



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0344**

Applicant: Patty Leon/GP Residential
Designs

Date: February **16,2006**

Owner: Sandra Gutierrez

Agenda Item #: **9**

APN: 051-171-39

Time: 1:30 p.m.

Project Description: Proposal to demolish **an** existing single-family dwelling and to construct a 3,193 square foot replacement dwelling with **an** attached 418 square foot garage.

Location: Property located on the east side of Blossom Drive approximately 300 feet south of the intersection with College Road, at 11 Blossom Drive in Watsonville.

Permits Required: Agricultural Buffer Setback Determination

Staff Recommendation:

- Approval of Application 05-0344, 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 | G. Survey dated 9-22-05 |
| B. Findings | H. Assessor's parcel map, Location map |
| C. Conditions | I. Zoning map, General Plan map |
| D. Categorical Exemption (CEQA determination) | J. Comments & Correspondence |
| E. Geological Hazards Assessment | J. Site photograph |
| F. Archaeological Reconnaissance | |

Parcel Information

Parcel Size:	7,085 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential, commercial agriculture
Project Access:	College Road to Blossom Drive
Planning Area:	Pajaro Valley

Land Use Designation: R-UL (Urban Low Residential)
Zone District: R-1-6 (Single-family Residential/6,000 sq ft min parcel size)
Supervisory District: 4th (District Supervisor: Campos)
Within Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Mapped flood plain of Corralitos Creek – see Exhibit E
Soils: Baywood loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 0 – 2 percent slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archaeology: Mapped/no physical evidence on site – see Exhibit F

Services Information

Inside Urban/Rural Services Line: X Yes No
Water Supply: city of Watsonville
Sewage Disposal: Salsipuedes Sanitation District
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7 Flood Control/Water Conservation District

Analysis and Discussion

The proposed project is to demolish an existing 1,329 square foot, 3-bedroom house which was constructed in 1936 and to construct a replacement two-story single-family dwelling of approximately 3,193 square feet and attached garage of 418 square feet on an 7,085 square foot parcel. The project is located at 11 Blossom Drive in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the south. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 180 feet from APN 051-191-02, the 45-acre Stolich orchard.

The subject property is characterized by flat topography. The parcel is located within the Urban Services Line and may be characterized as a residential neighborhood. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning is (R-1-6) Single-family Residential with a 6,000 square foot minimum parcel size. Commercial Agriculture zoned land is situated within 200 feet at the south side of the parcel at Assessor's Parcel Number 05 1-191-02.

A reduced agricultural buffer is recommended due to the fact that the setback would not allow sufficient building area if the required 200-foot setbacks were maintained from Commercial Agriculture zoned property in the vicinity. The applicant is proposing a solid wood board, six-foot

fence at the south side of the parcel with an evergreen hedge of plantings to reduce the impact of residential activities on the existing commercial orchard use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. 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 180 feet to the single-family dwelling from the CA zoned property known as APN 051-191-02, proposed under Application # 05-0344, 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:

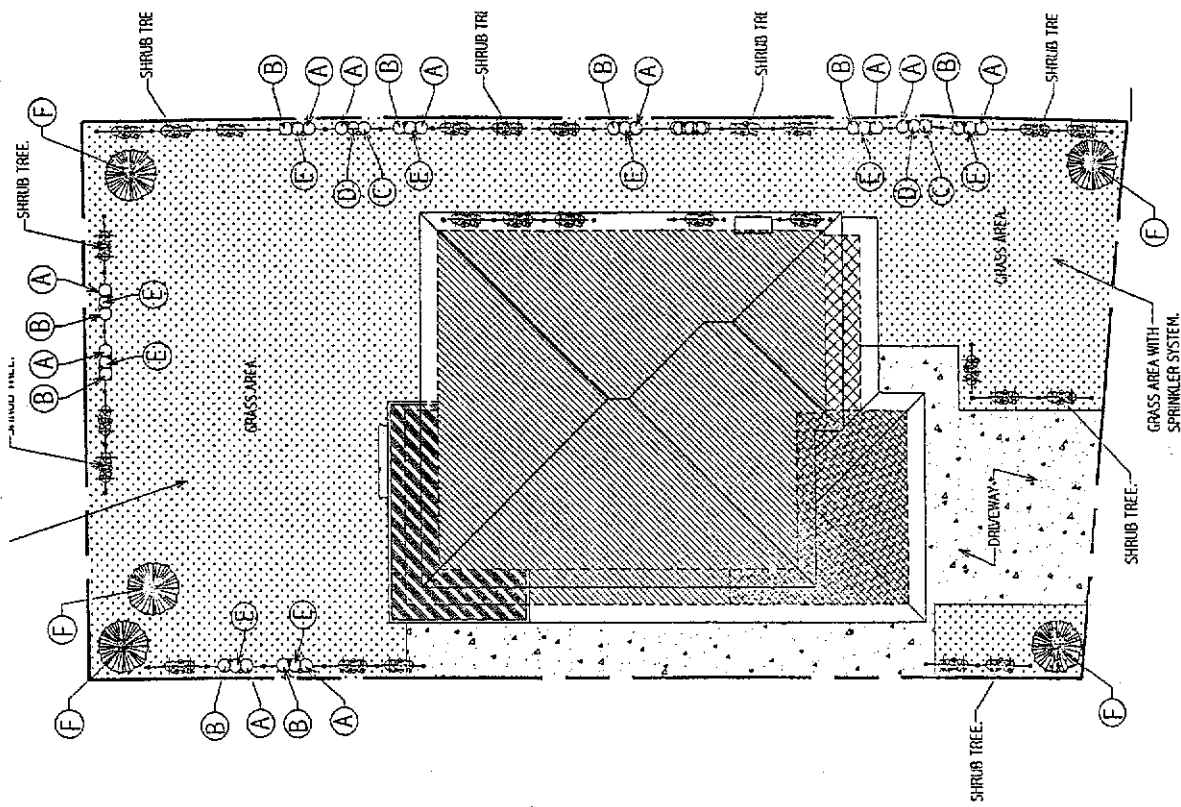

Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

LANDSCAPING PLAN

SCALE 3/32" = 1'-0"

