

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0407

APN: 042-202-01

APPLICANT: Brett Brenkwitz

OWNER: Geno Krum and Care de Simone

PROJECT DESCRIPTION: Proposal to construct a 3,884 square foot Single Family Dwelling with an attached garage and decks and to construct a 605 square foot Habitable Accessory Structure over the garage. Requires a Coastal Permit, a Development Permit for a Habitable Accessory Structure of over 17 feet and one story, and Design review.

LOCATION: Property located on the Southwest side of Shoreview Drive at about 800 feet from the intersection with Rio del Mar Boulevard.

PERMITS REQUIRED: Coastal Development Permit, Building Permit

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3

COASTAL ZONE: ☒ Yes ☐ No **APPEALABLE TO CCC:** ☐ Yes ☒ No

PARCEL INFORMATION

PARCEL SIZE:	13,085 square feet (approximately)
EXISTING LAND USES	
PARCEL:	Undeveloped
SURROUNDING:	Single-family dwellings
PROJECT ACCESS:	Shoreview Drive
PLANNING AREA:	Aptos
LAND USE DESIGNATION:	R-UM (Urban Medium Residential)
ZONING DISTRICT:	R-1-4 (Single Family Residential 4,000 square feet minimum)
SUPERVISORIAL DISTRICT:	District 2, Supervisor Ellen Pirie

ENVIRONMENTAL INFORMATION

a. Geologic Hazards	a. Not mapped/no physical evidence on site
b. Soils	b. Danville Loam (Soils Index Number 125), Tierra-Watsonville Complex (Soils Index Number 175)
c. Fire Hazard	c. Not a mapped constraint
d. Slopes	d. 2% to 30%+ slopes on site
e. Env. Sen. Habitat	e. Not mapped/no physical evidence on site
f. Grading	f. Approximately 500 cubic yards
g. Tree Removal	g. No trees proposed to be removed
h. Scenic	h. Located within a designated scenic resource area
i. Drainage	i. Existing drainage adequate

- | | |
|-----------------------|--|
| j. Traffic | j. No significant increase in traffic |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. Sewer service available |
| n. Water Availability | n. Water service available |
| o. Archeology | o. Potential archeological resource area |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ☒ Yes ☐ No

Water Supply: Soquel Creek Water District

Sewage Disposal: Santa Cruz County Sanitation District

Fire District: Aptos/La Selva Fire Protection District

Drainage District: Zone Six Flood Control/ Water Conservation District

HISTORY

The subject property has remained a vacant lot since it was created in 1926 through the Aptos Beach County Club subdivision.

ANALYSIS AND DISCUSSION

Existing Conditions

The subject parcel is an undeveloped lot at the end of a cul-de-sac on Shoreview Drive. With the exception of a few scattered *oaks* with diameters greater than 20 inches, no significant vegetation or wildlife habitat exists on the site. Most of the surrounding lots are already developed with one and two-story single-family dwellings.

Project Scope

The proposed project involves the construction of a 3,884 square foot single-family dwelling with four bedrooms and four bathrooms, a three-car garage, and a habitable accessory structure of 605 square feet above the garage. The project requires a Coastal Development Permit since the subject property lies within the Coastal Zone but is not located within a Residential Exclusion area. A Residential Development permit is required for the habitable accessory structure since it will exceed 17 feet in height.

The project will entail approximately 500 cubic yards of grading and will therefore require a grading permit prior to building permit issuance. No trees will be removed during the construction of the proposed dwelling and accessory structure.

Zoning and General Plan

The subject property is zoned for single-family residential development (R-1-4) and has a General Plan designation of Urban Medium Residential (R-UM). These designations permit the construction of a single-family dwelling and habitable accessory structure if the appropriate Coastal Development and Residential Development permits are obtained.

Site Standards	R-1-4 Zone District (> 5,000 sq. ft.)	Proposed
Front yard setback	20' minimum	21' to garage
Side yard setback	5' & 8' minimum	5' on west side, 11 ½' on east
Rear yard setback	15' minimum	31'
Maximum height	28' maximum	28'
Maximum % lot coverage	30% maximum	26%
Maximum % Floor Area Ratio	50% maximum	41%

Design Review and Neighborhood Compatibility

The proposed project has been reviewed by the County's Urban Designer and has been found to be in compliance with all applicable provisions of the County's landscape and design review ordinance (Section 13.20.130). The proposed Spanish style architecture will be compatible with the mix of architectural styles in the neighborhood, as other homes have been constructed with a similar style in the vicinity. While the size of the house will be larger than most surrounding homes due to the larger size of the lot, the house will be proportional to the size of the lot.

Coastal Issues

The proposed addition will not impede public access to the beach since the project site is located in a developed area more than 1/3 of a mile away from the beach and will not encroach onto the 10 foot wide beach path to the immediate west of the property. The proposed single-family dwelling will be visible from portions of Seacliff beach, but will not significantly impact views from the beach since the addition will be within a developed neighborhood and will not be at the highest point on a ridgeline.

Parking

The proposed single-family dwelling will have four bedrooms plus one additional "bedroom" in the habitable accessory structure, and will therefore require four off-street parking spaces under Section 13.10.552 of the County Code. Three required parking spaces will be provided in the proposed three-car garage.

