



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0084**

Applicant: Janet Dows, Architect

Date: May 19, 2005

Owner: Philip J. Zahn

Agenda Item #: 10

APN: 107-111-61

Time: 1:30 p.m.

Project Description: Proposal to construct a single-family dwelling.

Location: Property located on the south side of Corralitos Ridge Road, approximately $\frac{1}{4}$ mile south of Telford Drive, at 700 Corralitos Ridge Road in Watsonville.

Permits Required: Agricultural Buffer Setback Determination, Geologic/Soils Report Review, Grading permit.

Staff Recommendation:

- Approval of Application 05-0084, 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 | F. | Zoning map, General Plan map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Geotechnical review 4-25-05 Hanna |
| D. | Categorical Exemption (CEQA determination) | I. | Site photographs |
| E. | Assessor's parcel map, Location map | | |

Parcel Information

Parcel Size:	10.45 acres
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Very low density residential
Project Access:	Hames, Enos, Riders to Corralitos Ridge
Planning Area:	Aptos Hills
Land Use Designation:	M-R (Mountain Residential)
Zone District:	SU (Special Use)

Supervisory District: Second (District Supervisor: Pirie)
Within Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Nisene-Aptos complex
Fire Hazard: Mapped constraint
Slopes: 30-50 percent slopes
Env. *Sen.* Habitat: Not mapped/no physical evidence on site
Grading: Approximately **170** cubic yards of grading proposed, balanced on site
Tree Removal: One large *oak* tree proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate, non-county maintained road
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: Yes No
Water Supply: Private well
Sewage Disposal: Private septic system, CSA#12
Fire District: CDF
Drainage District: Zone 7 Flood Control/Water Conservation District

Analysis and Discussion

The proposed project is to construct a **two** story single-family dwelling of approximately **2,860** square feet with **an** attached garage of 440 square feet on a 10.45 acre parcel. The project is located at **700** Corralitos Ridge Road in Watsonville. The building site is within **200** feet of Commercial Agricultural land to the north. The applicant is requesting a reduction in the **200** foot agricultural buffer setback to 100 feet **from** APN **107-081-28**.

The subject property is characterized by sloping topography. The parcel is not located within the Urban Services Line and may be characterized as a **very** low density residential neighborhood. The parcel carries a Mountain Residential (M-R) General Plan designation and the implementing zoning is (SU) Special Use. commercial Agriculture **zoned** land is situated within 200 feet at the north side of the parcel at Assessor's Parcel Number **107-081-28**, the 33-acre Agnello homesite and vineyard at **681** Corralitos Ridge Road.

A reduced agricultural buffer is recommended due to the fact that geologic concerns associated with

steep slopes on the property, and a limited building envelope, would not allow sufficient building area if the required 200-foot setbacks were maintained **from** the adjacent Commercial Agriculture zoned property. The property is separated from adjacent CA land by the 60-foot right-of-way of Corralitos Ridge Road. The home site located on the adjacent CA zoned land is in the vicinity of the proposed development, *so* that non-agricultural development is clustered, *to* remove as little land **as** possible from agricultural production. A small vineyard is planted on the CA property in the area adjacent to the proposed new residence. Due to steep slopes and existing, mature native oak trees at the property frontage, additional buffering is not recommended. The project site is a designated critical fire area, and the California Department of Forestry is recommending a 30-foot clearance of noncombustible vegetation around all structures or to the property line. 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.

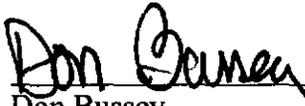
Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 100 feet to the single-family dwelling from the adjacent CA zoned property known **as** APN 107-081-28, proposed under Application # 05-0084, 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

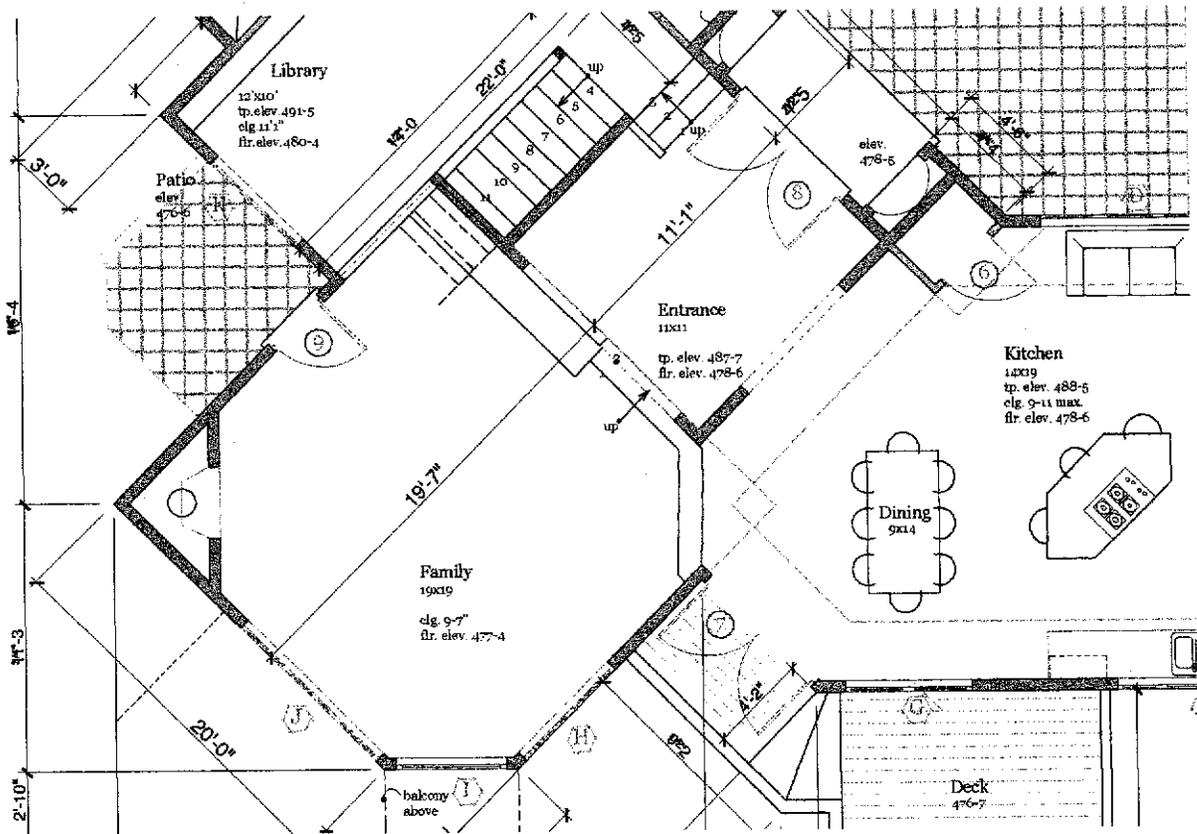
Report Prepared By: Joan Van der Hoeven, AICP
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By: 
Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

