



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0620**

Applicant: Dee Murray
Owner: Dr. Ali Oskoorouchi
APN: 046-251-20

Date: February 16, 2006
Agenda Item #: 10
Time: 1:30 p.m.

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

Location: Located on the west side of Crest Lane, about 800 feet south from Crest Drive, directly south of 31 Crest Lane and just north of 37 Crest Lane in La Selva Beach.

Permits Required: Agricultural Buffer Setback Determination

Staff Recommendation:

- Approval of Application 05-0620, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|-----------------------------------|----|------------------------------|
| A. | Project plans | E. | Zoning map, General Plan map |
| B. | Findings | F. | Comments & Correspondence |
| C. | Conditions | G. | Landscape plan |
| D. | Assessor's parcel & Location maps | | |

Parcel Information

Parcel Size: 17,337 square feet
Existing Land Use - Parcel: Vacant
Existing Land Use - Surrounding: Residential, commercial agriculture
Project Access: San Andreas Road to Crest Drive to Crest Lane
Planning Area: San Andreas
Land Use Designation: A (Agriculture)
Zone District: RA (Residential Agriculture)
Supervisorial 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: Baywood loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 2 - 15 percent
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approximately 800 cubic yards proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archaeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: Yes No
Water Supply: San Andreas Mutual Water Company
Sewage Disposal: CSA#12, private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Non-zone

Analysis and Discussion

The proposed project is to construct a two-story single-family dwelling of approximately 3,738 square feet on a 17,337 square foot parcel. The project is located at 33 Crest Lane in La Selva Beach. The building site is within 200 feet of Commercial Agriculture land to the east and west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 15 and 35 feet from Assessor's Parcel Numbers 046-251-08 and 046-251-17.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and maybe characterized as a low-density residential neighborhood adjacent to commercial agriculture. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (RA) Residential Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the east and west sides of the parcel at Assessor's Parcel Numbers 046-251-08 and 046-251-17.

A reduced agricultural buffer is recommended due to the fact that the narrow width of the lot, just 135 feet, would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is proposing a solid six-foot garden walls and native oaks at the west side of the parcel with an evergreen hedge of plantings to the east to reduce the impact of proposed residential activities on the adjacent CA zoned lands, 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 15 and 35 feet to the single-family dwelling from the adjacent CA zoned properties known as APN 046-251-08 and 046-251-17, proposed under Application # 05-0620, 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

OSKOOROUCHI RESIDENCE

CREST LANE
LA SELVA BEACH, CA 95067
APN 046-251-20

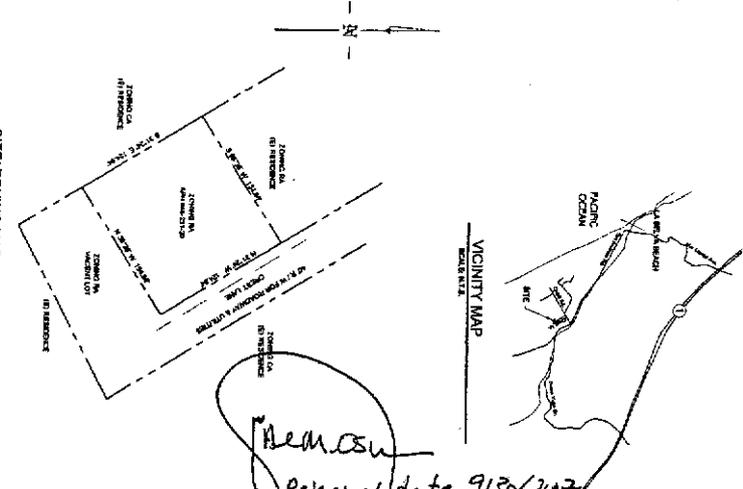
OWNER: ALI M. OSKOOROUCHI, 420 ESTRELLA DR.
SCOTT'S VALLEY CA, 95098
ZONE DISTRICT: RESIDENTIAL AGRICULTURE
GENERAL PLAN LAND USE: AGRICULTURE
PLANNING AREA: SAN ANDREAS
ASSESSOR LAND USE CODE: LOT/RURAL ZONE
COASTAL ZONE

DRAWING INDEX

- L-1 SITE PLAN
 - G-1 GEOTECNICAL AND EROSION CONTROL PLAN
 - G-2 GRADING AND DRAINAGE PLAN
 - A-1 FIRST FLOOR PLAN
 - A-2 SECOND FLOOR PLAN
 - A-3 ROOF PLAN
 - A-4 FLOOR FINISH ELEVATIONS
 - A-5 FOUNDATION ELEVATIONS
 - A-6 BUILDING CROSS SECTION
 - A-7 PHILIPPIAN LANDSCAPE PLAN
- (See G-1.1)

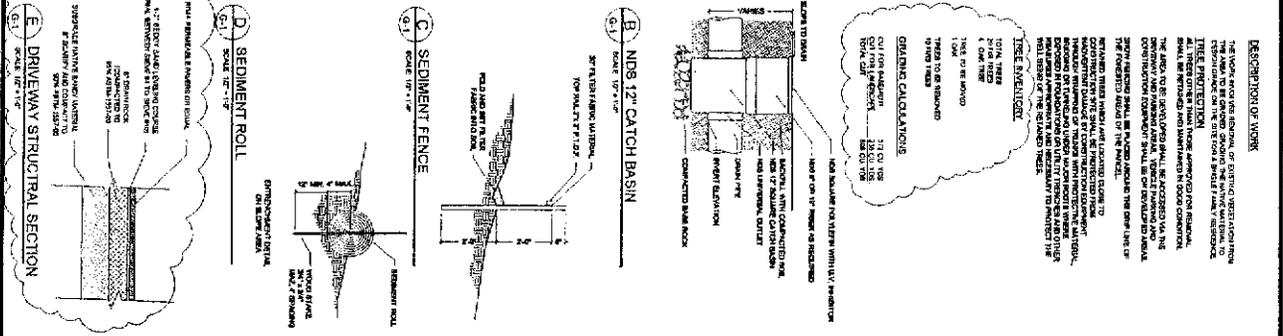
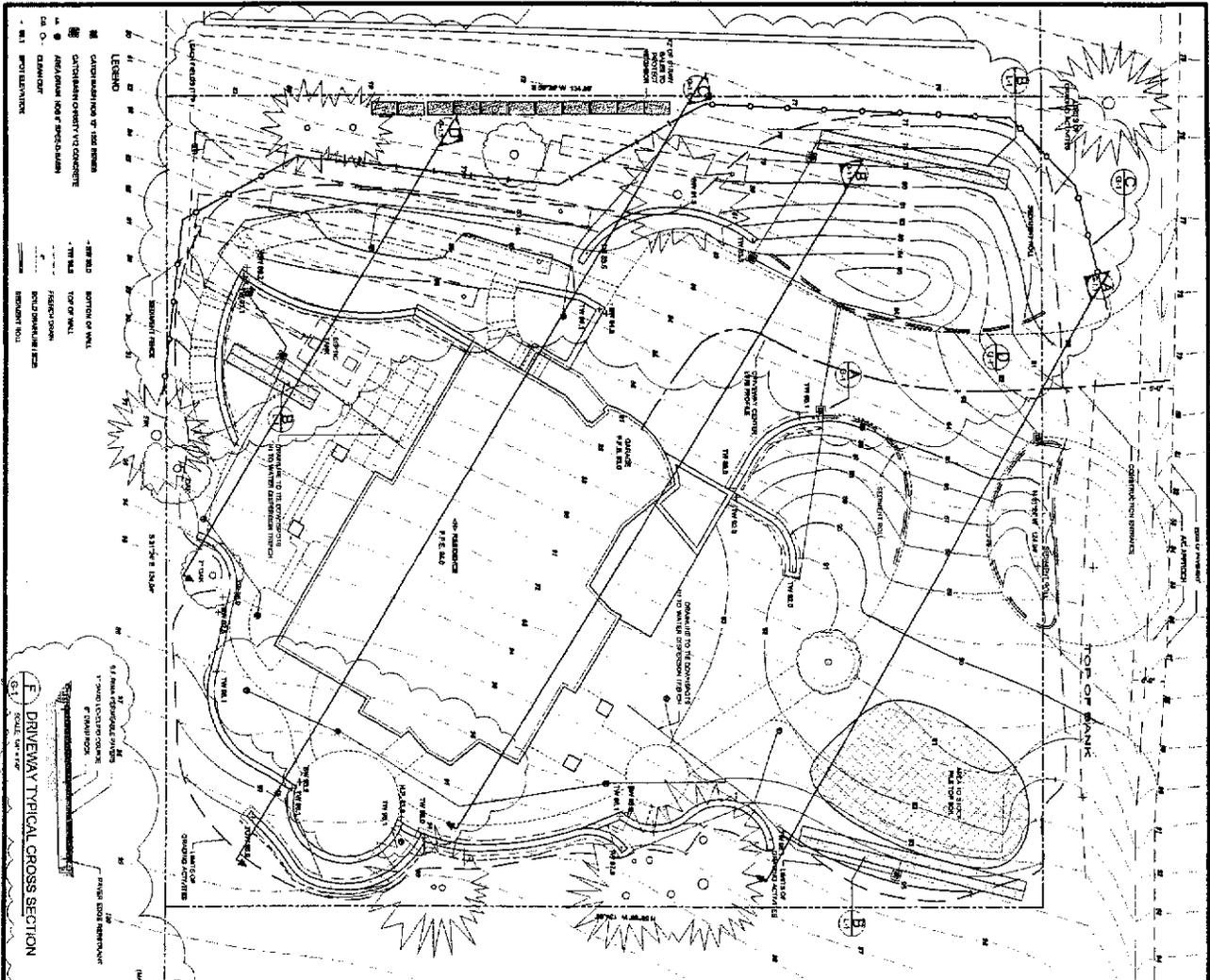
THE DEPARTMENT REQUIREMENTS

1. THESE PLANS AND REQUIREMENTS SHALL BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES FROM THE MOST RECENT EDITION.
2. THESE PLANS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES FROM THE MOST RECENT EDITION.
3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES FROM THE MOST RECENT EDITION.
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10. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES FROM THE MOST RECENT EDITION.
11. ALL THE REQUIREMENTS OF THE BUILDING AND FIRE CODES SHALL BE FULLY COMPLIED WITH AND SHALL BE SHOWN ON THESE PLANS.



