



Staff Report to the Planning Commission

Application Number: **07-0076**

Applicant: Robin Brownfield
Owner: Denise & James Norris, trustees
APN: 041-242-05

Agenda Date: 2/27/08
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to divide an approximately 5 acre parcel into 2 parcels and to construct a single family dwelling.

Location: Property located on the west side of Freedom Boulevard approximately 500 feet north of Soquel Drive (7476 Freedom Blvd).

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Minor Land Division, Residential Development Permit
Technical Reviews: Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0076, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	5.12 acres
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Residential, mobile home park, Highway One
Project Access:	Freedom Boulevard
Planning Area:	Aptos
Land Use Designation:	R-UVL (Urban Very Low Density Residential)
Zone District:	R-1-1AC (Single family residential - 1 acre minimum)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Report reviewed & accepted
Fire Hazard: Not a mapped constraint
Slopes: 5-20% at building site
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Estimated 90 cubic yards balanced cut and fill
Tree Removal: No trees proposed to be removed
Scenic: Highway One scenic viewshed
Drainage: Drainage review completed
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Central Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District

Project Setting

The subject property is located on the northwest side of Freedom Boulevard approximately ¼ mile north of Highway One in the Aptos planning area. The property slopes up from Freedom Boulevard and is covered with annual grasses and a few trees on the lower portion of the property. The upper portion of the property is developed with an existing single family dwelling and outbuildings and is steeper and more heavily vegetated than the lower portion adjacent to Freedom Boulevard. Adjacent to the property are other single family residences on larger parcels. Across the street to the east is a mobile home park and the high school is located to the north east across Freedom Boulevard.

Minor Land Division

The proposed land division will create two single family residential parcels which will be accessed from the existing driveway to Freedom Boulevard.

The subject property is 5.12 acres in area. The division of the parcel into two separate single family residential parcels requires a minimum of 1 acre of net developable land per parcel. Both residences will be accessed by a shared driveway to Freedom Boulevard. Area with slopes over 30 percent, the shared right of way, and the portion of the proposed Parcel A that is under 100 feet in width is (allowed as a corridor access per County Code) have been deducted from the net developable land area. The proposed land division will comply with the minimum parcel size of the R-1-1AC (Single family residential - 1 acre minimum) zone district.

The subject property is designated as Urban Very Low Density Residential (R-UVL) in the General Plan. The Urban Very Low Density Residential (R-UVL) General Plan designation requires new development to be within a density range of 10,000 square feet to 1 acre of net developable land per residential unit. The proposed land division complies with the General Plan allowed density.

Design Review & Scenic Resources

The existing single family dwelling is proposed to be retained on Parcel A and a new single family dwelling is proposed to be constructed on the new parcel (Parcel B). The new home will be approximately 3,500 square feet, two stories in height (with a garage below the one story living area), and will contain four bedrooms.

Proposed building materials include stucco siding and composition shingle roofing. The building includes varied roof planes, with porch and trellis elements. Windows were added to the underfloor area to add variety to the elevation facing Freedom Boulevard. These features will break up the visual bulk and mass of the proposed structures.

The subject property is located within the viewshed of the Hwy One scenic corridor. Although visible from a short segment of Highway One, these views are limited to the Freedom Boulevard overpass and the property is located a good distance away from the highway. Screening trees have been added at the front of the property along Freedom Boulevard to reduce the visibility of the proposed new residence. For these reasons the project is not anticipated to create impacts to the Highway One viewshed.

Utilities

Water, sewer, and electrical utilities are available to the subject property. The existing water and sewer mains are capable of handling the additional volume necessary to serve the proposed development.

Environmental Review

Environmental Review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for this exemption due to the fact that the proposed parcels are located within the Urban Services line, will be served by a driveway to an existing roadway, and all urban services are available. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

Conclusion

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" ("Findings") for a complete listing of findings and evidence related to the above discussion.

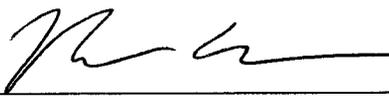
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0076**, based on the attached findings and conditions.

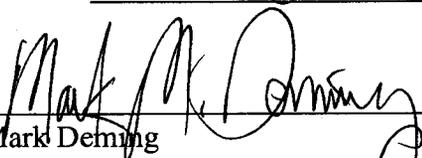
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

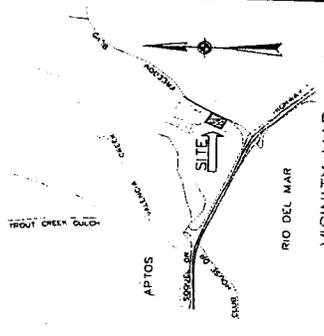
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____


Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

Report Reviewed By: _____


Mark Deming
Assistant Director
Santa Cruz County Planning Department



VICINITY MAP
SCALE: 1/4"=100'

LEGEND

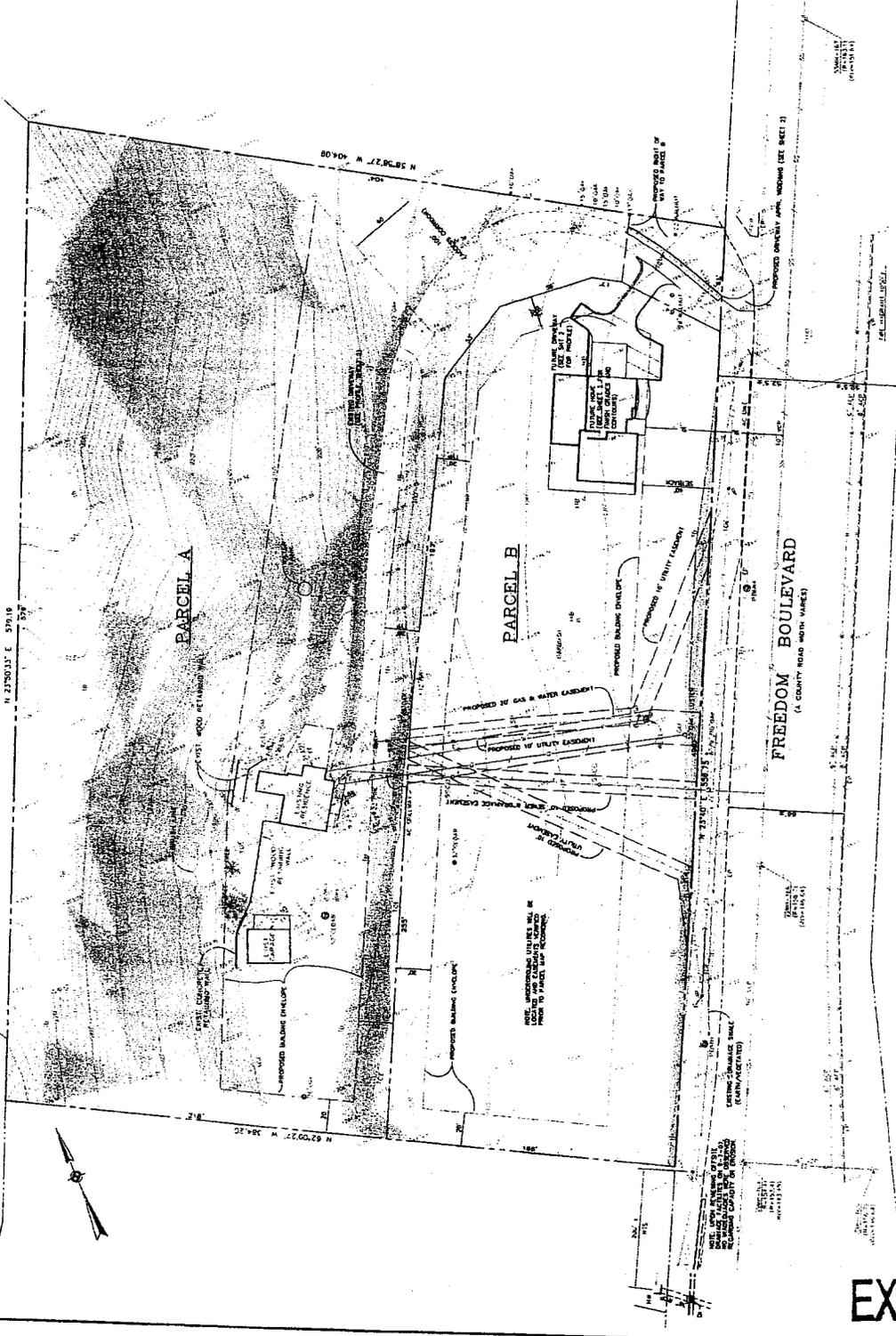
- EXISTING ASPHALT CONCRETE
- EXISTING CONCRETE
- EXISTING SPOT ELEVATION
- EXISTING SPOT GRADE
- FENCE
- EXISTING WATER LINE (APPROX.)
- EXISTING SEWER LINE (APPROX.)
- EXISTING SLOPE LATERAL (APPROX.)
- EXISTING UNDERGROUND TELECOMMUNICATION (APPROX.)
- EXISTING OVERHEAD UTILITIES (APPROX.)
- EXISTING ELECTRICAL LINES
- PROPOSED MAIN WATER LEADER
- PROPOSED SEWER LATERAL
- EDGE OF PAVEMENT
- FRESH FLOOR
- FRESH GRADE
- FLOORING
- GRADE BREAK
- DOGS WALKER
- DOGS WALKER (APPROX.)
- ADJ. COUNTY ROAD
- SPAN
- SAVING SLOPE VEHICLE
- SCAVENGE POLE
- TOP OF WALK
- EDGE OF WALK
- WATER UTILITY
- WATER VALVE
- TO BE REMOVED