JANET DOWS, ARCHITECT
 1425 SEABRIGHT AVENUE
 SANTA CRUZ, CA 95062
 LICENSE C-24412
 831-457-1346

ZAHM RESIDENCE
 107-111-61
 APPL. # 05-0084

4-25-05



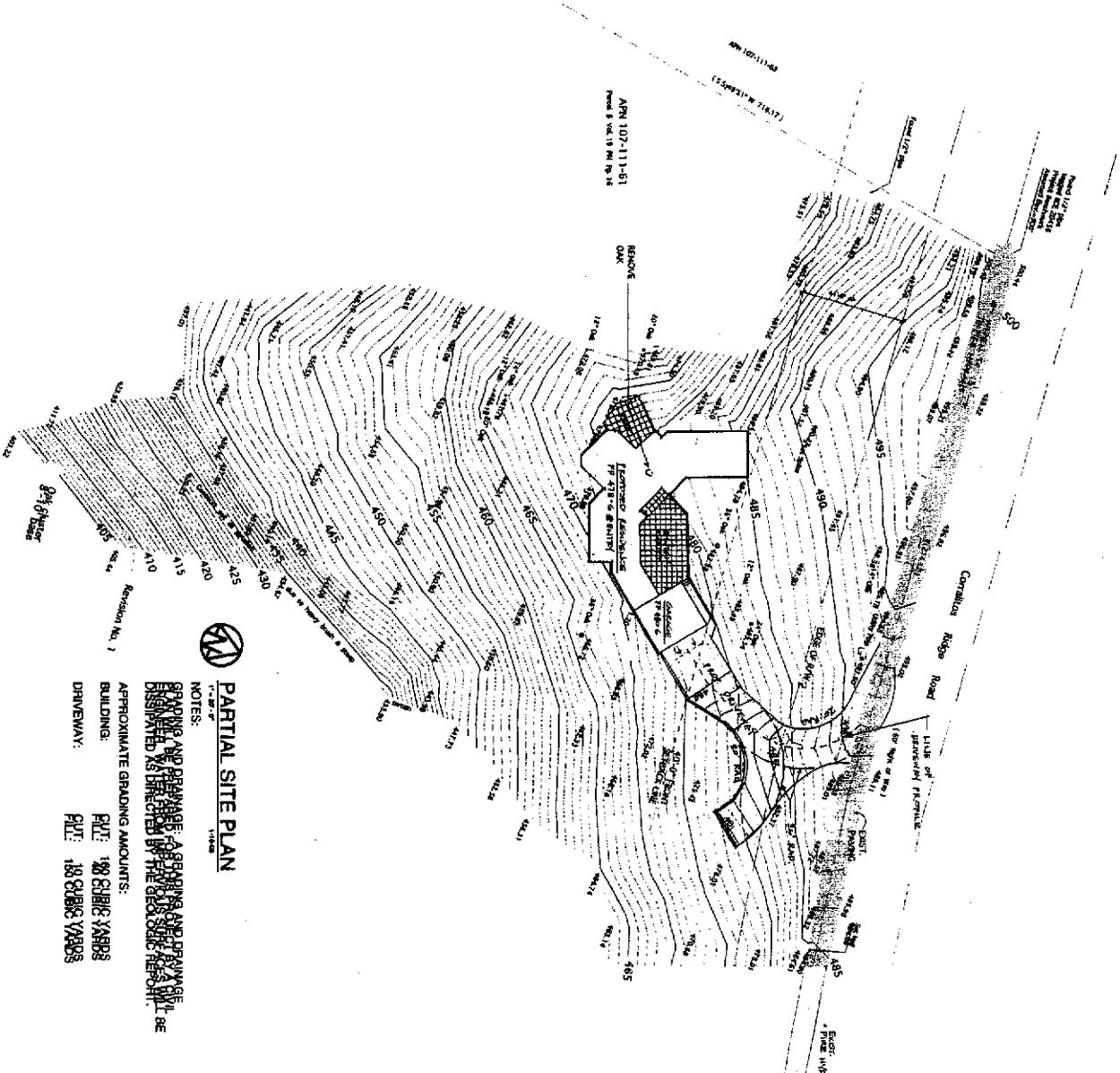
PARTIAL MAIN FLOOR PLAN

1/8" = 1'-0"

SHOWING CORRECTED PATIO OFF FAMILY ROOM

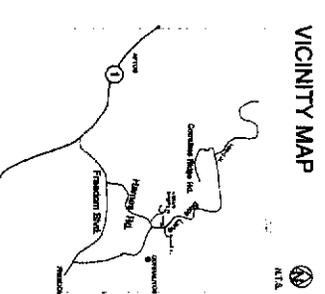
EXHIBIT 1

S



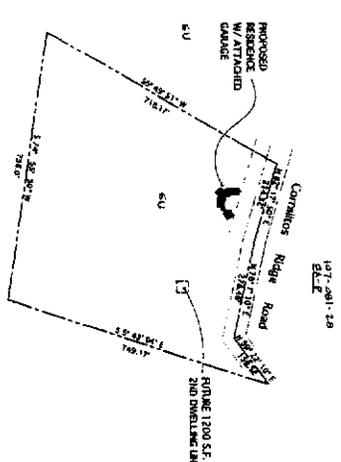
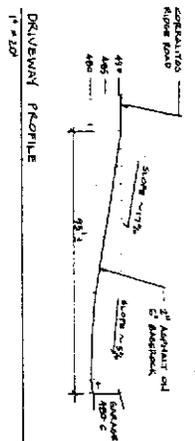
PARTIAL SITE PLAN

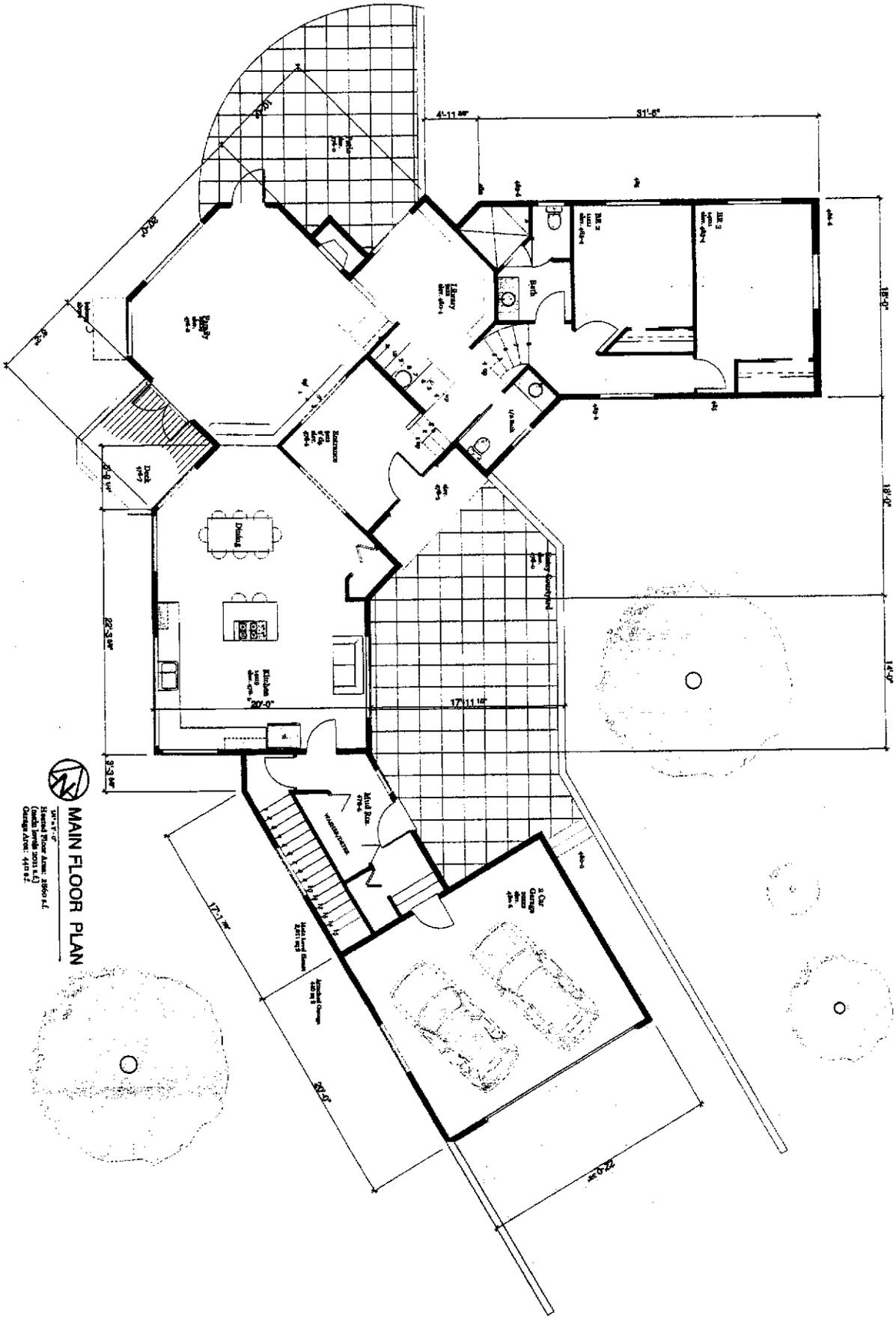
NOTES:
 1. PROPOSED AND REMOVED AREAS ARE SHOWN AND PROPOSED AREAS ARE SHOWN BY THE GEOTECHNICAL REPORT.
 2. APPROXIMATE GRADING AMOUNTS:
 BUILDING: 180 CUBIC YARDS
 DRIVEWAY: 180 CUBIC YARDS



