Source: Santa Cruz County 2025

Exhibit 4. Updated property footprint drawing following the 1977 remodel, showing the added attached garage, expanded building footprint, new central chimney, and rear porch.



Source: Santa Cruz County 2025

The next available aerial showing the existing residence is dated 1981, however the footprint is unclear. Ancillary buildings in 1981 are also not clearly visible (Exhibit 5) (NETR 2025a).

Exhibit 5. 1981 aerial photograph showing the subject property following the 1977 remodel (outlined in red).



Source: NETR 2025a

Although the 1988 city directory lists Lois Dolan as the property’s owner for that year, she appears to have been a tenant because James G. Allison is listed as the property’s grantee in appraisal records beginning in 1986. James G. Allison maintained property ownership through 1998 (permit number 0026441C-00116970) (Santa Cruz County 2025; County of Santa Cruz 2025c).

James G. Allison—son of G.H. Allison—was born in 1937 in Long Beach, California, and graduated from Huntington Beach High School in 1955. He moved to Santa Cruz and married Barbara Mary Lee in 1958. Later, James G. Allison earned his General Electrician’s License and went on to co-found M & M Construction. Allison had three children and nine grandchildren. He passed away on August 25, 2011 (MediaNews Group 2025). No further information regarding James G. Allison or any other owners/tenants was revealed through historical research.

Historical aerials show that the residence and ancillary building footprints remained unchanged from the early 1990s to 2025 (Exhibit 6) (NETR 2025a; Google Earth 2025).

Exhibit 6. 1993 aerial photograph (left) showing the subject property with an L-shaped residence and rear ancillary building (outlined in red); 2025 aerial photograph (right) showing the subject property, which maintained its L-shaped residence, and rear ancillary building (outlined in red).



Source: NETR 2025a; Google Earth 2025

3.3.1 Owner/Occupant Timeline for 2030 17th Avenue

Table 2 presents a timeline of the owners and/or occupants of the subject property since the initial development of the property based on available city directories, building permits, and appraisal records.

Table 2. Owner/Occupants for 2030 17th Avenue

Date	Name	Source
1949	R.H. and J.H. Baker – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1950	R.H. Baker	R.L. Polk & Co. 1950. Polk’s Santa Cruz City Directory, 1950. Page 478.
1953	Joseph Cattavara	R.L. Polk & Co. 1953. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1953. Page 259.
1953	M.M. and V.A. Chapin – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1954	Marcus M. Chapin – owner	R.L. Polk & Co. 1954. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1954. Page 349.
1956	T.M. and E.M. Witcher – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1958	Theo M. Witcher – owner	R.L. Polk & Co. 1958. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1958. Page 15.

Table 2. Owner/Occupants for 2030 17th Avenue

Date	Name	Source
1960	Theo M. Witcher – owner	R.L. Polk & Co. 1960. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1960. Page 17.
1964	Theo M. Witcher – owner	R.L. Polk & Co. 1964. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1964. Page 14.
1967	17th Avenue not listed	Santa Cruz County
1969	17th Avenue not listed	Santa Cruz County
1969	Theo M. Witcher – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1971	17th Avenue not listed	Santa Cruz County
1970	Mrs. Esther M. Witcher – owner	R.L. Polk & Co. 1970. Polk’s Santa Cruz City Directory, 1970. Page 12.
1973	17th Avenue not listed	Santa Cruz County
1973	G.H. Allison – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1974	G.H. Allison – owner	R.L. Polk & Co. 1974. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1974. Page 15.
1976	G.H. Allison – owner	R.L. Polk & Co. 1976. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1976. Page 15.
1980	G.H. Allison – owner	R.L. Polk & Co. 1980. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1980. Page 15.
1985	G.H. Allison – owner	R.L. Polk & Co. 1985. Polk’s Santa Cruz (California) City Directory, 1985. Page 17.
1986	James G. Allison Trustee (f/Virginia A. Allison) – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1986	James G. Allison Trustee 50% (f/Virigina Allison DTD 3-31-81), James G. Allison Trustee 50% (f/Gerald + Virigina Allison ‘Trust “A”’ DTD 3-31-81) – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1986	James G. Allison Trustee (Trust A) 50%; James G. Allison Trustee (Trust “B”) 50% – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1988	Lois Dolan – owner* *listed as owner but appears to be a tenant based on other property records	R.L. Polk & Co. 1988. Polk’s Santa Cruz (California) City Directory, 1988. Page 17.
1990	James G. Allison – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1998	James G. Allison – owner	Plumbing permit - permit number 0026441C-00116970; County of Santa Cruz 2025c

3.4 Relevant Architectural Styles

3.4.1 Ranch (ca. 1930–1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes and Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with Federal Housing Authority loans (Grimes and Chiang 2009).

The character-defining features of the Ranch style include the following:

- Rambling, elongated plans with horizontal emphasis
- One story to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Free-flowing interior spaces
- Designed connection to the outdoors
- Cladding includes stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window

4 Results of Identification and Evaluation Efforts

This section provides a physical description and an evaluation of the resource identified in the APE under NRHP listing criteria to assess the historical significance and integrity of built resources in the APE. A physical description of the property and its development history are also provided below. A DPR form that includes more detailed information on the property discussed below is available in Appendix B.

4.1 Survey Results

One resource over 45 years of age at the time of survey was recorded and evaluated for historical significance: 2030 17th Avenue, a single-family residence with a detached garage (built in 1942). The property description and evaluation are presented in Section 4.1.1, 2030 17th Avenue.

4.1.1 2030 17th Avenue

Description

2030 17th Avenue is a one-story, L-shaped, single-family residence. The original architectural style is unknown as it was highly altered in 1977 to include some Ranch-style features (Santa Cruz County 2025). Located on the east side of 17th Avenue between Mattison Lane to the north and Capitola Road to the south, the property is in the Live Oak neighborhood of the County (Exhibit 7). The parcel contains two buildings: a residence with an attached garage and a detached garage to the southeast. There is also a small shed at the rear, which appears to be less than 45 years of age. The parcel has a front yard and two driveways, at the north and south, respectively, with a wood fence and gate at the south driveway. The parcel is bound by a single-family residence (2050 17th Avenue) to the north, a single-family residence (2020 17th Avenue) to the south, a vacant property (2021 Chanticleer Avenue) to the east, and 17th Avenue to the west.

The residence at 2030 17th Avenue is primarily clad in T1-11 vertical siding and is capped by a composition shingle, asymmetrical cross-gable roof with minimally extended eaves and exposed rafters. The primary (west) elevation consists of a side-gable roof with an attached garage with a replacement rollup door to the north, central front porch below the side-gable roof with gable roof above, and an intersecting front gable to the south. The front porch is supported by centered double support posts and includes a south-facing pedestrian wood door with access to the garage, a large vinyl slider window, and the main entrance door (Exhibit 8). The main entrance is a multi-panel wood door with a single, centered light behind decorative wood ornamentation. The front porch sits on a raised concrete foundation that is accessible by a concrete walking path through the front yard. The primary elevation's two front-facing gables contain horizontal wood siding just below the gable rooflines. Windows are multi-light vinyl replacement sliding units with faux muntins and wood frames throughout. Window frames on the primary elevation have extended woodwork while the remaining elevations appear to have simpler replacement wood frames. In addition to replacement windows, the rear (east) elevation also contains a multi-light vinyl replacement sliding door with faux muntins (Exhibit 9). What appears to be an abutting shed or addition was added north of the building, which has a shed roof that is below the original residence's roofline and unfinished horizontal wood siding above the side yard fence.

The detached garage's primary (west) elevation consists of a front gable with an off-centered automobile opening (Exhibit 10). The structure appears to lack a garage door and/or wall at the west and east elevations. Siding at the primary elevation appears to be a combination of T1-11 near the roofline and plywood panels below. The north elevation is clad primarily in board and batten. The remaining siding throughout appears to be a combination of plywood panels and vertical and horizontal wood planks. The roof is clad in unmatching replacement asphalt shingles, with exposed rafter tails at the north elevation. Plastic tarps cover the rear and south portions of the roof.

Exhibit 7. 2030 17th Avenue (subject property), camera facing east, December 3, 2025.



Source: Dudek 2025, DSCN_2886

Exhibit 8. Detail photograph of the west elevation's front porch, camera facing east.



Source: Dudek 2025, DSCN_2906

Exhibit 9. Rear (east) elevation showing replacement windows and door, camera facing west.



Source: Dudek 2025, DSCN_2923

Exhibit 10. Detached garage, camera facing east.



Source: Dudek 2025, DSCN_2921

Evaluation

Under NRHP Criterion A, the property at 2030 17th Avenue lacks a direct and important association with any event significant in local, state, or national history. The property was constructed in 1942 as a single-family residence with detached garage/shed, in the Live Oak area, an unincorporated area of the County. The County largely served as an agricultural region in the late 1800s through 1930s. The subject property built in 1942 likely housed workers who served the surrounding agricultural industry. By 1952, surrounding properties along 17th Avenue and throughout the Live Oak neighborhood appear to be a mix of single-family residences, agricultural uses, and undeveloped land. The subject property developed as part of the early residential suburban development that continued through the post- World War II era following the Live Oak and statewide trend of residential expansion. Although built before the post-war housing boom of the 1950s, the subject property was not the first residence built in the Live Oak neighborhood nor considered an early residence as single-family properties existed in Live Oak prior to the subject property. Its development is considered part of the typical suburban expansion of the County. The subject property did not play a significant role in this trend, nor did it influence this trend. Therefore, 2030 17th Avenue is recommended not eligible under NRHP Criterion A.

Under NRHP Criterion B, 2030 17th Avenue lacks a significant association with the productive life of any person important in local, state, or national history. Research identified that the property was owned between 1973 and 1985 by G.H. Allison, a former Long Beach councilperson. However, research did not uncover additional information regarding his position or contributions as a councilperson, nor did it reveal any direct connection between G.H. Allison and the subject property, other than he maintained ownership for at least 11 years. Research also revealed that the Allison family continued to maintain ownership of the subject property through the late 1990s, as it was owned by James G. Allison (son of G.H. Allison) from 1986 to at least 1998. James G. Allison was an electrician and co-founded M & M Construction in Santa Cruz. No additional information regarding James G. Allison, his

construction business, and his connection to the subject property was uncovered. No information was available through archival research regarding any other known owner and occupant. Because archival research did not identify any individuals who made a singular and specific significant contribution to the property's history, the subject property lacks the necessary associative significance to meet NRHP Criterion B. Therefore, 2030 17th Avenue is recommended not eligible under NRHP Criterion B.

