

October 10, 2021

**Dear Mayor Meyers and Santa Cruz City Council Members,**

The proposed development at 831 Water Street has reached a critical juncture: Should an ill-conceived project, haphazardly submitted multiple times with errors and omissions, be allowed to be fast-tracked with inadequate planning and public input?

For reasons delineated below, we think the answer is a resounding "no."

As elected stewards of Santa Cruz and its environment, you have the responsibility to ensure that developments in our city not only meet local and state requirements but are responsibly sited and designed, thus ensuring that such developments are protective of public health and safety.

We are asking you to exercise that authority, as it's painfully clear that the Novin Development project — as currently proposed — would seriously imperil the health and safety of many in our community.

On its own, this failure should disqualify this ever-changing and inadequate application from fast tracking under SB35 (no matter how threatening Novin's lawyers may sound). But, as we describe below, there are other reasons to also send this application back to the drawing board.

In short, this is clearly the wrong project to be the first in Santa Cruz to be approved for fast tracking. Just viewed in isolation, the project is wrong because even the latest version of the application continues to raise more questions about the proposed development than it answers. And, just as disturbing, it is wrong because it lowers the standard to an unacceptable level for other significant development projects that are likely to come before this city in the next few years.

Before detailing our concerns, please be reminded of the fact that our citizens group has always been for affordable housing — and for building it on this very piece of property. In truth, many residents of Villa de Branciforte only joined together to form our group after recognizing the serious health and safety concerns that would result from the 5-story, 151-unit project Novin initially proposed.

In the months that have ensued, members of our group have reluctantly come to the conclusion that this particular developer was always going to put his personal gain from such a project overreach ahead of citizens' many legitimate concerns.

As the size of the accompanying petition makes clear, our concerns have spread significantly beyond Villa de Branciforte, as our group is now comprised of residents from every corner of our city.

In this letter, we want to acknowledge that the state legislature's actions have unleashed a few developers to become de facto city planners to the detriment of us all. And we have sympathized with the city's difficult position and applaud the exemplary work that city planning and public works staff have done to review the many versions of this flawed proposal. However, given the application's continuing deficiencies, we disagree with the latest recommendation regarding this application.

In exercising your legal right to support or oppose that recommendation, we respectfully ask that you carefully consider the following issues:

1. Novin Development's approach to the process, with frequent errors and omissions, and no sincere public engagement, has put staff and the city under undue time pressure and caused substantial re-work at taxpayers' expense. As satisfying as it might be to list the various ways in which the applicant's conduct has burdened staff, the community, and local taxpayers, we will refrain.
2. The project's mass, scale, and density externalize health and safety impacts, including shading dozens of homes much of the year, reducing effectiveness of existing rooftop solar, raising groundwater levels, and creating dangerous mold issues.
  - This area has a famously high and persistent water table; even during the current historic drought, the applicant's geotechnical report indicates groundwater at 8 feet below the surface. Under "normal" circumstances, neighbors often hit water at 3-4 feet. That water naturally flows southwest to the Water Street cut. Damming that flow can only result in higher water levels in adjacent properties that will also be shaded throughout the rainy season by this 60' tall building.
  - There is already one home in the neighborhood that is uninhabitable due to mold issues that resulted from the current high water table. Shall we make more homes uninhabitable by approving this application?
  - Finally, there are several homes in the neighborhood that sport PV solar systems on their roofs. Those homes will now be shaded much of the year. How will the applicant compensate those homeowners for their now-worthless PV systems? Further, the State of California now mandates that all new residential construction incorporate rooftop solar. This project will impair the solar potential of many of the parcels on Belvedere, mocking that State mandate. In the spirit of State law, even with an approved application, the applicant should be required to develop sufficient PV solar to offset that impairment as a condition of approval (COA).
3. Its proposed density, scale, and design at this location creates serious public safety impacts on heavily trafficked city streets, creating substantial risks for pedestrians, cyclists, and drivers, raising noise and air pollution levels in the area, and inhibiting safe passage of emergency vehicles.
  - Staff has indicated that, as a COA, the City would sponsor a "traffic study to analyze site access and traffic hazards" (page 18.93). That study must assess the local impacts of siting a high-density mixed-use building at this location, at an already impaired and collision-prone intersection (the City has identified it as one of the most collision-prone intersections in the city). That is, the study must not simply measure vehicle miles travelled (VMT), but must also assess the impacts of the scale and location of this project on local traffic patterns.
  - Further, that study must measure the typical speeds on that section of westbound Water St adjacent to and below the proposed project. The posted speed limit for that segment is 30 mph, which, according to the City is "reasonable and appropriate" for this street segment based on the City's most-recent traffic study. In specifying the line-of-sight requirement for the underground parking entry/exit portal, staff is using 25 mph as the benchmark (page 18.206ff). This is clearly below the known critical speed, the posted speed limit, and most likely below the current 85th percentile speed for that stretch of roadway; the line-of-sight requirement must be based on the posted speed limit in order to meet the City's clear objective standards here, and to protect public safety. This must

be determined before the SB35 application can be approved, since line-of-sight at 30 mph (270 feet) or 35 mph (325 feet) would not be achievable on that parcel with the proposed design.

