



## Staff Report to the Zoning Administrator

Application Number: **05-0109**

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Applicant: Bryan Martin  
Owner: Holly Norman  
APN: 59-051-03

Agenda Date: April 21, 2006  
Agenda Item #: **3**  
Time: After 10:00 a.m.

**Project Description:** Proposal to remodel an existing one story, two bedroom, one bath single family dwelling into a two story, four bedroom, three bath home with new detached garage. Existing dwelling is legal nonconforming due to portions located in side yard setbacks. Also to include new front and rear stone patio, and new 4000 gallon water tank to meet fire protection requirements. Includes demolition of one portion of the nonconforming portions of the existing dwelling. Requires a Coastal Development Permit and an Agricultural Buffer Determination. Also requires a Residential Development Permit, for an addition of more than 800 square feet to an existing nonconforming dwelling.

**Location:** North side of Highview Drive, about 300 feet west from the junction of Highview Drive and Highview Court, at 216 Highview Drive in Santa Cruz.

**Supervisory District:** Third District (District Supervisor: Wormhoudt)

**Permits Required:** Coastal Development Permit, Residential Development Permit, Agricultural Buffer Determination

### Staff Recommendation:

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0109, based on the attached findings and conditions.

### Exhibits & Attachments

- |   |                              |
|---|------------------------------|
| A. Project plans                              | E. Assessor's parcel map     |
| B. Findings                                   | F. Zoning & General Plan map |
| C. Conditions                                 | G. Agency Comments           |
| D. Categorical Exemption (CEQA determination) |                              |
- Attachment **1:** Staff Report to APAC

### Parcel Information

Parcel Size: Approximately 11,360 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential, and Grazing/pasture land of UC Santa Cruz  
Project Access: Empire Grade to Highview Drive  
Planning Area: Bonny Doon  
Land Use Designation: R-S (Suburban Residential)  
Zone District: RR (Rural Residential)  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.  Yes  No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Elkhorn sandy loam  
Fire Hazard: Not a mapped constraint  
Slopes: Gently sloping  
Env. Sen. Habitat: Mapped biotic/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: In viewshed of Empire Grade designated scenic road, and in public views from public-access open space at UC Santa Cruz  
Drainage: Existing drainage adequate  
Archeology: Archeological Site Review completed, results negative

### Services Information

Urban/Rural Services Line:  Inside  Outside  
Water Supply: City of Santa Cruz  
Sewage Disposal: Private septic system  
Fire District: County Fire  
Drainage District: Non-zone

### History

The building site is within 200 feet of agricultural resource land to the north. A reduction in the required 200 foot agricultural resource setback was approved by the Agricultural Policy Advisory Commission on May 19, 2005, based on the analysis, findings, and permit conditions presented in the related staff report (Attachment 1).

The original proposed project included siting of a new detached nonhabitable garage partially in the required 10 foot side yard setback. On input from Planning staff that findings for a variance could not be made because the garage *could* be located outside of yard setbacks, the site plan was revised so the garage meets the setback and the need for a variance is eliminated.

## General Discussion

A governing design consideration on this parcel is that the rectangular property is relatively long (about 212 feet) and narrow (about 53 feet wide), with the existing legal/nonconforming single family dwelling built nearly to the side property lines on both sides.

Existing conditions at the site and vicinity are depicted photographically on Sheets 1 and 5 of the Exhibit A project plans.

The proposed project includes removing the portion of the existing residence located in the western (left hand) side yard setback. This allows for vehicle access to the rear of the lot and siting of a new, detached two-car garage behind the existing house. A minor expansion to the first floor footprint is proposed at the rear of the house, along with a new second story addition which steps back to a smaller total area than the proposed first floor. All of the proposed new construction meets required yard setbacks. The existing footprint portion of the house which is in the east (right hand) side yard setback will remain **as** is.

## Visual Resources and Neighborhood Compatibility

The proposed project is briefly within view **of** south-bound traffic on Empire Grade, a designated scenic road. This view occurs not far south of the West Entrance to UC Santa Cruz, and the distance is on the order of 2000 feet. In addition, the subject property borders to the north on a grazing meadow owned by UC Santa Cruz. This meadow is open to public access (no vehicles) and has a gated, rustic ranch road which is commonly used as a very scenic **access** route to the back side of Wilder Ranch State Park (beginning at lands which have been known **as** “Grey Whale Ranch,” and the forested canyon of Wilder Creek).

This UC **Santa Cruz** meadow offers spectacular public vistas of large open spaces of meadow, forest, and portions of city, with the view widening out across the waters of Monterey Bay, **Staff** evaluated the proposed project for impact to these visual resources.

Topographically, the subject property sits at a somewhat lower elevation **from** the referenced meadow and Empire Grade.

The small Highview Drive neighborhood, as viewed **from** Empire Grade and the UC meadow, is a mix of one and *two* story homes, partially obscured by topography and partially screened by intermittent trees and vegetation. Considering the **just-described** context, **staff’s** opinion is that the addition of this moderate-sized second story on the subject residence, with a detached garage, will have a quite reasonably limited visual impact, provided that earth-tone colors are used. The latter is required by the permit conditions. The applicant submitted **an** appropriate proposed **buff/tan** color paint sample which is not unlike the color of dry-season meadow grassland.

The proposed project will be within the range of home sizes and architectural styles found in the neighborhood. The County’s Urban Designer reviewed the project and had no comment.

## Fire Agency Requirements

The fire truck turnaround required by County Fire will consist of a combination of the first segment of the driveway and a portion of Highview Drive, as outlined on the project plans. A fire truck turnaround in the rear of the property is not required.

City of Santa Cruz water service extends to this neighborhood. There is a fire hydrant near the intersection of Highview Drive and Highview Court, but it does not meet County Fire's flow requirements. As a much less costly alternative to extending an enlarged City water main and upgraded fire hydrant *service*, a new on-site 4000 gallon fire-protection water tank was added to the proposed project. The dark green tank will be located mostly out of sight behind the garage and will be accompanied by screening shrub plantings which reduce any visual impact.

Environmental Health ~~has~~ approved a revised leachfield layout which takes into account the added siting of the water tank.

## Agricultural Buffer Determination

A reduction of the required agricultural buffer setback, reduced from 200 feet to 40 feet, was approved by the Agricultural Policy Advisory Commission (APAC) on May 19, 2005. The complete related information, including the complete Staff ~~Report~~ to the Agricultural Policy Advisory Commission, is attached at the end of this staff ~~report~~ as Attachment 1 (including related exhibits).

The final plans for this Coastal Permit are in substantial conformance with the plans reviewed by APAC. Final plan refinements include moving the new garage laterally (i.e., no closer to ag lands) to shift the garage out of the side yard setback, and adding the 4000 gallon water tank as required by County Fire.

Because the required Ag Buffer Determination expires on June 2, 2007 if not exercised, and because the permits are linked, ~~this~~ staff-recommended Coastal Permit and Residential Development Permit is also set up to expire on June 2, 2007 if not exercised. The applicant believes this timeframe ~~to~~ obtain a Building Permit and achieve a first approved building inspection should not be a problem.

Extending the Ag Buffer Determination timeframe would require a time extension approved by APAC.

The present permit Conditions of Approval provide that if the Ag Buffer Determination expiration is extended in time by APAC, this Coastal Permit expiration may be administratively extended so that the new Coastal Permit expiration date shall be two years from the original effective date. This simply recognizes that the sole hindrance to granting a full *two* years on the Coastal Permit at the outset now, is the potential earlier expiration of the Ag Buffer Determination.

Over 800 square feet addition to an existing nonconforming dwelling

This permit includes a Residential Development Permit to allow an addition of more than 800 square feet, made to an existing nonconforming dwelling, consistent with County Code section 13.10.265. The dwelling is not significantly nonconforming (under the ordinance definition of significantly nonconforming). The dwelling is nonconforming because of two partial footprint locations in required side yard setbacks, as discussed earlier. All new first floor footprint and the new second floor will conform to required yard setbacks. The new construction does not exacerbate the existing nonconforming circumstance, and in fact the nonconforming portion of the existing dwelling in the western side yard setback will be removed, making the remodeled dwelling less nonconforming to yard setbacks than it is now.

### Conclusion

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

### Staff Recommendation

- e APPROVAL of Application Number 05-0109, based on the attached findings and conditions.
- e Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

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

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## 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.

This finding can be made, in that the property is zoned RR (Rural Residential), a designation which allows residential uses. The proposed Residential addition and detached garage is a principal permitted use within the zone district, consistent with the site's (R-S) Suburban 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.

**This** finding can be made, in that 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.

This finding can be made, in that the proposed project will be within the range of home sizes and architectural styles found in the neighborhood. Colors will 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.

**This** finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the residential addition and detached garage 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.

This finding can be made, 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 RR (Rural Residential) 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.

**This finding can be made**, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure safety and the conservation of energy and resources.

The proposed Residential addition and detached garage 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.