Under NRHP Criterion C, 2030 17th Avenue is a highly modified property with Ranch-style elements. The residence was constructed in 1942 and originally contained a smaller L-shape footprint with a front porch and gable roof. The original architectural style is unknown. In 1977, the property underwent a major remodel that included exterior modifications and increased square footage. The remodel introduced some Ranch-style features, including the addition of an attached garage, a central chimney, a second gable roof, and a rear uncovered porch. Research indicates that at an unknown date, the original garage/shed may have been replaced with a new detached garage. Architecturally, the subject residence does not possess high artistic value reflecting the Ranch architectural style and is a typical single-family property that has been greatly altered. The original architect is unknown, and it does not appear to be the work of a master architect or designer. The property also does not appear to be a component of a potential or existing historic district. Therefore, 2030 17th Avenue is recommended not eligible under NRHP Criterion C.

Under NRHP Criterion D, 2030 17th Avenue does not appear significant as a source, or likely source, of important historical information. Nor does it appear likely to yield information important in prehistory or history. The technology to design and construct the single-family residence from the 1940s is well understood through trade catalogs and architectural records. Therefore, the subject property is recommended not eligible under NRHP Criterion D.

Integrity Assessment

Because the historic integrity of a property is based on associative significance under applicable criteria, the assessment of a property's integrity can only proceed after its significance has been fully established. This property was not found to have associative significance under any of the criteria for listing in the NRHP; therefore, analysis of historic integrity of the subject property is inconsequential.

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5 Findings and Conclusions

The subject property was evaluated in accordance with Section 106. As a result of the evaluation, 2030 17th Avenue is recommended ineligible for inclusion in the NRHP because it lacks significance under Criteria A, B, C, and D. The recommended California Historical Resource Status Code for 2030 17th Avenue is 6Z. This report recommends a Section 106 finding of **No Historic Properties Affected** for the project and no further study is required.

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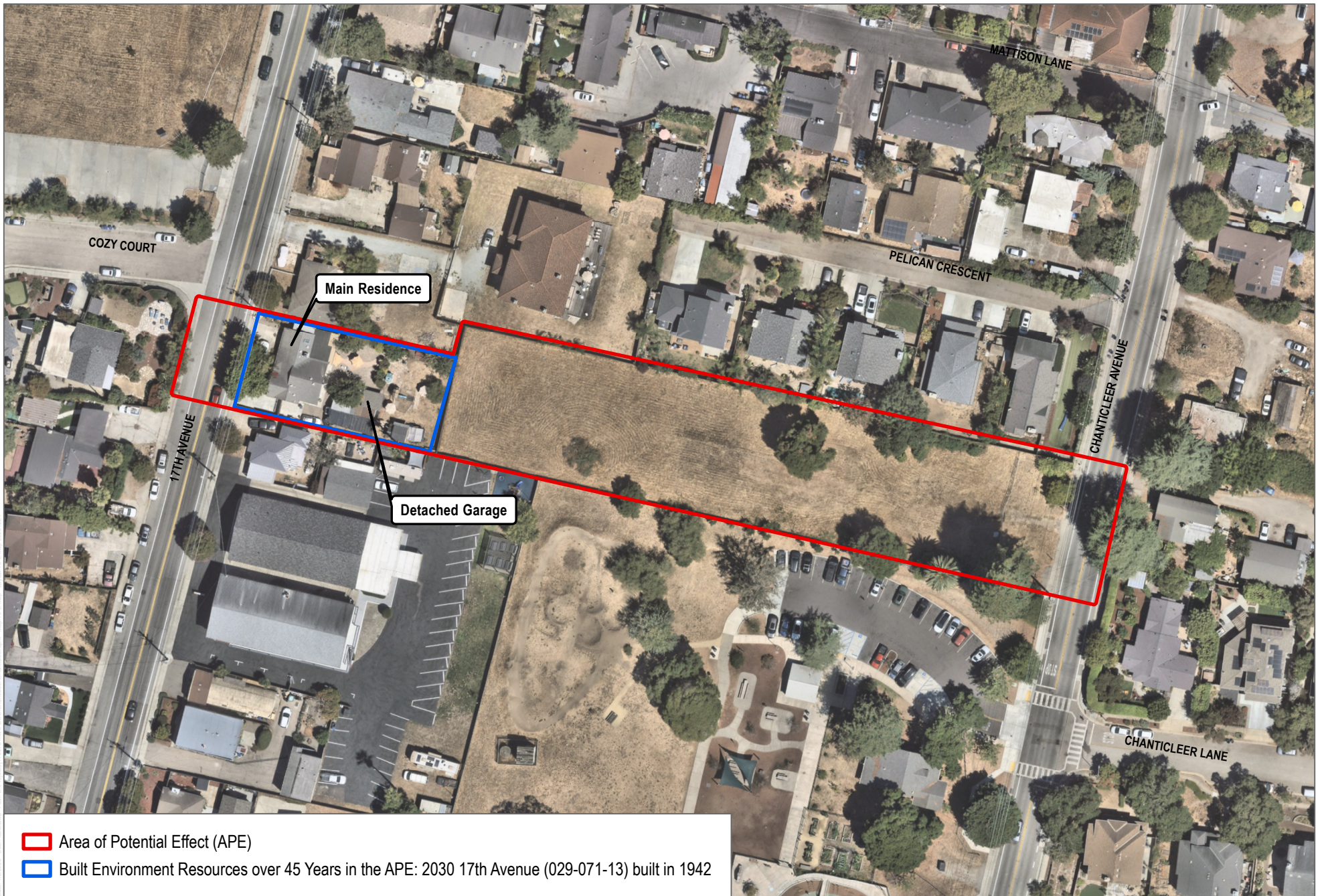
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SOURCE: Orange County 2024, Nearmap Imagery (accessed 2025), Open Street Map 2025

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Appendix A

Interested Party Correspondence

From: [Andrea Dumovich Heywood](#)
To: ["capitolamuseum@gmail.com"](mailto:capitolamuseum@gmail.com)
Cc: [Catherine Wade](#)
Bcc: [Fallin Steffen](#)
Subject: 2021 Chanticleer Avenue Project
Date: Monday, December 22, 2025 3:29:00 PM
Attachments: [CHM.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Ms. Osterberg,

I am reaching out today on behalf of Dudek and New Horizons Affordable Housing and Development Inc. to provide you with some information about the 2021 Chanticleer Avenue Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,
Andrea Dumovich Heywood

Andrea Dumovich Heywood (she/her)
Architectural Historian



O: 949 373 8311 **C:** 949 641 7152

dudek.com



From: [Andrea Dumovich Heywood](#)
To: ["I-j-w@pacbell.net"](mailto:I-j-w@pacbell.net)
Cc: [Catherine Wade](#)
Bcc: [Fallin Steffen](#)
Subject: 2021 Chanticleer Avenue Project
Date: Monday, December 22, 2025 3:33:00 PM
Attachments: [LON.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Ms. Wilshusen,

I am reaching out today on behalf of Dudek and New Horizons Affordable Housing and Development Inc. to provide you with some information about the 2021 Chanticleer Avenue Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,
Andrea Dumovich Heywood

Andrea Dumovich Heywood (she/her)
Architectural Historian



O: 949 373 8311 **C:** 949 641 7152
dudek.com



From: [Andrea Dumovich Heywood](#)
To: ["nikki@santacruzmah.org"](mailto:nikki@santacruzmah.org)
Cc: [Catherine Wade](#)
Bcc: [Fallin Steffen](#)
Subject: 2021 Chanticleer Avenue Project
Date: Monday, December 22, 2025 3:16:00 PM
Attachments: [SCMAH_Patterson.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Nikki Patterson,

I am reaching out today on behalf of Dudek and New Horizons Affordable Housing and Development Inc. to provide you with some information about the 2021 Chanticleer Avenue Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,
Andrea Dumovich Heywood

Andrea Dumovich Heywood (she/her)
Architectural Historian



O: 949 373 8311 **C:** 949 641 7152
dudek.com



From: [Andrea Dumovich Heywood](#)
To: jessie@santacruzmah.org
Cc: [Catherine Wade](#)
Bcc: [Fallin Steffen](#)
Subject: 2021 Chanticleer Avenue Project
Date: Monday, December 22, 2025 3:22:00 PM
Attachments: [SCMAH_Durant.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Jessie,

I am reaching out today on behalf of Dudek and New Horizons Affordable Housing and Development Inc. to provide you with some information about the 2021 Chanticleer Avenue Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,
Andrea Dumovich Heywood

Andrea Dumovich Heywood (she/her)
Architectural Historian



O: 949 373 8311 **C:** 949 641 7152

dudek.com



From: [Andrea Dumovich Heywood](#)
To: ["felicia@santacruzmuseum.org"](mailto:felicia@santacruzmuseum.org)
Cc: [Catherine Wade](#)
Bcc: [Fallin Steffen](#)
Subject: 2021 Chanticleer Avenue Project
Date: Monday, December 22, 2025 3:26:00 PM
Attachments: [SCMNH.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Felicia,

I am reaching out today on behalf of Dudek and New Horizons Affordable Housing and Development Inc. to provide you with some information about the 2021 Chanticleer Avenue Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,
Andrea Dumovich Heywood

Andrea Dumovich Heywood (she/her)
Architectural Historian



O: 949 373 8311 **C:** 949 641 7152
dudek.com



From: [Nikki Patterson](#)
To: [Andrea Dumovich Heywood](#)
Subject: Thanks for your message Re: 2021 Chanticleer Avenue Project
Date: Monday, December 22, 2025 3:16:20 PM

Thanks for your message. Nikki is no longer with the MAH. Her personal email is: nichelle71@gmail.com

If you have questions regarding membership or renewal, please email: membership@santacruzmah.org

If you have questions regarding marketing or media relations, please email: pr@santacruzmah.org

If you have other questions, please email: info@santacruzmah.org

--

In community,

Nikki Patterson (she/her) | Director of Development & Communications

Santa Cruz Museum of Art & History

831-429-1964 x 7025

[MAH Website](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

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From: [Felicia Van Stolk](#)
To: [Andrea Dumovich Heywood](#)
Cc: [Catherine Wade](#)
Subject: Re: 2021 Chanticleer Avenue Project
Date: Tuesday, December 23, 2025 8:43:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you for the information. I am sharing this with our Collections Manager, Kathleen to see if we have any records that align with your project.

Felicia B. Van Stolk

Executive Director

felicia@santacruzmuseum.org

(831) 420-6115 x 11 (office)

(831) 531-2849 (cell)

[She/Her/Hers](#)

Santa Cruz Museum of Natural History

Connecting people with nature and science to inspire stewardship of the natural world.

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On Mon, Dec 22, 2025 at 3:26 PM Andrea Dumovich Heywood
<adumovichheywood@dudek.com> wrote:

Hello Felicia,

I am reaching out today on behalf of Dudek and New Horizons Affordable Housing and Development Inc. to provide you with some information about the 2021 Chanticleer Avenue Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

Andrea Dumovich Heywood

Andrea Dumovich Heywood (she/her)
Architectural Historian

O: 949 373 8311 **C:** 949 641 7152
dudek.com





Live Oak History + Archives

January 13, 2026

Andrea Dumovich Heywood
DUDEK
725 Front St. Suite 400
Santa Cruz CA 95060

Re: 2021 Chanticleer Avenue Project - New Horizons Affordable Housing

Dear Ms. Heywood -

Thank you for your letter of Dec. 22, 2025. I have reviewed the information, have consulted with local historian Norman Poitevin, and have visited the site. Below are my comments about the property's history and also transportation and access.