- Finally, the “fire lane” on the north side of the building, which will also serve as access for delivery vehicles, sanitation and recycling services, etc., must be signed and controlled in such a way that any non-standard vehicle must back into the alley, rather than drive in (which would necessitate backing out into traffic on North Branciforte). At present, Staff only notes that “Garbage trucks will back in to pick up refuse...”. This requirement must extend to all non-standard vehicles.

4. The project proposes to segregate low-income tenants from high-income tenants, contrary to public policy and the law.

- The applicant asserts that the low-income tenants must be warehoused in a separate building/parcel from the market-rate tenants in order to secure State financing. However, the State tax credit allocation that requires this has not yet been approved or reserved through the State by the applicant. In lieu of this CTCAC tax credit allocation, the segregation of affordable units from market rate units actually makes the project ineligible for SB 35. HCD’s SB 35 regulations specify that affordable units must be distributed throughout the development unless a local or state funding program requires their separation. It follows that a COA for SB 35 streamlining and separation of the affordable units from market rate should be that the applicant is approved for reservation of the CTCAC funding that they have applied for. If this funding/tax credit is not approved, the project does not fulfill HCD’s regulations.
- The City and State do require that the affordable units be deed-restricted, which the applicant can accomplish without segregating tenants by class, as acknowledged in Staff’s report. The cost of condominiumizing the project is de minimis in the context of the overall project budget, and cannot be sufficient grounds to permit this callous and self-serving disregard of good public policy. In point of fact, Staff is still evaluating whether the proposed lot-line adjustments will even work, given the various elements shared between the two buildings as proposed, and condominiumizing remains a possible outcome in order to resolve the lot-line issue (again, contradicting applicant’s claim that segregation is necessary for financing purposes).

5. Looming over a neighborhood of smaller homes, the project will sacrifice the privacy of young families and retirees living there.

- City Code (6.02.020ff) clearly states the commitment of the City to Health in All Policies (HiAP). We acknowledge and appreciate that staff has cited HiAP in their report to the Council. However, that report is incomplete, and cites only the health benefits of the project, without acknowledging the clear and objective negative impacts the project would have on some citizens.
- Shading dozens of parcels for much of the year deprives existing residents of access to healthful sunshine, and opportunities to garden or recreate. As noted above, the high local water table means that these yards will be unusable much of the year, deprived of the drying benefits of sunshine. This project will also result in mold issues and seasonal affective disorder at adjacent parcels.
- These 60-foot-tall buildings will loom over dozens of homes, with windows and balconies and “rooftop amenities” situated to look directly into the yards and windows of adjacent homes, sacrificing the privacy of the families that live there.
- When one thinks of health, one starts with Hippocrates and the Hippocratic oath: “First, do no harm.” Or, if you prefer, “right wrongs no one.” This project must not be approved until it’s modified to eliminate these unhealthful impacts on our town’s citizens.

6. The stacked tandem parking presents a clear and present threat to public safety, and is in clear violation of the City's objective standards.
  - Per City code, "No parking space may be in tandem with a parking space for a separate dwelling unit except as allowed for accessory dwelling units" (Page 18.73).
  - By definition, the proposed stacked tandem parking does not comply with that clear, objective standard.
  - Relying on the ability of the stacked parking to "shuffle" vehicles does not mitigate this non-compliance, since those stackers will not function during a power outage (including our now-frequent PSPS events), and likely cannot be operated by tenants (requiring a full-time, qualified attendant to operate them, as at local hotels that use such systems).
  