NOTES:

1. OWNER: JIM NORRIS, 10010 W. FREEDOM BLVD., APTOS, CA 95020
2. SURVEYOR: JAMES B. WILSON, 10010 W. FREEDOM BLVD., APTOS, CA 95020
3. WATER SOURCE: CENTRAL WATER DISTRICT/PRIVATE W.L.
4. SEWER DISPOSAL: SANTA CRUZ COUNTY
5. PRECINCT ZONE: R-1-11-C
6. PROPOSED ZONING: R-1-11-C
7. PRESENT LAND USE: URBAN VEH. FOR RESIDENTIAL
8. PROPOSED LAND USE: URBAN VEH. FOR RESIDENTIAL
9. STREET TREES: NONE
10. COMPOUND AREA: NONE
11. AREAS SUBJECT TO INUNDATION: NONE
12. ALL UTILITIES SHALL BE UNDERGROUND.

TENTATIVE MAP FOR
JIM NORRIS
APR 041-247-05 MLD# 07-0076
MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
10 FRONT ST. SUITE 200
SAN JOSE, CALIF. 95131

SITE MAP
DATE: 10/1/07
SCALE: 1/4"=100'



SLOPE LEGEND

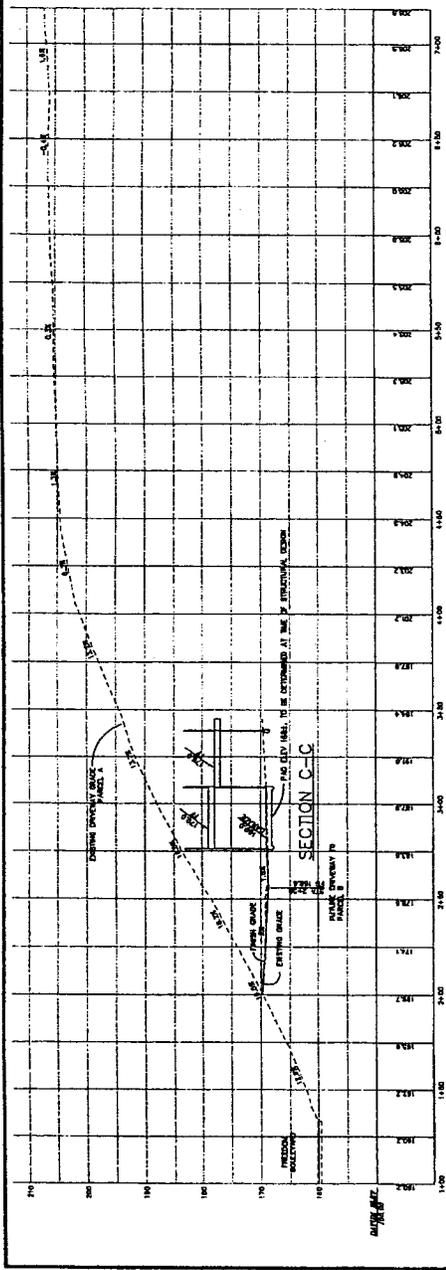
- 0 TO 3%
- 3% TO 5%
- GREATER THAN 5%

LOT COVERAGE

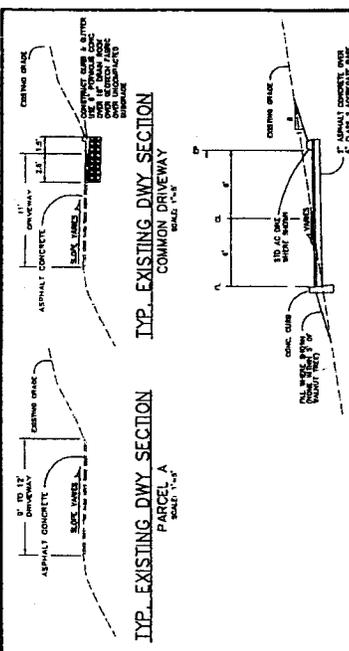
AREA	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF LOT	PERCENTAGE OF LOT	PERCENTAGE OF LOT
PROPOSED LOT 1	5,127	0.117	11.7%	11.7%	11.7%
PROPOSED LOT 2	3,734	0.085	8.5%	8.5%	8.5%
PROPOSED LOT 3	1,888	0.043	4.3%	4.3%	4.3%
TOTAL	10,749	0.245	24.5%	24.5%	24.5%

* CALCULATED BY AND SLOPE REDUCTIONS

EXHIBIT A



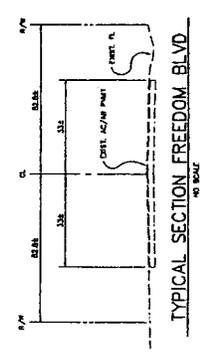
EXISTING DRIVEWAY PROFILE
SCALE: 1"=4'



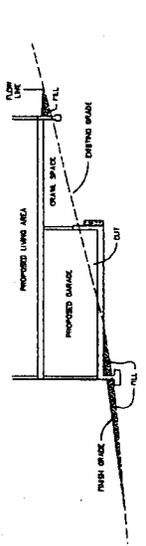
TYP. EXISTING DWY SECTION
PARCEL A
SCALE: 1"=4'

TYP. EXISTING DWY SECTION
COMMON DRIVEWAY
SCALE: 1"=4'

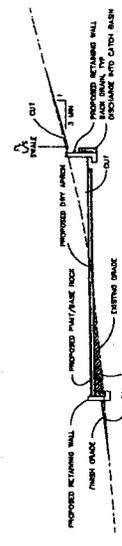
TYPICAL PROPOSED DRIVEWAY SECTION
PARCEL B
SCALE: 1"=4'



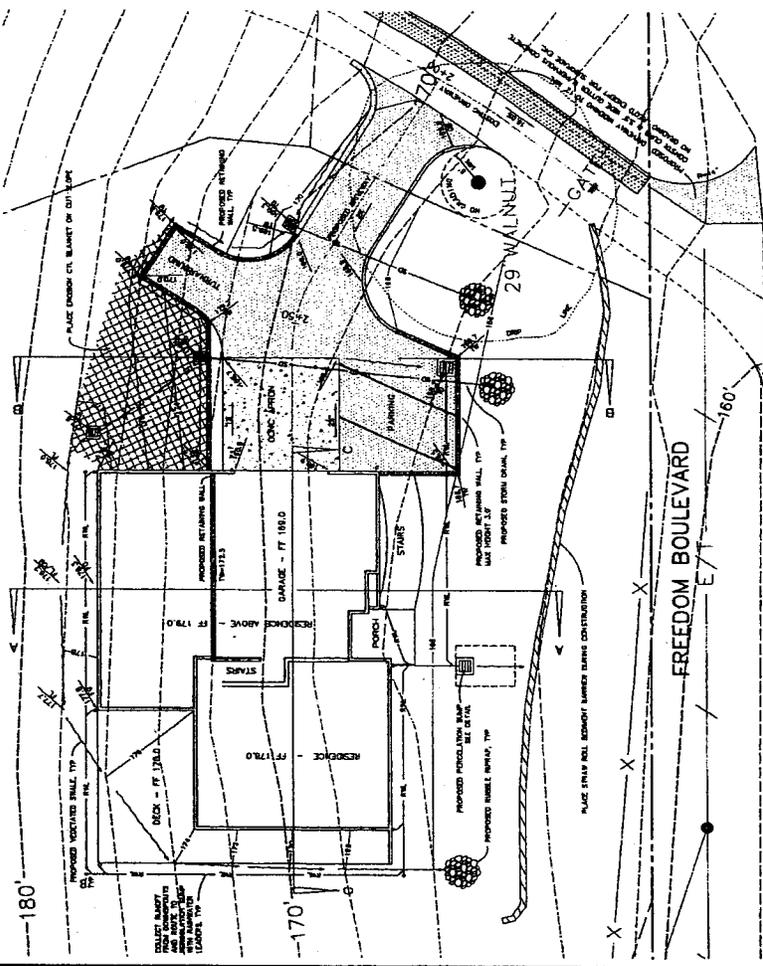
TYPICAL SECTION FREEDOM BLVD.
NO SCALE



SECTION A-A
SCALE: 1"=4'