SYMBOL	QTY.	SIZE.	BOTANICAL NAME.	COMMON NAME.
A	10	01 GAL.	AZALEA INDICA.	AZALEA.
B	10	01 GAL.	GARDENIA JASMINOIDE.	GARDENIA.
C	7	05 GAL.	COLEONEMA PULCHRUM.	PINK BREATH OF HAVEN.
D	10	01 GAL.	NANDINA DOMESTICA.	HEAVENLY BAMBOO.
E	5	01 GAL.	SALVIA LEUCANTHA	MEXICAN BUSH SAGE.
F	2	20 GAL.	PEAR TREE	COMICE

1.- 2" MIN LAYER OF BARK MULCH IN ALL PLANTED AREAS.
 2.- CONTRACTOR RESPONSIBLE FOR PROPER SOIL PREPARATION AND AMENDMENTS..
 3.- CREATE WATERING BASINS AT ROOT BALL EDGE OF TREES AND SHRUBS.



11 BLOSSOM AVE.

LANDSCAPING PLAN
SCALE 3/32" = 1'-0"

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 180 feet from the Commercial Agriculture zoned land, APN 051-191-02. The property is separated from the agricultural operation by two existing single-family dwellings and Corralitos Creek. The effective agricultural setback would be proposed to be 180 feet where 200 feet are required. An effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the Commercial Agriculture zoned land of APN 051-191-02. This barrier, 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, 4 sheets by GP Residential Designs, dated 1/26/05
Grading & Drainage Plan, RW Engineering, dated 10/29/05

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (051-191-02). Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- 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 180 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 051-191-02.
 2. Final plans shall show the location of the vegetative buffering barrier and 6-foot wall, solid wood board fence used for the purpose of buffering adjacent agricultural land). 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. No development may occur within the floodway of Corralitos Creek.
 4. The placement of fill shall be allowed only when necessary. The amount allowed shall not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.
 5. The lowest finished floor, including furnace or hot water heater, must be elevated above the level of flooding anticipated during the 100-year flood

event. At this site elevating to an elevation of at least 60 feet above mean sea level is required.

6. The building plans must indicate the elevation of the lowest finished floor relative to mean sea level and native grade prior to issuance of the permit.
 7. Compliance with the elevation requirement must be certified in writing on an Elevation Certificate by a registered professional engineer, architect or surveyor prior to final inspection of the structure.
 8. All new construction shall comply with the requirement that all fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a certified registered professional engineer or architect.
 9. The structural height shall not exceed 28 feet. This includes any required flood plain elevation requirements.
 10. Floor area ratio shall not exceed 50 percent of the lot area and lot coverage shall not exceed 30 percent of the parcel, consistent with County Code Section 13.10.323. The parcel size is 7,085 square feet.
- 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 agricultural land use and the agricultural buffer setbacks.
- C. Pay in-lieu fees for one additional bedroom. These fees are currently \$109 per bedroom for Child Care fees, \$1,000 per bedroom for Pajaro Valley Park Dedication fees, \$333 per bedroom for Roadside Improvement fees and \$1,000 per bedroom for Transportation Improvement fees. Fees are subject to change.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative and physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
 - C. All inspections required by the building permit shall be completed to the

satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative 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: February 16.2006

Effective Date: March 02.2006

Expiration Date: March 02,2008

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: 05-0344

Assessor Parcel Number: 051-171-39

Project Location: 11 Blossom Drive, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Patty Leon/GP Residential Designs

Contact Phone Number: (408)274-3069

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

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3 - Construction of small structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a replacement single-family dwelling

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

Joan Van der Hoeven  88
Joan Van der Hoeven, AICP, Project Planner

Date: February 16, 2006



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831)454-2580 FAX. (831)454-2131 TDD: (831)454-2123
TOM BURNS, DIRECTOR

July 14, 2005

Patty Leon
GP residential Designs
2628 S. King Road
San Jose, CA 95122

Subject: GEOLOGIC HAZARDS ASSESSMENT
APN: 051-171-39
LOCATION: 11 Blossom Drive
PERMIT APPLICATION NUMBER: 05-0344
OWNER: Sandra Noemi Gutierrez

Dear Ms. Leon,

We have recently conducted a site inspection of the parcel referenced above where a replacement 3,193 square foot single-family dwelling is proposed. This inspection was completed to assess the property for possible flood hazards due to its proximity to Corralitos Creek. The purpose of this letter is to briefly describe our site observations, outline permit conditions with respect to geologic planning issues and to complete the hazards assessment for this property.

The subject parcel is located approximately 220 feet from Corralitos Creek. Published maps on file with the Planning Department indicate that the parcel is within this stream's federally-designated 100-year floodplain. The parcel lies with a residential neighborhood off College Avenue in Watsonville. Corralitos Creek borders the southwest side of the subdivision. The general topography of the site and surrounding area is flat and considered to be the floodplain of Corralitos Creek. A manmade levee is located on the south bank of the creek, adjacent to assumed agricultural land. This levee appeared to be at a higher elevation than the subject property, therefore all flood waters would flow to the north side of the creek into the residential subdivision.

Enclosed copies of the federal flood maps indicate the flood hazard boundaries in this area and the approximate parcel location (see Figures 1a and 1b). The flood hazard maps delineate the extent of flooding which is anticipated during a 100-year flood, an event with a one percent chance of occurring in any given year. Flooding to an approximate level of 59 feet above mean sea level is anticipated to occur once every hundred years on the basis of this mapping. However, this does not preclude flooding from occurring due to events smaller in magnitude than the 100-year flood or for the "100-year flood" from occurring two years in a row. For your information, no historic

flooding event, including the record events of **1955, 1982** and **1998** has resulted in 100-year flood levels for any of the streams monitored in Santa Cruz County.

The flood hazard maps for the County were recently revised by the federal government due to the County's participation in the National Flood Insurance Program. This program enables property owners to obtain insurance coverage for flood damage to residential and commercial structures and their contents. In return for making flood insurance available, the federal government requires that the County's land use regulations be consistent with federal standards for construction activities in areas where potential flood hazards are identified on the maps.

