



Staff Report to the Planning Commission

Application Number: **05-0359**

Applicant: David Subocz
Owner: Edward & Julie Klinsky
APN: 051-401-55

Agenda Date: June 11, 2008
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to create two lots of 14,695 and 14,343 net square feet and to construct a new single-family dwelling and attached second unit on a parcel where a single-family dwelling is now located.

Location: Property located on the east side of Cunningham Way about 500 feet north from Trembley Lane (100 Cunningham Way).

Supervisory District: 4th District (District Supervisor: Tony Campos)

Permits Required: Minor Land Division and Residential Development Permit.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0359, based on the attached findings and conditions.

Exhibits

- | | |
|--|------------------------------|
| A. Project Plans | F. Will Serve Letters |
| B. Findings | G. Comments & Correspondence |
| C. Conditions | |
| D. Categorical Exemption (CEQA determination) | |
| E. Assessor's Parcel, Location, Zoning & General Plan maps | |

Parcel Information

Parcel Size: 1.21 acres
Existing Land Use - Parcel: Single-Family Residential
Existing Land Use - Surrounding: Single-Family Residential and Commercial Agriculture
Project Access: Cunningham Way
Planning Area: Pajaro Valley
Land Use Designation: R-UL (Urban Low Residential)
Zone District: R-1-10 (Single Family Residential - 10,000 square foot minimum)
Coastal Zone: Inside Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 177-Watsonville Loam, 2-15% slopes
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 63.3 cubic yards cut; 106.7 cubic yards fill
Tree Removal: No trees proposed to be removed
Scenic: Not visible from a designated scenic corridor
Drainage: Within Zone 7 Drainage District – Engineered drainage required with building application
Traffic: No significant impact to existing traffic conditions
Roads: Existing roads adequate
Parks: Park fees are required
Sewer Availability: Yes
Water Availability: Yes
Archeology: Mapped Resource; site assessment revealed no resources on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: City of Watsonville Water District
Sewage Disposal: Freedom Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 7

Analysis & Discussion

Background

The subject parcel was created as a result of Minor Land Division #90-0770, which was approved in 1991 and created two lots of about 15,000 square feet and about 45,000 square feet (subject parcel). The approved land division included a Riparian Exception to reduce the required riparian setback from 50 feet to 40 feet to allow the encroachment of one of the building envelopes.

Subsequent Minor Variations were approved to allow the destruction of a well on the property (#91-0759), to modify a condition concerning the timing of vegetation installation (#93-0040), to reduce the required 20-foot road width of a section of Littleway Lane to 14 feet (#96-0251), and to revise the designated building envelope for Lot 'B' in order to allow the construction of a single-family dwelling, attached second unit and garage (#02-0541). Permit 02-0541 also included a reduction in the required 200-foot agricultural buffer to 100 feet and a revegetation plan to address a riparian violation.

Project Setting

The parcel is approximately 52,565 square feet in area and is located in the Pajaro Valley Planning area. The subject parcel fronts Cunningham Way, which is a County maintained road. The parcel is characterized by gently sloping topography with an intermittent stream bisecting the property from the northwest to southeast. The property is currently developed with a two-story single-family dwelling and attached accessory dwelling unit. Surrounding development consists of single-family and residential uses to the north, south and west, and commercial agriculture to the east. Zoning in the immediate area is single family residential (R-1-8, R-1-10) and Commercial Agriculture (CA). According to property owners in the vicinity and aerial photography, the commercial agriculture property has not been under cultivation for several years.

Minor Land Division

The applicant proposes to create two single-family residential parcels of approximately 14,695 net developable square feet (Parcel A) and 14,343 net developable square feet (Parcel B). Both lots will obtain access from Cunningham Way, with an easement included to allow Parcel B to use the proposed driveway located on Parcel A. This configuration is necessary in order to avoid encroachment into the riparian corridor located in the vicinity. One new home with attached accessory dwelling unit is proposed for Parcel B. The existing residence on Parcel A will be retained and the proposal also includes a revision to the originally approved building envelope for Parcel A in order to accommodate the required 10-foot side yard setback.

General Plan & Zoning Consistency

The project site has a General Plan land use designation of R-UL (Urban Low Density Residential). This designation allows a density range of 4.4 to 7.2 units per net developable acre, which corresponds to lot size requirements of 6,000 to 10,000 square feet of net developable parcel area. The objective of this land use designation is to provide for low-density residential development in areas within the Urban Services Line that have a full range of urban services. The land division does not comply with the density range for the R-UL, however due to the proximity and extent of the adjacent riparian corridor, the lot cannot be further divided to accommodate an additional lot of 10,000 net developable square feet. Therefore, the proposed configuration provides the maximum density possible for this parcel.

The parcel is zoned R-1-10 (Single Family residential; 10,000 square feet of net developable land area per dwelling unit), which implements the R-UL General Plan designation. The proposed land division complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the R-1-10 zone district, and the setbacks on the

newly created lots will be consistent with the minimum zone district requirements.

Specifically, both the proposed dwelling and second unit on Parcel B (2,712 square feet) and the existing dwelling (2,686 square feet) meet the required setbacks of 20 feet from the front parcel boundary/edge of right of way, 15 feet from the rear parcel boundary and 10 and 10 feet from the side parcel boundaries. Both the proposed dwelling and the existing structures will cover less than 40 percent of their respective lot areas, and the proposed floor area ratio for each is less than 50 percent. The proposed building footprint, lot coverage and floor area ratio calculations are shown on the architectural plans included as Exhibit A.

Design Review

Because the project is a land division located inside the Urban Services Line, it is subject to the provisions of County code Chapter 13.11 (Site, Architectural and Landscape Design review). The primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1 (Quality Design), is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Architectural drawings, floor plans, and a perspective drawing for the proposed new home is included as part of Exhibit A.

The new home is proposed to be two stories with a design that incorporates many of the architectural details found on the existing home located on Parcel A and other homes in the area. Siding for the new home is proposed to be stucco. Roofing material is proposed to be composition shingles. Exterior colors will be conditioned to be earth tones. The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood, in that the surrounding neighborhood is characterized by an eclectic mixture of one and two-story houses with a variety of architectural styles. Although located within the Urban Services Line, the neighborhood is located at the edge of the developed area and is bordered by vast tracts of cultivated and vacant agricultural land. The project has been reviewed and approved by the County Urban Designer.

To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibit A.

The riparian corridor that runs through the property has been the subject of restoration and revegetation in the past and the subject land division contains a condition requiring the ongoing maintenance of this natural feature.

Biotic Resources

The proposed land division and construction of the new dwelling unit will not encroach into the riparian corridor bisecting the lot. The current owners have complied with required riparian restoration efforts resulting from past development activities. As stated above, the corridor will be required to be maintained as a condition of this approval. Additionally, a biotic pre-site was performed on the site and no other sensitive species were identified.

Drainage Issues

The subject parcel collects drainage flowing from properties to the north and northwest. A drainage easement enters Parcel B from Cunningham Way. The easement roughly corresponds with the location of an existing 5-foot diameter culvert that enters the property in the same area. The culvert drains into the riparian corridor. Two additional drainage easements are proposed as a part of this land division: a 40-foot wide easement and a 5-foot easement, located east and west of the proposed building envelope on Parcel B. These easements will accommodate additional drainage improvements to ensure that upstream stormwater runoff is adequately captured before entering the riparian corridor. Specifically, the 40-foot easement will function to spread stormwater runoff over a wider area to ensure that the runoff dissipates adequately before entering the riparian corridor. This will help protect against erosion and against significant amounts of sediment being transported into the stream, as well as protecting downstream properties.

The Drainage Section of the Department of Public Works has reviewed and approved the preliminary drainage plans.

Agricultural Buffer

Minor Variation #02-0541 was approved in 2003 and allowed the agricultural buffer between the subject parcel and the adjacent CA-zoned property to be reduced from 200 feet to 100 feet. The subject land division maintains and is consistent with the 100-foot agricultural buffer. A condition of approval is included which extends the required maintenance of the vegetative screen along the buffer line, to the newly created parcel and protects the proposed single-family dwelling and attached second unit. A new Statement of Acknowledgment will be required for the new parcel, providing disclosure about potential land use conflicts between the residential use and the adjacent agricultural use. As the buffer is not proposed to be further reduced, this proposal did not require approval from the Agricultural Policy Advisory Committee (APAC).

Affordable Housing

The project is subject to the most recent affordable housing regulations as adopted by the Board of Supervisors. According to County Code Section 17.10.031, the project is not required to pay inclusionary housing in-lieu fees, as the project results in less than three new housing units.

Conclusion

All required findings can be made to approve this application. The project is consistent with the General Plan in that the project constitutes a residential use, a density that is compatible with the existing density and intensity of land use in the surrounding area, and is consistent with the zoning designation of the subject parcel. The project, as conditioned, will not have a significant effect on the environment.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit B for a complete listing of findings and evidence related to the above discussion.

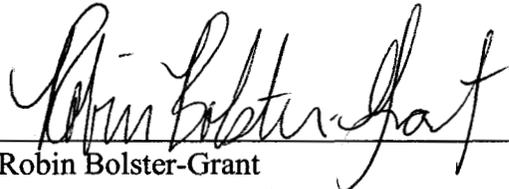
Staff Recommendation

- **APPROVAL** of Application Number **05-0359**, based on the attached findings and 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.

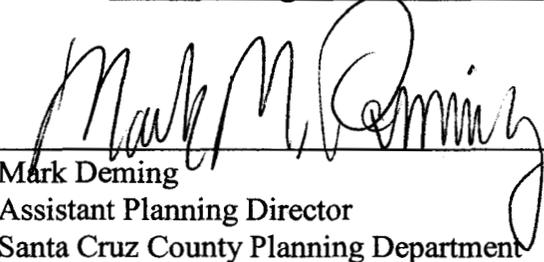
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By:



Robin Bolster-Grant
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5357
E-mail: robin.bolster@co.santa-cruz.ca.us

Report Reviewed By:



Mark Deming
Assistant Planning Director
Santa Cruz County Planning Department

APPROVED BY: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

MCGREGOR LAND SURVEYS
 P.O. BOX 1871
 SERRANO, CA 95073
 (818) 478-1903

APR 05-401-95
 CALIFORNIA
 PREPARED FOR: ED KUMSTY
 MLD APPLICATION 05-0359
 TENTATIVE MAP

SCALE: NOTED
 DATE: APR 23, 1995
 SHEET: 1 OF 1
 JOB: _____

MLD APPLICATION 05-0359

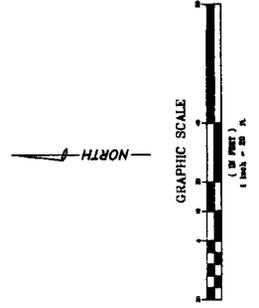
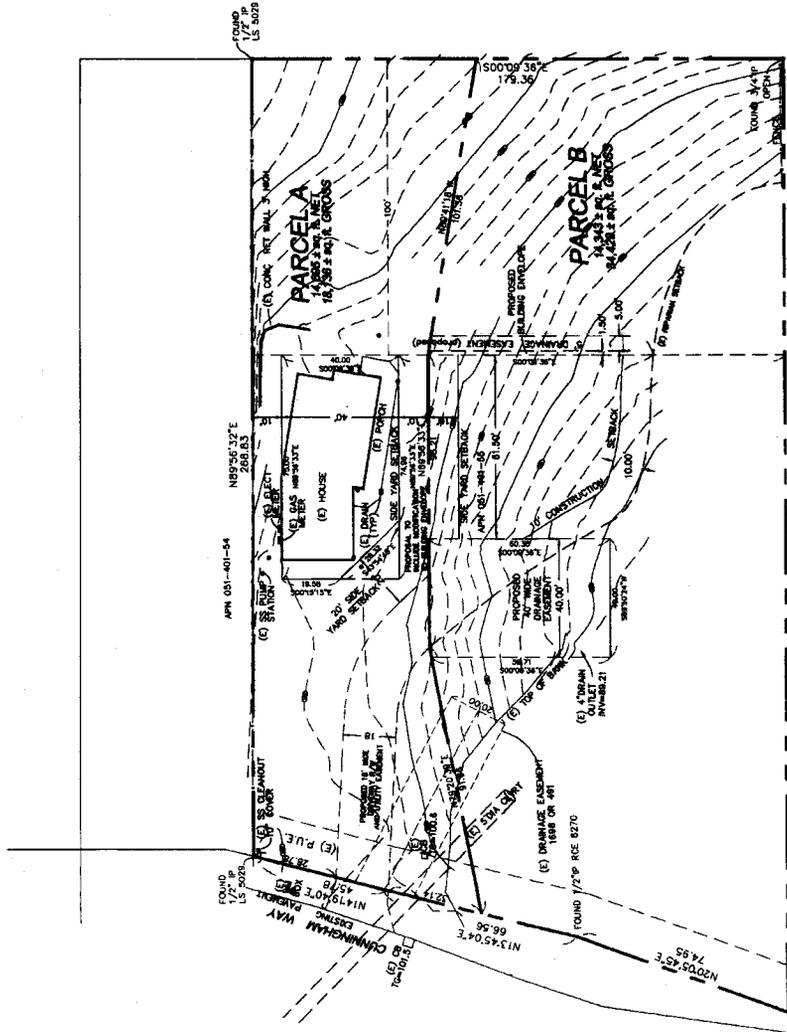


EXHIBIT A

GENERAL NOTES

For the purpose of liability and safety, the drawings are considered preliminary. The drawings and specifications are not intended to constitute a contract. Where such conflict exists, the drawings shall prevail. The Contractor shall verify all conditions. Where such conflict exists, the drawings shall prevail. The Contractor shall verify all conditions. Where such conflict exists, the drawings shall prevail.