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **03-0407**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Zoning map
- G. General Plan map
- H. Comments from reviewing agencies
- I. Letter from Pacific Crest Engineering, dated November 26, 2003

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.

Report Prepared By: David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3561 (or, david.keyon@co.santa-cruz.ca.us)

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

A single-family dwelling is a principal permitted use within the R-1-4 (Single-family Residential, 4,000 square foot minimum lot size) zone district, and is consistent with the R-UM (Urban Medium Residential) General Plan/ Local Coastal Program Land Use Designation.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposed single-family dwelling will not conflict with any existing easements or development restrictions as it will be constructed on a vacant parcel with *no* development restrictions besides site standards for the R-1-4 zone district. The proposal will not impact the ten-foot wide beach access strip to the immediate west of the subject property.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposed single-family dwelling and attached habitable accessory structure will be consistent with the design and use standards pursuant to Section 13.20.130 in that the development will be consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; and the colors shall be natural in appearance and complementary to the site. While the proposed project will be on a ridge-top, the visual impact will not be significant since the ridge is already developed with single-family dwellings and the colors will be required to be earth-tone to blend in with the surrounding natural and man-made environment (Condition of Approval II.B.1).

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: *FIGURE 2.5* AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling with attached habitable accessory structure will not interfere with public

access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE
CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single Family Residential, 4,000 square feet minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, with numerous houses in a Mediterranean' Spanish style similar to the proposal.

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 proposed location of the single-family dwelling with attached habitable accessory structure and the conditions under which it will be operated or maintained will not be detrimental to the health, safety, or welfare of persons within the general vicinity in that:

- a. The single-family dwelling and habitable accessory structure will be compatible uses in the neighborhood.
- b. The single-family dwelling and attached accessory structure will comply with all applicable building, electrical, and plumbing codes.
- c. Impacts to privacy will be minimal since the single-family dwelling and habitable accessory structure will be located on a large lot with adequate setbacks from neighboring properties.
- d. The new single-family dwelling and accessory structure may impact some private views of the ocean. However, the location of the dwelling on a downward sloping lot will ensure that some views remain. Furthermore, the County does not protect private views.

The new single-family dwelling and attached accessory structure will not result in inefficient or wasteful use of energy since both structures will be required to comply with all applicable energy codes and the windows to the rear will face southwest, taking advantage of passive solar energy.

The proposal will not be materially injurious to properties or improvements in the vicinity since the single-family dwelling and attached accessory structure will comply with all applicable site standards and will be in character with the surrounding 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 proposed single-family dwelling will be consistent with all pertinent County Ordinances and the purpose of the R-1-4 zone district in that a single-family dwelling is a principal permitted use in the zone district and all applicable site standards will be met.

Habitable accessory structures above garages are permitted in the R-1-4 zone with an approved Residential Development Permit. The proposed habitable accessory structure complies with all

provisions of Section 13.10.611 (Accessory Structures and Uses) of the County Code in that it will not have any plumbing and will not have a separate electrical meter from the main dwelling.

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 is located in the Urban Medium Residential (R-UM) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective 2.9 (Urban Medium Residential).

The proposed single-family dwelling and habitable accessory structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as both structures will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed single-family dwelling and habitable accessory structure 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 single-family dwelling and habitable accessory structure will comply with the site standards for the R-1-4 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.

The proposed single-family dwelling and attached habitable accessory structure will comply with General Plan Policy 6.3.1 (Slope Restrictions) in that all development will occur on portions of the site with slopes of less than 30%.

The project will comply with Policy 8.6.6 (Protecting Ridgetops and Natural Landforms) since the ridge is already developed with houses and the proposed house and accessory structure will be compatible with surrounding structures in terms of materials and colors.

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 single-family dwelling and habitable accessory structure will not overload utilities as adequate sewer, water, and electrical services exist to the site as it is located within the Urban Services Line. Additional traffic generated by the new dwelling will not be significant as only one to two peak hours will be generated.

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 single-family dwelling and attached habitable accessory structure will complement and harmonize with the existing and proposed land uses in the vicinity in that the primary use of the site will be one single-family dwelling, the same as the surrounding parcels. The Mediterranean' Spanish style of the house and accessory structure will be compatible with the mix of architectural styles in the vicinity as other houses of a similar style have been constructed nearby. Once constructed, the proposed project will match the existing land use intensity and dwelling unit density of the neighborhood as it will be a single-family dwelling in a neighborhood of single-family dwellings.

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 single-family dwelling and habitable accessory structure 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

Exhibit A: Project plans, ten sheets, drawn by Brett Brenkwitz, dated September 7, 2003 and revised December 3, 2003.

- I. This permit authorizes the construction of a four bedroom single-family dwelling and a three-car garage with a habitable accessory structure above. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. **Any** color boards must be in 8.5" x 11" format. Colors must be earth-tone and blend in with the surrounding environment.
 2. A grading plan showing the following information:
 - a. The proposed limits of grading.
 - b. Cross-sections through all pads clearly indicating existing and proposed cut and fill areas.
 - c. Existing and proposed contours.
 3. A drainage plan showing the path of flow and the impacts to downstream parcels.
 4. A modified erosion control plan stating that existing straw bales will be replaced, and include temporary and permanent erosion control measures for the balance of the site (i.e. coverage of all exposed soil).