Therefore, to comply with federal floodplain management requirements as well as section **16.10** of the County Code (Geologic Hazards Ordinance) and to receive approval for the proposed project with respect to geologic planning issues, the following conditions must be met:

1. No development activity may occur within the floodway.
2. The lowest finished floor, including the furnace or hot water heater, must be elevated above the level of flooding anticipated during the 100-year flood event. At this site elevating to an elevation of at least **60 feet** above mean sea level must occur.
3. The following items must be completed to meet elevation requirements for all structures:
 - a. The building plans must indicate the elevation of the lowest finished floor relative to mean sea level and native grade prior to issuance of a development permit; and
 - b. Compliance with the elevation requirement must be certified in writing on an Elevation Certificate by a registered professional engineer, architect or surveyor prior to the final inspection of the structure.
4. For all new construction, the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect; or meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. The openings may be equipped with screens, louvers, valves

or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

6. *Non-residential* structures shall be floodproofed if elevation above the 100-year flood plain is not feasible. Floodproofed structures shall meet the following criteria:
 - a. The structure and elements that function as apart of the structure such as a furnace or hot water heater must be floodproofed so that below the level indicated above, the structure is watertight with walls substantially impermeable to the passage of water.
 - b. The structure must be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. The building plans must indicate the specific floodproofing measures which have been designed for the structure and the elevation relative to mean sea level and native grade to which these floodproofing measures will be constructed before the building permit can be approved by the Environmental and Technical Review Section of the Planning Department. The plans must be certified by a registered professional architect or engineer.
7. After the building plans are approved, an Elevation Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation of the bottom floor, which was achieved, before a final building inspection of the structure can occur.
8. New septic systems and leachfields shall not be located within the 100-year floodplain. No expansion of existing septic systems or leachfields shall be allowed within the 100-year floodplain.
9. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.
10. The enclosed Declaration form acknowledging a possible flood hazard to the parcel must be completed prior to issuance of a building permit.

It is important to note that if your project cannot meet these minimum federal requirements, or if the project has already been constructed and an "as built" permit has or will be applied for to correct a violation, a permit may not be able to be approved.

Patty Leon
November 21, 2002
page 4

If you have any questions concerning the assessment of this property for flood hazards or the permit conditions described above, please call me at **454-3162**. Questions regarding insurance coverage under the National Flood Insurance Program should be directed to an insurance agent.


Sincerely,



JESSICA DEGRASSI
Resource Planner
Environmental Planning

7/18/05

Date



JOE HANNA
County Geologist
CEG #1313

FOR: KEN HART
Principal Planner
Environmental Planning

Enclosure(s)

cc: GHA File
Joan Van der Hoeven, Project Planner



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

September 22, 2005

05-0344

Patty Leon
GP Residential Designs
2628 S King Road
San Jose, CA 95122

SUBJECT: Archaeological Reconnaissance Survey for APN 051-171-39

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcels referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward
Planning Technician

Enclosure

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources Reconnaissance Report

Parcel APN: 051-171-39 SCAS Project number: SE-05-1031

Development Permit Application No. 05-286 Parcel Size 8320 sq. ft. EMIS

Applicant: Patty Leon

Nearest Recorded Cultural Resource: CA-Scr-121 .5 mi. South - maybe part of larger site

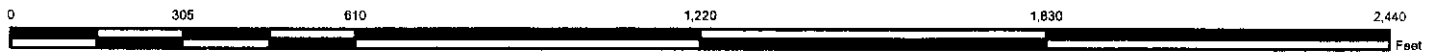
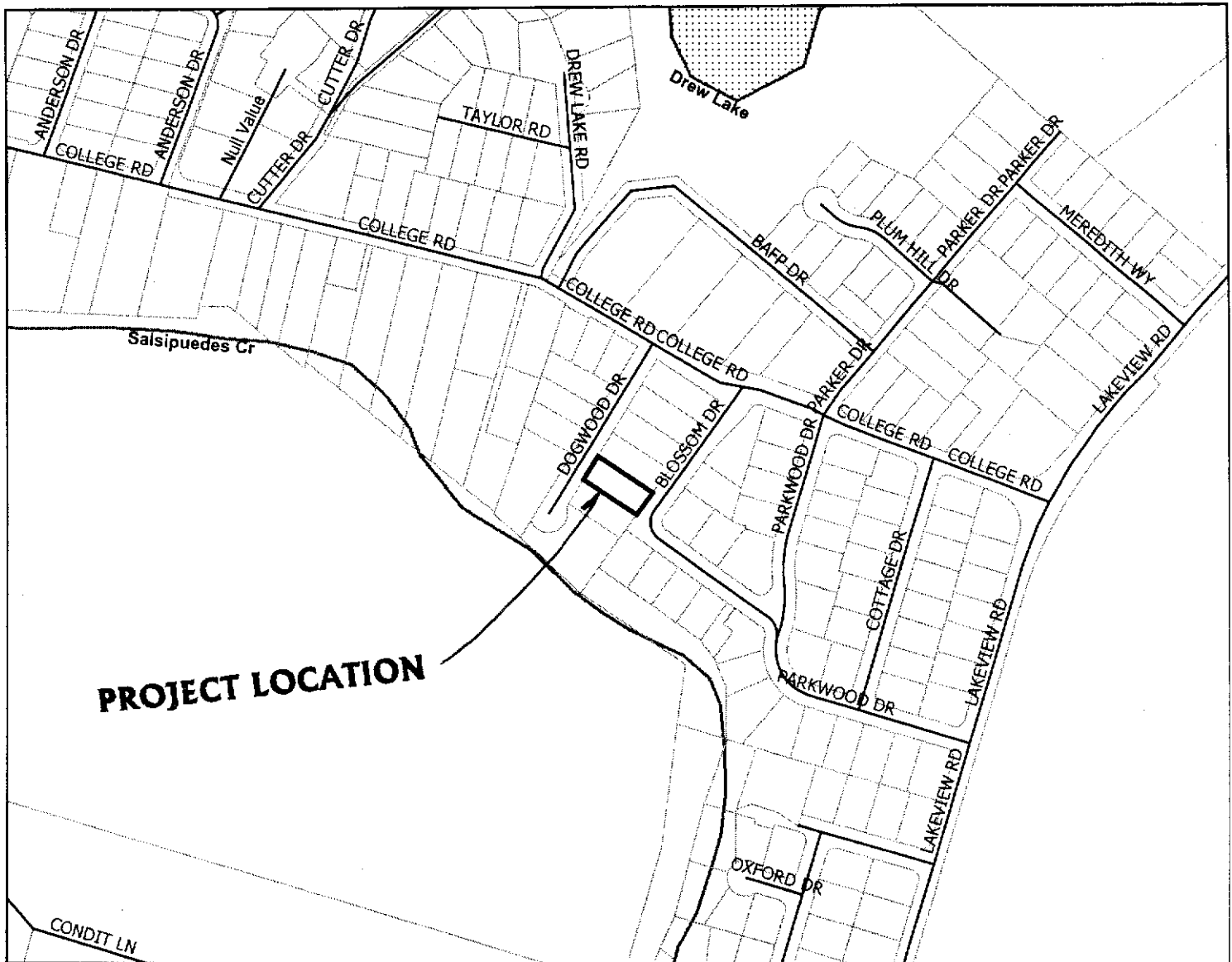
On 9-11-05 (date) 2 (#) members of the Santa Cruz Archaeological Society spent a total of 0.2 hours on the above described parcel for the purpose of **ascertaining** the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently **examined**, the Society cannot **guarantee** the surface absence of cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating **survey methods**, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.