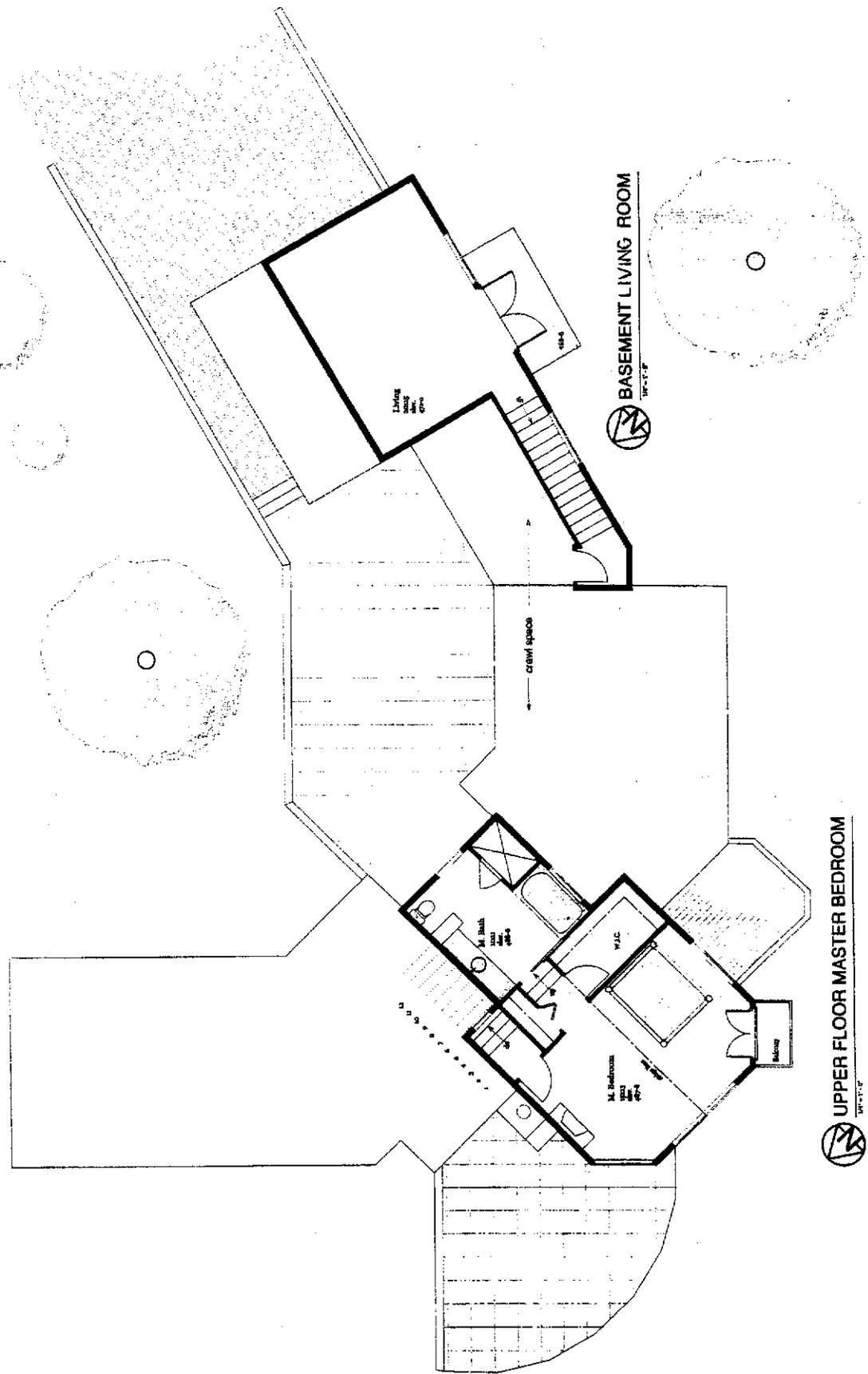
PROJECT DATA

SITE AREA: 10.728 ACRES
 ZONING: SU
 PROPOSED LOT COVERAGE: 2571 S.F.
 PROPOSED IMPERVIOUS AREA: 2944 S.F.
 DRIVEWAY: 1204 S.F.
 PATIOS: 894 S.F.
 PROPOSED HEATED FLOOR AREA: 2880 S.F.
 PROPOSED GARAGE AREA: 440 S.F.





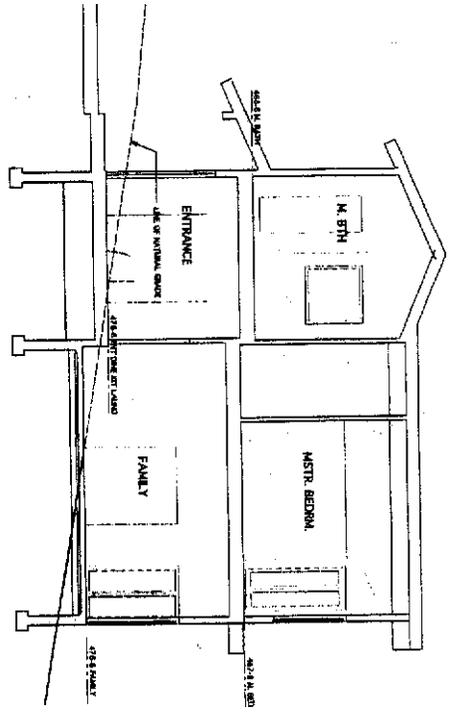
MAIN FLOOR PLAN
 1/4" = 1'-0"
 Standard Floor Area: 2500 s.f.
 (Excludes porch, stairs, etc.)
 Computer: 1/1/85



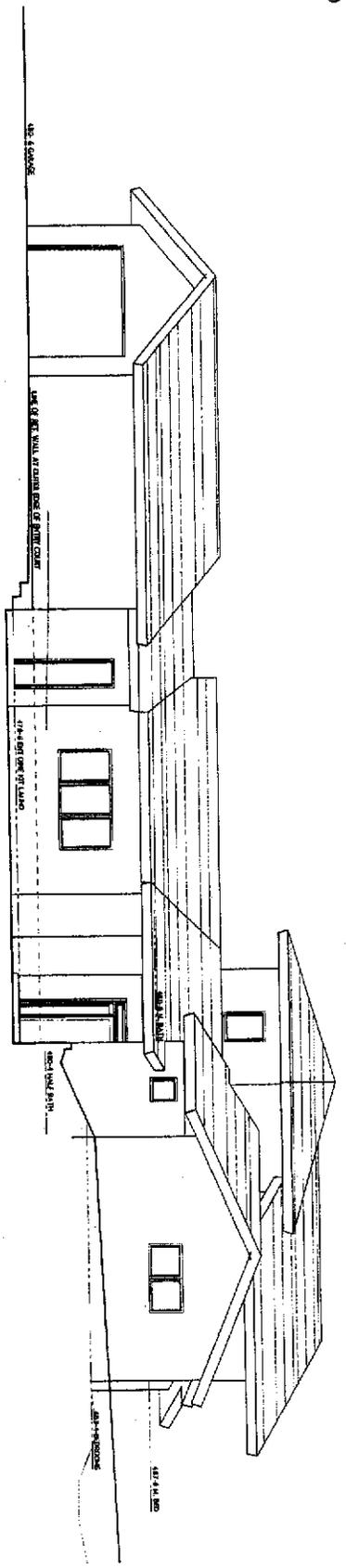
BASEMENT LIVING ROOM
100-100

UPPER FLOOR MASTER BEDROOM
100-100

EXHIBIT A



SECTION @ ENTRANCE



NORTH WEST ELEVATION

**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

Significant topographical differences exist between the subject parcel and APN 107-081-28, to allow for a reduction in the required 200-foot setback to about 100 feet. The proposed building site is about 10 feet below the elevation of the adjacent Commercial Agriculture zoned parcel with the lot sloping steeply down to the south away from the designated building envelope.