5. Details showing compliance with fire department requirements.
 6. A revised site plan calling out any slopes greater than 30% near the building site and driveway and showing all sewer easements along the northwest and southwest boundaries of the property.
 7. A vertical curve for the proposed driveway (for review by DPW Road Engineering).
- C. Meet all requirements of and pay Zone Six drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- E. Submit three (3) copies of a soils report (a.k.a geotechnical report) prepared and stamped by a licensed Geotechnical Engineer. This report must include the following information:
1. The percolation rate for the subject parcel (a redesign of the drainage system may be required by DPW Drainage based on these figures).
- F. Pay the current fees for Parks and Child Care mitigation for five bedrooms (for the purposes of in-lieu fees the habitable accessory structure will count as a bedroom). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- G. Pay the current fees for Roadside and Transportation improvements for one unit. Currently, these fees are \$4,000 per single-family dwelling (\$2,000 for Roadside Improvement Fees and \$2,000 for Transportation Improvement Fees).
- H. Provide required off-street parking for four cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- I. 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.
- J. Complete and record a Declaration of Restriction to construct and maintain a habitable accessory structure. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.** Follow the instructions to record and return the form to the Planning Department.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- 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.

IV. Operational Conditions

- A. No plumbing features shall be installed in the habitable accessory structure without prior Planning Department Approval. Under current County regulations, any conversion to a second dwelling unit will require a Variance.
- B. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Keyon
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 Zoning Administrator, may appeal the act or determination to the Planning Commission 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: 03-0407

Assessor Parcel Number: 042-202-01

Project Location: No situs (vacant lot)

Project Description: Proposal to construct a two story single-family dwelling and a garage with a habitable accessory structure above

Person or Agency Proposing Project: Brett Brenkwitz

Contact Phone Number: (831) 662-8800

- 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: 15303(a) New Construction or Conversion of Small Structures.

F. Reasons why the project is exempt:

The construction of one single-family dwelling on a residentially zoned lot is exempt from CEQA. Habitable accessory structures are exempt from CEQA under Exemption 15303(e).

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

David Keyon, Project Planner

Date: _____

FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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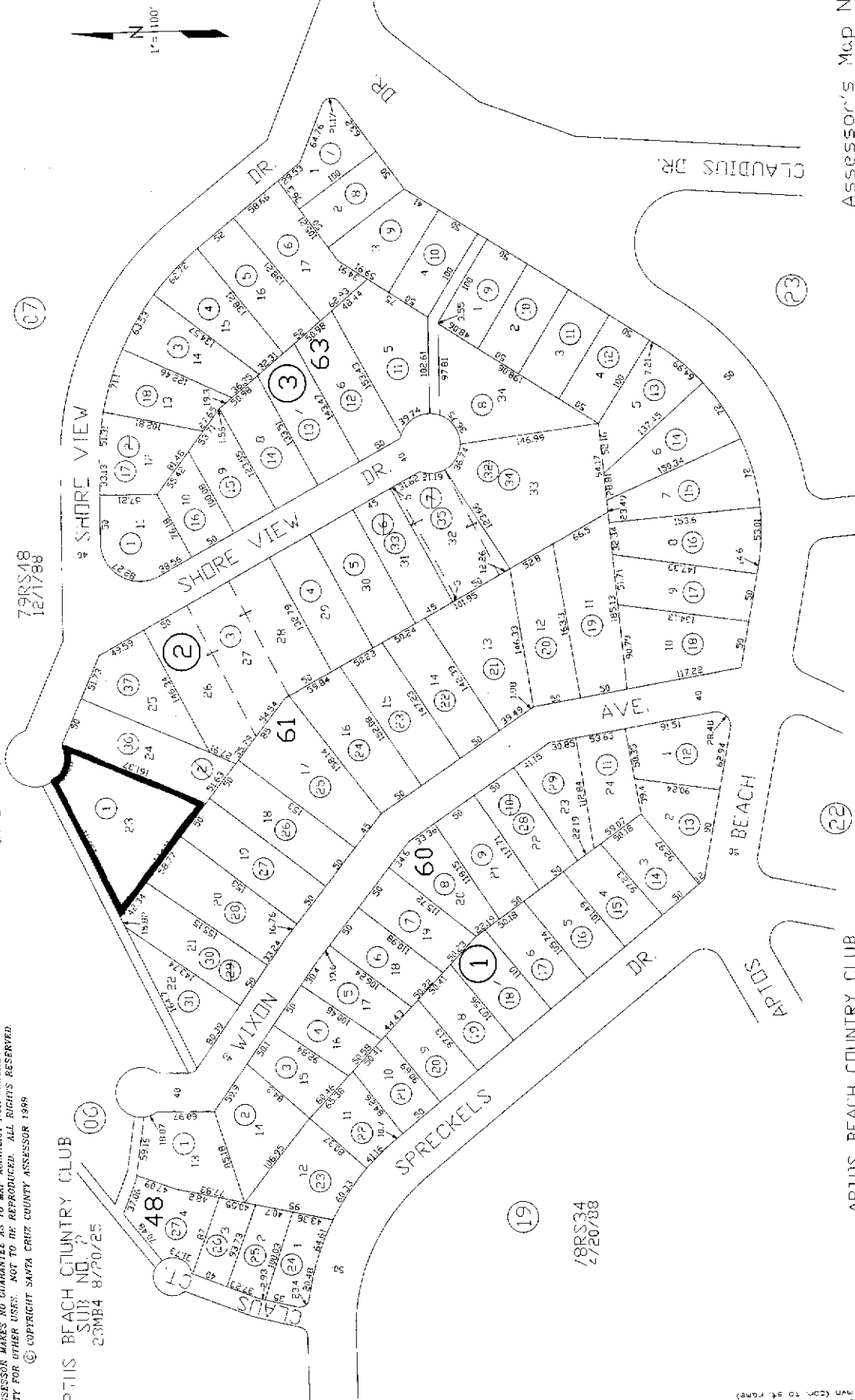
APTUS BEACH COUNTRY CLUB
SUB. NO. 2
23MB4 8/20/25

