

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 02-OS43 **APN:** 045-121-34

APPLICANT: Boone & Low Architects

OWNER: James Hillgren & Cindy Jackson

PROJECT DESCRIPTION: Proposal to convert crawl space into a living room and bedroom on the lower level, remodel the upper level, construct a two story room addition to include a bedroom on the lower level and bedroom, garage and deck on the upper level of an existing single family dwelling, and to remove 6 trees within a mapped Monarch Butterfly habitat area.

Requires a Coastal Development Permit, Variances to reduce the required 20 foot minimum front yard setback to approximately 9 feet to the existing residence and to increase the maximum 28 foot allowed height to approximately 29 feet to the proposed deck handrail, a Residential Development Permit to make structural alterations to a significantly non-conforming structure, and a Significant Tree Removal Permit.

LOCATION: Property located on the west side of Arbolado Drive, (26 Arbolado Drive), about 300 feet south-west from San Andreas Road in La Selva Beach.

PERMITS REQUIRED: Coastal Development Permit, Variance, Residential Development Permit, Significant Tree Removal Permit

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3

COASTAL ZONE: Yes No APPEALABLE TO CCC: Yes No

PARCEL INFORMATION

PARCEL SIZE: 13,445 square feet

EXISTING LAND USE:

PARCEL: Single family residence

SURROUNDING: Single family residential neighborhood

PROJECT ACCESS: Arbolado Drive

PLANNING AREA: La Selva Beach

LAND USE DESIGNATION: R-UL (Urban Low Density Residential)

ZONING DISTRICT: R-1-6 (Single Family Residential - 6,000 square foot minimum)

SUPERVISORIAL DISTRICT: 2

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|---|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Report required as a condition of approval |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 15-30% |
| e. Env. Sen. Habitat | e. Mapped Monarch Butterfly Habitat |
| f. Grading | f. No grading proposed |

- | | |
|-----------------------|--|
| g. Tree Removal | g. 6 trees proposed to be removed |
| h. Scenic | h. Mapped scenic resource |
| i. Drainage | i. Drainage reviewed and accepted by DPW |
| j. Traffic | j. N/A |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. La Selva Beach Recreation District |
| m. Sewer Availability | m. Septic |
| n. Water Availability | n. Yes |
| o. Archeology | o. Not mapped/no physical evidence on site |

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes No (Rural Services Line)

Water Supply: Soquel Creek Water District

Sewage Disposal: Septic

Fire District: Aptos/La Selva Fire Protection District

Drainage District: None

ANALYSIS AND DISCUSSION

The subject property is a 13,445 square foot lot, located in the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district, a designation which allows residential uses. The proposed addition is to an existing single family residence, which is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

Existing Significantly Non-Conforming Structure

The existing residence exceeds the maximum 28 foot allowed height within the R-1-6 zone district by approximately 9 feet. As this exceeds the maximum allowed height by more than 5 feet, the structure is considered as significantly non-conforming. The excessive height of the existing residence is due to the location of the structure on a steeply sloping parcel and the alignment of the roof ridge. The proposed project will modify this significantly non-conforming residence and change the direction of the existing roof pitch to bring the roof of the structure in conformance with the 28 foot height limit. Although this modification will bring the roof into conformance with the height requirements, one segment of handrail for the proposed new decking may exceed the 28 foot height limit.

Additionally, the existing residence has a non-conforming front yard setback at the front corner of the structure adjacent to the existing carport. This corner is approximately 9 feet from the edge of the right-of-way of Arbolado Drive.

Due to the modifications proposed within to bring this structure into conformance with current site standards, staff has conducted a variance review for the existing encroachment into the front yard setback, in addition to the proposed deck handrail which may exceed the 28 foot height limit.

Front Yard Setback Variance

The location of the existing residence approximately 9 feet from the edge of the right-of-way of Arbolado Drive is considered as appropriate due to the steep slope down from Arbolado Drive on the subject property. Additionally, the proposed driveway deck will not require a variance approval if the decking begins a minimum of 5 feet from the edge of the Arbolado Drive right-of-way due to the steep slope down on the subject property. All proposed additions will comply with the required 20 foot minimum front yard setback.

Height Variance

The proposed increase in height to allow a deck handrail (at approximately 29 feet in height), is not considered as appropriate or necessary. The project has been designed to comply with the height requirements in all other areas, and staff recommends that the proposed decking (including all handrails or other attached elements) be modified to comply with the 28 foot maximum height allowed within the R-1-6 zone district. As a condition of approval of the proposed project the deck (including all handrails or other attached elements) will be required to comply with the 28 foot maximum height limit.

Significant Tree Removals – Monarch Butterfly Habitat

The proposed addition will require the removal of 6 trees within a mapped Monarch Butterfly Habitat area. Environmental Planning staff and Monarch Butterfly expert, John Dayton, have reviewed the proposed tree removals and have determined that the removal of these 6 trees will not adversely impact Monarch Butterfly wintering habitat, if adequate replacement trees are planted. The planting of replacement trees is recommended as a condition of approval of this project.

Scenic Issues

The project site is located within a mapped scenic resource area. The existing residence is not readily visible from any public beach, park, or vista point and the proposed project will not alter public views from any of these protected viewshed areas.

Coastal Issues

The proposed addition is in conformance 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. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is located between the shoreline and the first public road (with existing public access at Manresa State Beach off San Andreas Road) and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **02-0543**, 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. Comments & Correspondence

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: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218 (or, randall.adams@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.

The property is zoned R-1-6 (Single Family Residential - 6,000 square foot minimum), a designation which allows residential uses. The proposed addition is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan 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 proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

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 proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

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 located between the shoreline and the first public road, with existing public beach access located nearby at Manresa State Beach off San Andreas Road. Consequently, the addition 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-1-6 (Single Family Residential - 6,000 square foot 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, and the design submitted is not inconsistent with the existing range.

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed addition and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood, with the exception of the existing encroachment into the required front yard setback and the exceptions allowed by County Code section 13.10.323(d)5(i) for parking decks within the required front yard setback on steeply sloping parcels.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district. The location of the proposed addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district, with the exception of the existing encroachment into the required front yard setback and the exceptions allowed by County Code section 13.10.323(d)5(i) for parking decks within the required front yard setback on steeply sloping parcels.

