



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **04-0330**

Applicant: Bryan Martin
Owner: Jack O'Neill
APN: 060-151-85

Date: September 16, 2004
Agenda Item #: 8
Time: 1:30 p.m.

Project Description: Proposal to construct a replacement single-family dwelling and to construct a six-foot fence within the required front setback. Requires an Agricultural Buffer Determination and a Residential Development Permit.

Location: Property located on the southwest side of Ocean Street extension about $\frac{3}{4}$ mile north of the intersection With Graham Hill Road at 2123 Ocean Street Extension in Santa Cruz.

Permits Required: Agricultural ~~Buffer~~ Setback Reduction, Residential Development Permit

Staff Recommendation:

- Approval of Application 04-0330, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|-------------------------------------|
| A. | Project plans | E. | Assessor's parcel map, Location map |
| B. | Findings | F. | Zoning map, General Plan map |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) | H. | Site photographs |

Parcel Information

Parcel Size:	1.174 acres
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential
Project Access:	Graham Hill Road to Ocean Street Extension
Planning Area:	Carbonera
Land Use Designation:	A- Type 2D (Agriculture/Limited agriculture experiencing use conflicts)

Zone District: CA (Commercial Agriculture)
Supervisory District: Fifth District (District Supervisor: Stone)
Within Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 129 Elder sandy loam
Fire Hazard: Mapped constraint
Slopes: 0 – 2 percent
Env. Sen. Habitat: Mapped biotic/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: ☒ Yes ☐ No
Water Supply: city of Santa Cruz
Sewage Disposal: Private septic system
Fire District: California Division of Forestry
Drainage District: Non-zone

Analysis and Discussion

The proposed project is to construct a one story single-family dwelling of approximately 3,098 square feet on a 1.174-acre parcel. The proposed construction would replace a single-family dwelling that was destroyed by fire and demolished under Building Permit #36552C. The project is located at 2123 Ocean Street Extension in Santa Cruz. The building site is within 200 feet of Commercial Agricultural land to the north and south. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 20 feet from APN's 060-151-72, -84, -21, -01, -09, -10, -15.

The subject property is characterized by flat topography, adjacent to the San Lorenzo River. The parcel is not located within the Urban Services Line and may be characterized as a low-density residential neighborhood. The parcel carries an Agriculture/Limited agriculture experiencing use conflicts (A- Type 2D) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the north and south sides of the parcel at Assessor's Parcel Numbers 060-151-72, -84, -21, -01, -09, -10, -15. Commercial

Agricultural production on these adjacent properties is of a limited scale, mainly consisting of organic farming, due to the relatively small size of the parcels.

A reduced agricultural buffer is recommended due to the fact that the narrow width of the lot would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned properties. The applicant is proposing a solid wood board, six-foot high fence around the perimeter of the parcel with an evergreen hedge of plantings to reduce the impact of the proposed residential use on any adjacent agricultural activities, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a County building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

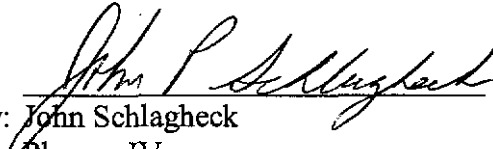
Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 20 feet to the single-family dwelling from the adjacent CA zoned property known as APN 060-151-72, -84, -21, -01, -09, -10, -15, proposed under Application # 04-0330, based on the attached findings and recommended conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Report Reviewed By: 
John Schlagheck
Planner IV
Development Review

Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)

1. Significant topographical differences exist between the agricultural and non-agricultural **uses** which eliminate the need for a 200 foot setback; or
1. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The replacement single-family dwelling is proposed to be set back 20 feet from the adjacent Commercial Agriculture zoned lands where a 200-foot buffer is required. **An** effective barrier consisting of a six foot tall solid wood fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned lands of APN's 060-151-72, -84, -21, -01, -09, -10, -15. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic along Ocean Street Extension.

2. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.
3. Required findings for non-agricultural development on commercial agricultural land, County Code section 16.50.095(e).

Any non-agricultural development proposed to be located on Type 1, Type 2 or Type 3 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and **carries** an Agriculture/Limited Agriculture Experiencing Use Conflicts (**A-** Type 2D) General Plan designation. The parcel is not designated for agricultural production and the proposed single-family dwelling would replace a previously existing single-family dwelling that was destroyed by fire. The site has not been utilized for commercial agricultural production since the 1.174-acre parcel was created by Minor Land Division 83-1584-Z in 1984.

**Required Findings for Development on Land Zoned Commercial Agriculture or
Agricultural Preserve
County Code Section 13.10.314(A)**

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The continued residential use of the 1.174-acre parcel will not adversely affect agricultural resources or the economic viability of commercial operations of the area in that replacement of the fire-destroyed residence on the property will continue the residential use established under Minor Land Division #83-1584-Z. The General Plan designates the property as Type 2D, Limited Agricultural Land Experiencing Use Conflicts. With the recommended agricultural buffer in place and a recorded Agricultural Statement of Acknowledgement Declaration form in which the property owner acknowledges adjacent agricultural practices, and advises them to be prepared to accept such inconvenience or discomfort as dust and odor from normal farming operations, the proposed use shall not adversely affect agricultural operations along Ocean Street Extension.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or

The replacement residential structure may complement small-scale agricultural operations on the parcel. Due to the small size of the parcel, 1.174-acres, commercial-scale operations are probably not feasible.

3. The use consists of an interim public use which does not impair long-term agricultural viability; and
4. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The proposed replacement structure is sited toward the front of the parcel, adjacent to the public right-of-way, to minimize conflicts with other uses and is located out of the 100-year floodplain of the San Lorenzo River at the rear of the parcel.

5. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The proposed replacement single-family dwelling will remove as little land as possible from potential production by locating toward the front of the 1.174-acre parcel, while maintaining the required CA front setback.

Development Permit Findings:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the six foot high fence along Ocean Street Extension will allow adequate sight distance for vehicles to turn on to and off of Ocean Street Extension in a safe manner, in that the design of the fence meets County design criteria related to street intersection sight distance.

The location of the fence on the property and the design of the fence does not contain any corners or pockets that would conceal persons with criminal intent.

The design of the fence will not utilize an excessive quantity of materials or energy in its construction or maintenance, in that the fence is a relatively insignificant structure that is accessory to the residential use allowed on the property.