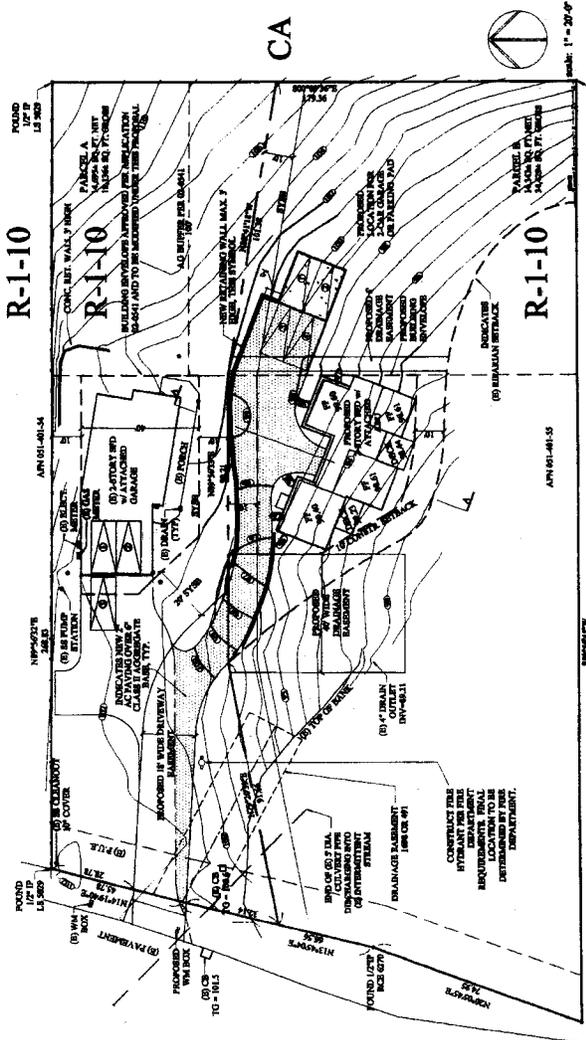
1. All work shall conform to the applicable codes and regulations. The Contractor shall verify all conditions. Where such conflict exists, the drawings shall prevail.

2. The Contractor shall verify all conditions. Where such conflict exists, the drawings shall prevail.

3. The Contractor shall verify all conditions. Where such conflict exists, the drawings shall prevail.

4. The Contractor shall verify all conditions. Where such conflict exists, the drawings shall prevail.

5. The Contractor shall verify all conditions. Where such conflict exists, the drawings shall prevail.



Scale: 1" = 20'-0"

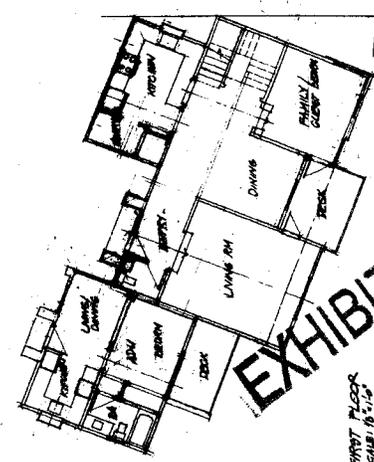
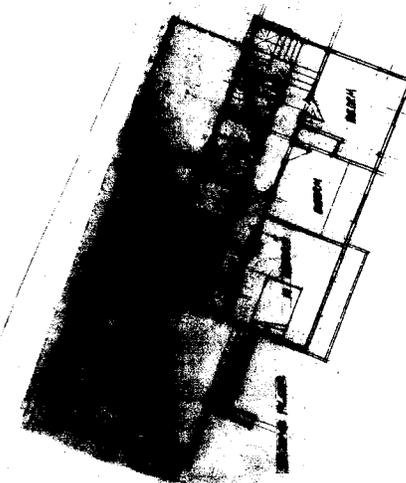
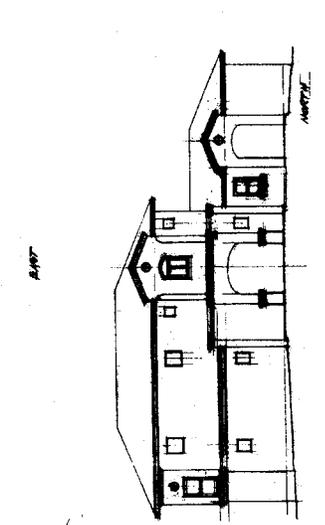
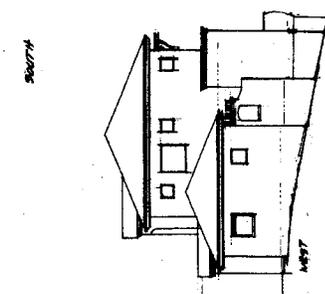
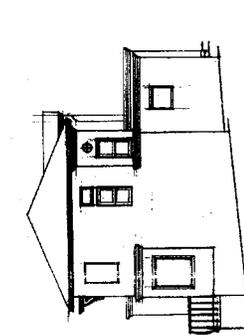
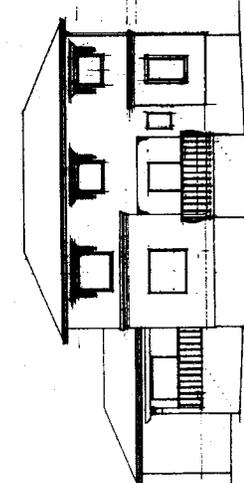
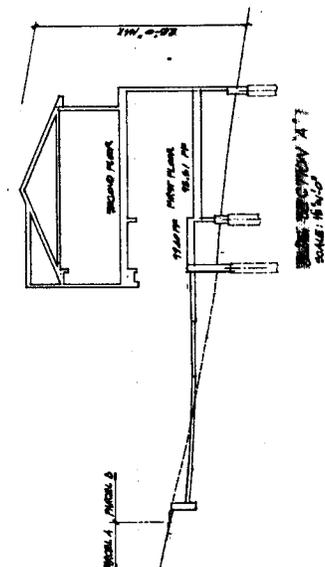


EXHIBIT A

Scale: 1/8" = 1'-0"

PRELIM. SITE & FLOOR PLANS, SECTIONS, AND EXTERIOR ELEVATIONS
 2
 MINOR LAND DIVISION
 100 CUNNINGHAM WAY
 William de Ess Studios

170 West Street, Suite 200, Los Angeles, CA 90012
 Tel: (213) 465-0774
 Fax: (213) 465-0775

STRAW BALE DIKE

Construction Specifications

The dike shall be placed on the slope surface at the base of the slope or extend the perimeter of the construction area. If the dike is constructed at the top of a slope, it shall be 6 ft away from the slope if possible. Do not construct the dike over a tree or bush.

The dike shall be placed in a row with the ends slightly abutting.

The dike shall be constructed with straw bales. The straw bales shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

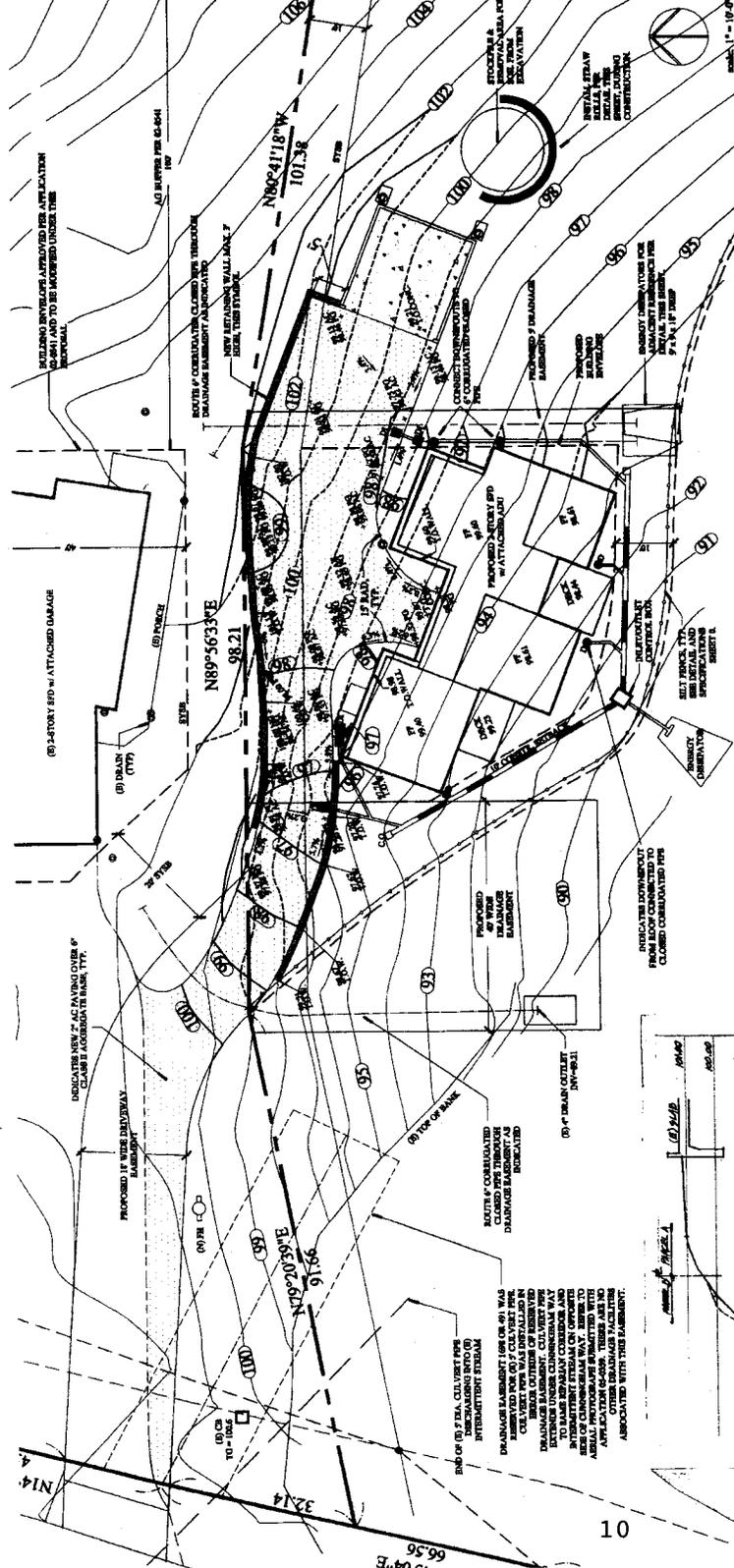
The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.

The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting. The dike shall be placed in a row with the ends slightly abutting.



ADDITIONAL IMPERVIOUS SURFACE

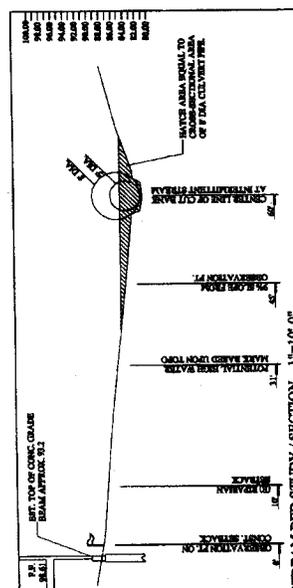
PARCEL A	768 SQ. FT.
PARCEL B	3,973 SQ. FT.
TOTAL	4,741 SQ. FT.

GRADING SUMMARY

ESTIMATED CUT	61.2 cubic yards
ESTIMATED FILL	76.8 cubic yards
ESTIMATED IMPACT	21.8 cubic yards
TOTAL	179.8 cubic yards

1. Cut for existing cross slopes of proposed driveway, will be covered by the building and driveway. This material will be used for the driveway. This material will be used for the driveway.
2. Fill for existing cross slopes of proposed driveway. This material will be used for the driveway. This material will be used for the driveway.
3. Materials fill material for comparison to completion for volume loss in impact.

Note: All quantities are estimated from this plan.



SITE SECTION
Scale: 1/4" = 1'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

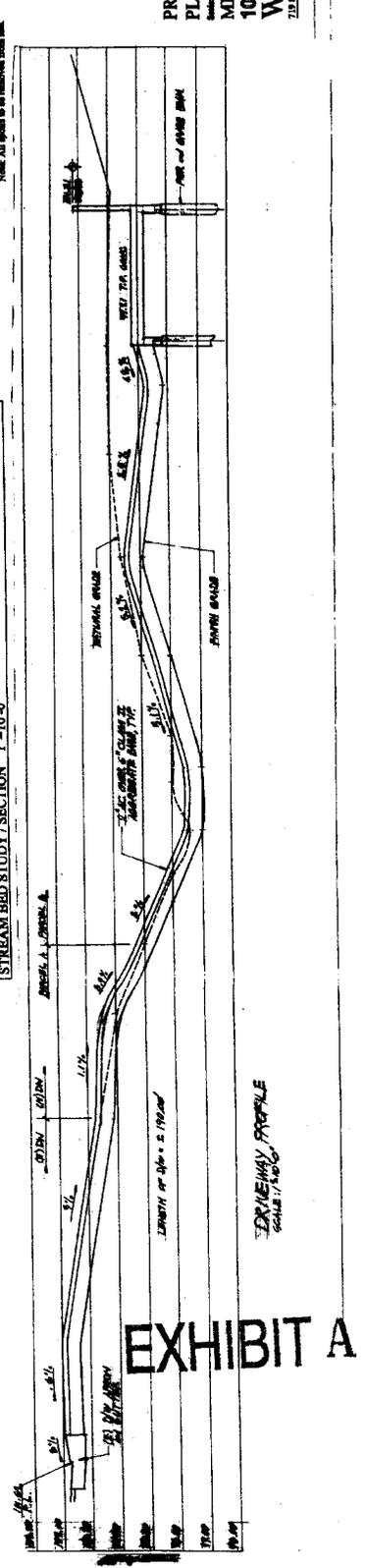


EXHIBIT A

ENERGY DISSIPATOR (NOT TO SCALE)

