

## STAFF REPORT TO THE ZONING ADMINISTRATOR

**APPLICATION NO.:** 03-0348                      **APN:** 046-351-03  
**APPLICANT:** James & Elizabeth Huyck  
**OWNER:** James & Elizabeth Huyck

**PROJECT DESCRIPTION:** Proposal to construct a two story, 4,155 square foot single-family dwelling with attached garage and decks, to grade approximately 8 cubic yards (cut) and 159 cubic yards (fill) of earth, to pave an existing driveway, and to remove four significant oak trees.

**LOCATION:** Property located at the northern terminus of Babe Thompson Road, (360 Babe Thompson Road), one mile north from Willow Creek Road.

**PERMITS REQUIRED:** Coastal Development Permit, Significant Tree Removal Permit, Preliminary Grading Approval, Design Review

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - Class 3

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

### PARCEL INFORMATION

**PARCEL SIZE:** 12.8 acres

**EXISTING LAND USE:**

**PARCEL:** Vacant/San Andreas *Oak* Woodland habitat

**SURROUNDING:** Rural Residential Development & Vacant San Andreas Oak Woodland habitat

**PROJECT ACCESS:** Babe Thompson Road (off Spring Valley Road)

**PLANNING AREA:** La Selva

**LAND USE DESIGNATION:** R-M (Mountain Residential)

**ZONING DISTRICT:** RA (Residential Agriculture)

**SUPERVISORIAL DISTRICT:** 2

### ENVIRONMENTAL INFORMATION

- |                      |                                            |
|----------------------|--------------------------------------------|
| a. Geologic Hazards  | a. Not mapped/no physical evidence on site |
| b. Soils             | b. Report reviewed & accepted 9/1 1103     |
| c. Fire Hazard       | c. Not a mapped constraint                 |
| d. Slopes            | d. 2-10 percent                            |
| e. Env. Sen. Habitat | e. <b>San</b> Andreas Oak Woodland         |
| f. Grading           | f. 8 cubic yards cut/159 cubic yards fill  |
| g. Tree Removal      | g. 4 <i>oak</i> trees to be removed        |
| h. Scenic            | h. Mapped scenic resource                  |
| i. Drainage          | i. Existing drainage adequate              |
| j. Traffic           | j. N/A                                     |

- |                       |                                            |
|-----------------------|--------------------------------------------|
| k. Roads              | k. Existing roads adequate                 |
| l. Parks              | l. Existing park facilities adequate       |
| m. Sewer Availability | m. Septic                                  |
| n. Water Availability | n. Private                                 |
| o. Archeology         | o. Not mapped/no physical evidence on site |

**SERVICES INFORMATION**

Inside Urban/Rural Services Line: \_\_\_ Yes X No

Water Supply: Private well  
Sewage Disposal: Septic  
Fire District: California Department of Forestry/County Fire  
Drainage District: None

**HISTORY**

Coastal Development Permit 02-0346 recognized existing clearing within the San Andreas *Oak* Woodland habitat and allowed for ¼ of an acre of the clearing and an access roadway to remain cleared for residential development. The current project is a proposal to construct a single family dwelling and associated improvements within the previously approved cleared area. The well, water tank, and fencing locations were approved under Coastal Development Permit 02-0346.

**ANALYSIS AND DISCUSSION**

The subject property is an approximately 12 acre parcel, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-M) Mountain Residential General Plan designation.

**Biotic Resources - San Andreas Oak Woodland**

The proposed single family residence and associated development will be located within a cleared area that was approved under Coastal Development Permit 02-0346. The proposed project will require the removal of 4 *oak* trees and clearing for fire protection.

Significant Tree Removal

4 *oak* trees are proposed for removal to allow for the construction of the proposed residential development. The removal of these trees is consistent with the approval of Coastal Development Permit 02-0346, which authorized the clearing of the San Andreas Oak Woodland. However, since these trees are considered as significant trees due to their location in a sensitive habitat, a Significant Tree Removal Permit is required for their removal. A comprehensive revegetation plan has been submitted, reviewed, and accepted, which includes numerous *oak* trees that will adequately replace the 4 trees proposed to be removed as a part of this project.