The proposed project, as designed, does not appear to comply with the height requirements specified in County Code section 13.10.323(b) which allow a maximum height of 28 feet. The proposed deck handrail appears to exceed the maximum 28 foot height limit in cross-section and elevations, and is required as a condition of approval to be modified to comply with the 28 foot maximum height allowed. As conditioned, the proposed project will comply with the 28 foot maximum height allowed within the R-1-6 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.

The project is located in the Urban Low Density Residential (R-UL) 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 (Urban Low Density Residential).

As conditioned, the proposed addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district, with the exception of the reduced front yard setback to the existing residence, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district, with the exception of the reduced front yard setback to the existing residence, that ensure access to light, air, and open space in the neighborhood.

The proposed addition will not result in a structure that is 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 existing residence with the proposed addition will comply with the lot coverage and floor area ratio maximums for the R-1-6 zone district and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a addition to an existing single family dwelling. The expected level of traffic generated by the existing residence is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), with no net increase anticipated as a result of the proposed addition.

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 addition will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure *is two* stories, in a mixed neighborhood of one and *two* story homes of various designs and architectural styles and the proposed addition 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.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed addition 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.

VARIANCE FINDINGS:

1. THAT BECAUSE OF SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, AND SURROUNDING EXISTING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING CLASSIFICATION.

The reduction in the 20 foot minimum front yard setback, to approximately 9 feet, is recommended due to the increasingly steep slope down from the roadway on the subject property. The increasing incline of the slope in the area beyond the front yard setback is the special circumstance on the property.

Other properties in the vicinity, while some are constrained by steep slopes, generally have more developable area off of the steep slopes and, therefore, more options for the construction of a single family dwelling that complies with the site standards for the zone district.

This finding can not be made for the increase in the maximum 28 foot allowed height for residential structures specified in County Code section 13.10.323(b). There is no special circumstance to allow for increased height, when it has been clearly demonstrated that the entire residence (which currently exceeds the maximum 28 foot allowed height by as much as 9 feet) can be redesigned to comply with the 28 foot height limit. As a condition of approval of this project, the deck (including deck railings and all projections) shall be redesigned to comply with the 28 foot height limit.

2. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY.

In this case, the project requires an exception to the requirement for the 20 foot front yard setback. The purpose of having a front yard setback is to allow for light, air and open space in the front yards of properties, to prevent sight distance problems for vehicles traveling along (or entering/exiting properties) roadways, and to create a semi-public area that provides the residential character of a neighborhood. In this case, granting of the Variance will be in harmony with these intents, because the structure will be located approximately 13 feet from the existing roadway at its closest point, providing light, air, and open space for the residents of the neighborhood and the users of the structure.

Granting of the Variance will not be materially injurious to public health, safety or welfare or to properties in the vicinity for the reasons mentioned above, and because the nature of the project is such that the structure's footprint will be approximately 13 feet from the existing roadway at its closest point.

3. THAT THE GRANTING OF SUCH VARIANCES SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.

The approval of the Variance will not constitute a grant of special privilege as other properties in the neighborhood have single family dwellings and attached garages, some of which have reduced distances to the roadway in response to steep slopes. Therefore, it would not be grant of a special privilege for the addition to the existing structure to be constructed on the property and the design would be in harmony with the existing homes in the neighborhood.

SIGNIFICANT TREE REMOVAL FINDINGS:

Per the Significant Trees Protection ordinance (County Code 16.34.060) one or more of the following findings must be made in order to grant approval for the removal of a significant tree:

1. THAT THE SIGNIFICANT TREE **IS** DEAD OR IS LIKELY TO PROMOTE THE SPREAD OF INSECTS OR DISEASE.
2. THAT THE REMOVAL **IS** NECESSARY TO PROTECT HEALTH, SAFETY, AND WELFARE.
3. THAT REMOVAL OF A NON-NATIVE TREE IS PART OF A PLAN APPROVED BY THE COUNTY TO RESTORE NATIVE VEGETATION AND LANDSCAPING TO AN AREA.
4. THAT REMOVAL WILL INVOLVE A RISK OF ADVERSE ENVIRONMENTAL IMPACTS SUCH AS DEGRADING SCENIC RESOURCES.
5. THAT REMOVAL IS NECESSARY FOR ACTIVE OR PASSIVE SOLAR FACILITIES, AND THAT MITIGATION OF VISUAL IMPACTS WILL BE PROVIDED.
6. THAT REMOVAL IS NECESSARY IN CONJUNCTION WITH ANOTHER PERMIT TO ALLOW THE PROPERTY OWNER AN ECONOMIC USE OF THE PROPERTY CONSISTENT WITH THE LAND USE DESIGNATION OF THE LOCAL COASTAL PROGRAM LAND USE PLAN.

Construction of an addition that complies with the site standards for the zone district requires that six trees be removed. To not allow the removal of these trees would prevent the improvement of the existing single family dwelling, which is the current economic use of this parcel. The trees to be removed are located within a mapped Monarch Butterfly Habitat area, but are unlikely to provide adequate winter sheltering sites for the Monarch Butterfly, per the review performed by Environmental Planning staff and Monarch Butterfly expert, John Dayton. The recommended replacement trees will enhance the habitat potential of the subject property.

A Coastal Development Permit and a Building Permit will be required, in conjunction with a Significant Tree Removal Permit, prior to the construction of the proposed addition to the single family dwelling.

7. THAT REMOVAL IS PART OF A PROJECT INVOLVING SELECTIVE HARVESTING FOR THE PURPOSE OF ENHANCING THE VISUAL QUALITIES OF THE LANDSCAPE OR FOR OPENING UP THE DISPLAY OF IMPORTANT VIEWS FROM PUBLIC PLACES.
8. THAT REMOVAL IS NECESSARY FOR NEW OR EXISTING AGRICULTURAL PURPOSES CONSISTENT WITH OTHER COUNTY POLICIES AND THAT MITIGATION OF VISUAL IMPACTS.