This finding can be made, in that the proposed location of the residential addition and detached garage and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RR (Rural Residential) zone district in that the primary use of the property will be one single family dwelling and detached garage, including new construction that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Suburban Residential (R-S) land use designation in the County General Plan.

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

The proposed residential addition and detached garage will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential addition and detached garage will comply with the site standards for the RR zone district

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(including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed residential addition and detached garage are to be constructed on an existing parcel already developed with a single family dwelling. The project will not create an increase in the existing level of traffic (1 peak trip per day per dwelling unit).

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

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

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

This finding can be made, in that the proposed residential addition and detached garage will be of an appropriate scale and type of design that will be compatible with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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## Conditions of Approval

Exhibit A: Project plans by Bryan Martin, revised 12-22-05, Sheets 1 through 6

I. General Permit Condition

This permit (Coastal Development Permit, Residential Development Permit, and associated Agricultural Buffer Determination) shall expire on June 2, 2007 if not exercised, as previously established for the Agricultural Buffer Determination approval. If before June 2, 2007 a time extension to the Agricultural Buffer Determination is approved by the Agricultural Policy Advisory Commission, then the expiration date of this Coastal Permit and Residential Development Permit may be extended administratively by the Planning Department's Project Planner to the date that is two years from the original effective date of this Coastal Permit and Residential Development Permit.

II. This permit authorizes the construction of a residential addition and detached garage. 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 Demolition Permit from the Santa Cruz County Building Official.
- C. Obtain a Building Permit from the Santa Cruz County Building Official.

III. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. 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 color sample must be in 8.5" x 11" paper format. Earth tone colors shall be used. The trim and window frame color

shall not be strongly contrasting to the body color.

2. Appropriate grading, drainage, and erosion control plans.
  3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  4. A development setback of a minimum of 40 feet from the single-family dwelling (including the detached garage) to the adjacent Commercial Agriculture zoned parcel APN 059-041-29.
  5. Final plans shall show the location of the vegetative buffering barrier and the required six foot tall solid wood board fence used for the purpose of buffering adjacent agricultural land to the north, which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. The owner shall sign an Environmental Health acknowledgement letter stipulating that an Alternative Septic System will be required in the future if the existing septic system fails.
- F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
- G. Pay the current fees for Parks and Child Care mitigation for the increase in the number of bedrooms over the two permitted existing bedrooms.
- H. 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.
- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- J. Complete and record a *Statement of Acknowledgement Regarding the Issuance of a County Building Permit in an Area Determined by the County of Santa Cruz to be Subject to Agricultural-Residential Use Conflicts*. (Note: This has already been done. The County Recorder document ID is 2005-0036759.)
- IV. 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 agricultural buffer setbacks shall be met as verified by the County Building Inspector.
  - D. The required vegetative and physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner (or Project Planner), a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
  - E. 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.
- V. Operational Conditions
- A. Earth-tone exterior colors, such that the residence tends to blend in with the landscape as viewed from the lands to the north and from Empire Grade, shall be permanently maintained.
  - B. If in the future the Highview Drive fire hydrant location and capacity is improved to the extent it meets the Fire Agency requirements for the subject property, so that the on-site water tank is not required, then the on-site water tank shall be removed from the site.
  - C. All required Agricultural Buffer Setbacks shall be maintained. The vegetative and

physical barrier shall be permanently maintained.

- D. 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.

**VI.** As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney’s fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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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.

Application # 05-0109  
APN: 59-051-03  
Owner: Holly Norman

**Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.**

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

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

Expiration Date: June 2, 2007

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Don Bussey  
Deputy Zoning Administrator

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Jack Nelson  
Project Planner

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Appeals: **Any** properly 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: 05-0109  
Assessor Parcel Number: 59-051-03  
Project Location: 216 Highview Drive

**Project Description: Addition to an existing single family dwelling**

**Person or Agency Proposing Project: Bryan Martin**

**Contact Phone Number: (831) 469-4551**

- 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 residential addition and garage on property zoned for residential use.

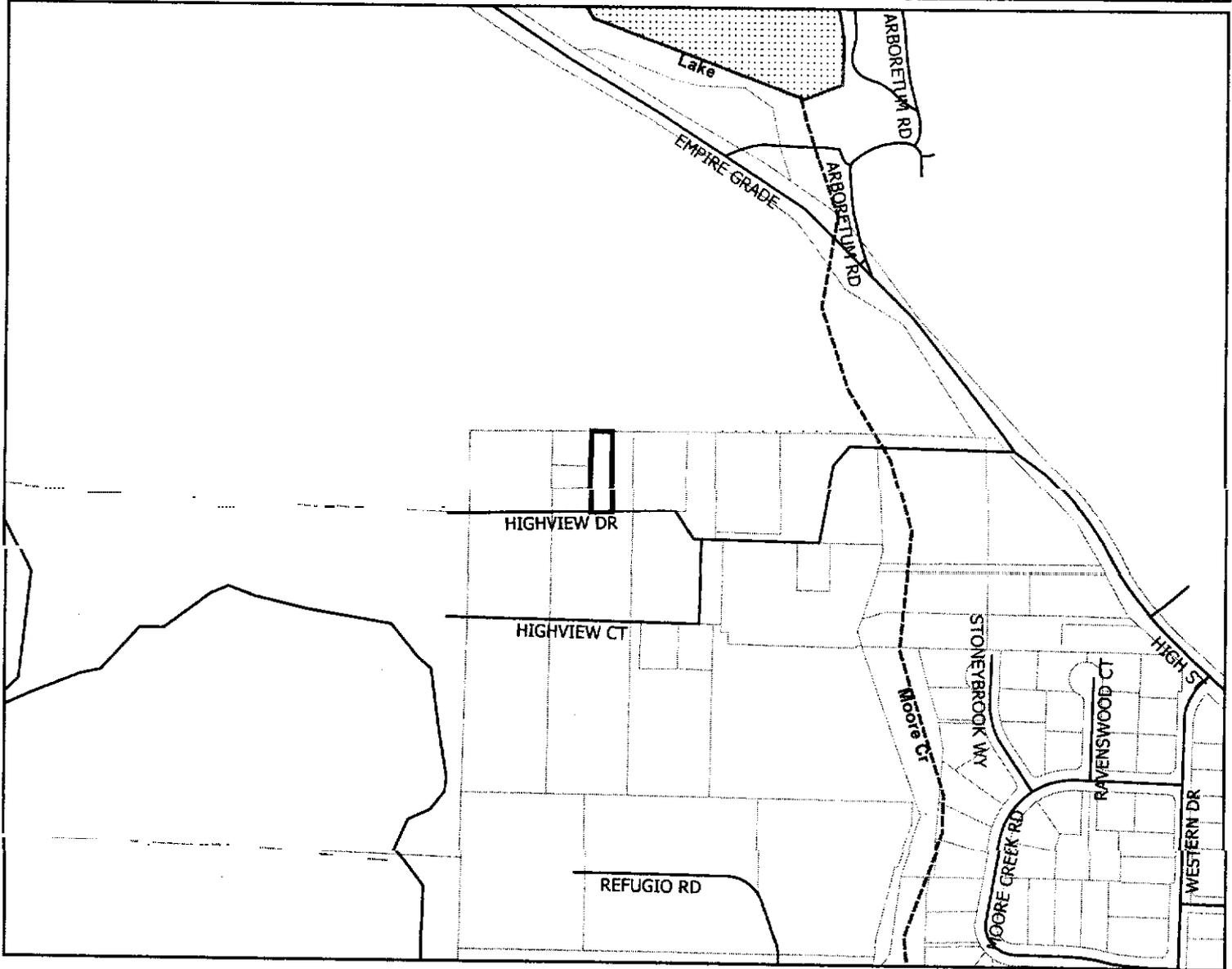
In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Jack Nelson, Project Planner

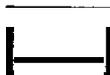
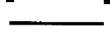
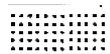
Date: \_\_\_\_\_