### Clearing for Fire Protection

The proposed project includes development within 30 feet from the edge of the approved clearing envelope. The local fire agency has provided comments that indicate 30 feet of fire clearance will be required for this project. **As** the proposed development will be unable to comply with this requirement without additional clearing outside of the approved disturbance envelope, further clarification was requested from the local fire agency regarding fire clearance. **A** letter, dated 12/2/03 has been provided by the California Department of Forestry/County Fire that authorizes a reduced fire clearance for this project to the limits of the approved clearing envelope under section 4291(g) of the Public Resources Code due to the use of fire resistive construction materials in the proposed project.

### **Grading**

The grading in this project is limited to the preparation of a building pad and foundation excavation for the proposed residence. The fill volumes will be placed under the concrete patio and rear yard deck areas. The grading is minor in nature and entirely within the building footprint with no grading proposed outside of the approved clearing envelope.

### **Scenic Resources – Highway One Scenic Corridor**

The project site is located within the viewshed of the Highway One Scenic Corridor. The subject property is visible from the Vista Point located on the southbound side of Highway One to the north of the subject property. The proposed development site will be screened by existing oak trees and the proposed residence will use muted natural tones to blend with the surrounding landscape. **As** a result, the project will not result in a detrimental impact to the Highway One Scenic Corridor viewshed.

### **Coastal Issues**

The proposed single family dwelling 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 a mix of rural residential development and agricultural uses. The proposed rural residential development is compatible with the surrounding uses. The project site is not located between the shoreline and the first public 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 **03-0348**, 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. Zoningmap
- 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](mailto: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 RA (Residential Agriculture), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-M) Mountain 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 rural residential development; 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 not located between the shoreline and the first public road. Consequently, the single family dwelling 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 RA (Residential Agriculture) 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 single family dwelling 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 single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

The project site is located in the RA (Residential Agriculture) zone district. The proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA 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.

The proposed project will be consistent with section 16.32.090.C.1, in that the residential development will occur within a ¼ acre cleared area surrounded by fencing to prevent further disturbance of sensitive habitat areas.

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 Mountain Residential (R-M) 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 (Mountain Residential).

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and

development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single family dwelling 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 will comply with the site standards for the RA 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 project will meet the requirements for development within biotic habitats as specified in General Plan Policy 5.1.6 (Development Within Sensitive Habitats) & 5.1.7 (Site Design and Use Regulations), in that the residential development will occur within a ¼ acre cleared area surrounded by fencing to prevent further disturbance of sensitive habitat areas.

The proposed project will meet the requirements for development within visual resource areas as specified in General Plan Policy 5.10.2 (Development Within Visual Resource Areas), General Plan Policy 5.10.3 (Protection of Public Vistas) & 5.10.11 (Development Visible From Rural Scenic Roads), in that the residential development will be adequately screened by existing trees and vegetation, and will utilize subdued natural earth tones and materials that will blend with the natural vegetative backdrop surrounding the project site.

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 single family dwelling on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES. AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed single family dwelling 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 2 stories, in a rural residential neighborhood and the proposed single family dwelling 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 single family dwelling 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.

### **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 a dwelling within the approved disturbance envelope requires that four oak trees be removed. To not allow the removal of these trees within the approved disturbance envelope would significantly impact the ability to create an economic use of this parcel. The clearing of sensitive habitat within the disturbance envelope was reviewed and approved under Coastal Development Permit 02-0346 and the removal of the trees in this area will be mitigated through the extensive replanting required on the subject property as a condition of the previous review and approval.

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 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 "New Residence", 11 sheets, prepared by Nancy Huyck, revised 10/27/03.

- I. This permit authorizes the construction of a single family dwelling within the cleared area approved under Coastal Development Permit 02-0346. All conditions of Coastal Development Permit 02-0346 apply to the use of the property approved under this permit and are hereby incorporated by reference. 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 clearance for the septic system from the Santa Cruz County Department of Environmental Health Services.
  
11. 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. Complete the revegetation of the subject property as required by Coastal Development Permit 02-0346 and as described in the revegetation plan submitted and accepted through environmental technical review 02-021 1.
  - C. 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. The colors used must be muted natural earth tones that blend with the surrounding natural backdrop. Any color boards must be in 8.5" x 11" format.
    2. Grading, drainage, and erosion control plans
    3. Details showing compliance with fire department requirements.