PTR. APTUS RANCH II
SFC 18, T.11S., R.1E. M.D.R. & M.

79RS48
12/1/98

Tax Area Code
69-273

42-20



APTUS BEACH COUNTRY CLUB
SUB. NO. 2
23MB25 6/7/26

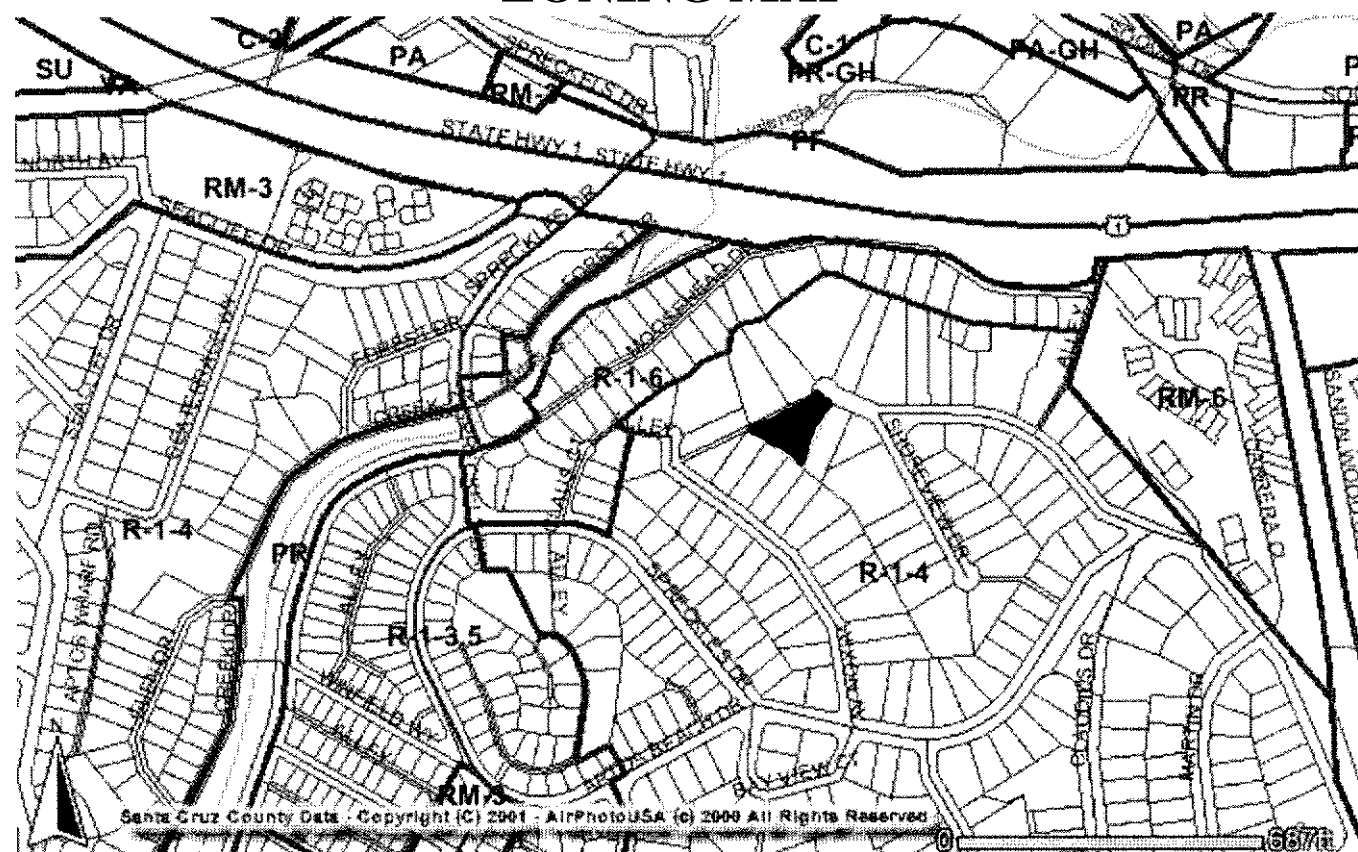
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 42-20
County of Santa Cruz, Calif.
January, 1999

Electronically Reborn 1/25/99
Rev. 6/25/22 DD (2-0018124 & 25, 2-36 & 37
Rev. 10/17/03 from (2001) to (2002)