The design and location of the fence will not adversely impact the available light or the movement of air to properties or improvements in the vicinity, in that the fence along the other property boundaries shall not exceed the six- foot height limit that would be allowed without a discretionary approval or a building permit.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the C-A (Commercial Agriculture) zone district. The proposed location of the six foot high fence and the conditions under which it would be operated or maintained will be consistent with the purpose of the CA zone district in that the fence is a normal ancillary use in the zone district. Specific regulations for fencing are contained in section 13.10.525. This proposal complies with the requirements and intents of that section in that:

- The fence will be situated on the property in a manner that allows adequate sight distance for vehicles traveling along the roadway as well as entering and exiting the property, in that the fence is set back from the traveled roadway and the applicant has designed the fence to meet County design criteria related to street intersection sight distance.
- The fence will be set back from the street and of a solid wood design.

- The location of the fence on the property and the design of the fence does not contain any comers or pockets that would conceal persons with criminal intent, in that the fence is straight along the roadside and set back away from the road.
 - The location and design of the fence will be compatible with the visual neighborhood character of the Ocean Street Extension neighborhood, in which other fences, greater than three feet in height, front along the roadside.
3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the A (Agriculture) land use designation. The proposed six foot high fence is set back from the road and allows adequate sight distance consistent with road standards specified in the General Plan.

A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed fence will not utilize a significant amount of electricity or utilities and will not generate any additional traffic on the streets in the vicinity in the Ocean Street Extension area, in that any associated electrical lights or gate motors do not create a significant draw on electrical utilities, and a fence is not a use that generates or intensifies traffic.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The location and design of the fence, utilizing natural materials and neutral earth-tone colors will be compatible with the low density residential development of the area adjacent to the San Lorenzo River.

Conditions of Approval

Exhibit A: Project plans, 4 Sheets by Bryan Martin dated 7/29/04.

- I. This permit authorizes an Agricultural Buffer Setback reduction to 20-feet from the proposed residential use to APN's (060-151-72, 84, 21, 01, 09, 10, -15). 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 an Encroachment Permit from the Public Works Department for any work within the Ocean Street Extension public right-of-way.
- 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 Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 20 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN 060-151-72, -84, -21, -01, -09, -10, -15.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 3. Front yard fencing adjacent to Ocean Street Extension shall not exceed **six (6)** feet in height and shall not encroach into the public right-of-way.
 4. Comply with all Public Works Drainage requirements.
 5. Comply with all California Department of Forestry requirements.
 6. Submit a detailed erosion control plan for review and approval by Environmental Planning. No sediment shall leave the construction area.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the

Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

III. 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. The agricultural buffer setbacks shall be met ~~as~~ verified by the County Building Inspector.
- B. The required vegetative and physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule ~~an~~ inspection to verify that the required barrier (vegetative and/or other) ~~has~~ been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative barrier and fencing shall be permanently maintained in good order.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance 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, up to and including permit revocation.

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 THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 9/16/04

Effective Date: 9/30/04

Expiration Date: 9/30/06

EXHIBIT C

Appeals: Any property owner, or other person aggrieved or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in **this** document.

Application Number: 04-0330

Assessor Parcel Number: 060-151-85

Project Location: 2123 Ocean Street Extension, Santa Cruz

Project Description: Agricultural Buffer Setback Determination, Residential Development Permit. Proposal to construct a replacement single-family dwelling.

Person or Agency Proposing Project: Bryan Martin

Contact Phone Number: (831) 4694551

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
C. ☐ **Ministerial Project** involving **only** the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

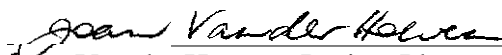
- E. ☒ **Categorical Exemption**

Specify type: Class 3 – New Construction of Small Structure (Section 15303)

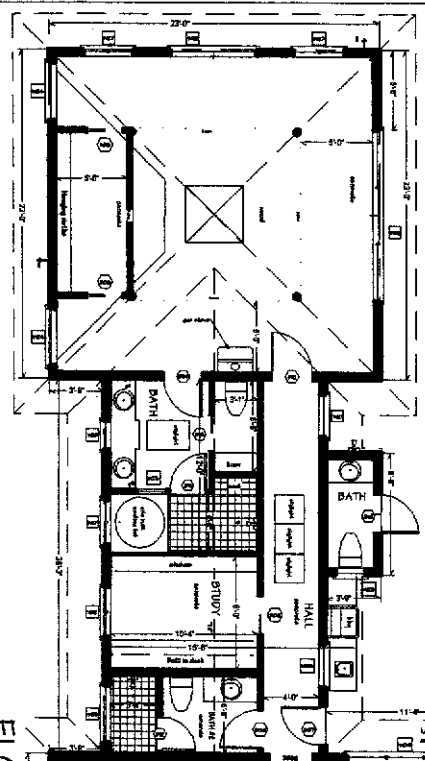
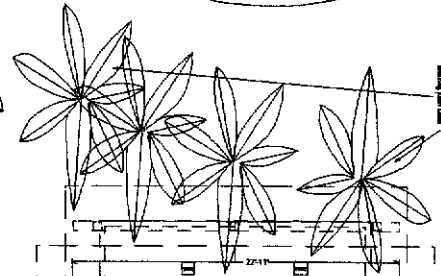
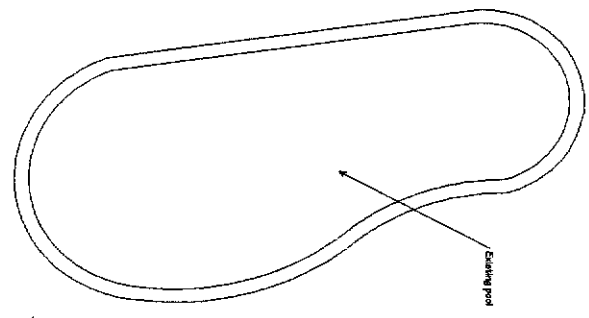
F. Reasons why the project is exempt:

New construction of **small** structure, replacement single-family dwelling

In addition, none of the conditions described in Section 15300.2 apply to this project.