SECTION B-B
SCALE: 1"=4'



HOMESITE GRADING DETAIL
SCALE: 1"=4'

ESTIMATED CUT/FILL - 90± CY

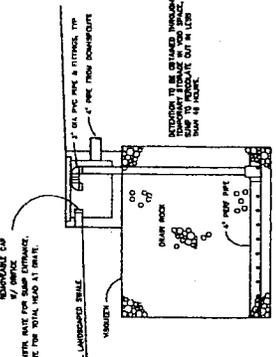
EROSION CONTROL STAGING

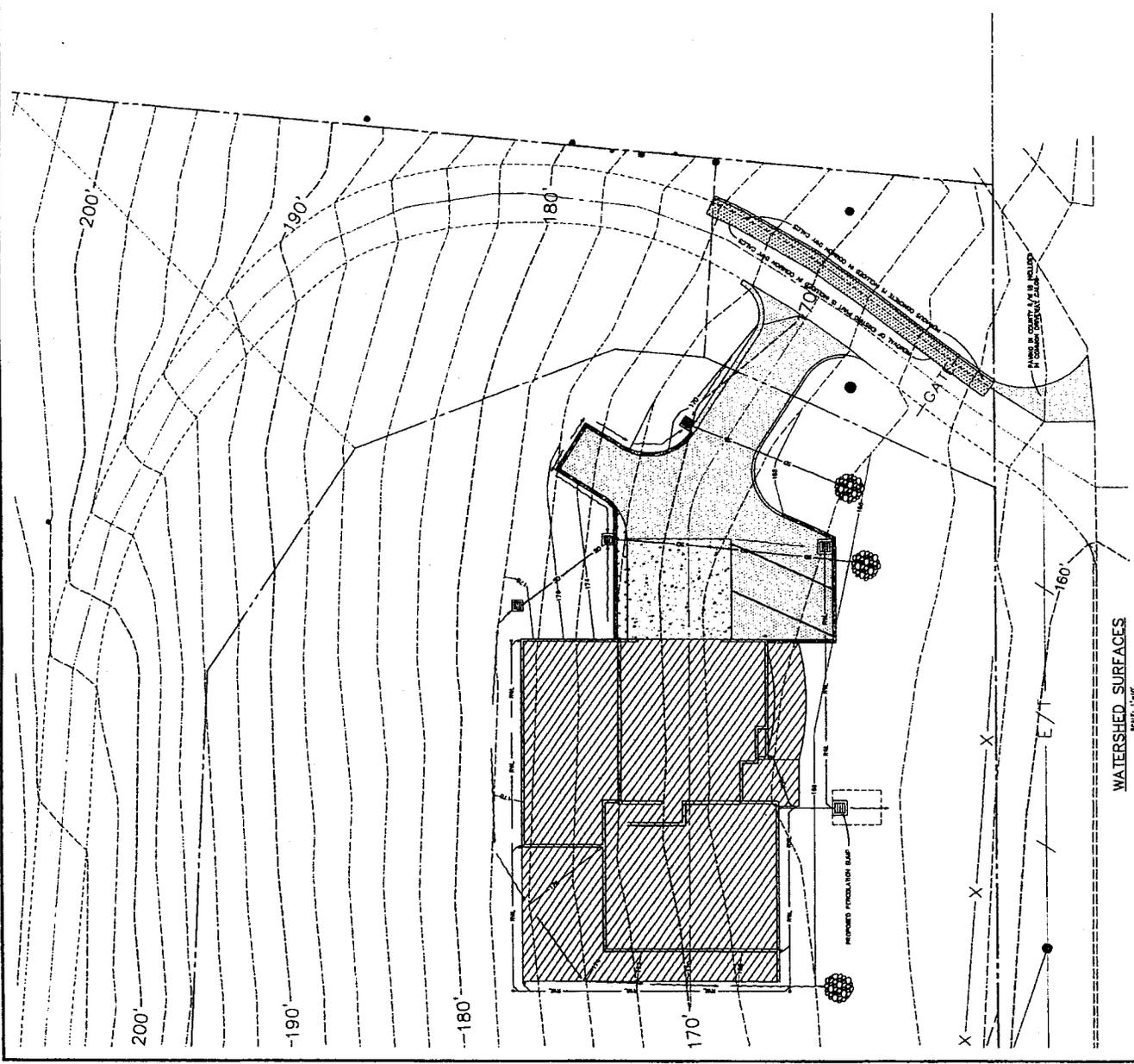
- EROSION CONTROL STAGING SHALL BE INSTALLED FROM THE START OF ALL CONSTRUCTION ACTIVITIES AND MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE STAGING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT EROSION OF THE EXPOSED SOIL SURFACE. THE STAGING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT EROSION OF THE EXPOSED SOIL SURFACE. THE STAGING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT EROSION OF THE EXPOSED SOIL SURFACE.
- EROSION CONTROL STAGING SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. THE STAGING SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT EROSION OF THE EXPOSED SOIL SURFACE. THE STAGING SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT EROSION OF THE EXPOSED SOIL SURFACE.



TENTATIVE MAP FOR JIM NORRIS	
DATE: APR 04-2005	MAP: 07-0079
MID COAST ENGINEERS CIVIL ENGINEERS AND LAND SURVEYORS 1500 S. ST. JAMES ST., SUITE 100 SAN JOSE, CA 95128 TEL: (415) 251-1000	
GRADING, PROFILES, SECTIONS	
PAGE: 2 OF 3	

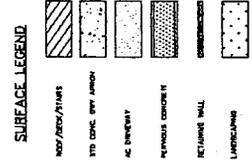
PERCOLATION SUMP SCHEMATIC DETAIL





OVERALL SITE DRAINAGE CALCS

AREA	1.4	POST
PERCENT	1.0	1.0
PRECIPITATION	1.0	1.0
10 YR	1.0	1.0
100 YR	1.0	1.0



DEVELOPMENT IMPACT AREA CALCS
(BASED TO PRODUCTION SHED)

AREA	AREA	PRECIP.	POST
AS DRIVEWAY	1.0	1.0	1.0
WOOD/ROCK/STONES	1.0	1.0	1.0
STD CONC. DRW. JAMB	1.0	1.0	1.0
REPAIRS CONCRETE	1.0	1.0	1.0
RETAINING WALL	1.0	1.0	1.0
LANDSCAPING	1.0	1.0	1.0
TOTAL	6.0	6.0	6.0

COMMON DRIVEWAY CALCS

AREA	1.0	POST
PRECIPITATION	1.0	1.0
10 YR	1.0	1.0
100 YR	1.0	1.0



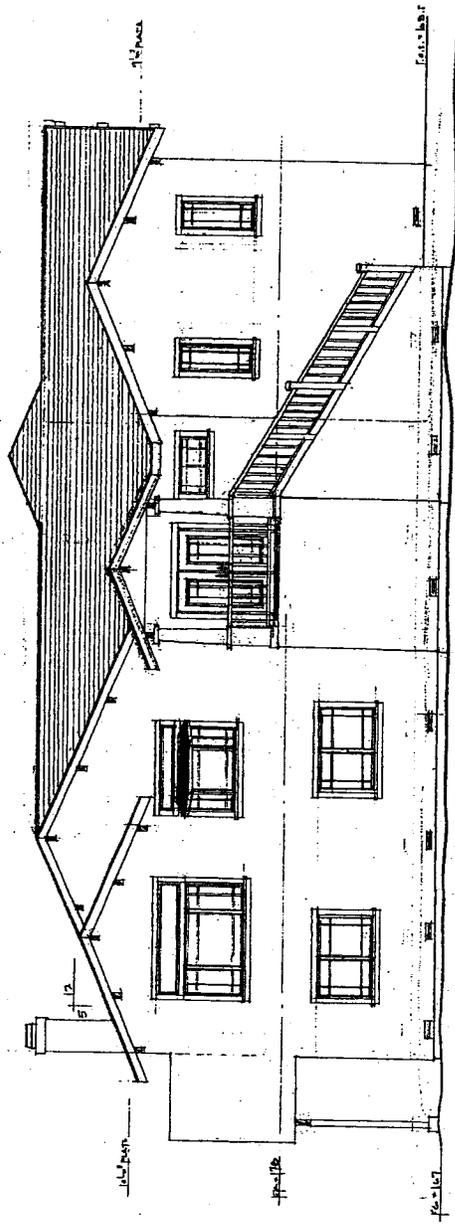
TENTATIVE MAP FOR
JIM NORRIS
APR 041-242-05 MJD 07-0078
MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
1700 PAPER ST. SUITE 100
SAN JOSE, CALIF. 95128
DRAINAGE CALCS 3 of 3