PRELIM. GRADING & EROSION CONTROL PLANS, DRIVEWAY PROFILE, SITE SECTION 3

MINOR LAND DIVISION
100 CUNNINGHAM WAY
William de Ess Studios

712 South Street #712, Santa Cruz, CA 95060 P: (831) 456-8411 F: (831) 456-8470

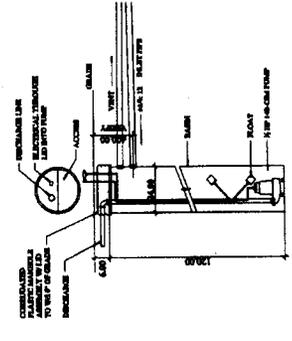
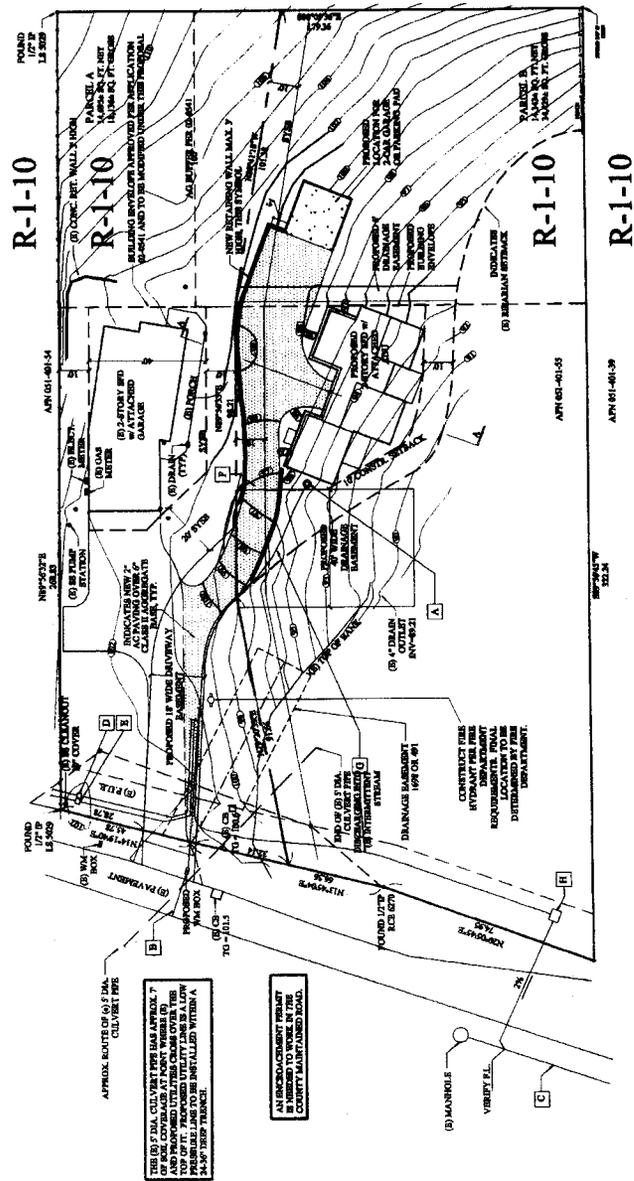
PLAN NOTES

- A. New catchment. See site 14.
- B. New 2" catchment domestic water and the service connected to P.O.P. per City of Westminster standards.
- C. Existing 2" sewer with 3" lined to property line.
- D. New P.O.S. underground service within existing utility easement. Underground service shall be installed and comply to 2001 CSC 256-64. Main underground gas piping system shall not be installed in a gas utility easement. 2001 CSC 256-64.
- E. New high-voltage underground service within existing utility easement.
- F. Proposed 2" catchment water 6" of compacted Class II aggregate base rock. See also "Typical Driveway Section", sheet 6.
- G. New 2" line pressure sanitary sewer line.
- H. Street names and elevations.

NOTES

- 1. Water services provided by City of Westminster.
- 2. Sewer services provided by Precinct Sanitation District.
- 3. All on-site utilities shall be installed underground.
- 4. All communications contained within the site report (prepared December 1999, by Elm, Kentucky Associates, Inc., No. 123260) are to be installed in accordance with the specifications.
- 5. No development shall occur within the riparian corridor.
- 6. All landscape shall comply with approved site report.
- 7. There is an 8-foot setback 250' of this development.

ALL ELEVATION CONTOURS ON THIS PLAN ARE BASED UPON AN APPROVED ELEVATION OF 94.7' (TO A CATCH BASIN), FLOW LINE AND INVERT ELEVATIONS ARE DERIVED FROM EXISTING ELEVATIONS.



SEPTIC BASIN W/ SUMP



Scale: 1" = 20'-0"

PRELIMINARY UTILITY PLAN
 Minor Land Division
 100 CUNNINGHAM WAY
 William de Ess Studios
 719 South Street P.O. Box 10000, Los Angeles, CA 90001
 Tel: (818) 465-0576

EXHIBIT A

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

The proposed division of land meets all requirements and conditions of the County Subdivision Ordinance and the State Map Act in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the Area General Plan or Specific Plan, if any.

The proposed division of land, its design, and its improvements are consistent with the General Plan. The project creates one new single-family lot and is located in the Residential-Urban Low Density General Plan designation which allows a density of one dwelling per each 6,000 to 10,000 square feet of net developable parcel area. The objective of this land use designation is to provide for low-density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the two parcels of 14,695 and 14,343 square feet of net developable area are consistent with the General Plan in that the proximity and extent of the adjacent riparian corridor and the R-1-10 zoning of the parcel make the creation of an additional parcel infeasible. Therefore the proposed land division is consistent with the goal of development at the highest possible density.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcel created, including municipal water and sewer service. The land division is on an existing street, and no improvements are needed to provide satisfactory access to the project, with the exception of an access easement across Parcel A serving Parcel B. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed home is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous or environmentally sensitive area and protects natural resources by providing residential development in an area designated for this type and density of development.

3. That the proposed subdivision complies with zoning ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

The proposed division of land complies with the zoning ordinance provisions as to uses of land (two single-family residential lots in a single-family residential zoning district), lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-10 zone district where the project is located,

and all setbacks will be consistent with the R-1-10 zoning standards. The existing dwelling and proposed dwelling will both comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width, floor area ratio and minimum site frontage.

4. That the site of the proposed subdivision is physically suitable for the type and density of development

The site of the proposed land division is physically suitable for the type and density of development in that the building site is relatively flat and is conventionally shaped to ensure efficiency in further development of the property. The proposed land division offers a traditional arrangement and shape to insure development without the need for variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain undeveloped in that the development maintains an adequate buffer from the riparian corridor and additional mitigations provide protection against potential corridor and habitat degradation.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidable injure fish or wildlife or their habitat.

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. While a riparian corridor exists on the site, adequate distance, revegetation and restoration requirements and the design of the site drainage have been incorporated into the proposal to ensure ongoing protection of the habitat. The project was determined to be exempt from CEQA, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit D).

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

The proposed division of land and its improvements will not cause serious public health problems in that municipal water and sewer are available to serve all proposed parcels, and these services will be extended to serve the new parcel created by this land division.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that the project will not alter any of the existing improvements along Cunningham Way. The existing 18-foot wide driveway, which serves Parcel A, will be utilized to access Parcel B via an easement. Access to all lots will be from existing public roads.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

The design of the proposed division of land provides to the fullest extent possible, the ability to use passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. All of the proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the zoning district for the property and County code.

9. The proposed development project is consistent with the design standards and guidelines (Section 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.

The proposed development is consistent with the Design Standards and Guidelines of the county Code in that the proposed lot sizes meet the minimum dimensional standard for the R-1-10 zone district, and all development standards for the zone district will be met.

The new home is proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new home is proposed to be stucco. Exterior colors will be conditioned to be earth tones. Roofing material will be composition.

The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

Development Permit Findings

1. **That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.**

The location of the proposed residential development and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the uniform Building Code, and the County building ordinances to insure the optimum in safety and the conservation of energy and resources. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. **That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.**

The project site is located in the R-1-10 (single-family residential – 10,000 square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent county ordinances and the purpose of the R-1-10 zone district in that the primary use of the property will be residential development that meets all current site standards for the zone district. The proposed attached second unit will comply with the provisions of Section 13.10.681 of the County Code.

The proposal is consistent with the Riparian Protection and Sensitive Habitat Ordinances in that it will not entail encroachment into the riparian corridor and will be conditioned to require erosion control and revegetation that will ensure the protection of the adjacent riparian habitat.

Additionally, the proposed residential development complies with the provisions of the county ordinance that regulate residential development adjacent to Commercial Agriculture. The project will be required to maintain the existing approved agricultural buffer and vegetative screening, which will minimize any potential conflicts between the residential and agricultural uses.

3. **That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.**

The project creates one new single-family lot and is located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide low-density residential development in areas

within the Urban Services Line, which have a full range of urban services, or in Urban or rural Services Line areas currently developed to an urban density. As proposed, the two units occupy 14,695 and 14,343 net square feet. Although the lot sizes place them at a level below the density range for Urban Low Residential, the proximity of the riparian corridor and agricultural buffer setback limit the amount of additional net developable acreage. The subject parcel cannot be feasibly divided in a way that would accommodate an additional lot and therefore the proposal is consistent with the General Plan.

The proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential development will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air and open space in the neighborhood.

The proposed residential development will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential development will comply with the site standards for the R-1-10 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a residential development on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be one (1) peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

The proposed residential development will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity in that the proposed structure is two stories, in a mixed neighborhood of both one and two-story homes and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

Application #: 05-0359
APN: 051-401-55
Owner: Edward & Julie Klinsky

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Land Division Permit 05-0359

Applicant: David Subocz

Property Owner: Edward and Julie Klinsky

Assessor's Parcel Number: 051-401-55

Property Address and Location: 100 Cunningham Way, on the east side of Cunningham Way
about 500 feet north of the intersection with Trembley Lane

Exhibit A: Tentative Map prepared by McGregor Land Surveys, dated 8/28/07; Architectural and Preliminary Site Plans (4 Sheets) prepared by William de Ess Studios, dated 8/28/07

All correspondence and maps relating to this land division shall carry the land number noted above.

- I. 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.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than two (2) single-family residential lots.
 - C. The minimum lot size shall be 10,000 square feet, net developable land.
 - D. The following items shall be shown on the Parcel Map:

1. Building envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-10 zone district of 20 feet for front yards, 10 feet for side yards, 15 feet for rear yards.
 2. Location of proscribed riparian setback
 3. Location of 100-foot agricultural buffer.
 4. Show the net area of each lot to the nearest square foot.
 5. Location of the access easement across Parcel A, which serves Parcel B.
 6. Location of all drainage easements shown on the Tentative Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division.
 2. Lots shall be connected for water service to City of Watsonville Water District. All regulations and conditions of the water district shall be met.
 3. Lots shall be connected for sewer service to the Freedom County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 4. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibit "A" and shall also meet the following additional conditions:
 - a. Notwithstanding approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-10 zone district. The development of any lot shall not exceed 40 % lot coverage, or 50 % floor area ratio, or any other standards as may be established for the zone district.
 - b. No fencing shall exceed three feet in height within the required street facing yard setback from Cunningham Way.
 - c. Plans must include elevations specifying proposed colors and materials for the single-family dwelling and attached second unit. The colors must be muted earth tones.

5. A final Landscape Plan for the entire site specifying the species, size and location of all trees and shrubs, as well as irrigation plans. The Landscape Plan must also meet the following criteria and must conform to all water conservation requirements of the City of Watsonville water conservation regulations:
 - a. Turf Limitation: Turf areas shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection: At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. Soil Conditioning: In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - d. Irrigation Management: All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over spray, low-head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures.
 - i. The irrigation plan and irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

- ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulator, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - iv. Landscape irrigation shall be scheduled between 6:00 pm and 11:00 am to reduce evaporative water loss.
- e. All planting shall conform to the preliminary plan shown as part of Exhibit A, except that all trees planted adjacent to or in the public right of way shall be 24" box in size and shall be selected from the suggested planting list in the Urban Forestry Master Plan. Also:
- i. All landscaping shall be permanently maintained by the property owner including any plantings within the County right of way along the frontage of the property.
 - ii. Any trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
 - iii. The vegetative screening along the eastern property line must be extended to a protective barrier between the new dwelling unit and the adjacent agricultural use.
 - iv. Environmental Planning staff shall inspect all erosion control and prior to ground disturbance. All trees and riparian vegetation are required to be maintained by future property owners.
6. The final plans shall be consistent with the recommendations of the accepted updated soils report by Haro, Kasunich and Associates, dated 30 January 2006. A plan review letter from the project soils engineer must be submitted, which states that the final building, grading and drainage plans are in conformance with the recommendations made in the report.
7. Submit engineered grading and drainage plans that include limits of grading, estimated earthwork, cross sections through all pads, delineating existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipators, etc.
8. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of

all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.

9. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify locations and provide construction details for all proposed devices and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier
 - b. Silt and grease traps shall be installed according to the approved improvement plans.
 - c. Soils management that prevents loose material from leaving the site.
 - d. A plan to prevent construction vehicles from carrying soil, dirt, gravel, or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the construction site reach the street.
10. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the county Code.
11. A Declaration of Restriction regarding the accessory dwelling unit, but be recorded with the County Recorder's office and a copy of the recorded declaration submitted to the project planner. The wording of the Declaration may not be changed.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Freedom County Sanitation District as stated in the District's letter dated March 14, 2005 including, without limitation, the following standard conditions:
 1. Submit and secure final approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.

2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&Rs to the district, if applicable.
- C. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- D. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control and other improvements required by the Subdivision Ordinance, noted on the tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the California Building Code regarding accessibility.
 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations, downspout configuration, construction and design details for semi-pervious surfaces, as specified in comments by Carisa (Regalado) Duran dated May 17, 2007.
 3. Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of Public Works.
 4. A detailed grading plan shall be submitted which includes grading cross sections, retaining wall details, and other requirements as specified in the Environmental Planning comments.
 5. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 – October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and

construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording the Parcel map.

6. Plans shall comply with the accepted soils report prepared by Haro, Kasunich and Associates dated 30 January 2006. A plan review letter must be submitted to Environmental Planning, which states that final building, grading and drainage plans are in conformance with all recommendations made in the soils report for this site.
 7. Engineered grading and drainage plans shall be reviewed and approved by the Zone 7 drainage district. Appropriate fees for new impervious surfaces shall be paid.
 8. Acquire all rights of way and easements and make all dedications thereof as needed for construction of required improvements. Any and all costs incurred by the county of Santa Cruz to obtain title to any property in the event that condemnation proceedings are necessary to implement this condition, shall be paid in full by the applicant/developer prior to the recording of the Parcel Map.
 9. To prevent drainage discharges from carrying silt, grease, and other contaminants into the storm drain system, a silt and grease trap shall be installed in a location to be approved by the Department of Public Works and shall be maintained as follows:
 - a. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year and,
 - b. A brief annual report shall be prepared by the inspector at the conclusion of the October inspection and submitted to the Drainage Section of the Department of Public Works within five days of inspection. The report shall specify any repairs that have been done or that are needed for the trap to function properly.
- E. Engineered improvements plans for all water line extensions required by City of Watsonville shall be submitted for the review and approval of the water agency.
- F. All requirements of the Pajaro Valley Fire Protection District shall be met.
- G. Park dedication in-lieu fees shall be paid for a 3-bedroom dwelling and 1 bedroom accessory dwelling unit. These fees are currently \$1,000 per bedroom, but are subject to change.
- H. Transportation improvement fees shall be paid for one (1) dwelling unit. These fees

are currently \$3,540 per unit, but are subject to change.