Ali M. Oskoorouchi
Renewal date 9/30/2017

CS	OSKOOROUCHI		ALI M. OSKOOROUCHI, Ph.D., G.E.		REVISIONS	
	CREST LANE LA SELVA BEACH, CA APN 046-251-20		GEOTECHNICAL ENGINEER POST OFFICE BOX 3484 FREEDOM, CA 95019 http://www.aliw.com/ (831) 325-1046 P.E. 082004 G.E. 2594		ADDITION OF FIRE NOTES GRADING SECTION SHEET 11-38-28 WPY.	
PROJECT	DATE	SCALE	DRAWN BY	CHECKED BY	DATE	REVISION
OSK-21-18	9-28-05	AS NOTED	ALI M. OSKOOROUCHI	ALI M. OSKOOROUCHI		
DESIGNED BY	DATE	SCALE	DRAWN BY	CHECKED BY	DATE	REVISION
ALI M. OSKOOROUCHI			ALI M. OSKOOROUCHI	ALI M. OSKOOROUCHI		
DESIGNED BY	DATE	SCALE	DRAWN BY	CHECKED BY	DATE	REVISION
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DESCRIPTION OF WORK
 THE WORK FOR THIS PROJECT IS TO DESIGN AND CONSTRUCT EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE TO THE ADJACENT STREETS AND NEIGHBORHOODS. THE EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE TO THE ADJACENT STREETS AND NEIGHBORHOODS. THE EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE TO THE ADJACENT STREETS AND NEIGHBORHOODS.

THE SCHEDULE
 THE SCHEDULE FOR THIS PROJECT IS AS FOLLOWS:
 1. DESIGN AND CONSTRUCTION OF EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE START OF THE PROJECT.
 2. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. THE EROSION CONTROL MEASURES SHALL BE DEMOLISHED AND REMOVED UPON COMPLETION OF THE PROJECT.

GRADING CALCULATIONS
 THE GRADING CALCULATIONS FOR THIS PROJECT ARE AS FOLLOWS:
 1. THE GRADING CALCULATIONS SHALL BE BASED ON THE ORIGINAL GRADE AND THE PROPOSED GRADE.
 2. THE GRADING CALCULATIONS SHALL BE BASED ON THE ORIGINAL GRADE AND THE PROPOSED GRADE.

CONSTRUCTION AND MAINTENANCE
 THE CONSTRUCTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHALL BE AS FOLLOWS:
 1. THE EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DETAILS.
 2. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. THE EROSION CONTROL MEASURES SHALL BE DEMOLISHED AND REMOVED UPON COMPLETION OF THE PROJECT.

CONTRACTOR'S OBLIGATIONS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF THE EROSION CONTROL MEASURES UPON COMPLETION OF THE PROJECT.

CONTRACTOR'S WARRANTIES
 THE CONTRACTOR WARRANTS THAT THE EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE TO THE ADJACENT STREETS AND NEIGHBORHOODS. THE CONTRACTOR WARRANTS THAT THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR WARRANTS THAT THE EROSION CONTROL MEASURES SHALL BE DEMOLISHED AND REMOVED UPON COMPLETION OF THE PROJECT.

CONTRACTOR'S LIABILITY
 THE CONTRACTOR SHALL BE LIABLE FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE ADJACENT STREETS AND NEIGHBORHOODS AS A RESULT OF SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE TO THE ADJACENT STREETS AND NEIGHBORHOODS.

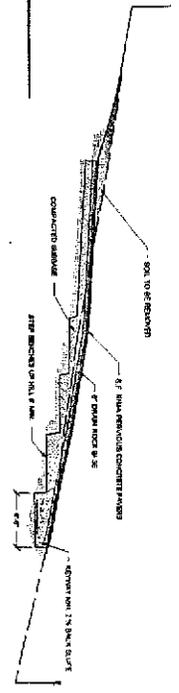
CONTRACTOR'S INSURANCE
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CONTRACTOR'S SCHEDULE
 THE CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE TO THE ADJACENT STREETS AND NEIGHBORHOODS. THE CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE TO THE ADJACENT STREETS AND NEIGHBORHOODS.

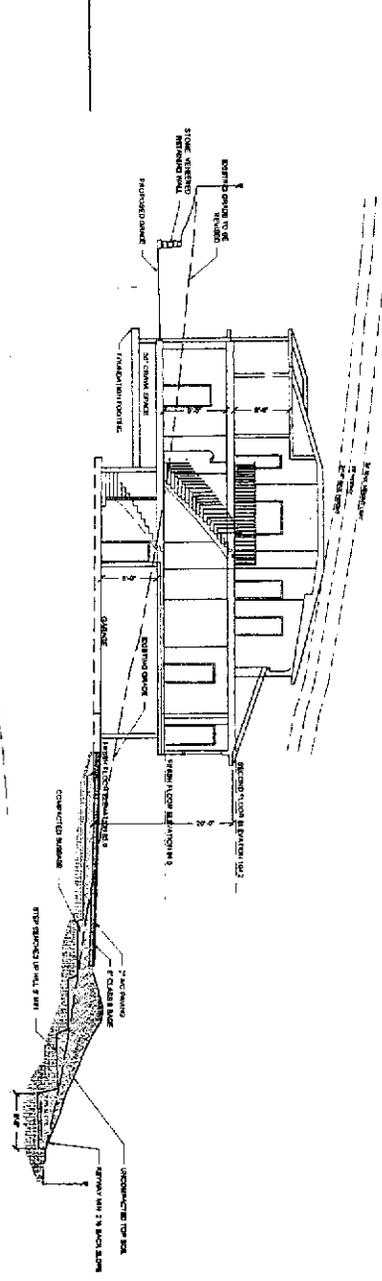
CONTRACTOR'S CONTACT INFORMATION
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	OSKOROUCHI RESIDENCE
	GRADING AND EROSION CONTROL
CREST LANE LA SELVA BEACH APN: 046-251-020	SCALE: 1" = 1'-0"
RICHARD MURRAY ASSOCIATES, LLC	DATE: 8-28-05
LANDSCAPE ARCHITECTS ENVIRONMENTAL PLANNERS 1800 Sepulchre Avenue Suite 200 Encinitas, CA 92024 TEL: 760-941-0000	DESIGNED BY: R.M.A. CHECKED BY: R.M.A. DATE: 8-28-05

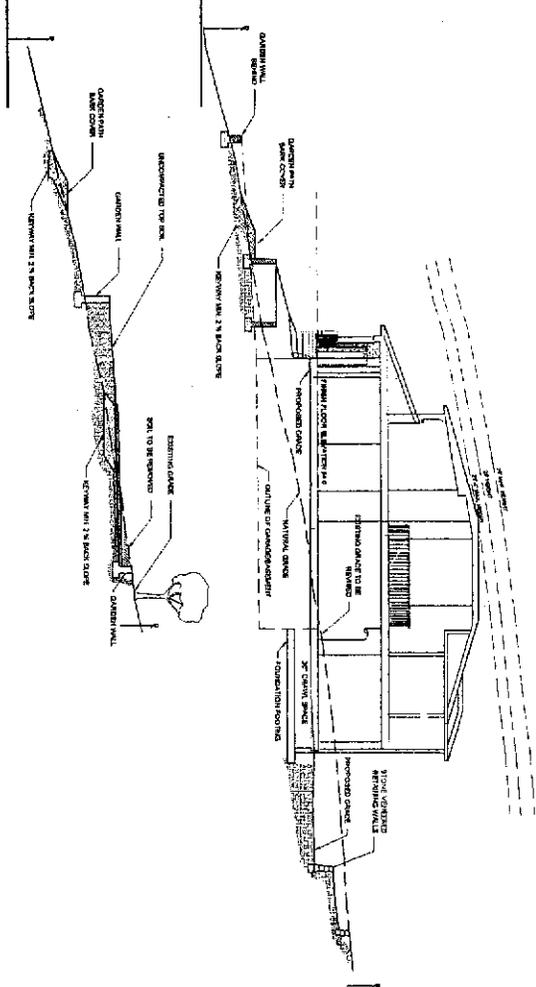
A SITE SECTION
SCALE 1/8" = 1'-0"



B SITE SECTION
SCALE 1/8" = 1'-0"



C SITE SECTION
SCALE 1/8" = 1'-0"



D SITE SECTION
SCALE 1/8" = 1'-0"



E DRIVE CENTERLINE PROFILE

IG-1.1

**GRADING
SECTIONS**

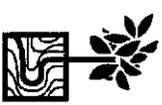
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CHECKED BY	W.M.K.
REVISIONS	