- D. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Drainage.
  - E. Obtain an Environmental Health Clearance or issued septic permit for this project from the County Department of Environmental Health Services.
  - F. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire. All clearing for fire protection must occur within the disturbance envelope approved under Coastal Development Permit 02-0346. Clearing for fire protection or any other reason outside of the approved disturbance envelope will be in violation of the terms of this permit.
  - G. Submit **3** copies of a plan review letter prepared and stamped by a licensed Geotechnical Engineer.
  - H. Pay the current fees for Parks and Child Care mitigation for **4** bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
  - I. 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.
  - J. 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. Property owner shall maintain and ensure the long term success of the revegetation of the subject property as required by Coastal Development Permit 02-0346 and as described in the revegetation plan submitted and accepted through environmental technical review 02-0211.
- B. All clearing for fire protection must occur within the disturbance envelope approved under Coastal Development Permit 02-0346. Clearing for fire protection or any other reason outside of the approved disturbance envelope will be in violation of the terms of this permit.
- C. 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.

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**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

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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: 03-0348  
Assessor Parcel Number: 046-351-03  
Project Location: 260 Babe Thompson Road

**Project Description: Proposal to construct a single family dwelling.**

**Person or Agency Proposing Project: James & Elizabeth Huyck**

**Contact Phone Number: (831) 688-8927**

- 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 a single family dwelling within an existing and previously approved cleared area within the San Andreas *Oak* Woodland Habitat.

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

\_\_\_\_\_  
Randall Adams, Project Planner

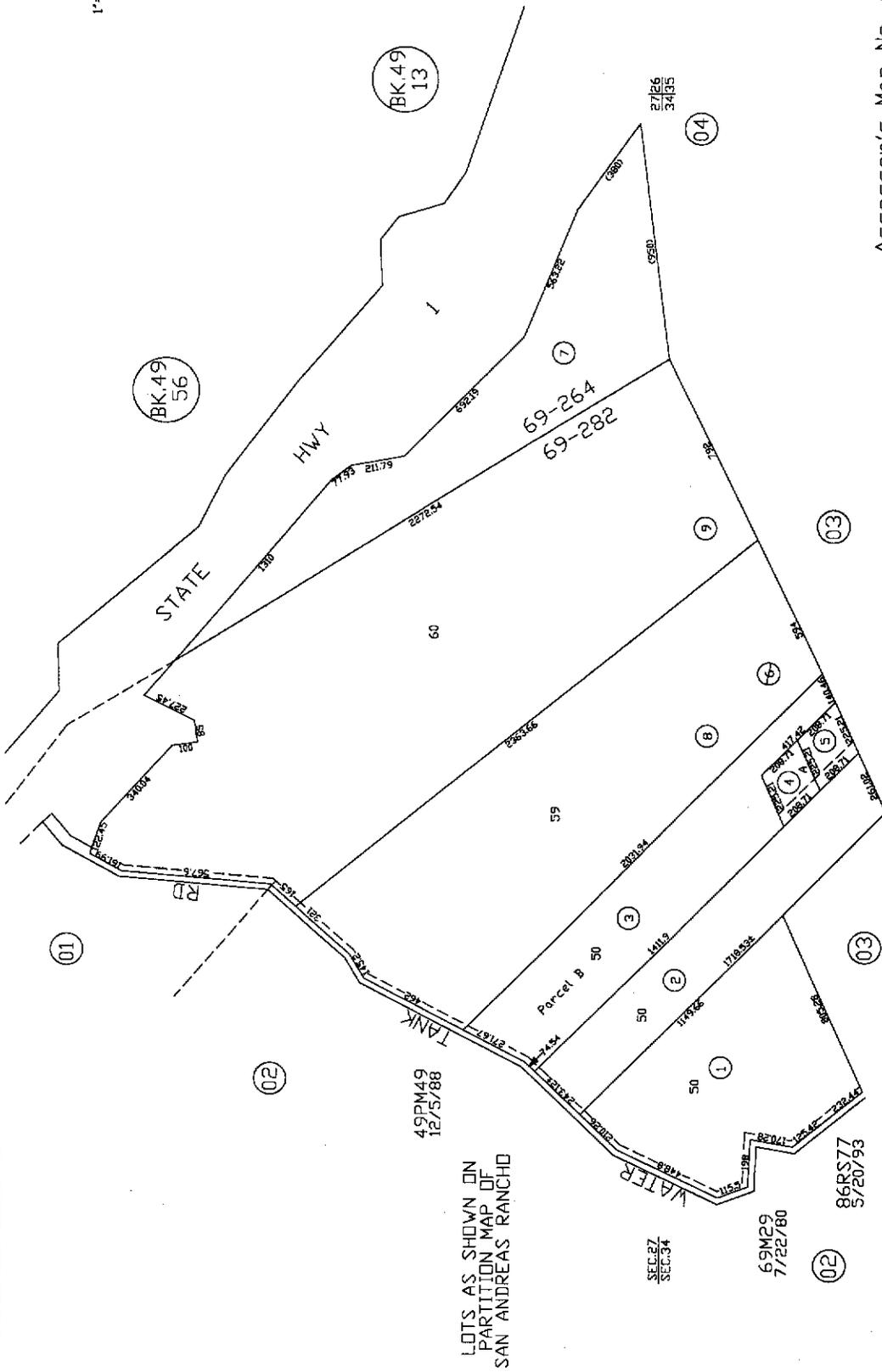
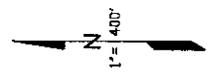
Date: \_\_\_\_\_