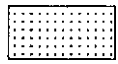

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95003, (831) 479-6294, or email redwards@cabrillo.edu.

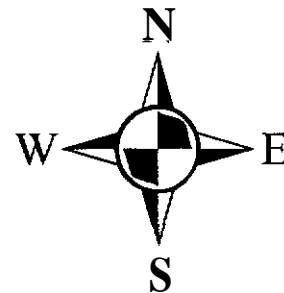


Location Map



Legend

-  APN 051-171-39
-  Streets
-  Assessors Parcels
-  Lakes
-  PERENNIAL STREAM



Map Created by
County of Santa Cruz
Planning Department
June 2005

18

EXHIBIT C

BASIS OF BEARINGS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWESTERN QUARTER OF COLLEGE ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN COUNTY RECORDS AT PAGE 123, SANTA CRUZ COUNTY RECORDS AND ESTABLISHED FROM LANDMARKS ROAD AS SHOWN = 562.34 20.1.

- LEGEND**
- SET 1/4 PIPE TACKED L.S. 3233.
 - FOUND 1/4 PIPE TACKED L.S. 3233.
 - () RECORD CORNER.

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direct supervision and I am a duly Licensed Surveyor in the State of California. I certify that the same is a true and correct representation of the land shown thereon and that the same has been surveyed in accordance with the laws of the State of California and the rules and regulations of the State Board of Surveyors.

STANLEY A. WESSON, L.S. 3233

COUNTY SURVEYOR'S CERTIFICATE

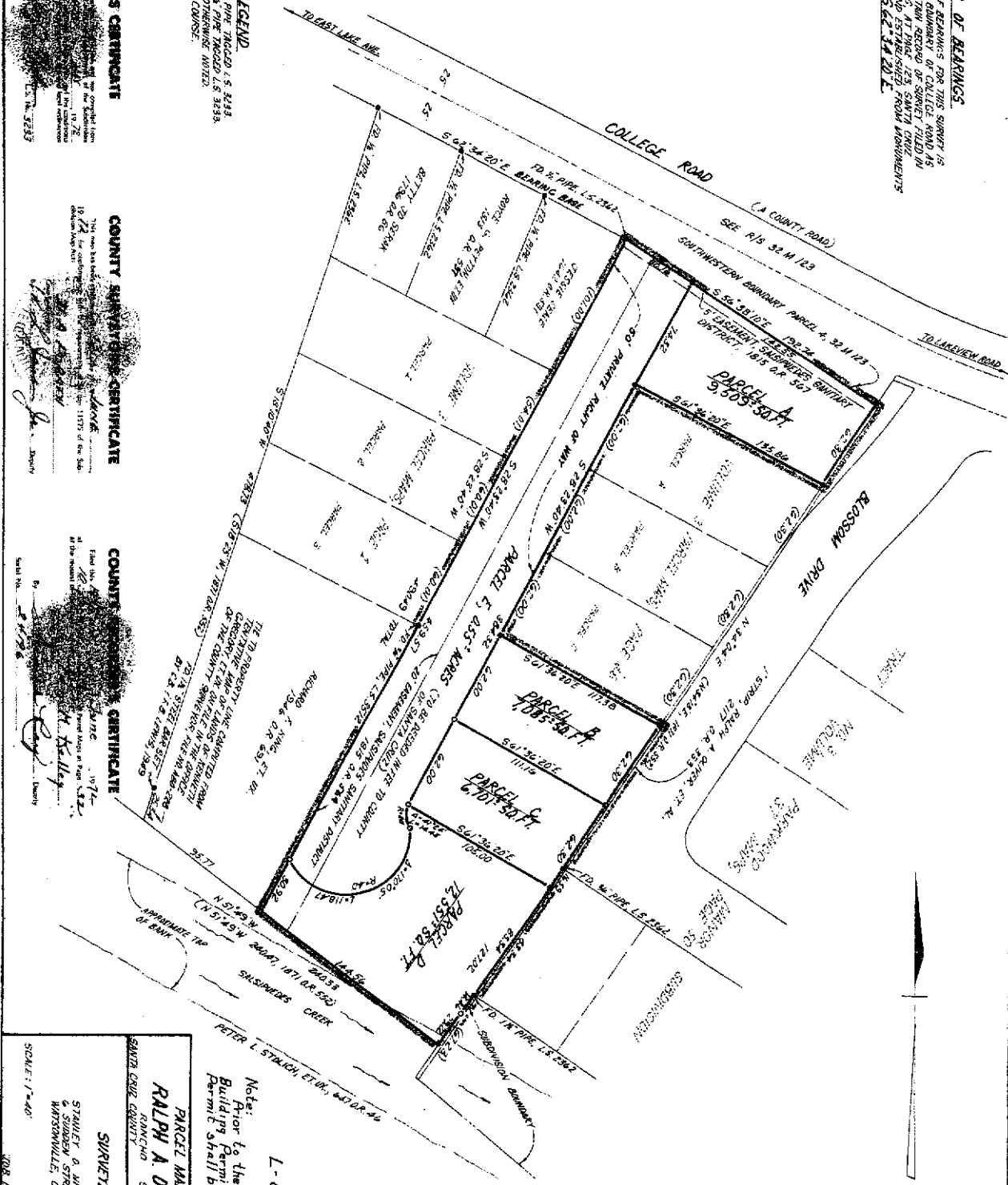
This map has been filed for record in the County of Santa Cruz, California, and I hereby certify that the same is a true and correct representation of the land shown thereon and that the same has been surveyed in accordance with the laws of the State of California and the rules and regulations of the State Board of Surveyors.