DATE	BY
APRIL 2007	RPB

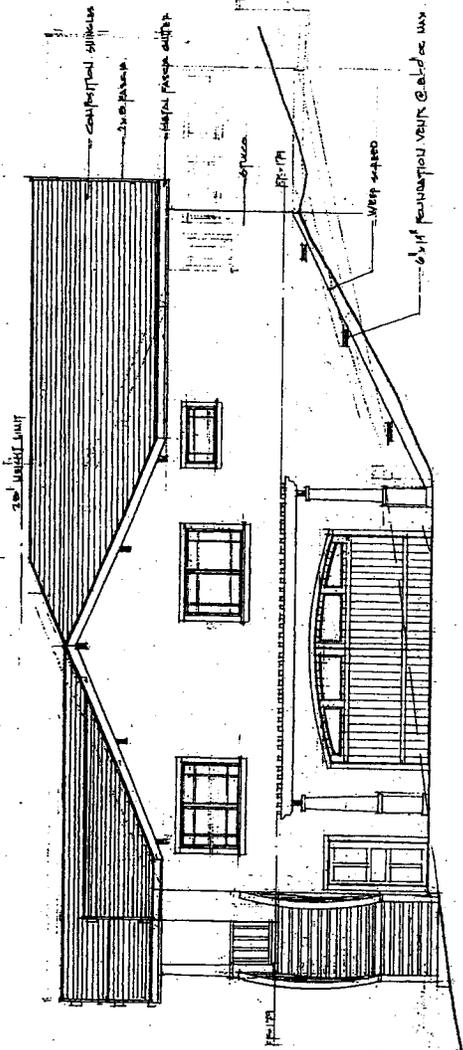
NORRIS RESIDENCE
 For James & Denise Norris (831)688-2018
 160 Zanabar Aptos CA 95005
 Site: 7476 Freedom Blvd. A.P.N. 041 - 242 - 05

BROWNFIELD & ASSOCIATES
 ROBIN BROWNFIELD
 180 College Road Westmonte, CA 95076
 Phone: (831)724-4594 Fax: (831)724-4594

ROBIN BROWNFIELD
 ARCHITECT
 180 COLLEGE ROAD
 WESTMONTE, CA 95076
 PHONE: (831) 724-4594
 FAX: (831) 724-4594
 WWW: WWW.BROWNFIELDARCHITECT.COM



EAST ELEVATION
Scale: 1/8\"/>



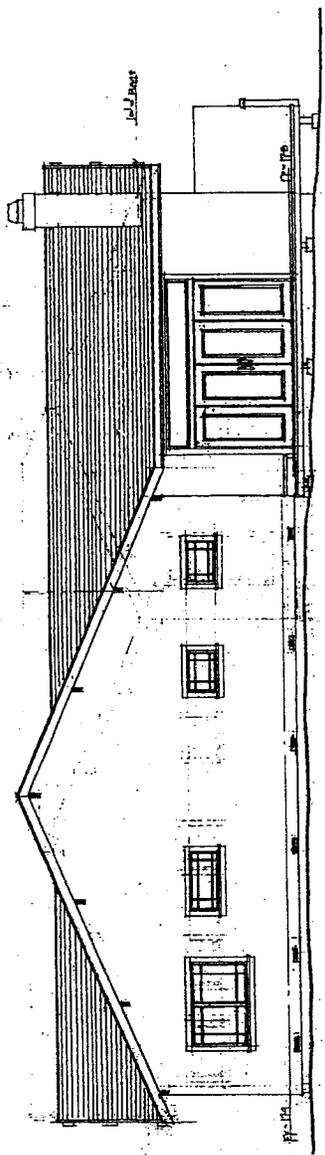
NORTH ELEVATION
Scale: 1/8\"/>

NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10
NO. 11
NO. 12
NO. 13
NO. 14
NO. 15
NO. 16
NO. 17
NO. 18
NO. 19
NO. 20

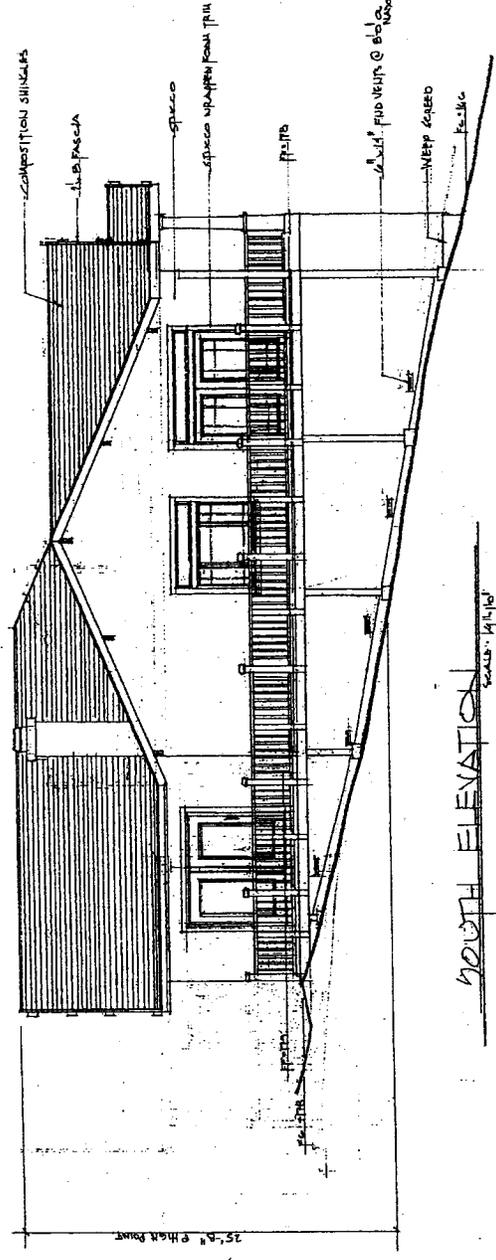
BROWNFIELD & ASSOCIATES
 489 College Road, Menlo Park, CA 94025
 Phone: (650) 724-1994 Fax: (650) 724-1995

NORRIS RESIDENCE
 For James & Denise Norris (CS1988-2018)
 160 Zanker Aptos, CA 95005
 Site: 7475 Freedom Blvd., Apt. N, O41 - 242 - 05

Revised
 November 06
 08:31
 SHEET



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



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

EXHIBIT A

Subdivision Findings

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

This finding can be made, 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.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two single family residential parcels and is located in the Urban Very Low Density Residential (R-UVL) General Plan designation which allows a density of one parcel for each 6,000 square feet to 1 acre of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 1 acre of net developable area.

The project is consistent with the General Plan in that the full range of urban services are available, including public water and sewer service. Parcels will be accessed by Freedom Boulevard. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed development will be consistent with the pattern of surrounding development, and the design of the proposed structures are consistent with the character of similar developments in the surrounding neighborhood.

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

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-1AC (Single family residential - 1 acre minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-1AC zone district.

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

This finding can be made, in that technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed units are properly configured to allow development in compliance with the required site standards. No environmental resources would be adversely impacted by the proposed development.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

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

This finding can be made, in that municipal water and sewer services are available to serve the proposed parcels.

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.

This finding can be made, in that no such easements are known to affect the project site.

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

This finding can be made, in that the resulting parcels are oriented to the extent possible in a manner to take advantage of solar opportunities.

9. 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.

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

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.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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.

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-1AC (Single family residential - 1 acre minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-1AC zone district.

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.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two single family residential parcels and is located in the Urban Very Low Density Residential (R-UVL) General Plan designation which allows a density of one parcel for each 6,000 square feet to 1 acre of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 1 acre of net developable area.

The project is consistent with the General Plan in that the full range of urban services are available, including public water and sewer service. Parcels will be accessed by Freedom Boulevard. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed development will be consistent with the pattern of surrounding development, and the design of the proposed structures are consistent with the character of similar developments in the surrounding neighborhood.

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

Application #: 07-0076

APN: 041-242-05

Owner: Denise & James Norris, trustees

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.

This finding can be made, in that the expected level of additional traffic generated by the proposed project is anticipated to be 1 additional peak vehicle trip per day (1 per single family dwelling), the proposed 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.

This finding can be made, in that the project site is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

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.

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Conditions of Approval

Land Division 07-0076

Applicant: Robin Brownfield

Property Owner: Denise & James Norris, trustees

Assessor's Parcel Number(s): 041-242-05

Property Address and Location: Property located on the west side of Freedom Boulevard approximately 500 feet north of Soquel Drive (7476 Freedom Blvd).

Planning Area: Aptos

Exhibit(s):

- A. Tentative Map & Improvement Plans - prepared by Mid Coast Engineers, revised 10/24/07; Architectural and floor plans - prepared by Brownfield & Associated, revised 4/07.
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain an updated will serve letter from the Santa Cruz County Sanitation District.
- 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 parcels.
- C. The minimum parcel area shall be 1 acre of net developable land per parcel.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes shall meet the minimum setbacks for the R-1-1AC zone district of 40 for front yards, 20 feet for side and rear yards.
 - 2. Show the net area of each lot to nearest square foot.
- 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 Assessors 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 Central Water District. All regulations and conditions of the water district shall be met.
 - 3. Lots shall be connected for sewer service to Santa Cruz 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 the approved Exhibit "A" and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-1AC zone district. Development on each parcel shall not exceed a 10% lot coverage, or other standard 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 Freedom Boulevard.
 - c. The architectural plans shall be revised to include the retaining wall at the upper section of the proposed driveway apron, as indicated on the preliminary improvement plans.