Comments:

1. We have no knowledge of any historic or cultural resources requiring preservation located on vacant parcel APN 02907103, 2021 Chanticleer Avenue, Santa Cruz CA 95062. The Live Oak Archives compiled by Norman Poitevin include a file for this property. This file was reviewed: two houses had been built on the site but both have since been demolished. Other site research focused on property ownership and transfers since the initial lot was created via subdivision in 1928/29.
2. The house located at 2030 17th Avenue is similar to many homes of the post-WW2 Live Oak population boom era. We have no further information about this house beyond knowing that its current residents are having to move so that the house can be removed.
3. Access on both the east and west sides of the proposed development should be carefully planned to ensure adequate parking and safe ingress and egress for all travelers:
 - a. Across the street on 17th Avenue, nearby Cozy Street borders a large vacant parcel that is also likely to see future urban development; the planned development access should consider increased future traffic from this existing street. The developer should be responsible for installing a new pedestrian crossing with flashing indicators on 17th Avenue to enhance pedestrian safety in the neighborhood.
 - b. There is not enough on-site parking in the proposed development and it is very important that this be increased, because on-street parking is not available or is very limited along both 17th Avenue and Chanticleer Ave.
 - c. The proposed development is adjacent to Chanticleer Avenue County Park - an extremely active regional and neighborhood park with an ADA accessible playground and a dog park. The development should ensure that pedestrian and bicycle safety is a priority for all proposed ingress and egress designs.

Thank you very much for your consideration.

Linda Wilshusen
history@liveoakneighbors.org

Appendix B

DPR 523 Forms

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 20

*Resource Name or #: (Assigned by recorder) 2030 17th Avenue

P1. Other Identifier: N/A

*P2. Location: Not for Publication Unrestricted *a. County Santa Cruz

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Soquel, California Date 2015 T 11S; R 1W; of Sec 1 B.M.

c. Address 2030 17th Avenue City Santa Cruz Zip 95062

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590639.60 mE/ 4093129.52 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Number (APN) 029-071-13

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

2030 17th Avenue is a one-story, L-shaped, single-family residence. The original architectural style is unknown as it was highly altered in 1977 to include some Ranch-style features (Santa Cruz County 2025). Located on the east side of 17th Avenue between Mattison Lane to the north and Capitola Road to the south, the property is in the Live Oak neighborhood of the County (Photograph 1). (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph



P5b. Description of Photo: Photo 1, primary (west) elevation, looking east, December 3, 2025, Dudek, DSCN_2886

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1942 (Santa Cruz County 2025)

*P7. Owner and Address:

Jose Perez Guadalupe
2030 17th Avenue
Santa Cruz, CA 95062

*P8. Recorded by:

Fallin Steffen, MPS, Dudek
725 Front Street, Suite 400
Santa Cruz, CA 95060

*P9. Date Recorded:

December 3, 2025

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2026. *Built Environment Inventory and Evaluation Report: 2021 Chanticleer Avenue Project, Santa Cruz County, California*. Prepared for New Horizons Affordable Housing and Development Inc.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Sketch Map Other (List):

DPR 523A

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name: Unknown
- B2. Common Name: Unknown
- B3. Original Use: Single-Family Residence
- B4. Present Use: Single-Family Residence

*B5. **Architectural Style:** Highly modified property with Ranch-style elements

*B6. **Construction History:** (Construction date, alterations, and date of alterations) According to Santa Cruz County Assessor's Office property records, the subject property was initially developed in 1942 as two buildings: a single-family residence and a detached garage with a shed. The original building permit was not found, but an undated drawing in the property records indicates the property originally featured an L-shaped residence with no attached garage, an 80-square-foot front porch (still present), and 634 square feet of living space (Exhibit 1). The detached garage measured 360 square feet and included a 544-square-foot shed (Santa Cruz County 2025). (See Continuation Sheet.)

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** N/A

Area: N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 2030 17th Avenue does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or the local Santa Cruz County Historic Resources Inventory criteria as outlined in County Code 16.42.050 Historic Resource Designation [Ord. 4922 Section 1, 2008], either individually or as a contributing element to an existing or potential historic district, as outlined in County Code 16.42.030 (E) [Ord. 5061 Section 28, 2009; Ord. 4922 Section 1, 2008]. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 2030 17th Avenue. See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See Continuation Sheet

B13. Remarks: None

*B14. **Evaluator:** Andrea Dumovich Heywood, MHC

***Date of Evaluation:** January 8, 2026

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Description (cont.)

The parcel contains two buildings: a residence with an attached garage and a detached garage to the southeast. There is also a small shed at the rear, which appears to be less than 45 years of age. The parcel has a front yard and two driveways, at the north and south, respectively, with a wood fence and gate at the south driveway. The parcel is bound by a single-family residence (2050 17th Avenue) to the north, a single-family residence (2020 17th Avenue) to the south, a vacant property (2021 Chanticleer Avenue) to the east, and 17th Avenue to the west.

The residence at 2030 17th Avenue is primarily clad in T1-11 vertical siding and is capped by a composition shingle, asymmetrical cross-gable roof with minimally extended eaves and exposed rafters. The primary (west) elevation consists of a side-gable roof with an attached garage with a replacement rollup door to the north, central front porch below the side-gable roof with gable roof above, and an intersecting front gable to the south. The front porch is supported by centered double support posts and includes a south-facing pedestrian wood door with access to the garage, a large vinyl slider window, and the main entrance door (Photograph 2). The main entrance is a multi-panel wood door with a single, centered light behind decorative wood ornamentation. The front porch sits on a raised concrete foundation that is accessible by a concrete walking path through the front yard. The primary elevation's two front-facing gables contain horizontal wood siding just below the gable rooflines. Windows are multi-light vinyl replacement sliding units with faux muntins and wood frames throughout. Window frames on the primary elevation have extended woodwork while the remaining elevations appear to have simpler replacement wood frames. In addition to replacement windows, the rear (east) elevation also contains a multi-light vinyl replacement sliding door with faux muntins (Photograph 3). What appears to be an abutting shed or addition was added north of the building, which has a shed roof that is below the original residence's roofline and unfinished horizontal wood siding above the side yard fence.

The detached garage's primary (west) elevation consists of a front gable with an off-centered automobile opening (Photograph 4). The structure appears to lack a garage door and/or wall at the west and east elevations. Siding at the primary elevation appears to be a combination of T1-11 near the roofline and plywood panels below. The north elevation is clad primarily in board and batten. The remaining siding throughout appears to be a combination of plywood panels and vertical and horizontal wood planks. The roof is clad in unmatching replacement asphalt shingles, with exposed rafter tails at the north elevation. Plastic tarps cover the rear and south portions of the roof.

Significance (cont.)

This context provides an overview of the historic themes, development of the subject property, and architectural style documented as part of this study.

Historical Overview of Santa Cruz County

Spanish Period (1769–1822)

The earliest known European exploration of the Monterey Bay was a Spanish envoy mission led by Sebastián Vizcaíno in 1602. The purpose of the voyage was to survey the California coastline to locate feasible ports for shipping. Vizcaíno had explicit instructions prohibiting the creation of settlements and interacting with local Native Americans. Finding the bay to be commodious, fertile, and extremely favorable for anchorage, Vizcaíno named the Bay

“Monterey” after the Conde de Monterey, the present Viceroy in Mexico (Chapman 1920:293–294; Hoover et al. 2002: 225–226).

Despite being mapped as an advantageous berth for Spanish shipping efforts, the epicenter of Spanish settlement in Alta California did not make its way to the Monterey Bay until the second half of the eighteenth century. In an effort to prevent the establishment of English and Russian colonies in northern Alta California, Don Gaspar de Portolá, the Governor of Baja, embarked on an overland voyage in 1769 to establish military and religious control over the area. This expedition by Portolá marks the beginning of California’s Historic Period. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July 1769, Padre-Presidente Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823, including Mission Santa Cruz (Hoover et al. 2002: 226; Lehmann 2000:3; Koch 1973:3).

On their quest to locate the Monterey Bay from the 160-year-old accounts of Sebastián Vizcaíno, the Portolá expedition first reached the present-day territory of Santa Cruz on October 17, 1769. Twenty-one years later, the Franciscan Order established Mission Santa Cruz in the area near the San Lorenzo River. Father Fermín Lasuén, Corporal Luis Peralta, and five soldiers established Mission Santa Cruz on August 28, 1791, as the twelfth mission in the California Mission system. Native Americans were forced to build the mission church and auxiliary structures from local timber, limestone, and adobe, as well as cultivate wheat, barley, beans, corn, and lentils for the mission Padres and soldiers (Koch 1973:2–3; Hoover et al. 2002: 447–448; Lehmann 2000:3).

Mexican Period (1822–1848)

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Koch 1973:10; Lehmann 2000:4).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated its colonization efforts. Land grants to citizens covered more than 150,000 acres of present-day Santa Cruz County.

Jose Antonio Rodriguez served in the military in several locations in Alta California prior to his retirement at Villa Branciforte in 1798, along with his wife and nine children. His children went on to become the recipients of several land grants in present-day Santa Cruz County, including Arroyo del Rodeo granted to Francisco Castro Rodriguez in 1834, and Rancho Bolsa del Pajaro granted to Sebastian Rodriguez in 1837. Rancho Encinalito del Rodeo was never formally granted to Alejandro Rodriguez, however he settled on the land with his family in 1836 following the failed petition of joint ownership of Rancho Bolsa del Pajaro with his brother Sebastian. In summary, the Rodriguez family helped settle present-day Santa Cruz County where the subject property resides (Lehmann 2000; Koch 1973; Robinson 2012; Reader 1989).

American Period (1848–Present)

The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. Santa Cruz was designated as one of the 27 original counties of California on February 18, 1850. The new state of California recognized the ownership of lands in the state distributed under the Mexican Land Grants of the previous several decades. Although the ownership of the Rancho lands would be recognized by the new American government, the burden to verify ownership became the financial and legal responsibility of the grant holder. This resulted in lengthy court battles that caused many owners to ultimately relinquish a portion, or in some cases all, of their holdings (Lehman 2000:5; Koch 1973: 35).

As the Gold Rush gained steam in 1849, a massive influx of people seeking gold steadily flooded the rural counties of California. The gold fields quickly dried up causing many new arrivals to refocus on other economic opportunities. In Santa Cruz County, insightful entrepreneurs saw the arrival of opportunity-seeking laborers to harvest the abundant natural resources found throughout the area. The lumber, lime, cement, fishing, and leisure industries formed the economic foundation of the County of Santa Cruz (Lehmann 2000:7).