STANLEY A. WESSON, L.S. 3233

COUNTY SURVEYOR'S CERTIFICATE

This map has been filed for record in the County of Santa Cruz, California, and I hereby certify that the same is a true and correct representation of the land shown thereon and that the same has been surveyed in accordance with the laws of the State of California and the rules and regulations of the State Board of Surveyors.

STANLEY A. WESSON, L.S. 3233



Note:
Prior to the issuance of any Building Permit a Easement Permit shall be obtained.

L-85

PARCEL MAP OF LANDS OF
RALPH A. OLIVER, ET AL.
SANTA CRUZ COUNTY, CALIFORNIA

SURVEYED BY:
STANLEY A. WESSON, L.S. 3233
SANTA CRUZ COUNTY, CALIFORNIA

SCALE: 1"=40'

FOR FILE 7327

APR 1972

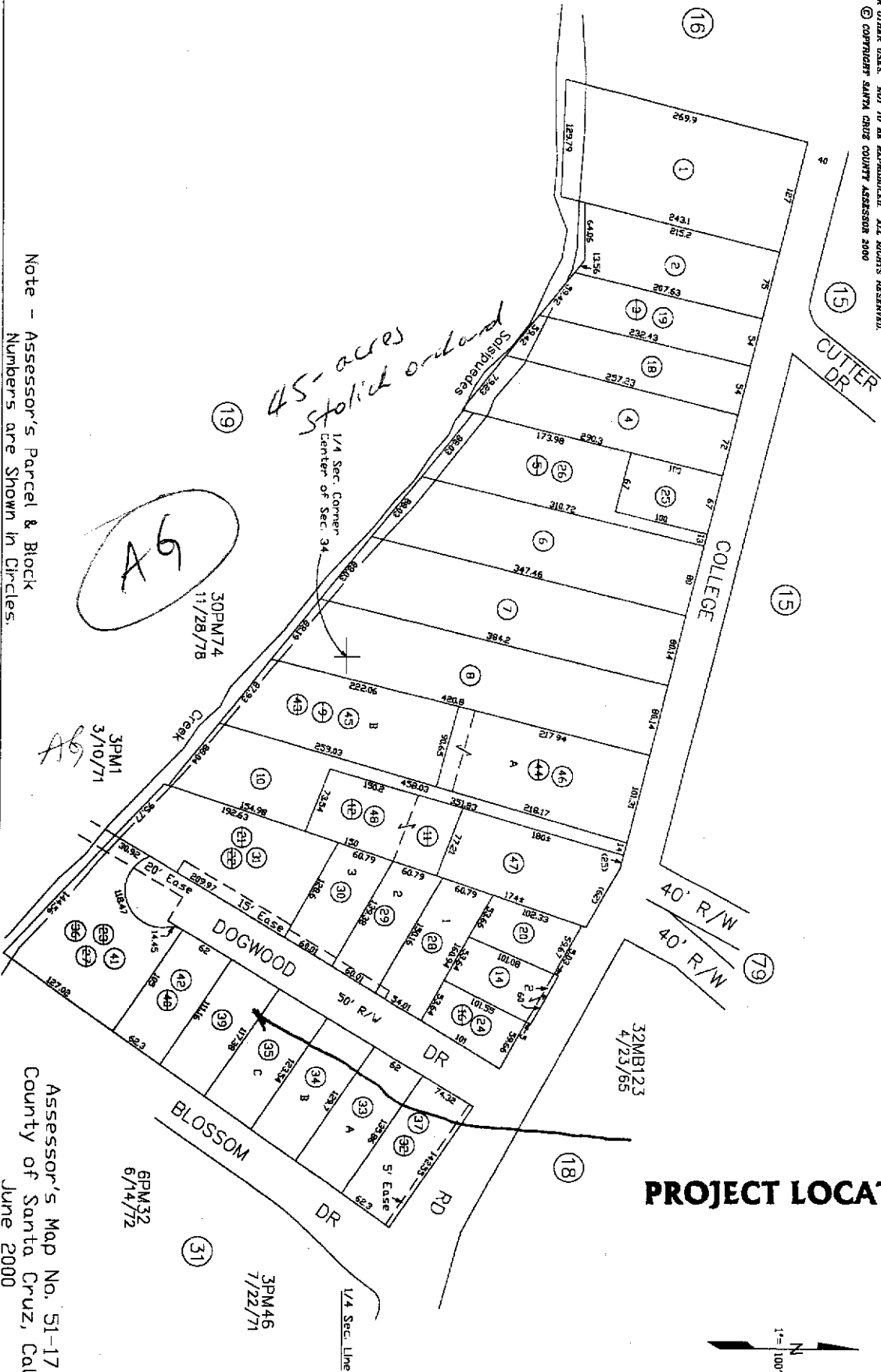
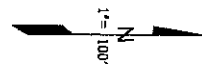
FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

POR. SALSIPUEDES RANCHO
 SEC. 34, T.11S., R.2E., M.D.B. & M.