2. 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 habitable structure is proposed to be set back 100 feet from the adjacent Commercial Agriculture zoned land. With the 60-foot width of the Corralitos Ridge Road right-of-way, the effective agricultural setback would be proposed to be **100** feet where 200 feet are required. An effective barrier consisting of existing mature oaks trees and other native vegetation would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 107-081-28. This barrier, as maintained, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic, and shall be consistent with CFD fire protection directives.

3. 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.

Conditions of Approval

Exhibit A: Project Plans, 5 Sheets by Janet Dows, Architect, dated 2-09-05, revised 3-21-05, partial main floor plan dated 4-25-05.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (107-081-28). 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 and Grading Permit from the Santa Cruz County Building Official.
 - C. The geotechnical engineer and engineering geologist must review the plans for the individual sewage disposal system and approve its location. This review must take place before the submittal of the building plans for permitting.
- 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 100 feet **from** the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 107-081-28.
 2. Final plans shall show the location of the existing vegetative buffering barrier, composed of native *oaks* and other fire resistant 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. Building footprint must be inside the building envelope designated by the Raas Geotechnical Report of January 1991. All construction shall comply with the recommendations of the Geotechnical and Geologic Reports (Geotechnical Investigation by Dees & Associates dated January 19, 2005, Project No SCR-0070 that reviews and accepts Raas and Associates Jan 22, 1991 and Review of Geologic Investigation by Nielsen & Associates December 8, 2004 Project No SCR1165-G).
 4. Prior to building permit issuance plan review letters shall be submitted to

Environmental Planning. The author of the report shall write this letter and shall state that the project plans conform to the report's recommendations.

5. The geotechnical engineer and engineering geologist must review and approve the location of the outfalls of the drainage system to confirm that they will not increase erosion or induce instability.
 - B. Submit an engineered grading and drainage plan for review. Proposed development shall minimize grading.
 - C. Submit a detailed erosion control plan for review.
 - D. Submit plan review letters from the project geologist and geotechnical engineer. The soils engineer and engineering geologist must remain involved with the project during construction.
 - E. Submit an arborist report for review. The report shall include tree protection recommendations for large oak trees within the building envelope.
 - F. Comply with all Public Works Drainage requirements, including provision of a storm water management plan. Applicant shall provide all drainage information consistent with Single-family Residential Guidelines. A drainage impact fee will be assessed on the net increase in impervious area. The fee is currently \$0.85 per square foot and is assessed at Building Permit issuance.
 - G. 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.
 - H. Comply with all requirements of the Environmental Health Service for the well and septic system. The location of the proposed septic system shall be reviewed and approved by the engineering geologist and geotechnical engineer.
 - I. Pay the required Child Care and Park Dedication fees for three bedrooms. These fees are currently \$109 and \$578 per bedroom, but are subject to change.
 - J. Comply with all requirements of the California Department of Forestry.
- 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 existing, mature vegetative barrier shall be maintained. 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 has been completed, including any maintenance such as pruning, of native oaks at the property frontage.
- 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 shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. Comply with all California Department of Forestry fire prevention requirements.
- D. 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: 5-19-05

Effective Date: 6-02-05

Expiration Date: 6-02-07

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: 05-0084

Assessor Parcel Number: 107-111-61

Project Location: 700 Corralitos Ridge Road, Watsonville CA 95076

Project Description: Construction of a small structure

Person or Agency Proposing Project: Janet Dows, Architect

Contact Phone Number: (831) 457-1346

- 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 1 - New construction of small structures (Section 15303)

F. Reasons why the project is exempt:

New construction of small structures

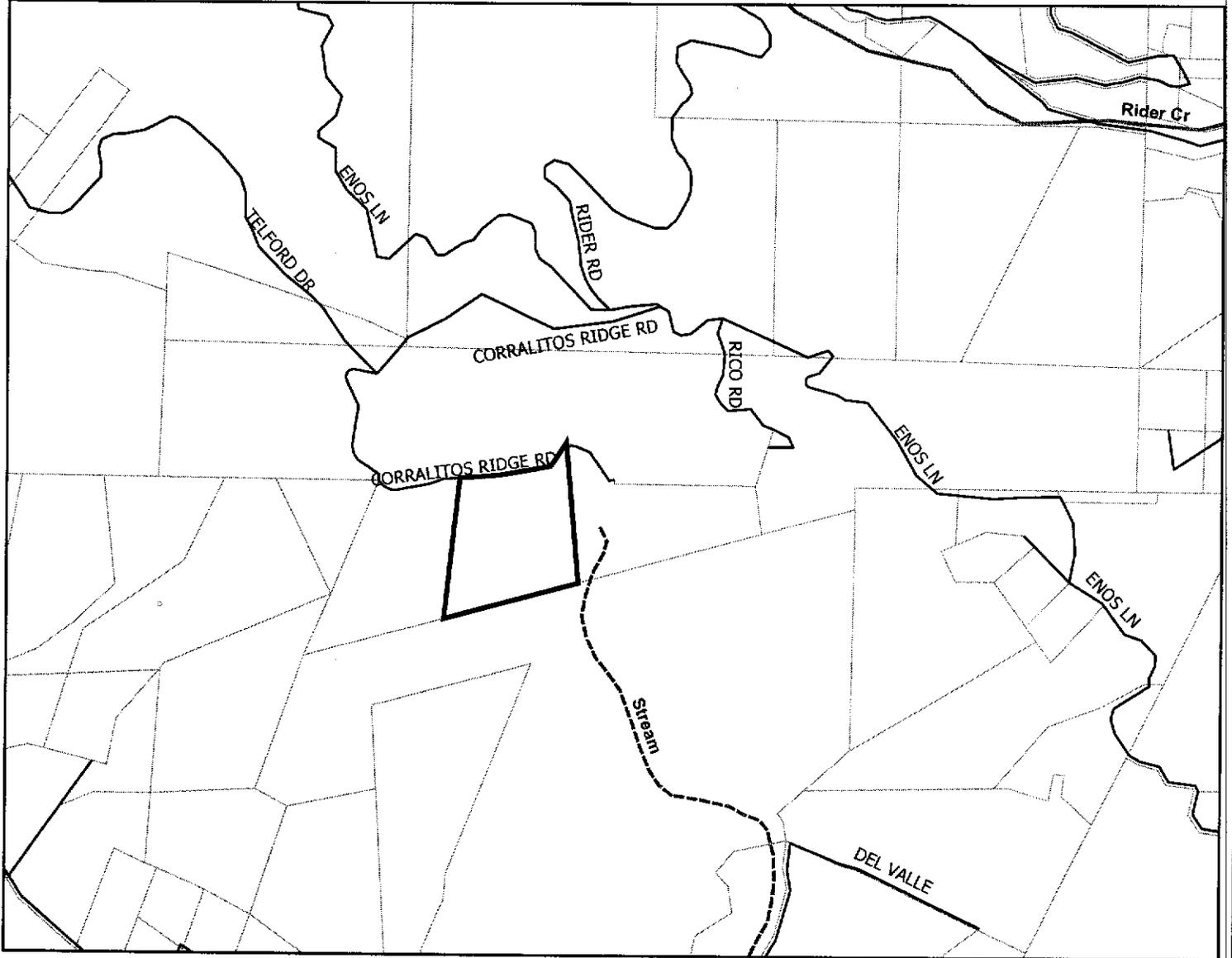
In addition, none of the conditions described in Section 15300.2 apply to this project.