# Location Map



## Legend

-  APN 059-051-03
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  Lakes

15

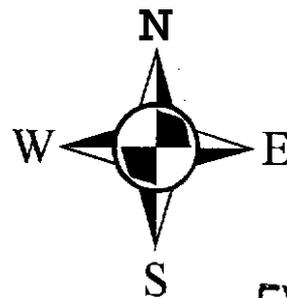


EXHIBIT E

Map Created by  
County of Santa Cruz  
Planning Department  
February 2005

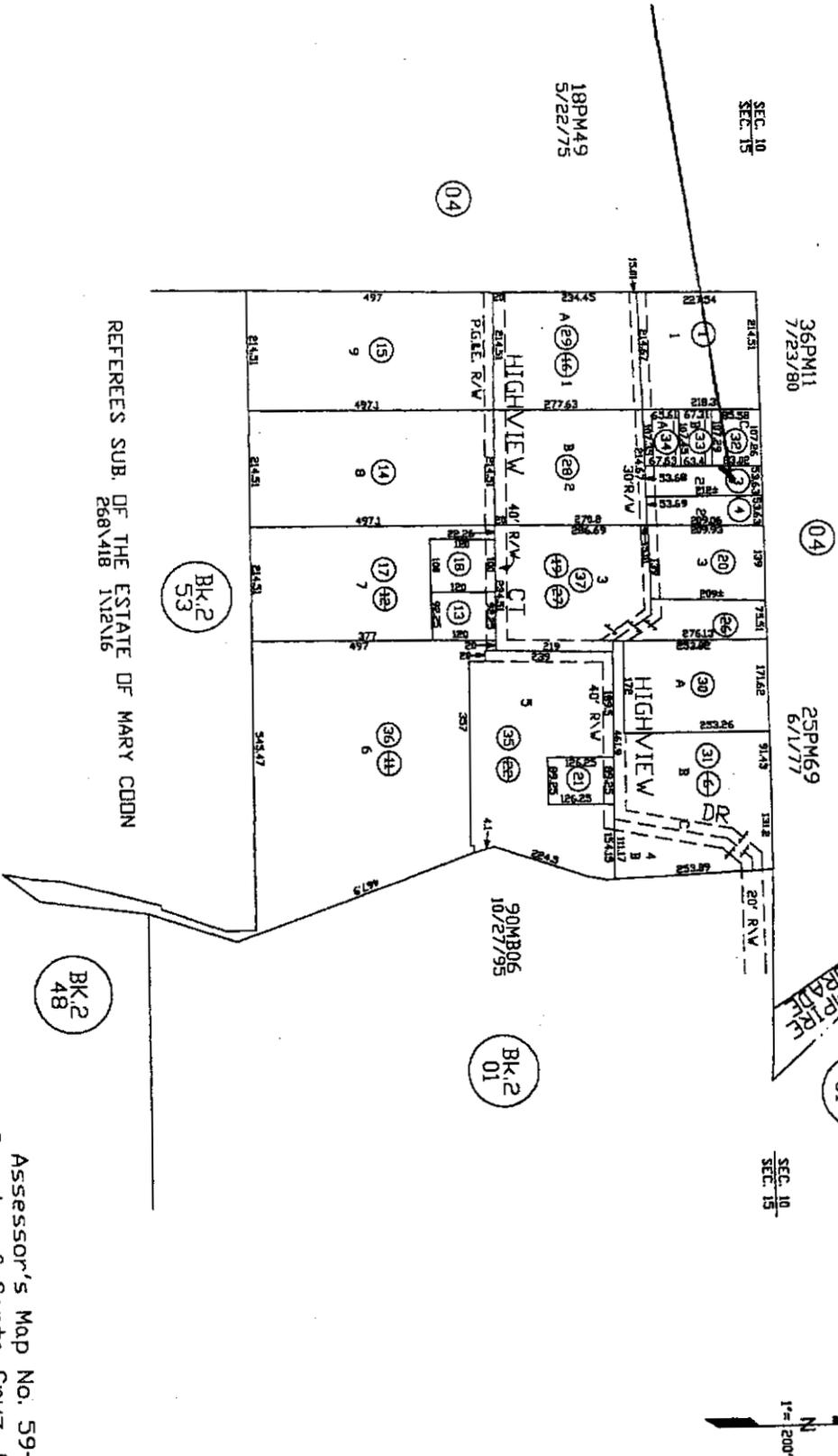
**FOR TAX PURPOSES ONLY**  
 THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL RIGHTS RESERVED.  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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REFUGIO RANCHO  
 PDR. SECS. 10 & 15. T.11S., R.2W., M.D.B. & M.

Tax Area Code  
 92-004

07-00

**PROJECT LOCATION**



REFEREES SUB. OF THE ESTATE OF MARY COON  
 268V418 IN2N16

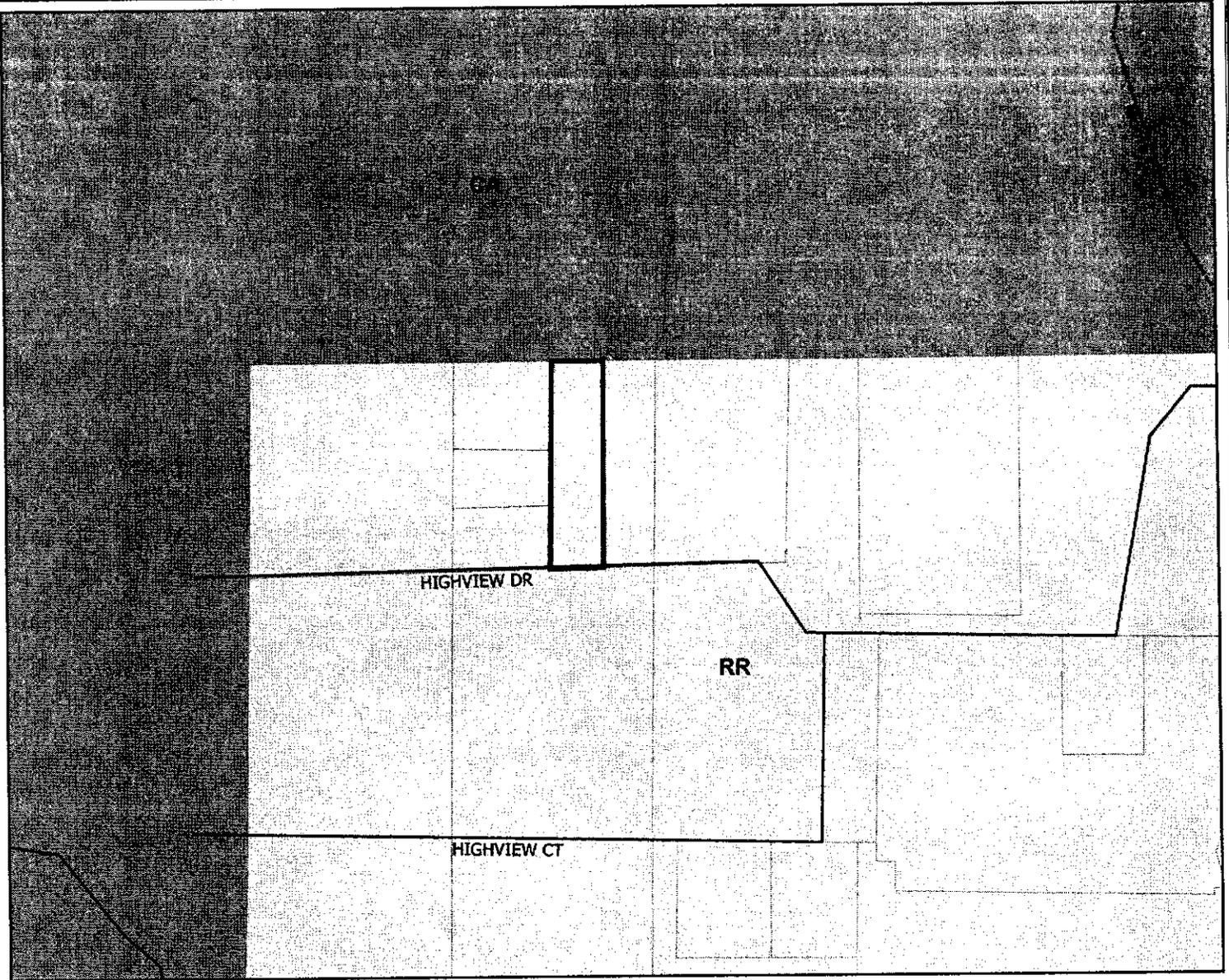
Note - Assessor's Parcel & Block  
 Numbers are Shown in Circles.

Assessor's Map No. 59-05  
 County of Santa Cruz, Calif.  
 Jan. 2002

Locally repositioned 1/02/02 KSA  
 via Drive City Realignm 1/05/02 KSA



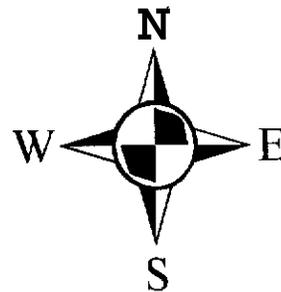
# Zoning Map



## Legend

-  APN 059-051-03
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  AGRICULTURE COMMERCIAL(CA)
-  RESIDENTIAL-RURAL(RR)