Tax Area 1
 69-253

51-17

PROJECT LOCATION



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

Assessor's Map No. 51-17
 County of Santa Cruz, Calif.
 June 2000

FOR TAX PURPOSES ONLY

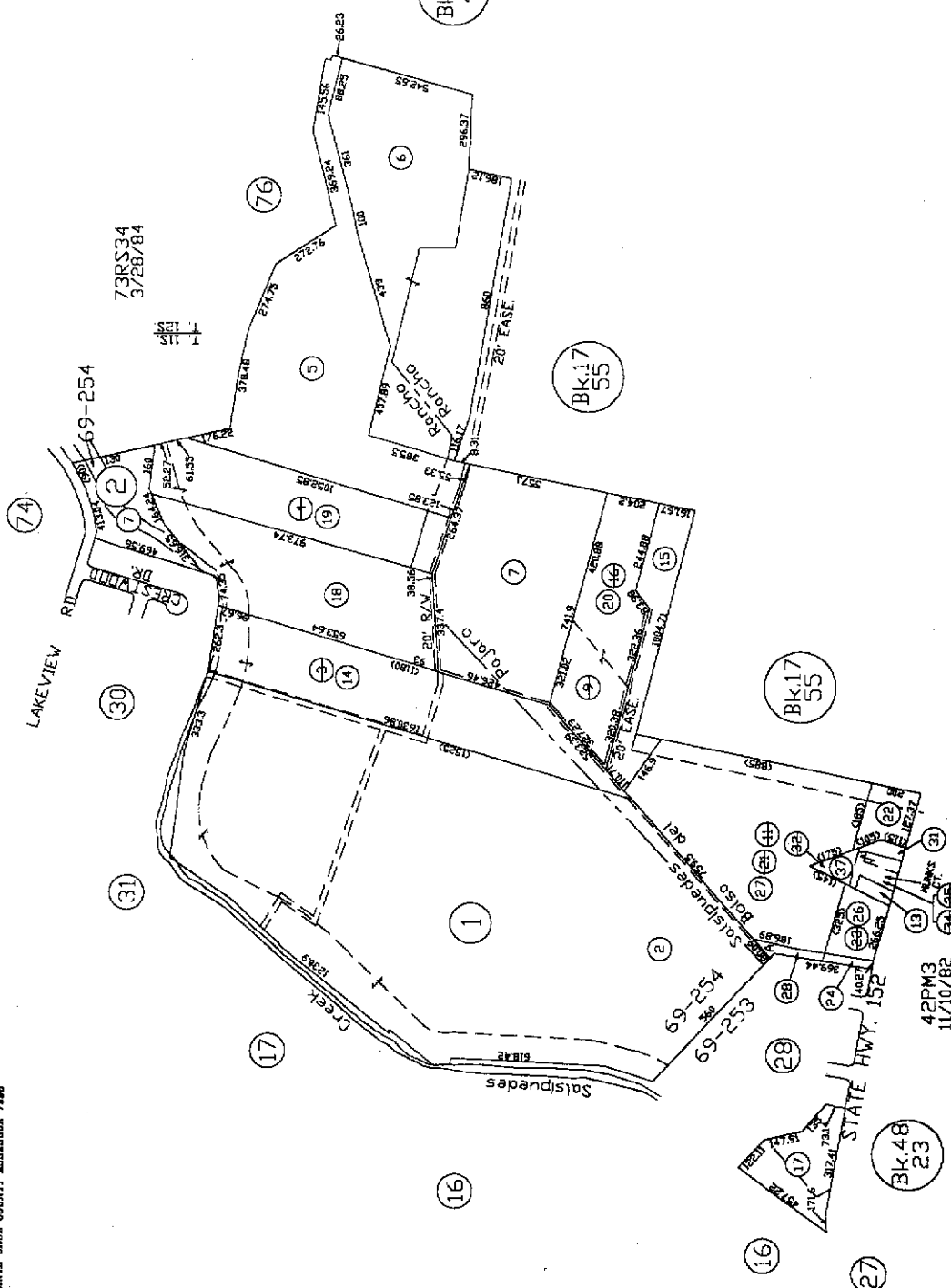
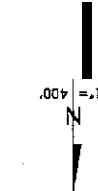
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PDR. BOLSA DEL PAJARO & SALSIPUEDES RANCHOS

Tax Area Code
69-253 69-254

51-19

SEC. 34, T11S., R2E., M.D.B. & M.