**FOR TAX PURPOSES ONLY**  
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POR. SAN ANDREAS RANCHOS  
 SECS. 27 & 34, T.11S., R.1E., M.D.B. & M

Tax Area Code  
 69-264 69-282

46-35



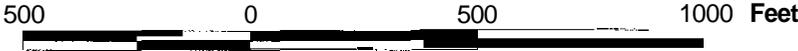
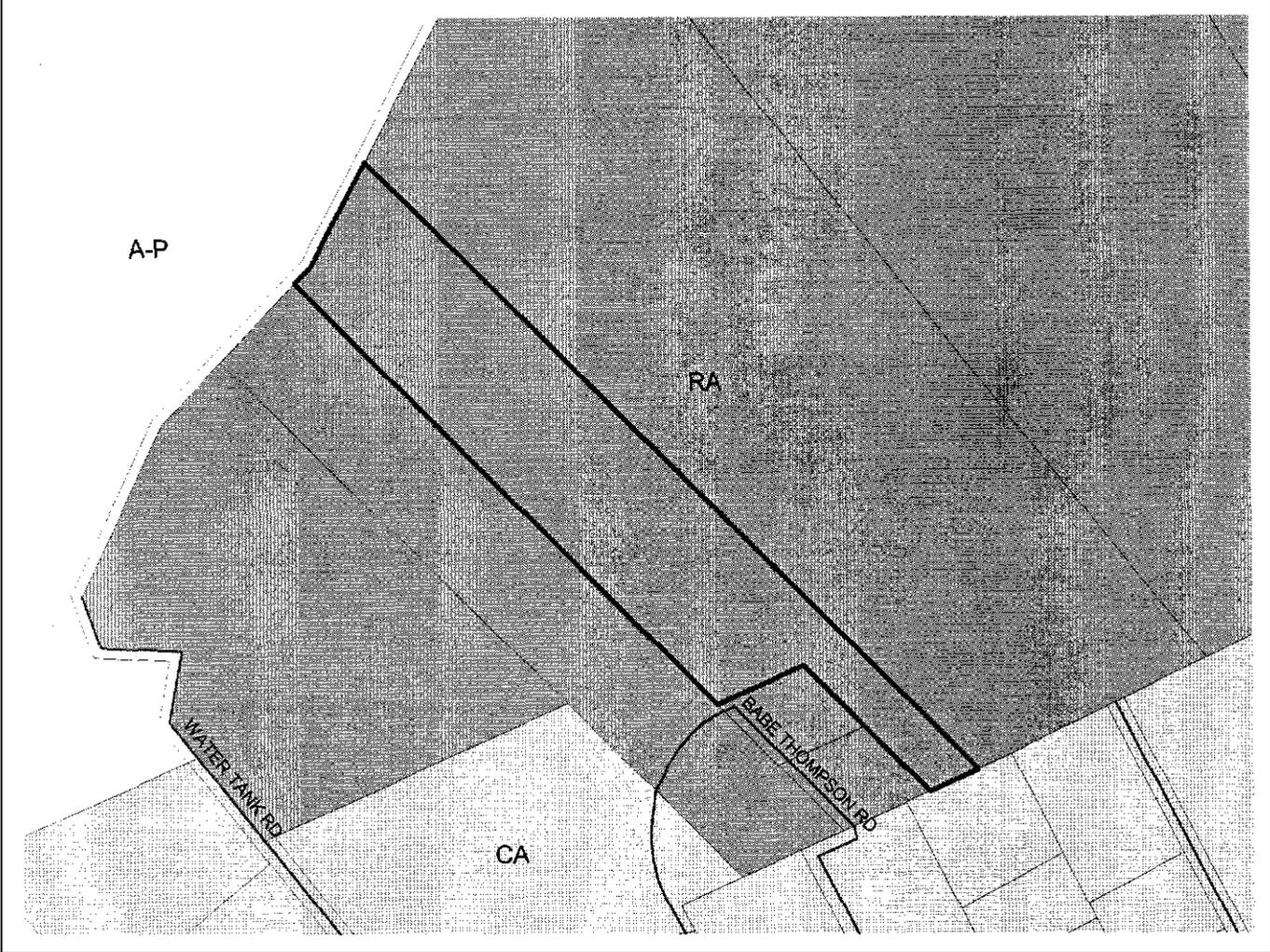
LOTS AS SHOWN ON  
 PARTITION MAP OF  
 SAN ANDREAS RANCHO