Joan Van der Hoeven, AICP, Project Planner

Date: May 19, 2005

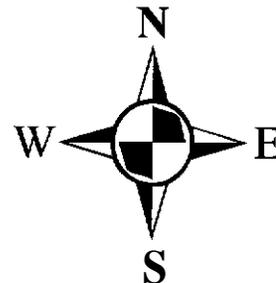


Location Map



Legend

-  APN 107-111-61
-  Streets
-  Assessors Parcels



Map Created by
County of Santa Cruz
Planning Department
February 2005

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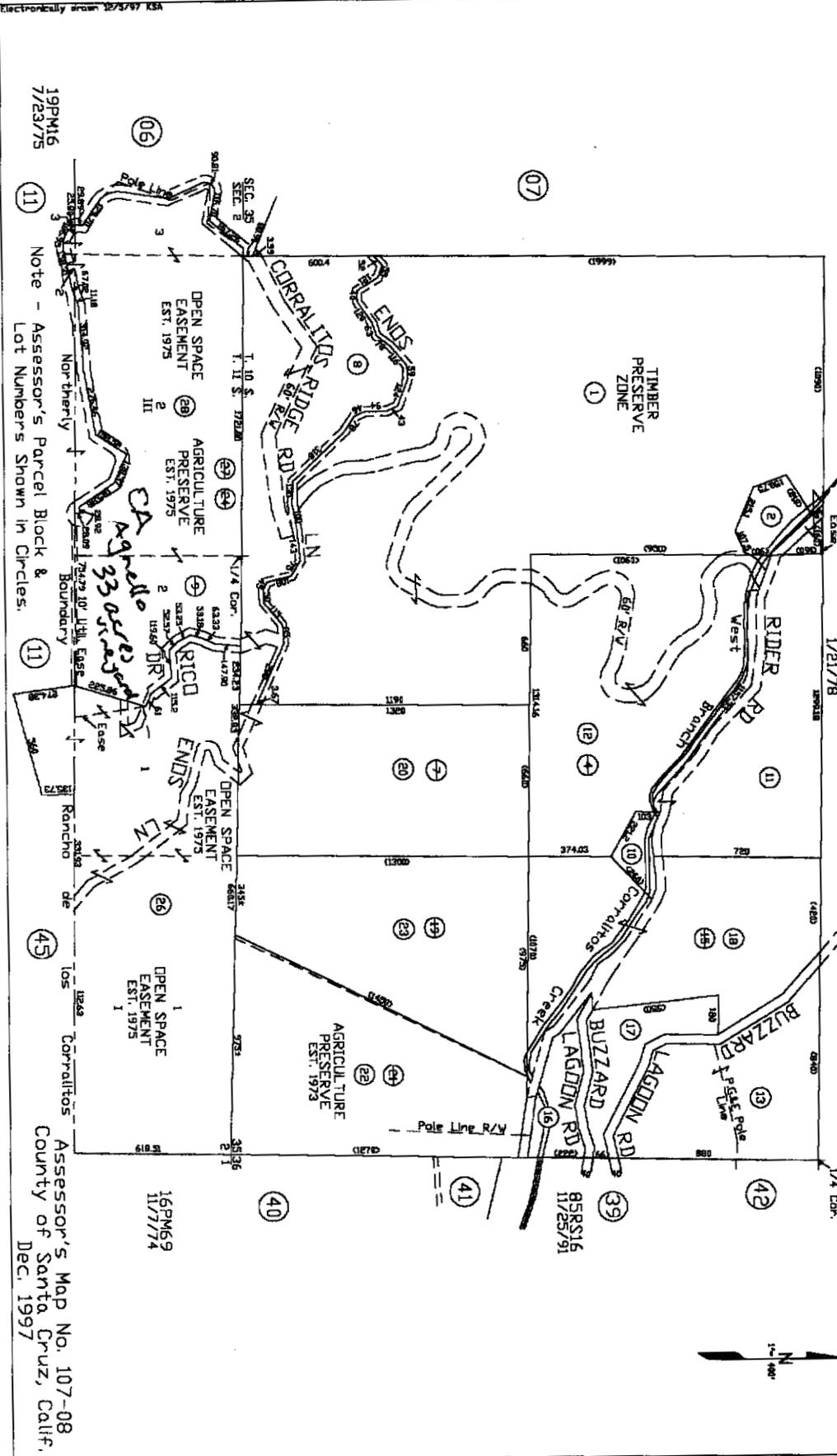
EXHIBIT E

FOR TAX PURPOSES ONLY

PDR. SEC. 2, T.11S., R.1E., & PDR. SEC. 35, T.10S., R.1E., M.D.B. & M. Tax Area Code 69-070

107-08

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSURES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. COPYRIGHT SANTA CRUZ COUNTY ASSessor 1997



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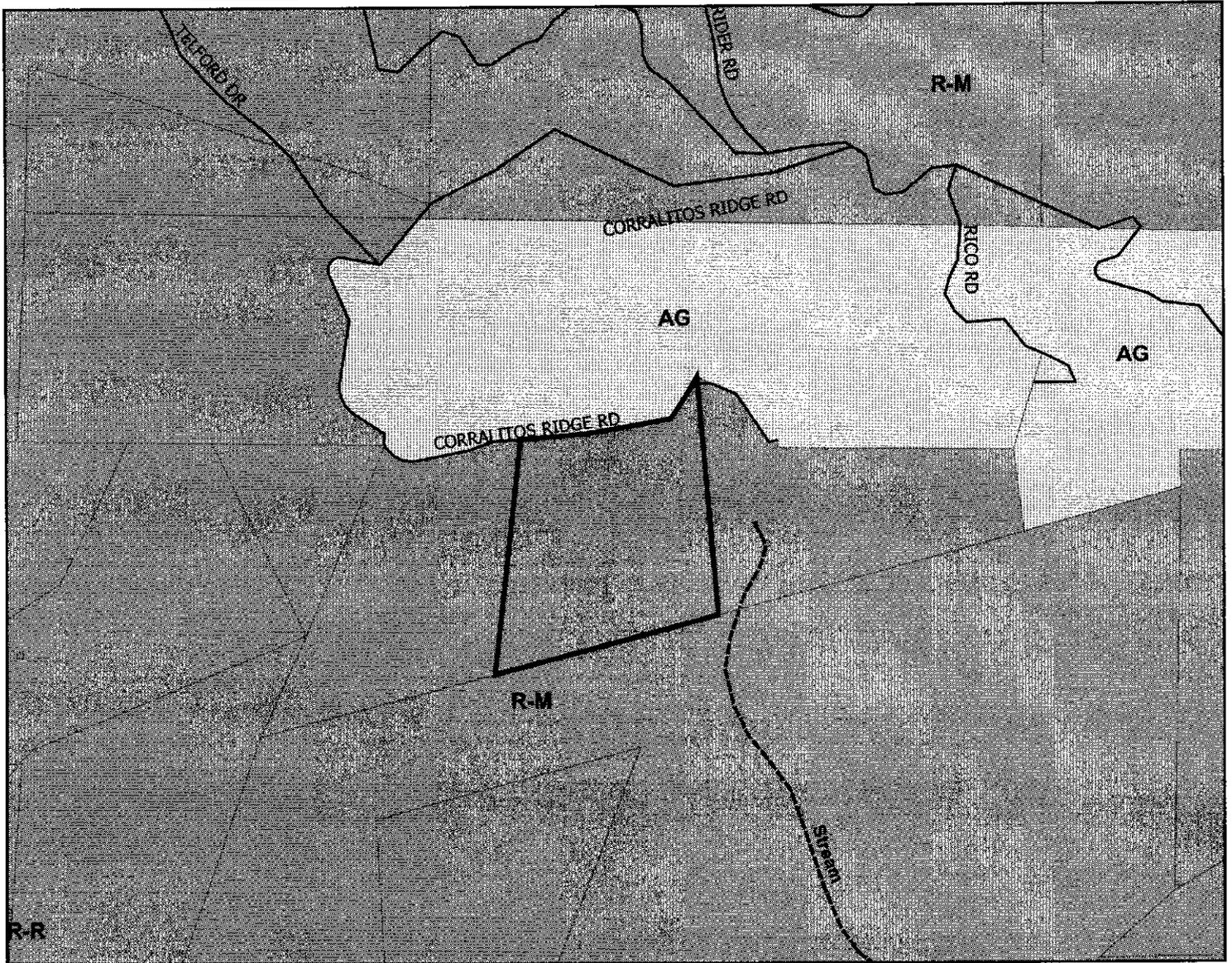
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 107-08
County of Santa Cruz, Calif.
Dec. 1997