EXHIBIT

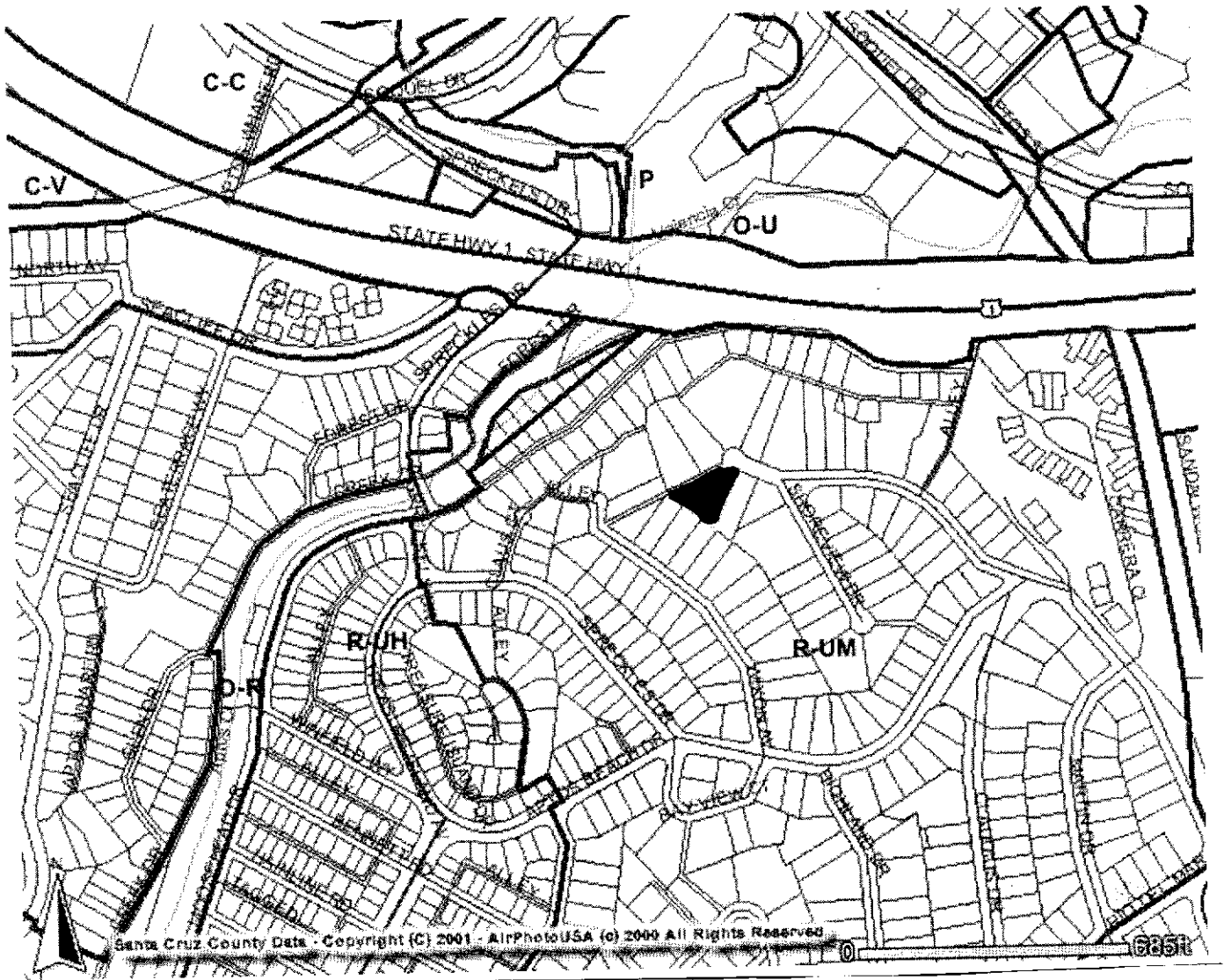
ZONING MAP



KEY

- R-1-3.5:** Single-family residential, 3,500 square foot minimum lot size
- R-1-4:** Single-family residential, 4,000 square foot minimum lot size
- R-1-6:** Single-family residential, 6,000 square foot minimum lot size
- RM-3:** Multi-family residential, 3,000 square feet minimum per unit
- RM-6:** Multi-family residential, 6,000 square feet minimum per unit
- PR:** Parks, recreation, and open space
- PR-GH:** Parks, recreation, and open space with geologic hazards
- PA:** Professional administrative offices
- PA-GH:** Professional administrative offices with geologic hazards
- PF:** Public facilities
- C-1, C-2:** Neighborhood and community commercial

GENERAL PLAN MAP



KEY

- R-UM: Urban Medium Residential
- R-UH: Urban High Residential
- O-R: Parks, recreation, and open space
- P: Public facility, institutional
- C-C: Community Commercial
- C-V: Visitor Accommodations

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: David Keyon
Application No.: 03-0407
APN: 042-202-01

Date: January 13, 2004
Time: 12:27:15
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 7, 2003 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 7, 2003 BY ROBIN M BOLSTER =====

The following comments can be addressed at the building application stage:

- 1) Because of the steep average slope and the height/depth of the proposed retaining wall(s) for this project, a soils report will be required. Please submit three copies of the report for formal review.
- 2) Upon review and acceptance of the soils report, a plan review letter must be submitted from the project soils engineer, which states that the final, approved building, grading and drainage plans are in conformance with the recommendations made in the report prepared for the site.
- 3) Please revise the site plan to call out any slopes greater than 30% in the vicinity of roadway and building site.
- 4) Please revise the grading plan to include proposed limits of grading, cross sections through all pads clearly delineating existing and proposed cut and fill areas, and existing and proposed contours.
- 5) Please modify erosion control 'plan' to state that existing straw bales will be replaced, and include temporary and permanent erosion control measures for the balance of the site (i.e. coverage of all exposed soil).