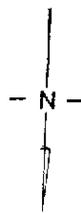
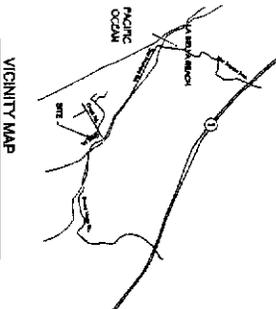
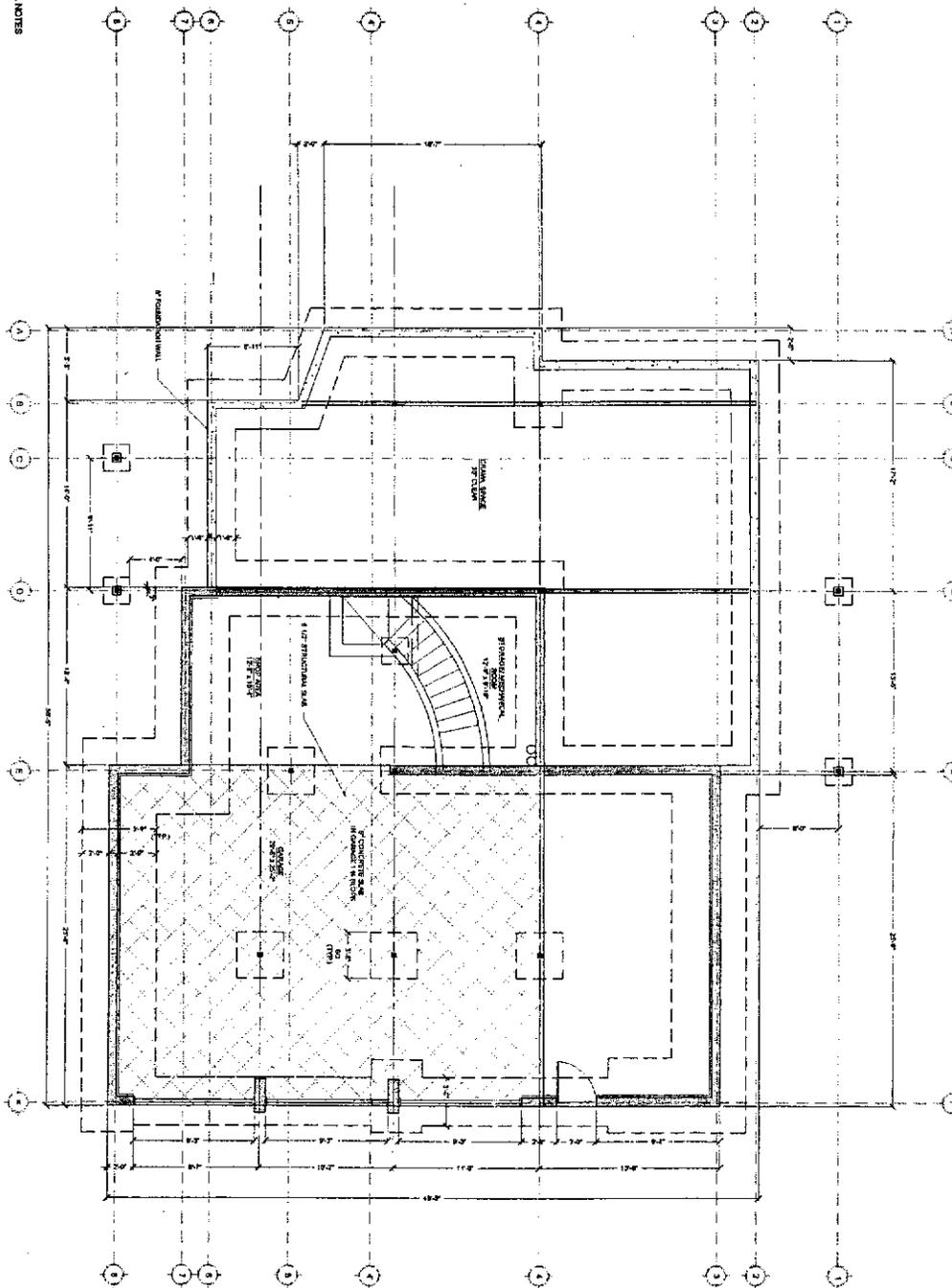
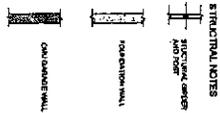
**OSKOROUCHI
RESIDENCE**

CREST LANE
LA SELVA BEACH
APP#: 046-251-020

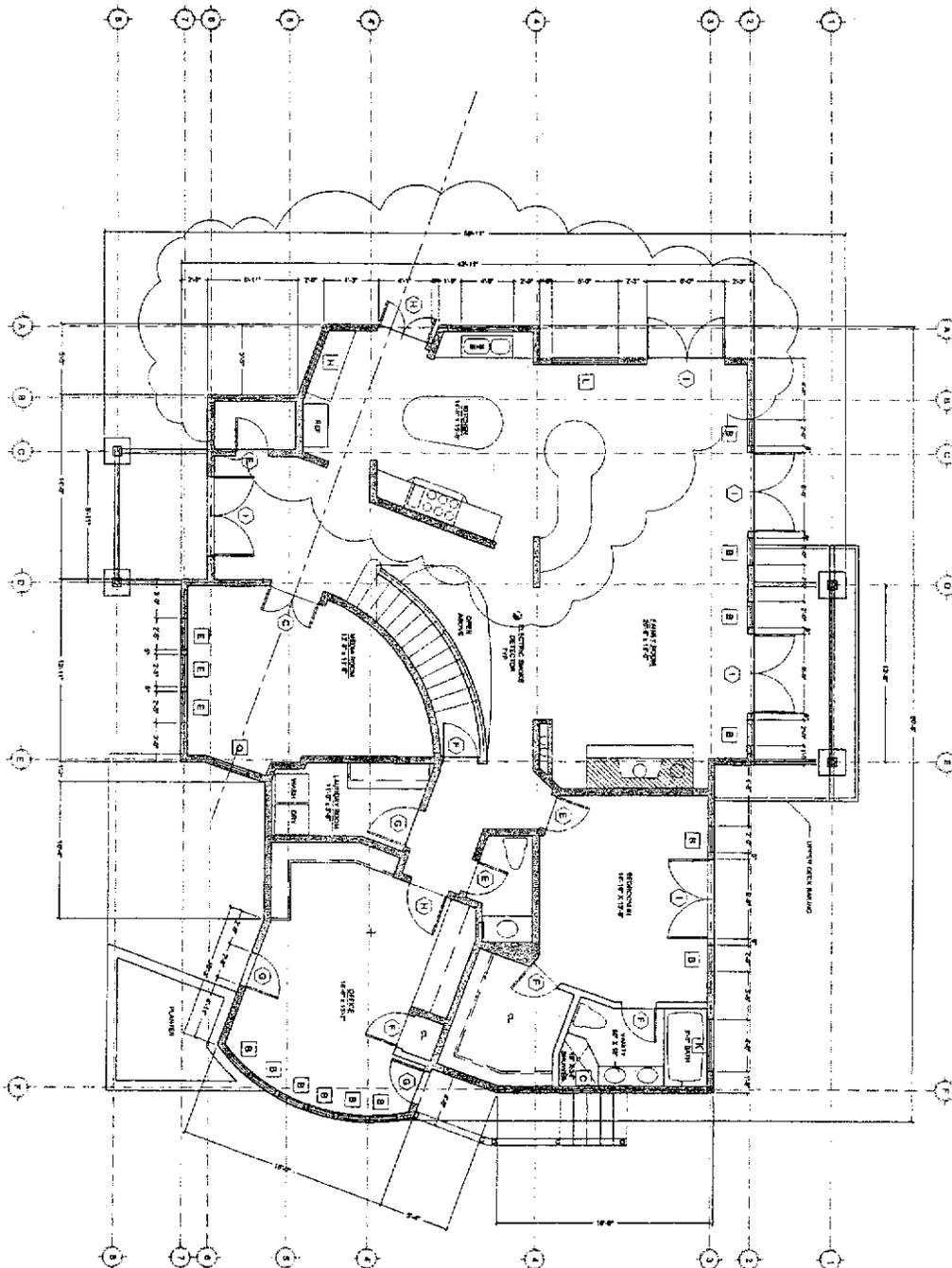
**RICHARD MURRAY
ASSOCIATES**
A.S.L.L.A.

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS
1000 Eighth St.
Camarillo, CA 93010
Phone (805) 486-0800





A-1	BASEMENT PLAN	OSKOOROUCHI	ALI M. OSKOOROUCHI, Ph.D., G.E.	REVISIONS
	PROJECT: _____ DATE: 5/28/05 SCALE: 1/8" = 1'-0" DRAWN BY: R.M.H. CHECKED BY: R.M.H. SHEET: _____	CREST LANE LA SELVA BEACH, CA APN 046-251-20	GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA 95019 http://www.aliosk.com/ (631) 325-1048 P.E. C82004 C.E.2594	SIZE REDUCTION 11-3005 M.P.Y.