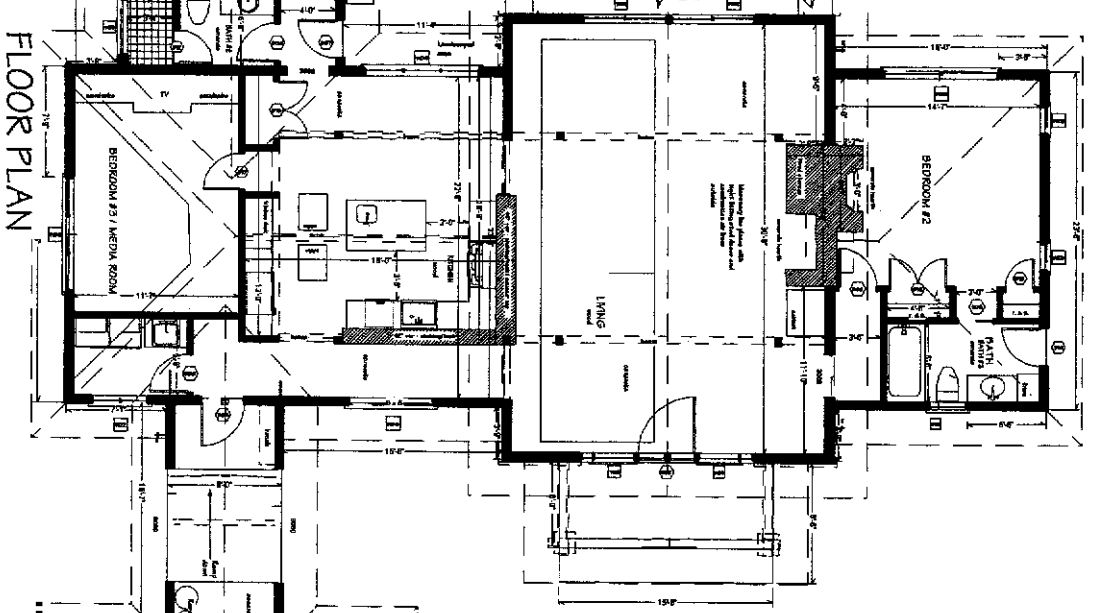

Joan Van der Hoeven, Project Planner

Date: September 16, 2004



FLOOR PLAN

Scale 1/4" = 1'



LIVING AREA
Scale 1/4" = 1'

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEILING	1	SQ. FT.	1.00	1.00
2	FLOOR	1	SQ. FT.	1.00	1.00
3	WALL	1	SQ. FT.	1.00	1.00
4	DOOR	1	EA.	1.00	1.00
5	WINDOW	1	EA.	1.00	1.00
6	STAIR	1	EA.	1.00	1.00
7	BATH	1	EA.	1.00	1.00
8	KITCHEN	1	EA.	1.00	1.00
9	DINING	1	EA.	1.00	1.00
10	LIVING	1	EA.	1.00	1.00
11	GARAGE	1	EA.	1.00	1.00
12	LANDSCAPING	1	EA.	1.00	1.00
13	POOL	1	EA.	1.00	1.00
14	STAIR	1	EA.	1.00	1.00
15	BATH	1	EA.	1.00	1.00
16	KITCHEN	1	EA.	1.00	1.00
17	DINING	1	EA.	1.00	1.00
18	LIVING	1	EA.	1.00	1.00
19	GARAGE	1	EA.	1.00	1.00
20	LANDSCAPING	1	EA.	1.00	1.00
21	POOL	1	EA.	1.00	1.00
22	STAIR	1	EA.	1.00	1.00
23	BATH	1	EA.	1.00	1.00
24	KITCHEN	1	EA.	1.00	1.00
25	DINING	1	EA.	1.00	1.00
26	LIVING	1	EA.	1.00	1.00
27	GARAGE	1	EA.	1.00	1.00
28	LANDSCAPING	1	EA.	1.00	1.00
29	POOL	1	EA.	1.00	1.00
30	STAIR	1	EA.	1.00	1.00
31	BATH	1	EA.	1.00	1.00
32	KITCHEN	1	EA.	1.00	1.00
33	DINING	1	EA.	1.00	1.00
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35	GARAGE	1	EA.	1.00	1.00
36	LANDSCAPING	1	EA.	1.00	1.00
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43	GARAGE	1	EA.	1.00	1.00
44	LANDSCAPING	1	EA.	1.00	1.00
45	POOL	1	EA.	1.00	1.00
46	STAIR	1	EA.	1.00	1.00
47	BATH	1	EA.	1.00	1.00
48	KITCHEN	1	EA.	1.00	1.00
49	DINING	1	EA.	1.00	1.00
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58	LIVING	1	EA.	1.00	1.00
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60	LANDSCAPING	1	EA.	1.00	1.00
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66	LIVING	1	EA.	1.00	1.00
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76	LANDSCAPING	1	EA.	1.00	1.00
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95	BATH	1	EA.	1.00	1.00
96	KITCHEN	1	EA.	1.00	1.00
97	DINING	1	EA.	1.00	1.00
98	LIVING	1	EA.	1.00	1.00
99	GARAGE	1	EA.	1.00	1.00
100	LANDSCAPING	1	EA.	1.00	1.00

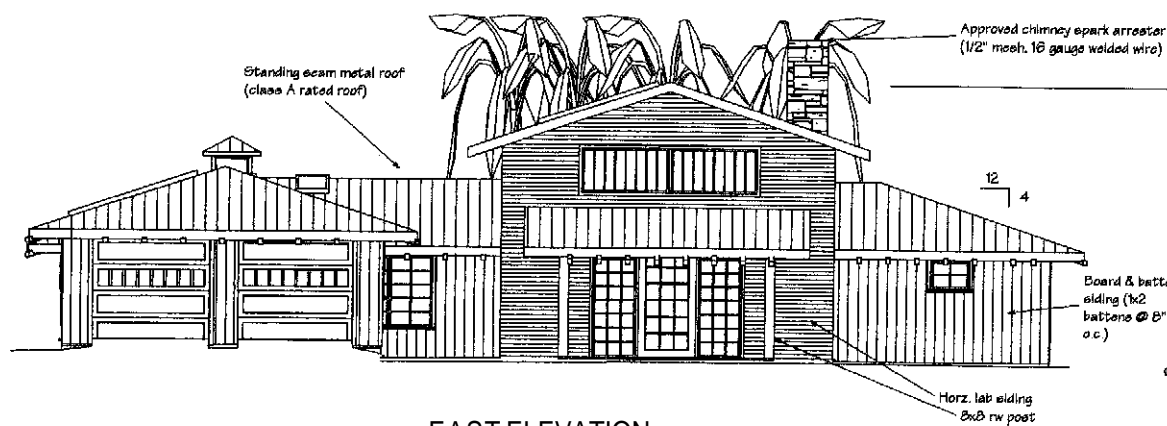
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28	LANDSCAPING	1	EA.	1.00	1.00
29	POOL	1	EA.	1.00	1.00
30	STAIR	1	EA.	1.00	1.00
31	BATH	1	EA.	1.00	1.00
32	KITCHEN	1	EA.	1.00	1.00
33	DINING	1	EA.	1.00	1.00
34	LIVING	1	EA.	1.00	1.00
35	GARAGE	1	EA.	1.00	1.00
36	LANDSCAPING	1	EA.	1.00	1.00
37	POOL	1	EA.	1.00	1.00
38	STAIR	1	EA.	1.00	1.00
39	BATH	1	EA.	1.00	1.00
40	KITCHEN	1	EA.	1.00	1.00
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42	LIVING	1	EA.	1.00	1.00
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45	POOL	1	EA.	1.00	1.00
46	STAIR	1	EA.	1.00	1.00
47	BATH	1	EA.	1.00	1.00
48	KITCHEN	1	EA.	1.00	1.00
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50	LIVING	1	EA.	1.00	1.00
51	GARAGE	1	EA.	1.00	1.00
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54	STAIR	1	EA.	1.00	1.00
55	BATH	1	EA.	1.00	1.00
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65	DINING	1	EA.	1.00	1.00
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70	STAIR	1	EA.	1.00	1.00
71	BATH	1	EA.	1.00	1.00
72	KITCHEN	1	EA.	1.00	1.00
73	DINING	1	EA.	1.00	1.00
74	LIVING	1	EA.	1.00	1.00
75	GARAGE	1	EA.	1.00	1.00
76	LANDSCAPING	1	EA.	1.00	1.00
77	POOL	1	EA.	1.00	1.00
78	STAIR	1	EA.	1.00	1.00
79	BATH	1	EA.	1.00	1.00
80	KITCHEN	1	EA.	1.00	1.00
81	DINING	1	EA.	1.00	1.00
82	LIVING	1	EA.	1.00	1.00
83	GARAGE	1	EA.	1.00	1.00
84	LANDSCAPING	1	EA.	1.00	1.00
85	POOL	1	EA.	1.00	1.00
86	STAIR	1	EA.	1.00	1.00
87	BATH	1	EA.	1.00	1.00
88	KITCHEN	1	EA.	1.00	1.00
89	DINING	1	EA.	1.00	1.00
90	LIVING	1	EA.	1.00	1.00
91	GARAGE	1	EA.	1.00	1.00
92	LANDSCAPING	1	EA.	1.00	1.00
93	POOL	1	EA.	1.00	1.00
94	STAIR	1	EA.	1.00	1.00
95	BATH	1	EA.	1.00	1.00
96	KITCHEN	1	EA.	1.00	1.00
97	DINING	1	EA.	1.00	1.00
98	LIVING	1	EA.	1.00	1.00
99	GARAGE	1	EA.	1.00	1.00
100	LANDSCAPING	1	EA.	1.00	1.00