Code Compliance Completeness Comments

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

===== REVIEW ON SEPTEMBER 25, 2003 BY KEVIN M FITZPATRICK =====
NO COMMENT
No review by Code required (KMF)

Code Compliance Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 25, 2003 BY KEVIN M FITZPATRICK =====
NO COMMENT
No review by Code Required. (KMF)

Dpw Drainage Completeness Comments

===== REVIEW ON OCTOBER 16, 2003 BY CARISA REGALADO =====

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 03-0407
APN: 042-202-01

Date: January 13, 2004
Time: 12:27:15
Page: 2

Plans cannot be accepted as submitted. To be approved by this division at the discretionary application stage, proposed building 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.
- The project will not adversely impact roads and adjacent or downslope properties.

Please address the following concerns on a revised set of plans:

- 1) Driveway runoff cannot be routed into a percolation pit. Please revise your proposed method for handling runoff from this area. (A number of other methods are possible, including porous pavement.)
- 2) The capacity of the percolation pit was not submitted with these plans. Please have your engineer quantify the capacity. Calculations must include the percolation rate and amount of runoff that will result from the proposed development
- 3) Since calculations for the pit were not received, *it is unclear if* there will be overflow. Please have your engineer show what the overflow will be for the proposed pit. Overflow shall not exceed a 5-year storm.
- 4) *If it* is determined that there will be some overflow, please show what the path of flow will be from the percolation pit. Are there any structures in the path of flow that would be impacted in the adjacent parcels? Please note, *if* there will be overflow into adjacent parcels, an easement for use of the adjacent properties to handle the post-development runoff will be required. (One possible method for dealing with overflow includes spreading along the back area, duplicating existing conditions.)
- 5) Please have your geotechnical engineer address the slope stability and erosion potential of this area (including area of the adjacent parcels) considering the proposed percolation pit.
- 6) As informed by the Santa Cruz County Sanitation District on September 29, 2003, the pit will need to be located outside of the required 10-foot wide public sewer easement along the southwest boundary.

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

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 NOVEMBER 19, 2003 BY CARISA REGALADO =====

2nd ROUTING: Revised comments dated October 21, 2003 and the geotechnical investigations and storm drainage detention calculations completed for the adjacent parcel (APN 042-067-20) have been received. However, the plans cannot be accepted as sub-

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 03-0407
APN: 042-202-01

Date: January 13, 2004
Time: 12:27:15
Page: 3

mitted. Please address the following concerns on a revised set of plans:

- 1) As commented in the first routing, driveway runoff cannot be routed into the dry well as proposed. With such a large depth, groundwater quality is a concern. Please revise your proposed method for handling runoff from this area
- 2) Since the time designs were completed and approved for the adjacent parcel, new regulations have been established. The proposed dry well may be subject to EPA Underground Injection Control regulations as designed. Please see <http://www.epa.gov/npdes/pubs/swclasswellsfs.pdf> for more information. If needed, please have your engineer revise the proposed method for handling runoff to be generated by the new impervious area.
- 3) The current design proposes to release discharge from the dry well in a concentrated manner 10-feet away from the property line. As requested in the first routing, the path of flow from the dry well and impacts to adjacent parcels, including to any structures, soil erosion, etc.. are required at this application stage. Please clarify.
- 4) As informed in the first routing, please have your geotechnical engineer address the slope stability and erosion potential of this area (including area of the adjacent parcels) considering the proposed well. Anticipated discharge from the well must also be taken into consideration. ===== UPDATED ON DECEMBER 30, 2003 BY CARISA REGALADO =====
3rd ROUTING: Revised submittal was received. This application is complete for the discretionary stage. (Additional notes in Miscellaneous Comments.)

Dpw Drainage Miscellaneous Comments

===== REVIEW ON OCTOBER 16, 2003 BY CARISA REGALADO =====
No comment. ===== UPDATED ON NOVEMBER 19, 2003 BY CARISA REGALADO =====
No comment. ===== UPDATED ON DECEMBER 30, 2003 BY CARISA REGALADO =====
For the building application stage, please address the following items:

- 1) The drainage system as proposed in this application must be verified for adequacy for actual site conditions upon completion of the geotechnical investigation.
- 2) Although the percolation rate used as an estimate for this proposed drainage system was as approved for the adjacent property (Permit No. 128978), the rate is much larger than data in County records. Please include the percolation rate for this parcel in the geotechnical report to be submitted. The proposed drainage system should be revised based on the actual percolation rate for this parcel as applicable.
- 3) Should an overflow from the drainage system result after adjusting the design based on actual site conditions, the path of flow is required to be shown and results of examination of impacts to downstream parcels must be noted on the drainage plan.