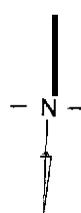
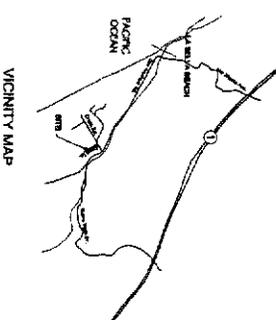


DOOR SCHEDULE (D)

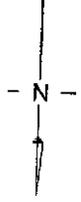
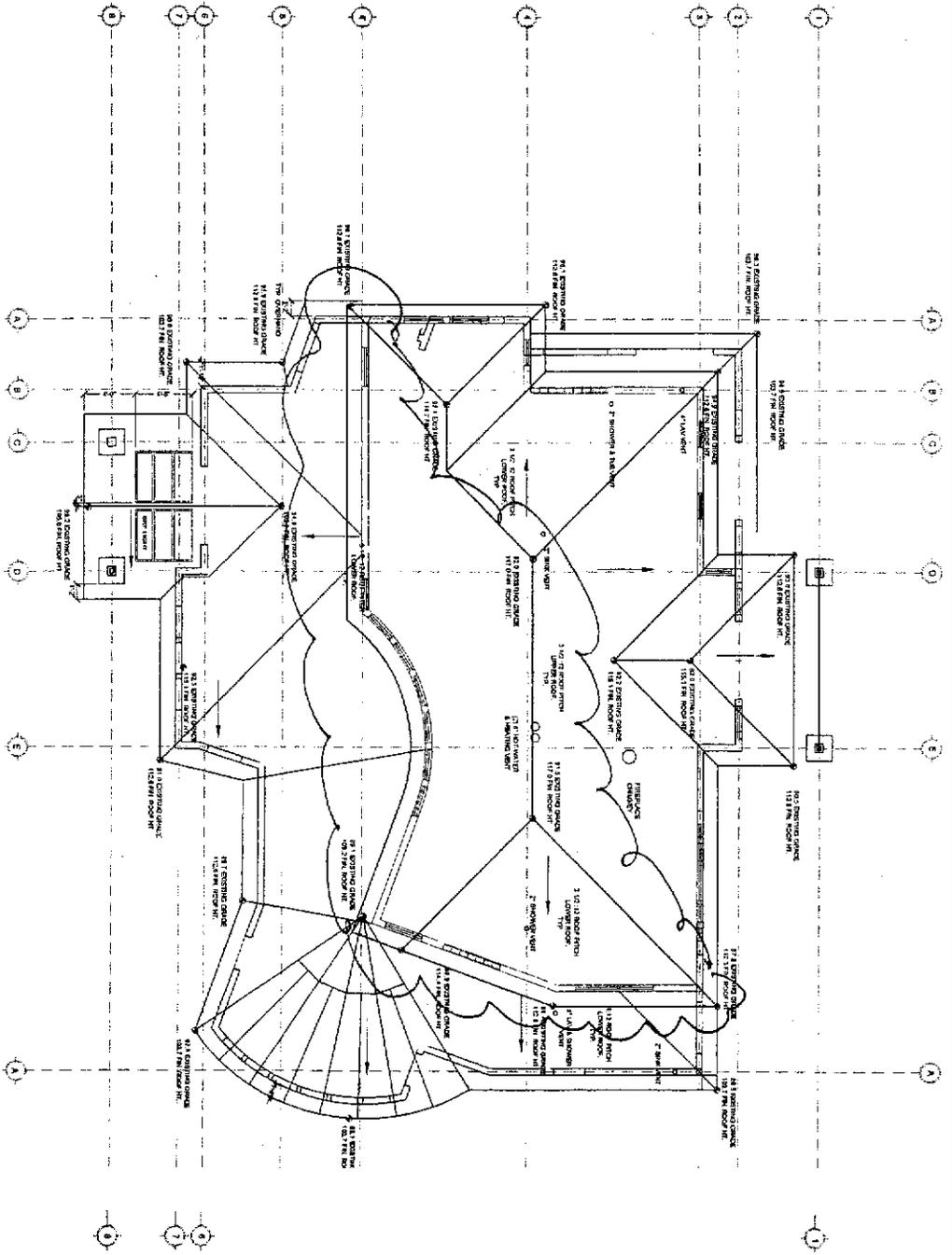
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WINDOW SCHEDULE (E)

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A-2	MAINFLOOR PLAN	OSKOOROUCHI CREST LANE LA SELVA BEACH, CA APN 046-251-20	ALI M. OSKOOROUCHI, Ph.D., C.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3484 FREEDOM, CA 95019 http://www.aliosk.com/ (851) 325-1948 P.E. 082004 G.E.2594	REVISIONS
				SIZE REDUCTION 11-30-08 M.P.V.



A-4	PROJECT	OSK-01-05
	DATE	9-28-05
SCALE	1/4" = 1'-0"	
DRAWN BY	ALM	
CHECKED BY	ALM	
DATE	10-05-05	
SHEET		

ROOF PLAN

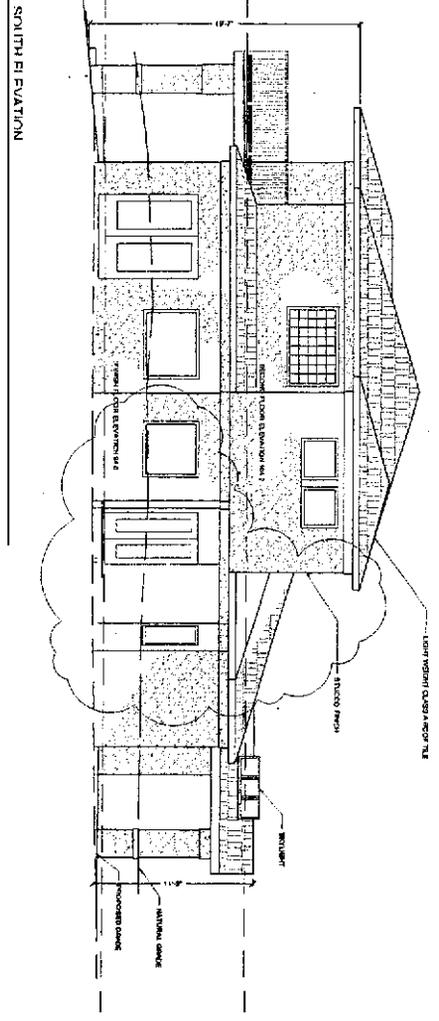
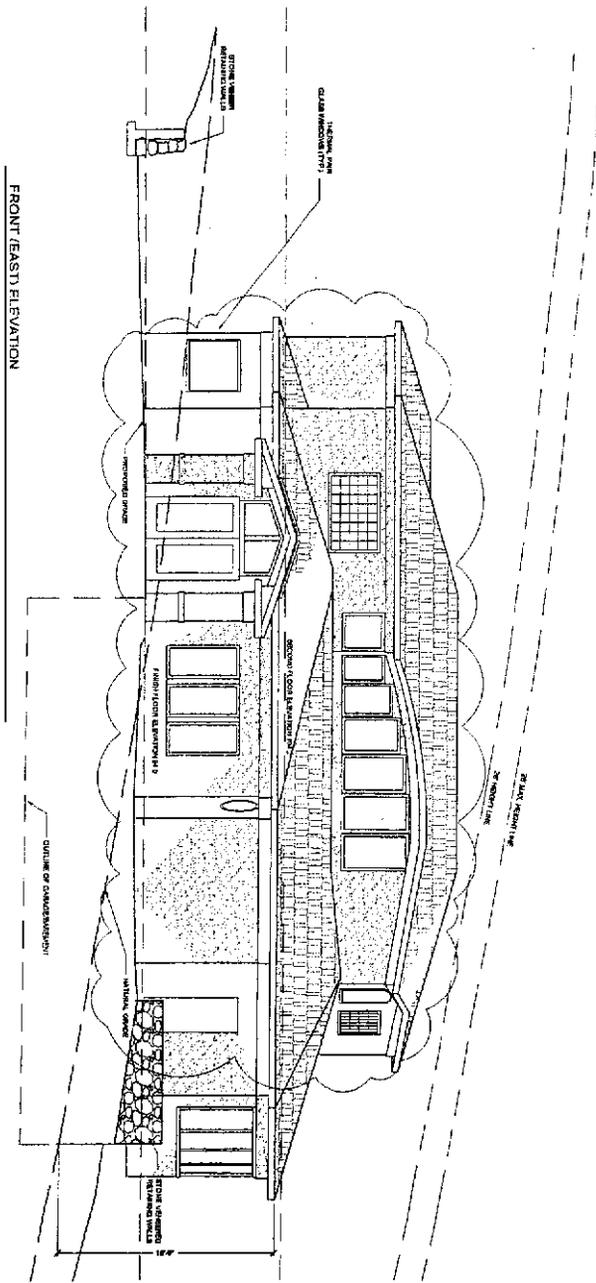
OSKOOROUCHI
 CREST
 LA SELVA BEACH, CA APN 046-251-020

ALI M. OSKOOROUCHI, Ph.D., C.E.
 GEOTECHNICAL ENGINEER
 POST OFFICE BOX 3484 FREEDOM, CA 94509
<http://www.aliosk.com/> (931) 328-1048 P.F. C82004 G.2.2694