CONDITIONS OF APPROVAL

Exhibit A: Project Plans, entitled, "Addition and Remodel for Jackson & Hillgren Residence", 4 sheets prepared by Boone & Low Architects, dated 10/21/02, with revisions dated 12/15/03.

- I. This permit authorizes the construction of an addition to an existing single family dwelling, a variance to reduce the required 20 foot front yard setback to approximately 9 feet to the existing dwelling, and the removal of 6 trees on the subject property as indicated on the approved Exhibit "A" for this permit. 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, if required.
 - D. Obtain final septic approvals for this project from the County Department of Environmental Health Services.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.

- 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.
 2. A redesigned plan for the proposed second level rear yard deck that complies with the maximum 28 foot height allowed, per County Code section 13.10.323(b).
 3. Details that clearly show that the proposed driveway/parking deck to the proposed garage will be located a minimum of 5 feet from the edge of the right-of-way of Arbolado Drive.

4. Grading, drainage, and erosion control plans. Identify all erosion control methods and provide construction details for each method proposed.
 5. Details showing the locations, size, and species of the 6 proposed replacement trees. All 6 replacement trees shall be a minimum of 15 gallon size at time of planting. Trees shall be selected, located, and planted in a ~~manner~~ consistent with the 6/18/03 letter from John Dayton. These trees shall be maintained permanently, and immediately replaced with identical specimens if removed or deceased.
 6. Details showing compliance with fire department requirements.
- C. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Drainage. Driveway runoff may not be directed to percolation pits.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - E. Submit 3 copies of a geotechnical report prepared and stamped by a licensed Geotechnical Engineer. The geotechnical report shall include percolation information for the proposed percolation pits, including percolation rate, pit volume, and overflow.
 - F. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - G. Provide required off-street parking for 3 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.
 - H. 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.
- 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. 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

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 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: 02-0543
Assessor Parcel Number: 045-121-34
Project Location: 26 Arbolado Drive

Project Description: Proposal to construct an addition to an existing single family dwelling.

Person or Agency Proposing Project: Boone & Low Architects

Contact Phone Number: (831) 423-1316

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

Specify type:

- E. **Categorical Exemption**

Specify type: Class 3. New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an addition to **an** existing single family dwelling within **an** area designated for residential development.

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

Randall Adams, Project Planner

Date: _____

02-0543

POR. SAN ANDREAS RANCHO
S.E. 1/4 SEC. 28 & N.E. 1/4 SEC. 33, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-275

45-12

LA SELVA BEACH TR. NO. 1
26MB2 1/26/36

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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Electronically prepared 12/29/99 KSA
Rev. 12/29/99 KSA (Cop. to pg. 37)
Rev. 5/20/01 MVA (changed page refs.)
Rev. 8/7/01 CB Comb form, 1-30
Rev. 8/13/02 DD (Comb form, 1-34)