7. We are grateful to staff for establishing a condition of approval relating to the archaeologically highly sensitive location of the proposed development, and for requiring that that work be done "prior to the preparation of the construction documents." We would argue that, since SB35 requires that developments not harm historic artifacts or structures, this SB35 application cannot be approved until those Extended Phase 1 study findings are known.
  - We additionally note the "Archeology Report - A Confidential Document" states "The legal authority to restrict cultural resources information is found at California Government Code Section 6254(r) and Section 6254.10, Title 14 of the California Code of Regulations Section 15120(d), Section 304 of the National Historic Preservation Act of 1966, as amended, and Section 9 of the Archaeological Resources Protection Act."
  - Most of those listed codes pertain specifically to Native American cultural resources. Combined with the fact that the confidential report is concerning the adjacent parcel that was originally legally part of the subject site's parcel in the relevant historical/archeological period, it is evidence of recorded historical resources on the subject site. SB 35 streamlining code states "(4) A project shall not be eligible for the streamlined, ministerial process described in subdivision (c) if any of the following apply: (A) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project." The Villa de Branciforte is on the State Historic Registrar, and the subject site was part of the same Cornelio Perez site on which the confidential archeological report was recorded. This confirms local recording of this Native American cultural resource from a period in which the subject site was part of the same parcel/site in which the resources have been recorded.
  
8. The density bonus being applied for under the State Density Bonus Law assumes a need for a density bonus based on a density limit. However, the applicant claims the City land use element LU3.8 means there is no density limit based on the small studios and 1-bedroom units included in the development. The result is that the applicant is asking for the majority of the units to not count as units toward the density limit per MXHD land use, but then does claim those same units as units for qualifying for a density bonus. This is clear twisting of the laws on both the State and local level that violate the purpose of those laws. The State Density Bonus Law specifies, in subdivision (f), that a - ""density bonus"" means a density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant to the city, county, or city and county." If the applicant is claiming "no maximum allowable gross residential density" for the project, the project then has no grounds for a density bonus.

In closing, we are asking you, our City Council representatives, to deny Novin Development's application for SB35 status. The developer has not met the threshold for approval and must be

held to a higher standard. We believe you have the grounds for denial, including deception in the application process concerning financing and requests for concessions and fee waivers. At a minimum, this application must be denied at this time, until the many unanswered, critical questions listed above are resolved, since each of them may have a material impact on the design of the proposed project.

We want more affordable housing. Safe housing. Family-oriented housing. Reasonably sized housing. But an application for such housing — which would be located on a steep hill at an already dangerous intersection, on property smaller than one acre, with few options for safe access and egress — deserves (way) more scrutiny than this particular developer believes is warranted.

We want responsible development that reflects the desires of the community. We want a process that is upfront and honest. We believe we can work together in an open, public process to create safe and responsible developments for Santa Cruz and its citizens.

**Thank you for considering our strongly held views — and for your service to the residents of Santa Cruz.**

Sincerely,

"831 for Responsible Development" Citizens Group

---

## **Our Online Petition**

The pandemic has made it worrisome for people to sign or collect signatures on a petition — in person. So, out of respect for our fellow city residents, we launched an e-petition on our [831 Responsible Development](#) web site that speaks to our concerns about the project as proposed for 831 Water Street. While people who sign our petition are asked for their full name, full address, and email address, we have — for privacy reasons because it's online — chosen to have our petition display only their first name, the first letter of their last name, and their city of residence. As of September 26, 2021, our online petition had been signed by close to 600 people, almost all of whom are residents of the City of Santa Cruz.

**“We the undersigned are in favor of the City of Santa Cruz working with developers to add affordable and attainable housing to our neighborhoods. But we strongly believe that such housing should be responsible, reasonable, and respectful of existing neighborhoods. It is also our belief that the development currently proposed for 831 Water Street satisfies only one of these objectives: It adds housing units. Unfortunately, this proposal would add housing at a scale that is not respectful of the Eastside neighborhoods that would be significantly impacted by its approval. It is also our opinion that the project, as currently proposed, would add housing in a way that is unsafe and environmentally irresponsible. We the undersigned strongly encourage our city representatives — elected officials, appointed officials, and**

**staff — to do everything possible to ensure that this and other similar developments in Santa Cruz add housing AND do so in a way that is respectful of the neighborhoods such proposals impact. Thank you!”**

580	Christopher	B	Santa Cruz
579	Thomas	M	Santa Cruz
578	Franklin	D	Santa Cruz
577	Wendy	R	Santa Cruz
576	Candace	D	Santa Cruz
575	Cheri	L	Santa Cruz
574	Carrie	P	Santa Cruz
573	Chad	F	Watsonville
572	Dale	M	Santa Cruz
571	Eddy	O	Santa Cruz
570	Cheryl	L	Santa Cruz
569	Martin	W	Santa Cruz
568	Barbara	F	Santa Cruz
567	Ellen	F	Santa Cruz
566	Hannah	N	Santa Cruz
565	Donald	S	Santa Cruz
564	Lora	M	Santa Cruz
563	Jack	N	Santa Cruz
562	Jonathan	W	Santa Cruz
561	Mary	W	Santa Cruz
560	Alyssa	B	Capitola
559	Patricia	W	Santa Cruz
558	Robert	W	Santa Cruz
557	Katharina	S	Santa Cruz
556	Alicia	B	Santa Cruz
555	Joshua	C	Santa Cruz
554	Jamie	B	Santa Cruz
553	Connie	B	Santa Cruz
552	Aaron	L	Santa Cruz
551	James	S	Santa Cruz
550	Marguerite	B	Santa Cruz