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: [http://sccounty01.co.santa-](http://sccounty01.co.santa)

Discretionary Comments - Continued

Project Planner: David Keyon
Application NO.: 03-0407
APN: 042-202-01

Date: January 13, 2004
Time: 12:27:15
Page: 4

cruz.ca.us/planning/brochures/drain.htm

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

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 24, 2003 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 24, 2003 BY RUTH L ZADESKY =====

Encroachment permit required for all off-site work in the County road right-of-way

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 15, 2003 BY RODOLFO N RIVAS =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 15, 2003 BY RODOLFO N RIVAS =====

With the building permit application a vertical curve for the driveway will need to be provided (see County Design Criteria downhill driveway details). Additionally, applicant will need to obtain an encroachment Permit for the work associated with the construction of the driveway and the installation of drainage improvements within the Right-of-Way.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON OCTOBER 13, 2003 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept

Plans approved

A minimum fire flow of 1,000 GPM is required from one hydrant located within 250 feet of the site.

The building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

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

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

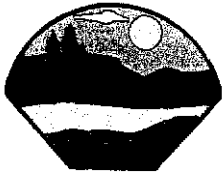
Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON OCTOBER 13, 2003 BY ERIN K STOW =====

NO COMMENT

EXHIBIT H



Aptos/La Selva Fire Protection District

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

November 12, 2003

Planning Department
County of Santa Cruz
Attention: David Keyon
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 43-152-12, Appl #03-0430
622 & 624 Bay View Drive

Dear Mr. Keyon:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented; however, compliance must be met on the following.

- A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.
EXCEPTION. Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.
- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

RECOMMEND you have the **DESIGNER** add appropriate **NOTES** and **DETAILS** showing this information **on the plans that are submitted for BUILDING PERMIT.**

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

NOTE on the plans the **OCCUPANCY CLASSIFICATION**, **BUILDING CONSTRUCTION TYPE / FIRE RATING**, and **SPRINKLERED** or **NON-SPRINKLERED** as determined by building official and outlined in Part IV of the California Building Code.

EXHIBIT H

(e.g. R-3, Type V-N, Sprinklered)

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

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

NOTE on plans, IF the required fire flow is not available. To mitigate the lack of the required fire flow, the entire structure shall be protected by automatic fire sprinkler system through all portions of the structure, complying with the currently adopted edition of NFPA 13D and adopted standards of the Aptos/La Selva Fire Protection District.

If the existing building is equipped with an automatic fire sprinkler system... **NOTE** on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D, and adopted standards of the Aptos/La Selva Fire Protection District.

If sprinklered **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.

If sprinklered **NOTE** all underground piping systems shall comply with the County Standard FPO-006 and shall require plan submittal and permit approval prior to installation. The standard is available at the Aptos/La Selva Fire Protection District upon request.

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

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

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

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

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

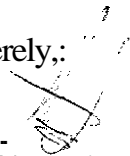
NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.

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

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

Sincerely,:



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

cc: Elmer & Barbara McNece
622 Bay View Drive
Aptos, CA 95003

cc: Herb Ichikawa
4175 Terrace Drive
Aptos, CA 95003

INTEROFFICE MEMOAPPLICATION NO: **034407**

Date October 16, 2003

To: David Keyon, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new single family residence at Shoreview Drive, Aptos (Krum & Simone/
owner, Brenkwitz/ applicant)**GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority**13.20.130** The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		
Kidgeline Development			

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area		✓	<i>See comments below.</i>
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the			N/A
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A

Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

- *Acer palmatum* does better in partial shade.
- *Ligustrum* does better in full sun

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: September 29, 2003

TO: Planning Department, ATTENTION: DAVID KEYON

FROM: Santa Cruz County Sanitation District

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

APN: 42-202-01

APPLICATION NO.: 03-0407

PARCEL ADDRESS: SHOREVIEW DRIVE, APTOS

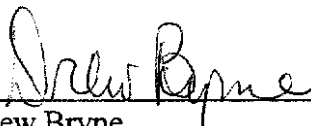
PROJECT DESCRIPTION: SINGLE FAMILY DWELLING PLUS HABITABLE ACCESSORY STRUCTURE

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.

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.

This application is incomplete based on the following: District sewers exist along the northwest and southwest boundaries ~~of~~ the subject parcel. For the purposes of maintenance and for the sewer's eventual reconstruction, the District requires a five-foot wide public sewer easement along the northwest boundary and a ten-foot wide public sewer easement along the southwest boundary.

No permanent structures shall be allowed in the above mentioned sewer easements. Therefore, the proposed retaining wall and slab off the unheated room located in the lower level shall be relocated. The proposed dry well shall be relocated outside the requested sewer easement along the southwest boundary.



Drew Brvne
Sanitation Engineering

DB:abc/157

c: Applicant: Brett Brenkwitz
P.O. Box 597
Aptos CA 95003

Property Owner: Geno Drum and Cara De Simone
2211 Chanticleer Lane
Santa Cruz CA 95062

(Rev. 3-96)

EXHIBIT H

Geotechnical Group
444 Airport Blvd, Suite 106
Watsonville, CA 95076
Phone: 831-722-9446
Fax: 831-722-9158

Chemical Process Group
195 Aviation Way, Suite 203
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

November 26, 2003

Project No. 03113-SZ70-B24

Cara DeSimone and Geno Krum
2211 Chanticleer Lane
Santa Cruz, CA 95062

Subject: Limited Letter Report
Shoreview Drive Property (APN 042-202-01)
Santa Cruz County, California

Dear Ms. DeSimone and Mr. Krum:

Pacific Crest Engineering Inc. (PCEI) is pleased to present this limited geotechnical letter report for your property in Santa Cruz County, California.