17

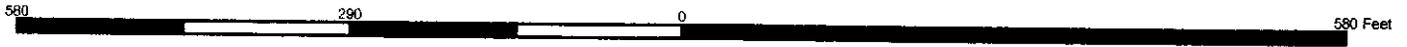
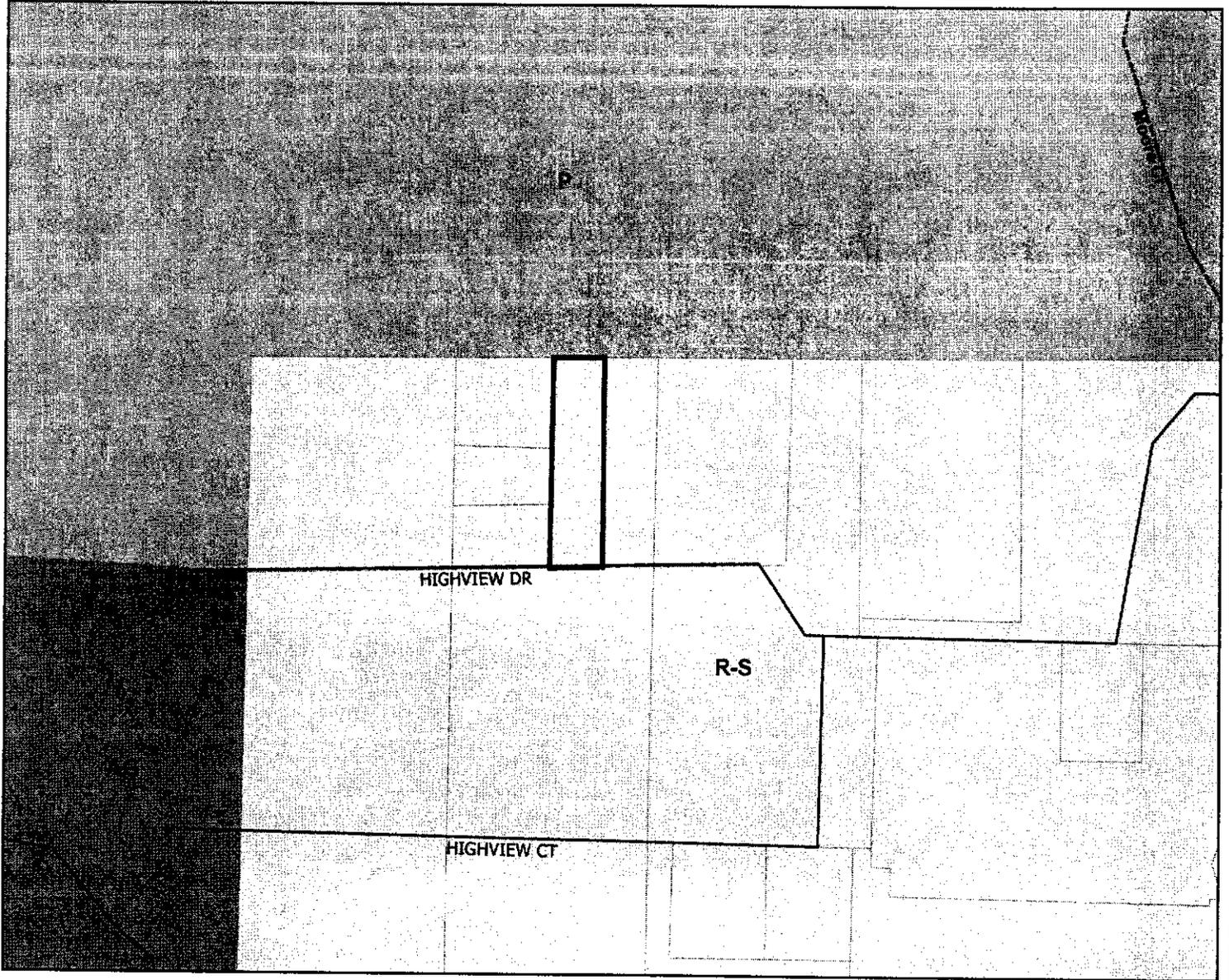


Map Created by  
County of Santa Cruz  
Planning Department  
February 2005

EXHIBIT F



# General Plan Designation Map



## Legend

-  APN 059-051-03
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  Agriculture (AG)
-  Public Facilities (P)
-  Residential-Suburban (R-S)

18

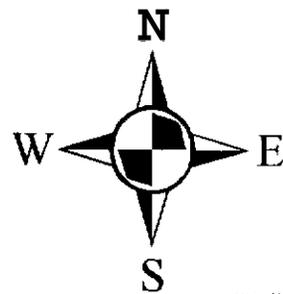


EXHIBIT F

Map Created by  
County of Santa Cruz  
Planning Department  
February 2005

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

Project Planner: Jack Nelson  
Application No.: 05-0109  
APN: 059-051-03

Date: February 27, 2006  
Time: 14:42:43  
Page: 1

---

Project Review Completeness Comments

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

===== REVIEW ON MAY 3, 2005 BY JOAN VAN DER HOEVEN =====  
NO COMMENT

Project Review Miscellaneous Coments

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

===== REVIEW ON MAY 3, 2005 BY JOAN VAN DER HOEVEN =====  
Agricultural buffer required - six foot solid wood board fence at rear property line. Record an Agricultural Statement of Acknowledgement.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 17, 2005 BY JOHN G LUMICAO ===== Percolation pits may not be required if it can be shown that the runoff from the proposed impervious areas will be retained onsite long enough to allow for sufficient percolation of the runoff back into the water table before reaching the property line.

Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.

===== UPDATED ON AUGUST 8, 2005 BY JOHN G LUMICAO =====  
NO COMMENT

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 17, 2005 BY JOHN G LUMICAO =====  
NO COMMENT  
===== UPDATED ON AUGUST 8, 2005 BY JOHN G LUMICAO =====  
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 9, 2005 BY DEBBIE F LOCATELLI =====  
No Comment. project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Coments

===== REVIEW ON MARCH 9, 2005 BY DEBBIE F LOCATELLI =====  
No comment.

Dpw Road Engineering Completeness Comments

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson  
Application No.: 05-0109  
APN: 059-051-03

Date: February 27, 2006  
Time: 14:42:43  
Page: 2

===== REVIEW ON MARCH 15, 2005 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

2. The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required. ===== UPDATED ON AUGUST 15, 2005 BY GREG J MARTIN =====

Provide a profile of the driveway and show grades within the parking area. List the parking requirements for the proposed residence. Number and dimension each parking space on the plans.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON DECEMBER 2, 2005 BY TIM N NYUGEN =====  
Proposed driveway approved by Road Engineering. 12/2/05

Dpw Road Engineering Miscellaneous Coments

----- REVIEW ON MARCH 15, 2005 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON AUGUST 15, 2005 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 2, 2005 BY TIM N NYUGEN =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MARCH 10, 2005 BY JIM G SAFRANEK ===== Septic is sized for up to 3 bedrooms. A passing septic pumper's report is required.

----- UPDATED ON MARCH 14, 2005 BY JIM G SAFRANEK ===== The existing leachfield is 910 sq. ft. From the site plan it appears that adequate expansion field on the east side of the property exists for a 4 bedroom septic system. With a passing septic pumper's report, this project can be approved without a leachfield upgrade.

===== UPDATED ON SEPTEMBER 13, 2005 BY JIM G SAFRANEK ===== No change in comment.

===== UPDATED ON DECEMBER 6, 2005 BY JIM G SAFRANEK ===== EHS requirements now satisfied, but see misc comments. The proposed water tank shown on the latest revision is located in a previously approved leachfield expansion area. The applicant's consultant was contacted and will revise the septic plan and site plan to show that septic code requirements can be met for future expansion leachfield. Contact Brian Blease of EHS at 454-2736.

===== UPDATED ON JANUARY 17, 2006 BY JIM G SAFRANEK =====

===== UPDATED ON JANUARY 17, 2006 BY JIM G SAFRANEK =====

===== UPDATED ON JANUARY 18, 2006 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 10, 2005 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON DECEMBER 6, 2005 BY JIM G SAFRANEK ===== Prior to approval

Discretionary Coments - Continued

Project Planner: Jack Nelson  
Application No.: 05-0109  
APN: 059-051-03

Date: February 27, 2006  
Time: 14:42:43  
Page: 3

of building application the owner will need to sign an EH acknowledgement letter stipulating that an Alternative System will be required in the future when the existing septic system fails. The letter was sent to the owner by Cheryl Wong of EHS, 454-3219.

===== UPDATED ON JANUARY 17, 2006 BY JIM G SAFRANEK =====  
===== UPDATED ON JANUARY 17, 2006 BY JIM G SAFRANEK =====

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

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

===== UPDATED ON DECEMBER 8, 2005 BY COLLEEN L BAXTER =====  
===== DATED ON DECEMBER 8, 2005 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: Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections.

A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 4,000 gallon water tank and "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. 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.

**Cal Dept of Forestry/County Fire Miscellaneous Con**

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

===== REVIEW ON MARCH 17, 2005 BY COLLEEN L BAXTER =====  
===== UPDATED ON AUGUST 3, 2005 BY COLLEEN L BAXTER =====  
===== UPDATED ON DECEMBER 8, 2005 BY COLLEEN L BAXTER =====

EXHIBIT G



# COUNTY OF SANTA CRUZ Planning Department

## AGRICULTURAL BUFFER DETERMINATION AND COASTAL DEVELOPMENT PERMIT

Owner: HOLLY ANN NORMAN  
Address: 216 HIGHVIEW DRIVE  
SANTA CRUZ, CA 95060

Permit Number: 05-0109  
Parcel Number(s): 059-051-03

### PROJECT DESCRIPTION AND LOCATION

Permit to remodel an existing one story single-family dwelling to construct an addition which includes a second story, and to construct a new detached garage. Requires an Agricultural Buffer Determination and a Coastal Development Permit. Property located on the north side of Highview Drive, about 300 feet west from the junction of Highview Drive and Highview Court at 216 Highview Drive in Santa Cruz.