549	Tim	L	Santa Cruz
548	Bhavani	P	Santa Cruz
547	Neil	B	Santa Cruz
546	Gilad	A	Santa Cruz
545	Alison	C	Santa Cruz
544	Jane	H	Santa Cruz
543	Kathy	R	Santa Cruz
542	Donna	M	Santa Cruz
541	Debra	G	Santa Cruz
540	Donald	W	Santa Cruz
539	Michael	S	Santa Cruz
538	Jamie	A	Santa Cruz
537	Kathy	C	Santa Cruz
536	Douglas	G	Santa Cruz
535	Kimberly	W	Santa Cruz
534	Rob	S	Santa Cruz
533	Sally	J	Santa Cruz
532	Denise	B	Santa Cruz
531	Travis	U	Santa Cruz
530	Joel	M	Santa Cruz
529	Barbara	G	Santa Cruz
528	Mark	G	Santa Cruz
527	Erik	V	Santa Cruz
526	Jane	B	Santa Cruz
525	Sara	H	Santa Cruz
524	Melissa	M	Santa Cruz
523	Savean	B	Santa Cruz
522	Clark	M	Santa Cruz
521	Gail	J	Santa Cruz
520	Kathy	H	Santa Cruz
519	Jasmin	G	Santa Cruz
518	Karen	G	Santa Cruz
517	Dennis	W	Santa Cruz
516	Phyllis	W	Santa Cruz
515	Jack	S	Santa Cruz

514	Jeff	S	Santa Cruz
513	Lily Ana	S	Santa Cruz
512	Andrea	R	Santa Cruz
511	Saundra Lee	T	Santa Cruz
510	Greg	M	Santa Cruz
509	Peter	W	Santa Cruz
508	Sheila	C	Santa Cruz
507	Mary	M	Santa Cruz
506	Jono	S	Santa Cruz
505	Cade	V	Santa Cruz
504	Debbie	G	Santa Cruz
503	Sandra	S	Aptos
502	Bob	G	Santa Cruz
501	Charles	H	Santa Cruz
500	Mike	R	Santa Cruz
499	Sun	H	Santa Cruz
498	Wayne	B	Santa Cruz
497	Mary	D	Santa Cruz
496	Desiree	D	Santa Cruz
495	Mary	A	Santa Cruz
494	Virginia	V	Santa Cruz
493	Connie	S	Santa Cruz
492	James	S	Santa Cruz
491	Jeff	B	Santa Cruz
490	Nikaela	M	Santa Cruz
489	Bill	K	Santa Cruz
488	Sunnie	K	Santa Cruz
487	Donna	M	Santa Cruz
486	Jackie	Y	Santa Cruz
485	Ed	T	Santa Cruz
484	Richard	B	Aptos
483	Fred	E	Santa Cruz
482	Anne	M	Santa Cruz
481	Andre	T	Santa Cruz
480	Karen	S	Santa Cruz



479	Georgina	A	Santa Cruz
478	Craig	R	Santa Cruz
477	Theresa	P	Santa Cruz
476	Kathleen	M	Santa Cruz
475	Lauri	H	Santa Cruz
474	Rhyannan	L	Santa Cruz
473	Kelly	C	Santa Cruz
472	Breta	H	Santa Cruz
471	Peter	J	Santa Cruz
470	Linnaea	H	Santa Cruz
469	Shelley	C	Santa Cruz
468	Dan	B	Santa Cruz
467	Jerilyn	M	Santa Cruz
466	Erik	D	Santa Cruz
465	Adele	K	Santa Cruz
464	Thomas	K	Santa Cruz
463	John	B	Santa Cruz
462	Bruce	B	Santa Cruz
461	Matthew	D	Aptos
460	Laura	F	Santa Cruz
459	Nathan	S	Santa Cruz
458	Rick	G	Santa Cruz
457	Greg	B	Santa Cruz
456	Shirley	H	Santa Cruz
455	Leslie	M	Santa Cruz
454	Bruce	K	Santa Cruz
453	Mary	M	Scotts Valley
452	David	H	Santa Cruz
451	Peggy	H	Santa Cruz
450	Charles	S	Santa Cruz
449	Flo	Q	Santa Cruz
448	Kenneth	K	Santa Cruz
447	Patricia	B	Santa Cruz
446	Caroline	G	Santa Cruz
445	Selina	W	Santa Cruz