- I. Roadside improvement fees shall be paid for one (1) dwelling unit. These fees are currently \$1,180 per unit, but are subject to change.
 - J. Child Care Development fees shall be paid for a 3-bedroom dwelling. These fees are currently \$109 per bedroom, but are subject to change.
 - K. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's Parcel Numbers and situs address.
- IV. Prior to any site disturbance or physical construction on the subject property the following conditions shall be met:
- A. Prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, contractor, and Santa Cruz County Environmental Planning staff. The revegetation/restoration activity within and adjacent to the riparian corridor and erosion control measures will be inspected at that time.
- V. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County-maintained road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County-maintained road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria.
 - B. No land clearing, grading, or excavating shall take place between October 15 and April 15 unless the Planning Department approves a separate winter grading approval. This approval may or may not be granted.
 - C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections

16.40.040 and 16.42.100 shall be observed.

- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor comply with the following measures during all construction work:
1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- F. Construction of improvements shall comply with the requirements and recommendations made in the accepted soils report prepared by Haro, Kasunich and Associates, dated 30 January 2006. The soils engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with all recommendations made in the report prepared for the site.
- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lot.

VI. Operational Conditions

- A. All future development on lots created by this land division shall comply with the requirements set forth in Condition II.E. above.
- B. Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 of each year. The expense for inspections and report preparation shall be the responsibility of the individual property owners.
1. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

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

Application #: 05-0359
APN: 051-401-55
Owner: Edward & Julie Klinsky

AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Final Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking **at least 90 days** prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

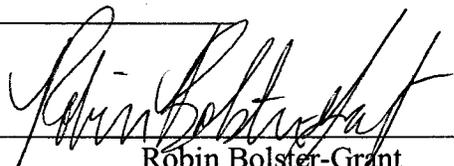
cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Planning Director



Robin Bolster-Grant
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, 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: 05-0359
Assessor Parcel Number: 051-401-55
Project Location: 100 Cunningham Way, Watsonville

Project Description: Proposal to create two lots of 14,695 and 14, 343 square feet and to construct a new single family dwelling and attached accessory dwelling unit on one of the parcels.

Person or Agency Proposing Project: David Subocz

Contact Phone Number: (831) 426-8941

- 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 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Division of a parcel in an urbanized area with existing road access and utilities available.

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



Robin Bolster-Grant, Project Planner

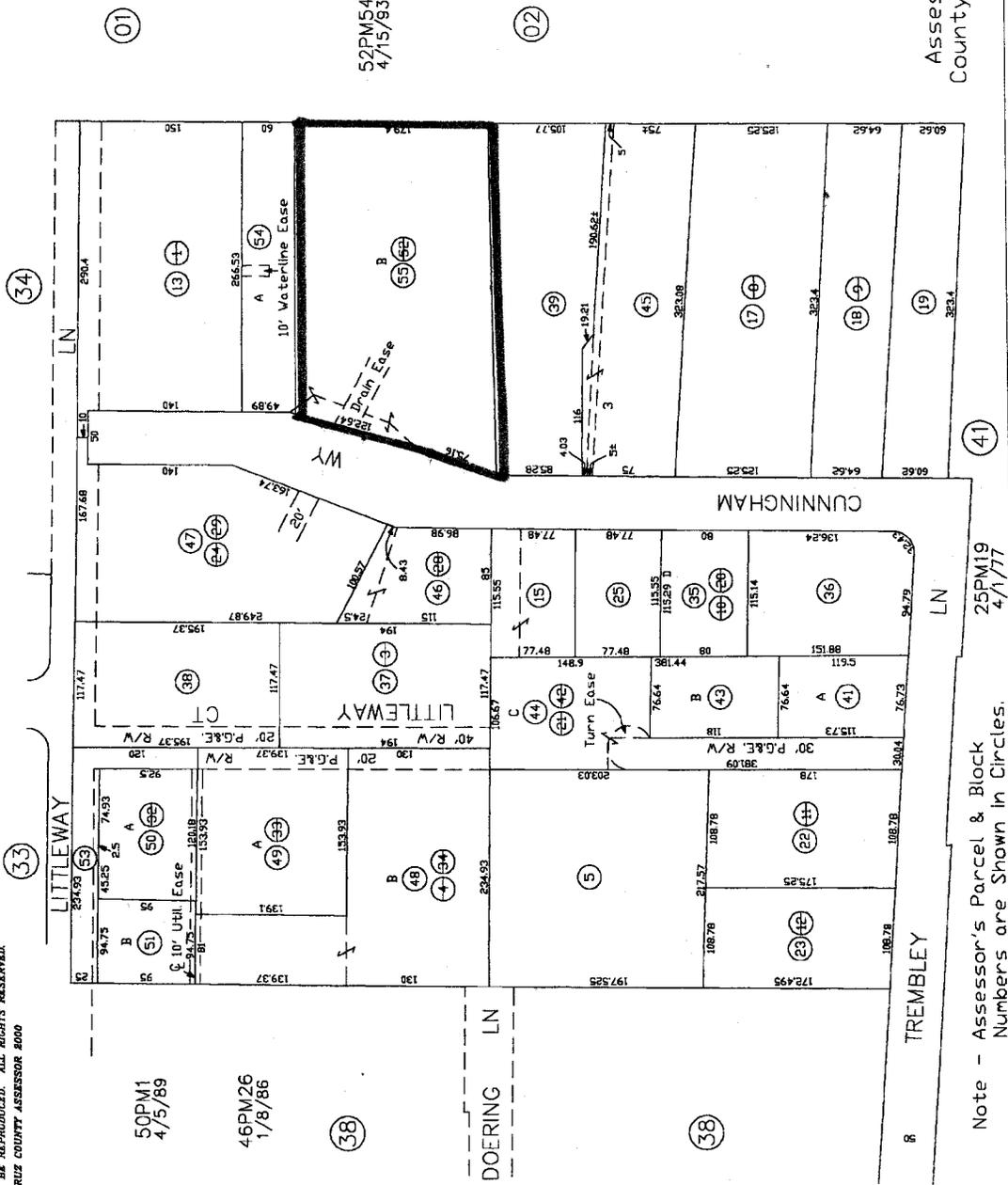
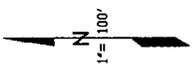
Date: 5/22/08

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, RANCHO DE LOS CORRALITOS
 POR. SEC. 21, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-255

51-40



50PM1
 4/5/89

46PM26
 1/8/86

52PM54
 4/15/83

Assessor's Map No. 51-40
 County of Santa Cruz, Calif.
 July 2000

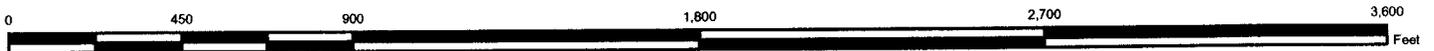
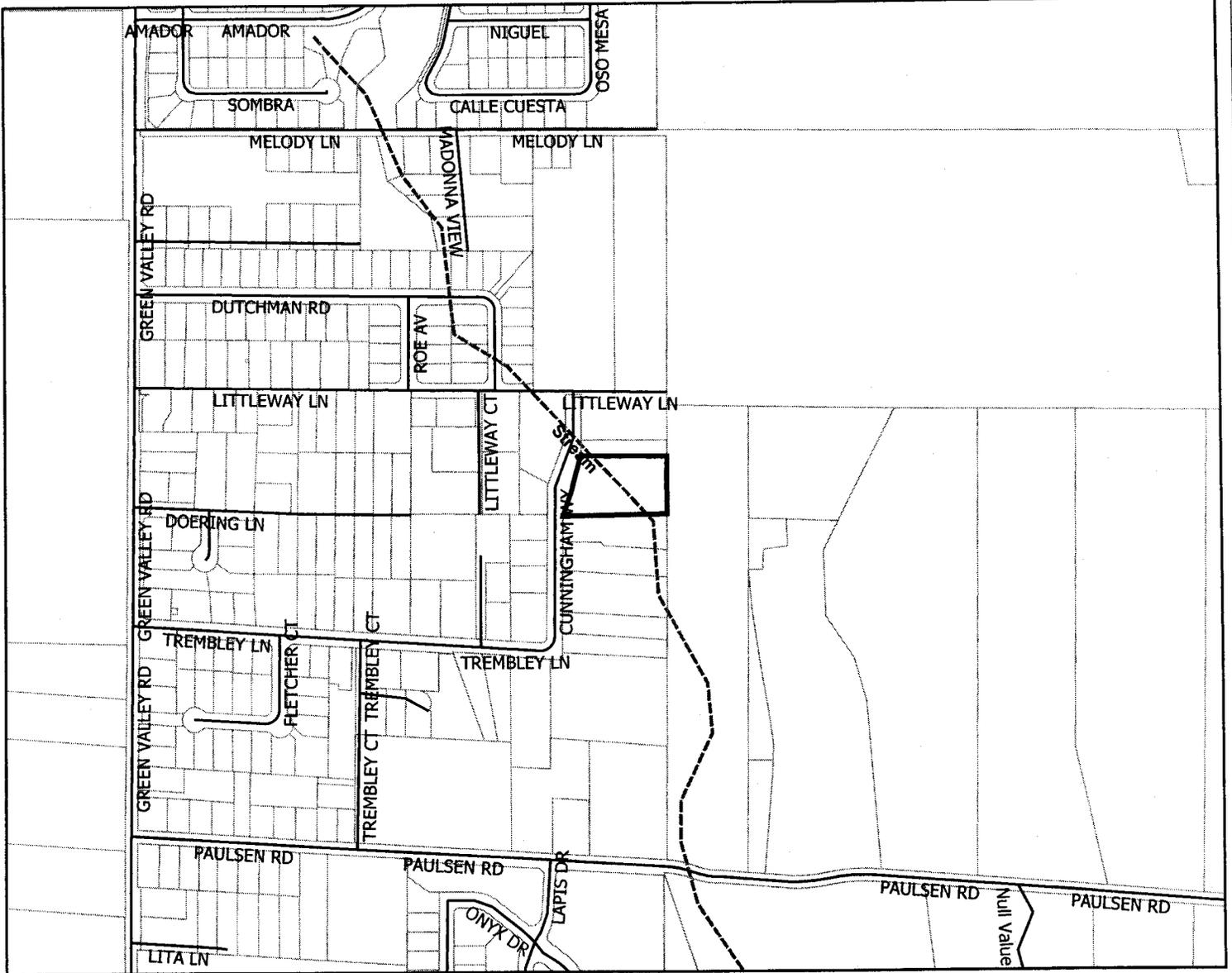
Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.
 25PM19
 4/1/77

EXHIBIT E

Electronically redrawn 7/19/00 KSA
 Rev. 6/19/01 NW (Street names)
 Rev. 6/78 NW (Original page 78.3)

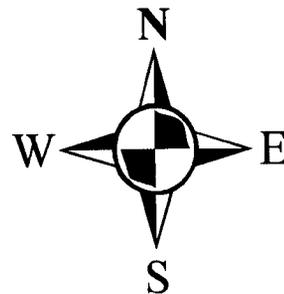


Location Map



Legend

-  APN 051-401-55
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM

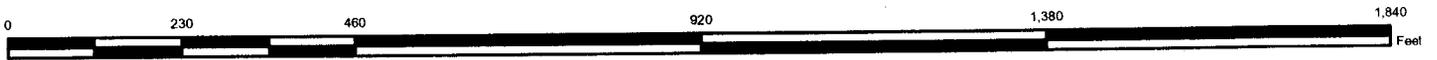
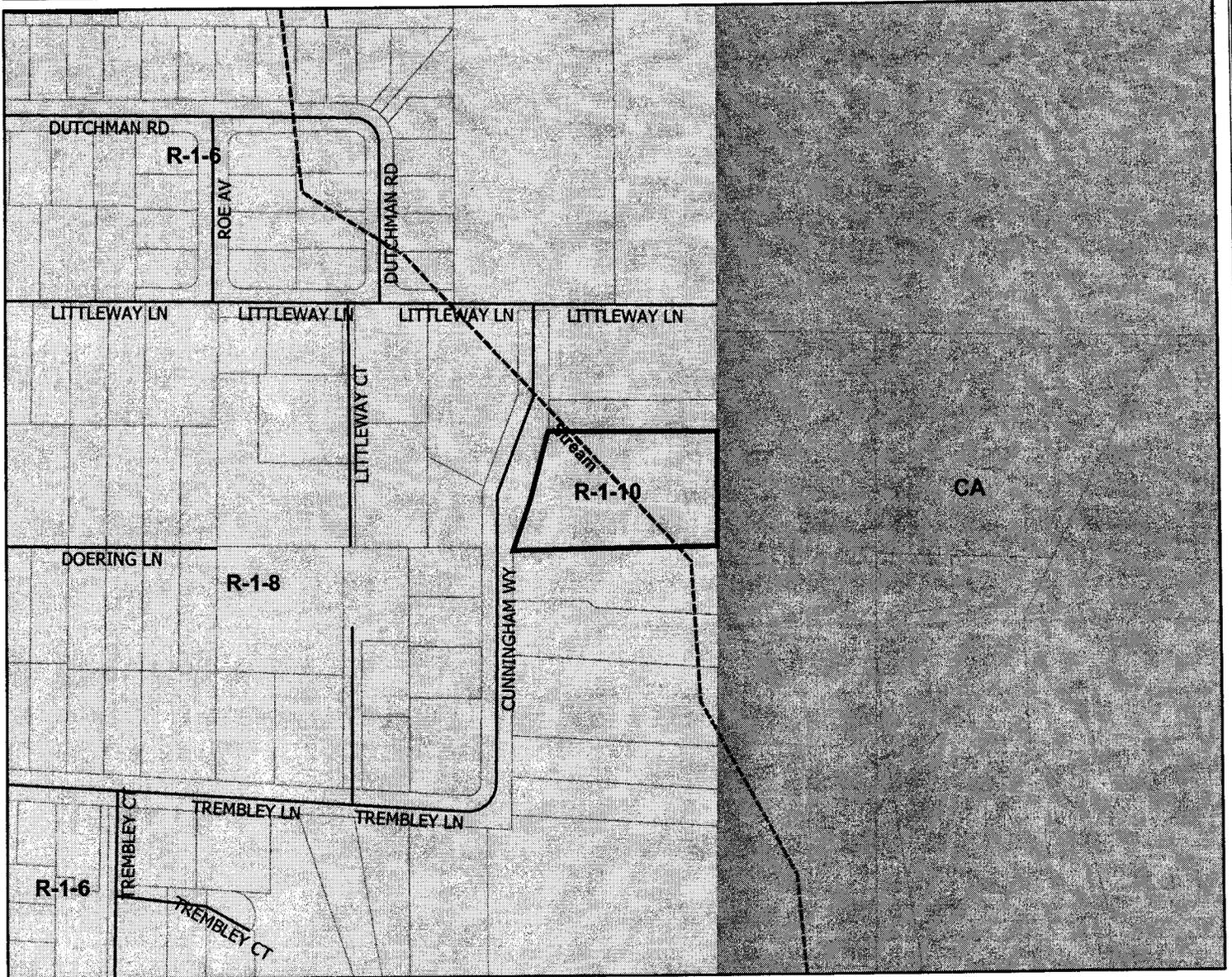


