



COUNTY OF SANTA CRUZ

Planning Department

0211

DEVELOPMENT PERMIT

Owner Brian Hinman
 Address 37 Broadway
Los Gatos, CA 95030

Permit Number 98-0426
 Parcel Number(s) 054-061-1 6

PROJECT DESCRIPTION AND LOCATION

Proposal to construct a three-story, single-family dwelling with basement, an attached garage and two attached habitable accessory structures for pool use comprised of two bathroom/changing rooms of less than 100 square feet each located above the garage, totaling 14,766 square feet, and a detached 277 square foot, non-habitable accessory structure (generator house), and to grade about 5,560 cubic yards for the building site, courtyard, pool driveway and access road. Requires a Coastal Development Permit, a Large Dwelling Review, a Residential Development Permit to increase the 28-foot height limit to 51-feet by increasing the required setbacks from 20-feet by 5-feet for every foot over 28-feet in height to 135-feet, and to construct two habitable accessory structures greater than 17-feet in height with bathrooms, and preliminary Grading approval. Located on the east side of an unnamed 50-foot right-of-way approximately 3/4 miles east from Highway 1 (at the sign for 2074), then about 600 feet southeast along the right-of-way. The right-of-way intersects the east side of Highway 1 about one mile north from the entrance to Ano Nuevo State Park.

SUBJECT TO ATTACHED CONDITIONS.

Approval Date: 01/21/2000
 Exp. Date (if not exercised): 02/04/2002
 Denied by: _____

Effective Date: 02/04/2000
 Coastal Appeal Exp. Date: Call Coastal Comm.
 Denial Date: _____

_____ This project requires a coastal zone permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 14 calendar days of action by the decision body.

X This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.1 IO.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Brian Hinman
 Signature of Owner/Agent

1/21/00
 Date

41 *Carol Ann Case*
 Staff Planner

1-21-00
 Date

Distribution: Applicant, File, Clerical, Coastal Commission

CONDITIONS OF APPROVAL

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Coastal Development, Residential Development and Large Dwelling Review Permit 98-0426

Applicant: Rich Beale Land Use Consultants

Property Owners: Brian Hinman and Suzanne Skees

Assessor's Parcel No. 057-06 1- 16

Property location and address: Located on the east side of a 50 foot right-of-way approximately 0.75 miles northeast from its intersection with Highway 1 (at sign for 2074), then about 600 feet southeast. The right-of-way intersects the east side of Highway 1 about one mile north of the intersection of the entrance to Ano Nuevo State Park. No situs.

North Coast Planning Area

Exhibits: K. Architectural, Site and Preliminary Grading Plans:

Sheets P1, P3-P6	Preliminary Grading Plans by Robert Dewitt, RCE, revision date 5/27/99
Sheets P2	Preliminary Grading Plan by Robert Dewitt, RCE, revision date 12/28/99
Sheets T1, L1, L2	Site and Landscape Plans by Kirk Peterson, Architect, revision date 12/28/99
Sheets A-1.1-1.3,	Roof and hardscape plan and architectural cross sections by Kirk Peterson, Architect, revision date 12/28/99
Sheets A-2.1-2.6	Floor plans by Kirk Peterson, Architect revision date 12/28/99
Sheets A- 4.1-4.2	Architectural Elevations by Kirk Peterson, Architect, revision date 01/19/00
Sheets A- 4.3-4.4	Architectural Elevations by Kirk Peterson, Architect, revision date 12/28/99
Sheets A-5.4'	Structural Cross section and Generator Bldg floor plan and elevation by Kirk Peterson, Architect, revision date 12/28/99
Sheet P2 of P6	Tree Location Plan superimposed on Preliminary Grading Plan, revision date 12/28/99

I. 3-Dimensional Renderings by Kirk Peterson, Architect

Q. Photo Montage for Visual Analysis, undated

I. This permit authorizes the construction of a 14,766 square foot three-story single family

dwelling with attached garage and two habitable accessory structures less than 100 square feet each (pool changing and bathrooms), a detached 277 square foot non-habitable accessory structure and approximately 5,560 cubic yards of grading. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/ owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.
- C. Obtain a Grading Permit from the Santa Cruz County Planning Department.
- D. Pay a negative Declaration filing fee of \$25.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "K" on file with the Planning Department. Any changes between the approved Exhibit "K," including, but not limited to the attached exhibits for site, architectural and landscaping plans, and the final Architectural Plans must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans that do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review. The final plans shall include, but not be limited to, the following:
 1. Exterior elevations identifying finish materials and colors. Colors shall be dark forest green for the roof, trim and chimneys and muted tones in the green and brown color family for the body of the structure.
 2. Floor plans identifying each room and its dimensions.
 - a. Final plans shall delete the door and railing shown above the roof on the north side of the third (attic) floor in the room labeled "North Garret" of Sheet A-2.4 of Exhibit K.
 3. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, accessory structures, septic

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location and retaining walls. A standard driveway and conform is required.