Interest in the beauty of the Monterey Bay drew visitors to the County beginning in the 1860s, causing beach tourism to emerge early on as another major industry in the County. Tourism was also responsible for quickening the rate of development along the scenic coastal areas of Santa Cruz County. The completion of railroads in the County, including the Santa Cruz and Felton Railroad in 1875, the Santa Cruz–Watsonville Railroad in 1876, and the South Pacific Coast Railroad in 1880, provided greater mobility into and throughout the County from the Bay Area and inland areas of the state by both residents and tourists alike. As the rise of trains also reconfigured shipping from the Santa Cruz wharf to the new railroads, shipping from the wharf altogether declined due to lack of use and the ease of transport by train, and the beachfront areas of the City presented savvy entrepreneurs with new emerging opportunities (Lehmann 2000: 14, 25–26).

In 1893, Harper’s Weekly acknowledged the County as a beach destination, promoting beachside institutions like the Neptune Baths built in 1884 by Captain C.F. Miller, and giving the coastal destinations, including Fredrick A. Hihn’s Camp Capitola, the push needed to become national tourist destinations. The economic transition away from the early industries of the County toward tourism during this period helped to alleviate the strain placed on the forests in the north of the County, which had experienced widespread deforestation as a result of early logging and lime production activities in that area. By the close of the nineteenth century, few old-growth redwood specimens remained in the forests of the Santa Cruz Mountains (Lehmann 2000: 14).

As the County moved into the 1900s, agriculture and tourism continued as the region’s most prominent economic drivers. By the late 1950s, the population began to expand with aid from the establishment of Cabrillo College in 1959 and the University of California at Santa Cruz in 1965. These higher education facilities brought both students and jobs as the schools became major sources of community employment throughout the County. During the 1980s, several technology companies settled in the area due to its proximity to Silicon Valley. Today, tourism, agriculture, manufacturing, and technology are the key industries that provide the economic base for County’s 270,861 residents (U.S. Census Bureau 2020).

Historical Overview of Live Oak

The following historic context is from the Historic Context Statement Update, County of Santa Cruz, prepared for the

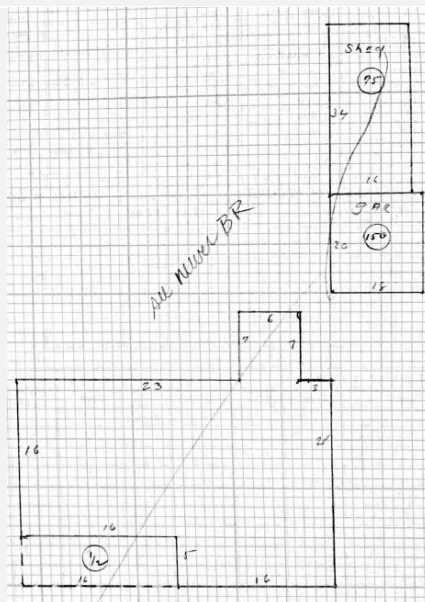
County in October 2025 (Dudek 2025).

Live Oak is a developed unincorporated area, approximately 2.9 miles east of downtown Santa Cruz. The name Live Oak is derived from Rancho Encinalito del Rodeo, the name Alejandro Rodriguez gave to his newly settled 1,500-acre territory between present-day Santa Cruz and Soquel. In Spanish, the word “encino” indicates the Holm oak, a variety of evergreen white oak common to the southern Mediterranean regions of Europe. Upon settling the area, Rodriguez encountered a vast quantity of North American evergreen oak trees, known commonly as the live oak, which bore similarities in appearance to the European variety. He named the rancho after this defining landscape feature; subsequent settlers roughly translated the term into English, and the name endures today. Rodriguez failed to file a formal petition of ownership for Rancho Encinalito del Rodeo before his death in 1848. In the following year, settlers arrived on the rancho and filed claims of ownership, which the Rodriguez family would attempt to challenge in the U.S. court system. Following a series of unfortunate court rulings in favor of the settlers, approximately 1,300 acres of the original rancho land was divided among the new claimants, leaving the widow Rodriguez with a meager 20-acre plot and the remainder of the property to be distributed among the five Rodriguez children. The Rodriguez children gradually sold off portions of their land holdings to early prospectors in the area (Collins 2025; Reader 1989, 1990).

Early American settlers in the area included farmers Jacob Schwan, Henry Johans, Martin Kinsley, and the Corcoran family. The settlers farmed wheat, oats, barley, corn, fruit trees, and grapes. The Live Oak School District was formed in August 1872, and a school was built in 1873 on the present-day school grounds. A rail line between Santa Cruz and Watsonville was completed by 1876, and it featured a stop in Live Oak called Cliffside Station. Additional transportation infrastructure was in place between Santa Cruz and the Live Oak area as early as the 1880s in the form of horsecars, followed by an electric trolley system in 1892. In addition to the vast quantities of grain produced by farmers in the Live Oak area, poultry farming became a popular venture during World War I. The Santa Cruz Milling Company began operation of a grain mill at a new plant constructed beside the Cliffside Station in 1922. The plant offered a convenient location at which local farmers could mill their grain and then ship it off to market on the adjacent train that ran just north of the property. Additionally, the plant offered poultry farming supplies and a means for farmers to mix their own custom feeds. Live Oak developed quickly during and following World War II. The Live Oak Fire District was established in 1942, and a fire house was erected along 17th Avenue in 1948. The Live Oak School District expanded with new school buildings between 1950 and 1951 and boasted an enrollment of more than 500 pupils. By the 1960s, residential development and small-scale vegetable and flower farms gradually overtook the areas of Live Oak formerly dominated by poultry and cereals production. Today, the Live Oak area is primarily characterized by residential neighborhoods (Koch 1973; SCCRTC 2018; Santa Cruz Evening News 1911: 4; Santa Cruz Evening News 1922: 5).

Construction History (cont.)

Exhibit 1. Undated drawing showing the subject property originally had an L-shaped footprint without an attached garage, and a detached garage with shed.



Source: Santa Cruz County 2025

R.H. and J.H. Baker were the earliest known property owners, listed as grantees in 1949 in the Santa Cruz County Assessor's Office property records. R.H. Baker remained affiliated with the property through 1950 (Santa Cruz County 2025; R.L. Polk & Co. 1950: 478). The earliest available historical aerial that includes the property is dated 1952 and shows what appears to be the residence and detached garage/shed at the rear. Surrounding properties are a mix of single-family residences, agricultural uses, and undeveloped land (NETR 2025). In 1953, Joseph Cattavara is listed as the occupant and Marcus M. Chapin (and V.A. Chapin) is noted as the owner (R.L. Polk & Co. 1953: 259; Santa Cruz County 2025). Chapin maintained ownership through 1954 (R.L. Polk & Co. 1954: 349). Between 1956 and 1970, the property was owned by the Witcher family, including Theo M. and Esther M. (Santa Cruz County 2025; R.L. Polk & Co. 1970: 12). During Theo M. Witcher's ownership, a fire repair permit (permit number 7128) was filed in 1963; no additional details were included in the permit. The property maintained its footprint throughout the 1960s with the addition of trees surrounding the residence by 1964 (Exhibit 2) (NETR 2025; UCSB 2025).

Exhibit 2. 1964 aerial photograph showing the subject property at 2030 17th Avenue set within a partially developed neighborhood of residences and agricultural properties (outlined in red).



Source: UCSB 2025

G.H. Allison owned the property from at least 1973 to 1985 (Santa Cruz County 2025; R.L. Polk & Co. 1985: 17). Newspaper research indicates that G.H. Allison was a former Long Beach councilperson (Santa Cruz Sentinel 1958: 6). Research revealed no additional information regarding G.H. Allison. In 1976, Allison filed a building permit with the County to add to the existing single-family dwelling, garage, kitchen, and bedroom (permit number 47266). The permit notes that the addition was to “be finished in the same manner as the existing structure” and that the approved plans required wood siding (County of Santa Cruz 2025a). Appraiser remarks in the Santa Cruz County Assessor’s Office property records note that in 1977 a major remodel occurred in which the “house was torn down to frame and completely rebuilt and added on to allowing 10% for used materials” (Santa Cruz County 2025).

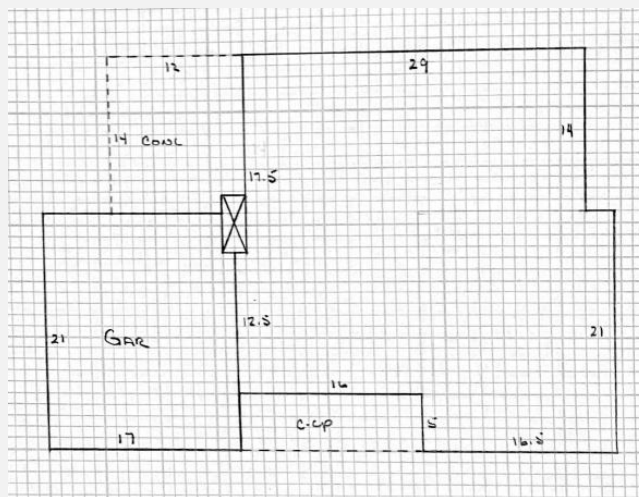
The Santa Cruz County property record included a historical image of the residence dated 1977 shortly following the major remodel (Exhibit 3). The record also included an updated drawing that reveals the footprint was expanded to include a new attached garage of 353 square feet added north of the front porch, an added central chimney, an expanded rear footprint totaling 1,005 square feet, and a 165-square-foot rear uncovered porch (Exhibit 4). The property record includes a note dated 1992 that indicates the original detached garage and shed were demolished at an unknown date, and a new 576-square-foot detached garage was built in its place (likely during the 1977 remodel) (Santa Cruz County 2025). Based on visual inspection of the extant detached garage’s siding, it is possible that the original garage remained, but the attached shed was removed at some point. Historical aerials are not clear enough to confirm if the original detached garage was demolished or not.

Exhibit 3. 1977 photograph showing the subject property following the completion of a major remodel that same year.



Source: Santa Cruz County 2025

Exhibit 4. Updated property footprint drawing following the 1977 remodel, showing the added attached garage, expanded building footprint, new central chimney, and rear porch.



Source: Santa Cruz County 2025

The next available aerial showing the existing residence is dated 1981, however the footprint is unclear. Ancillary buildings in 1981 are also not clearly visible (Exhibit 5) (NETR 2025).

Exhibit 5. 1981 aerial photograph showing the subject property following the 1977 remodel (outlined in red).



Source: NETR 2025

Although the 1988 city directory lists Lois Dolan as the property’s owner for that year, she appears to have been a tenant because James G. Allison is listed as the property’s grantee in appraisal records beginning in 1986. James G. Allison maintained property ownership through 1998 (permit number 0026441C-00116970) (Santa Cruz County 2025; County of Santa Cruz 2025b).