5. A revised landscaping plan shall be submitted which indicates the tree canopies for the proposed screening trees. Additional trees may be required to ensure screening at the front of the property.
6. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Tharp & Associates, dated 8/05.
7. 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.
8. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and 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 the type of erosion control practices to be used and shall include the following:
 - a. Silt and grease traps shall be installed according to the approved improvement plans.
 - b. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
9. Any changes from the approved Exhibit "A", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded 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. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

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 Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 2. Pay all necessary bonding, deposits, and connections fees.
- 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. All requirements of the Aptos/La Selva Fire Protection District shall be met.
- E. Park dedication in-lieu fees shall be paid for one (1) dwelling unit. These fees are currently \$1000 per bedroom, but are subject to change.
- F. Child Care Development fees shall be paid for one (1) dwelling unit. These fees are currently \$109 per bedroom, but are subject to change.
- G. Transportation improvement fees shall be paid for one (1) dwelling unit. These fees are currently \$2,360 per unit, but are subject to change.
- H. Roadside improvement fees shall be paid for one (1) dwelling unit. These fees are currently \$2,360 per unit, but are subject to change.
- I. 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 attached 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 improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. 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 and all volumes of excavated and fill soils.
 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 include 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 of the Parcel Map.
 6. A tree protection plan, prepared by the project arborist, which indicates tree protection practices to protect the existing black walnut tree (including tree protection fencing) shall be submitted for review by Environmental Planning staff. A plan review and approval letter from the project arborist is required prior to recordation of the Parcel Map.
- IV. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:
- A. Tree protection fencing shall be installed per the recommendations of the project arborist.
 - B. In order to ensure that these conditions are communicated to the various parties responsible for constructing the project, 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, the project arborist, and Santa Cruz County Environmental Planning staff. The tree protection fencing and erosion control 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 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 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 unless otherwise specifically excepted by these conditions of approval.

- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that 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 and 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 of the geotechnical report prepared by Tharp & Associates, dated 8/05. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the

geotechnical report(s).

- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.

VI. Operational Conditions

- A. 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 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.
- B. The underfloor area of the single family dwelling (proposed on Parcel B) is not currently designed as usable or habitable space (even though windows are proposed to break up the two story mass of the residence). Any future conversion of the underfloor area for utility, storage, or habitable uses shall require all applicable permits at the time of such conversion.
- 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 an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**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 Parcel 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 Director

Randall Adams
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: 07-0076
Assessor Parcel Number: 041-242-05
Project Location: 7476 Freedom Boulevard

Project Description: Proposal to divide a 5 acre parcel into 2 parcels and construct a single family residence.

Person or Agency Proposing Project: Robin Brownfield

Contact Phone Number: (831) 724-4994

- 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:

Minor land division within an urbanized area with all urban services available.

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

Randall Adams, Project Planner

Date: _____

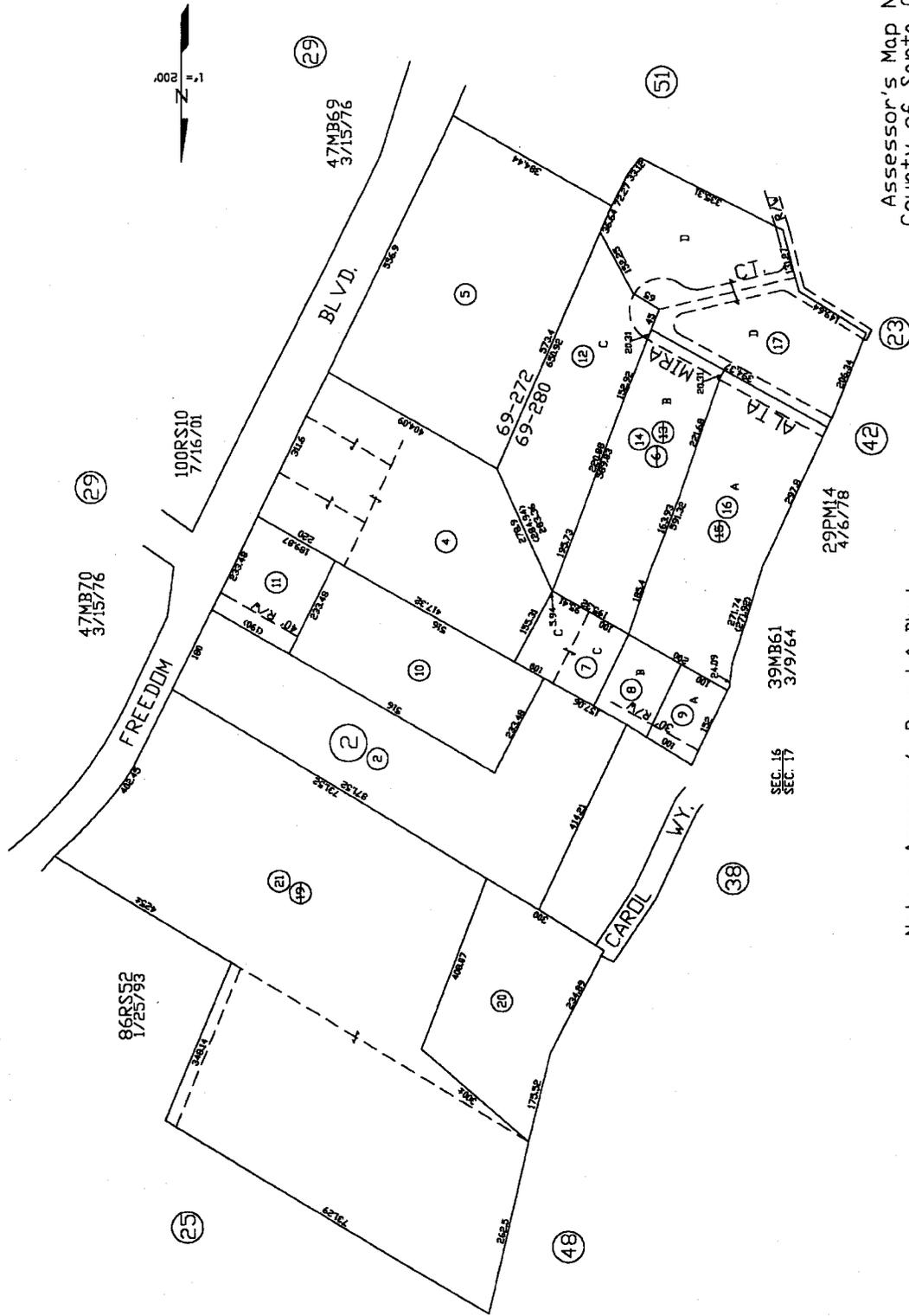
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USER. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. APTOS RANCHO
W. 1/2 SEC. 16 & E. 1/2 SEC. 17,
T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-272 69-280

41-24



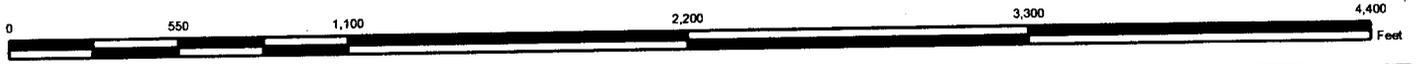
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 41-24
County of Santa Cruz, Calif.
Dec. 1998

Rev. 8/27/02 CS (08/05/02)
Electronically Redrawn 12/29/98 re
Map 5/18/01 with Changed page ref's

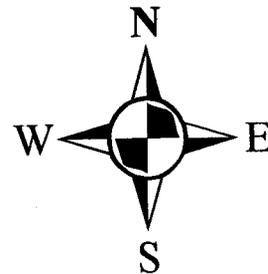


Location Map



Legend

-  APN 041-242-05
-  Assessors Parcels
-  County Maintained Streets
-  State Highways