444	Gina	C	Watsonville
443	Vern	S	Santa Cruz
442	David	W	Santa Cruz
441	Fiona	S	Santa Cruz
440	Kendall	F	Santa Cruz
439	Don	C	Santa Cruz
438	Katherine	B	Scotts Valley
437	Constance	G	Santa Cruz
436	Hank	M	Santa Cruz
435	Renee	C	Santa Cruz
434	Anthony	H	Santa Cruz
433	Trician	C	Santa Cruz
432	Marian Kitty	D	Santa Cruz
431	Maria	S	Santa Cruz
430	Larry	M	Santa Cruz
429	Connie	M	Santa Cruz
428	Myra	R	Santa Cruz
427	Chris	W	Santa Cruz
426	Grrrant	W	Santa Cruz
425	Shelly	D	Santa Cruz
424	Jim	R	Santa Cruz
423	Julia	P	Santa Cruz
422	Nicholas	D	Santa Cruz
421	Morgan	D	Santa Cruz
420	Emma	A	Santa Cruz
419	Benjamin	D	Santa Cruz
418	Erin	H	Santa Cruz
417	Mary	C	Santa Cruz
416	Randall	J	Santa Cruz
415	Elly	K	Santa Cruz
414	Lisa	M	Santa Cruz
413	Margaret	W	Santa Cruz
412	Kevin	S	Santa Cruz
411	Kate	A	Santa Cruz
410	Danny	J	Santa Cruz

409	Deborah	M	Santa Cruz
408	Lynn	W	Santa Cruz
407	Mary	H	Santa Cruz
406	Katherine	T	Santa Cruz
405	James	TI	Santa Cruz
404	Megan	H	Santa Cruz
403	Tracy	T	Santa Cruz
402	Zane	B	Santa Cruz
401	Linda	A	Santa Cruz
400	Eric	C	Santa Cruz
399	Bonnie	W	Santa Cruz
398	Kathryn	H	Santa Cruz
397	Brooke	E	Santa Cruz
396	Ibukun	B	Santa Cruz
395	Meryl	L	Santa Cruz
394	Leslie	G	Santa Cruz
393	Michael	B	Santa Cruz
392	Kelley	S	Santa Cruz
391	Jon	T	Santa Cruz
390	Lorraine	Z	Santa Cruz
389	Sally	A	Santa Cruz
388	Mark	J	Santa Cruz
387	Pamela	J	Santa Cruz
386	Pat	S	Santa Cruz
385	Maria	Z	Santa Cruz
384	Susan	B	Santa Cruz
383	Linda	H	Santa Cruz
382	Denise	P	Santa Cruz
381	Vita	H	Santa Cruz
380	Nevin	L	Santa Cruz
379	Marlene	F	Santa Cruz
378	Ted	F	Santa Cruz
377	Ethan	S	Santa Cruz
376	Maddie	S	Santa Cruz
375	Dalton	B	Santa Cruz

374	Ryan	M	Santa Cruz
373	Bruce	L	Santa Cruz
372	Aislyn	W	Santa Cruz
371	David	W	Santa Cruz
370	Lynn	H	Santa Cruz
369	Kathleen	C	Santa Cruz
368	Ken	S	Santa Cruz
367	Donna	G	Santa Cruz
366	Julia	P	Santa Cruz
365	Nadine	G	Santa Cruz
364	Shari	J	Santa Cruz
363	Kathleen	A	Santa Cruz
362	Karen	M	Santa Cruz
361	Carol	S	Santa Cruz
360	Tom	G	Santa Cruz
359	Jean	B	Santa Cruz
358	Eva	B	Santa Cruz
357	Ellen	M	Santa Cruz
356	Anne	M	Santa Cruz
355	Christopher	C	Santa Cruz
354	Sean	S	Scotts Valley
353	Daniel	L	Santa Cruz
352	Sally	L	Santa Cruz
351	Laina	R	Santa Cruz
350	Nick	A	Santa Cruz
349	Victoria	V	Santa Cruz,
348	Marc	D	Santa Cruz
347	Larry	E	Santa Cruz
346	Linda	C	Santa Cruz
345	Noreen	H	Santa Cruz
344	James	G	Santa Cruz
343	Marcus	A	Santa Cruz
342	Mark	M	Santa Cruz
341	Thomas	M	Santa Cruz
340	Victoria	B	Santa Cruz