James G. Allison—son of G.H. Allison—was born in 1937 in Long Beach, California, and graduated from Huntington Beach High School in 1955. He moved to Santa Cruz and married Barbara Mary Lee in 1958. Later, James G. Allison earned his General Electrician’s License and went on to co-found M & M Construction. Allison had three children and nine grandchildren. He passed away on August 25, 2011 (MediaNews Group 2025). No further information regarding James G. Allison or any other owners/tenants was revealed through historical research.

Historical aerials show that the residence and ancillary building footprints remained unchanged from the early 1990s to 2025 (Exhibit 6) (NETR 2025; Google Earth 2025).

Exhibit 6. 1993 aerial photograph (left) showing the subject property with an L-shaped residence and rear ancillary building (outlined in red); 2025 aerial photograph (right) showing the subject property, which maintained its L-shaped residence, and rear ancillary building (outlined in red).



Source: NETR 2025; Google Earth 2025

Owner/Occupant Timeline for 2030 17th Avenue

Table 1 presents a timeline of the owners and/or occupants of the subject property since the initial development of the property based on available city directories, building permits, and appraisal records.

Table 1. Owner/Occupants for 2030 17th Avenue

Date	Name	Source
1949	R.H. and J.H. Baker – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1950	R.H. Baker	R.L. Polk & Co. 1950. Polk’s Santa Cruz City Directory, 1950. Page 478.
1953	Joseph Cattavara	R.L. Polk & Co. 1953. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1953. Page 259.
1953	M.M. and V.A. Chapin – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1954	Marcus M. Chapin – owner	R.L. Polk & Co. 1954. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1954. Page 349.

Table 1. Owner/Occupants for 2030 17th Avenue

Date	Name	Source
1956	T.M. and E.M. Witcher – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1958	Theo M. Witcher – owner	R.L. Polk & Co. 1958. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1958. Page 15.
1960	Theo M. Witcher – owner	R.L. Polk & Co. 1960. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1960. Page 17.
1964	Theo M. Witcher – owner	R.L. Polk & Co. 1964. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1964. Page 14.
1967	17th Avenue not listed	Santa Cruz County
1969	17th Avenue not listed	Santa Cruz County
1969	Theo M. Witcher – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1971	17th Avenue not listed	Santa Cruz County
1970	Mrs. Esther M. Witcher – owner	R.L. Polk & Co. 1970. Polk’s Santa Cruz City Directory, 1970. Page 12.
1973	17th Avenue not listed	Santa Cruz County
1973	G.H. Allison – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1974	G.H. Allison – owner	R.L. Polk & Co. 1974. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1974. Page 15.
1976	G.H. Allison – owner	R.L. Polk & Co. 1976. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1976. Page 15.
1980	G.H. Allison – owner	R.L. Polk & Co. 1980. Polk’s Santa Cruz (Santa Cruz County, California) City Directory, 1980. Page 15.
1985	G.H. Allison – owner	R.L. Polk & Co. 1985. Polk’s Santa Cruz (California) City Directory, 1985. Page 17.
1986	James G. Allison Trustee (f/Virginia A. Allison) – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1986	James G. Allison Trustee 50% (f/Virigina Allison DTD 3-31-81), James G. Allison Trustee 50% (f/Gerald + Virigina Allison ‘Trust “A”’ DTD 3-31-81) – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1986	James G. Allison Trustee (Trust A) 50%; James G. Allison Trustee (Trust “B”) 50% – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue

Table 1. Owner/Occupants for 2030 17th Avenue

Date	Name	Source
1988	Lois Dolan – owner* *listed as owner but appears to be a tenant based on other property records	R.L. Polk & Co. 1988. Polk’s Santa Cruz (California) City Directory, 1988. Page 17.
1990	James G. Allison – owner	Santa Cruz County Assessor’s Office property records for 2030 17th Avenue
1998	James G. Allison – owner	Plumbing permit - permit number 0026441C-00116970; County of Santa Cruz 2025b

Ranch (ca. 1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as Sunset, Better Homes and Gardens, and House Beautiful. Later, Ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with Federal Housing Authority loans (Grimes and Chiang 2009).

The character-defining features of the Ranch style include the following:

- Rambling, elongated plans with horizontal emphasis
- One story to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Free-flowing interior spaces
- Designed connection to the outdoors
- Cladding includes stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters

- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window

Evaluation

Under NRHP and CRHR Criterion A/1, and Santa Cruz County's local Criterion 1, the property at 2030 17th Avenue lacks a direct and important association with any event significant in local, state, or national history. The property was constructed in 1942 as a single-family residence with detached garage/shed, in the Live Oak area, an unincorporated are of the County. The County largely served as an agricultural region in the late 1800s through 1930s. The subject property built in 1942 likely housed workers who served the surrounding agricultural industry. By 1952, surrounding properties along 17th Avenue and throughout the Live Oak neighborhood appear to be a mix of single-family residences, agricultural uses, and undeveloped land. The subject property developed as part of the early residential suburban development that continued through the post- World War II era following the Live Oak and statewide trend of residential expansion. Although built before the post-war housing boom of the 1950s, the subject property was not the first residence built in the Live Oak neighborhood nor considered an early residence as single-family properties existed in Live Oak prior to the subject property. Its development is considered part of the typical suburban expansion of the County. The subject property did not play a significant role in this trend, nor did it influence this trend. Therefore, 2030 17th Avenue is recommended not eligible under NRHP/CRHR Criterion A/1 or Santa Cruz County's local Criterion 1.

Under NRHP and CRHR Criterion B/2, and Santa Cruz County's local Criterion 2, 2030 17th Avenue lacks a significant association with the productive life of any person important in local, state, or national history. Research identified that the property was owned between 1973 and 1985 by G.H. Allison, a former Long Beach councilperson. However, research did not uncover additional information regarding his position or contributions as a councilperson, nor did it reveal any direct connection between G.H. Allison and the subject property, other than he maintained ownership for at least 11 years. Research also revealed that the Allison family continued to maintain ownership of the subject property through the late 1990s, as it was owned by James G. Allison (son of G.H. Allison) from 1986 to at least 1998. James G. Allison was an electrician and co-founded M & M Construction in Santa Cruz. No additional information regarding James G. Allison, his construction business, and his connection to the subject property was uncovered. No information was available through archival research regarding any other known owner and occupant. Because archival research did not identify any individuals who made a singular and specific significant contribution to the property's history, the subject property lacks the necessary associative significance to meet NRHP Criterion B. Therefore, 2030 17th Avenue is recommended not eligible under NRHP/CRHR Criterion B/2 and Santa Cruz County's local Criterion 2.

Under NRHP and CRHR Criterion C/3, and Santa Cruz County's local Criterion 3, 2030 17th Avenue is a highly modified property with Ranch-style elements. The residence was constructed in 1942 and originally contained a smaller L-shape footprint with a front porch and gable roof. The original architectural style is unknown. In 1977, the property underwent a major remodel that included exterior modifications and increased square footage. The remodel introduced some Ranch-style features, including the addition of an attached garage, a central chimney, a second gable roof, and a rear uncovered porch. Research indicates that at an unknown date, the original garage/shed may

have been replaced with a new detached garage. Architecturally, the subject residence does not possess high artistic value reflecting the Ranch architectural style and is a typical single-family property that has been greatly altered. The original architect is unknown, and it does not appear to be the work of a master architect or designer. The property also does not appear to be a component of a potential or existing historic district. Therefore, 2030 17th Avenue is recommended not eligible under NRHP/CRHR Criterion C/3 and Santa Cruz County's local Criterion 3.

Under NRHP and CRHR Criterion D/4, and Santa Cruz County's local Criterion 4, 2030 17th Avenue does not appear significant as a source, or likely source, of important historical information. Nor does it appear likely to yield information important in prehistory or history. The technology to design and construct the single-family residence from the 1940s is well understood through trade catalogs and architectural records. Therefore, the subject property is recommended not eligible under NRHP/CRHR Criterion D/4 and Santa Cruz County's local Criterion 4.

Under Santa Cruz County's Historic District criteria, the property at 2030 17th Avenue does not meet any of the criteria that would make it contribute to a new or existing historic district. The property does not (1) have character of special historic or aesthetic interest or value; (2) represent one or more periods or styles of architecture typical of one or more eras in the history of the County; and (3) cause such area, by reason of these factors, to constitute a geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects that are unified by past events, or aesthetically by plan or physical development.

Because the historic integrity of a property is based on associative significance under applicable criteria, the assessment of a property's integrity can only proceed after its significance has been fully established. When appropriate, the assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Additionally, 2030 17th Avenue was not found to have associative significance under any of the criteria for listing in the NRHP, CRHR, and Santa Cruz County Historic Resources Inventory; therefore, analysis of historic integrity of the subject property is inconsequential.

In conclusion, 2030 17th Avenue lacks sufficient significance to meet any of the criteria for inclusion in the NRHP as outlined under 36 CFR § 60.4, or the CRHR as described under PRC § 5024.1(c), or the local Santa Cruz County Historic Resources Inventory criteria as outlined in County Code 16.42.050 Historic Resource Designation [Ord. 4922 Section 1, 2008], either individually or as a contributing element to an existing or potential historic district, as outlined in County Code 16.42.030 (E) [Ord. 5061 Section 28, 2009; Ord. 4922 Section 1, 2008]. As such, the subject property at 2030 17th Avenue is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA pursuant to Section 15064.5(a)(2)-(3) of the CEQA Guidelines.

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*Resource Name or # (Assigned by recorder) 2030 17th Avenue

*Recorded by: Fallin Steffen, MPS, Dudek *Date: December 3, 2025 Continuation Update

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*Resource Name or # (Assigned by recorder) 2030 17th Avenue

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Photographs (cont.)

Photo 2. Detail photograph of the west elevation's front porch, camera facing east.



Source: Dudek 2025, DSCN_2906

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*Resource Name or # (Assigned by recorder) 2030 17th Avenue

*Recorded by: Fallin Steffen, MPS, Dudek *Date: December 3, 2025 Continuation Update

Photo 3. Rear (east) elevation showing replacement windows and door, camera facing west.



Source: Dudek 2025, DSCN_2923

Photo 4. Detached garage, camera facing east.



Source: Dudek 2025, DSCN_2921

Attachment 9
SHPO Consultation Letter



County of Santa Cruz

Department of Community Development and Infrastructure

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Matt Machado - Deputy CAO / Director

March 26, 2026

Julianne Polanco
State Historic Preservation Officer
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Request for Concurrence for the 2021 Chanticleer Avenue Project, Santa Cruz County, California

Dear Ms. Polanco:

The County of Santa Cruz is re-initiating consultation under Section 106 of the National Historic Preservation Act of 1966 as amended (16 U.S.C 470f) (Section 106) for the 2021 Chanticleer Avenue Project (Project). The County of Santa Cruz (County) previously completed Section 106 consultation for this undertaking, and the State Historic Preservation Officer issued no objection to the County's finding of No Historic Properties Affected on May 14, 2025 (HUD_2025_0128_001). The associated National Environmental Policy Act (NEPA) review was completed in August 2025. Since that time, the Project description and Area of Potential Effects (APE) have changed; therefore, a re-evaluation of the environmental review is being conducted as required by the U.S. Department of Housing and Urban Development (HUD) regulations. Specifically, the Project site has been expanded to include the adjacent parcel, and associated adjustments to the Project description warrant an updated review.