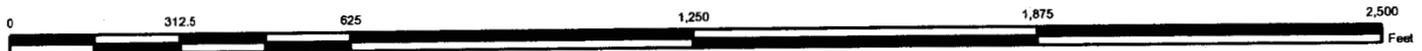
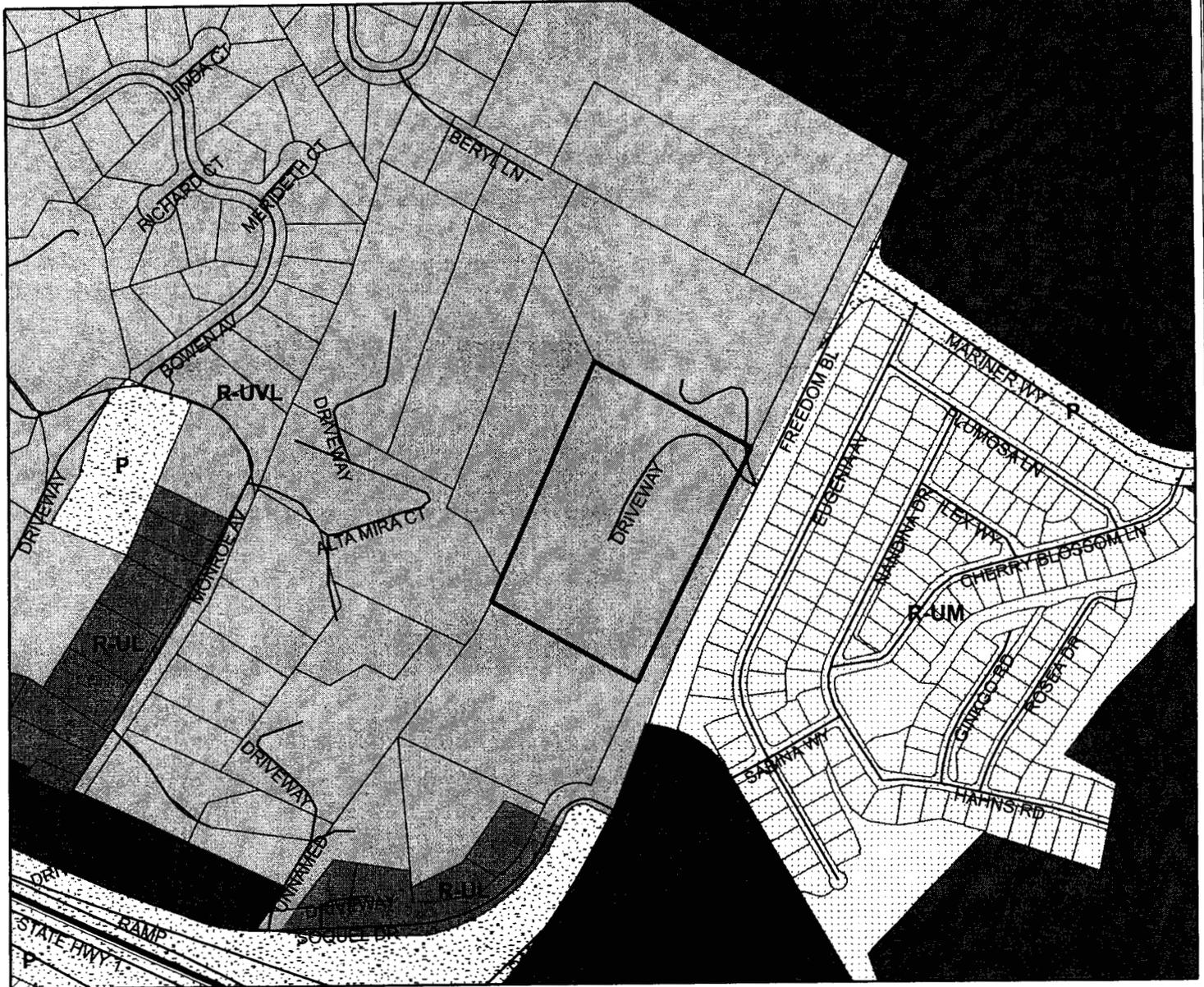


Map Created by
 County of Santa Cruz
 Planning Department
 February 2007

EXHIBIT E

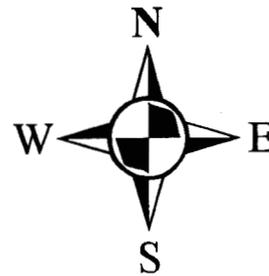


General Plan Designation Map



Legend

-  APN 041-242-05
-  Assessors Parcels
-  Streets
-  State Highways
-  Residential - Urban Very Low Density (R-UVL)
-  Residential - Urban Low Density (R-UL)
-  Residential-Rural (R-R)
-  Residential - Urban Medium Density (R-UM)
-  Commercial-Service (C-S)
-  Public Facilities (P)



Map Created by
County of Santa Cruz
Planning Department
February 2007

EXHIBIT E

To: Santa Cruz County Environmental Health Service
701 Ocean Street, Rm. 312, Santa Cruz, CA 95060

NOTICE OF WATER AVAILABILITY

The following property may be served by our water system and be put on your waiting list for a building permit.

Assessor's Parcel Number: 041-242-05

Property Owner's Name: James & Denise Norris

Mailing Address: 160 Zanzibar Drive, Aptos, CA 95003

Provided the following conditions are met prior to the issuance of a building permit:

Compliance with the rules and regulations of the Central Water District and payment of all applicable fees and charges.

This notice expires 18 months from date shown below.

Name of Water Company: **CENTRAL WATER DISTRICT**

Date: January 15, 2008 By: *Evelyn Scott*

Post-it® Fax Note	7671	Date	1/15/08	# of pages	1
To	<i>Denise Norris</i>	From	<i>Evelyn Scott</i>		
Co./Dept.		Co.	<i>Central Water</i>		
Phone #		Phone #	<i>688-2767</i>		
Fax #	<i>688-5382</i>	Fax #	<i>688-2774</i>		

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

Project Planner: Randall Adams
Application No.: 07-0076
APN: 041-242-05

Date: December 3, 2007
Time: 14:17:08
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 5, 2007 BY CAROLYN I BANTI =====

The following are Completeness comments in regards to soils and grading issues:

1. Prior to approval of the discretionary application, a plan review letter shall be submitted to Environmental Planning. The author of the soils report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

2. Please provide an additional east-west cross section of the portion of the proposed building labeled "residence" at the south end of the building. Please include the pad elevation of the lower floor in this section.

3. The soils report has been accepted. Please see letter dated 3/5/07. ===== UP-
DATED ON MARCH 6, 2007 BY ANDREA M KOCH =====

The following are completeness comments in regards to other environmental planning issues:

1) Show locations, sizes, and species of the trees planted along Freedom Boulevard.

2) Show the dripline of the 29" walnut adjacent to the proposed new driveway. (The dripline is the extent of the tree canopy.) ===== UPDATED ON MARCH 13, 2007 BY CAROLYN I BANTI =====

===== UPDATED ON MARCH 13, 2007 BY CAROLYN I BANTI =====

===== UPDATED ON AUGUST 3, 2007 BY CAROLYN I BANTI =====

Completeness Comments in regards to soils and grading issues have been addressed.

===== UPDATED ON AUGUST 9, 2007 BY ANTONELLA GENTILE =====

The plans show grading within 5 feet of the trunk of the 29" walnut tree. This conflicts with the recommendations in the letter (undated) from Nature First. Please submit a plan review letter from Nature First that states that the plans are in conformance with the recommendations in the submitted letter. The plan review letter should reference the most recently submitted plans. ===== UPDATED ON OCTOBER 9, 2007 BY ANTONELLA GENTILE =====

The required 5' setback from the walnut tree to be retained is for grading, not paving or curb placement. Grading, specifically fill, is shown in the area surrounding the tree. As stated before, the driveway should be moved to allow for a minimum 5' setback from the tree for all grading. Please revise the plans to show no grading in this area, and include a note specifying this. If the driveway cannot be moved, provide a written explanation of the reason(s) why it must remain in the currently proposed location. ===== UPDATED ON NOVEMBER 21, 2007 BY ANTONELLA GENTILE =====

Above comments have been addressed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 5, 2007 BY CAROLYN I BANTI =====

Disc iatory Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0076
APN: 041-242-05

Date: December 3, 2007
Time: 14:17:08
Page: 2

The following are Compliance Comments in regards to soils and grading issues:

No Comments

The following are Additional Comments/Permit Conditions in regards to soils and grading issues:

1. Please call out all beginning/end points of retaining walls on plans.
2. Please provide a cross section of the retaining wall nearest the turnaround, as well as top-of-wall and bottom-of-wall elevations of the walls at regular intervals.
3. Surface water should not be allowed to flow over the top of retaining walls. Please provide detail of v-ditch or similar drainage control feature behind retaining walls to control surface flow, as well as proposed outlets.
4. Recommendation #6.2.11.c states that roof eaves should be guttered with the outlets connected to a closed conduit which discharges at a location away from the structure and graded area. The current drainage plan routes drainage around house at the toe of a fill slope adjacent to the structure foundations. The current drainage plan is vulnerable to erosion and does not conform to the recommendations of the report; please revise.
5. Please note error on Sheet 5: current "south" elevation should be labeled "west" elevation, and current "west" elevation labeled "south" elevation.
6. Backdrains shall be provided for walls over 4 feet high and retaining walls which form part of a building structure per soils report recommendation #6.4.3.a. Please identify on the plans which walls will require backdrains and how these backdrains will connect to the closed conduit stormwater system or otherwise appropriately discharged.
7. All comments noted in the conditions of approval must be shown on subsequent building permit or improvement plans as appropriate.
8. Note that building permit and/or improvement plans will require additional erosion control details and locations.
9. Please provide additional grading cross section of the residence in the north-south direction on plans. Include pad elevations for lower level.
10. Please revise plans to show existing and proposed grading contours for the widening of the driveway entrance.
11. Please show over excavation and recompaction quantities for soil beneath and within the recommended lateral extents of concrete slabs-on-grade, garage floors, new fills, and pavements as stated in soils report recommendation #6.1.e. Please report both the over excavation quantities and total project quantities separately on the plans. ===== UPDATED ON MARCH 6, 2007 BY ANDREA M KOCH =====

Disc: Dictionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0076
APN: 041-242-05

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The following are compliance comments in regards to other environmental planning issues:

1) Per Section 13.11.075 of the County Code, mature trees over 6 inches in diameter at 5 feet above ground level shall be incorporated into the site and landscape design.