Prepared by:
Bryan Martin Construction
215 Catalina St.
Santa Cruz, Ca. 95062
(831) 469-4551 Fax: 469-4500
Lic # 455404 bmartin@brcb.com

Sheet Index:

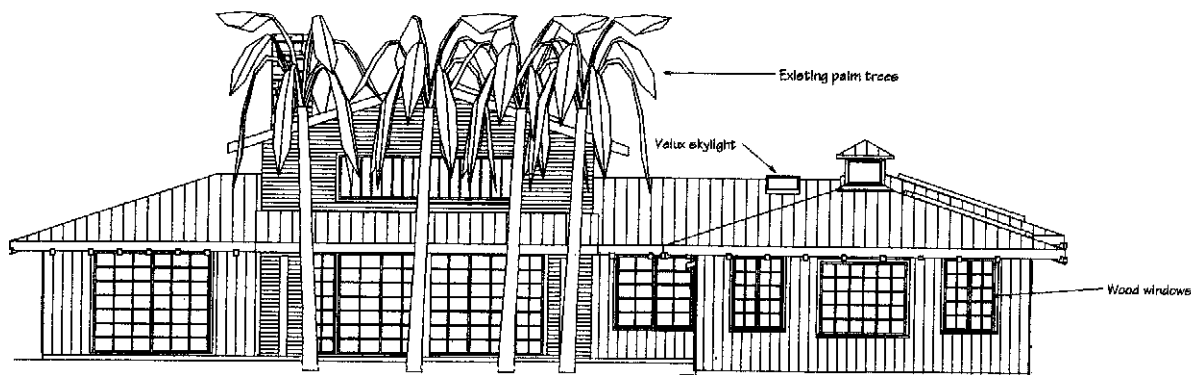
- 1 Site plan
- 2 Floor plan
- 3 Elevations
- 4 Elevations
- 5 Mechanical
- 6 Mechanical
- 7 Details / Sections
- 8 Roof framing w/ gird
- 9 Beam plan w/ gird
- 10 Timber frame details
- 11 Timber frame details
- 12 Foundation plans
- 13 Foundation details
- 14 Sillar wall schedule
- 15 Energy notes

Date: 8-20-04



EAST ELEVATION

Front view 1/4"=1'



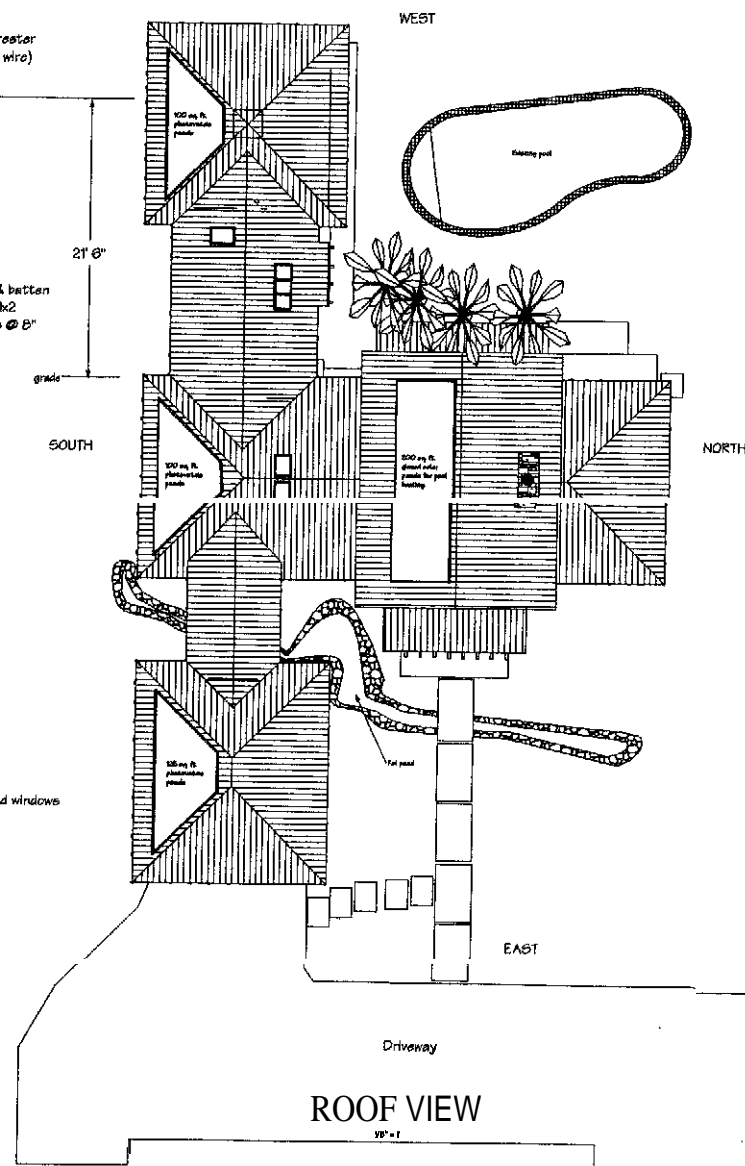
WEST ELEVATION

Back view 1/4"=1'