### SUBJECT TO ATTACHED CONDITIONS

Approval Date: 5/20/05

Effective Date: 6/03/05

Exp. Date (if not exercised): 6/03/07

Coastal Appeal Exp. Date: N/A

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

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

This project requires a Coastal Zone Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors. The appeal must be filed within 14 calendar days of action by the decision body.

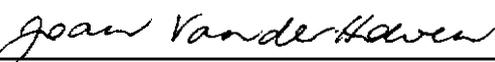
This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

 \_\_\_\_\_ 5-19-05  
Signature of Owner/Agent Brian Van der Haven Date

 \_\_\_\_\_ 5-19-05  
Staff Planner Date

Distribution: Applicant, File, Clerical, Coastal Commission

ATTACHED



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## Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0109**

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Applicant: Bryan Martin  
Owner: Holly Ann Norman  
APN: 059-051-03

Date: **May 19, 2005**  
Agenda Item #: **7**  
Time: 1:30 p.m.

Project Description: Proposal to remodel an existing one-story single-family dwelling and to construct an addition which includes a second story, and to construct a new, detached garage.

Location: Property located on the north side of Highview Drive, about 300 feet west from the junction of Highview Drive and Highview Court, at **216** Highview Drive in Santa Cruz.

Permits Required: Agricultural Buffer Setback Determination, Coastal Development Permit, Variance for the detached garage.

### Staff Recommendation:

- Approval of Application **05-0145**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |    |  |    |                              |
|----|--|----|------------------------------|
| A. | Project plans                              | E. | APN maps, Location map       |
| B. | Findings                                   | F. | Zoning map, General Plan map |
| C. | Conditions                                 | G. | Comments & Correspondence    |
| D. | Categorical Exemption (CEQA determination) | H. | Site photographs             |

### Parcel Information

Parcel Size:	12,066 Square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential, grazing/pasture land UCSC
Project Access:	Empire Grade to Highview Drive
Planning Area:	Bonny Doon
Land Use Designation:	RS (Suburban Residential)
Zone District:	RR (Rural Residential)

---

Supervisory District: Third (District Supervisor: Wormhoudt)  
Within Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.  Yes  No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: 133 Elkhorn sandy loam  
Fire ~~Hazard~~: Not a mapped constraint  
Slopes: 2 to 9 percent slopes  
Env. Sen. Habitat: Mapped bitoic/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped resource  
Drainage: Existing drainage adequate  
Traffic: No significant impact  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Mapped/no physical evidence on site

### Services Information

Inside Urban/Rural Services Line:  Yes  No  
Water Supply: City of Santa Cruz  
Sewage Disposal: Private septic system  
Fire District: CDF  
Drainage District: Non-zone

### Analysis and Discussion

The proposed project is to construct an addition and remodel of an existing single-family dwelling to result in a two story single-family dwelling of approximately 2,106 square feet with a new detached garage of 440 square feet on a 12,066 square foot parcel. The project is located at 216 Highview Drive in Santa Cruz. The building site is within 200 feet of Commercial Agricultural land to the north. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 40 feet from APN 059-041-29.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and may be characterized as a rural neighborhood. The parcel carries a Suburban Residential (RS) General Plan designation and the implementing zoning is (RR) Rural Residential. Commercial Agriculture zoned land is situated within 200 feet at the north side of the parcel at Assessor's Parcel Number 059-041-29. This parcel is an 88-acre parcel belonging to UC Santa Cruz which is utilized for grazing.

A reduced agricultural buffer is recommended due to the fact that the 53 foot wide by 212 feet deep lot would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is proposing a six foot tall, solid wood board fence at the north (rear side of the parcel) to reduce the impact of proposed residential activities on the existing agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of **Santa** Cruz to be subject to Agricultural-Residential use conflicts.

### Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 40 feet to the single-family dwelling from the adjacent CA zoned property known as APN 059-041-29, proposed under Application # 05-0109, based on the attached findings and recommended conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

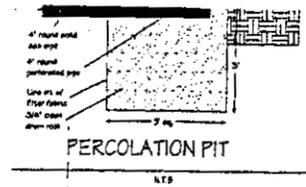
**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

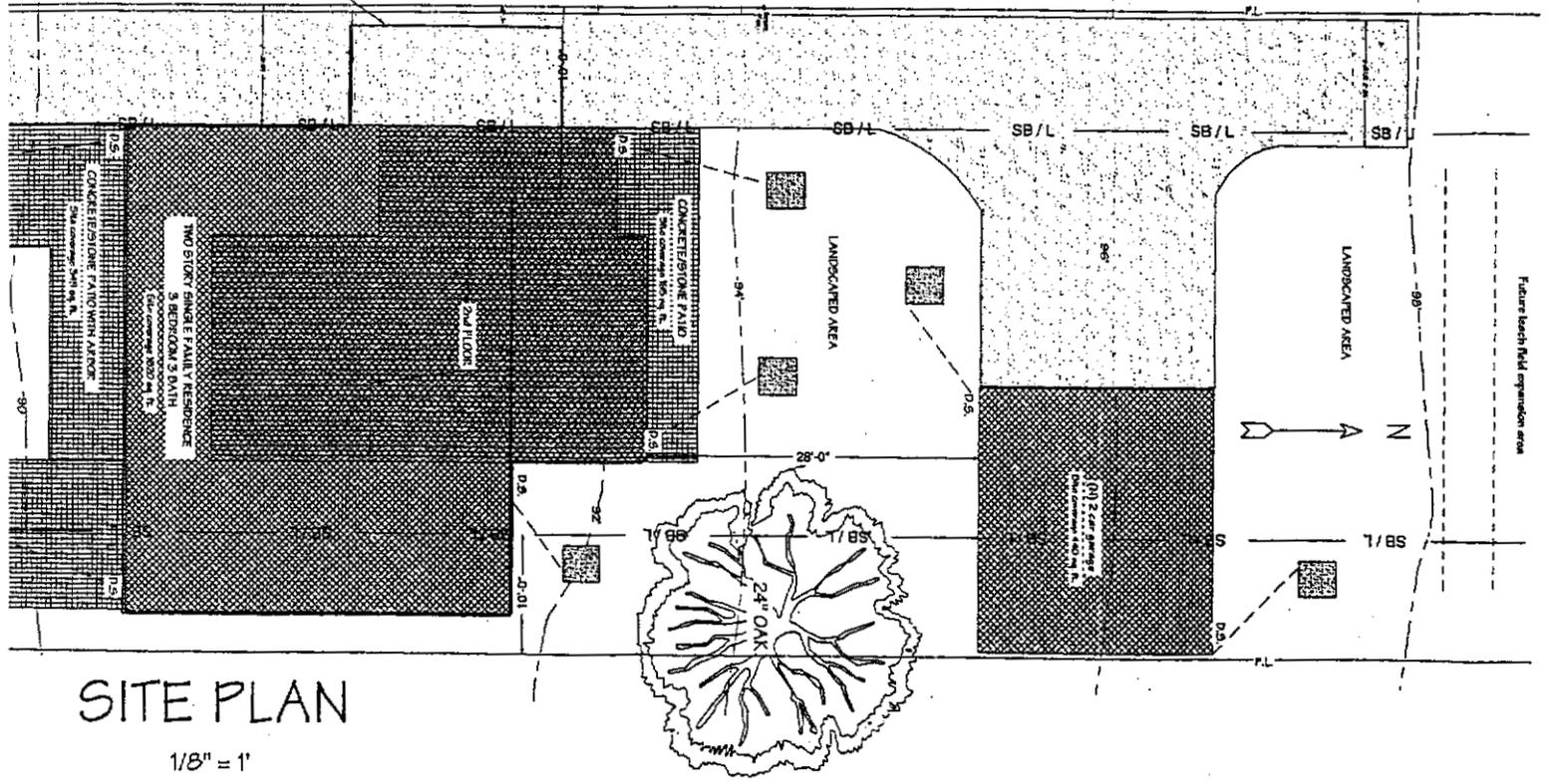
Report Prepared By: Joan Van der Hoeven, AICP  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-5174  
E-mail: [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Report Reviewed By: Don Bussey  
Don Bussey  
Deputy Zoning Administrator  
Santa Cruz County Planning Department

The sprinkler system to the California Department of Forestry/County Fire Department for approval. Installation shall follow our guide sheet. An underground fire protection system working drawing must be prepared by the designer/installer. The plans shall comply with the the underground fire protection system installation policy handout. The sprinkler system shall be based on a 4 head calculation, rather than 2 head.



Heavy lines represent existing structure.