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

Assessor's Map No. 46-35  
 County of Santa Cruz, Calif.  
 Sept. 1996

Electronically Redrawn 9/2/96 re (from 46-35)  
 Rev. 8/27/96 (TCA CONSOLIDATING T)  
 Rev. 4/21/93 (S-D-00-063), Sp-1-08 & 09)  
 Rev. 5/31/01 (New changed page refs.)

# Zoning Map



### Legend

- APN 046-351-03
- Parcel boundaries
- Streets
- A
- CA
- RA



Map created by Santa Cruz County  
Planning Department:  
August 2003

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

Project Planner: Randal1 Adams  
Application No.: 03-0348  
APN: 046-351-03

Date: January 28, 2004  
Time: 11:09:24  
Page: 1

**Environmental Planning Completeness Comments**

===== REVIEW ON SEPTEMBER 11, 2003 BY KENT M EDLER ===== 1. Show grading x-sections thru the house. Include n-s and e-w x-sections.

2. Show the exact quantity of grading.

===== UPDATED ON SEPTEMBER 17, 2003 BY ROBERT S LOVELAND =====

1. The removal of the 4 oak trees within the 1/4 acre disturbance envelope require a "significant tree removal" permit. The permit can be added to t his application. Please apply for this permit at the Zoning Counter of the Planning Department and pay the required fee (\$327). ===== UPDATED ON NOVEMBER 10, 2003 BY KENT M EDLER

===== My previous comments have been adequately addressed,

===== UPDATED ON NOVEMBER 19, 2003 BY ROBERT S LOVELAND =====

1. Completeness issues have been addressed,

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON SEPTEMBER 11, 2003 BY KENT M EDLER =====

1. Show limits of grading.

2. Show where water from roof downspouts will be dissipated. Also include a detail of the dissipator(s)

3. Show location of the septic leachfiled and expansion areas.

4. The soils report is accepted. A final plan review letter will be required from the soils engineer.

===== UPDATED ON SEPTEMBER 17, 2003 BY ROBERT S LOVELAND =====

A detailed erosion control plan will be required. Please identify what type of erosion control practice will be utilized, show where it will be installed and provide construction details for each practice selected.

**Code Compliance Completeness Comments**

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

Today, 9/9/03, I reviewed Development Permit Application 03-0348, a project for an SFD. Earlier, a red-tag was issued on this parcel for the clearing of habitat. The future building permit (application) for the SFD should not be issued until the red-tag for the earlier clearing has been resolved. <GAG> ===== REVIEW ON SEPTEMBER 9, 2003 BY GUSTAVO A GONZALEZ =====

**Code Compliance Miscellaneous Comments**

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

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0348  
APN: 046-351-03

Date: January 28, 2004  
Time: 11:09:24  
Page: 2

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===== REVIEW ON SEPTEMBER 9, 2003 BY GUSTAVO A GONZALEZ =====  
NO COMMENT

**Dpw Drainage Completeness Comments**

===== REVIEW ON SEPTEMBER 2, 2003 BY CARISA REGALADO =====  
No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

If needed, 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 or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

**Dpw Drainage Miscellaneous Comments**

===== REVIEW ON SEPTEMBER 2, 2003 BY CARISA REGALADO =====  
For the building application stage, please show location of proposed energy dissipators and how runoff will be routed to these by downspouts.