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

Assessor's Map No. 45-12
County of Santa Cruz, Calif.
Dec. 1999

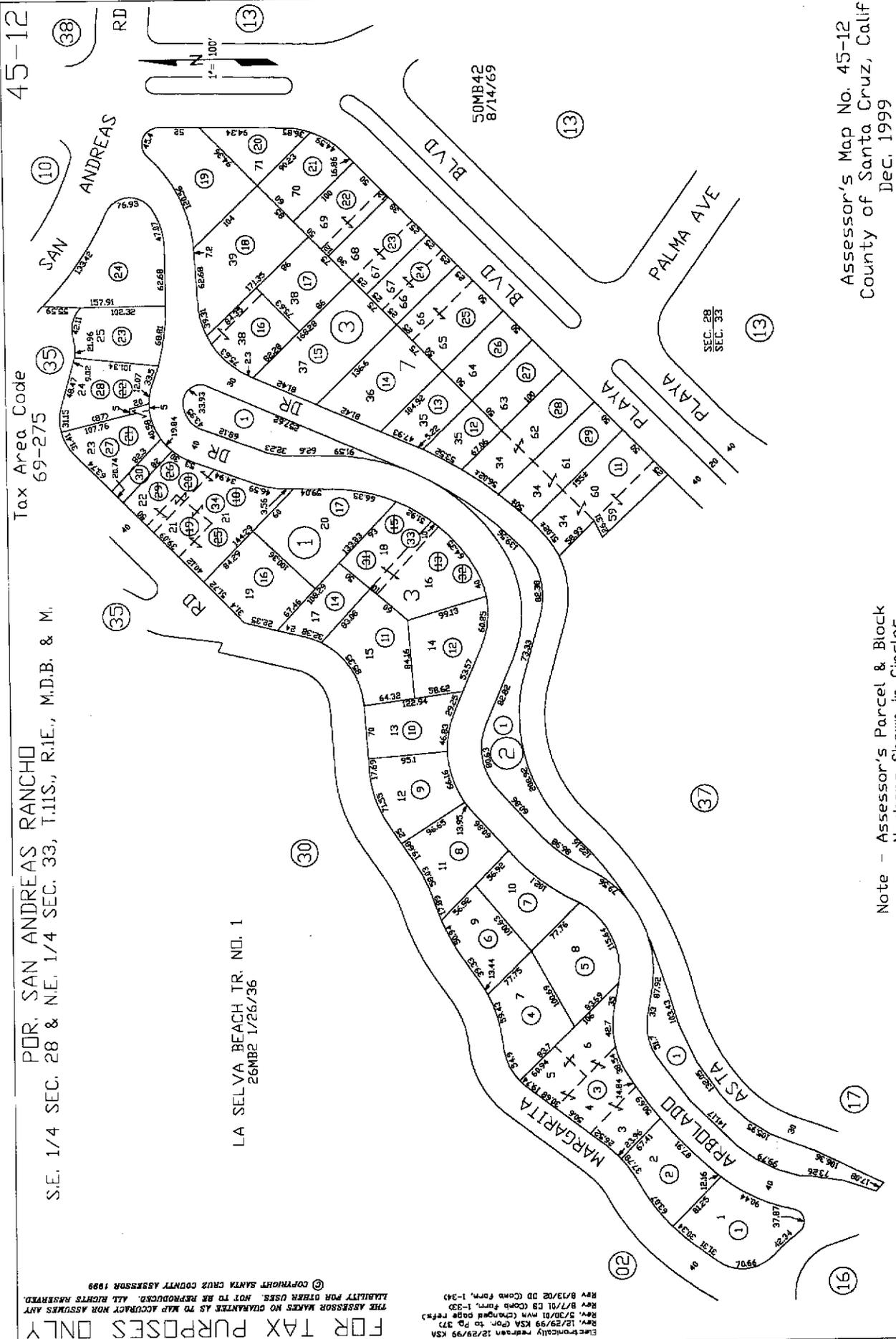


EXHIBIT 3

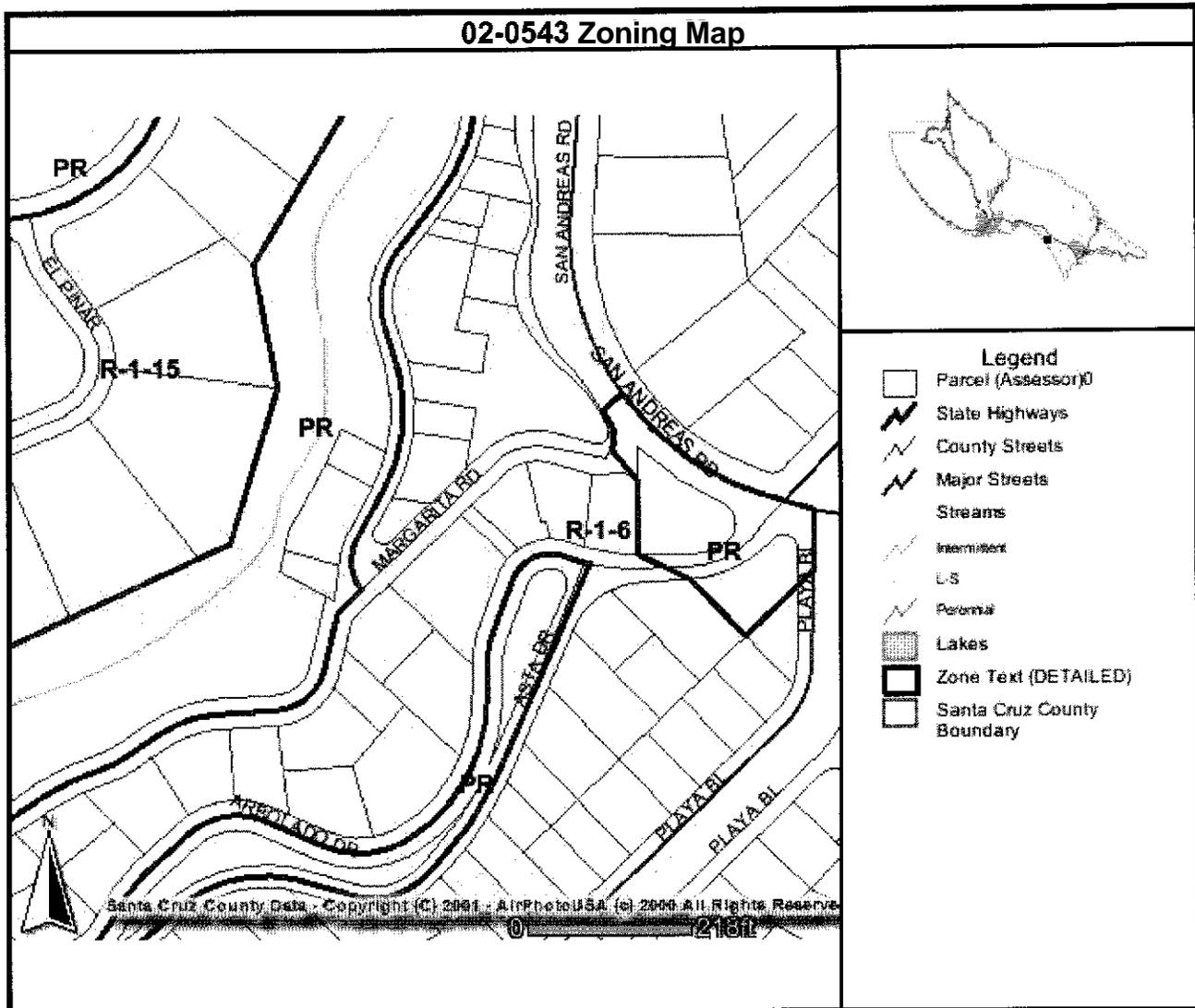


EXHIBIT 1

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

Project Planner: Randal Adams
Application No.: 02-0543
APN: 045-121-34

Date: January 28, 2004
Time: 11:42:26
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 20, 2002 BY ROBERT S LOVELAND =====

1. The entire parcel is mapped on the California Natural Diversity Database (CNDDDB) as potential Monarch Butterfly habitat. There is potential habitat existing on the parcel so a Monarch Butterfly report will need to be completed for this project. Please contact Elizabeth Bell to complete this required report (see enclosed consultant sheet for contact information). ===== UPDATED ON FEBRUARY 10, 2003 BY ROBERT S LOVELAND =====

1. The submitted butterfly report has been reviewed and accepted. The final results of the report, completed by John Dayton, states that there is a low likelihood that the removal of six trees at this location will have any measureable impact on butterfly wintering habitat

2. Mr. John Dayton, consulting biologist, also suggest that the six trees removed be replaced, one for one, with a mix of oaks, redwood and/or Monterey cypress. Please add the following information to "Sheet 1": identify the location and species of all six replacement trees to be replaced, and have John Dayton submit a Plan Review letter stating that the new tree locations are acceptable to him.

NOTE TO PLANNER: The removal of the 6 trees must be added to this application project description. ===== UPDATED ON MAY 1, 2003 BY ROBERT S LOVELAND =====

1. A plan review letter from John Dayton has been received. Mr. Dayton did make recommendations on tree placement and his recommendations need to be reflected on the plans during the building permit process. The six replacement trees have been identified. Identify container size for tree replacements on the building plans.