SITE PLAN

1/8" = 1'

Required **Findings** for Agricultural Buffer Setback Reduction  
County Code Section 16.50.095(b)

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or
2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The habitable structure is proposed to be set back 40 feet from the adjacent Commercial Agriculture zoned land where 200 feet are required. **An** effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 059-041-29. This barrier, as proposed, shall not create a hazard in terms of the vehicular **sight** distance necessary for safe passage of traffic **as** it is in the rear yard of the **property**.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Due to the relatively small size of the residential parcel of 12,066 square feet, with parcel dimensions of 53 feet wide by 212 feet long, it would not be possible to meet the required 200 foot setbacks **from** adjacent CA zoned land. A lesser buffer setback is recommended with utilization of an effective barrier consisting of a solid wood board fence of six feet in height.

4. Required findings for non-agricultural development on commercial agricultural land, County Code section 16.50.095(e).

The subject parcel is zoned RR (Rural Residential) and carries a Suburban Residential (RS) General Plan designation. The parcel is not designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but is not zoned Commercial Agriculture or Agricultural Preserve.

## Conditions of Approval

Exhibit A. Project Plans by Bryan Martin, 5 Sheets dated 1-10-05.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (059-041-29). 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
    1. A development setback of a minimum of 40 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 059-041-29.
    2. Final plans shall show the location of the vegetative buffering barrier and the required six foot tall solid wood board fence used for the purpose of buffering adjacent agricultural land to the north, which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
  - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
  - B. The required vegetative and/or physical barrier shall be installed. The

applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.

- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, 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: 5-19-05  
Effective Date: 6-02-05  
Expiration Date: 6-02-07

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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 Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination ~~to the~~ Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The **Santa** Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 05-0109

Assessor Parcel Number: 059-051-03

Project Location: 216 Highview Drive, Santa Cruz CA 95060

**Project Description: Remodel and room addition to an existing single-family dwelling and construction of a new detached garage**

**Person or Agency Proposing Project: Bryan Martin**

**Contact Phone Number: (831) 4694551**

- 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 1 - Existing Facilities (Section 15301)

F. **Reasons why the project is exempt:**

Existing small structure

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

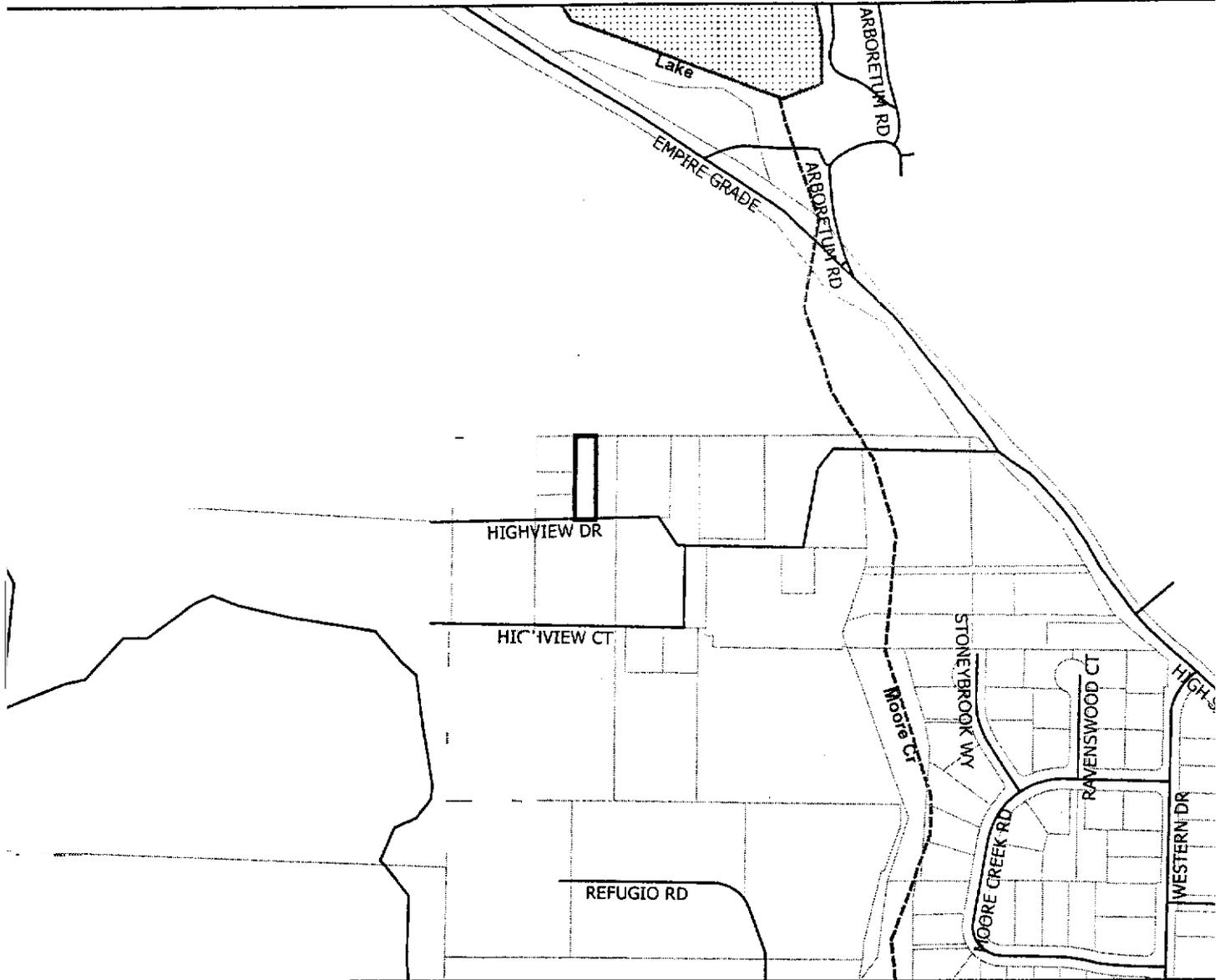
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Date:

( FOR ZA ACTION )

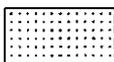
ATTACHMENT 1

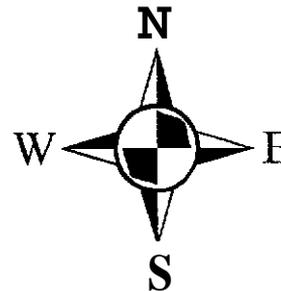


# Location Map



## Legend

-  APN 059-051-03
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  Lakes



**ATTACHMENT 1**

Map Created by  
County of Santa Cruz  
Planning Department  
February 2005

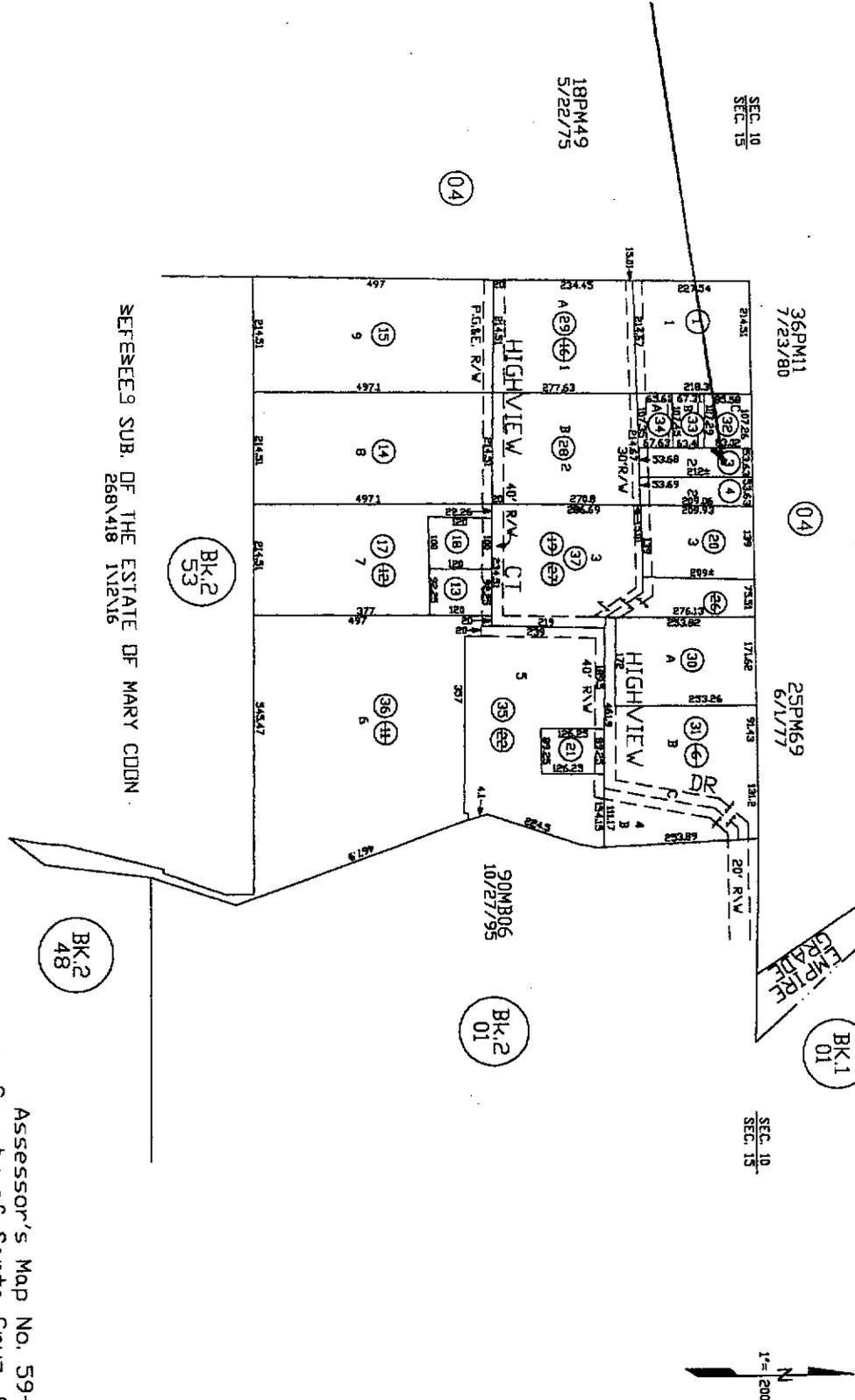
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REFUGIO RANCHO  
 PDR. SECS. 10 & 15, T.11S., R.2W., M.D.B. & M.

