The background features a dark green to black diagonal band on the right side, with various shades of green and white abstract shapes on the left. The text is centered on the dark band.

# CZU Rebuild Directive Community Meeting

October 14, 2021

# Meeting Protocols

- ▶ This Community Meeting will be recorded.
- ▶ Hold questions until after the presentation, as some things might get answered as we go through the presentation.
- ▶ If you wish to ask a question or make a comment please find the hand icon on the bottom of your screen and click on the icon to raise your hand. This will place you in line to speak. When it is your turn, I will call you by name and you will see a pop-up on your screen asking if you want to accept being unmuted. Please accept this and start speaking.
- ▶ If you are calling in from a phone, please dial \*9 now. This will virtually raise your hand. I will identify you by your last 4 digits of your phone number, please dial \*6 to unmute yourself and begin to speak.
- ▶ Be respectful, ask only one question so others can ask as well.
- ▶ After the meeting questions can also get sent to: [RPC@santacruzcounty.us](mailto:RPC@santacruzcounty.us)

# Supervisor McPherson Comments

# GOALS, OBJECTIVES & OUTCOMES

- ▶ Build Community Understanding & Hear from Community
- ▶ Present Clear Path to Geologic Clearance
- ▶ Review Revised Recorded Document(s)
- ▶ Answer Questions
- ▶ Clarity on Next Steps for Fire Families

# Agenda

- ▶ INTRODUCTIONS
- ▶ REVIEW CZU REBUILD RESOLUTION
  - ▶ ELIGIBILITY REQUIREMENTS
- ▶ PRESENT GEOLOGIC CLEARANCE PROCESS OPTIONS
  - ▶ CZU REBUILD DIRECTIVE
  - ▶ TRADITIONAL COUNTY CODE 16.10 PROCESS
- ▶ PRESENT CZU REBUILD DIRECTIVE “NOTICE of GEOLOGIC HAZARDS” RECORDED DOCUMENTS (3)
  - ▶ In Akins Study Area
  - ▶ Outside Atkins Study Area
  - ▶ Following Chapter 16.10
- ▶ QUESTIONS

# CZU Rebuild Directive

## Eligibility

- Only Property owners who held title as of August 16, 2020
- Owners with Permitted residences or treated as legal non-conforming based on construction before 1986

## What Type of Project - “In-Kind” Definition

- Rebuilding primary or accessory dwelling units
- Replacement structures that are no more than 10% larger than original structure
- Substantially in the same location unless better site is available to lower risks

## Recording of “Notice of Geologic Hazards”

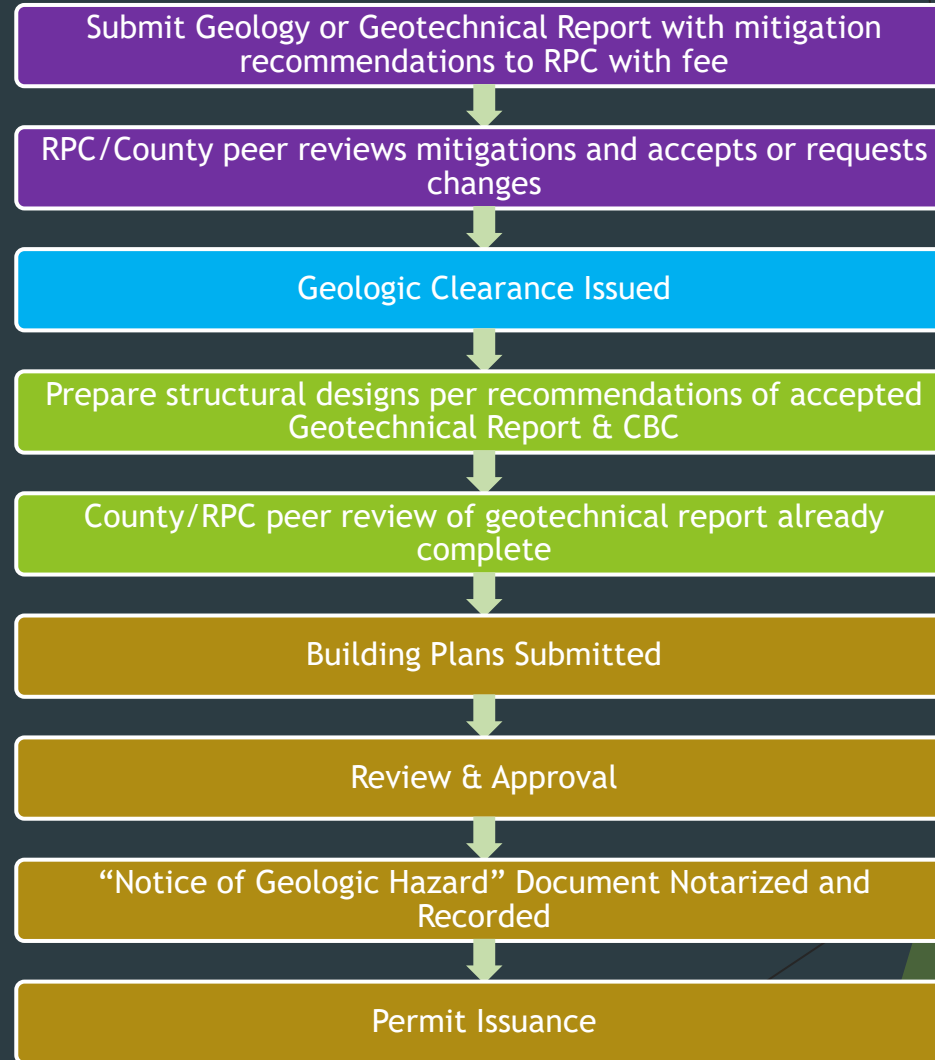
- Atkins Study Area
- Outside Atkins Study Area
- Other Geologic Hazard Areas