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 20, 2002 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. A soils report completed by a California licensed geotechnical engineer will be required for this project. Please submit 3 copies of the completed report to the Building Counter of the Planning Department for review. I have included a list of recommended geotechnical engineers for the applicant to review.

2. Please provide a detailed erosion control plan for review. Identify what type of erosion control practice will be utilized (e.g. silt fencing, straw bales, etc.), where they will be placed and provide construction details for each practice selected.

3. All 6 replacement trees must be a minimum size of 15 gallon. ===== UPDATED ON MAY 1, 2003 BY ROBERT S LOVELAND =====

Project Planner: Randal Adams
Application No.: 02-0543
APN: 045-121-34

Date: January 28, 2004
Time: 11:42:26
Page: 2

1. All recommendations made by John Dayton regarding replacement tree locations *must* be reflected on the building plans. Refer to "Revision 1" letter .

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 19, 2002 BY CARISA REGALADO =====

Please have the following concerns addressed by the project engineers:

1) This development includes an addition over 500 sf and is in a Groundwater Recharge Zone: therefore, this requires that on-site runoff generated by the new impervious area be retained on-site. Please show that **it** is feasible to retain the runoff on-site. If this is not feasible, offsite analysis will be required to evaluate offsite impacts.

2) Will runoff from this development encourage any slope erosion to the rear of the home (westerly portion of parcel)? Please clarify the slope stability.

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

Please call the Dept. of Public Works, drainage division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON FEBRUARY 10, 2003 BY CARISA REGALADO =====

Revised plans and documentation from Haro. Kasunich and Associates, Inc. (Limited Geotechnical Investigation dated August 6, 2002 and Drainage Control dated January 17, 2003) have been received. However, the application cannot be approved for the drainage portion of the project as submitted. Please resubmit by having the project engineers address the following concerns on a revised set of plans and/or other" documentation:

1) Per the January 17th letter, " - drainage percolation pits or trenches are not appropriate because of potential instability and erosion potential. - collected drainage should be directed into either a tee spreader on the slope or into several energy dissipaters - ". The drainage detention basin shown on the first routing of this application is no longer shown and no other structures have been noted to replace this on the revised plans. How will the runoff from impervious areas be dealt with under this project?

2) In comments for the first routing, you were notified that this development is in a Groundwater Recharge Zone. Therefore, **it** must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact on-site sloped areas or other parcel features. If on-site retention is not feasible, offsite analysis by an engineer is required which includes but is not limited to showing that roads, sloped areas, and downslope properties would not be affected.

3) **It** is noted on the plans that the existing driveway is to be removed. Will this area remain impervious or be landscaped?

Discretionary Comments - Continued

Project Planner: Randa11 Adams
Application No.: 02-0543
APN: 045-121-34

Date: January 28, 2004
Time: 11:42:26
Page: 3

4) All controlled drainage measures and locations of these for existing and proposed must be shown on the plans. This includes downspouts, splash blocks, pipe, energy dissipators, detention structures, etc. Please add these details to your plans.

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 FEBRUARY 28, 2003 BY CARISA REGALADO =====

Per phone conversation with Dave Boone of Boone / Low Architects & Planners, runoff from impervious areas will be directed into tee spreaders as recommended by Haro, Kasunich and Associates, Inc. (Drainage Control letter dated January 17, 2003). The location will be in area of note ~~///~~ I have also confirmed that the existing driveway is to be removed and replaced with landscaping.

Per phone message in response to my inquiries from Greg Bloom of Haro, Kasunich and Associates, Inc., in the 1/17/03 letter, it is essentially being stated that this area is not an appropriate site for groundwater recharge and therefore would like the drainage put into spreaders in an appropriate location.

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.

Since it has been determined that groundwater recharge cannot be achieved for this site, please submit required offsite analysis showing that adjacent areas will not be adversely impacted as you were informed in the first and second routing would be needed if on-site retention was not feasible.

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 MAY 5, 2003 BY CARISA REGALADO =====

Revised plans have been received showing the location of the tee spreader. However, the plans cannot be accepted as submitted.

As you were notified on November 19th, February 10th, and February 28th, in order for this application, to be deemed complete, off-site analysis must be submitted to address the affects of runoff that cannot be retained on-site as was determined by your geotechnical engineer. It must be shown that roads, sloped areas, and downslope properties will not be affected by the development on this parcel. This includes but is not limited to the area from the parcel to the roadway and the roadway. Please do not resubmit unless this item has been addressed.

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 or need assistance. ===== UPDATED ON MAY 28, 2003 BY CARISA REGALADO =====

This application is complete for the discretionary stage based on the discussions

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No.: 02-0543
APN: 045-121-34

Date: January 28, 2004
Time: 11:42:26
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during a counter visit between Mr. Dave Boone (applicant) and myself (County Storm-water Management Division) and on 5/22/03:

- 1) Margarita Road (adjacent to north easterly property line) is a dirt road with natural drainage pattern to the creek that flows parallel to road.
- 2) Area is of sandy conditions.
- 3) Runoff not absorbed into the ground before reaching the road flows along the road, crosses **it**, then flows to the creek.
- 4) No erosion or adverse impacts have resulted to the dirt road as a result of this natural drainage pattern.
- 5) All parcels along this portion of road drain in the same manner.
- 6) From the above, parcel conditions and area between property line and Margarita Road allow some sheetflow and percolation into surrounding areas before runoff reaches the creek. Runoff flowing to the creek is within the natural drainage pattern for the area.

Additional notes listed in Miscellaneous Comments. ===== UPDATED ON JANUARY 8, 2004 BY CARISA REGALADO =====

Revised drawings and a letter dated December 8, 2003 from Haro, Kasunich and Associates, Inc. was received. **It** is assumed that this letter recommending on-site retention supersedes the previous letter dated January 17, 2003, which did not recommend on-site percolation pits or trenches based on site conditions.