Tax Area Code  
 92-004

59-05

**PROJECT LOCATION**



REFEREE'S SUB. OF THE ESTATE OF MARY COON  
 268\418 1\12\16

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

Assessor's Map No. 59-05  
 County of Santa Cruz, Calif.  
 Jan. 2002

**3%**

**ATTACHMENT 1,  
 EXHIBIT E**

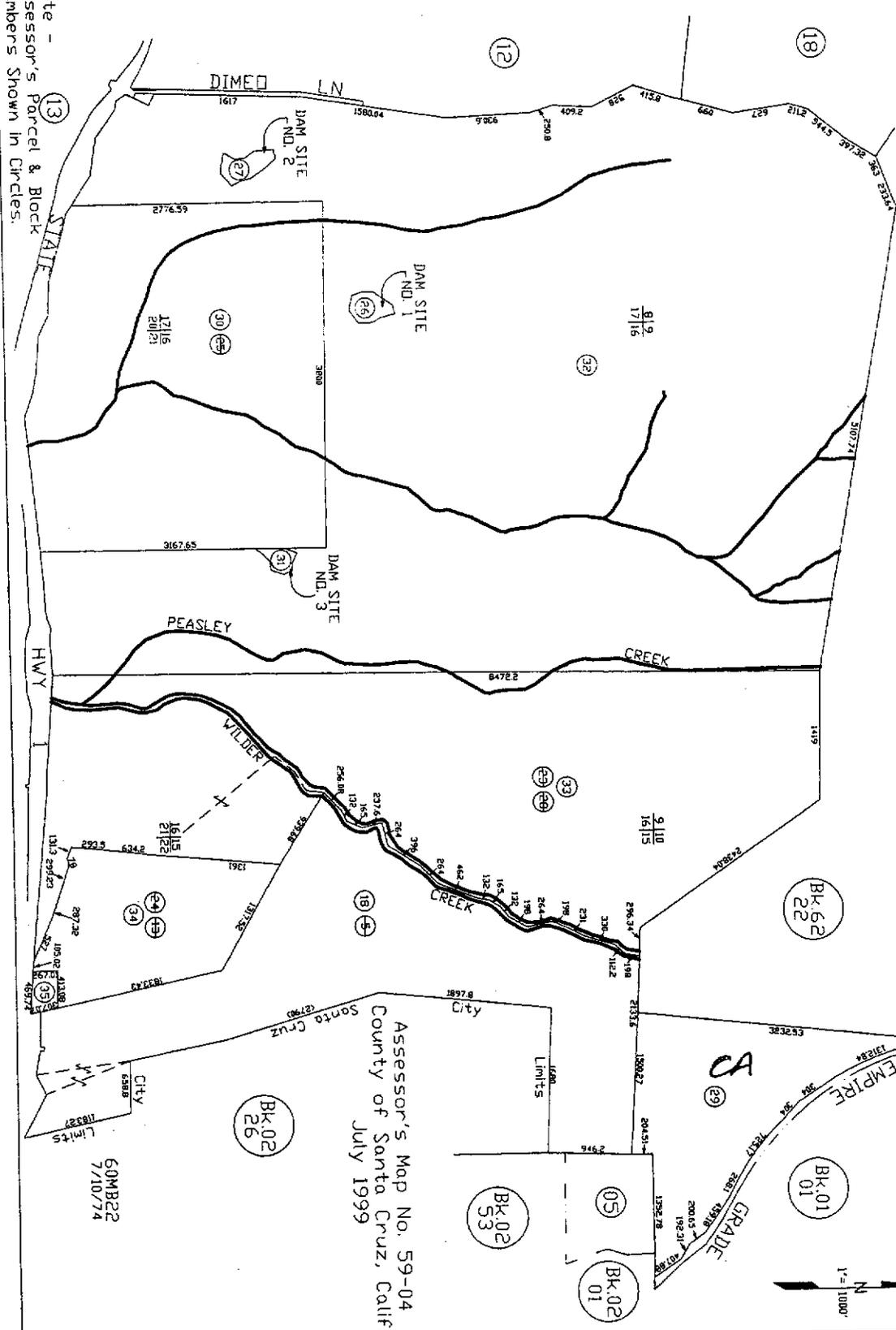
tonically repositioned 1/01/02 KSA  
 Santa Cruz City Realignmnet 1/01/02 KSA

Electronically redrawn 7/5/99 KSA  
 Rev. 6/26/03 nwn (changed page refs.)  
 Rev. 1/1/02 kso (Santa Cruz City Realignment)  
 Rev. 7/26/02 DD (2-0015890 sp into 1-34 & 35)

CS (Car to the world)

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

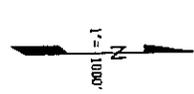


SEC. 16 & POR. SECS. 8,9,10,15,17,20,21 & 22, T.11S., R.2W. M.D.B. & M.

REFUGIO RANCHO

Tax Area Code 59-04  
 92-004

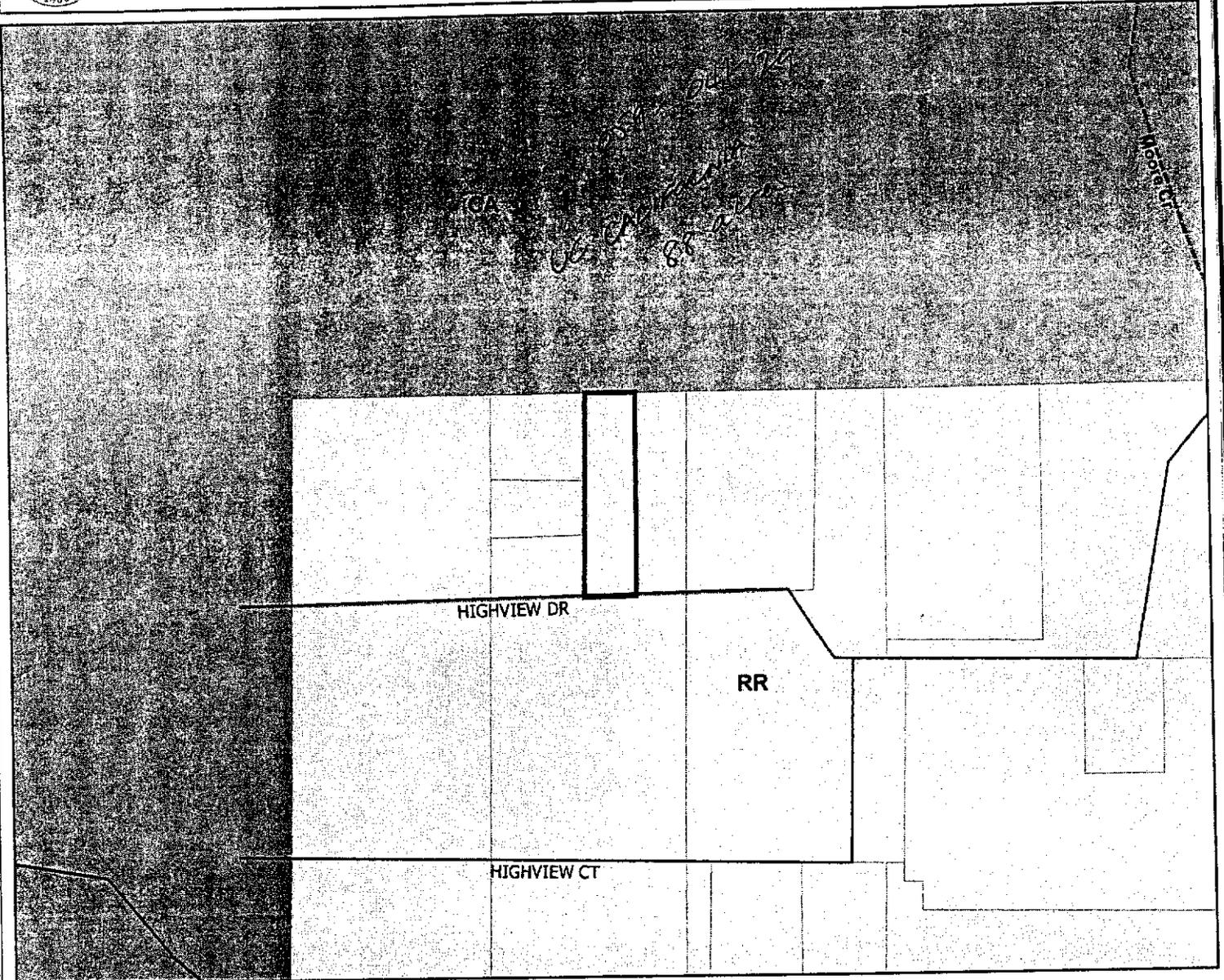
Assessor's Map No. 59-04  
 County of Santa Cruz, Calif.  
 July 1999