Map Created by
 County of Santa Cruz
 Planning Department
 June 2005

EXHIBIT E

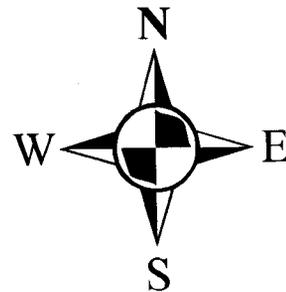


Zoning Map



Legend

-  APN 051-401-55
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  AGRICULTURE COMMERCIAL (CA)

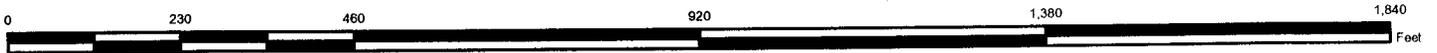
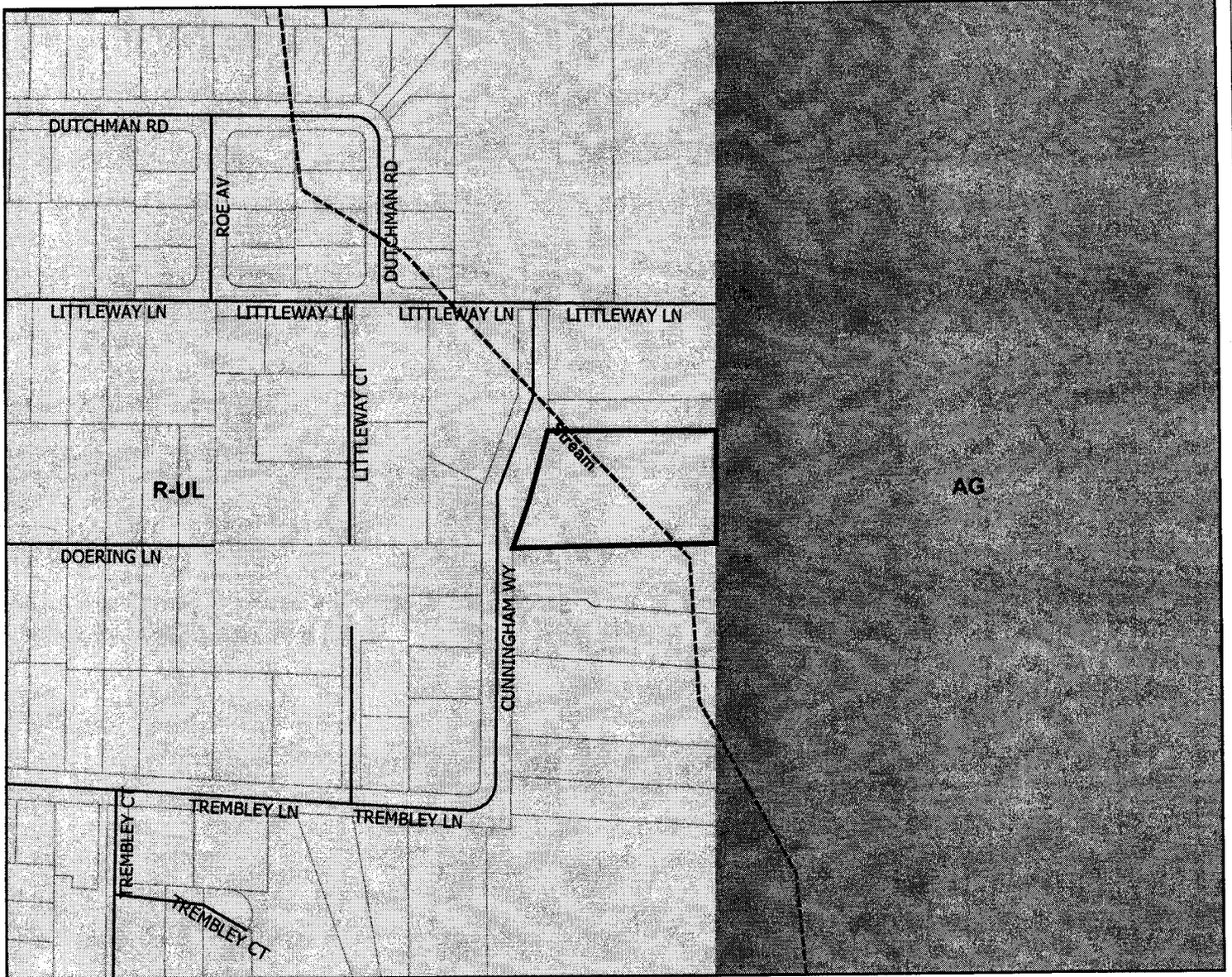


Map Created by
County of Santa Cruz
Planning Department
June 2005

EXHIBIT E

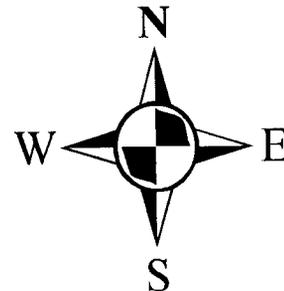


General Plan Designation Map



Legend

-  APN 051-401-55
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  Residential - Urban Low Density (R-UL)
-  Agriculture (AG)

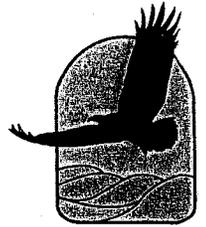


Map Created by
County of Santa Cruz
Planning Department
June 2005

EXHIBIT E

CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



ADMINISTRATION
BUILDING
215 Union Street
Second Floor
Fax 831.761.0736

MAYOR & CITY COUNCIL
215 Union Street
831.728.6006
CITY MANAGER
831.728.6011
CITY ATTORNEY
831.728.6013
CITY CLERK
831.728.6005
PERSONNEL
831.728.6012

CITY HALL OFFICES
250 Main Street
COMMUNITY
DEVELOPMENT
831.728.6018
Fax 831.728.6173
FINANCE
831.728.6031
Fax 831.763.4066
PUBLIC WORKS &
UTILITIES
831.728.6049
Fax 831.728.4065
PURCHASING
831.728.6029
Fax 831.763.4066
REDEVELOPMENT & HOUSING
831.728.6014
Fax 831.763.4114

AIRPORT
100 Aviation Way
831.728.6075
Fax 831.763.4058

FIRE
115 Second Street
831.728.6060
Fax 831.763.4054

LIBRARY
310 Union Street
831.728.6040
Fax 831.763.4015

PARKS & COMMUNITY SERVICES
30 Maple Avenue
831.728.6081
Fax 831.763.4078

March 16, 2005

Mr. Ed Klinsky
15 Klinsky Lane
Watsonville, CA 95076

Subject: Water Service for APN: 051-401-55

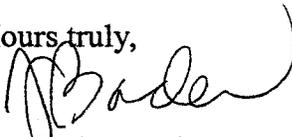
Dear Mr. Klinsky:

This letter is to inform you that City of Watsonville (City) water may be provided to serve a principal dwelling unit and an accessory dwelling unit at APN: 051-401-55 provided the following conditions are met:

1. Unit count shall be at least 2 new units (one principal dwelling/ one accessory dwelling);
2. Accessory dwelling shall be constructed and available for occupancy concurrent with the principal dwelling;
3. Accessory unit shall be deed restricted affordable;
4. Monthly rental rates shall be based on City of Watsonville Median Income.

Please contact me at (831) 728-6127 if you have any questions or concerns.

Yours truly,


Joy Bader, Assistant Engineer
Community Development Department



County of Santa Cruz

FREEDOM COUNTY SANITATION DISTRICT

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

THOMAS L. BOLICH
DISTRICT ENGINEER

May 15, 2008

EDWARD L. AND JULIE A. KLINSKY
100 CUNNINGHAM WAY
WATSONVILLE, CA 95076

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE
FOR THE FOLLOWING PROPOSED DEVELOPMENTS:
PARCEL ADDRESS: 100 CUNNINGHAM WAY, WATSONVILLE
PROJECT DESCRIPTION: DIVIDE PARCEL AND CONSTRUCT A NEW SINGLE FAMILY
DWELLING WITH ACCESSORY UNIT DWELLING UNIT - APN 51-401-55

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

The applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to homeowner's association shall be included on the Final Map and in the Association's recorded CC&R's which shall be recorded. Applicant shall provide a copy of said CC&R's to the District prior to the filing of the final map.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Other: A backflow preventive device may be required.

Yours truly,

THOMAS L. BOLICH
District Engineer

By: *Rachél Lather*

Rachél Lather
Senior Civil Engineer

CML:bbs/102.wpd

c: Robin Bolster, Planning Department ✓



EXHIBIT 4

EXHIBIT G

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

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 27, 2005 BY ROBERT S LOVELAND =====

NOTES TO PLANNER:

1. A riparian buffer was established under application 90-0770 (APN 051-401-14). The same riparian setback is shown on "Sheet 1" (McGregor Land Surveys dated 3/24/05). No riparian exception is required for the project as proposed.
2. The biotic pre-site has been completed and no further biotic information is required.

===== UPDATED ON FEBRUARY 28, 2006 BY KENT M EDLER ===== The soils report has been accepted.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 27, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit an original signed and stamped "Plan Review" letter from the project geotechnical engineer.
2. Submit a detailed grading plan for review. Recommend the grading/drainage plan be completed by a licensed civil engineer.
3. Submit a detailed erosion control plan.

Housing Completeness Comments

===== REVIEW ON JUNE 29, 2005 BY TOM POHLE =====

This project proposes creating two lots from one, and building an SFD and accessory dwelling unit (ADU) on one of the lots. Based on this understanding of the proposed project, there is no Affordable Housing Obligation (AHO).

===== UPDATED ON JUNE 29, 2005 BY TOM POHLE =====
===== UPDATED ON JUNE 29, 2005 BY TOM POHLE =====

Housing Miscellaneous Comments

===== REVIEW ON JUNE 29, 2005 BY TOM POHLE =====
none

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 2

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 5, 2005 BY CARISA REGALADO =====

Not enough 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 will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.
- The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

It is not sufficient to state on the plans that storm water will be "...directed to a suitable drainage course." (See above.) Please address the following comments:

- 1) It appears that there is a drain line for the existing house on Parcel A. If so, how will the outlet impact Parcel B? If the drain line ends within Parcel B, an easement may be needed.
- 2) Projects are required to maintain predevelopment rates where feasible. Please show what mitigating measures will be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.
- 3) If the increase in runoff from development on Parcel B will be directed off-site, a description of the existing off-site system must be included along with its adequacy to accept the increase in runoff from this development.

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. ===== UPDATED ON MARCH 22, 2006 BY CARISA R DURAN =====

***** 2nd ROUTING - 3/22/06 *****

Revised drawings dated 1/9/06 and memo dated 2/9/06 were received in response to 1st

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 3

routing comments dated 7/5/05.

Based on the information provided, this application cannot be deemed complete. Please address the following comments:

1st ROUTING COMMENTS:

1) Response noted.

2) It has not been substantiated by submitted documentation that maintaining pre-development rates can be achieved for this development. Maintaining pre-development rates should be accomplished before entering the intermittent stream. As referenced in submitted items, this stream drains to College Lake which then outlets into Sal-sipuedes Creek with existing flooding hazards. If it is not feasible to maintain pre-development rates, such determinations (unfeasibility) should be included in documentation or plans submitted for this application.

3) Please see item #2.

2nd ROUTING COMMENTS:

4) Linework for an existing 20' drainage easement is shown on the plans; however, it is not labeled. Please label.

5) Clearly label all items as existing, new, etc.

6) Use and facilities, if any, within the existing 20' drainage easement is not clear from the plans. Please clarify. It must also be indicated in the plans that the proposed water line shown through the easement will not be in conflict with existing drainage use in this easement. Furthermore, please clarify that upstream areas making use of this easement will not be impacted by the proposed development.

7) The plans show that proposed parcel B currently contains no impervious area. From a check of new impervious area, the amount reported on sheet 3 (1,784 sf) appears to be less than half of what is proposed in the plans. Impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc. Please verify and tabulate the various impervious areas to be added by Parcel A and B.

8) To lessen impacts of this development and for mitigation of increases in runoff, consider using a semi-impervious surface for the driveway if allowed by site conditions. Also, consider terminating drain lines further up slope or directing to other areas with a method for spreading runoff over a greater area to maximize on-site dissipation within each parcel if allowed by site conditions. As an example, this could possibly be done within the proposed 40' drainage easement.

A licensed Civil Engineer is required to submit the drainage plan for this project. 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.

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 4

This application is for development in the Zone 7A Flood Control District; therefore, for increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.90 per square foot.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.
===== UPDATED ON MAY 17, 2007 BY CARISA R DURAN =====

3rd ROUTING - 5/17/07

Revised drawings dated 2/22/07, memo by William de Ess Studios dated 4/9/07, and memo by Haro, Kasunich and Associates, Inc. (HKA) dated 6/5/06 were received in response to 2nd routing comments dated 3/22/06.

Based on the information provided, this application cannot be deemed complete. Please address the following comments:

1st ROUTING COMMENTS:

- 1) Item closed.
- 2) Per HKA letter, on-site runoff dissipation or retention is not feasible for this site. In order to maintain predevelopment rates and avoid further impacts to existing flooding hazards in Salsipuedes Creek, the project is required to use detention for a 5-year storm. The location within the project to accomplish this must be designated prior to completing the discretionary phase. Please submit. (Calculations and plan design details can be submitted during the Final Map phase.)
- 3) Please see item #2.

2nd ROUTING COMMENTS:

- 4) Item closed.
- 5) Item closed.
- 6) It is noted that an existing 5-foot diameter culvert has been added to the plans adjacent to the 20-foot drainage easement. Clarification of use and facilities within the existing 20- drainage easement was not received or noted in plans. Avoidance of impacts by the proposed water line based on use and facilities of easement has not been clarified. From information to date, it has also not been determined if upstream areas making use of this easement will not be impacted by the proposed development. Please clarify these items in the plans.
- 7) Item closed.
- 8) Per HKA letter, not feasible. Item closed.

