

December 10, 2021

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

Thank you again for your attention and commitment as stewards of our town and your continued willingness to listen to your constituents' many serious concerns about the ill-conceived project Novin Development ("Novin") has proposed for 831 Water Street. As we've noted, it's vitally important to get this right and establish an expectation for reasonable, responsible housing development in Santa Cruz.

Our citizens' group, 831 Responsible Development, and the nearly 600 supporters who have signed our petition (see below) believe Santa Cruz absolutely can say yes to responsible developments that will provide affordable housing for our neighbors.

However, many serious problems remain with the 831 Water St. proposal, even as it has evolved. We continue to support our previously submitted comments and are also including the following, as it pertains to the current phase of this process.

**State of the application**

How can the City Council be asked to approve an application when it's not even clear what's really in that application? Novin has continuously and repeatedly produced partial, conflicting, and error-rich submissions — and made it the City's chore to make sense of them. Many inconsistencies of terminology, pagination, and content remain in the basic plan set, setting aside the applicant's other letters and threats. For example, Novin's latest Density Bonus Statement (dated Nov. 12, 2021) indicates that it plans to build 55 affordable units, while Novin's latest plans (dated Oct 13, 2021) show 71 affordable units. Which is it? What is Novin actually planning to build? What are they asking the City Council to approve?

It should be a simple and non-controversial matter for the applicant to provide a single, coherent, comprehensive, consolidated, and final proposal for the City

*and the community* to review. We believe the City is well within its rights to expect as much and should reject the current hodge-podge as internally inconsistent.

### **Density bonus deficiencies**

One element of the Council's Oct. 12 denial motion concerned the Density Bonus information required per City code. It was not included anywhere in the proposal. This is still an issue. Santa Cruz has application requirements about location of density bonus units; this application should be denied a density bonus for continuing to omit that information.

The current form of the SB35 application before the City still does not conform to the requirements for a density bonus as set forth by the City. The State Density Bonus Law confirms that the City is the entity to set the "application" requirements.

From the State Density Bonus Law about what local governments (Santa Cruz) need to provide for density bonus applications - 65915(a)(2)(B)

“Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete.”

### **SCMC 24.16.265(3)**

”The affordable housing plan shall include at least the following information: a. Site plan showing total number of units, number and location of affordable units, and **number and location of proposed density bonus units**. [and] c. Summary table showing the maximum number of units permitted by the zoning and general plan excluding any density bonus units, affordable units qualifying the project for a density bonus, level of affordability of all affordable units, proposed bonus percentage, number of density bonus units proposed, and **total number of dwelling units proposed on the site**.” [emphasis added]

As a consequence of the state of Novin’s application, it’s not apparent where all of the density bonus units are located (these would be all of the units above the

109 units in the base development plan — presumably 31 units [140-109], though that is uncertain). It's also not clear how many units Novin plans to build, since the application only accounts for 55 affordable units, not 71 as depicted in the plan drawings.

### **Slope variance**

As noted in the City's Oct. 14, 2021 letter to the applicant:

“No building shall be located on a slope of thirty to fifty percent, or within twenty feet of a thirty to fifty percent slope, unless an exception is granted pursuant to Section 24.14.040 or a variance is granted pursuant to Section 24.08.810.” In that same letter, the City stipulates that “The underground garage constitutes a ‘building’ per SCMC 24.22.154 and must comply with slope setbacks.”

We do not believe that it's incumbent upon the City to allow this variance. Rather, the City should refuse to allow a variance, given the profound impacts on public health and safety introduced by having the primary ingress to / egress from the building on a steep street, through a greater than 30% slope, across a protected bike lane, and close to a busy intersection. Instead, the underground parking should be accessed from N. Branciforte Avenue, where these grade conditions don't apply.

The slope regulation has additional public safety implications for such a significant development and earthquake safety. This is due to SB 35 limiting earthquake assessment to a specific State Geologist's map that indicates that Santa Cruz has not yet been assessed for earthquake safety. The slope regulation and general building code remain the only enforceable protections in this regard so we hope to see this regulation upheld.

### **Segregation of low-income units**

Have the low-income units originally segregated in the four-story tower been adequately dispersed throughout the project? It's not clear. The new table seems to show that 11 of the units would be in the market rate building; however, there is no information about the dispersal of the majority of the affordable units — a

requirement set by the City's code and Density Bonus Ordinance. SB 35 specifically states that City ordinances are applicable objective standards.

### **Many other problems remain**

- While clearly Novin's application is anything but complete or even final, it is notable that now that they have (finally) identified the location of at least some of the affordable units, and their targeted affordability levels, NONE of the proposed affordable units currently target very-low income members of our community. As a reminder, the very-low income level is the ONLY RHNA goal that the City of Santa Cruz has yet to meet - that shortfall is the very reason that Novin can even pursue SB35 streamlining. By failing to provide any units at that level Novin (craftily?) leaves the SB35 door wide open in Santa Cruz, allowing Novin and others to continue to aspire to inflict inappropriate projects on our town. Novin should be required to provide at least the 22 inclusionary units at very-low income levels (affordable below 50% of AMI).
- 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.
- The "fire lane" on the building's north side must also serve as access for delivery vehicles, sanitation, and recycling services, etc. We see no changes to the plan that would prevent such delivery vehicles from backing out into North Branciforte Avenue with dangerous consequences to pedestrians, cyclists, and motorists. Staff only notes that "Garbage trucks will back in to pick up refuse...". This requirement must extend to all non-standard vehicles, per City code (24.12.280: "Driveways and aisles in a parking facility shall be designed so that vehicles do not back out into a street other than a residential alley.").
- Looming over a neighborhood of smaller homes, the project will sacrifice the privacy of young families and retirees living there.