ATTACHMENT 1,  
 EXHIBIT E

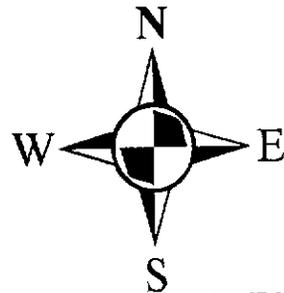


# Zoning Map



## Legend

-  APN 059-051-03
-  Streets
-  Assessors Parcels
-  INTERMITENT STREAM
-  AGRICULTURE COMMERCIAL (CA)
-  RESIDENTIAL-RURAL(RR)



ATTACHMENT 2,

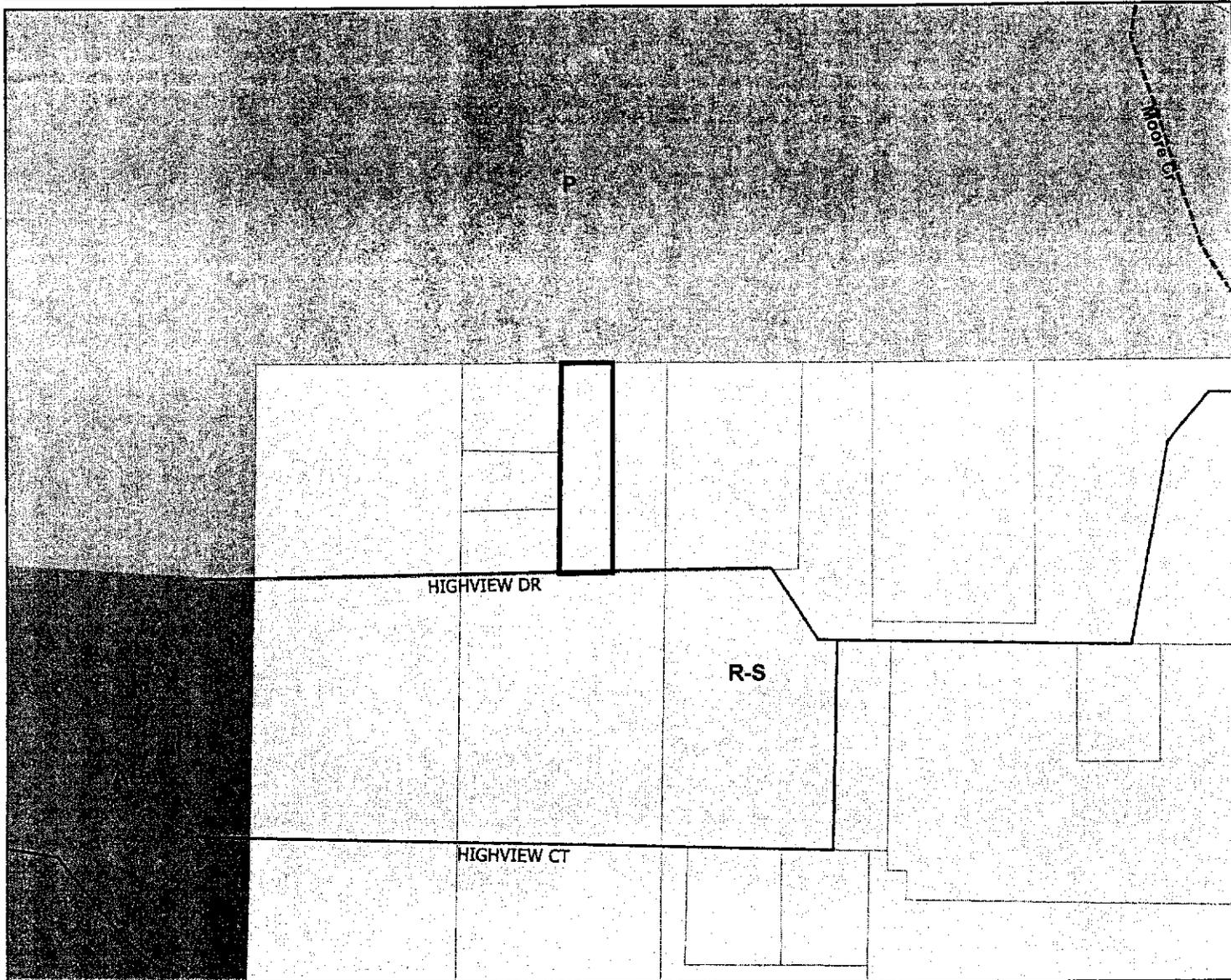
Map Created by  
 County of Santa Cruz  
 Planning Department  
 February 2005

34

EXHIBIT F



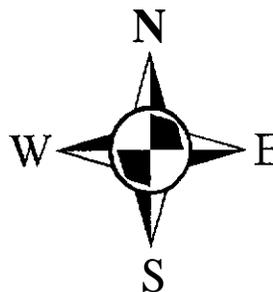
# General Plan Designation Map



580 290 0 580 Feet

## Legend

-  APN 059-051-03
-  Streets
-  Assessors Parcels
-  INTERMITENT STREAM
-  Agriculture (AG)
-  Public Facilities (P)
-  Residential-Suburban(R-S)



ATTACHED

Map Created by  
County of Santa Cruz  
Planning Department  
February 2005

EXHIBIT F

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

Project Planner: Jack Nelson  
Application No. : 05-0109  
APN: 059-051-03

Date: May 3, 2005  
Time: 08:33:11  
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Project Review Completeness Comments

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

===== REVIEW ON MAY 3, 2005 BY JOAN VAN DER HOEVEN =====  
NO COMMENT

Project Review Miscellaneous Comments

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

===== REVIEW ON MAY 3, 2005 BY JOAN VAN DER HOEVEN =====  
Agricultural buffer required - six foot solid wood board fence at rear property line. Record an Agricultural Statement of Acknowledgement.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 17, 2005 BY JOHN G LUMICAO ===== Percolation pits may not be required if it can be shown that the runoff from the proposed impervious areas will be retained onsite long enough to allow for sufficient percolation of the runoff back into the water table before reaching the property line.

Drainage details for the road or driveway shall conform to current engineering practices. including erosion control measures.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 17, 2005 BY JOHN G LUMICAO =====  
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 9, 2005 BY DEBBIE F LOCATELLI =====  
No Comment, project adjacent to a non-County maintained road.

Opw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 9, 2005 BY DEBBIE F LOCATELLI =====  
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 15, 2005 BY TIM N NYUGEN =====

ATTACHMENT 1,

Discre' nary Comments - Continued

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1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile. and a typical cross section.
2. The driveway needs to meet fire department requirements. Therefore. show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 15, 2005 BY TIM N NYUGEN =====  
NO COMMENT

Environmental Health Completeness Coments

===== REVIEW ON MARCH 10. 2005 BY JIM G SAFRANEK ===== Septic is sized for up to 3 bedrooms. A passing septic pumper's report is required.  
===== UPDATED ON MARCH 14, 2005 BY JIM G SAFRANEK ===== The existing leachfield is 910 sq. ft. From the site plan it appears that adequate expansion field on the east side of the property exists for a 4 bedroom septic system. With a passing septic pumper's report, this project can be approved without a leachfield upgrade.

Environmental Health Miscellaneous Coments

===== REVIEW ON MARCH 10, 2005 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 MARCH 17, 2005 BY COLLEEN L BAXTER =====  
===== UPDATED ON MARCH 17, 2005 BY COLLEEN L BAXTER =====  
DEPARTMENT NAME: CDF/COUNTY FIRE Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.  
All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances. agree that they are solely responsible for compliance with applicable Specifications,