As an application for minor land division development, a licensed Civil Engineer is required to submit the drainage plan for this project. Until further information is submitted addressing the above comments, a thorough review of this application can-

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 5

not be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

This application is for development in the Zone 7A Flood Control District; therefore, for increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.95 per square foot.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.
===== UPDATED ON OCTOBER 4, 2007 BY RACHEL J FATOOHI ===== Project is deemed complete. Miscellaneous comments must be addressed prior to recording of final map.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 5, 2005 BY CARISA REGALADO =====
No comment. ===== UPDATED ON MARCH 22, 2006 BY CARISA R DURAN =====
No comment. ===== UPDATED ON MAY 17, 2007 BY CARISA R DURAN =====

3rd ROUTING - 5/17/07

Please address the following items prior to recording the final map:

- 1) Please submit calculations and details on the plans for the detention system to the degree that it can be constructed. This includes outlet control for the detention system.
- 2) Please submit a letter of approval signed and stamped from the project geotechnical engineer for the drainage system design.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 15, 2005 BY RUTH L ZADESKY =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 15, 2005 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 29, 2005 BY GREG J MARTIN =====
Show all required parking spaces with an appropriately sized rectangle. Strd parking spaces are required to be 18 feet by 8.5 feet. Number each spacr identification. The parking spaces within the garages for the single famdwelling unit and the accessory dwelling unit do not appear feasible. The eway just ends at right angles before reaching the garages. In order to meounty standards, vehicles must be able to either
1) turn into and back out the garages through a minimum inside radius of 15 feet or
2) have 26 feet avement in front of each garage and an additional five feet to the

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 6

side of ge that vehicles will be backing out towards. Please contact Greg Martin at 831-454-2811 if you have any questions. ===== UPDATED ON MARCH 20, 2006 BY GREG J MARTIN =====

Show all required parking spaces with an appropriately sized rectangle for the existing house as well. Standard parking spaces are required to be 18 feet by 8.5 feet. Number each space for identification. The parking spaces within the garages for the new single family dwelling unit and the accessory dwelling unit do not appear feasible. In order to meet County standards, vehicles must be able to either 1) turn into and back out the garages through a minimum inside radius of 15 feet or 2) have 26 feet pavement in front of each garage and an additional five feet to the side of garage that vehicles will be backing out towards. Please contact Greg Martin at 831-454-2811 to discuss comments. ===== UPDATED ON MAY 24, 2007 BY GREG J MARTIN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 29, 2005 BY GREG J MARTIN =====
===== UPDATED ON MARCH 20, 2006 BY GREG J MARTIN =====
===== UPDATED ON MAY 24, 2007 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON JUNE 30, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

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

===== REVIEW ON JUNE 30, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON JUNE 20, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 20, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME:PAJARO VALLEY FIRE Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company. 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

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 7

prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

===== UPDATED ON MAY 24, 2007 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:PAJARO VALLEY FIRE

Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

A minimum fire flow 500 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 10,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction.

NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees; ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

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

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

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

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

Your project is subject to the requirements of the Urban Wildland Intermix Code (UWIC) as deemed by the Planning Department as a new residential development and is in the State Responsibility Area (SRA). Contact your Local Fire Agency at 335-6748 for a copy of the UWIC Requirements.

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 05-0359
APN: 051-401-55

Date: March 20, 2008
Time: 17:00:09
Page: 8

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

===== REVIEW ON JUNE 20, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON MAY 24, 2007 BY COLLEEN L BAXTER =====

EXHIBIT G

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: May 4, 2007

TO: Steve Guiney, Planning Department

FROM: Carl Rom, Department of Public Works *Carl*

SUBJECT: APPLICATION 05-0359, APN 051-401-55, CUNNINGHAM WAY

I have the following comments on this submittal:

1. The plan shows a fire hydrant located about 20 feet inside the property. The hydrant will have to be located in a public utility easement since it will be part of the City of Watsonville's water system.
2. As stated in my memo of May 2, 2006, if Public Works will be reviewing and approving improvement plans for this project, they will have to be prepared by a civil engineer.

I don't need to see another submittal of this project.

If you have any questions or would like to discuss these comments, please call me at extension 2806.

CDR:cdr

EXHIBIT G



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

February 28, 2006

David Subocz
719 Swift Street #12
Santa Cruz, CA, 95060

**Subject: Review of Geotechnical Investigation by Haro, Kasunich & Associates
Dated December 14, 1989 with January 30, 2006 Update; Project #: SC2306
APN 051-401-55, Application #: 05-0359**

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.

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

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

Please submit two copies of the report at the time of building permit application.

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,

Kent Edler
Civil Engineer

Cc: Joan Van der Hoeven, Project Planner
Bob Loveland, Environmental Planning
Haro, Kasunich & Associates
Edward and Julie Klinsky, Owner

EXHIBIT G



County of Santa Cruz

FREEDOM COUNTY SANITATION DISTRICT

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

THOMAS L. BOLICH
DISTRICT ENGINEER

February 28, 2006

EDWARD L. & JULIE A. KLINSKY
100 CUNNINGHAM WAY
WATSONVILLE CA 95076

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE
FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 51-401-55 APPLICATION NO.: 05-0359
PARCEL ADDRESS: 100 CUNNINGHAM WAY, WATSONVILLE
PROJECT DESCRIPTION: DIVIDE PARCEL & CONSTRUCT A NEW SINGLE
FAMILY DWELLING WITH ACCESSORY UNIT
DWELLING UNIT

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

EXHIBIT G

FREEDOM COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: June 22, 2005

TO: Planning Department, ATTENTION: JOAN VAN DER HOEVEN

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 051-401-55 APPLICATION NO.: 05-0359

PARCEL ADDRESS: 100 CUNNINGHAM WAY - WATSONVILLE

PROJECT DESCRIPTION: CONSTRUCT NEW SINGLE FAMILY DWELLING AND ACCESSORY DWELLING UNIT

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

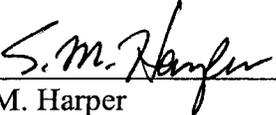
Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

The applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to homeowner's association shall be included on the Final Map and in the Association's recorded CC&R's which shall be recorded. Applicant shall provide a copy of said CC&R's to the District prior to the filing of the final map.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

EXHIBIT G

Other: A backflow prevention device may be required.



S.M. Harper
Sanitation Engineering

SMH:abc/416.wpd

c: Applicant: EDWARD L. & JULIE A. KLINSKY
 100 CUNNING HAM WAY
 WATSONVILLE CA 95076

Property Owner: DAVID SUBOCZ
 719 SWIFT STREET, #12
 SANTA CRUZ CA 95060

(Rev. 3-96)

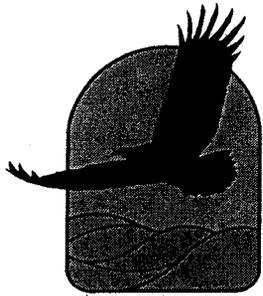
EXHIBIT G

TABLE 7-3
Drainage Fixture Unit Values (DFU)

Inch	mm
1-1/4	32
1-1/2	40
2	50
2-1/2	65
3	80

Plumbing Appliance, Appurtenance or Fixture	Min. Size Trap and Trap Arm ⁷	Private	Public	Assembly ⁸
Bathtub or Combination Bath/Shower	1-1/2"	2.0	2.0	
Bidet.....	1-1/4"	1.0		
Bidet.....	1-1/2"	2.0		
Clothes Washer, domestic, standpipe ⁵	2"	3.0	3.0	3.0
Dental Unit, cuspidor	1-1/4"		1.0	1.0
Dishwasher, domestic, with independent drain	1-1/2" ²	2.0	2.0	2.0
Drinking Fountain or Watercooler (per head)	1-1/4"	0.5	0.5	1.0
Food-waste-grinder, commercial	2"		3.0	3.0
Floor Drain, emergency	2"		0.0	0.0
Floor Drain (for additional sizes see Section 702).....	2"	2.0	2.0	2.0
Shower single head trap.....	2"	2.0	2.0	2.0
Multi-head, each additional	2"	1.0	1.0	1.0
Lavatory, single.....	1-1/4"	1.0	1.0	1.0
Lavatory in sets of two or three.....	1-1/2"	2.0	2.0	2.0
Washfountain.....	1-1/2"		2.0	2.0
Washfountain.....	2"		3.0	3.0
Mobile Home, trap	3"	12.0		
Receptor, indirect waste ^{1,3}	1-1/2"			See footnote 1,3
Receptor, indirect waste ^{1,4}	2"			See footnote 1,4
Receptor, indirect waste ¹	3"			See footnote 1
Sinks				
Bar	1-1/2"	1.0		
Bar	1-1/2" ²		2.0	2.0
Clinical.....	3"		6.0	6.0
Commercial with food waste.....	1-1/2" ²		3.0	3.0
Special Purpose.....	1-1/2"	2.0	3.0	3.0
Special Purpose.....	2"	3.0	4.0	4.0
Special Purpose.....	3"		6.0	6.0
Kitchen, domestic	1-1/2" ²	2.0	2.0	
(with or without food-waste-grinder and/or dishwasher)				
Laundry.....	1-1/2"	2.0	2.0	2.0
(with or without discharge from a clothes washer)				
Service or Mop Basin.....	2"		3.0	3.0
Service or Mop Basin.....	3"		3.0	3.0
Service, flushing rim	3"		6.0	6.0
Wash, each set of faucets			2.0	2.0
Urinal, integral trap 1.0 GPF ²	2"	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF.....	2"	2.0	2.0	6.0
Urinal, exposed trap.....	1-1/2" ²	2.0	2.0	5.0
Water Closet, 1.6 GPF Gravity Tank ⁶	3"	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Tank ⁶	3"	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Valve ⁶	3"	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank ⁶	3"	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valve ⁶	3"	4.0	6.0	8.0

1. Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain therein to, in accordance with Table 7-4.
2. Provide a 2" (51 mm) minimum drain.
3. For refrigerators, coffee urns, water stations, and similar low demands.
4. For commercial sinks, dishwashers, and similar moderate or heavy demands.
5. Buildings having a clothes washing area with clothes washers in a battery of three (3) or more clothes washers shall be rated at six (6) fixture units each for purposes of sizing common horizontal and vertical drainage piping.
6. Water closets shall be computed as six (6) fixture units when determining septic tank sizes based on Appendix K of this Code.
7. Trap sizes shall not be increased to the point where the fixture discharge may be inadequate to maintain their self-scouring properties.
8. Assembly [Public Use (See Table 4-1)].



CITY OF WATSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING COMMENTS/CORRECTIONS

PC #: 05-0359
Date: July 7, 2005
Subject: Cunningham Way MLD
Address: 100 Cunningham Way
PC By: Joy Bader, Assistant Engineer, (831) 768-3077

1. At its February 22, 2005 meeting, the Watsonville City Council passed a resolution approving a request from Ed Klinsky for a Water Availability Letter for the subject project. Attached is a copy of the resolution and the March 16, 2005 Water Availability Letter. The letter outlines conditions that shall be satisfied before the City shall provide water service.
2. It is recommended that each ADU be equipped with its own water meter, as this will allow for separate water billing and will encourage water conservation.

EXHIBIT G

Page 1 of 1

RESOLUTION NO. 37-05 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING THE REQUEST FROM ED KLINSKY FOR A WATER AVAILABILITY LETTER ("WILL SERVE") FOR A PROPOSED RESIDENTIAL PROJECT ON CUNNINGHAM WAY (APN 051-401-55), WATSONVILLE, CALIFORNIA; AND AUTHORIZING AND DIRECTING THE PUBLIC WORKS AND UTILITIES DIRECTOR TO ISSUE SAID LETTER

WHEREAS, on December 10, 2002, the City Council adopted Resolution No. 303-02 (CM) Establishing and Adopting the "Outside City of Watsonville Water Connections--Goals, Objectives, and Policies" to further implement the *Watsonville 2005: General Plan*; and

WHEREAS, Chapter 3 "Growth and Conservation Strategy" of the *Watsonville 2005: General Plan* adopted in 1994, includes goals and policies to encourage "City centered" growth for those areas outside the City and to implement livable community concepts; and

WHEREAS, on September 9, 2004, Ed Klinsky submitted an application requesting City Council authorization to issue a Water Availability Letter for a proposed residential project on Cunningham Lane (APN 051-401-55) outside the City limits, but within the City's water service area; and

WHEREAS, Policy 1.4 of the Outside City of Watsonville Water Connections Goals, Objectives, and Policies authorizes the Council to issue a Water Availability Letter to projects not meeting the density requirements subject to four findings; and

WHEREAS, staff recommends the Council find that the proposed project does satisfy the findings established in Policy 1.4.

EXHIBIT G

Joan V



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

August 31, 2005

David Subocz
719 Swift Street, #12
Santa Cruz, CA 95060

SUBJECT: Archaeological Reconnaissance Survey for APN 051-401-55

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, if any, 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 the process of this review.

Sincerely,

Elizabeth Hayward
Planning Technician

EXHIBIT G

Project No. SC2306
14 December 1989

MR. ED KLINSKY
2421 Freedom Boulevard
Watsonville, California 95076

Subject: Geotechnical Investigation

Reference: APN 051-401-14, Minor Land Division
Cunningham Way
Santa Cruz County, California

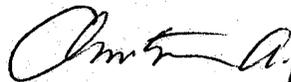
Dear Mr. Klinsky:

In accordance with your authorization, we have performed a geotechnical investigation for the referenced site in Santa Cruz County, California.

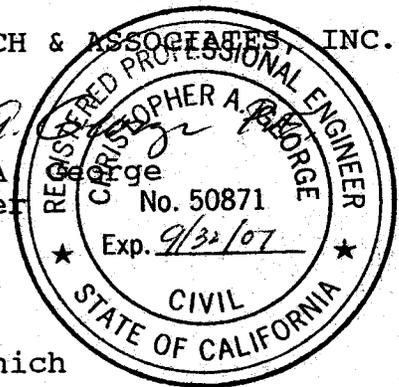
The accompanying report presents our conclusions and recommendations, as well as the results of the geotechnical investigation on which they are based. If you have questions concerning the data or conclusions presented in this report, please call our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.



Christopher A. George
Staff Engineer



John E. Kasunich
G.E. 455

CAG:cil

Copies: 4 to Addressee

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

General

1. The results of our investigation indicate that the site is suitable for the proposed development, provided the recommendations presented in this report are incorporated into the design considerations and construction of the project.
2. Primary geotechnical considerations at the site include the expansive potential of the near surface soil and providing firm uniform support for the proposed foundations, slabs, and flexible pavements. High seasonal groundwater may also affect the proposed development.
3. Due to the expansive potential of the near surface soil on Parcels B and C, we recommend a stiffened and deepened conventional footing system. As an alternate, a pier and grade beam foundation system may be used.
4. There is a potential for encountering perched groundwater at shallow depths on the site. We recommend subdrains be placed above the upslope perimeters of each home to divert subsurface water from the foundations. On Parcel A, due to the depth of loose soil encountered, we recommend a pier-and-grade beam foundation for support of the proposed home.