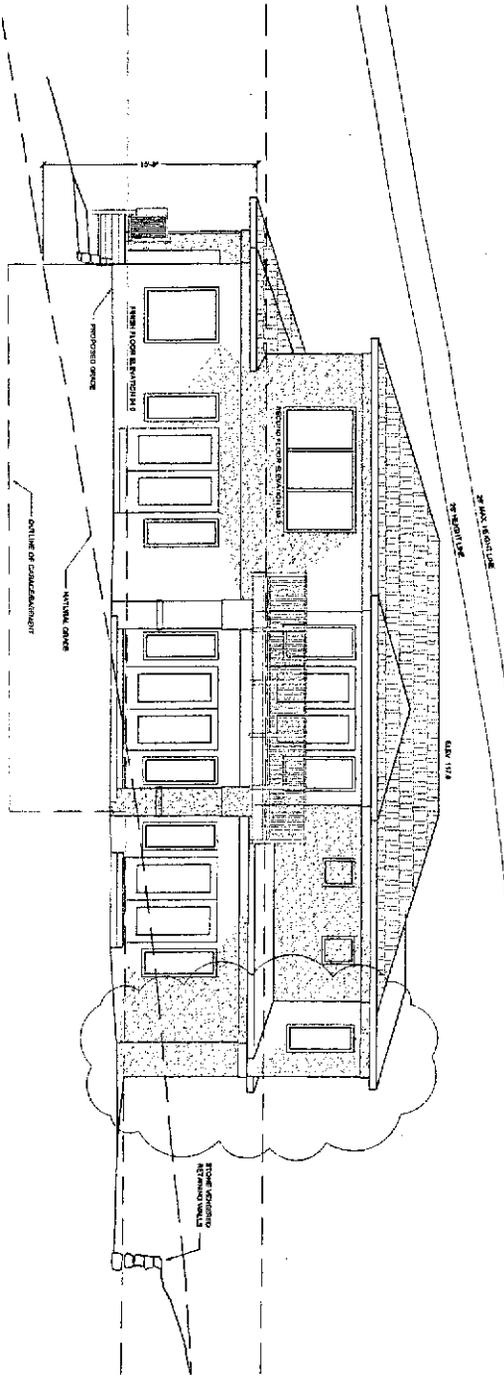
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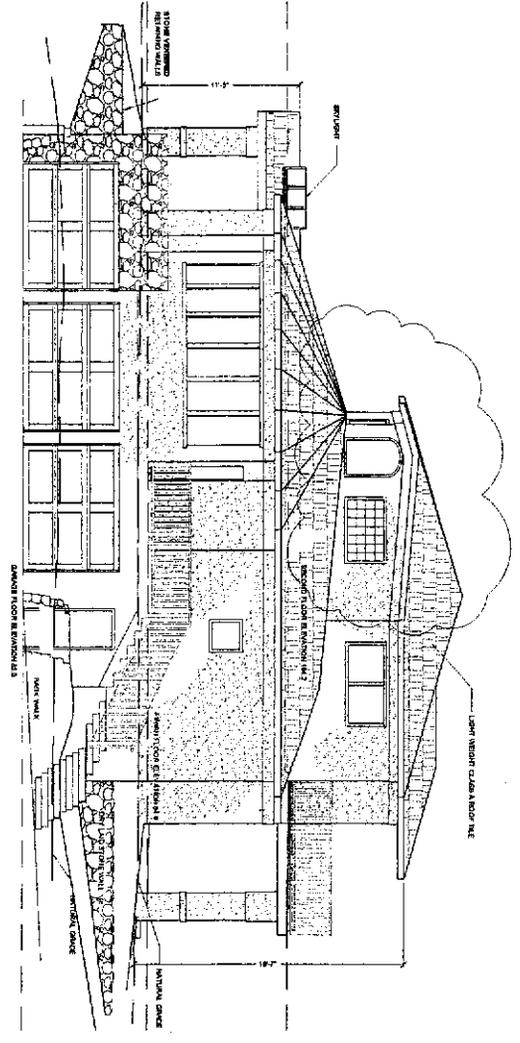
EXHIBIT



A-5	ELEVATIONS	OSKOOROUCHI CREST LANE LA SELVA BEACH, CA	ALI M. OSKOOROUCHI, Ph.D., C.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3484 FREEDOM, CA95019 http://www.aliow.com/ (831) 325-1048 P.E. CB2004 C.E.2594	REVISIONS
	PROJECT: OSKOOROUCHI DATE: 9-20-05 SCALE: 1/4" = 1'-0" DRAWN BY: J.P.T. CHECKED BY: S.M.H.			

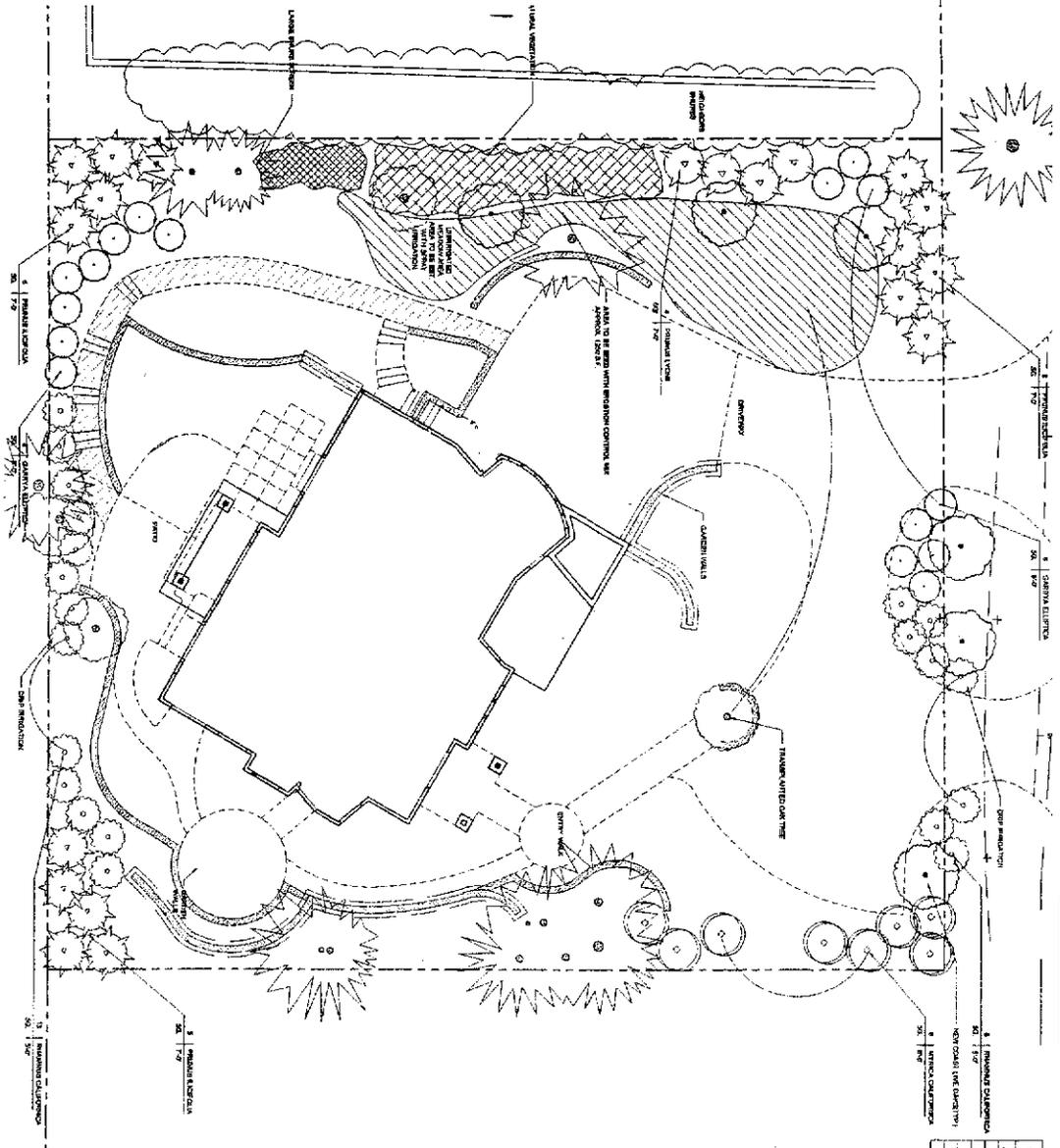


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



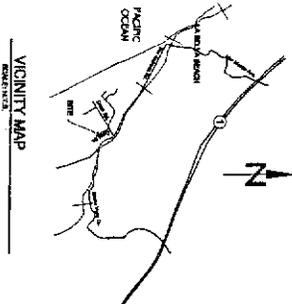
A-6	ELEVATIONS	OSKOOROUCHI CREST LANE LA SELVA BEACH, CA	ALI M. OSKOOROUCHI, Ph.D., G.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA95019 http://www.aliosk.com/ (931) 325-1048 P.E. C82904 G.E.2594	REVISIONS RESIDENCE SHORTENED, SECOND STORY SIZE REDUCED, ALP.V. 11-20
	PROJECT: OSK 01-05 DATE: 06-00-0000 SCALE: 1/4" = 1'-0" DRAWN BY: M.V.V. CHECKED BY: M.V.V. SHEET:			

PRELIMINARY LANDSCAPE PLAN FOR
AGRICULTURAL BUFFER STRIP



PLANT MATERIAL LIST

Plant Name	Quantity	Notes
1. 1' Round California Olive	50	Plant in 1' x 1' grid
2. 2' Round California Olive	50	Plant in 2' x 2' grid
3. 3' Round California Olive	50	Plant in 3' x 3' grid
4. 4' Round California Olive	50	Plant in 4' x 4' grid
5. 5' Round California Olive	50	Plant in 5' x 5' grid
6. 6' Round California Olive	50	Plant in 6' x 6' grid
7. 7' Round California Olive	50	Plant in 7' x 7' grid
8. 8' Round California Olive	50	Plant in 8' x 8' grid
9. 9' Round California Olive	50	Plant in 9' x 9' grid
10. 10' Round California Olive	50	Plant in 10' x 10' grid



OWNER: [Name]
 ARCHITECT: [Name]
 LANDSCAPE ARCHITECT: [Name]
 DATE: [Date]
 SCALE: 1/8" = 1'-0"

OSKOROUCHI RESIDENCE

RICHARD MURRAY ASSOCIATES
A.L.L.A.

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1100 Bishop St.
Menlo Park, CA 94025
Phone: (415) 448-0900

CRESTLANE LA SELVA BEACH
APN: 046-251-020

P-1

PRELIMINARY LANDSCAPE

DATE: 9-20-83
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

**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
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 15 and 35 feet from the adjacent Commercial Agriculture zoned land. With the 40 foot width of the Crest Lane right-of-way, the effective agricultural setback would be proposed to be 15 and 75 feet where 200 feet are required. An effective barrier consisting of a six foot tall solid garden walls enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 046-251-08 and 046-251-17. This banier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

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 by Richard Murray, ASLA, 5 sheets and
Ali Oskoorouchi, Ph.D., P.E., G.E., 6 sheets

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's 046-251-08 and 046-251-17. 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.
- 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 "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A development setback of a minimum of 15 and 35 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN 046-251-08 and 046-251-17.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls 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.
 - 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/or 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 and physical barrier shall be permanently maintained.
- 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.