In accordance with 36 CFR §800.5 and HUD's re-evaluation requirements, the County has reassessed the Project's potential effects on historic properties and is submitting updated documentation for your review and concurrence. We are requesting your review and comments on the County's determination of No Historic Properties Affected for the revised Project within the updated APE.

A previous report addressing cultural resources, titled *Cultural Resources Analysis Report 2021 Chanticleer Avenue HUD Project Santa Cruz, Santa Cruz County, California* (Dudek 2024), was completed in December 2024 to support the initial Section 106 consultation for this Project. That analysis focused on the vacant property located at 2021 Chanticleer Avenue (Assessor's Parcel Number [APN] 029-071-03), which constituted the extent of the project footprint and the APE at that time. This letter provides updated information on

the APE and Project description and supporting cultural resources analyses to support your review of the County's determination of No Historic Properties Affected.

Project Name: 2021 Chanticleer Avenue Project

Project Location: 2021 Chanticleer Avenue and 2030 17th Avenue, Santa Cruz, CA, 95062 (APNs 029-071-03 and 029-071-13)

Undertaking: The Project is within Section 16 of Township 11 South and Range 1 West of the Soquel, California, U.S. Geological Survey 7.5-minute series quadrangle map (Attachment 1: Project Location). The Project is located at 2021 Chanticleer Avenue and 2030 17th Avenue, Santa Cruz, California, located in the Live Oak neighborhood within an unincorporated area of the County. The Project is on two adjacent parcels that would be merged as part of the project: 2021 Chanticleer Avenue (APN 029-071-03), a currently vacant parcel that formerly contained two single-story houses and one barn demolished in 2023, and 2030 17th Avenue (APN 029-071-13), currently occupied by a single-family residence with a detached garage.

The Project would entail construction and operation of a new 3-story, 61-unit, 100% affordable apartment building totaling approximately 58,000 square feet. The Project would be designed in the Craftsman style to be compatible with the existing neighborhood. The building would be located on the south property line adjacent to a County park, and set back from the rear yards of the two-story residential buildings to the north. The site layout provides a two-way drive aisle for entering and exiting from both Chanticleer and 17th Avenues. The project would provide up to 64 parking stalls, including dedicated Americans with Disabilities Act (ADA)-compliant stalls for the 15% fully accessible units. ADA-compliant parking stalls are located at the east end, closest to the elevator and communal areas. Other Project amenities would include a community room, two on-site support staff offices, shared laundry, and a bike room.

Area of Potential Effects: The County initially completed Section 106 consultation for the Project, which included an APE limited to 2021 Chanticleer Avenue (APN 029-071-03), which composed the majority of the present APE and received no objection from the State Historic Preservation Officer on May 14, 2025 (HUD_2025_0128_001). In addition to 2021 Chanticleer Avenue, the APE has been expanded to include the parcel at 2030 17th Avenue. The Project APE consists of the geographic areas where the Project may directly or indirectly cause alterations in the character or use of historic properties as delineated in Attachment 2. The area of direct physical effect for the Project, which is currently the 2021 Chanticleer Avenue and 2030 17th Avenue, consists of a total area of 1.42 acres. The APE for archaeological resources includes the parcels designated as 2021 Chanticleer Avenue or APN 029-071-03 (1.01 acres) and 2030 17th Avenue or APN 029-071-13 (0.24 acres), as well as adjacent street right-of-way (ROW) on Chanticleer Avenue and 17th Avenue (0.17 acres). The new buildings would be constructed within the two parcels and some construction activities, including but not limited to utility trenching, may occur within the street ROW adjacent to the two properties. The maximum depth of construction, or vertical APE, is expected not to exceed 10 feet. Delineation of the APE for built environment resources considered the proposed project activities in conjunction with historic-age built resources that are 45 years of age or older (those built

in or before 1980) at the time of survey that may sustain impacts due to the construction or operation of the project.

Historic Property Identification Effort: Dudek conducted a records search of the California Historic Resources Information System (CHRIS) at the Northwest Information Center (NWIC) between November 25 and December 2, 2024, of the original APE (2021 Chanticleer Avenue) and a 0.25-mile search radius. Charles Mikulik Archaeological Consulting conducted a records search of the amended APE (including 2030 17th Avenue and adjacent streets ROW) at NWIC on November 12, 2025. In addition to a review of previously prepared site records and reports, Dudek staff reviewed the National Register of Historic Places (NRHP), California Register of Historical Resources, and Archaeological Determinations of Eligibility lists, historical maps, local inventories, and internal Dudek report inventory for information relevant to the cultural resources within or adjacent to the APE. The records search indicates that 13 technical studies intersect the APE, as shown in Appendix B of Attachment 3. These include nine regional studies (S-000848, S-003453, S-004087, S-009462, S-015529, S-030204, S-032596, S-048442, and S-048927), three large-scale project-related studies (S-003779, S-003779a and S-018217), and one technical study focused on the property adjacent to the APE (S-048803).

Results of the records search also identified two previously recorded built environment resources outside the APE but within the 0.25-mile buffer: the Miller House and the Johnson Tank House. The two structures were built ca. 1915; neither of the structures were recommended as eligible for listing in the NRHP. The Miller House was listed in 2009 on the County of Santa Cruz Inventory of Historic Resources with a NR5 status code, found eligible under local Criteria C1 and C3.

Dudek also conducted archival and property specific research at Santa Cruz County, Santa Cruz County Assessor, Santa Cruz Public Library, as well as state repositories to identify historic properties and cultural resources.

Dudek conducted an intensive-level pedestrian survey using a minimum of five-meter transects and opportunistic soil scrapes over the entirety of the Project APE to identify potential surface archaeological deposits or evidence of buried archaeological deposits. One auger bore was excavated in the eastern portion of 2030 17th Avenue to evaluate any subsurface deposits. Subsurface testing consisted of one 10-centimeter-diameter auger bore excavated in 20-centimeter levels to a depth of 100 centimeters. Dudek archaeologists recorded observations about soil characteristics and artifact content for each 20-centimeter level. Dudek also conducted an intensive-level survey of the APE documenting all built environment resources constructed in or before 1980 (45 years).

Description of Findings: Our investigation did not identify any historic properties or other significant cultural resources within the Project APE. During the pedestrian survey, Dudek identified the locations of the three previously demolished buildings on the 2021 Chanticleer Avenue parcel, one additional concrete foundation, one historic glass vial likely manufactured in 1943, and two weathered remains of Common Littleneck clam, or rock cockle (*Protothaca staminea*). These resources were identified within the 2021

Chanticleer Avenue parcel, and no additional resources were found within the rest of the APE. The foundation and glass artifact were likely associated with the historic homestead that was developed on the property in 1944 and demolished in 2023, while the shellfish remains could indicate the presence of a prehistoric deposit.

One historic-era property in the APE (2030 17th Avenue) was evaluated using the criteria of the NRHP and is recommended not eligible for listing on the NRHP. The other property in the APE, 2021 Chanticleer Avenue, was not inventoried and evaluated because it is vacant and was previously recorded and evaluated in the *Cultural Resources Analysis Report 2021 Chanticleer Avenue HUD Project Santa Cruz, Santa Cruz County, California (APN 029-071-03)* (Dudek 2024), which was completed in December 2024 in conjunction with this Project. The County initially completed Section 106 consultation for the Project and received no objection from the State Historic Preservation Officer on May 14, 2025 (HUD_2025_0128_001), and the NEPA review was completed in August 2025.

Tribal Consultation: Dudek submitted a Sacred Lands File search request to the Native American Heritage Commission (NAHC) on February 19, 2025. The NAHC responded with a positive result and advised to contact the Costanoan Ohlone Rumsen-Mutsen Tribe for more information. Additionally, the NAHC provided a list of tribal representatives who may also have knowledge of cultural resources in the Project area. On March 28, 2025, the County sent letters to each tribal representative on the NAHC's Native American Contact List, inviting them to be a consulting party under Section 106. No responses were received within 30 days; however, on May 12, 2025, the County received a response from the Costanoan Rumsen Carmel Tribe requesting to consult. The County and the Project applicant consulted with the tribe to incorporate requested measures for Native American monitoring of ground disturbance and cultural sensitivity training prior to commencement of construction activities. The County submitted a summary of consultation letter to the Tribe on July 15, 2025, offering them to provide cultural sensitivity training and monitoring of ground-disturbing activities. On August 8, 2025, the County received a response from the Indian Canyon Mutsun Band of Costanoan Ohlone People, expressing interest in the Project and recommending both Native American and archaeological construction monitoring of ground disturbance, as well as a cultural sensitivity training to be given to work crews prior to commencement of construction.

On December 18, 2025, the County sent letters to each tribal representative on the NAHC's Native American Contact List to notify them about the proposed expansion of the Project APE. On January 7, 2026, the Indian Canyon Mutsun Band of Costanoan Ohlone People submitted a formal request for consultation and reiterated their August 2025 request to incorporate Native American and archaeological monitoring of ground disturbance, as well as cultural sensitivity training, prior to commencement of construction activities. Subsequently, on March 3, 2026, the County met with tribal representative Kanyon Sayers-Roods. During the meeting, Ms. Sayers-Roods expressed interest in: (1) clarification on the extent of grading to be performed on site for construction, including the expected depth of land disturbance; (2) providing a joint cultural sensitivity training prior to construction; (3) consideration for the Tribe to be hired for tribal consultation services should the Costanoan Rumsen Carmel Tribe be unavailable to provide monitoring and training; (4) opportunities for tribal involvement if any human remains are

discovered; (5) opportunities to provide input on recommendations for tribal land acknowledgment at the Project site; and (6) incorporation of California native species into the proposed landscaping. These topics have been documented as part of the Project's tribal outreach and will be addressed through the County's cultural resources mitigation measures and post-review Project commitments, as appropriate.

Interested Party Correspondence: On December 22, 2025, Dudek sent an outreach letter and figure depicting the Project APE to the Santa Cruz Museum of Art and History, Santa Cruz Museum of Natural History, Capitola Historical Museum, and Live Oak Neighbors. The letter provided a brief description of the proposed Project and requested information about cultural resources in or near the APE. On December 23, 2025, Felicia B. Van Stolk, Executive Director of Santa Cruz Museum of Natural History, responded in an email stating that she was sharing this request with Kathleen Aston, Collections Manager, to see if the museum has any records that align with the project. No additional correspondence was received from Van Stolk or Aston as of the date of this letter. On January 13, 2026, Dudek received a response from Linda Wilshusen of Live Oak Neighbors stating the following comments: (1) Live Oak Neighbors has no knowledge of any historic or cultural resources located at 2021 Chanticleer Avenue, and notes that two houses were previously on the subject property and have since been demolished; (2) the subject property at 2030 17th Avenue is similar to many other Live Oak residences built in the post-World War II era; and (3) the proposed Project should consider access at the east and west, and to ensure adequate parking and address safety ingress/egress concerns for pedestrians and cyclists. No response was received from the Santa Cruz Museum of Art and History or the Capitola Historical Museum. Copies of the interested party correspondence are in Appendix A of the built environment inventory and evaluation report (Attachment 5).