The existing 29" diameter walnut tree will likely be damaged by the paving of the new proposed driveway and the proposed grading below the new driveway.

In order to protect the existing walnut tree and comply with Section 13.11.075, please relocate the proposed driveway and all proposed grading outside of the walnut tree's dripline. ===== UPDATED ON AUGUST 3, 2007 BY CAROLYN I BANTI
=====

Compliance Comments in regards to soils and grading issues have been addressed.
===== UPDATED ON AUGUST 9, 2007 BY ANTONELLA GENTILE =====

Tree protection fencing and notes will be required on the building permit plans for all trees to be retained near the project area. ===== UPDATED ON OCTOBER 9, 2007 BY ANTONELLA GENTILE =====

No additional comments at this time. ===== UPDATED ON NOVEMBER 21, 2007 BY ANTONELLA GENTILE =====

Include recommendations from the project arborist on improvement plans and building application plans.

Long Range Planning Completeness Comments

===== REVIEW ON MARCH 6, 2007 BY GLENDA L HILL =====

This property is zoned R-1-1 acre. The minimum site frontage for new parcels is 60 feet. Proposed Parcel A shows a frontage of 40 feet on the proposed right-of-way. This needs to be corrected by either: a) reconfiguring the lot to have 60 feet of frontage; b) proposing a cul-de-sac in which case the minimum site frontage drops to 40 feet; c) apply for a Variance to reduce the minimum site frontage; or d) designate the reduced 40-foot frontage area as a corridor access in which case the minimum site frontage drops to 20 feet (if this option is chosen, the area of the lot between 40 feet wide and 100 feet wide is deducted from developable land and the lot size would have to be recalculated to ensure that Parcel A is not reduced below one acre in size). ===== UPDATED ON JULY 20, 2007 BY GLENDA L HILL =====
7/20/07 Second Routing The tentative map has been revised to indicate that Parcel A will be served by a corridor access that meets the standards (minimum of 20 feet in width, maximum of 150 feet in length). The area of the access corridor has been deducted from net site area and the proposed parcel size is greater than one acre. This satisfies this reviewer's concerns regarding application completeness.

Long Range Planning Miscellaneous Comments

===== REVIEW ON MARCH 6, 2007 BY GLENDA L HILL =====

This parcel is highly visible from Highway One, a scenic corridor. The project should be conditioned to protect this scenic resource.

Dpw Drainage Completeness Comments

Disc :ionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0076
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LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MARCH 8, 2007 BY DAVID W SIMS =====
Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Policy Compliance Items:

Item 1) Project mitigations must control a broad range of storms to predevelopment levels up through the 10-year event by application of BMPs prior to use of orifice controlled detention. Demonstrate how this will be met. The concentrated pipe discharge points provide insufficient spreading and occur too close to the property edge and roadside drainage swale for this runoff to be adequately mitigated. Improved dispersion or enhanced percolation facilities are needed.

Item 2) The project is required to minimize impervious surfacing. Use of pervious pavements for portions of the driveway will meet this requirement and could be integrated with other mitigation requirements to simplify the approach. Site soils are mapped as highly permeable and would be very adaptable to pervious pavement.

Information Items:

Item 3) Incomplete. The proposal to discharge downspouts to splashblocks in close proximity to the structure foundation does not appear to agree with recommendations within the geotechnical investigation (reference 6.2.11c). The report calls for runoff to be piped and discharged away from the structure, without saying what distance is acceptable. Please review and either revise the plan or obtain concurrence from the geotech.

Item 4) Incomplete. It is not clear between the different plans whether retaining walls are proposed or not (Arch. N. Elev. has removed them). Show any back drains for retaining walls, fills etc... and indicate the method and location of discharge.

Item 5) Incomplete. The geotechnical engineer has specified that utility trenches are to be capped with impermeable material (reference 6.2.10f). Show these extents on the plans and account for it in itemization and mitigation measures. Also, the driveway approach widening must be accounted

Item 6) Incomplete. Fully describe the offsite flow path until it reaches a County inlet or natural channel. Identify any existing inadequacies in this path including erosion and capacity.

Item 7) Incomplete. Provide itemization of all new impervious coverage. Clarify the construction type/materials for the deck.

Please see miscellaneous comments. ===== UPDATED ON AUGUST 6, 2007 BY DAVID W SIMS =====

2nd Routing:

Policy Compliance Items:

Disc :ionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0076
APN: 041-242-05

Date: December 3, 2007
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Item 1) Item generally addressed, but location needs to be confirmed as acceptable by geotech letter, which was not received.

Item 2) Item not sufficiently addressed. The narrow strip of porous asphalt is placed directly adjacent to existing standard asphalt, with no reasonable way to provide reliable visual separation or to assure that the surface will not be top-coated during maintenance of the standard asphalt. Larger area that can be more reliably isolated and differentiated should be provided.

Information Items:

Prior Item 3) Incomplete. See prior comment. Geotechnical review letter not received for review.

Prior Item 4) Incomplete. It is not clear between the different plans whether retaining walls are proposed or not (Arch. N. Elev. has removed them). Retaining wall back drains have now been adequately shown and noted on the civil plans.

Prior Item 5) Incomplete. See prior comment. Geotechnical review letter not received for review. The impermeable utility trench backfill and driveway approach widening must be accounted for (at reduced impact) even if it is semi-permeable.

Prior Item 6) Incomplete. See prior comment.

Prior Item 7) Complete. Itemization provide on civil sheet 3 of 3 for all new impervious coverage. Apparently the deck is impervious.

Please see miscellaneous comments. ===== UPDATED ON OCTOBER 2, 2007 BY DAVID W SIMS =====

Policy Compliance Items:

Item 1) Geotech letter still required to clear this item, which was not received.

Item 2) Item addressed. Due to the dominate longitudinal slope of the driveway it is recommended that pervious concrete be proposed for the entire width of the lower driveway to assure interception of runoff from the pavement above and more effective treatment.

Information Items:

Prior Item 3) Incomplete. Item not addressed. Geotechnical review letter not received for review.

Prior Item 4) Incomplete. Item not addressed. Architectural plans not received for review.

Prior Item 5) Incomplete. Item not addressed. Geotechnical review letter not received for review.

Prior Item 6) Complete.

Disc iinary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0076
APN: 041-242-05

Date: December 3, 2007
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Prior Item 7) Complete.

Please see miscellaneous comments. ===== UPDATED ON NOVEMBER 27, 2007 BY DAVID W SIMS =====

4th Routing:

Policy Compliance Items:

Items 1 & 2) Item addressed.

Information Items:

Prior Item 3) Complete.

Prior Item 4) Incomplete. Item not addressed. Architectural plans not revised to reflect engineering plans regarding retaining walls affecting drainage design.

Prior Items 5 - 7) Complete.

Please see miscellaneous comments.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 8, 2007 BY DAVID W SIMS =====

A) Is there any need for a valley gutter where the new driveway meets the existing driveway?

B) Due to this being an MLD, water quality treatment for driveway runoff is required in some form, and provision for permanent bold markings at any inlet that read: "NO DUMPING - DRAINS TO BAY".

C) Detailed maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.

D) A recorded maintenance agreement may be required for certain stormwater facilities.

E)A detail for the vegetated swales needs to be provided. F) Drainage calculations should be presented for the development impact area, rather than for the entire parcel.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.95 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

Disc :ionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0076
APN: 041-242-05

Date: December 3, 2007
Time: 14:17:08
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All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON AUGUST 6, 2007 BY DAVID W SIMS =====

Prior item A) Applicant has stated that a valley gutter where the new driveway meets the existing driveway is not needed.

B) Due to this being an MLD, water quality treatment for driveway runoff is required in some form, and provision for permanent bold markings at any inlet that read: "NO DUMPING - DRAINS TO BAY".

C) Detailed maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.

D) A recorded maintenance agreement may be required for certain stormwater facilities.

Prior item E) A detail for the vegetated swales has been provided on civil sheet 2 of 3.

Prior item F) Drainage calculations for the development impact area provided on civil sheet 3 of 3. ===== UPDATED ON OCTOBER 2, 2007 BY DAVID W SIMS =====

Prior items A through F: See prior comments.