The plan is accepted as submitted. (Additional notes in Miscellaneous Comments,)

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 19, 2002 BY CARISA REGALADO =====

No comment. ===== UPDATED ON FEBRUARY 10, 2003 BY CARISA REGALADO =====

No comment. ===== UPDATED ON FEBRUARY 28, 2003 BY CARISA REGALADO =====

For the building permit application stage, your geotechnical engineer is required to review and approve the location of the tee spreader (or of several energy dissipaters if elected instead) and a letter is required stating this approval.

===== UPDATED ON MAY 5, 2003 BY CARISA REGALADO =====

No comment. ===== UPDATED ON MAY 28, 2003 BY CARISA REGALADO =====

For the building application stage and before the building permit can be issued, the following items must be addressed:

- 1) The Geotechnical Engineer must submit a letter of approval for the proposed drainage system and its affects on the surrounding areas including offsite conditions confirming what was specified by the applicant above
- 2) For the Geotechnical Engineer's consideration, locating the tee- spreader further into the property (easterly direction) and further away from the boundary line if

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No.: 02-0543
APN: 045-121-34

Date: January 28, 2004
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feasible for on-site conditions to allow a greater area of sheetflow for on-site percolation.

3) Please submit a sketch showing a larger view of the area including the parcel, Margarita Road, and the creek to which runoff naturally flows. ===== UPDATED ON JANUARY 8, 2004 BY CARISA REGALADO =====

For the building application stage, please address the following:

- 1) Driveway runoff cannot be routed into percolation pits. Please confirm that none will be directed to the pits.
- 2) Please have the geotechnical engineer show what the percolation rate is for the area and its effects on pit volume and overflow.
- 3) Please also have the geotechnical engineer confirm that no slope instability or erosion is anticipated by the revised design.

Dpw Road Engineering Completeness Comments

===== REVIEW ON DECEMBER 31, 2002 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 31, 2002 BY RODOLFO N RIVAS =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON NOVEMBER 5, 2002 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the development. Note: No previous septic permits could be located for this APN

===== UPDATED ON FEBRUARY 7, 2003 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the development. (no change in status since last comment). Contact septic inspector for septic system permitting questions at 454-2751. 8-9:30 AM. Contact: Ruben Sanchez.

===== UPDATED ON FEBRUARY 7, 2003 BY JIM G SAFRANEK =====

===== UPDATED ON APRIL 29, 2003 BY JIM G SAFRANEK ===== Applicant submitted an application for onsite sewage disposal upgrade; application has not been approved as of this date, 4-29-03. Contact district EHS staff at 454-2751. Ruben Sanchez.

===== UPDATED ON APRIL 29, 2003 BY JIM G SAFRANEK =====

===== UPDATED ON JUNE 19, 2003 BY JIM G SAFRANEK ===== The septic application required for this project has been approved by EHS. Discr. permit requirements for EHS have been met.

Environmental Health Miscellaneous Comments

===== REVIEW ON NOVEMBER 18, 2002 BY JIM G SAFRANEK =====

===== UPDATED ON NOVEMBER 18, 2002 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON FEBRUARY 7, 2003 BY JIM G SAFRANEK =====

Discretionary Comments - Continued

Project Planner: Randal1 Adams
Application No.: 02-0543
APN: 045-121-34

Date: January 28, 2004
Time: 11:42:26
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NO COMMENT

===== UPDATED ON APRIL 29. 7003 BY JIM G SAFRANEK =====

NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON DECEMBER 11, 2002 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. Approved with the following conditions:
Due to the exterior walls being altered more than 75%. the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted standards of the Aptos/La Selva Fire Protection District.

The access road shall be 18 feet minimum.

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

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

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON DECEMBER 11, 2002 BY ERIN K STOW =====

NO COMMENT

EXHIBIT G

Project Description

This application is for the remodel of an existing residence at 26 Arbolado, La Selva Beach, California. The proposed remodel will consist of the following:

Existing Residence:

The existing residence is a single story structure with a large unfinished crawl space below which extends from approximately 4 feet high adjacent to the existing roadway to over 20 feet high at the low point in the rear. The existing structure encroaches into the front yard set back between 8 and 12 feet and a portion of the roof is approximately 9 feet over the height limit.

Proposed Remodel

In order to **correct** the above deficiencies the remodel has been designed to correct the height limit **encroachment** and mitigate the front yard set back **encroachment** as follows:

1. **Front Yard Set Back.**
A portion of the existing residence which encroaches on the **setback** will be left as non-conforming **since** the proposed renovation affects less than 50% of the existing wall facing the street. All new additions are within the required 20' set back.
2. **Height Limit Encroachment**
In order to bring the building into compliance with the height limit and achieve other improvements desired by the Owner, the existing roof and main floor level walls will be removed and reconfigured. The roof slope **will** be changed to relate to the land slope and several interior partitions will be re-configured.
3. **New Additions**
The garage **will** be relocated and a new master bedroom added on the main floor.

The existing unfinished crawl space below the main floor will be renovated to include 2 **bedrooms** and baths, a den and an interior stairway.

A geotechnical report **has** been prepared by Haro Kasunich, Geotechnical Engineers and confirms that existing footings together with the proposed new work will be adequate to support the additional floor loads. The **structure has** also been inspected by George Reynolds, Structural Engineer and **his** recommendations will be incorporated into future construction documents.

Because of the large lot size (.31 acre) the proposed remodeling is well within lot coverage and **FAR** requirements. See attached gross building area calculations.

G P S S B U I L D I N G A R 4
S U P P L E M E N T A L A P P L I C A T I O N S U B M I T T A L R E Q U I R E M E N T S

The following floor area calculations help staff to process your application with more speed and efficiency. Please include the index on the cover sheet of your plans, and submit a separate set of calculations for each proposed and existing building.

BUILDING _____ (Indicate which building on the plot plan.)
EXISTING PROPOSED (Check one.)