4. Window schedule. All transoms above the windows in the upper gables shall utilize low-reflective glazing materials.
5. A final landscape plan. This plan shall include the location, size, and species of all existing and proposed trees and plants within the front yard setback and shall meet the following criteria:

- a. Sixteen replacement trees of native Douglas Fir and/or Coast Redwood shall be installed between the dwelling and the line of sight to Ano Nuevo State Reserve. No trees shall be planted within the driplines of existing trees.

Replacement trees shall be the following sizes:

Five (5) trees of a minimum 5 gallon size
 Five or more trees of a minimum 15 gallon size
 Five or more trees of a minimum 48 inch box trees

- b. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall fescue. Turf areas should not be used in areas less than 8 feet in width.
- c. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be drought tolerant. Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
- d. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- e. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation

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system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

Summer watering of established trees, except as recommended by the project Arborist is prohibited.

The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- f. The final landscape plan shall show plantings of Monterey Cypress (*Cupressus macrocarpa*) for a distance of 1200 feet along the right of way that begins at the northwest corner of the parcel and trends southeast. The plantings shall be 15 gallon, spaced 20 to 25 feet on center.
 - g. The landscape plan shall specify all mitigations and treatment recommended in the Arborist Report for maintaining the existing trees within the project area.
6. Follow all recommendations of the geotechnical and geologic reports in the construction drawings submitted to the County for Building and Grading Permits. All recommendations contained in the County acceptance letter

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- dated March 25, 1999, shall be incorporated into the final design. A plan review letter from the geotechnical engineer and project geologist shall be submitted with the plans stating that the grading, drainage, erosion control and building plans have been reviewed and found to be in compliance with the recommendations of the geotechnical and geologic reports. Submit two copies of all technical reports, addenda and plan review letters with the building application.
7. An engineered drainage plan which shows how and where buildings, paved driveways, and other impervious areas will drain without adverse effects on adjoining properties. Show on the plans submitted, all proposed impervious areas within the parcel.
 8. Comply with all regulations for septic system placement by Environmental Health Services. The septic system shall be located in an area approved, in writing, by the project geologist.
 9. Meet all requirements and pay the appropriate plan check fee of the County Fire District. If the access road where it crosses the dam for the pond it is narrower than the standard twelve feet, the owner/applicant shall provide a written statement from the fire agency that the access is adequate without widening.
 10. Any new electrical power, telephone, and cable television service connections shall be installed underground.
 11. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
- B. Submit two copies of a geotechnical report addressing specific foundation, retaining wall, grading and drainage design to the Zoning Counter of the Planning Department for review and acceptance. The permit fee in effect at the time of submittal shall be paid.
- C. Obtain a Grading Permit. This requires submittal of a grading permit application to the Zoning Counter, including four copies of complete grading, drainage, and erosion control plans in conformance with County standards. The permit fee in effect at the time of submittal shall be paid. The Grading Permit shall be approved prior to building permit issuance.. All requirements of the approved Grading Permit are, by reference, hereby incorporated into the conditions of this permit.

No land clearing, grading or excavating shall take place between October 15 and April

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15 unless a separate winter erosion-control plan is approved by the Planning Director.

Final Grading Plans shall include:

1. Final Grading Plans shall incorporate all recommendations for tree protection including revisions to site grading and protective barriers. These measures shall be shown and specified on the plans. Six foot high protective barriers shall be placed around all trees within 30 feet of ground disturbance and must be shown around each applicable tree on the plan.
 2. Final plans shall specify that no earthwork of any volume shall take place on the access road where it crosses the dam for the pond. The plan shall indicate the existing width of the road at the crossing and if it is narrower than the standard twelve feet, the owner/applicant shall provide a written statement from the fire agency that the access is adequate without widening.
 3. Detailed Erosion Control plans are required. The Erosion Control Plan shall include, but is not limited to:
 - a. Silt fence, or other effective barrier, on both side of the access road where it crosses the dam, while surfacing is underway. Baseroack and fines must be prevented from reaching the pond and drainage;
 - b. Silt fence on the downslope side of the driveway and on the perimeter of the disturbance area at the building site.
 - c. Interim erosion control measures to be implemented during site grading and construction, including contingency measures for inclement weather.
 - d. Erosion control measures to be implemented upon completion of site grading and construction.
 4. Grading plans shall be prepared by a licensed Civil Engineer and shall conform with all soils engineering and geologic report recommendations and shall reference these reports.
 5. Letters of review and approval by the project soils engineer and geologist for conformance with all report recommendations.
- D. Pay the Santa Cruz County Park Dedication fee in effect at the time of building permit issuance. On January 21, 2000, this fee would total \$8,670.00 based on the formula

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of \$578 per bedroom X 15 bedrooms (where 15 rooms in the proposed dwelling meet the definition of "bedroom" in the Santa Cruz County Zoning ordinance). These fees are subject to change without notice.