5. In the event any changes in the nature, design, or location of the building are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions and recommendations of this report are modified or verified in writing.

Grading and Site Preparation

6. The Soil Engineer should be notified at least four (4) working days prior to site clearing or grading so that the work in the field can be coordinated with the grading contractor, and arrangements for testing and observation services can be made. The recommendations of this report are based on the assumption that our firm will perform the required testing and observation services during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

7. Where referenced in this report, percent relative compaction shall be based on ASTM D1557-78, Laboratory Compaction Test.

8. We understand grading at the project site will be minimal. No cuts or fills are proposed. Some grading may be necessary to divert surface runoff from the proposed homes. If paved

driveways are constructed over expansive clay soils found in the fill, we recommend the clay be removed and replaced with engineered fill.

9. Prior to grading, all loose topsoil, concrete, debris, or other unsuitable material shall be cleared from the areas to receive engineered fill, foundations, slabs or other structural units. Removal of trees should include grubbing the principal roots. Vegetation and organically contaminated topsoil shall be thoroughly stripped and removed from the areas described above. Organically contaminated topsoil may be stockpiled for later use in landscaped areas, if desired. It is anticipated that stripping depth will average about two to four inches. Depressions, voids, or ruts created or encountered during site preparation shall be properly backfilled with engineered fill.

10. Areas to receive engineered fill, building foundations, pavements, and slabs-on-grade should be scarified eight inches, moisture conditioned to slightly above optimum water content, and compacted to the requirements for engineered fill. Fill layers can then be compacted in thin lifts to meet proposed finish sub-grade elevations.

11. The material to be used for engineered fill should be non-expansive and free from organic matter and other deleterious

materials. Import fill materials should not contain rocks or lumps larger than four inches in greatest dimension, with no more than 15 percent being larger than 2.5 inches. The import fill should be predominantly granular and have a plasticity index of 15 or less. Import fill materials should be tested by the soil engineer prior to delivery at the site.

12. Engineered fill should be placed in thin lifts not to exceed eight inches in loose thickness, moisture conditioned, and compacted to 90 percent relative compaction.

Conventional Foundations

13. On Parcels B and C, deepened and stiffened conventional spread footings may be used. As an alternate, pier and grade beam foundation recommendations are presented in the following section of the report. The conventional foundation should consist of continuous footings, cross-tied on a grid spacing of no more than 20 feet on center. Isolated girder supports should bear on continuous footings. The continuous footings should be horizontally stepped up the gentle slopes. Isolated spread footings are not recommended.

14. Exterior footings should be founded at least 24 inches below the lowest adjacent grade and should be at least 15 inches wide. Interior footings should be at least 18 inches below the lowest

adjacent grade, and 12 inches wide. Actual footing depths should be determined in accordance with anticipated use and applicable design standards. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation. As a minimum, we recommend four No. 4 bars, two in the top and two in the bottom, in all footings.

15. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 1,200 p.s.f. for dead plus live loads. This value may be increased by one third to include short-term seismic and wind loads. Total and differential settlements under the proposed light building loads are anticipated to be less than one inch and one-half inch respectively.

16. Lateral load resistance for the buildings supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.30 is considered applicable.

Pier and Grade Beam Foundations

17. Due to the loose near surface soil and the expansive potential of the clay sands, we recommend the structure on Parcel A be supported by a pier and grade beam foundation. It may also be used as an alternate foundation system on Parcels B and C.

EXHIBIT G

18. The cast-in-place concrete piers should be designed for skin friction only, using an allowable capacity for dead plus live load of 350 p.s.f., which may be increased by one-third to include the effects of short term wind and seismic effects. The first 3 feet of embedment into in-situ soils should be neglected in design. The drilled holes for the concrete piers should have a minimum shaft diameter of 12 inches and be embedded a minimum of 8 feet below existing grade. Actual pier depths should be determined by the structural engineer.

19. The bottom of the pier excavation should be dry, reasonably clean of loose materials, and free of loose cuttings and soil fall-in, prior to installing reinforcing steel and placing concrete.

20. We recommend that the minimum required vertical reinforcing steel for the concrete piers extend the full depth of the pier in accordance with Uniform Building Code recommendations. We further recommend that concrete grade beams be used to tie the structure at ground level, and that the vertical steel of the pier be lapped and tied to the top horizontal steel of the concrete grade beams.

21. If the concrete piers are drilled during the dry season, shielding of the drilled hole sides should not be required.

EXHIBIT G

However, these holes may not stand unsupported for long, so concrete should be placed as soon after drilling as possible. Wet winter conditions may require the drilled holes to be shielded.

22. The piers should be designed to resist a lateral earth pressure equivalent to a fluid weight of 60 p.c.f. acting in the upper 3 feet of soil. The pressure should be considered to act on a plane 1 1/2 times the diameter of the pier.

The passive pressures which may be developed are equivalent to fluids weighing 350 p.c.f. for embedment depths below 3 feet. Neglect the top 3 feet of soil for passive design purposes. The passive resistance can be assumed to act on a plane 1 1/2 times the pier diameter.

23. The Soil Engineer should be present during pier hole drilling operations. Observation of pier hole excavations allows anticipated soil conditions to be correlated to those actually encountered. Additional recommendations can be provided at that time, if necessary.

Slabs-on-Grade

24. We recommend that proposed slabs-on-grade be supported on firm native soil or engineered fill. Due to the presence of

expansive clay on the site, we recommend the slabs be structurally isolated from the footings. A 30-pound felt should be placed between the foundation stem wall and the concrete slab. Expansion points should be used within a 20 x 20 foot areal spacing. Prior to construction of the slab, the subgrade surface should be proof-rolled to provide a smooth, firm uniform surface for slab support. Slab reinforcing should be provided in accordance with the anticipated use and loading of the slab. We recommend, as a minimum reinforcement, 6x6 - 10x10 wire mesh.

25. In areas where floor wetness would be undesirable, a blanket of four inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel. The membrane should be covered with two inches of sand or rounded gravels to protect it during construction. The sand or gravel should be lightly moistened just prior to placing the concrete to aid in curing the concrete.

26. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement should not be tied to the building foundations.

27. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including premoistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and/or movement.

Utility Trenches

28. Unless concrete bedding is required around utility pipes, bedding should consist of free-draining sand. The bedding should extend from the bottom of the trench to 1 foot above the pipe. Sand bedding may be jetted into place and should be compacted to at least 90 percent relative compaction. Backfill may then be placed in lifts over the bedding. Mechanical compaction may be necessary to achieve this required compaction. If the sand bedding is jetted, the operation should be closely supervised and provisions should be made for the removal of excess water.

28. On-site inorganic soil may be used as backfill in trenches above the pipe bedding. Where settlement of trench backfill should be minimized, such as areas which will support buildings, concrete slabs, asphalt pavements, and structural fill, the backfill should be placed in layers not exceeding 8 inches in loose thickness, water conditioned, and compacted as structural fill. All backfill should be compacted as specified in the Santa Cruz

County Design Criteria Manual or at least 90 percent relative compaction, whichever is greater.

Pavement Sections

29. Pavement design is beyond the scope of our services. However, for the selected pavement sections to perform to their greatest efficiency, it is important that the following items be considered:

- a. The expansive clay subgrade in areas to receive flexible pavements should be subexcavated and redensified as outlined in our grading recommendations.
- b. The top eight inches of subgrade should be properly moisture conditioned and compacted to a minimum relative dry density of 95% at a moisture content at least 3% over the optimum moisture content.
- c. Provide sufficient gradient to prevent ponding of water.
- d. Use only quality materials of the type and thickness (minimum) specified. All baserock, unless otherwise noted, must meet Cal Trans Standard Specifications for Class 2 Aggregate Base, and be angular in shape.

EXHIBIT G

- e. Compact the baserock uniformly to a minimum relative dry density of 95%.
- f. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.

Site Drainage

30. Proper control of surface drainage will be essential to the project. Locally high perched groundwater will be a major consideration during and after construction.

31. Permanent subdrains may be required adjacent to pavements or building foundations where perched groundwater levels are near the surface. The need for and location and depth of these drains should to be determined after the grading plan is completed or in the field by the soil engineer.

32. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and pavements. Surface drainage should be directed away from all building foundations.

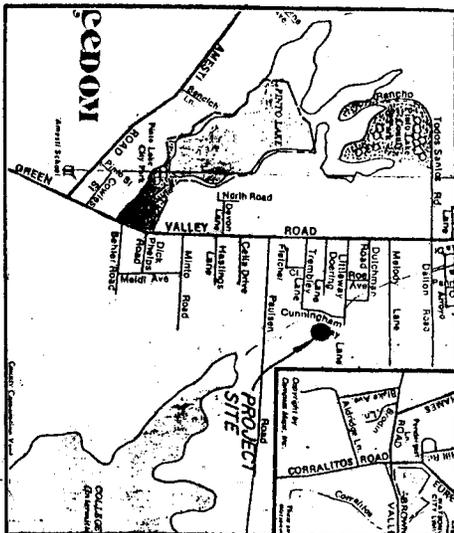
EXHIBIT G

33. Full roof gutters should be placed around all eaves. Discharge from the roof gutters should be conveyed away from the downspouts.

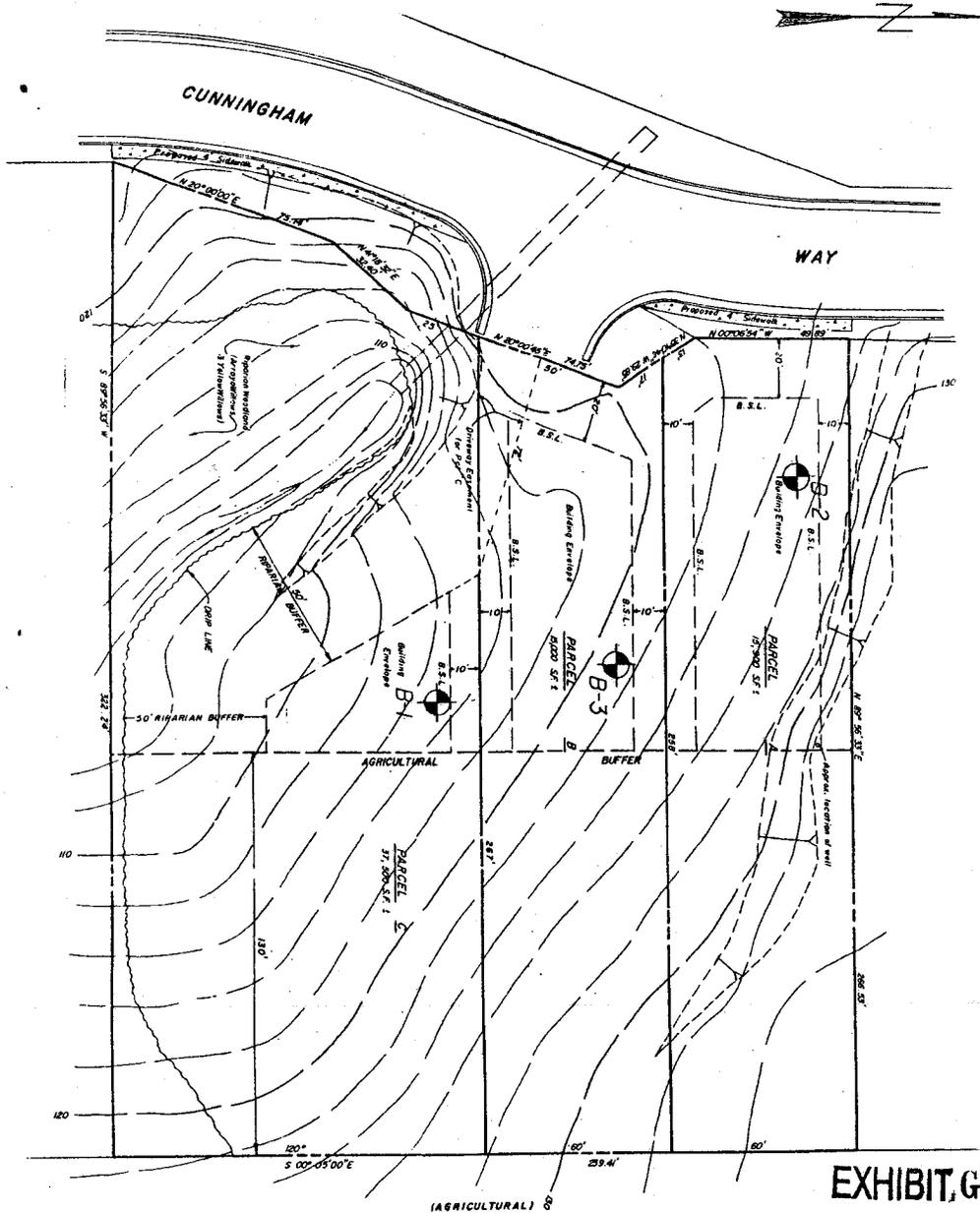
34. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Plan Review, Construction Observation, and Testing

35. Our firm must be provided the opportunity for a general review of the final foundation and grading plans prior to construction so that the earthwork and foundation recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. Observation of the earthwork and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.



VICINITY MAP
NO SCALE



PROJECT NO.	SC 2306	Boring Site Plan APN 51-401-14 EXHIBIT G
DATE	12-11-89	
SCALE	1" = 40'	
DRAWN BY	RH	
HARO, KASUNICH & ASSOCIATES		FIGURE NO. /

REFERENCES BURBANK: WERRY ENGINEERING, WATSONVILLE, CA

751-401-55
05-0359

Ed & Julie Klinsky
100 Cunningham Way
Watsonville CA 95076

September 10, 2006

Dear Neighbor,

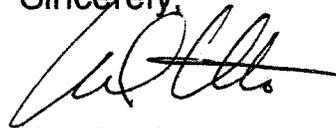
This letter serves to notify you of a proposed minor land division.

A description of the proposal is as follows:

This is a proposal for a minor land division to create a total of two parcels, Parcel A containing a single-family dwelling constructed under BP #136835 and Parcel B establishing a building envelope for the construction of a 2-story single-family dwelling with an attached low-income accessory dwelling unit and detached garage or parking pad. Accessory dwelling unit and garage or parking pad are to be constructed simultaneously under separate building permit. This proposal includes modification to the approved building envelope on Parcel A to accommodate an exterior side yard setback.