339	Todd	K	Santa Cruz
338	Louanne	K	Santa Cruz
337	William	M	Santa Cruz
336	Dena	B	Santa Cruz
335	Theresa	M	Santa Cruz
334	Chris	M	Santa Cruz
333	Alex	C	Santa Cruz
332	Kate	C	Santa Cruz
331	Robert	C	Santa Cruz
330	Tera	M	Santa Cruz
329	Christy	M	Santa Cruz
328	Victoria	C	Santa Cruz
327	John	H	Santa Cruz
326	Barbara	H	Santa Cruz
325	Martha	K	Santa Cruz
324	Royce	F	Santa Cruz
323	Jennifer	D	Santa Cruz
322	Susan	K	Santa Cruz
321	Vicki	M	Santa Cruz
320	Valerie	B	Santa Cruz
319	Jackie	M	Santa Cruz
318	Dale	B	Santa Cruz
317	Bruce	T	Santa Cruz
316	Heather	B	Santa Cruz
315	Sean	D	Santa Cruz
314	edward	b	Santa Cruz
313	Geordie	H	Santa Cruz
312	Evan	W	Santa Cruz
311	Shelley	C	Santa Cruz
310	Jason	W	Santa Cruz
309	Ashley	C	Santa Cruz
308	Beverley	P	Santa Cruz
307	Trician	C	Santa Cruz
306	Ellen	A	Santa Cruz
305	Antoinette	C	Santa Cruz

304	Trevor	L	Santa Cruz
303	Susan	P	Santa Cruz
302	Marchina	B	Santa Cruz
301	Michael	S	Santa Cruz
300	Diana	S	Santa Cruz
299	Rose	C	Santa Cruz
298	Steve	R	Watsonville
297	Terilynn	D	Santa Cruz
296	Ed	J	Santa Cruz
295	Lauri	D	Santa Cruz
294	Catherine	M	Santa Cruz
293	Barney	L	Santa Cruz
292	Isabelle	S	Santa Cruz
291	Patricia	F	Santa Cruz
290	Joan	T	Santa Cruz
289	Steven	S	Santa Cruz
288	Olivia	S	Santa Cruz
287	Jason	B	Santa Cruz
286	Lisa	B	Santa Cruz
285	Diana	C	Santa Cruz
284	Michele	P	Santa Cruz
283	Elizabeth	L	Santa Cruz
282	Sarah	K	Santa Cruz
281	Jane	M	Santa Cruz
280	Jacqueline	W	Santa Cruz
279	Debbie	R	Santa Cruz
278	Tom	L	Santa Cruz
277	Carol	R	Santa Cruz
276	Ronald	W	Santa Cruz
275	Phil	K	Santa Cruz
274	Lori	C	Aptos
273	Alison	R	Santa Cruz
272	Mary	O	Santa Cruz
271	Marianne	F	Santa Cruz
270	Phil	R	Aptos

269	Darci	H	Santa Cruz
268	Sharon	P	Santa Cruz
267	Sue	W	Santa Cruz
266	Erica	S	Santa Cruz
265	Dennis	H	Santa Cruz
264	Martina	O	Santa Cruz
263	Esmer	K	Santa Cruz
262	Juanita	U	Santa Cruz
261	Michelle	B	Santa Cruz
260	Dennis	P	Santa Cruz
259	Margaret	M	Soquel
258	Margaret	L	Soquel
257	Susan	D	Santa Cruz
256	Kathryn	C	Santa Cruz
255	Jon	L	Santa Cruz
254	Ralph & Maggie	C	Santa Cruz
253	Philip	V	Santa Cruz
252	Tara	F	Santa Cruz
251	Sheri	M	Santa Cruz
250	Janie	D	Santa Cruz
249	Nita	H	Santa Cruz
248	Ted	M	Santa Cruz
247	Maren	H	Santa Cruz
246	Julie	W	Santa Cruz
245	Jill	T	Santa Cruz
244	David	W	Santa Cruz
243	Lexi	B	Soquel
242	Caroline	G	Santa Cruz
241	Ken	G	Santa Cruz
240	Fiona	F	Aptos
239	Erin	W	Santa Cruz
238	April	R	Santa Cruz
237	Katharina	S	Santa Cruz
236	Aukjen	H	Santa Cruz
235	Erik	H	Santa Cruz