V. 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.

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: _____

Effective Date: _____

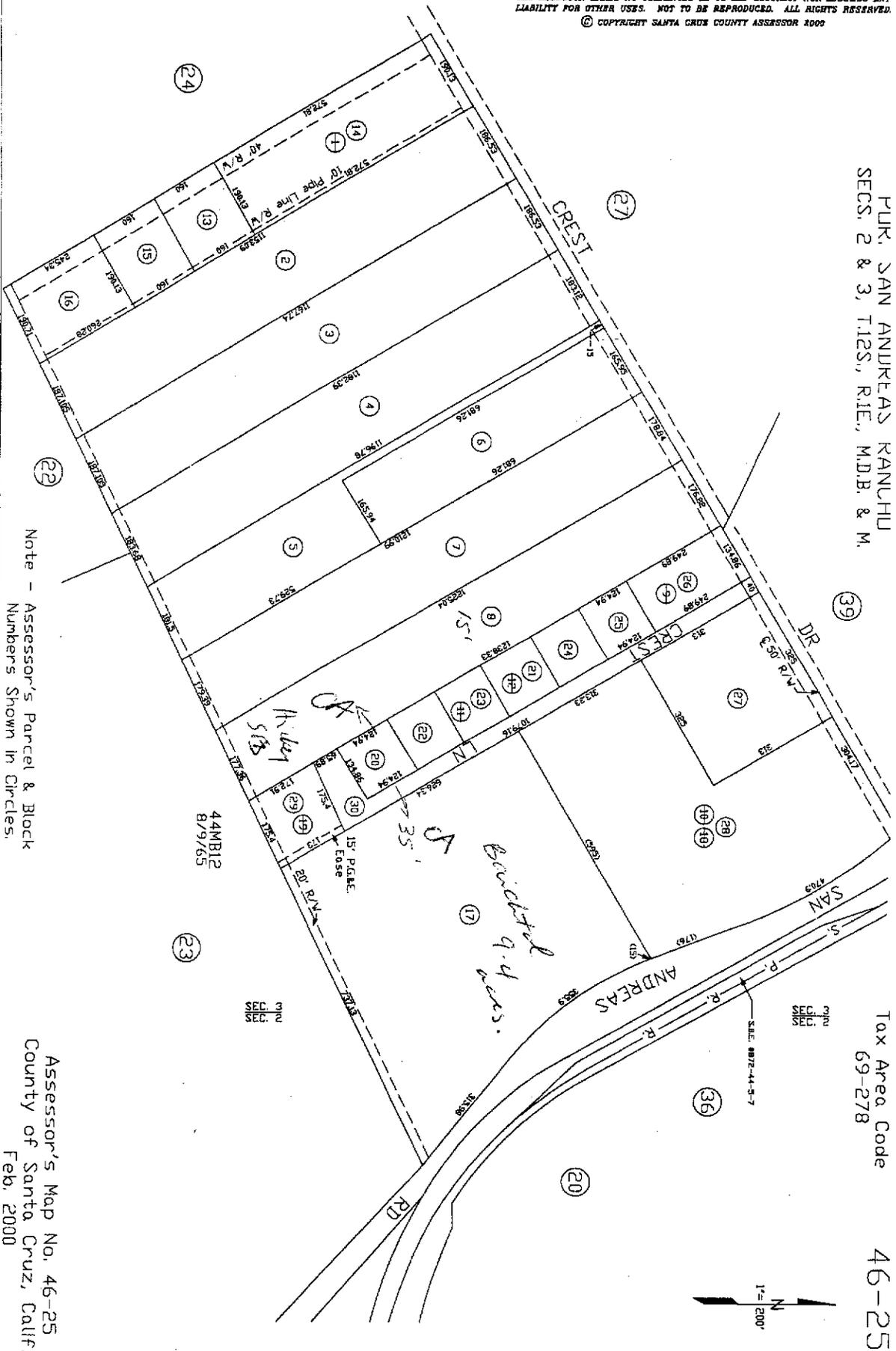
Expiration Date: _____

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.

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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PLIK, SAN ANJUREAS KANLUHU
SECS. 2 & 3, T.12S., R.1E., M.D.B. & M.

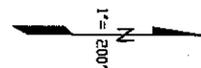


Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 46-25
County of Santa Cruz, Calif.
Feb. 2000

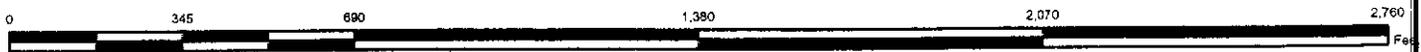
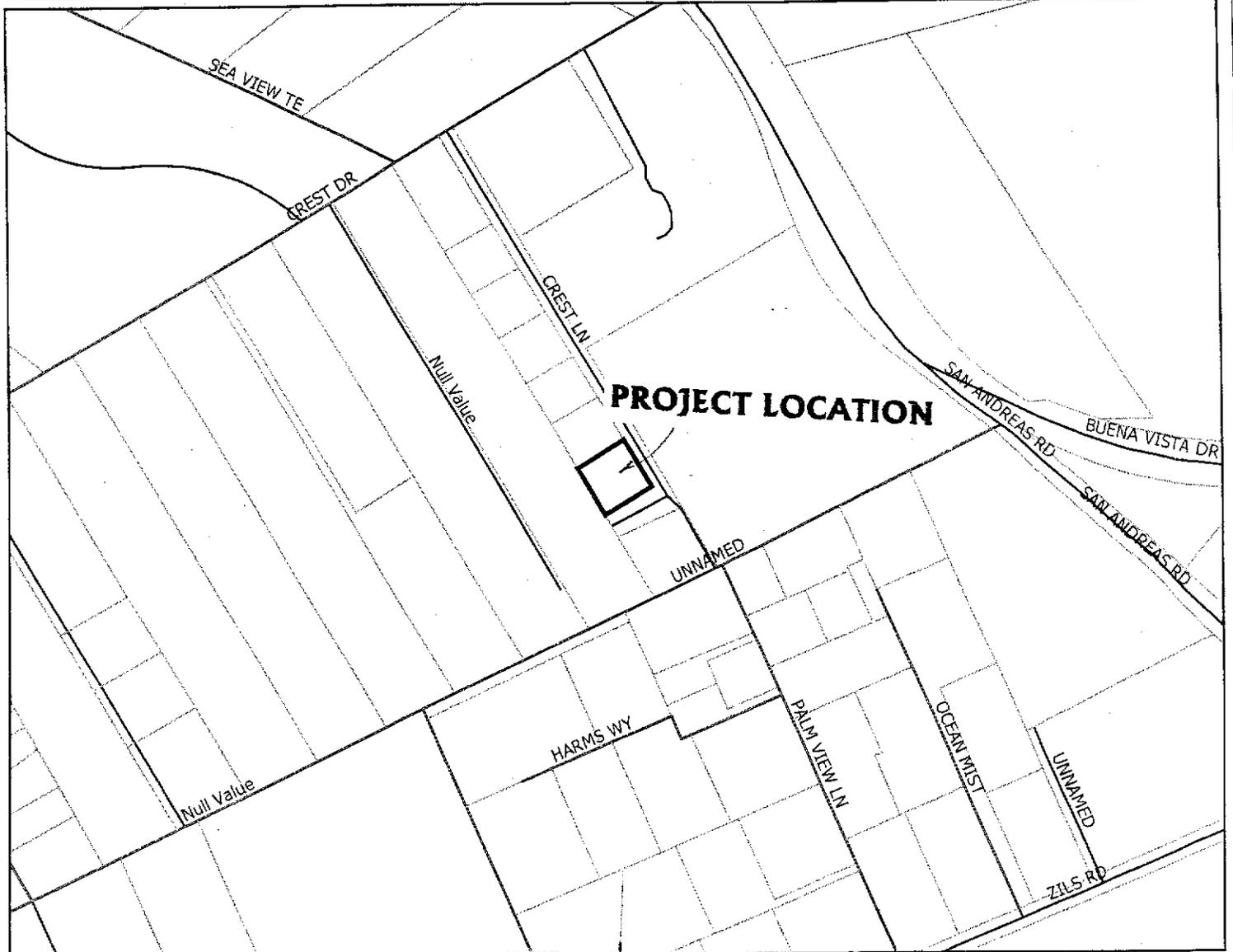
Tax Area Code
69-278