FRONT PROPERTY FENCE WITH GATE

1/4"=1'



ROOF VIEW

For: Jack O'Neill
23610 East Cliff Dr.
Santa Cruz, Ca. 95062
(831) 475-5852

Prepared by: Bryan Martin Construction
215 Caledonia St.
Santa Cruz, Ca. 95062
(831) 469-4551 fax 469-4500
Lic. # 499434 bmartin215@aol.com

Sheet Index:

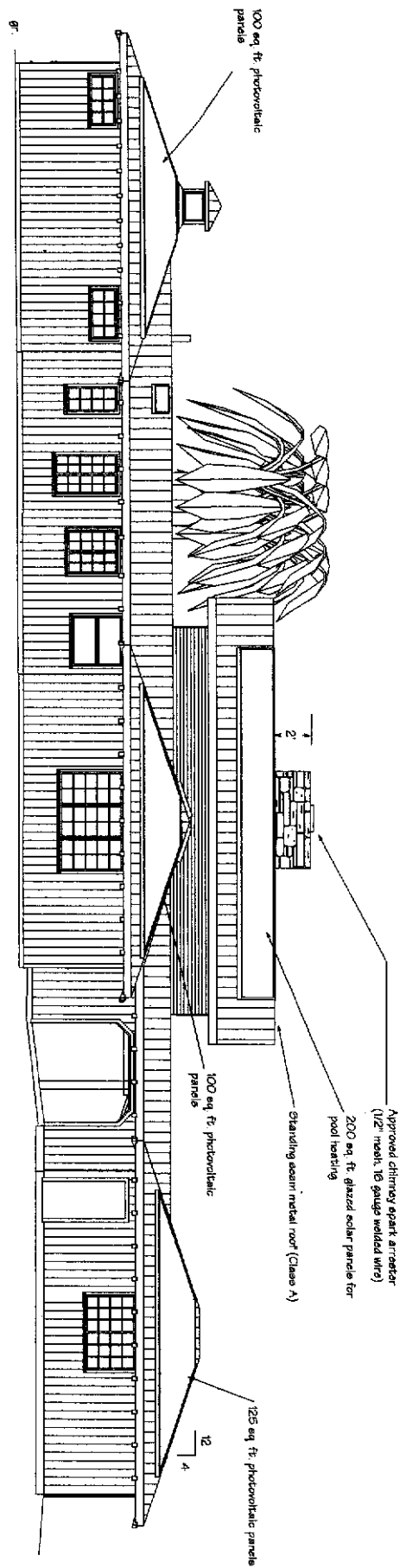
1. Site plan
2. Floor plan
3. Elevations
4. Elevations
5. Mechanical
6. Mechanical
7. Details / Sections
8. Roof framing w/ grid
9. Beam plan w/ grid
10. Timber frame details
11. Timber frame details
12. Foundation plans

13. Foundation details
14. Shear wall schedule
15. Energy notes

Date: 8-20-04

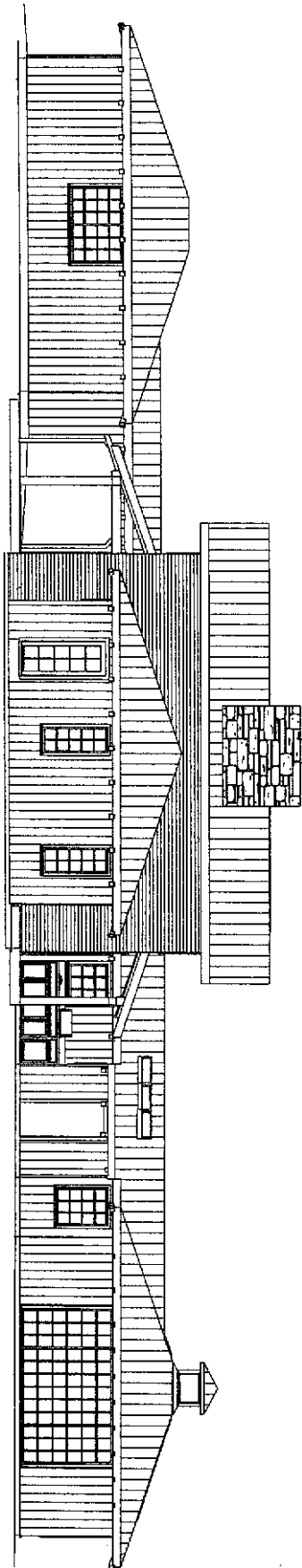
Page

3



SOUTH ELEVATION

Scale 1/4"=1'



NORTH ELEVATION

Scale 1/4"=1'

For:

Jack O'Neill
2860 East Cliff Dr.
Santa Cruz, Ca. 95062
(931) 475-5852

Prepared by:

Bryan Martin Construction
215 Calaveras St.
Santa Cruz, Ca. 95062
(931) 469-4651 fax 469-4500
bryan@bryanmartin.com

Sheet Index:

- | | | |
|---------------|--------------------------|-------------------------|
| 1. Site plan | 7. Details / Sections | 13. Foundation details |
| 2. Floor plan | 8. Roof framing w/ grid | 14. Shear wall schedule |
| 3. Elevations | 9. Beam plan w/ grid | 15. Energy notes |
| 4. Elevations | 10. Timber frame details | |
| 5. Mechanical | 11. Timber frame details | |
| 6. Mechanical | 12. Foundation plans | |

Date:

8-20-04

Page

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FOR TAX PURPOSES ONLY

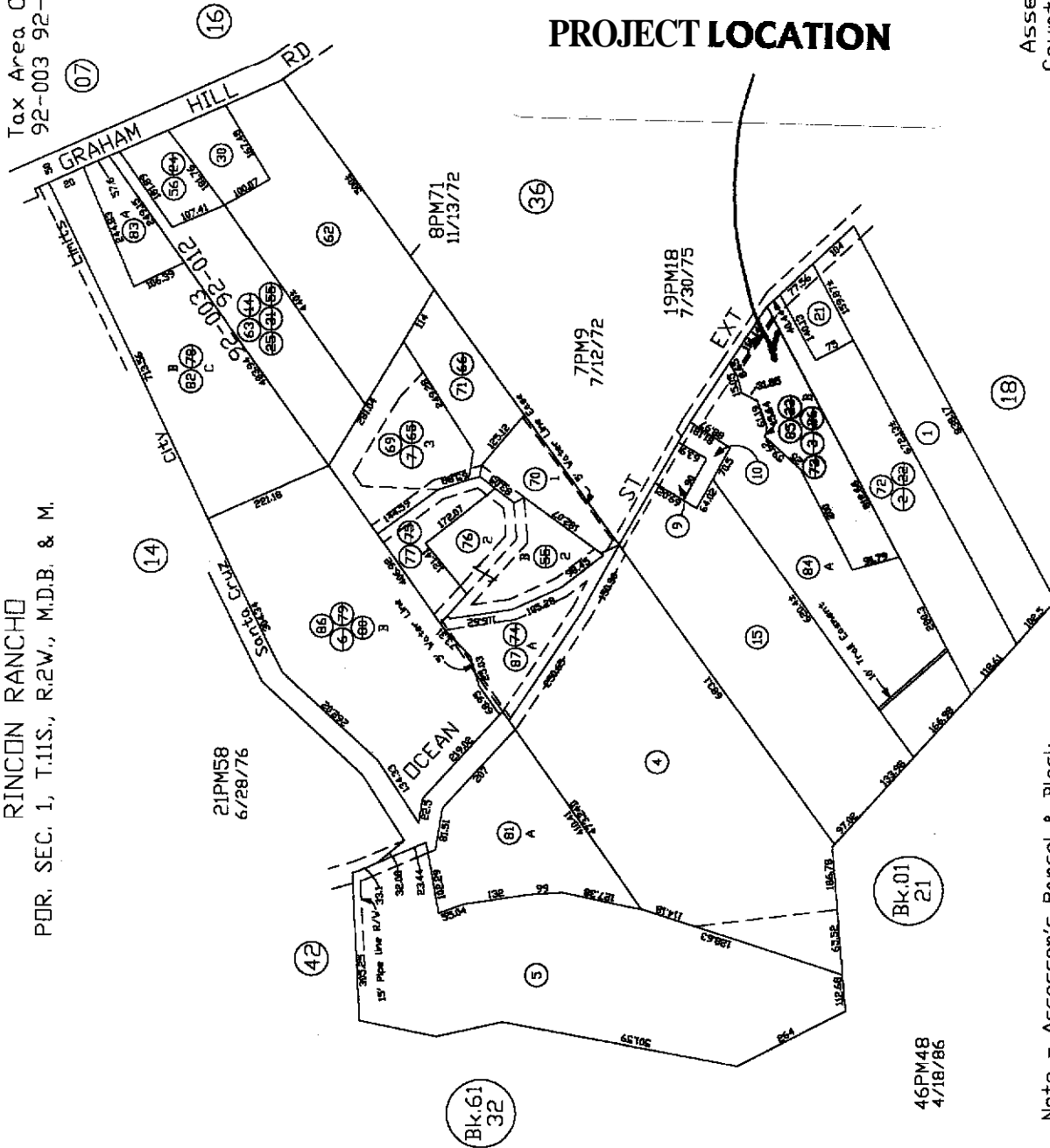
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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RINCON RANCHO
POR. SEC. 1, T.11S., R.2W., M.D.B. & M.

Tax Area Code
92-003 92-012

60-15



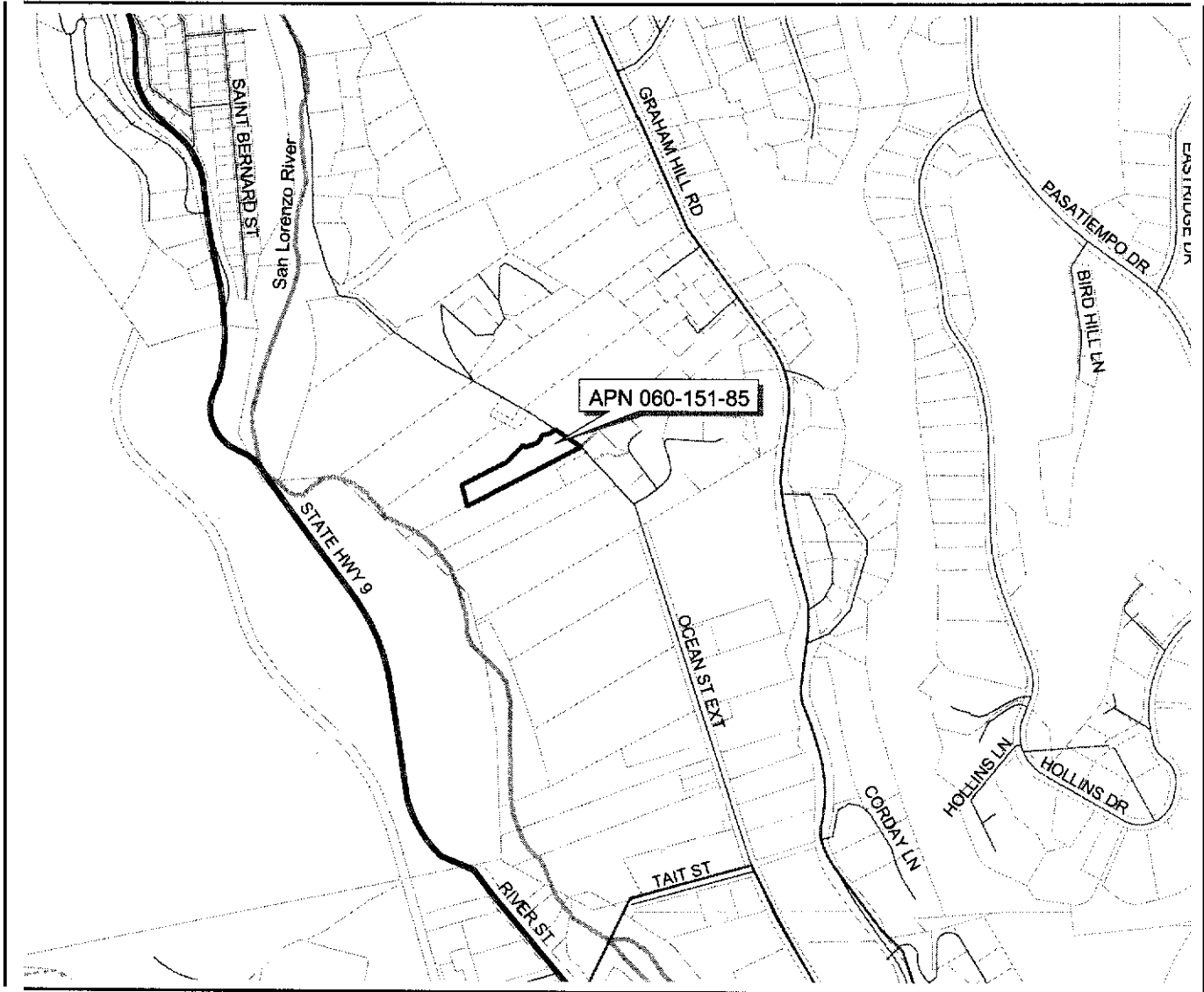
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 60-15
County of Santa Cruz, Calif.
June, 1999