As discussed with project architect Nancy Huyck during a telephone conversation on September 2, 2003. runoff from impervious areas is anticipated to remain on-site as required for development greater than 500 sf in a Groundwater Recharge Zone.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON SEPTEMBER 12, 2003 BY RODOLFO N RIVAS =====  
Plans with the building permit application will need to include a centerline profile for the proposed driveway.

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON SEPTEMBER 12, 2003 BY RODOLFO N RIVAS =====  
NO COMMENT

**Environmental Health Completeness Comments**

===== REVIEW ON SEPTEMBER 9, 2003 BY JIM G SAFRANEK =====  
Applicant obtained an approved sewage disposal permit appl. from EHS.

**Environmental Health Miscellaneous Comments**

===== REVIEW ON SEPTEMBER 9, 2003 BY JIM G SAFRANEK =====  
NO COMMENT

**Cal Dept of Forestry/County Fire Completeness Comm**

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

===== REVIEW ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER =====

Project Planner: Randal1 Adams  
Application No.: 03-0348  
APN: 046-351-03

Date: January 28, 2004  
Time: 11:09:24  
Page: 3

DEPARTMENTaNAME:CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 15 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

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

===== UPDATED ON NOVEMBER 3, 2003 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CDF/COUNTY FIRE

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:  
Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 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). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt. All Fire Department building requirements and fees will be addressed in the Building Permit

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0348  
APN: 046-351-03

Date: January 28, 2004  
Time: 11:09:24  
Page: 4

phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON SEPTEMBER 3, 2003 BY COLLEEN L BAXTER =====  
===== UPDATED ON ~~NOVEMBER~~ 3, 2003 BY COLLEEN L BAXTER =====  
===== UPDATED ON NOVEMBER 3, 2003 BY COLLEEN L BAXTER =====



# COUNTY OF SANTA CRUZ

SANTA CRUZ COUNTY FIRE DEPARTMENT

6059 HIGHWAY 9  
P.O. DRAWER F-2  
FELTON, CA 95018  
(831) 335-5353

JOHN FERREIRA  
FIRE CHIEF

December 2, 2003

Jim Huyck  
Huyck Construction  
9200 Soquel Dr.  
Aptos. CA 95003

RE: 360 Babe Thompson Road

Dear Mr. Huyck:

This office received a copy of a letter from the County Planning Department indicating that you needed to provide that Department with a letter from this office "which clearly accepts or rejects the proposed **fire** clearance envelope as depicted on sheet A-3 of the plans revised 10/27/03 that were routed to CDF on 10/28/03." This letter responds to that request.

The proposed **fire** clearance envelope as depicted on sheet A-3 of the plans revised on 10/27/03 is accepted. **As** discussed with you on previous occasions, since the property is located in an area within Santa Cruz County that has not been deemed to be in a fire hazard severity zone, the majority of the house will have adequate clearance, **and the plan** provides enhanced fire resistive construction, your proposed plan will be accepted by this office, pursuant to Public Resources Code § 4291(g).

Sincerely,

Clare Frank  
Deputy Fire Marshal  
Santa Cruz County

cc: Chron file

EXHIBIT G

CALIFORNIA CODES  
PUBLIC RESOURCES CODE  
SECTION 4291-4299

**4291.** Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush-covered lands, or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:

(a) Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees, ornamental shrubbery or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

(b) Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the director if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

(c) Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe.

(d) Maintain any tree adjacent to or overhanging any building free of dead or dying wood.

(e) Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.

(f) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

(g) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials, or conditioned upon the contents and composition of same, he may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding said structures.

No such exemption or variance shall apply unless and until the occupant thereof, or if there be no occupant, then the owner thereof, files with the department, in such form as the director shall prescribe, a written consent to the inspection of the interior and contents of such structure to ascertain whether the provisions hereof and the regulations adopted hereunder are complied with at all times.