# Geologic Clearance Process

## CZU Rebuild Directive



## Chapter 16.10 Process



# “Notice of Geologic Hazards” Response to Community Feedback

## “Notice of Geologic Hazards”

- Required by Planning for 25+ years
- Recorded on title
- No known hardship from documentation on title
- Average 15/Year for the last 25 years
- Approximately 700 currently on parcel titles.

## CZU Rebuilding “Notice” 9/14/21

- Uncharacterized risk
- Property value
- Insurability
- Lending impacts

# CZU REBUILD DIRECTIVE - “Notice of Geologic Hazards”

## Scenario A

- Building site in Atkins Study Area (Primary or Uncertain Debris Flow Path)
- Debris Flow ONLY Geologic Hazard - Per Geologic Hazard Clearance
- CZU Rebuild Directive Selected

## Scenario B

- Building site in Atkins Study Area (Primary or Uncertain Debris Flow Path)
- Debris Flow ONLY Geologic Hazard - Per Geologic Hazard Clearance
- Traditional Chapter 16.10 Process

## Scenario C

- Outside Atkins Study Area
- Other Geologic Hazards Present - Per Geologic Hazard Assessment or Clearance
- CZU Rebuild Directive Selected

WHEN RECORDED MAIL TO:  
County Geologist  
Santa Cruz County Planning  
701 Ocean St., Room 400  
Santa Cruz, CA 95060

(Space above this line for Recorder's use only)

**NOTICE REGARDING THE ISSUANCE OF A DEVELOPMENT PERMIT  
IN AN AREA SUBJECT TO GEOLOGIC HAZARDS**

The undersigned \_\_\_\_\_ **(names of property owners)** \_\_\_\_\_ (does) (do) hereby certify to be the owner(s) of the real property located in the County of Santa Cruz, State of California, commonly known as \_\_\_\_\_ **(street address)** \_\_\_\_\_; legally described in that certain deed recorded in Book \_\_\_\_\_ of the official records of the Santa Cruz County Recorder on \_\_\_\_\_ **(deed recordation date)** \_\_\_\_\_; Assessor's Parcel Number: \_\_\_\_\_ **(APN: \_\_\_\_\_)** \_\_\_\_\_.

And, acknowledge that records and reports, filed with the Santa Cruz County Planning Department, indicates that the above described property is located within an area that is subject to geologic hazards, to wit:

\_\_\_\_\_  
*SEE CZU NOTICE OF GEOLOGIC HAZARDS  
SCENARIO TABLE FOR LANGUAGE  
- ATTACHED -*  
\_\_\_\_\_

And, having been advised of said hazards, (I) (We) elect to pursue development activities in an area subject to geologic hazards and do hereby assume and accept the associated risks.

And, having full understanding of said hazards, (I) (We) elect to pursue development activities in an area subject to geologic hazards and do hereby agree to release from any claim or liability for injury or damage and to indemnify and hold harmless the County of Santa Cruz, its officers, agents, and employees against any claims, demands, or actions arising from such hazards or issuance of a development permit.

And, (I) (We) hereby intend that this Notice shall run with the land and shall be binding upon the undersigned, any future owners, their successors, heirs, or assignees, and shall be disclosed to the foregoing individuals.

SCENARIO  
A, B, C

# SCENARIO A, B, C

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_  
          **Typed Owner's Name**                      **Typed Owner's Name**

ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGEMENT SHALL BE USED.

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 \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, 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.

(Seal)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
This form must be reviewed and approved by a County Planning Department staff person after notarization and prior to recordation.

Dated: \_\_\_\_\_

COUNTY OF SANTA CRUZ

By: \_\_\_\_\_  
          Planning Department Staff (print name)