46-25

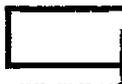


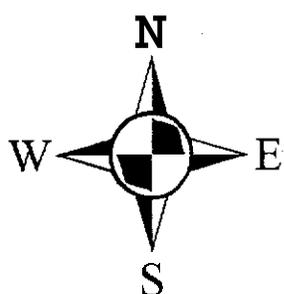


Location Map



Legend

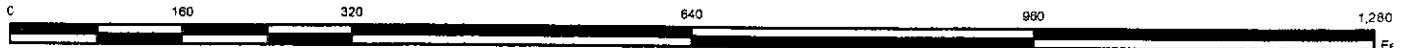
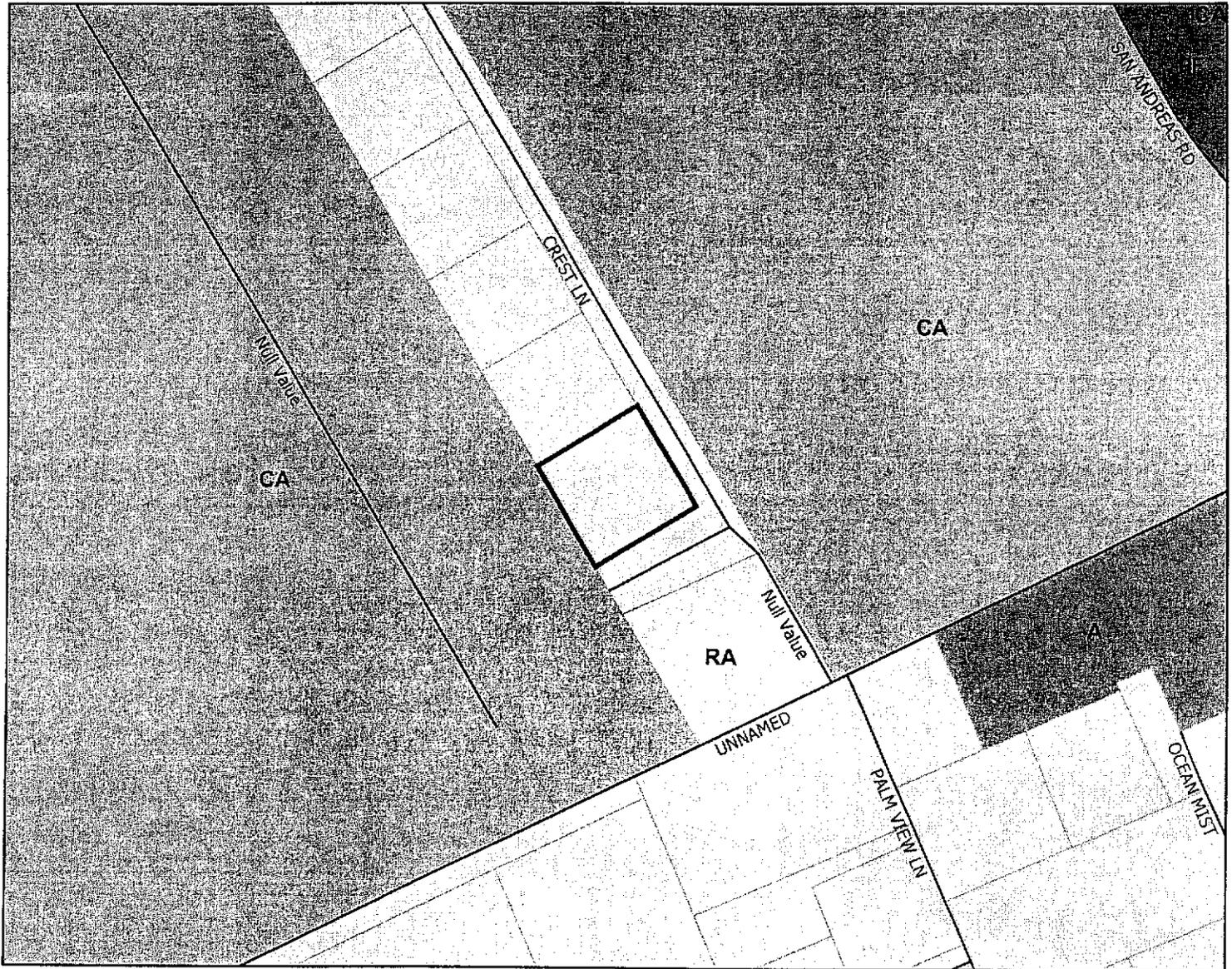
-  APN 046-251-20
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
October 2005

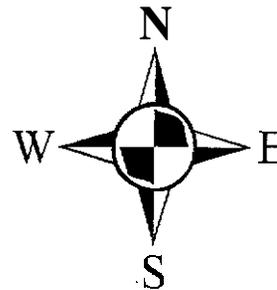


Zoning Map



Legend

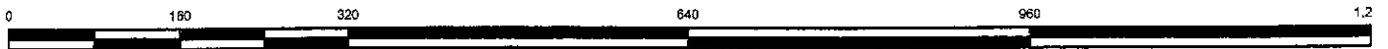
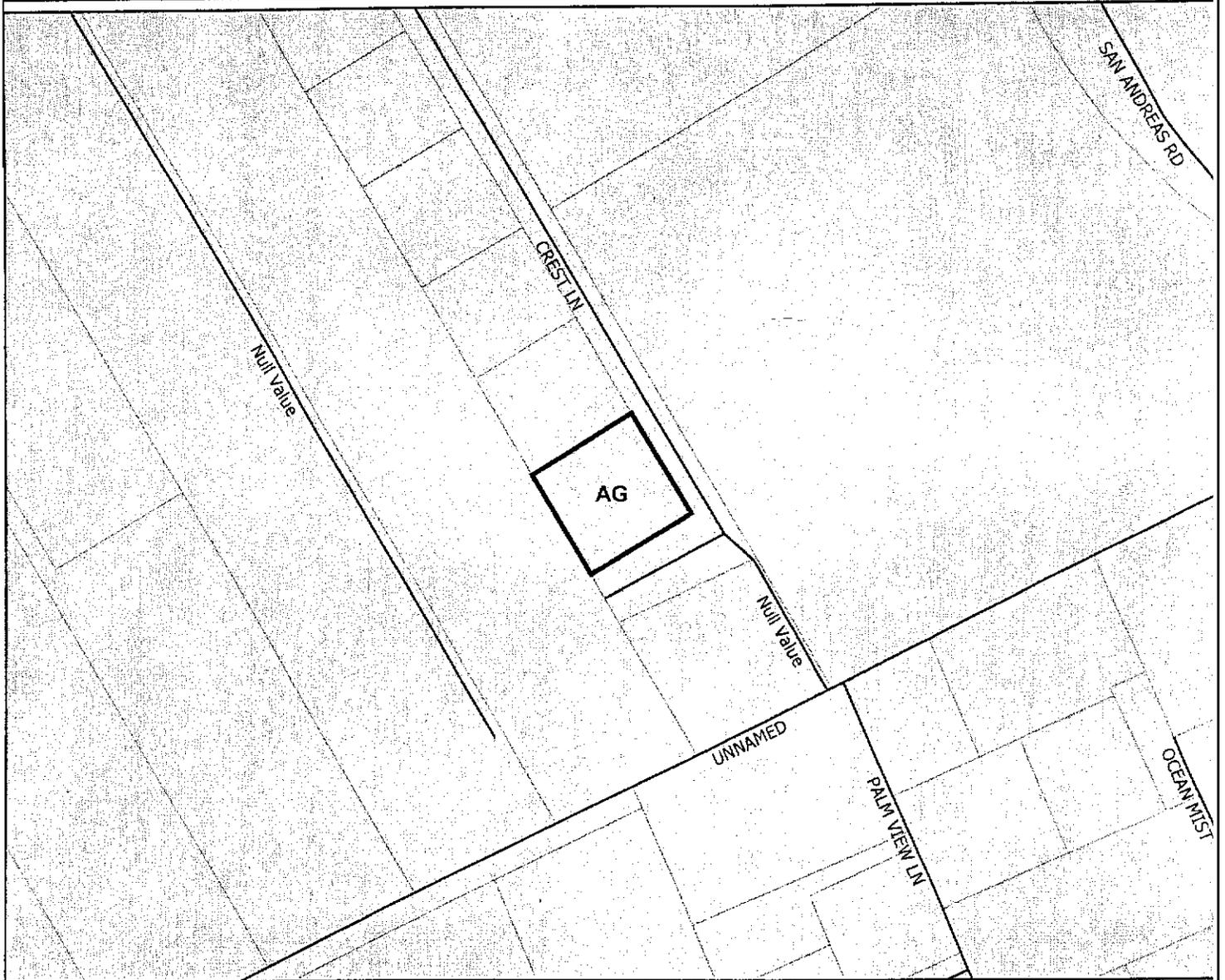
-  APN 046-251-20
-  Streets
-  Assessors Parcels
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  PUBLIC FACILITY (PF)



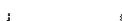
Map Created by
 County of Santa Cruz
 Planning Department
 October 2005

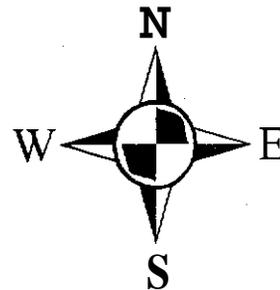


General Plan Designation Map



Legend

-  APN 046-251-20
-  Streets
-  Assessors Parcels
-  Agriculture (AG)



Map Created by
County of Santa Cruz
Planning Department
October 2005



C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 11, 2005 BY ROBERT S LOVELAND =====

1. Please provide the four grading cross-sections identified on Sheet G-1.
2. Please separate out the grading quantities: Indicate the quantities for the base-ment (which is exempt from grading ordinance), the remainder of the grading for the residence, site work, and overexcavation / recompaction,
3. Clearly identify where the erosion control practices (silt fencing and straw rolls) are to be installed throughout the site. What will be used along the entire length of the north property line?
4. The north property line area contains numerous trees. If these trees are on this property please identify. The plan (Sheet G-1) currently states that the area is covered in brush. NOTE: Some trees may be allowed to be removed but that those removed will need to be replaced with new trees (coast live oaks, monterey cypress).
5. There appears to be an additional coast live oak tree on the property that is not shown, please identify.

----- UPDATED ON OCTOBER 12, 2005 BY KENT M EDLER ===== 1. Show the septic system on the grading plans. Please note that Env. Health generally does not allow- ing gradin gin the area of septic systems, so the grading in this area will most likely need to be eliminated.

2. Fill slopes are shown on the plans as steeper than 2:1 in some locations. This is not acceptable per County Code. Revise plans accordingly.
3. Grading should be revised so as not to conflict with the trees to remain per Bob Loveland's comments
4. The soils report has been accepted.
5. The dispersion trench northwest of the residence is located above a fill slope and should be relocated away from the fill slope.
6. Show finished pad elevations on sheet G-1.