Electronically Reborn 5/21/99 by
Rev. 6/27/00 from (changed page refs.)
Rev. 1/8/02 from (TCA)

EXHIBIT E

Location Map



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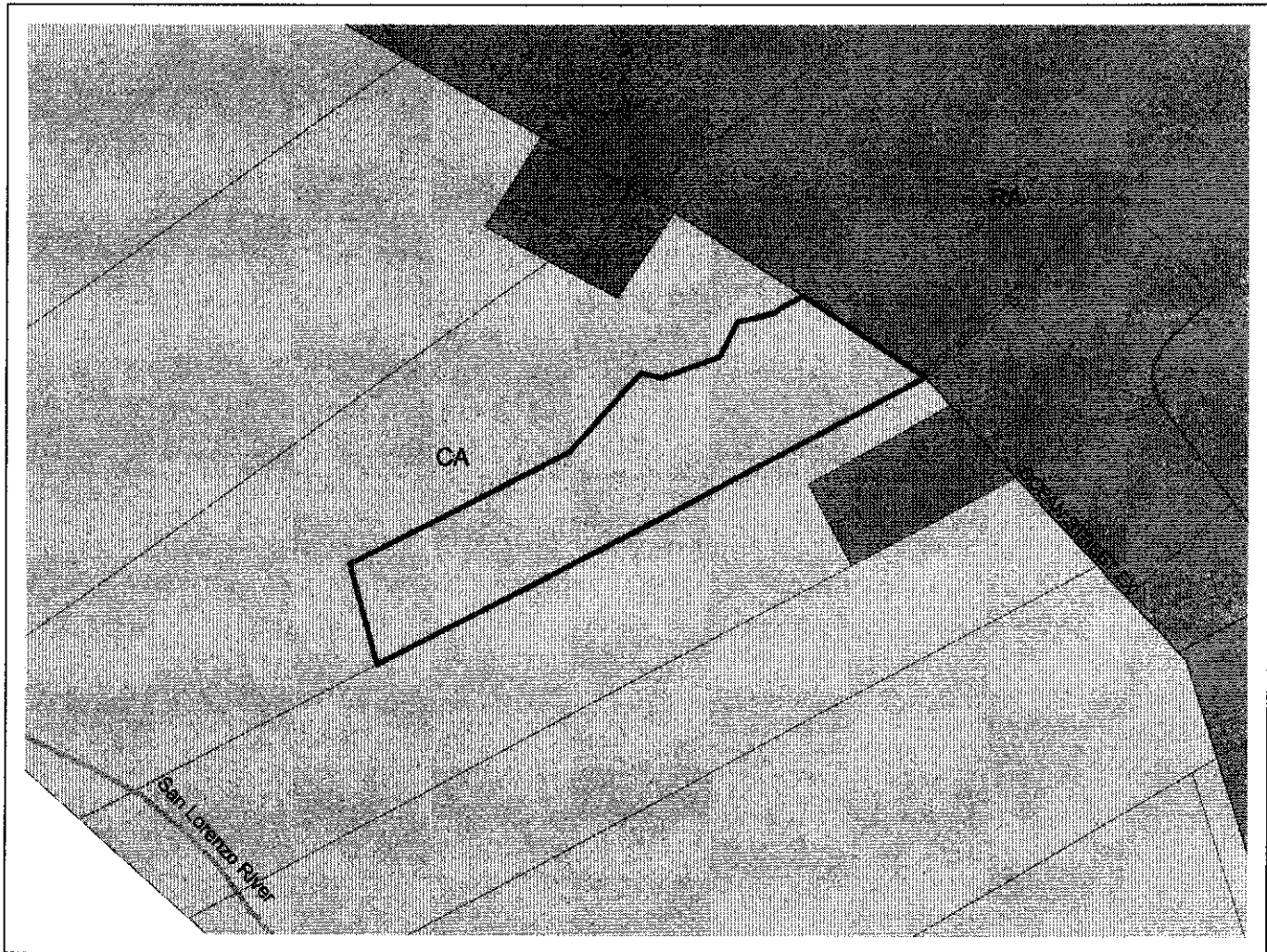
Map created by Santa Cruz County
Planning Department:
July 2004










PROJECT LOCATION

Zoning Map



200 0 200 400 600 Feet

Legend

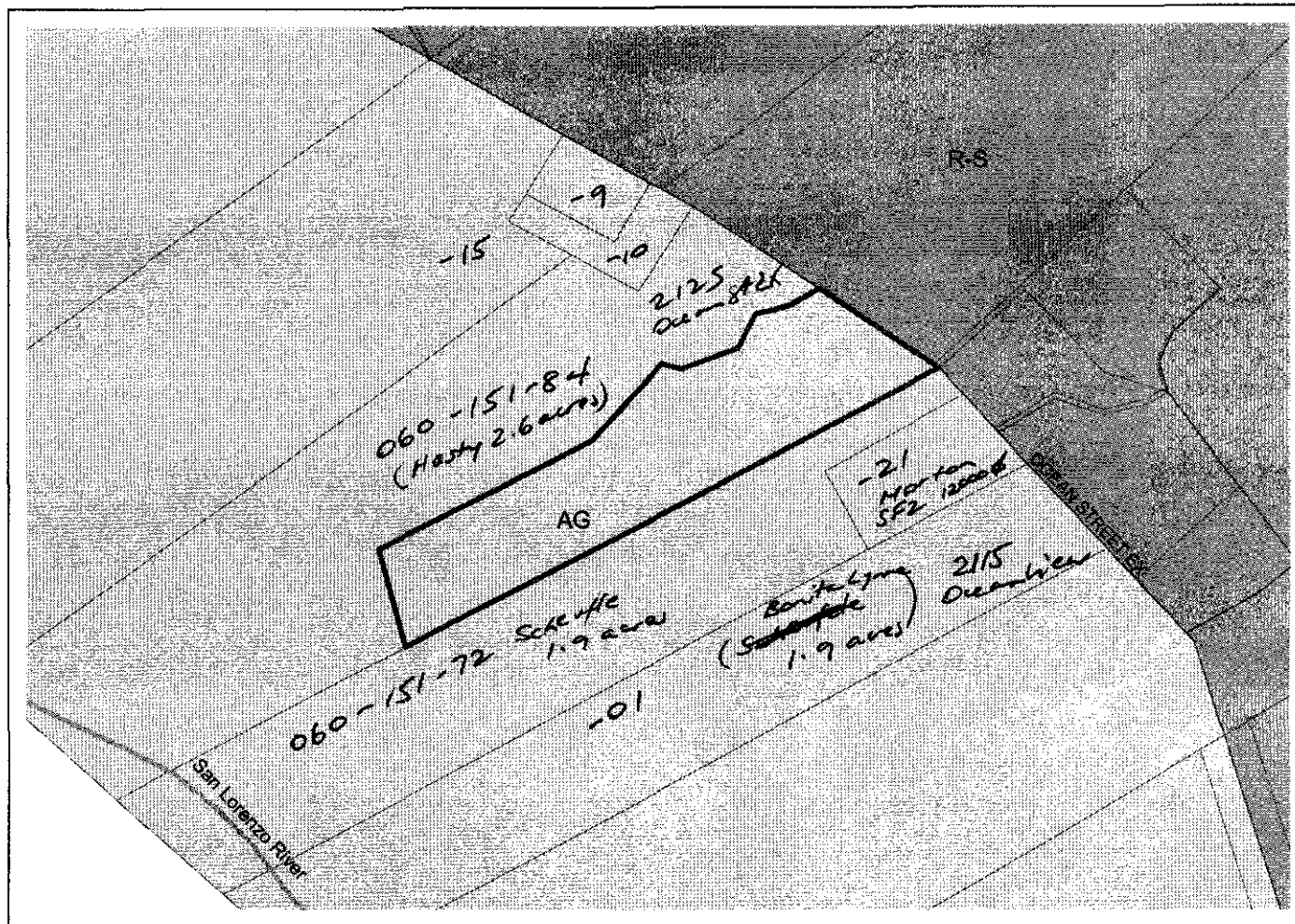
-  APN 060-151-85
-  Streets
-  Perennial Stream
-  CA
-  RA