Determination of Effect: The County has determined that the Section 106 finding for the Project is No Historic Properties Affected, as no historic properties have been identified in the APE. To account for the potential for inadvertent discovery of archaeological resources during construction consistent with NHPA Section 106 regulations, the County adopted the following mitigation measures in the Project's Environmental Review Record, which remain applicable to the revised Project:

MM-CUL-1: Archaeological Monitoring during Initial Ground-Disturbing Phases of Construction. Initial ground-disturbing activities shall be observed by a qualified professional archaeologist either meeting the U.S. Secretary of the Interior's Professional Qualifications and Standards, or under the direction of an archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological monitors shall be commissioned by the County and paid for by the Project applicant. If archaeological resources are encountered, MM-CUL-2 shall apply. Archaeological monitoring may be reduced or halted at the discretion of the monitor as warranted by conditions such as encountering bedrock, ground disturbance occurring in fill, or other indications that discovery is extremely unlikely.

- MM-CUL-1A: Worker Environmental Awareness Training (WEAT). Dudek shall prepare a WEAT informational pamphlet for project contractors with information about cultural resources, relevant regulations, and procedures to follow if a potential cultural resource is identified during construction. An in-person WEAT training shall be conducted by a qualified archaeologist either meeting the U.S. Secretary of the Interior's Professional Qualifications and Standards, or under the direction of an archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, prior to construction.
- MM-CUL-2: Inadvertent Discovery of Cultural, Historic, or Archaeological Resources during Construction. If archaeological/cultural resources are discovered during grading or construction activities, all further excavation, disturbance, and work within 200 feet of the discovery must immediately cease and the planning director shall cause an on-site inspection of the property to be made. The purpose of the inspection shall be to determine whether the discovery is of an archaeological resource or cultural resource. The planning director shall notify a representative from the local Native California Indian groups and the property owner (Santa Cruz County Code [SCCC]: 16.40.040). Work shall not resume until an archaeological site development has been approved in accordance with Chapter 18.10 SCCC, Level III (SCCC: 16.40.050).
- MM-CUL-3: Inadvertent Discovery of Human Remains. If human remains are discovered at any time, work in that area should be halted and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) should be followed, beginning with notification to the Santa Cruz County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will be authorized to make recommendations regarding the treatment of Native American human remains and associated materials. Further, federal regulations require that Native American human remains, funerary objects, and objects of cultural patrimony are handled consistent with the requirements of the Native American Graves Protection and Repatriation Act (NAGPRA) for all discovery situations in accordance with 43 CFR 10.
- MM-TCR-1: Cultural Sensitivity Training. A Native American monitor will provide a cultural sensitivity training to work crews prior to commencement of construction activities.
- MM-TCR-2: Native American Monitoring during Ground-Disturbing Phases of Construction. Ground-disturbing activities shall be observed by a Native American Monitor. If archaeological resources are encountered, MM-CUL-2 shall apply. Native American monitoring may be reduced or halted in consultation with the qualified archaeologist and the County.

Your review and comments on our determination of No Historic Properties Affected are requested. Please provide us with your response on or before 30 days of receipt of this letter. To assist in your review, the following materials are included with this submittal: a Project Location Map (Attachment 1), a Project APE Map (Attachment 2); the Archaeological Resources Analysis Report, including confidential records search results (Attachment 3), a Tribal Consultation Summary (Attachment 4), and the Built Environment Inventory and Evaluation Report, including interested party correspondence and California Department of Parks and Recreation 523 Forms (Attachment 5). Should you need further information, please contact me via email at stephanie.hansen@santacruzcountyca.gov.

Sincerely,

DocuSigned by:

A34568E78B3343D...

Stephanie Hansen, Assistant Director
County of Santa Cruz Department of Community Development and Infrastructure

Attachments:

Attachment 1 – Project Location Map

Attachment 2 – Project APE Map

Attachment 3 – Archaeological Resources Analysis Report for the 2021 Chanticleer Avenue Project, Santa Cruz, California

Attachment 4 – Tribal Consultation Summary

Attachment 5 – Built Environment Inventory and Evaluation Report for the 2021 Chanticleer Avenue Project, Santa Cruz County, California

Attachment 10

Noise Report

MEMORANDUM

To: Catherine Wade, Dudek
From: Nick Segovia, Dudek
Subject: Noise Technical Memorandum –2021 Chanticleer Avenue Affordable Housing Project (Re-Evaluation)
Date: 3/24/2026
cc: Kristin Arakawa
Attachment(s): Figure 1, Project Location
Figure 2, Noise Assessment Locations
Attachment A, Traffic Noise Model Input/Output Data

This technical noise memo summarizes the results of the noise analysis conducted for on-site uses of the 2021 Chanticleer Avenue Affordable Housing Project (Project) in Santa Cruz, California (see Figure 1).

1 Background

1.1 Project Description

The proposed Project involves construction and operation of a 61-unit, 100% affordable multifamily housing development, located at 2021 Chanticleer Avenue and 2030 17th Avenue (Assessor's Parcel Numbers 029-071-03 and 029-071-13) in unincorporated Santa Cruz County. The project would consist of a three-story residential building of approximately 58,000 square feet, containing studio, one-bedroom, two-bedroom, and three-bedroom units, including one manager's unit. Parking would be provided in surface lots with approximately 64 stalls, including ADA-accessible spaces. Vehicular access would be available from both Chanticleer Avenue and 17th Avenue. Resident amenities would include a community room, bike storage, laundry facilities, and on-site offices for resident services staff. Architecturally, the building would be designed in a three-story craftsman style with setbacks from surrounding residential areas. All utilities and infrastructure—water, sewer, stormwater, and electrical—would connect to existing public systems. Construction would include standard site preparation, grading, utility installation, and building construction.

1.2 Noise Fundamentals and Terminology

Vibrations, traveling as waves through air from a source, exert a force perceived by the human ear as sound. Sound pressure level (referred to as sound level) is measured on a logarithmic scale in decibels (dB) that represent the fluctuation of air pressure above and below atmospheric pressure. Frequency, or pitch, is a physical characteristic of sound and is expressed in units of cycles per second or hertz (Hz). The normal frequency range of hearing for most people extends from about 20 to 20,000 Hz. The human ear is more sensitive to middle and high frequencies, especially when the noise levels are quieter. As noise levels get louder, the human ear starts to hear the frequency spectrum more evenly. To accommodate for this

phenomenon, a weighting system to evaluate how loud a noise level is to a human was developed. The frequency weighting called “A” weighting is typically used for quieter noise levels, which de-emphasizes the low-frequency components of the sound in a manner similar to the response of a human ear. This A-weighted sound level is called the “noise level” and is referenced in units of dBA.

Because sound is measured on a logarithmic scale, a doubling of sound energy results in a 3 dBA increase in the noise level. Changes in a community noise level of less than 3 dB are not typically noticed by the human ear (Caltrans 2013). Changes from 3 to 5 dB may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dB increase is readily noticeable. The human ear perceives a 10 dB increase in sound level as a doubling of the sound level (i.e., 65 dBA sounds twice as loud as 55 dBA to a human ear).

An individual’s noise exposure occurs over a period of time; however, noise level is a measure of noise at a given instant in time. The equivalent continuous sound level (L_{eq}), also referred to as the average sound level, is a single number representing the fluctuating sound level in A-weighted decibels (dBA) over a specified period of time. It is a sound-energy average of the fluctuating level and is equal to a constant unchanging sound of that dB level. Community noise sources vary continuously, being the product of many noise sources at various distances, all of which constitute a relatively stable background or ambient noise environment.

Noise levels are generally higher during the daytime and early evening when traffic (including airplanes), commercial, and industrial activity is the greatest. However, noise sources experienced during nighttime hours when background levels are generally lower can be potentially more conspicuous and irritating to the receiver. In order to evaluate noise in a way that considers periodic fluctuations experienced throughout the day and night, a concept termed “community noise equivalent level” (CNEL) was developed. The CNEL scale represents a time-weighted 24-hour average noise level based on the A-weighted sound level. CNEL accounts for the increased noise sensitivity during the evening hours (7 p.m. to 10 p.m.) and nighttime hours (10 p.m. to 7 a.m.) by adding 5 dB to the average sound levels occurring during the evening hours and 10 dB to the sound levels occurring during nighttime hours. Additional noise definitions are provided below.

Ambient Noise Level. The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.

A-Weighted Sound Level (dBA). The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with community responses to noise.

Community Noise Equivalent Level (CNEL). CNEL is the A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during the nighttime hours (10 p.m.–7 a.m.) and 5 dB added to the sound during the evening hours (7 p.m.–10 p.m.).

Day Night Average Sound Level (DNL or L_{dn}). Similar to the CNEL noise metric, except that no penalty is added during the evening hours (7 p.m.–10 p.m.). Typically, the CNEL and L_{dn} noise metrics vary by approximately 1 decibel or less and are often considered to be functionally equivalent.

Decibel (dB). The decibel is a unit for measuring sound pressure level and is equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure squared to a reference pressure, which is 20 micropascals.

2 Noise Analysis Methodology

2.1 Applicable Noise Standards

Because the proposed Project may receive funding from the U.S. Department of Housing and Urban Development (HUD), the noise standards specified by HUD were used for this analysis. HUD’s noise standards may be found in 24 CFR Part 51, Subpart B (CFR 2013). Exterior uses with a day night average sound level (DNL) of 65 dBA or less are considered acceptable. Sites at which the environmental or community noise exposure exceeds 65 decibels DNL are considered noise-impacted areas. For new construction proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels DNL. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dBA but does not exceed 75 dBA.

The interior noise standard is 45 dBA DNL.

2.2 Traffic Noise Modeling

The primary noise source in the Project vicinity is motor vehicle traffic. The western and eastern façades of the proposed residential units would face 17th Avenue to the west and Chanticleer Avenue to the east. State Highway 1 is approximately 2,000 feet away and is therefore not considered in the traffic noise analysis. The nearest airport, Watsonville Municipal Airport, is located approximately 10 miles away. Based upon the Aircraft Noise Monitoring Report for Watsonville Municipal Airport (WJV Acoustics, Inc. 2018), the Project site is located approximately 10.75 miles northwest of the airport’s 60 dB CNEL noise contour; thus, noise from the airport would have a negligible contribution to the on-site noise environment.