Electronically drawn 12/3/97 KSA

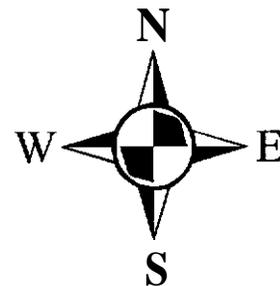


General Plan Designation Map



Legend

-  APN 107-111-61
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  Agriculture (AG)
-  Residential-Mountain (R-M)



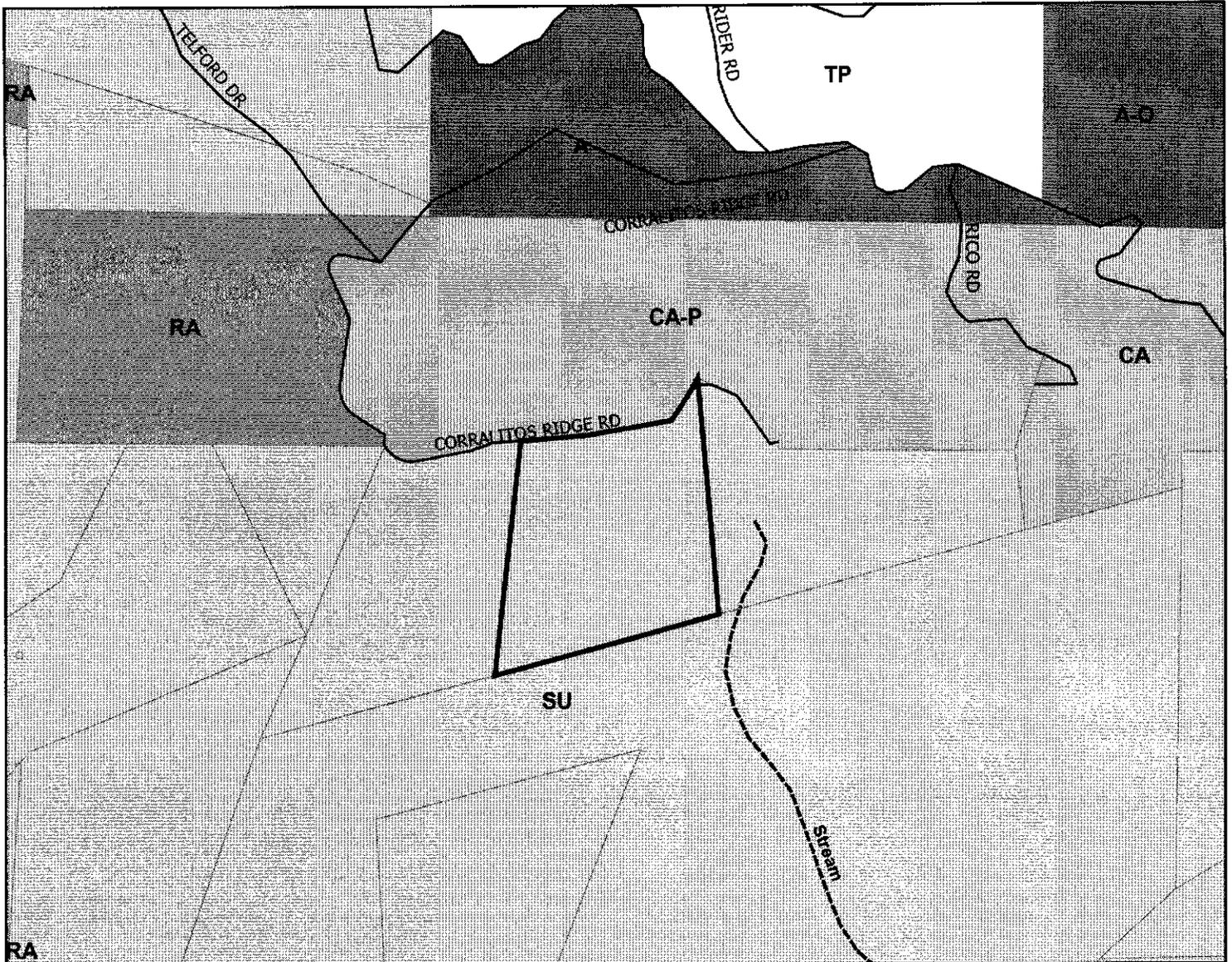
Map Created by
 County of Santa Cruz
 Planning Department
 February 2005

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EXHIBIT F



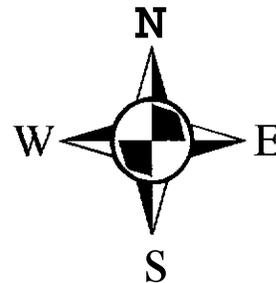
Zoning Map



1,800 900 0 1,800 Feet

Legend

-  APN 107-111-61
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  SPECIAL USE (SU)
-  TIMBER PRODUCTION (TP)



Map Created by
County of Santa Cruz
Planning Department
February 2005

EXHIBIT F

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COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No.: 05-0084
APN: 107-111-61

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Environmental Planning Completeness Comments

===== REVIEW ON MARCH 10, 2005 BY ROBERT S LOVELAND =====

1. The geologic and geotechnical reports are in review status.
2. Please identify the size (height and diameter) of the oak tree proposed for removal. Please identify all large oak trees within the building envelope. REMINDER NOTE: Please be aware that the following General Plan policies are in effect on this parcel: Protecting Ridgetops & Natural Landforms (8.6.6) and Designing with the Environment (8.6.5). I have enclosed a copy of these policies for you to review. Based on my recent site visit, it appears that several large oak trees will either be removed or negatively impacted by this proposed development. The large oak trees within the building envelope must be retained for screening purposes.
3. A note has been placed on the site plan stating that an engineered grading and drainage plan will be prepared for this project. Please be aware that the following General Plan policy will be in effect on this parcel: Designing with the Environment (8.6.5). The following issues need special attention: minimize grading and utilizing step foundations.

NOTES TO PLANNER:

1. A portion of the patio is located outside of the building envelope. Any modification to the building envelope must be approved by the project geologist.

2. On the site plan dated 2/9/05 a future 2nd dwelling is proposed. Please inform the applicants about clustering policy. ===== UPDATED ON MARCH 14, 2005 BY JOSEPH L HANNA =====

The geotechnical report have now been submitted and I have read both the geology and geotechnical reports. The engineering geology report has been updated and pending a field review I agree with it's conclusions. The geotechnical report also needs to be updated as it was used to determine the basic limits of the edges of the building envelope. Please have the applicant update this report, and then I will actually visit the site and complete the review. ===== UPDATED ON APRIL 1, 2005 BY ROBERT S LOVELAND =====

1. Please address the County Geologist comment above
2. Item 2 above has been addressed.

===== UPDATED ON APRIL 25, 2005 BY JOSEPH L HANNA =====

The project can be considered complete with a condition that the eng. geologist and geotechnical engineer review and approve the location of the proposed septic system prior to building permit approval.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 10, 2005 BY ROBERT S LOVELAND =====

Discretionary Coments - Continued

Project Planner: Joan Van Der Hoeven
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Conditions of Approval :

1. Submit "Plan Review" letters from your project geologist and geotechnical engineer,
2. Submit an engineered grading and drainage plan for review. Proposed development shall minimize grading.
3. Obtain a grading permit if required.
4. Submit a detailed erosion control plan for review
5. Submit an arborist report for review. The report shall include tree protection recommendations for large oak trees within the building envelope. ===== UPDATED ON APRIL 1, 2005 BY ROBERT S LOVELAND =====

Project Review Completeness Coments

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

===== REVIEW ON MARCH 11, 2005 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Coments

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

===== REVIEW ON MARCH 11, 2005 BY JOAN VAN DER HOEVEN =====
applicant shall record an agricultural statement of acknowledgement

Dpw Drainage Completeness Coments

===== REVIEW ON MARCH 7, 2005 BY DAVID W SIMS =====

This application cannot be approved until full review fees have been paid. An additional \$240.00 is due because the home and driveway combined represent impervious surfacing exceeding the threshold causing this to be a significant single family dwelling.