- E. Pay the Santa Cruz County Child Care fee in effect at the time of building permit issuance. On January 21, 2000, this fee would total \$1,635.00 based on the formula of \$109 per bedroom X 15 bedrooms (where 15 rooms in the proposed dwelling meet the definition of "bedroom" in the Santa Cruz County Zoning ordinance). These fees are subject to change without notice.
- F. Pay the applicable Department of Public Works Drainage fees. On January 21, 2000, this fee would total \$250, but is subject to change without notice.
- G. Submit a written statement signed by an authorized representative of the school district in which the project is located **confirming** payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- H. Record the following Declarations of Acknowledgment, on forms provided by the Planning Department, in the Office of the County Recorder on the subject property deed:
 - 1. A declaration providing notice of potential Geologic Hazards relating to landsliding, slope instability and seismic shaking hazards to the parcel prior to building permit issuance. This document will be prepared by the County Geologist.
 - 2. A Statement acknowledging the adjacent agricultural land use and the agricultural buffer setbacks.
 - 3. A Statement acknowledging the adjacent Timber Production land use and timber harvesting activities.
 - 4. A declaration of restriction to maintain a detached non-habitable accessory structure
 - 5. A declaration of restriction to maintain two habitable accessory structures.
 - 6. A declaration of restriction to maintain a structure as a single family dwelling.
 - 7. A declaration of restriction to retain the dead tree snags to the north of the building site, any relocated **Ano Nuevo** pine trees, the 16 replacement trees in perpetuity, and limiting tree removal in areas which provide screening or

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the forested backdrop to the project per Condition VI.B. In addition, the Declaration shall also specify that other vegetation will be managed such that a “fire ladder” configuration does not develop in the area surrounding the structure(s).

Any or all of these declarations may be combined in form at the Planning Director’s discretion.

III. Prior to site disturbance and during construction:

- A. Prior to any disturbance on the property, ~~the owner~~/applicant shall stake the perimeter of the structure(s), septic field, driveway, and the discharge point of drainage pipes. The project geologist shall inspect the staking in the field in order to verify that the structure(s) and the grading are correctly located on the ground relative to the building areas that were agreed upon during the geologic review process, and to verify that discharge of drainage will not adversely affect slope stability. A letter approving the staking shall be submitted to Planning staff for review and approval.
- B. Prior to site disturbance, the project arborist shall provide all necessary pre-construction care to existing trees as outlined in the approved tree mitigation plan and shall inspect the temporary protective fencing. The arborist shall provide a letter to the Planning Department approving the fencing and indicating that all pruning and other pre-treatment has been accomplished.
- C. Prior to site disturbance or surfacing of the existing road for construction access the owner/applicant shall arrange for inspection of the silt fence and other erosion control measures.

While road surfacing is underway, baserock and fines must be prevented from reaching the pond and drainage.

- D. Erosion shall be controlled at all times. Erosion control measures shall be monitored, maintained and replaced as needed. No turbid runoff shall be allowed to leave the immediate construction site.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections

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16.40.040 and 16.42.100, shall be observed.

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- F. Dust suppression techniques shall be included as part of the construction plans and implemented during construction.
 - G. Prior to site disturbance, a licensed surveyor must establish the location of the original grade under the building footprint.
 - H. After the foundation is formed and prior to foundation pour, the project licensed surveyor shall certify in writing that if the dwelling is built to plan, that the structure shall not exceed the 5 1 foot maximum height as measured under Santa Cruz County Code Section 13.10.323. The letter shall be submitted to the Santa Cruz County Building Inspector and the Planning Department Project Planner prior to foundation pour.
 - I. Prior to the framing inspection, the project licensed surveyor shall certify that the structure meets the 5 1 foot height maximum as measured under Santa Cruz County Code Section 13.10.323.
 - J. Prior to leveling, grading, paving or other road improvements to the San Mateo County portion of the access road, the owner/applicant shall obtain all applicable permits from the San Mateo County Department of Public Works.
 - K. Work hours shall be confined to 7 a.m. to 6 p.m. weekdays. Construction activities which create irritating, penetrating or unusual noise which is likely to disturb people of ordinary sensitivities are prohibited prior to 8. a.m.
- IV. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building and Grading Permits plans shall be installed.
 - B. All disturbed areas shall be landscaped or seeded and mulched with an appropriate plant species.
 - C. All inspections required by the building and grading permits shall be completed to the satisfaction of the County Building Official and the County Senior Civil Engineer.
 - D. The soils engineer and geologist shall submit letters to the Planning Department verifying that all construction has been performed according to the recommendations of the accepted geotechnical and geologic reports and addenda. Copy of these letters