Assessor's Map No. 51-19
County of Santa Cruz, Calif.
March 1998

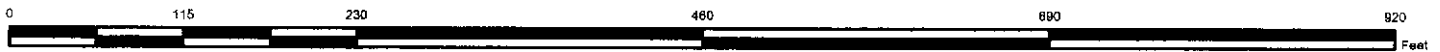
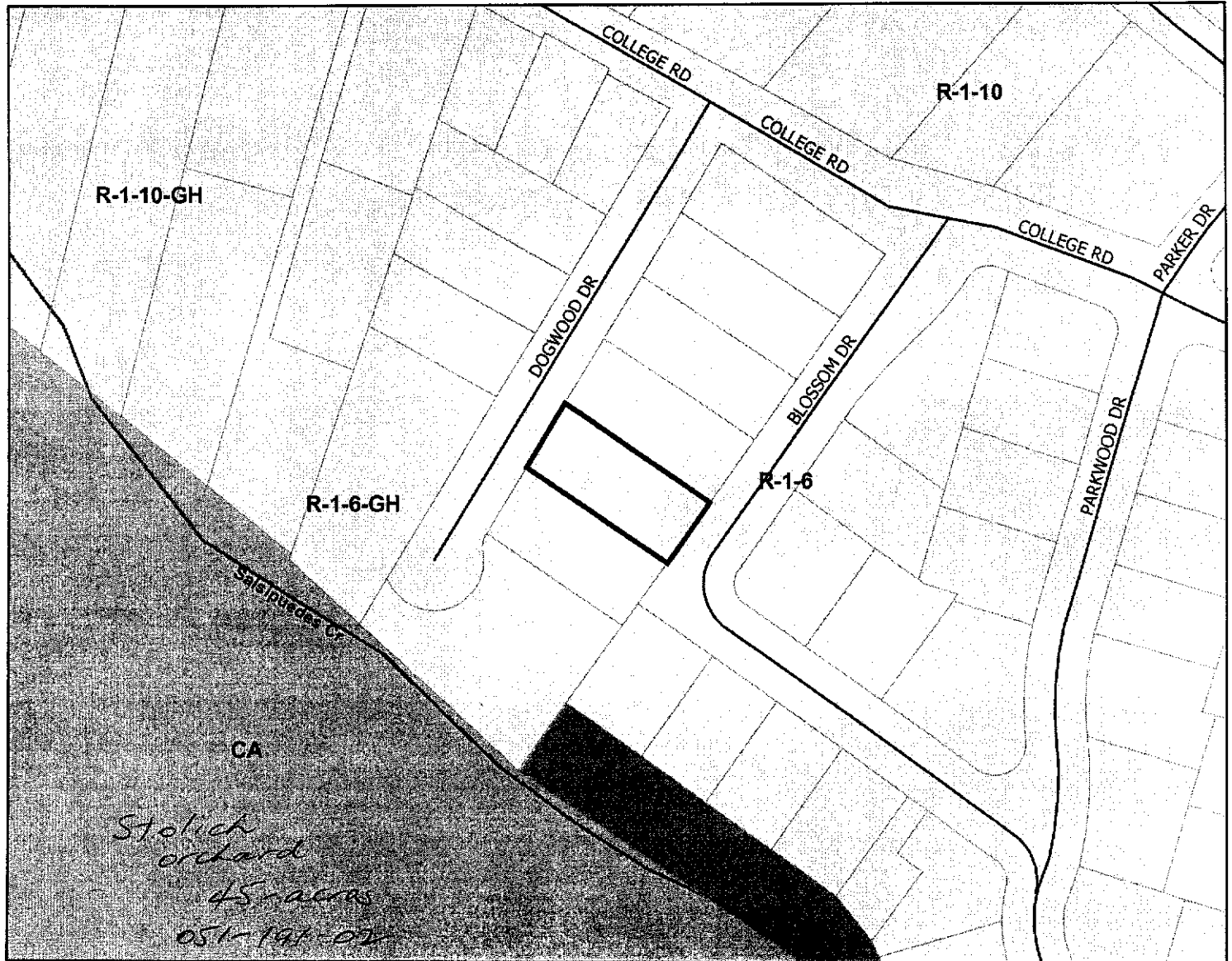
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Electronically drawn 3/4/98
Rev 4/15/98 CB (Tax Consolidation)
Rev 8/11/99 CB (Comb Form, 1035)
Rev 6/7/00 CB (Comb Form, 1035)
Rev 9/4/00 CB (Comb Form, 1-37)
Rev 1/7/02 NWM (CDA)

4118

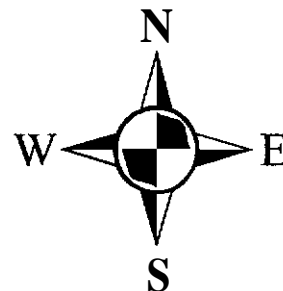


Zoning Map



Legend

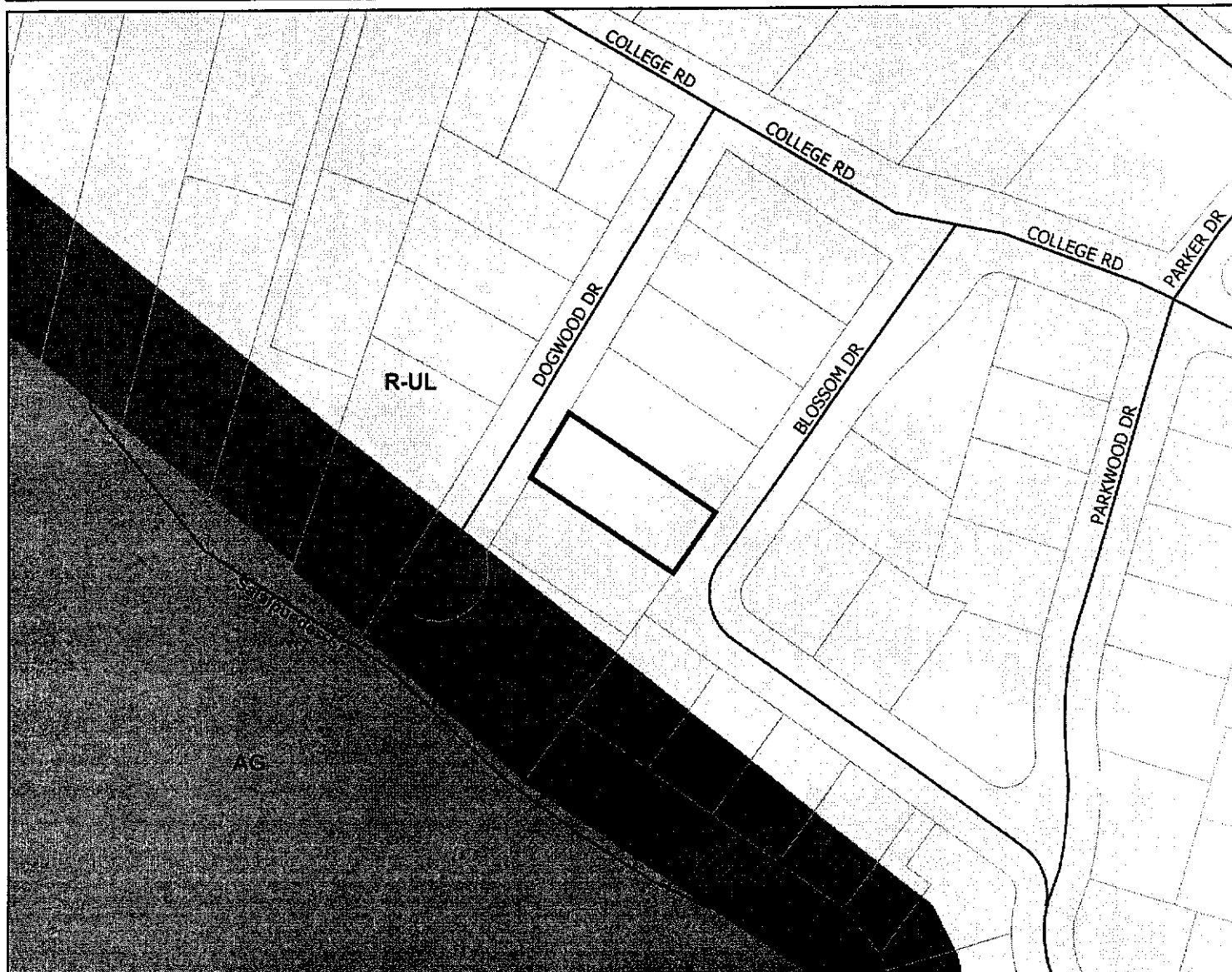
- APN 051-171-39
- Streets
- Assessors Parcels
- PERENNIAL STREAM
- RESIDENTIAL-SINGLE FAMILY (R-1)
- AGRICULTURE COMMERCIAL (CA)
- PARK (PR)