This application is presently without a stormwater plan. However, because the parcel is large and well vegetated, and the proposed development is along the higher property edge and runoff drains into the parcel interior, stormwater issues may be addressed in the building application stage. Please see miscellaneous comments for required items to be addressed with the first submittal of the building application.

===== UPDATED ON APRIL 11, 2005 BY DAVID W SIMS =====
2nd Routing:

Adjustment for review fees has been made

Based on drainage comment for this project that was provided by the geotechnical engineer in a letter dated 3/21/2005, this project will now need to provide a storm-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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water management plan for the discretionary stage of review. Portions of miscellaneous comments from the first review have been transferred to completeness items.

General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.3 On-Site Stormwater Detention 7.23.5 Control Surface Run-off

1) A Stormwater Management plan is to be completed that is in compliance with County policies listed above. Detention will be required only to the extent that pre-development runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved. Indicate on the plans the manner in which building downspouts will be discharged. Proposing downspouts as discharged directly to a storm drain system, or concentrated to a defined channel is generally inconsistent with efforts to hold runoff to pre-development rates.

2) Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

3) The geotechnical letter states that "drainage from impermeable surfaces should be dispersed as much as possible..." The County Stormwater review section does not have an issue with this stated method. However, the geotechnical letter then goes on to recommend that drainage pipes should extend to near the defined drainage courses. This does not correspond to an effort to disperse drainage, and instead represents concentration of runoff with a pipe and point discharge into a defined transport channel. Such method will not satisfy county policies and will not be approved. The geotechnical engineer seemed to be most concerned about concentrated discharge into the sub-surface. Given the significant amount of open space on the property such a confined method would not likely be necessary. Please indicate on the plans appropriate methods of stormwater management control that both fully satisfy County policies and are reasonably acceptable to the geotechnical engineer. If the applicant feels that this cannot be done, a meeting with the applicant, the geotechnical engineer, and the County stormwater reviewer will be required.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MARCH 7, 2005 BY DAVID W SIMS =====

General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.3 On-Site Stormwater Detention 7.23.5 Control Surface Run-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0084
APN: 107-111-61

Date: May 4, 2005
Time: 08:30:32
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off

1) A Stormwater Management plan is to be completed that is in compliance with County policies listed above. Detention will be required only to the extent that pre-development runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved. Indicate on the plans the manner in which building downspouts will be discharged. Proposing downspouts as discharged directly to a storm drain system, or concentrated to a defined channel is generally inconsistent with efforts to hold runoff to pre-development rates.

2) Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON APRIL 11, 2005 BY DAVID W

SIMS =====
NO COMMENT

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 4, 2005 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 4, 2005 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON FEBRUARY 28, 2005 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 to approval of the sewage disposal permit. Contact R. Sanchez of EHS 454-2751, M-Th. Note: A Septic Appl. was submitted in 2001 and was never approved by EHS. Check with the District EH as it may have expired.
===== UPDATED ON APRIL 4, 2005 BY JIM G SAFRANEK ===== Applicant reapplied for septic disposal. However, the septic appl. has not been approved.

Environmental Health Miscellaneous Comments

===== REVIEW ON FEBRUARY 28, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0084
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Date: May 4, 2005
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===== UPDATED ON APRIL 4, 2005 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 FEBRUARY 23, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information
on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans
that these plans are in compliance with California Building and Fire Codes (2001) as
amended by the authority having jurisdiction. Each APN (lot) shall have separate
submittals for building and sprinkler system plans. The job copies of the building
and fire systems plans and permits must be onsite during inspections. A minimum fire
flow 500 GPM is required from 1 hydrant located within 150 feet.
SHOW on the plans a 10,000 gallon water tank for fire protection with a "fire
hydrant" as located and approved by the Fire Department if your building is not
serviced by a public water supply meeting fire flow requirements. For information
regarding where the water tank and fire department connection should be located,
contact the fire department in your jurisdiction. NOTE on the plans that the build-
ing shall be protected by an approved automatic fire sprinkler system complying with
the currently adopted edition of NFPA 130 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 calcula-
tions for the underground and overhead Residential Automatic Fire Sprinkler System
to this agency for approval. Installation shall follow our guide sheet.
NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be
prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE
PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.
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. NOTE on the
plans the installation of an approved spark arrester on the top of the chimney. The
wire mesh shall be 1/2 inch. NOTE on the plans that the roof covering shall be no
less than Class "E" rated roof.
NOTE on the plans that a 30 foot clearance will be maintained with non-combustible
vegetation around all structures or to the property line (whichever is a shorter
distance). Single specimens of trees, ornamental shrubbery or similar plants used as
ground covers, provided they do not form a means of rapidly transmitting fire from
native growth to any structure are exempt.
The access road shall be 12 feet minimum width and maximum twenty percent slope.
All bridges, culverts and crossings shall be certified by a registered engineer.
Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.
The access road shall be in place to the following standards prior to any framing
construction. or construction will be stopped:
- The access road surface shall be "all weather", a minimum 6" of compacted ag-
gregate base rock. Class 2 or equivalent, certified by a licensed engineer to 95%
compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of
compact Class II base rock for grades up to and including 5%. oil and screened for
grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but
in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0084
APN: 107-111-61

Date: May 4, 2005
Time: 08:30:32
Page: 6

with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

The driveway shall be in place to the following standards prior to any framing construction. or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time. -
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. 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 agency.

===== UPDATED ON MARCH 31, 2005 BY COLLEEN L BAXTER =====

SHOW ON BUILDING PLANS LOCATION OF HYDRANT AND WATER TANK. NO OTHER NEW FIRE NOTES.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON FEBRUARY 23, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON MARCH 31, 2005 BY COLLEEN L BAXTER =====

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EXHIBIT



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123

TOM BURNS, PLANNING DIRECTOR

April 25, 2005

Philip Zahm
3269 Valencia Avenue
Aptos, CA 95003

Subject: Review of Geotechnical Investigation by Dees and Associates
Dated: January 19, 2005; Project No. **SCR-0070** that reviews and accepts
Raas and Associates January 22, 1991 **And**
Review of Geologic Investigation by Nielsen and Associates
Dated: December 8, 2004; Project No. **SCr1165-G**
APN: 107-111-61, **Application No: 05-0084**

Dear Philip Zahm:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and the following items shall be required:

1. All construction shall comply with the recommendations of the reports.
2. Final plans shall reference the reports and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance *plan review letters* shall be submitted to Environmental Planning. The author of the report shall write this letter and shall state that the project plans conform to the report's recommendations.
4. The geotechnical engineer and engineering geologist must review the plans for the individual sewage disposal system and approve its location. This review must take place before the submittal of the building plans for permitting.
5. The geotechnical engineer and engineering geologist must review and approve the location of the outfalls of the drainage system to confirm that they will not increase erosion or induce instability.

After building permit issuance, the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

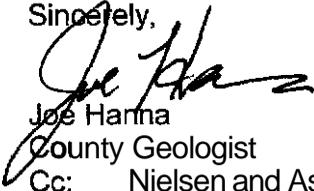
Review of Geotechnical Investigation and Engineering Geology Report

APN: 107-111-61

Page 2 of 3

Please call the undersigned at **454-3175** if we can be of any further assistance.