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shall be kept in the project file for future reference.

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- E. Prior to final inspection, provide a letter of inspection from the project arborist evaluating tree health (existing and replacement plantings) and providing follow up recommendations.
- F. The applicant/owner shall call the Project Planner at 454-3225, a minimum of three working days in advance to schedule an inspection to verify the required development permit conditions has been met. The inspection shall include a site visit to Ano Nuevo State Reserve to verify that the structure is adequately camouflaged and window glare has been minimized. Modifications to the structure's color scheme and window schedule shall be required if determined necessary.
- G. Prior to final inspection, the project licensed surveyor shall certify in writing that the structure meets the maximum 51 foot as measured under Santa Cruz County Code Section 13.10.323. Certification shall be submitted to the Building Inspector and Project Planner.

V. Operational Conditions

- A. The structure shall be maintained in a neutral coloration in the green and brown family which blends with the surrounding landscape. All light coloration is strictly prohibited.
- B. All landscaping shall be permanently maintained.
 - 1. The sixteen replacement trees shall be permanently maintained. Any replacement tree which dies shall be immediately replaced. The replacement tree shall be located between the dwelling and the line of sight to Ano Nuevo State Reserve.
 - 2. The project arborist shall inspect and evaluate the health of all trees within 30 feet of the project's grading and the replacement trees for a period of five (5) years. The owner/applicant shall provide the Planning Department with an annual inspection report by the project arborist. The report shall detail any actions that must be taken to ensure the continued success of the mitigation plantings and the health of the existing Ano Nuevo pines and oaks. Treatment for pitch canker in all new, replanted, and remaining trees shall be a part of the annual inspection.
 - 3. All screening and backdrop trees (the arroyo adjacent to the pond, adjacent to the access right-of-way, within the designated area of "defensible space"

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and behind the dwelling) for the dwelling, designated in the exhibit map for the declaration of restriction, shall be maintained. No tree over 12 inches dbh (diameter at breast height) within these areas shall be removed unless the tree is evaluated in a report prepared by a certified Arborist and a Significant Tree Removal permit is obtained.

Over the counter tree removal permits shall not be issued for this site..

- C. All transoms above the windows in the highest windows shall use low-reflective glazing.
- D. All exterior lighting shall be shielded so as to direct light toward the ground or to illuminate the first and second story of the structure. Light shall be shielded from adjacent properties. All lights on the structure or in adjacent trees shall be located no higher than the second story. Illumination of the third story and third story roof eave lights is prohibited.
- E. Modifications to the architectural elements including but not limited to exterior finishes, window placement, roof pitch and exterior elevations are prohibited, unless an amendment to this permit is obtained.
- F. The accessory structure (habitable and non-habitable) shall not be converted into a dwelling unit or into any other independent habitable structure in violation of County Code Section 13.10.611.
 - 1. The accessory structures shall not have a kitchen or food preparation facilities and shall not be rented, let or leased as an independent dwelling unit. Under County Code Section 13.20.700-K, kitchen or food preparation facilities shall be defined as any room or portion of a room used or intended or designed to be used for cooking and/or the preparation of food and containing one or more of the following appliances: any sink having a drain outlet larger than 1 1/2 inches in diameter, any refrigerator larger than 2 1/2 cubic feet, any hot plate, burner, stove or oven.
 - 2. The structure(s) may be inspected for condition compliance twelve months after approval, and at any time thereafter at the discretion of the Planning Director. Construction of or conversion to an accessory structure pursuant to an approved permit shall entitle County employees or agents to enter and inspect the property for such compliance without warrant or other requirement for permission.
- G. In the event that future County inspections of the subject property disclose

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noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, Up to and including permit revocation.

- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition, or this development approval shall become null and void.