Map Created by
County of Santa Cruz
Planning Department
June 2005

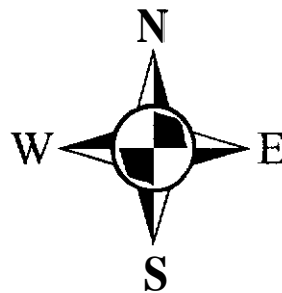


General Plan Designation Map



Legend

-  APN 051-171-39
-  Streets
-  Assessors Parcels
-  PERENNIAL STREAM
-  Residential - Urban Low Density (R-UL)
-  Agriculture (AG)
-  Parks and Recreation (O-R)



Map Created by
County of Santa Cruz
Planning Department
June 2005

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

Project Planner: Joan Van Der Hoeven
Application No.: 05-0344
APN: 051-171-39

Date: January 19, 2006
Time: 15:47:33
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 6, 2005 BY ROBERT S LOVELAND =====

1. Biotic pre-site completed. Mapped biotic concern is not present on the parcel.
2. The parcel is mapped completely within the 100 year floodplain (Flood Insurance Rate Map #060353-0415B). Please identify existing elevations the current home occupies.
3. If additional soil is required to elevate the new home to meet the FEMA requirements, then provide a preliminary grading plan that includes an estimate of earthwork (cubic yards).
4. The "Geologic Hazards Assessment" (GHA) is in process. ===== UPDATED ON JANUARY 6, 2006 BY ROBERT S LOVELAND =====
The GHA has been completed and the plan sheet submitted (C-1, dated 10/29/05) complies with the elevation prescribed in the GHA.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 6, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval will be forthcoming after the GHA has been completed
===== UPDATED ON DECEMBER 19, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. The following form shall be completed and recorded with the County Assessor's Office prior to building permit issuance: "Declaration of Geologic Hazards" (Flood Hazard). NOTE: This form was included with your completed "Geologic Hazards Assessment". Please provide an original copy of the recorded document upon building permit submittal,
2. Compliance with the elevation requirement must be certified in writing on an "Elevation Certificate" by a California licensed civil engineer, architect or surveyor prior to the final inspection of the structure.
3. Submit the completed soils report (1 original and 2 copies) for formal review
4. The maximum amount of earthwork allowed on this project is 50 cubic yards
5. Adhere to all conditions of the completed "Geological Hazards Assessment (GHA)" (App.05-0344).

Project Review Completeness Comments

===== REVIEW ON JULY 14, 2005 BY JOAN VAN DER HOEVEN =====

Proposed project exceeds 30 percent lot coverage and 50 percent floor area ratio re-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0344
APN: 051-171-39

Date: January 19, 2006
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quirements for the R-1-6 zone district. Obtain a sewer sanitation permit from the Salsipuedes Sanitation District (contact phone 722-7760). Provide details of proposed agricultural buffer - fencing/landscaping on property boundary within 200 feet of adjacent CA commercial agriculture zoned land. Obtain Special Inspection to determine if the structure is suitable to be moved to another site or requires demolition.

Project Review Miscellaneous Comments

===== REVIEW ON JULY 14, 2005 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement

Dpw Drainage Completeness Comments

===== REVIEW ON JULY 7, 2005 BY CARISA REGALADO =====

No drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined: therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

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

Please address the following comments:

- 1) What is the existing drainage pattern (topography)? What will the new pattern be if it is to be altered?
- 2) What is the increase in impervious area by the proposed development?
- 3) How is roof and impervious area runoff to be handled for the new development? Impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc.
- 4) If runoff is directed off-site, please show the method used on-site for conveyance to the existing off-site drainage system. A description of the existing off-site system must be included along with its adequacy in carrying runoff from this development.
- 5) Does runoff from this development flow towards adjacent structures or parcels?

Please note: This development is proposed within a floodplain. It is recommended that the home be elevated above the floodplain using piles and piers: however, such direction will be referred by the Planning department if needed.

A drainage plan for this project must be included in the plan set for this applica-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0344
APN: 051-171-39

Date: January 19, 2006
Time: 15:47:33
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tion. Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

For increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.85 per square foot.

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

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

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. =====
BY CARISA REGALADO =====
2nd ROUTING - 1/18/06

The Grading and Drainage Plan dated October 29, 2005 was received. The application is deemed complete for the Discretionary application review.

Please see Miscellaneous Comments for additional notes to be addressed at the building application stage.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JULY 7, 2005 BY CARISA REGALADO =====
No comment. =====
Please address the following items at the building application stage:

- 1) Show tabulation of both existing and proposed impervious areas on the plans
- 2) Show locations of downspouts and splashblocks on the plans
- 3) For flood overflow protection, 300 mm freeboard below finish floor elevations is required. (See County Design Criteria, pg. 47, item no. 4.) The civil plan currently shows 0.5 ft. Please adjust to meet this requirement.
- 4) The impervious area fee has been increased to \$0.90 per square foot. This must be paid prior to issuance of the building permit.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 20, 2005 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 20, 2005 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0344
APN: 051-171-39

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Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 5, 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 section, a centerline profile, and a typical cross section.
2. Clearly show on plans if there is existing curb, gutter, and sidewalk.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 5, 2005 BY TIM N NYUGEN =====

NO COMMENT