Map created by Santa Cruz County
Planning Department:
July 2004

EXHIBIT F

General Plan Map



200 0 200 400 600 Feet

Legend

	APN 060-151-85
	Streets
	Perennial Stream
	Agriculture
	Suburban Residential



Map created by Santa Cruz County
Planning Department:
July 2004

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No. : 04-0330
APN: 060-151-85

Date: August 27, 2004
Time: 11:40:11
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 5, 2004 BY ROBIN M BOLSTER =====

While there are protected species associated with the San Lorenzo River located adjacent to the western portion of the parcel, the area of proposed development is located well away from the river. The proposed building site has been historically developed and does not contain any protected plant or animal species or habitat. With the implementation of proper erosion control, the proposed development will have no significant negative effect on any biotic resources.

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 5, 2004 BY ROBIN M BOLSTER =====

At the time of building application please submit a detailed erosion control plan, which depicts the location and construction details for all proposed erosion/sediment control devices. Plan must be of sufficient detail to ensure that no sediment leave the construction area.

Project Review Completeness Comments

===== REVIEW ON AUGUST 18, 2004 BY JOAN VAN DER HOEVEN =====

Please provide fencing details - fences to be solid wood board, not taller than six feet in height.

Project Review Miscellaneous Comments

===== REVIEW ON AUGUST 18, 2004 BY JOAN VAN DER HOEVEN =====

Comply with all reviewing agency requirements - Public Works Drainage, CDF Fire, Environmental Health (Septic and also WATER) as outlined in the comments attached.

Dpw Drainage Completeness Comments

===== REVIEW ON AUGUST 9, 2004 BY CARISA REGALADO =====

Not enough drainage information has been shown to consider acceptance of this application. To be approved by this division at the discretionary application stage, proposed projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained.
- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release.
- The project will not adversely impact roads and adjacent or downslope properties

Please address the following items:

- 1) Calculations for percolation pit sizing and information on overflow from the pits

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 04-0330
APN: 060-151-85

Date: August 27, 2004
Time: 11:40:11
Page: 2

was not received in this submittal. Overflow from the pits at the property line appears to partially naturally flow to the adjacent parcel possibly impacting structures that would be in the path of flow. Please clarify how impacts to the adjacent parcel will be mitigated. Consider locating the pits further into the parcel within the 20-foot strip between the proposed residence and property line to take advantage of a larger area for overflow to spread. Another option could be using a swale from pit to pit that would direct overflow into the landscaped area to the rear of the proposed residence.

2) It was noted from note #2 under the Project Description. pg. 1, that some portion of the driveway will be relocated from the existing configuration. Please show the layout of the existing driveway. Similar to the pits, please clarify how flow that naturally tends to go toward the adjacent parcel from the driveway will be mitigated for impacts.

3) What is the surface of the 20-foot wide strip between the proposed residence and property line?

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works. Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON AUGUST 9, 2004 BY CARISA REGALADO =====
No comment.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 5, 2004 BY DEBBIE F LOCATELLI =====
At present, the driveways are dirt, therefore, at the building application process, the driveways will be required to meet County of Santa Cruz Design Criteria.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 5, 2004 BY DEBBIE F LOCATELLI =====
Encroachment permit required for all off-site work in the County road right-of way. If required, to be obtained at the building permit process.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 9, 2004 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0330
APN: 060-151-85

Date: August 27, 2004
Time: 11:40:11
Page: 3

===== REVIEW ON AUGUST 9, 2004 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 2, 2004 BY JIM G SAFRANEK =====
Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior approval of the sewage disposal permit. Contact the appropriate Land Use staff at 454-2744, K. Conley. Note: The applicant's project is considered new development since there was no building permit application submitted three years from the date of the calamity as per section 7.38.080(C) of the County Onsite Sewage Disposal Code.
===== UPOATED ON AUGUST 25, 2004 BY JIM G SAFRANEK ===== Applicant's Building Permit record shows that there was application made since the '99 burn-down. Therefore a clearance for a 3 bedroom SFR was issued today since seotic tank was pumped. and sewage disposal system is adequately sized. Applicant now meets EHS reqs for this project.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 2, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 2, 2004 BY JAN C MCNOWN =====
DEPARTMENT NAME: CDF

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

The street/access road shall be named and addressed by the County Office of Emergency Services. Street signs shall be posted, and maintained, to County Public Works. Green and white County style signs shall be used.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances. and further agree to correct any deficiencies noted by this review. subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0330
APN: 060-151-85

Date: August 27, 2004
Time: 11:40:11
Page: 4

agency

Cal Dept of Forestry/County Fire Miscellaneous Com

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 2, 2004 BY JAN C MCNOWN =====



PROJECT SITE -
FOUNDATION REMAINS



EXISTING FENCING ON
ADJACENT PARCEL
APN 060-151-72
TO BE REPLACED



EXISTING 76 FT FRONT
FENCE ON ADJACENT
CA PROPERTY
APN 060-151-84