LOT COVERAGE CALCULATIONS

1. Zone District: _____
2. Parcel Area: 13,445 sq. ft. .31 acres
3. Area of Rights-of-way: 0 sq. ft.
4. Net Parcel Area (2 - 3): 13,445 sq. ft.
5. Coverage by Structures: 3,457 sq. ft.
(Total footprint of all structures over 18" in height.)
6. Percentage of Parcel Coverage ($5 \div 4 \times 100$): 25.7 %

HEATED SPACE CALCULATION

1. Total Heated Space: 3467 sq. ft.
2. Total Unheated Space: 968 sq. ft.

FLOOR AREA CALCULATIONS BY TYPE OF SPACE

NOTES: (2) = existing square footage
(p) = proposed square footage
See accompanying definitions for an explanation of each of the following categories. INCLUDE ONLY THOSE CATEGORIES THAT APPLY TO THE BUILDING.

1.	BASEMENT/UNDERFLOOR										
	If any part of the basement or underfloor is 7'6" or higher (& for underfloor, there is an interior stair & flooring):	<i>* EXIST AREA NOT LISTED. AREA IS UNFINISHED W/ NO STAIR BULKHEADS</i>									
	a. TOTAL BASEMENT/UNDERFLOOR AREA GREATER THAN 5' IN HEIGHT.	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><i>*</i></td> <td style="text-align: center;"><u>1393</u></td> <td style="text-align: center;"><u>1393</u></td> </tr> <tr> <td style="text-align: center;">EXISTING</td> <td style="text-align: center;">PROPOSED</td> <td style="text-align: center;">TOTAL</td> </tr> <tr> <td style="text-align: center;">SQ. FT.</td> <td style="text-align: center;">SQ. FT.</td> <td style="text-align: center;">SQ. FT.</td> </tr> </table>	<i>*</i>	<u>1393</u>	<u>1393</u>	EXISTING	PROPOSED	TOTAL	SQ. FT.	SQ. FT.	SQ. FT.
<i>*</i>	<u>1393</u>	<u>1393</u>									
EXISTING	PROPOSED	TOTAL									
SQ. FT.	SQ. FT.	SQ. FT.									
2.	FIRST FLOOR										
	a. Area w/ ceilings less than 16' in height	(e) <u>1538</u> (p) <u>847</u>									
	b. Area w/ ceilings 16' - 24' (X 2)	(e) <u>-</u> (p) <u>-</u>									
	c. Area w/ ceilings >24' (X3)	(e) <u>-</u> (p) <u>-</u>									
	d. TOTAL FIRST FLOOR AREA (a + b + c)	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><u>1538</u></td> <td style="text-align: center;"><u>847</u></td> <td style="text-align: center;"><u>2385</u></td> </tr> <tr> <td style="text-align: center;">EXISTING</td> <td style="text-align: center;">PROPOSED</td> <td style="text-align: center;">TOTAL</td> </tr> <tr> <td style="text-align: center;">SQ. FT.</td> <td style="text-align: center;">SQ. FT.</td> <td style="text-align: center;">SQ. FT.</td> </tr> </table>	<u>1538</u>	<u>847</u>	<u>2385</u>	EXISTING	PROPOSED	TOTAL	SQ. FT.	SQ. FT.	SQ. FT.
<u>1538</u>	<u>847</u>	<u>2385</u>									
EXISTING	PROPOSED	TOTAL									
SQ. FT.	SQ. FT.	SQ. FT.									

EXHIBIT

3.	SECOND FLOOR (NONE)			
a.	Area w/ ceilings less than 16' in height	(e) _____	(p) _____	
b.	Area w/ceilings 16' - 24' (x 2)	(e) _____	(p) _____	
c.	Area w/ceilings >24' (x3)	(e) _____	(p) _____	
d.	TOTAL SECOND FLOOR AREA (a + b + c)	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
4.	MEZZANINE (NONE)			
a.	TOTAL MEZZANINE AREA	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
5.	ATTIC If any part of the attic is 7'6" or higher:	* EXIST NONE	ATTIC TO BE REMOVED COUNTED	
a.	TOTAL ATTIC AREA GREATER THAN 5' IN HEIGHT..	EXISTING SQ. FT.	PROPOSED SQ. FT. NONE	TOTAL SQ. FT.
6.	GARAGE	* EXIST	GARAGE TO BE REMOVED, NOT COUNTED	
a.	Total Garage Area	(e) *	(p) 456	
b.	Credit	(e) -225	(p) -225	
c.	TOTAL GARAGE AREA (a - b)	EXISTING SQ. FT.	PROPOSED SQ. FT. 231	TOTAL SQ. FT. 231
7.	TRELLIS AND ARBOR (NONE)			
a.	TOTAL AREA UNDERNEATH TRELLIS OR ARBOR	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
a.	UNENCLOSED, COVERED AREAS If there are covered areas on more than one side of the building, submit items a - d for each side on a separate sheet. The first 3' does not count.			
a.	Total area below eave, overhang, projection, or deck more than 7'6" in height	(e) _____	(p) 515	150
b.	Area of first 3' of eave or 140 sq. ft. whichever is larger	(e) _____	(p) 140	60
c.	Remaining area (a - b)	(e) _____	(p) 375	90
d.	TOTAL COVERED AREA OF SIDE 1) Use one of the following:			

the building length on that side:
TOTAL COVERED AREA OF SIDE (enter c)

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
		N/A

EXHIBIT G

Handwritten notes:
11-22-60

OR,

- b) If length of covered area is less than 1/3 of the building length on that side:

TOTAL COVERED AREA OF SIDE
(enter 0.50 X c)

SOUTH 45
WEST 187

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

e. TOTAL COVERED AREA OF ALL SIDES
(enter sum of all sides)

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
	232	232

9. TOTAL FLOOR AREA OF THE BUILDING
(Sum all of the categories above.)

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.
	4241	4241

10. TOTAL FLOOR AREA OF ALL BUILDINGS
(Sum of the floor area of all buildings.)

EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.

11. FLOOR AREA RATIO CALCULATIONS:

Proposed FAR: 31.5 % (net parcel area ÷ proposed floor area from #10 X 100)

12. LARGE DWELLING CALCULATIONS:

Total Proposed Floor Area: _____ sq.ft. (Proposed floor area from #10, minus barns and other agricultural buildings.)