New item G) The configuration of outlet pipes in the percolation sump needs to be revised such that not all storm events smaller than a two year event are bypassed. Effective treatment of these smaller storms is required. A 6" minimum diameter cleanout is required. ===== UPDATED ON NOVEMBER 27, 2007 BY DAVID W SIMS =====

Prior items A through G: See prior comments.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 2, 2007 BY GREG J MARTIN =====

The right-of-way and road for Freedom Boulevard meets or exceeds standards so no frontage improvements or right-of-way dedication is required.

-----The parcel has a development potential greater than proposed. Public Works recommends limiting access to ensure that any future development obtains access to Freedom Boulevard through the proposed driveway solely.

-----In addition, we recommend that the driveway be combined with the neighboring driveway to form one driveway. This will require construction of improvements on the neighboring parcel, dedication of an easement, and approval by the owner of the neighboring parcel.

-----The driveway is recommended to meet County Standards for the first 50 feet from the edge of pavement of Freedom Boulevard. Gates are not recommended within the first 50 feet. The recommended standard is a 24 foot wide road with 15 foot returns with a structural section of 2 inches of asphalt concrete over 6 inches of aggregate base.

Disc i onary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0076
APN: 041-242-05

Date: December 3, 2007
Time: 14:17:08
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-----Call Greg
Martin at 831-454-2811 with questions.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 2, 2007 BY GREG J MARTIN =====

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON MARCH 8, 2007 BY ERIN K STOW =====

DEPARTMENT NAME:Aptos/La Selva Fire Dept. APPROVED

A new fire hydrant will be required.

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 831-685-6690 for a copy of the UWIC Requirements.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON MARCH 8, 2007 BY ERIN K STOW =====

NO COMMENT



*Professional Tree Care
& Management*

Hi Denise,

Re: 7476 Freedom Blvd

I reviewed a Black Walnut Tree near the lower driveway where there is a road to be installed in close proximity to the tree.

As long as grading will not occur, there will be very little impact to the root system.

Thank you,

Shad Williams, Certified Arborist WE-7373A

CENTRAL WATER DISTRICT
400 Cox Road – Post Office Box 1869
Aptos, California 95001-1869
(831) 688-2767

MEMO

Date: February 26, 2007

To: Randall Adams
County Planning Department

From: Clarke Wales
Central Water District

Subject: Application No. 07-0076

Randall,

Thanks for sending this notification. With the increasing stresses on local water resources, it is important that water purveyors stay in the loop.

Note that this land division is located on Freedom Boulevard in an area serviced by sewers – a rare exception within the five square miles of the Central Water District. The significance is that water usage in this area increases the District's consumptive use by not allowing recharge through septic leach systems. Fortunately, development in this area is limited and therefore the water lost to the Bay is minimal.

The District hydrologist is currently modeling the groundwater condition in the vicinity of the District. I find it interesting that nearly half the water pumped from District wells is returned.

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: July 29, 2007

TO: Randall Adams, Planning Department

FROM: Carl Rom, Department of Public Works

SUBJECT: APPLICATION 07-0076, APN 041-242-05, FREEDOM BOULEVARD,
SECOND SUBMITTAL

This submittal appears to address all of my earlier comments on this project. I have no further comments on this application.

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

CDR:cdr

INTEROFFICE MEMO

APPLICATION NO: 07-0076 (second routing)

Date: August 1, 2007

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of a minor land division with a new residence at 7476 Freedom Boulevard, Aptos

Design Review Authority

13.11.040 Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

13.11.030 Definitions

- (u) "Sensitive Site" shall mean any property located adjacent to a scenic road or *within the viewshed of a scenic road* as recognized in the General Plan; or located on a coastal bluff, or on a ridgeline.

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>See below. I suggest that the planting plan be redrawn.</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	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
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	✓		
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	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
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:

- *The plants should be drawn with their canopies, i.e. show the full circle for each tree at about 2/3 maturity – this tells how far apart to plant them, and gives an impression of what kind of screening they will give.*



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

March 5, 2007

Robin Brownfield
189 College Road
Watsonville, CA 95076

**Subject: Review of Soils Report by Tharp and Associates, Inc.
Dated August 19, 2005; Project #: 05-43
APN 041-242-05, Application #: 07-0076**

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. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. Prior to approval of the discretionary application, 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.
4. Prior to approval of a building permit application, a plan review letter shall be submitted to Environmental Planning. The author of the soils report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.

After discretionary permit issuance the soils engineer *must remain involved with the project* during the building permit application and construction process. 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) 454-5121 if we can be of any further assistance.

Sincerely,

Carolyn Banti
Civil Engineer

Cc: Randall Adams, Project Planner
Denise and James Norris, Owner
Tharp and Associates, Inc.

November 3, 2007
Project No. 05-43

Jim & Denise Norris
455 Vista Del Mar
Aptos, California 95003

SUBJECT: GEOTECHNICAL REVIEW OF REVISED PLANS
Proposed Single Family Residence
7476 Freedom Blvd., Aptos, California
APN 041-242-05

REFERENCES: Tharp & Associates, Inc., 2005, Geotechnical Investigation - Design Phase Proposed Single Family Residence, 7476 Freedom Boulevard, Aptos, Santa Cruz County, California, APN: 041-242-05, August 19, 2005, Project No. 05-43.

Dear Mr. & Mrs. Norris,

1. INTRODUCTION

- a. Per your request, we have reviewed the geotechnical aspects of the following project plans for the subject property:

Tentative Map For Jim Norris, APN 041-242-05, MLD # 07-0076, Sheets 1 through 3 of 3, Scales as Shown, Revision Dated 10/24/07, Prepared by Mid Coast Engineers.

- b. The purpose of our review was to ensure the conformance of the geotechnical aspects of the plans with the geotechnical conditions present on the site and with the recommendations provided in the referenced reports.

2. CONCLUSIONS AND RECOMMENDATIONS

- a. It is our opinion that the geotechnical aspects of the plans reviewed are in general conformance with the geotechnical conditions present and with the recommendations presented in the referenced report. The proposed project is considered feasible from the geotechnical standpoint provided the site is graded in conformance with Santa Cruz County grading requirements.

- b. The recommendations presented herein and in the referenced report should not be considered to preclude more restrictive criteria by the governing agencies or by structural considerations.

- c. In the event that changes are made to the plans, the revised plans should be forwarded to the Geotechnical Consultant to review for conformance with the previous recommendations.

- d. Observation and testing services should be provided by Tharp & Associates, Inc. during construction of the subject project. All earthwork must be observed and approved by the Geotechnical Consultant. Any earthwork performed without the full knowledge and observation of Tharp & Associates, Inc. will render the recommendations of this review invalid. During grading, all excavation, fill placement and compaction operations should be observed and field density testing should be performed to evaluate the suitability of the fill, and to determine that the applicable recommendations are incorporated during construction.
- e. Per the request of Midcoast Engineers, we have reviewed our report in light of their desire to use permeable, but non-erodible, caps on the utility trenches on this project instead of the 1.5± feet of impermeable material originally recommended in item 6.2.10.f. of our original report. This is considered acceptable from the geotechnical standpoint. However, this will require that a 3 foot impermeable plug, composed of either bentonite or concrete be placed in each trench where it passes under the exterior footings as recommended in item 6.2.10.c. of our original report.

3. LIMITATIONS

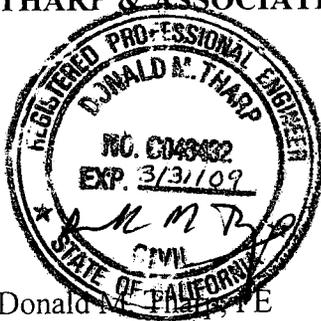
- a. Our review was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this review.
- b. Our review of the subject plans was limited to the **geotechnical aspects only**. Review of all other aspects of the plans was beyond our purview on the project and are specifically excluded from the scope of this review. Our firm makes no warranty, expressed or implied, as to the adequacy of other aspects of the plans.
- c. As in most projects, conditions revealed during construction may be at variance with preliminary findings. Should this occur, the changed conditions must be evaluated by the Geotechnical Consultant and revised recommendations provided as required.
- d. This report is issued with the understanding that it is the responsibility of the Owner, or his Representative, to ensure that the information and recommendations presented herein are brought to the attention of the Architect and Engineers for the project and incorporated into the plans, and that the Contractor and Subcontractors implement such recommendations in the field.
- e. This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.

- f. The findings of this review are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether due to natural events or human activity on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur as a result of legislation or a broadening of knowledge. Accordingly, this review may become invalidated, wholly or partially, by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

It is a pleasure being associated with you on this project. If you have any questions or if we may be of further assistance please do not hesitate to contact our office.

Sincerely,

THARP & ASSOCIATES, INC.



Donald M. Tharp
R.C.E. 46432
Expires 3/31/09

Distribution: (4) Addressee