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VII. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

- A. Mitigation Measure: Conditions II.A.6. and III.A. (Geologic and geotechnical hazards)

Monitoring Program: Prior to approval of the applications for Building and Grading Permits, the building and grading plans submitted by the owner/applicant must have attached review letters from the project geologist and soils engineer verifying that all recommendations of the geologic and soils reports and addenda have been met. Inspection letters from the project geologist will be required to verify development locations conform to the report recommendations based on site staking prior to construction and verifying that the completed project also conforms with the report recommendations. The project soils engineer must submit letters of inspection for keys and compaction testing during grading operations and for foundation excavations prior to pour and inspection by the County Building Inspectors. In addition, the soils engineer must prepare a final letter verifying that the completed project also conforms with the report recommendations. A copy of all review and inspection letters shall be retained in the project file. The County Geologist and Senior Civil Engineer shall be responsible for verifying receipt of all required geologic and geotechnical documentation.

- B. Mitigation Measure: Conditions II.A. 1., II.A.4., II.A.5.f., IV.F., V.A through C. (Minimize visual impacts)

Monitoring Program: The owner/applicant shall submit construction and landscaping drawings for Building permits based on Exhibit K of this permit. Planning staff will verify that final landscape plans incorporate the required screening trees, that the final colors and materials samples meet the coloration requirements and the window schedule requires low-reflective glazing on the upper transoms for the highest gables. Final colors and installation of landscaping will be inspected and verified by Planning staff prior to Building Permit final.

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- C. Mitigation Measure: Conditions II.A.5.a, e, g and II.H.7, (Avoid tree removal impacts)

Monitoring Program: An arborist (Ellen Cooper) has prepared report in conjunction with the biotic consultant (Habitat Restoration Group) which addressed tree removal mitigation, recommendations for replacement trees and actions to be taken to preserve the trees within or adjacent to the site grading and disturbance areas. This report was submitted prior to public hearing and has been accepted by the Planning Department. Final landscape plans will be reviewed by Planning staff to verify compliance with these conditions. Planning staff will prepare a declaration of restriction restricting tree removal and designating preservation areas, as well as vegetation management to prevent “fire ladders”, which must be recorded on the property deed prior to building permit approval.

- D. Mitigation Measure: Conditions II.C.1., III.B., IV.E., V.B.2. (Maintain long term health of the mature trees)

Monitoring Program: The applicant/owner shall submit revised grading plans showing the temporary fencing at the dripline of each tree within thirty feet of ground disturbance, prior to approval of grading or building permits. The project arborist must submit a letter verifying that all pre-site disturbance tree treatment has been performed and that the protective fencing is in place. Environmental Planning Grading Inspectors shall not authorize grading prior to receipt of this letter. The building and grading permits will not be **finaled** by Planning staff if a letter of inspection from the project arborist evaluating tree health (existing and replacement plantings) and providing follow up recommendations has not been received. The conditions require an annual inspection by the project arborist to evaluate the health of all trees within 30 feet of the project’s grading and the replacement trees **after** project final. This report must include any actions necessary to ensure the continued success of the mitigation plantings and the health of the existing **Ano Nuevo** pines and oaks. The implementation of these measures must be a part of the annual inspection. As a condition of approval, this inspection report must be submitted to the Planning Department annually for a five year period after the building permit is **finaled**. Noncompliance with this Condition of approval may result in the owner paying to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation..

- E. Mitigation Measure: Conditions II.A.9, II.C.2., III.C. and III.C.3.a.,b. (Protect species from sedimentation)

Monitoring Program: The final grading plans will be rechecked to **verify** that there will no widening of the access road where it crosses the pond on the dam. The final plans shall

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indicate the existing width of the access at the crossing, and if it is narrower than the standard twelve feet, the owner/applicant shall provide a written comment from the fire agency that the access is adequate without widening. This will be verified by Planning staff.

F. Mitigation Measure: All of Condition II.C.3.a and b, III.C. and III.D. (Prevent erosion, off site sedimentation, and pollution of creeks)

Monitoring Program: Planning staff will verify that all required erosion control measures are specified on the final grading plans prior to grading permit approval and issuance. The Grading Inspector shall verify that all required silt fences or equivalent barriers are in place during the preconstruction meeting prior to commencing grading.

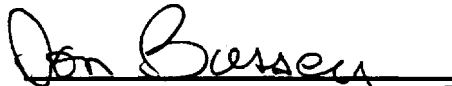
Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

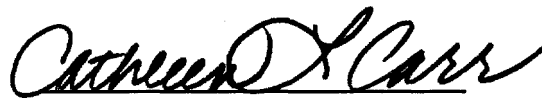
PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.

Approval Date: 1-21-00

Effective Date: 2-4-00

Expiration Date: 2-4-02


Don Bussey
Deputy Zoning Administrator


Cathleen Carr
Project Planner