A meeting to discuss any questions or concerns you may have regarding the proposed minor land division at 100 Cunningham Way will be held on Saturday, September 16, 2006 from 10:00 am to 12:00 pm.

Sincerely,



Ed Klinsky

EXHIBIT G

9/18/06

Ed Klinsky
100 Cunningham Way
Watsonville CA 95076-1202
(831) 724-8749 (831) 212-9277 cell

Joan Van der Hoeven
County of Santa Cruz
Project planner, Development review.

Subject: Application # 05-0359 Assessor's parcel # 051-401-55, Owner: Ed & Julie Klinsky

Dear Joan:

This letter is to report the results of the required neighborhood meeting regarding our proposed minor land division. Letters were sent in advance of the meeting to the appropriate neighbors as noted in the mailing list. The meeting was held on Saturday, Sept. 16.

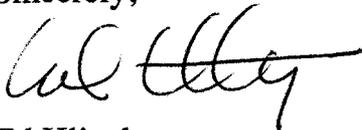
Mr. Weldon Montgomery, 72 Cunningham Way, was the only one in attendance.

The plans of the development were explained to Mr. Montgomery.

Mr. Montgomery left with me a letter from his wife Alice, who could not attend due to medical conditions. Her concerns with the project were related to drainage issues on our proposed development and I've (enclosed) a copy of same letter for your review.

I've also enclosed a copy of the letter that I sent her in response to her concerns, for your review.

Sincerely,



Ed Klinsky

EXHIBIT G

Ed & Julie Klinsky
100 Cunningham Way
Watsonville CA 95076

September 10, 2006

Dear Neighbor,

This letter serves to notify you of a proposed minor land division.

A description of the proposal is as follows:

This is a proposal for a minor land division to create a total of two parcels, Parcel A containing a single-family dwelling constructed under BP #136835 and Parcel B establishing a building envelope for the construction of a 2-story single-family dwelling with an attached low-income accessory dwelling unit and detached garage or parking pad. Accessory dwelling unit and garage or parking pad are to be constructed simultaneously under separate building permit. This proposal includes modification to the approved building envelope on Parcel A to accommodate an exterior side yard setback.

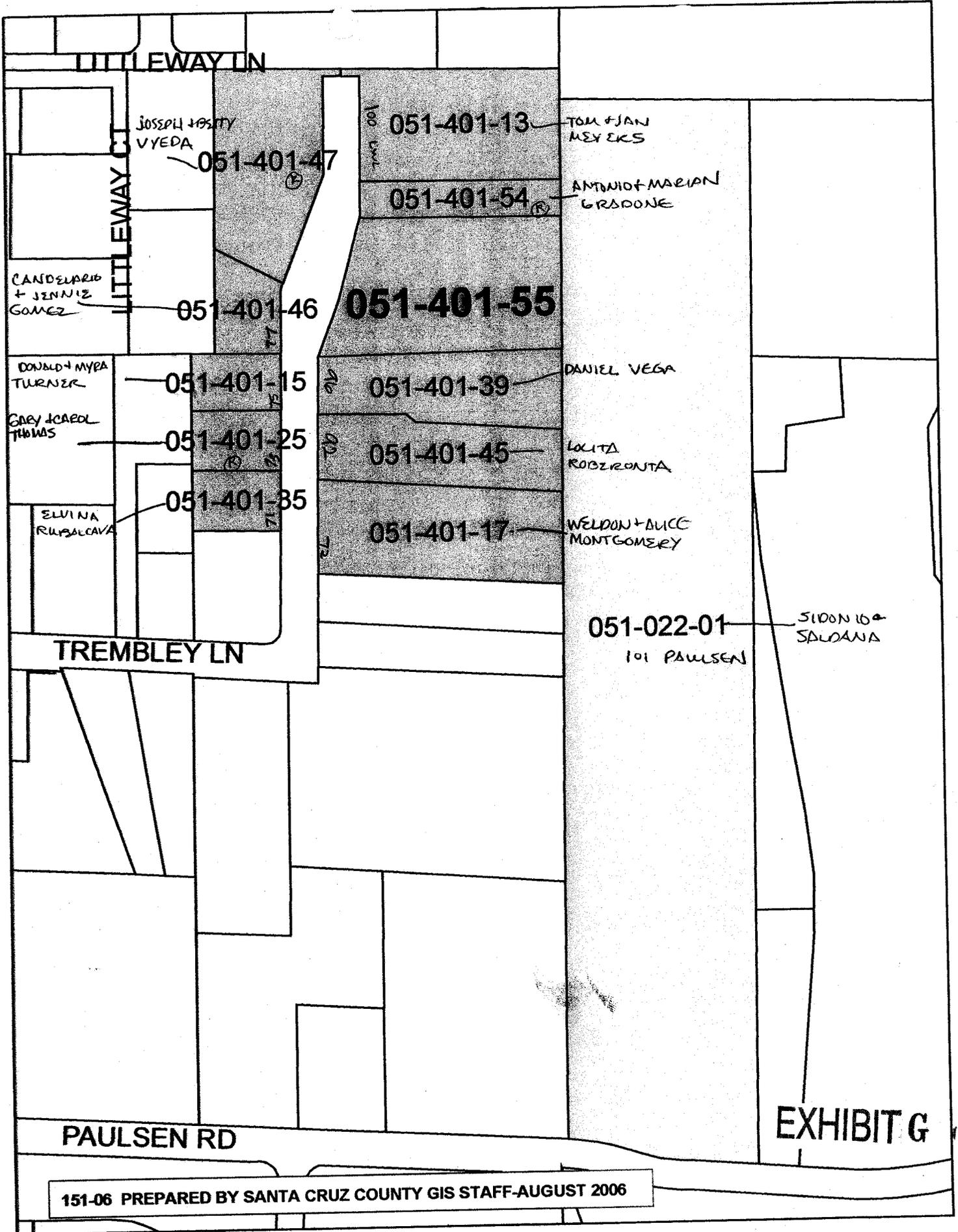
A meeting to discuss any questions or concerns you may have regarding the proposed minor land division at 100 Cunningham Way will be held on Saturday, September 16, 2006 from 10:00 am to 12:00 pm.

Sincerely,



Ed Klinsky

EXHIBIT G



LITTLEWAY LN

LITTLEWAY CT

JOSEPH & BETTY
VYEDA

051-401-47

051-401-13

TOM & JAN
MEYERS

051-401-54

ANTHONY & MARIAN
GRISDONE

CANDELAARIO
& JENNIZ
GOMEZ

051-401-46

051-401-55

DONALD & MYRA
TURNER

051-401-15

051-401-39

DANIEL VEGA

GARY & CAROL
THOMAS

051-401-25

051-401-45

LOLITA
ROBZRONTA

ELVINA
RUBALCAVA

051-401-35

051-401-17

WELDON & ALICE
MONTGOMERY

TREMBLEY LN

051-022-01

101 PAULSEN

SIDON &
SALDANA

PAULSEN RD

EXHIBIT G

151-06 PREPARED BY SANTA CRUZ COUNTY GIS STAFF-AUGUST 2006



05140115
TURNER DONALD G & MYRA L H/W CP
75 CUNNINGHAM WAY
WATSONVILLE CA 95076

05140135
RUBALCAVA ELVINA L TRUSTEE
71 CUNNINGHAM WAY
WATSONVILLE CA 95076

05140139
VEGA DANIEL H/W JT ETAL
96 CUNNINGHAM WAY
WATSONVILLE CA 95076

05140146
GOMEZ CANDELARIO JR & JENNIE H/W JT
77 CUNNINGHAM WAY
WATSONVILLE CA 95076

05140155
KLINSKY EDWARD L & JULIE A H/W JT
100 CUNNINGHAM WAY
WATSONVILLE CA 95076

Smooth Feed Sheets™

Use template for 5160®

05140125
THOMAS GARY L & CAROL J TRUSTEES
1613 AROMAS HEIGHTS
AROMAS CA 95004

05140147
VYEDA JOSEPH L & BETTY J H/W JT
549 CEDAR DR
WATSONVILLE CA 95076

05140154
GRADONE ANTONIO & MARIAN E
TRUSTEE
120 CALIFORNIA ST
WATSONVILLE CA 95076

EXHIBIT G

151-06 PREPARED BY SANTA CRUZ COUNTY GIS STAFF-AUGUST 2006

05102201
Saldana Sidonia G M/M SS AS JT ETAL
101 Paulsen Rd
Watsonville CA 95076

05140145
Roberonta Lolita Inez Trustee
92 Cunningham Way
Watsonville CA 95076

05140117
Montgomery Weldon D & Alice P
Trustees
72 Cunningham Way
Watsonville CA 95076

05140113
Meyers Thomas R & Jeannette L
Trustees
100 Littleway Ln
Watsonville CA 95076

05140125
Resident
73 Cunningham Way
Watsonville CA 95076

05140147
Resident
101 Cunningham Way
Watsonville CA 95076

05140154
Resident
106 Cunningham Way
Watsonville CA 95076

EXHIBIT G

15 September 2006

Mr. Ed Klinsky
100 Cunningham Way
Watsonville, CA 95076

Dear Ed:

I will not be able to attend your neighborhood meeting because I am recovering from surgery. I would like to send my comments in writing.

We have lived on Cunningham Way since 1986. Since that time three houses have been built on the street, starting with Dave Vyeda and then the two that you built later. In a very wet winter, early in our time on the street, the run off from the area as far up as Melody Lane and perhaps farther, coursed down the drainage and before it went under the Cunningham Way culvert it ate away about half of the Vyeda front yard which was total fill material. All that soil and brush washed under the road and down the drainage creek, filling up the creek and spreading the water out across the former Victory family property, Lolita Roberanta, Weldon Montgomery, and Teofista Bala's property before entering College Lake.

Nothing has changed since 1986 with the drainage pattern. When, not if, another very wet winter comes, the force of the water and trash will again eat half of Vyeda's yard and send it under the culvert. If you slice away the top soil for another house the size you are proposing and cover it with concrete for driveway and parking area, sidewalks and a house pad, where will this drainage water go with no ground to soak it up or brushy area for it to spread out?

EXHIBIT G

It will continue with more force and trash and soil behind it will rush through the adjoining properties. Just ask Lolita Roberanta what high drainage water does to her chain link fences across the creek.

In the past, when Davy Tree Service was trimming the trees in back for P G & E, a County inspector came by from the Agricultural Commissioner's office and told us there was to be no tree or brush cutting in that swath of land for it was a *Reparian Corridor*. By that time the Victory family had already cleaned off their back section for chicken houses.

When there is damage to adjoining properties, who will be responsible? Santa Cruz County for giving another house permit? You, for changing the course of flow through the *Reparian Corridor*? The property owner who was not at fault?

You will no doubt get your building permit. This scenario was to draw your attention to things that involve all of us.

My notes did not touch on additional traffic or the fact that the new houses are below sewer level and when the power goes off the sewer pumps go off line too.

Thank you for the opportunity to place my concerns before the neighbors.



Alice Montgomery

EXHIBIT G

9/18/06

Ed Klinsky
100 Cunningham Way
Watsonville CA 95076-1202
(831) 724-8749 (831) 212-9277 cell

Mrs. Alice Montgomery
72 Cunningham Way
Watsonville, Ca 95076

Dear Mrs. Montgomery:

Thank you for your letter dated 15 September, regarding our proposed minor land division. It was a pleasure to meet your husband Monty, and we look forward to meeting you in the future as well. We wish you a quick & speedy recovery in regards to your health. I'd like to respond to your letter with some history regarding this property as far as I know of it.

We bought this land in 1988. (1.49 acre parcel) It belonged to a young couple who had proposed building a home here but were quickly frustrated with the associated costs of developing the site to accommodate a home. We too were surprised with the restricted use of the site. S.C. County planning Dept. designated the intermittent unnamed stream which bisects the property as a Riparian Corridor, just as you mentioned. The required setback from the stream bed is 50 feet. Also the land behind us has a Commercial Agricultural designation, which had a 210 foot setback for our first home, and now has a 100 foot setback, in which no habitable structure may be built.

The home sites that we've developed are actually just "infill" lots that were never used when Cunningham Way was built. The sloping ground and intermittent stream were deemed not "quick and easy" to build on. If you recall, there used to be an asphalt cul-de-sac & concrete curb & gutter turn-in at the entrance to our property. This used to be a turnaround, dumping access, and hangout for the transients/juveniles in the area.

We have worked closely with County requirements to protect the riparian Corridor and still do spend many hard days cleaning up the debris from the creek bed and drainage channel which for so many years had become a neighborhood dumping ground. We do very much pride ourselves in restoring and maintaining the Corridor, and are sometimes frustrated with our immediate downstream neighbor who uses the Riparian Corridor for his backyard garden activities, parking area, etc. and has no regard for the natural resource that it is.

EXHIBIT G

Please be assured that we will strive to do whatever necessary to limit any negative impact our development might have on the stream. As the plans specifically show, all activity is restricted within 50 feet of the stream bed and we have designated another 10 foot construction setback as to not disturb the Corridor in any way during construction.

Our soils engineer, Haro & Kasunich has prepared required drainage evaluations to satisfy and mitigate runoff in the most comprehensive and suitable way. I assure you that the County requirements for this are extreme. The proposed design of the home site requires only the very minimal "cut" into the natural grade, so much so that our design does not even require a grading permit.

As to the runoff generated upstream, we have no control over that. I do believe however that the erosion and brush / debris problem of which you mentioned occurred during the construction of the housing development that winter near Melody Lane. I have not witnessed any further constriction of flow since that time, even with this last years heavy, heavy rainfall.

As to the power outages, we do have emergency generator build-ins and the sewage pumps are "in use" only on demand, and do not run continuously.

We feel that we have made a positive impact in the neighborhood and we will continue to strive for that.

Thank you again for your letter of comments & concerns, and I hope that I've addressed them. Please feel free to contact me any time with any concerns or questions @ 831-724-8749

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Klinsky', with a long horizontal stroke extending to the right.

Ed Klinsky

EXHIBIT G

INTEROFFICE MEMO

APPLICATION NO: 05-0359

Date: May 22, 2008
 To: Robin Bolster-Grant, Project Planner
 From: Larry Kasparowitz, Urban Designer
 Re: Minor Land Division at 100 Cunningham Way, Watsonville

COMPLIANCE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping			<i>Not shown – should be part of building permit set, to be reviewed by Urban Designer.</i>
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		

EXHIBIT G

Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed			N/A
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color			<i>A color board must be submitted.</i>
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		

EXHIBIT G

Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		

EXHIBIT G

Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

Urban Designers Comments

- *A roof height exhibit should accompany the building permit drawings.*

EXHIBIT G