- The probable destruction of Villa de Branciforte and Native American archaeological resources is untenable. The archaeological sensitivity overlay, combined with Staff's submitted document on the project's web page that list laws that protect Tribal/cultural resources, confirm this site has such resources. SB 35 clearly states that sites with known Tribal resources or that damage or destroy historical structures do not qualify for SB 35 streamlining.

Finally, this is still the wrong project to be the first in Santa Cruz to be approved for SB35 fast tracking. It is wrong because even the latest version of the application continues to raise more questions than it answers. 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.

We sympathize with the City's difficult position in the face of legal threats and applaud the exemplary work of city planning and public works staff. In particular, we appreciate the comprehensive list of Conditions of Approval (COAs) that Staff has included as Exhibit A. If the City Council feels it must overlook the significant shortcomings that continue to exist in this application, we have some additional COAs to suggest — and have included them as an attachment to this letter.

However, given the application's ongoing deficiencies, we believe this proposal is not ready for COAs — and that members of the City Council should once again reject the application as incomplete, internally inconsistent, and for not conforming to all of the objective standards that apply to this proposal.

**Sincerely,**

**831 Responsible Development**

# Conditions of Approval [COAs] (Suggested by 831 Responsible Development)

Page numbers refer to the City Council packet for the December 14, 2021 meeting.

Subject	Discussion
Participation Agreement	<ul style="list-style-type: none"> <li>• This is a modification to existing COA #13(d), page 25.261.</li> <li>• This requirement should clearly state that this access must remain in effect for as long as the units are affordable (in perpetuity for 22 units; for 55 years or more for the other 33 units).</li> </ul>
Archaeological sub-surface survey	<ul style="list-style-type: none"> <li>• This is a modification to existing COA #23, page 25.263.</li> <li>• Per Staff recommendation (page 25-73), require an Extended Phase 1 study, including subsurface survey, prior to the preparation of construction documents.</li> </ul>
Parking permits	<ul style="list-style-type: none"> <li>• This is a modification to existing COA #41, page 25.266.</li> <li>• This requirement should clearly state that the Applicant shall pay for these permit-parking programs and that it should be an option for residents of any impacted street.</li> </ul>
Noise study	<ul style="list-style-type: none"> <li>• This is a modification to existing COA #42, page 25.266.</li> <li>• Noise study must account for vehicle noise from Highway 1 that will be reflected off of the building into the adjoining residential neighborhood.</li> <li>• Noise study must account for impacts of vehicles' back-up beepers within the development.</li> </ul>
Electronic/ Actuated Warning Device / Exit Gate	<ul style="list-style-type: none"> <li>• This is a modification to existing COA #50, page 25.267.</li> <li>• Warning device(s) must also alert drivers exiting the building regarding oncoming traffic (bicycles and/ or motor vehicles). Ideally, the exit gate will not open unless Water Street is clear of oncoming traffic.</li> </ul>
Providing units affordable at very-low-income levels (below 50% AMI)	<ul style="list-style-type: none"> <li>• Require that the 22 inclusionary units be provided to families at the very-low-income level (50% AMI).</li> </ul>

Subject	Discussion
Exiting north-side parking access driveway	<ul style="list-style-type: none"> <li>• (See SCMC 24.12.280.3.b) – “Driveways and aisles in a parking facility shall be designed so that vehicles do not back out into a street other than a residential alley.”</li> <li>• Require that vehicles must drive forward out of north-side access driveway.</li> </ul>
Groundwater monitoring	<ul style="list-style-type: none"> <li>• Applicant shall install and monitor groundwater wells around the property, in order to gauge the impact of the development on existing groundwater levels.</li> <li>• In the event that groundwater levels are found to be higher than prior to development, applicant shall be responsible for mitigations.</li> <li>• Wells shall be installed immediately, in order to establish baseline data prior to construction.</li> <li>• Data shall be published to the City and residents on a regular and continuous basis (monthly?).</li> </ul>
Traffic Study	<ul style="list-style-type: none"> <li>• Traffic study for the site must address both vehicle miles travelled (VMT) and local traffic impacts (level of service). VMT is required by law, but while necessary it’s not sufficient to properly understand the local impacts, and the impacts on “through traffic” (commute, public safety, etc.) and local air quality.</li> </ul>
Solar compensation	<ul style="list-style-type: none"> <li>• Developer should both (1) compensate those Belvedere residents who currently have PV solar installed, offsetting the shading impacts that its building will cause, and (2) compensate other affected Belvedere residents for their loss of potential solar generating capacity.</li> </ul>

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## 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 December 8, 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!”**

584	Catherine	W	Santa Cruz
583	Dean	H	Santa Cruz
582	Victoria	E	Santa Cruz
581	Barbara	P	Capitola
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	Nancy	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