Date: 18 March 2003

To: David C. Boone
Boone/Low Architects & Planners
157 Van Ness Avenue
Santa Cruz, CA 95060
(831)423-1316

From: John Dayton
1165 Lisa Lane
Santa Cruz, CA 95062
(831)464-0589

Re: Monarch Butterfly Wintering Habitat and Mitigation Plantings at 26 Arbolado Drive

Dear David,

I am writing, at your request, to update my previous (21 Jan 03) assessment of potential impacts on monarch butterfly habitat associated with the addition and remodel of the Jackson-Hillgren residence at 26 Arbolado Drive, La Selva Beach, CA.

The entire parcel (APN 045-121-25) is mapped on the California Natural Diversity Database (CNDDDB) as potential monarch butterfly wintering habitat. The addition and remodel project proposes to remove six large Monterey pines from the property; this removal could represent a significant impact on the monarch butterfly wintering habitat, since it could reduce wind protection and/or shade for monarch roost trees.

However, to my knowledge there are no records of monarchs wintering on this parcel or in its immediate vicinity. My previous surveys suggest that the most suitable habitat for wintering monarchs in this area is in the eucalyptus grove at the southwest end of the ravine that lies west of the project site (near the railroad trestle west of the intersection of Camino Al Mar and El Pinar). This site is several hundred feet southwest of 26 Arbolado Drive. It is thus unlikely that the removal of six large Monterey pines from the project site will have a significant effect on monarchs wintering at the trestle site. Nor is it likely to have a significant effect on potential monarch wintering habitat in trees along the ravine to the north of the trestle site, since the ravine is deep and its trees are well protected from wind by topography.

In spite of the low likelihood that the removal of these trees will have any measurable impact on monarch butterfly wintering habitat in this area, it should be noted that the proposed replacement of six large Monterey pines with three coast live oak saplings will do little to mitigate the loss of these trees as components of the natural environment. Monarchs do not utilize oaks as roost trees and oaks rarely provide critical wind protection and/or shade in known monarch wintering habitats. I suggest that the pines be replaced, one for one, with a mix of oaks, redwood and/or Monterey cypress.

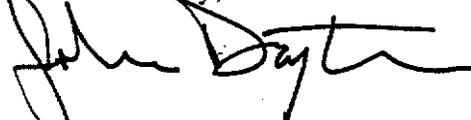
EXHIBIT G

Revision 1(15Jan 03) of the Addition and Remodel Plan for 26 Arbolado Drive accommodates my recommendation for additional tree planting by proposing the installation of two oak saplings (*Quercus agrifolia*) in the west corner of the property, two redwood saplings (*Sequoia sempervirens*) in the southem-most corner of the property and two Monterey cypress saplings (*Cupressus macrocarpa*) in the northern corner of the property. At functional maturity—20-30 years from the time of planting—these trees should begin to mitigate the loss of the pines with respect to their function as natural components of the environment and their potential function as wind protection for the monarch wintering habitat in the ravine west of the property.

I am concerned that the proposed siting of the Monterey cypress (only three feet from the property boundary) may result in future conflicts with land use on the neighboring property to the west. I recommend that these trees should be installed at least ten feet east the property boundary. The siting of the redwoods should also be evaluated and adjusted with respect to the potential of these trees to grow into conflict with land use on adjacent properties (e.g., roadway improvements along Arbolado Drive). Finally, it appears that an additional oak tree (southwest of the residence) will need to be removed in order to accommodate the installation of the proposed upper deck. To mitigate this tree removal, I recommend planting either a Monterey cypress or a redwood sapling north of the residence along the eastern boundary of the property.

The citizens of Santa Cruz County, and the State of California, have clearly expressed their concern for the preservation of monarch butterfly wintering habitats. Thank you for your cooperation with this effort. Good luck with your project and please feel free to contact me if you have further questions or require further services.

Yours sincerely,



John Dayton
Consulting Biologist



December 16,2003

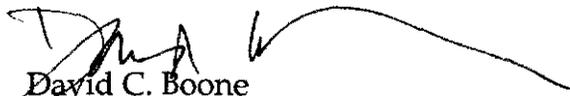
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Attn.: Randall Adams, Project Planner
Re.: Application No. 02-0543, Parcel Number 045-121-34

Dear Randall

Enclosed is a revised submittal, which is forwarded in response to your letter of November 20,2003. The conditions outlined in your letter are difficult to achieve so we have developed a solution with our Soils Engineer, which retains all drainage on site. (See attached letter dated December 8,2003 from Haro, Kasunich). We are enclosing 5 complete sets of drawings per your request although only drawing A1 has been revised. We assume that this will be acceptable to Public Works Drainage and Environmental Planning. Please advise me if you need anything further.

Sincerely,



David C. Boone

cc.: Cindy Jackson/Jim Hillgren, Haro, Kasunich and Assoc.

EXHIBIT G

Project No. SC7934
8 December 2003

CINDY JACKSON
% Boone/Low Architect
157 Van Ness Avenue
Santa Cruz, California 95060

Subject: On-Site Drainage Analysis

Reference: Residential Construction
26 Arbolado
La Selva Beach, Santa Cruz County, California

Dear Mrs. Jackson:

At your request, our firm re-evaluated the potential for on-site drainage retention. This evaluation is based on an accurate location of the existing septic tank and existing/proposed leaching pits depicted on the site plan by Boone/Low Architects dated 31 March 2003.

Our firm has calculated that for a 10-year storm, an effective volume of 96 cubic feet of storage is required. This translates into four 14 foot deep by 2 1/2 foot diameter retention pits based on 35 percent voids.

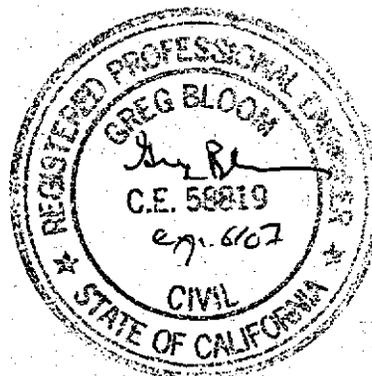
The pits could be located in the general vicinity of the to be abandoned seepage pits. If you have any questions, please call our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.

Greg Bloom
C.E. 58819

GB/jm
Attachments: Calculations
Copies: 2 to Addressee



EXHIBIT