CZU NOTICE OF GEOLOGIC HAZARDS  
SCENARIO TABLE

# SCENARIO A

<p><b>SCENARIO A:</b></p> <ul style="list-style-type: none"><li>• <b>BUILDING SITE IN ATKINS STUDY AREA</b></li><li>• <b>DEBRIS FLOW ONLY HAZARD PER GHC</b></li><li>• <b>CZU REBUILD DIRECTIVE: NO SCCC 16.10 REVIEW</b></li></ul>	<p><i>The building site on the subject property is located in an area that has been identified as subject to debris flow hazards according to some or all of the following hazard analyses and assessments on-file with the Santa Cruz County Planning Department:</i></p> <ol style="list-style-type: none"><li>1. <i>A quantitative analysis performed in detailed study areas within the CZU Fire burn area identifies the building site as within a "primary" or "uncertain" debris flow path pursuant to the following report:</i><ul style="list-style-type: none"><li>• <i>Atkins Post-Burn Risk Analysis, CZU Lightning Complex Fire, (Memo &amp; Map Books) Ref. #: 100076121, Atkins-SNC-Lavalin, 8/31/2021</i></li></ul></li><li>2. <i>A rapid preliminary assessment of the CZU fire burn area prepared by government responders:</i><ul style="list-style-type: none"><li>• <i>CZU Lightning Complex - Watershed Emergency Response Team (WERT) Evaluation (CA-CZU-005205), CalFire, California Geological Survey, 10/1/2020</i></li></ul></li><li>3. <i>A focused evaluation of potential debris flow paths, including maps and history of debris flow in the studied area:</i><ul style="list-style-type: none"><li>• <i>Boulder Creek Post-WERT Study – 2020 CZU Lightning Complex Burn Area, Santa Cruz County (Cal OES Mission #: 2020-SOC-42611), 9/28/2020</i></li></ul></li></ol> <p><i>The permitted building site was reviewed and approved under the provisions of the CZU Rebuild Directive (Resolution No. 226-2021, Board of Supervisors Agenda Date: 9/14/21).</i></p>
---	--

# SCENARIO B

## CZU NOTICE OF GEOLOGIC HAZARDS SCENARIO TABLE

### SCENARIO B:

- BUILDING SITE IN ATKINS STUDY AREA
- DEBRIS FLOW ONLY HAZARD PER GHC
- TRADITIONAL SCCC 16.10 REVIEW

*The building site on the subject property is located in an area that has been identified as subject to debris flow hazards; mitigation recommendations were provided in the following site-specific geotechnical investigation:*

1. GEOTECHNICAL REPORT TITLE, by NAME OF GEOTECHNICAL ENGINEER, dated DATE

*The site-specific geotechnical investigation and mitigation recommendations were reviewed and accepted by the County in compliance with the provisions of Santa Cruz County Code Chapter 16.10.*

# SCENARIO C

## SCENARIO C:

- **GEOLOGIC HAZARDS (I.E. LANDSLIDE, FAULT ZONE, ETC) PER GHC**
- **CZU REBUILD DIRECTIVE: NO SCCC 16.10 REVIEW**

*The building site on the subject property is located in an area that has been identified as subject to geologic hazards related to << TO BE SPECIFIED AS POSSIBLE AFTER GEOLOGIC PRE-CLEARANCE/GHA/GEOLOGIC REPORT >> according to the Geologic Hazard Pre-application Clearance << #XXXXX >>, Geologic Hazards Assessment REVxxxxx dated xxxx (or) Geologic Report prepared by xxx dated xxxx on-file with the Santa Cruz County Planning Department.*

*The permitted building site was reviewed and approved under the provisions of the CZU Rebuild Directive (Resolution No. 226-2021, Board Agenda Date: 9/14/21) without further site-specific investigation to determine the level of risk associated with the geologic hazards noted above.*

# ORIGINAL September 14 Board Action

[http://santacruzcountyca.iqm2.com/Citizens/Detail\\_LegiFile.aspx?Frame=&MeetingID=1880&MediaPosition=12477.615&ID=11302&CssClass=](http://santacruzcountyca.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=1880&MediaPosition=12477.615&ID=11302&CssClass=)

# Next steps...

Reassess 46 cases where site-specific geologic reports were required	<ul style="list-style-type: none"><li>• Revise where necessary based on Atkins Study</li></ul>	DONE
CZU Rebuild Directive	<ul style="list-style-type: none"><li>• Finalize covenant &amp; declaration format</li></ul>	TODAY'S Conversation
Update Rebuild Website	<ul style="list-style-type: none"><li>• Develop FAQs</li></ul>	In Process, Informed by Today
Community Meetings	<ul style="list-style-type: none"><li>• Individual neighborhoods</li></ul>	Will begin scheduling
Support to Geotechnical and Geologic Consultants	<ul style="list-style-type: none"><li>• Meet with geotechnical engineers &amp; geologists</li><li>• Determine technical data delivery method</li></ul>	DONE
Rebuilders confer with geotechnical and geologic consultants	<ul style="list-style-type: none"><li>• Discuss design options</li></ul>	
Fire Families Obtain Geologic Clearance	<ul style="list-style-type: none"><li>• Permits Issued to begin Rebuilding</li></ul>	

# QUESTIONS

## ▶ Recovery Permit Center

- ▶ 701 Ocean Street Community Room (Basement)
- ▶ TO MAKE AN APPOINTMENT (REQUIRED) Visit:  
[rpcappt@timetap.com](mailto:rpcappt@timetap.com)
- ▶ Call: (831) 454-5323
- ▶ Email: [rpc@santacruzcounty.us](mailto:rpc@santacruzcounty.us)
- ▶ HOURS OF OPERATION Monday - Friday 8AM - 12PM, 1PM - 5PM
- ▶ WEBSITE <http://santacruzcounty.us/FireRecovery.aspx>