234	Woutje	S	Santa Cruz
233	Karen	P	Santa Cruz
232	Sarah	H	Santa Cruz
231	Sophie	S	Santa Cruz
230	Natasha	F	Santa Cruz
229	Jonathan	F	Santa Cruz
228	Margaret	W	Capitola
227	Jim	C	Santa Cruz
226	Doug	S	Santa Cruz
225	Storey	L	Santa Cruz
224	O	P	Santa Cruz
223	Alan	H	Santa Cruz
222	George	B	Santa Cruz
221	Bruce	D	Santa Cruz
220	Lorraine	B	Santa Cruz
219	Deborah	G	Santa Cruz
218	Ingrid	H	Santa Cruz
217	Debra	F	Santa Cruz
216	Whitney	F	Santa Cruz
215	Bob	R	Santa Cruz
214	Bernadette	R	Santa Cruz
213	Carolyn	F	Santa Cruz
212	Victoria T	W	Santa Cruz
211	Joanne	B	Santa Cruz
210	Aven	S	Santa Cruz
209	Jeremy	D	Santa Cruz
208	Kathleen	W	Santa Cruz
207	Jill	E	Santa Cruz
206	Laura	G	Santa Cruz
205	Danielle	L	Santa Cruz
204	Chris	M	Santa Cruz
203	Michael	S	Santa Cruz
202	Heather	M	Santa Cruz
201	Amy	L	Santa Cruz
200	Candace	M	Santa Cruz



199	Ken	B	Santa Cruz
198	Glenn	S	Santa Cruz
197	Thomas	V	Aptos
196	Evelyn	B	Soquel
195	Jack	B	Santa Cruz
194	Nancy	D	Santa Cruz
193	Tani	P	Santa Cruz
192	Bruce	L	Santa Cruz
191	Nichols	R	Santa Cruz
190	Catalina	R	Santa Cruz
189	Ronald	G	Santa Cruz
188	Shane	D	Santa Cruz
187	Tony	G	Santa Cruz
186	Stacey	G	Santa Cruz
185	Heather	G	Folsom
184	Charlie	K	Santa Cruz
183	Jason	C	Santa Cruz
182	Varvara	P	Santa Cruz
181	Nancy	E	Santa Cruz
180	David	S	Scotts Valley
179	Chi	C	Santa Cruz
178	Angie	C	Santa Cruz
177	Beth	O	Santa Cruz
176	Lezlie	W	Santa Cruz
175	Britnee	E	Santa Cruz
174	Martha	B	Santa Cruz
173	Laurie	L	Santa Cruz
172	Cindy	M	Santa Cruz
171	Jenny	E	Santa Cruz
170	Brian	M	Davenport
169	Mary	M	Santa Cruz
168	Jennifer	M	Davenport
167	Cecil	C	Santa Cruz,
166	Marilyn	K	Santa Cruz
165	Robert and Kathleen	M	Santa Cruz

164	Susie	T	San Francisco
163	Francine	T	Santa Cruz
162	Leonard	A	Santa Cruz
161	Clare	C	Santa Cruz
160	Rossana	B	Soquel
159	Steve	L	Santa Cruz
158	DOUG	L	Ben Lomond
157	Shari	W	Santa Cruz
156	Robin	A	Santa Cruz
155	Gary	H	Santa Cruz
154	Howard	K	Santa Cruz
153	Nancy	K	Santa Cruz
152	Deanna	N	Santa Cruz
151	Lynda	W	Santa Cruz
150	Bonnie	C	Santa Cruz
149	Scott	B	Santa Cruz
148	Eloise	N	Santa Cruz
147	Abbey	W	Santa Cruz
146	Dean	Y	Santa Cruz
145	Leela	K	Santa Cruz
144	Marlene	P	Santa Cruz
143	Linda	M	Santa Cruz
142	Connie	W	Santa Cruz
141	Helen	N	Santa Cruz
140	Mayra	C	Santa Cruz
139	Mary Lou	H	Santa Cruz
138	Joyce	B	Scotts Valley
137	Dolores	S	Santa Cruz
136	Michael	F	Santa Cruz
135	Gabrielle	L	Santa Cruz
134	Mark	A	Santa Cruz
133	Bob	S	Santa Cruz
132	Colleen	H	Santa Cruz
131	Eric	H	Santa Cruz
130	Jill	J	Santa Cruz