INTRODUCTION

The property is located on the southwest side of Shoreview Drive, and consist of a pie shaped lot with a total area of about 13,085 square feet. The lot has a moderately steep slope towards the southwest, and is covered with grasses and a few trees. Elevations on the property range from about 63 feet along the southwest property line to 99 feet along the northeast property line.

A one and two-story wood frame residence is proposed, with a total floor area of about 3,890 square feet. Two systems are currently proposed to handle storm water runoff from the site. A deep pit is proposed for the roof runoff, and a more shallow percolation trench is proposed for the driveway runoff. These will be located on the lower elevations of the property, along the southwest property line.

The County of Santa Cruz Planning Department has issued a letter dated November 20, 2003, requesting a Geotechnical Engineer to address slope stability and erosion potential for the site. At your request, we have prepared this brief letter providing our general opinion in this matter, using only the information you provided (the project plans and a Geotechnical report completed for an adjacent parcel). The letter has been prepared without the benefit of detailed subsurface test borings or engineering analysis for the specific parcel. Therefore, you understand and our willing to accept the risk of such a limited report. It is our understanding that a detailed Geotechnical Investigation will be completed at a later date, and you understand that additional study may modify the recommendations **of** this initial letter, in **whole or** in part.

SCOPE OF WORK

Our scope of work for our Geotechnical services was limited to the following:

1. Performed a site reconnaissance of the property.
2. Reviewed the project plans and Geotechnical report from the adjacent parcel.
3. Prepared a limited letter report providing our professional opinion on slope stability and erosion potential based on the limited information from Items 1 and 2 above.

SITE RECONNAISSANCE

We performed a limited visual reconnaissance of the property to review the site conditions. The lot has a moderately steep slope towards the southwest, and is covered with grasses and a few trees. Elevations on the property range from about 63 feet along the southwest property line to 99 feet along the northeast property line. The overall gradient of the lot is about 4:1 (h:v), or about 25 percent. Near the southwest property line the slope steepens, to about 2.5:1 (h:v), or about 40 percent. The surface soils exposed on the lot consist of a brown silty or clayey sand that appears to be a very free draining material.

No evidence of landslide scarps, hummocky terrain, or leaning trees were evident that would indicate previous landsliding or slope creep problems on this parcel. There was no evidence of significant slope erosion on this parcel, or on adjacent parcels.

PREVIOUS GEOTECHNICAL REPORT - ADJACENT PARCEL

A Geotechnical Investigation was completed for an adjacent parcel to the northwest (APN 042-067-20) by Sampson Engineering Inc. This report, dated June 19, 1998, included the drilling of four test borings to a depth of 36.5 feet. The surface soils at this location consisted of dark brown clayey sands to a depth of one foot. Underlying the surface layer were strata of clayey sands, poorly graded sands, silty sands or sandy silts. Groundwater was not encountered to the maximum depth of the four test borings (completed in June of 1998).

The report included a slope stability analysis of the parcel under both static and pseudo-static conditions. The report concluded that the parcel slopes had factors of safety which exceeded the minimum requirements of the County of Santa Cruz. Please refer to Page 5 of the Geotechnical Investigation regarding the limits of such a study and analysis. The report also noted a neighbors property to the northeast of this parcel (we believe this is the vacant parcel across the cul-de-sac to the north) had an older slide scarp exposed at the top of the ridgeline.

CONCLUSIONS AND RECOMMENDATIONS

The subject parcel appears to reside on ridgeline slope which is very similar to the adjacent parcel to the northwest. Assuming this is the case, we believe both deep pit systems and shallow percolation trench systems should work well for percolation of on-site runoff from driveway and roof areas. This has been done on an adjacent parcel to the northwest and appears to be working satisfactorily. If new cut and fill slopes are protected with proper erosion control, and if the site

runoff is directed to properly designed percolation systems, we do not believe there should be any significant erosion problems on this parcel. We would recommend that the deep pit system be located in the southeast corner of the property, between elevation contour 67 to 72. The shallow percolation trench should be located in the southwest corner of the property, also between elevation contour 67 to 72.

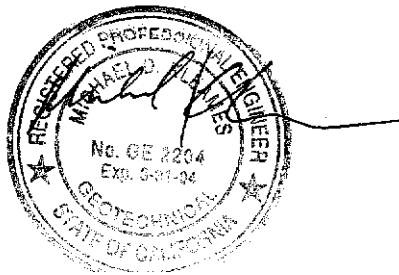
There is no evidence of past slope stability problems on the subject parcel. A slope stability analysis that was completed for the adjacent parcel to the northwest indicated the slopes in the near vicinity had factors of safety which exceeded the County requirements.

We recommend the subject parcel have a Geotechnical Investigation completed for the planned building construction. As noted, this study may change the recommendations of this limited report, in whole or in part.

This report was prepared upon your request for our services in accordance with currently accepted standards of professional geotechnical engineering practice. No warranty as to the contents of this report is intended, and none shall be inferred from the statements or opinions expressed.

Sincerely,

PACIFIC CREST ENGINEERING INC.



Michael D. Kleames, GE
President/Principal Geotechnical Engineer
GE 2204
Expires 3/31/04

cc: Mr. Brett Brenkwitz, Franks Brenkwitz & Associates