Based upon Average Daily Traffic (ADT) volumes retrieved from the Santa Cruz County Regional Transportation Commission (SCCRTC 2015), a noise analysis of traffic noise from 17th Avenue and Chanticleer Avenue carried out using HUD’s DNL Calculator¹ indicated that worst-case exterior building façade noise levels would not exceed the “acceptable” HUD standard of 65 dBA DNL.

¹ <https://www.hudexchange.info/programs/environmental-review/dnl-calculator/>.

3 Noise Analysis Results

The results of the traffic noise analysis for the modeled on-site Noise Assessment Locations (NALs) (shown in Figure 2) are summarized in Table 1. The modeled input and output data are provided in Attachment A. As shown in Table 1, the highest noise levels would occur at NAL1, which is representative of the exterior façade of the habitable rooms and amenity room facing west and closest to 17th Avenue. Exterior traffic noise levels at NAL2 (facing both 17th Avenue to the west and Chanticleer Avenue to the east) and NAL3 (facing east and closest to Chanticleer Avenue Avenue) would be lower and below 60 dBA DNL. Thus, the exposure from traffic noise along the exterior building façades would not exceed the HUD exterior noise standard of 65 dBA DNL, putting these receivers in the “acceptable” noise range.

Table 1 – Traffic Noise Level Results Summary	
Noise Assessment Location (NAL)	Noise Level (DNL (dBA))
NAL1 – western exposure	65
NAL2 – western and eastern exposure	57
NAL3 - eastern exposure	61

Source: Attachment A.

4 References

Caltrans (California Department of Transportation). 2013. Technical Noise Supplement to the Caltrans Traffic Noise Analysis Protocol. Division of Environmental Analysis, Environmental Engineering, Hazardous Waste, Air, Noise, Paleontology Office. September 2013.

CFR (United States Code of Federal Regulations). 2013. Title 24, Volume 1, Title 51 Subpart B. Accessed November 5, 2024, at <https://www.govinfo.gov/content/pkg/CFR-2013-title24-vol1/pdf/CFR-2013-title24-vol1-part51-subpartB.pdf>.

SCCRTC (Santa Cruz County Regional Transportation Commission). 2015. Santa Cruz and Live Oak Average Daily Traffic Map. Accessed December 4, 2024, at <https://www.sccrtc.org/funding-planning/statistics/>.

WJV Acoustics, Inc. 2018. Aircraft Noise Monitoring Report Watsonville Municipal Airport. Prepared for the City of Watsonville. August 29, 2018. Accessed December 4, 2024, at <https://www.watsonville.gov/DocumentCenter/View/12654/Watsonville-Airport-Noise-Report-8-29-18>.



SOURCE: Santa Cruz County (2024); Bing Imagery (Accessed 2024)

FIGURE 1

Project Location



SOURCES: Google 2026; Dudek 2026

DUDEK



0 33.5 67 Feet

FIGURE 2

Noise Assessment Locations

2021 Chanticleer Avenue Affordable Housing Project (Santa Cruz, CA)

Attachment A

Traffic Noise Model Input/Output Data

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [Day/Night Noise Level \(DNL\) Calculator](#)

Day/Night Noise Level (DNL) Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID

2021 Chanticleer Avenue Affordable Housing Project (Re-Evaluation)

Record Date

01/22/2026

User's Name

Nick Segovia

Road # 1 Name:

17th Avenue (NAL1)

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	65	65	65
Distance to Stop Sign			
Average Speed	30	30	25
Average Daily Trips (ADT)	12414	256	128
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	62	55	62
Calculate Road #1 DNL	65	Reset	

Road # 2 Name:

Chanticleer Avenue (NAL1)

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
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Effective Distance	575	575	575
Distance to Stop Sign			
Average Speed	25	25	20
Average Daily Trips (ADT)	5828	120	60
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	43	36	45
Calculate Road #2 DNL	47	Reset	

Add Road Source

Add Rail Source

Airport Noise Level

Loud Impulse Sounds?

Yes No

Combined DNL for all
Road and Rail sources

65

Combined DNL including Airport

N/A

Site DNL with Loud Impulse Sound

Calculate

Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers.
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Federal Railroad Administration Railroad Operations Data Sources (<https://www.hudexchange.info/resource/6027/federal-railroad-administration-railroad-operations-data-sources/>)

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [Day/Night Noise Level \(DNL\) Calculator](#)

Day/Night Noise Level (DNL) Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID 2021 Chanticleer Avenue Affordable Housing Project (Re-Evaluation)

Record Date 01/22/2026

User's Name Nick Segovia

Road # 1 Name: 17th Avenue (NAL2)

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	295	295	295
Distance to Stop Sign			
Average Speed	30	30	25
Average Daily Trips (ADT)	12414	256	128
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	52	45	52
Calculate Road #1 DNL	56	Reset	

Road # 2 Name: Chanticleer Avenue (NAL2)

Road #2

Vehicle Type Cars Medium Trucks Heavy Trucks

Effective Distance	345	345	345
Distance to Stop Sign			
Average Speed	25	25	20
Average Daily Trips (ADT)	5828	120	60
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	46	39	48
Calculate Road #2 DNL	50	Reset	

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers.
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Federal Railroad Administration Railroad Operations Data Sources (<https://www.hudexchange.info/resource/6027/federal-railroad-administration-railroad-operations-data-sources/>)

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [Day/Night Noise Level \(DNL\) Calculator](#)

Day/Night Noise Level (DNL) Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID

2021 Chanticleer Avenue Affordable Housing Project (Re-Evaluation)

Record Date

01/22/2026

User's Name

Nick Segovia

Road # 1 Name:

17th Avenue (NAL3)

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	580	580	580
Distance to Stop Sign			
Average Speed	30	30	25
Average Daily Trips (ADT)	12414	256	128
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	47	41	48
Calculate Road #1 DNL	51	Reset	

Road # 2 Name:

Chanticleer Avenue (NAL3)

Road #2

Vehicle Type Cars Medium Trucks Heavy Trucks

Effective Distance	<input type="text" value="65"/>	<input type="text" value="65"/>	<input type="text" value="65"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="25"/>	<input type="text" value="25"/>	<input type="text" value="20"/>
Average Daily Trips (ADT)	<input type="text" value="5828"/>	<input type="text" value="120"/>	<input type="text" value="60"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="57"/>	<input type="text" value="50"/>	<input type="text" value="59"/>
Calculate Road #2 DNL	<input type="text" value="61"/>	<input type="button" value="Reset"/>	

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers.
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

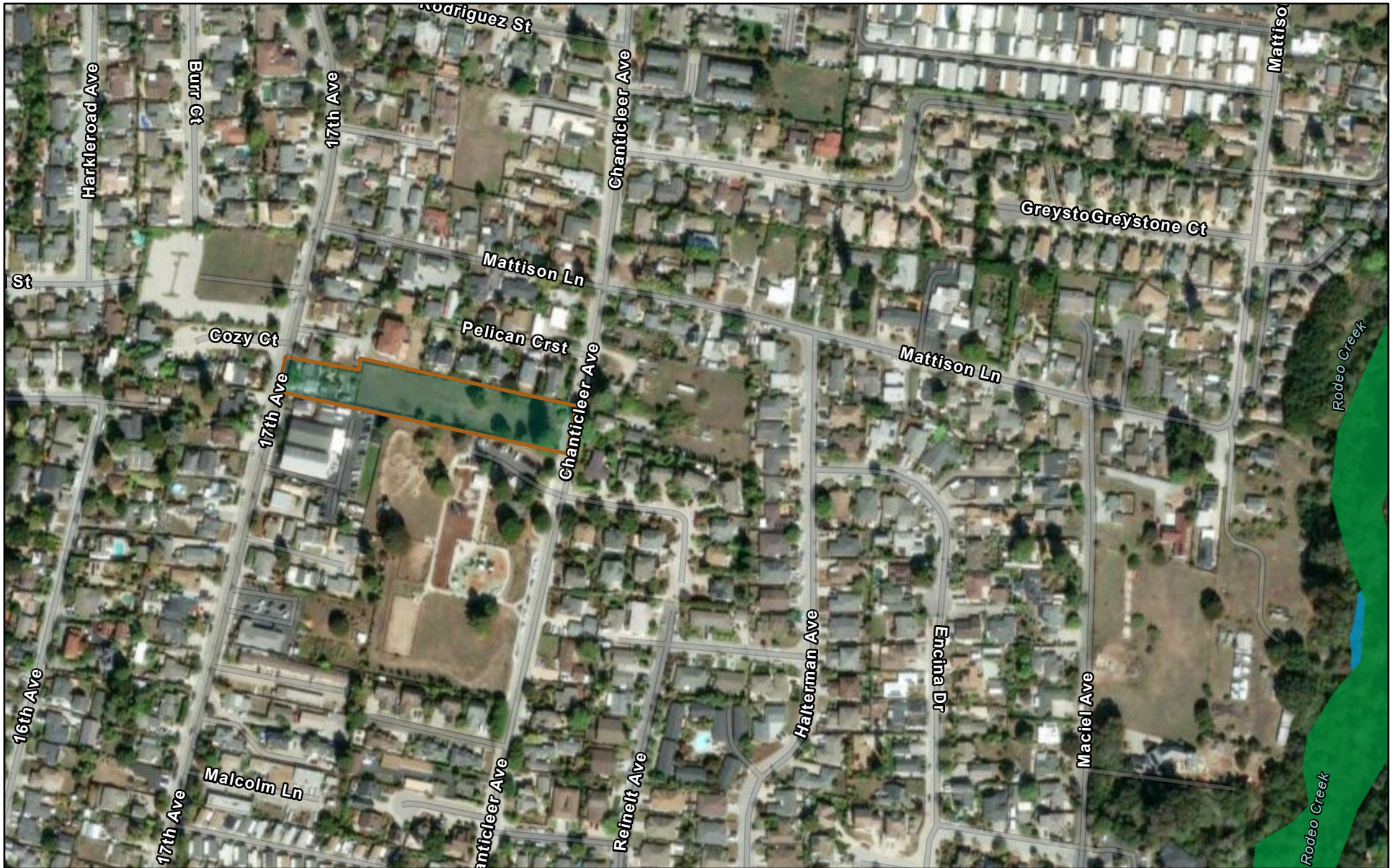
Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Federal Railroad Administration Railroad Operations Data Sources (<https://www.hudexchange.info/resource/6027/federal-railroad-administration-railroad-operations-data-sources/>)

Attachment 11




NWI Wetlands

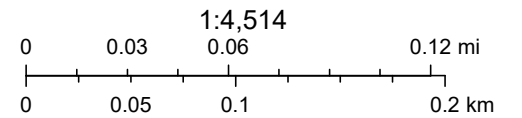
NWI Wetlands



March 24, 2026

Wetlands

-  Freshwater Forested/Shrub Wetland
-  Riverine
-  Project Site



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, County of Santa Clara, Vantor