Sincerely,



Joe Hanna
County Geologist

Cc: Nielsen and Associates, 501 Mission Street, Avenue 8, Santa Cruz, CA 95060
Dees and Associates, 501 Mission Street, Suite 8A, Santa Cruz, CA 95060
Janet Dows, **1425** Seabright Avenue, Santa Cruz, CA 95062
Robert Loveland, Resource Planner

STEVEN RAAS & ASSOCIATES

CONSULTING GEOTECHNICAL ENGINEERS
120 WESTGATE DRIVE WATSONVILLE, CALIFORNIA 95076
(408) 722-9446
FAX (408) 722.1159

90114-SZ63-E11
January 22, 1991

Len and Geri Moles
P.O. Box 1958
Aptos, CA 95001

Subject: Geotechnical Investigation
700 Corralitos Ridge Road
APN 107-111-61
Corralitos, California

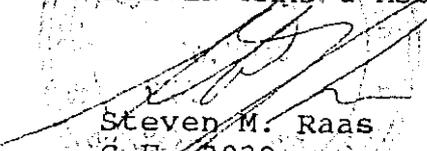
Dear Len and Geri Moles,

In accordance with your authorization, we have performed a geotechnical investigation for your project located in Corralitos, California.

The accompanying report presents our conclusions and recommendations as well as the results of the geotechnical investigation on which they are based. If you have any questions concerning the data, conclusions or recommendations presented in this report, please call our office.

Very truly yours,

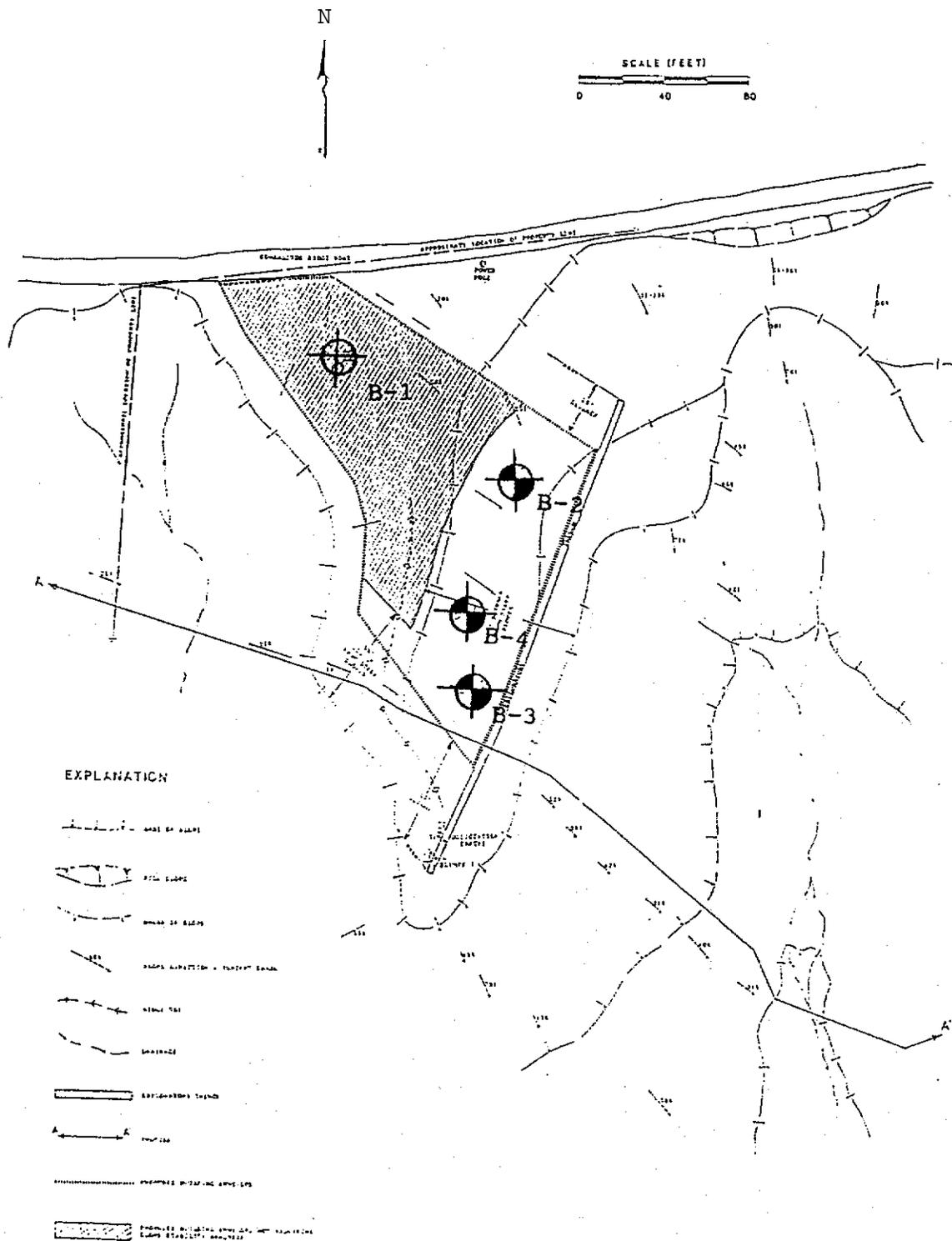
STEVEN RAAS & ASSOCIATES


Steven M. Raas
G.E. 72039
Exp. 6/30/94

SMR/NA/jb
Copies: 3

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EXHIBIT H



NIELSEN and ASSOCIATES
ENGINEERING GEOLOGY AND COASTAL CONSULTING

21 March 2005

Job No. SCr-1165-G

Philip **Zahm**
P.O. Box 1404
Aptos, CA 95001

SUBJECT: Preliminary Plan Review

REFERENCE: 700 Corralitos Ridge Road, **APN 107-111-61**, Santa Cruz County,
California.

Dear Mr. **Zahm**

At the request of your architect, Janet Dows, we have reviewed a preliminary set of plans for your proposed single family home on the property described above. The plans were prepared by Janet Dows, architect. They consist of five sheets: PARTIAL SITE PLAN (Sheet 1 of 5), MAIN FLOOR PLAN (Sheet 2 of 5), UPPER FLOOR MASTER BEDROOM and BASEMENT LIVING ROOM (Sheet 3 of 5), and ELEVATION VIEWS (Sheets 4 and 5). They were last revised on 21 March 2005. The purpose of our review was to evaluate whether the plans adhere to recommendations in our geologic report for this property dated December 2004.

The PARTIAL **SITE PLAN** shows the homesite, driveway and septic leachfield locations along with the building envelope boundaries that were defined in our geologic report. The home is wholly within the boundaries of the building envelope. The septic leachfield is situated northeast of the building envelope, but this **is** acceptable from a geologic standpoint. We showed the leachfield location in our report, and the location shown on the plans adheres to that in our report. The leachfield is located on slopes of less **than** 30% gradient, and it is setback a sufficient distance **from** steep slopes below the site such that we are not concerned with slope instability in the leachfield area.

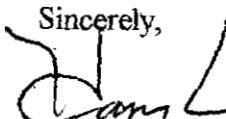
The plans show a driveway leading down from the access road above. The driveway location is also not within the designated building envelope, but this is acceptable since the driveway is located on gentle slopes, well away from any steep slopes. We could not designate the building envelope to include the driveway because the northern building envelope boundary was associated with a fault study, so we could not extend the building envelope to the northeast of the homesite **further** than shown on the plan sheet.

In regards to drainage around the homesite, we are of the opinion that drainage from impermeable surfaces should be dispersed as **much** as possible and be directed into the two natural drainage courses on either side of the ridge where the homesite is located. We cannot support discharge of runoff into the subsurface due to potential instability on the steep side slopes of the ridge. Drainage pipes should extend to near the axes of the drainage courses to reduce the introduction of concentrated runoff on the steep hillsides around the ridge. Both natural drainage courses near the homesite lead down to a very well established drainage course at the base of the south-facing hillsides on and below the property. Natural runoff from the property has flowed in these two drainage courses to the larger drainage course at the base of the hillside for hundreds of years, if not more. We are aware of very permeable earth materials at the base of the hillside where abundant recharge will not likely take place, even during periods of high flow during winter rainstorms.

In regards to a proposed second dwelling unit shown on Sheet 1, no geologic or fault investigation has taken place at this site to our knowledge, and the building site cannot be approved from a geologic standpoint until this is done. From our knowledge of the property, it is possible to construct a home in the location shown if the site meets fault setback requirements.

In general, the plans adhere to recommendations in our geologic report. Please feel free to call our office if you have any questions.

Sincerely,


Hans Nielsen
C.E.G. 1390