===== UPDATED ON JANUARY 6, 2006 BY KENT M EDLER =====

The drainage dispersion trench is located in the keyway for the fill slope which has the potential to create instability of the fill slope. Relocate the dispersion trench to an area away from fill locations.

Environmenta1 Planning Miscellaneou1 Comments

===== REVIEW ON OCTOBER 11, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 2

1. Obtain a grading permit.
2. Submit a "Plan Review" letter from the project geotechnical engineer prior to building permit issuance.
3. The landscaping plan shall be revised to show the installation of five new California coast live oak trees (24" box) on the property.

===== UPOATED ON JANUARY 6, 2006 BY KENT M EDLER =====

Additional Condition of Approval :

4. Site grading must commence prior to September 1. If grading does not start by September 1, site grading must not start until the following April 15.

Project Review Completeness Comments

===== REVIEW ON OCTOBER 20, 2005 BY JOAN VAN DER HOEVEN =====
Show details of fencing - what height/materials?

Project Review Miscellaneous Comments

===== REVIEW ON OCTOBER 20, 2005 BY JOAN VAN DER HOEVEN =====
Applicant shall be required to record an Agricultural Statement of Acknowledgement form.

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 13, '2005 BY DAVID W SIMS =====
General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 5.8.4 Drainage Design in Primary Ground-water Recharge Areas 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

A drainage plan was submitted with the application, and was reviewed for completeness of discretionary development, and compliance with stormwater management controls and County policies listed above. The plan was found to need the following additional information and revisions prior to approving discretionary stage Stormwater Management review.

- 1) The stormwater plan indicates use of two water dispersion trenches (retention) with connection to the structure roof, and to landscape area drains serving a small portion of the parcel. Conceptually, these structures are potentially an acceptable method of addressing policies 5.8.4 and 7.23.1. Because significant areas of pavement are not connected to the dispersion trenches and instead concentrate and slope these surfaces offsite, it is not apparent whether the mitigation proposal adequately controls runoff rates. The assumption of infiltration through the bottom of transport ditches/swales will not be accepted as an adequate measure to mitigate concentrated runoff. Please clarify how adequate mitigation levels will be achieved

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 3

See item 2.

2) There are significant areas of impervious surfacing proposed. This coverage needs to be minimized by reducing the extents, or by making effective and substantial use of porous pavement materials. Site soil mapping indicates permeability conditions very conducive to use of such materials. Please indicate how policy 7.23.2 will be met

3) As presently proposed the driveway layout and associated grading concentrates and discharges runoff offsite onto Crest Lane and possibly into neighboring properties downstream. Apart from mitigation requirements previously mentioned, **it** is not clear whether the discharge increase is adequately controlled (Policy 7.23.5). The sandy soils in the area **may** be erosive if subject to concentrated discharge. If such proposal for concentrated discharge is maintained, provide complete details on the plans for the offsite flow path to a point of disposal in a County maintained inlet or to a natural drainage channel. Identify any present inaequacies and propose all necessary improverents. **It** is recommended that the site design be revised to avoid all concentrated runoff from leaving the property boundaries, and to take advantage of the high soil permeability present **onsite**.

4) Are culverts or swales needed across the new driveway entrances? Topography and grades are insufficiently shown to allow review evaluation. Please clarify.

===== UPDATED ON JANUARY 13, 2006 BY DAVID W SIMS =====

2nd Routing:

The discretionary review is complete. The applicant did an excellent job of addressing stormwater control requirements,

Prior item 1) Complete. The change to significant areas of porous jointed driveway pavers, addition of a third percolation trench with attachment of additional site drains to this facility, and confirmation of site soil permeability have adequately addressed policies 5.8.4 and 7.23.1.

Prior item 2) Complete. The proposal to change 2,450 square feet of driveway surfacing to porous jointed pavers fully meets policy 7.23.2. The applicant has reduced total impervious coverage by about 36%.

Prior item 3) Complete. Significant concentrated discharge of runoff from site should not occur for the County standard storm with the mitigation measures implemented, so policy 7.23.5 is met. The mitigations should be effective for much higher storm levels as well due to the high permeability of site soils. Over time the paver joints may become less effective, and **it** may be necessary to replace the joint fill media.

Prior item 4) Complete. Additional topography has been provided, and driveway entrances incorporate a swale to conduct any roadside drainage that **may** be present.

Dpw Drainage Miscellaneous Comments

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

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 4

===== REVIEW ON OCTOBER 13, 2005 BY DAVID W SIMS =====

- A) Provide with the building application full construction details of the water dispersion trenches.
- B) Detention will be required only to the extent that predevelopment runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved.
- C) Detail A, sheet G-1 is mislabeled
- D) What is the condition of runoff received from upstream land areas and developments? Please clarify.
- E) County design criteria requires topography be shown a minimum of 50 feet beyond the project work limits. Please provide this extent.
- F) 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>

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.

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 JANUARY 13, 2006 BY DAVID W SIMS =====

Miscellaneous: Items may be addressed with the building plans

- G) Complete. Construction details of the water dispersion trenches have been provided. The detail differs slightly from the plan view representations in placement of the sediment trap and ease of pipe clean out access. Either is acceptable, but the detail appears preferable.
- H) Complete. Proposed mitigation measures are sufficient and do not necessitate detention.
- I) Incomplete. Detail A, sheet G-1 is still mislabeled. The catch basin is titled as a sediment fence. The notation as a V64 drainbox does not agree with the legend for a V12 catch basin.
- J) Incomplete. Applicant has stated that the upslope land grade reaches a knoll top approximately 65 feet upslope. Aerial contour maps support this. The soil survey indicates soil type changes upslope, and higher runoff yield could be expected from this soil, particularly if the access road grading on the parcel upslope directs

Discretionary Comments - .Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 5

concentrated runoff onto the project parcel. This possibility should be considered. Retaining walls appear to help protect the home. Good vegetation cover or mulches should be established and maintained on the slope immediately above the guest parking spaces so soil fines don't run onto this porous surface and clog the pavement joints.

K) Complete. Additional topography has been shown.

L) Complete. Applicant has provided sufficient drainage information for review

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 27, 2005 BY RUTH L ZAOESKY =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 27, 2005 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

- ===== REVIEW ON OCTOBER 13, 2005 BY TIM N NYUGEN =====
1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural sections, a centerline profile, and typical cross sections.
 2. The eastern driveway entrance should have 15' minimum turn radius
 3. Show appropriate scales for all plan views. Correct scale should be 1/8"=1'-0"
 4. North arrows should be placed on all plan views and where appropriate

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 13, 2005 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 5, 2005 BY JIM G SAFRANEK ===== Landscape plan must be revised to show removal of retaining walls above proposed leachfields.
===== UPDATED ON JANUARY 12, 2006 BY JIM G SAFRANEK ===== The plan is now acceptable.

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 5, 2005 BY JIM G SAFRANEK ===== Septic permit applic. was approved by EHS.
===== UPDATED ON DECEMBER 13, 2005 BY JIM G SAFRANEK =====

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 6

===== UPDATED ON JANUARY 12, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON DECEMBER 21, 2005 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

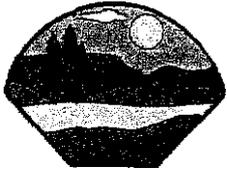
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON DECEMBER 21, 2005 BY ERIN K STOW =====

NO COMMENT



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

December 21, 2005

Planning Department
County of Santa Cruz
Attention: Joan Van der Hoeven
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 46-251-20/ Appl #05-0620
Crest Lane

Dear Ms. Van der Hoeven:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements **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.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on **the plans that are submitted** for **BUILDING PERMIT**.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (**2001**) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING , and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.
(e.g. R-3, Type Y-N, Sprinklered)

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

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 adopted standards of the Aptos/La Selva Fire Protection District.

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.

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. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions.

SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four(4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

SHOW on the plans, DETAILS of the Fire Department Turn-a-round in compliance with District Standard. Include dimensions. (See attached).

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.

EXCEPTION 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.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Sincerely,



Tim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

cc: Robert & Katharin McElroy
1431 Pembroke Lane
Topeka, KS 66604

cc: Dee Murray
2272 Kinsley Street
Santa Cruz, CA 95062

cc: Ali Oskoorouchi
420 Estrella Drive
Scotts Valley, CA 95066

05-0620

Joan Vanderhoeven

From: Matthew Yurus [murrayassoc@sbcglobal.net]
Sent: Friday, January 20, 2006 5:10 PM
To: Joan Vanderhoeven; Ali Oskor
Subject: Oskoorouchi Residence

Joan Vanderhoeven.

This info is to follow up our phone conversation of this afternoon January 20th. These are the plants we are using along the Ag buffer along with Coast Live Oaks. All these plants are from the recommended Ag Buffer Planting list. I have also attached a photo looking across Crest lane and the west side of the property showing the existing shrubs .

Please call me or e-mail if you have any other questions.

<u>Botanical Name</u>	<u>Common Name</u>
Garrya elliptica	Coast Silktassel, Densely foliated reaching 10-20 ft. high and as wide.
Myrica californica	Pacific Wax Myrtle, Big shrub 10-30 ft. tall and wide.
Prunus ilicifolia	Hollyleaf Cherry, Native to Cal. coastal range. To 10-25 ft. tall and wide.
Prunus lyonii	Catalina Cherry, Big shrub to 15-20 ft. high and wide.
Rhamnus californica	Coffeeberry, Native to Cal. 5-15 ft. tall and 8 ft. wide

Source: Sunset Western Garden Book

Matthew Yurus A.S.L.A.
 Licensed California Landscape Architect # 4355
 Richard Murray Associates
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