129	Kendra	K	Felton
128	Tracy	A	Capitola
127	Gordon	L	Santa Cruz
126	Linda	L	Santa Cruz
125	Kate	H	Santa Cruz
124	Nereida	R	Santa Cruz
123	Jack	H	Santa Cruz
122	Gary	R	Santa Cruz
121	LeighAnn	W	Santa Cruz
120	Amy	T	Santa Cruz
119	David	W	Santa Cruz
118	Iris	W	Santa Cruz
117	John	H	Santa Cruz
116	Anna	A	Santa Cruz
115	John	H	Santa Cruz
114	Rosa	R	Santa Cruz
113	Bliss	R	Santa Cruz
112	Gerda	E	Santa Cruz
111	Amanda	P	Santa Cruz
110	Susan	M	Santa Cruz
109	Anika	T	Santa Cruz
108	Rebecca	H	Santa Cruz
107	Ned	C	Santa Cruz
106	Gary	P	Santa Cruz
105	Arthur	K	Santa Cruz
104	Ann	M	Santa Cruz
103	Rachel	K	Santa Cruz
102	Suzanne	N	Santa Cruz
101	Brad	B	Santa Cruz
100	B	W	Santa Cruz
99	Robert	A	Santa Cruz
98	Leslie	M	Santa Cruz
97	Stanley D	S	Santa Cruz
96	Susan	V	Santa Cruz
95	Caitlin	D	Santa Cruz

94	Kim	M	Santa Cruz
93	Linda	F	Aptos
92	Terrie	K	Santa Cruz
91	M	M	Santa Cruz
90	Colette	H	Santa Cruz
89	Veronica	U	Santa Cruz
88	David	C	Aptos
87	Andree	L	Santa Cruz
86	Kristin	S	Santa Cruz
85	Katrin	T	Santa Cruz
84	Richard	P	Santa Cruz
83	Bob	J	Santa Cruz
82	Ann	H	Santa Cruz
81	Susan	N	Santa Cruz
80	Ken	M	Santa Cruz
79	Chris	D	Santa Cruz
78	Cory	C	Santa Cruz
77	Jeannine	G	Santa Cruz
76	Lysa	T	Santa Cruz
75	Roe	S	Santa Cruz
74	Susan	M	Santa Cruz
73	Richard	B	Santa Cruz
72	Marilyn	P	Santa Cruz
71	Grant	C	Santa Cruz
70	S Catherine	C	Santa Cruz
69	Stephen	F	Santa Cruz
68	Lisa	P	Santa Cruz
67	Robert	O	Santa Cruz
66	Jude	T	Santa Cruz
65	Ellen	F	Santa Cruz
64	Lorraine	E	Santa Cruz
63	Rebecca	J	Santa Cruz
62	Susan	D	Santa Cruz
61	Jesse	S	Soquel
60	Josh	R	Santa Cruz

59	Rachel	M	Santa Cruz
58	Karen	C	Santa Cruz
57	Ellen	M	Santa Cruz
56	Lira	F	Santa Cruz
55	Kim	S	Santa Cruz
54	Tamara	A	Santa Cruz
53	Ayata	A	Santa Cruz
52	Isabel	G	Santa Cruz
51	Susan	S	Santa Cruz
50	Tara	M	Santa Cruz
49	Kirby	h	Watsonville
48	S H	B	Santa Cruz
47	Ellen	S	Santa Cruz
46	Marianne	M	Santa Cruz
45	Nanc;y	N	Santa Cruz
44	Rex	S	Santa Cruz
43	Desiree	D	Santa Cruz
42	peter	B	Corralitos
41	Charles	P	Santa Cruz
40	Patricia	M	Santa Cruz
39	Virginia	M	Santa Cruz
38	John	A	Santa Cruz
37	Gina	H	Santa Cruz
36	Rebecca	G	Santa Cruz
35	Angela	L	Santa Cruz
34	Nancy	D	Santa Cruz
33	Alexander	G	Santa Cruz
32	Marcus	S	Santa Cruz
31	Robert	I	Santa Cruz
30	Ned	S	Santa Cruz
29	Simon	G	Santa Cruz
28	Alison	B	Santa Cruz
27	Tom	L	Santa Cruz
26	Curt	C	Santa Cruz
25	Mark	B	Santa Cruz

24	Dennis	A	Santa Cruz
23	Erica	T	Santa Cruz
22	Malcolm	T	Santa Cruz
21	Sue	T	Santa Cruz
20	Nate	J	Santa Cruz
19	Andrew	J	Santa Cruz
18	Jim	B	Santa Cruz
17	Phil	E	Santa Cruz
16	Amber	E	Santa Cruz
15	Joan	M	Santa Cruz
14	Loke	L	Santa Cruz
13	Janice	L	Santa Cruz
12	Guy	L	Santa Cruz
11	Robin	E	Santa Cruz
10	Doug	E	Santa Cruz
9	Cathy	P	Santa Cruz
8	Brooke	M	Santa Cruz
7	Rosa	M	Santa Cruz
6	Sarah	S	Santa Cruz
5	Nancy	B	Santa Cruz
4	Carol	L	Santa Cruz
3	Michael	Y	Santa Cruz
2	David	L	Santa Cruz
1	Emily	M	Santa Cruz