



Staff Report to the Zoning Administrator

Application Number: **04-0511**

Applicant: Gina Adams Palmer

Owner: The Adams Ranch

APN: 098-331-07 (formerly 098-101-22 &
098-331-02)

Agenda Date: November 17, 2006

Agenda Item #: 4

Time: After 10:00 a.m.

Project Description: Proposal *to* maintain an existing mobile home **as** temporary caretaker's quarters for a **period** of five years on a property zoned SU-L (Special Use-Historic Landmark) and TP (Timber Production).

Location: Property located on the southwest side of Adams Road (25786 Adams Road) about 0.7 miles east of Skyline Road, Los Gatos

Supervisory District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 04-0511, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|-------------------------------------------------------------------------------------|----|---------------------------------------------------------|
| A. | Applicant's Description of Purpose and Project plans | H. | Geologic Hazards Assessment dated November 10, 2000 |
| B. | Findings | I. | Environmental Health Clearance, dated November 29, 2004 |
| C. | Conditions | J. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) | K. | Code Enforcement Investigation Comments |
| E. | Assessor's parcel map | L. | Historic Inventory information |
| F. | Zoning and General Plan maps | | |
| G. | Limited Site Reconnaissance prepared by Rock Solid Engineering, dated June 30, 2005 | | |

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

Parcel Information

Parcel Size: 3 1.51 acres
Existing Land Use - Parcel: Caretaker's mobile home only
Existing Land Use - Surrounding: Timber, rural residential
Project Access: Adams Road
Planning Area: Summit
Land Use Designation: R-M (Mountain Residential)
Zone District: SU-L and TP (Special Use and Timber production)
Coastal Zone: Inside Outside

Environmental Information

Geologic Hazards: Located within San Andreas fault zone
Soils: NJA
Fire Hazard: Not a mapped constraint
Slopes: Gentle slope at building site, steep slopes to southwest
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Within mapped resource-all development within previously disturbed area

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Individual well
Sewage Disposal: Individual septic system
Fire District: SC County Service Area 48
Drainage District: None

History

The subject property has been owned by members of the Adams family since the late 1880's, and was once part of a larger ranch that incorporated two homes and a guest cottage. The property was a summer residence and orchards for the family and one of the homes was a permanent caretaker's residence. The original structures on the property have been demolished, having suffered damage during the Lorna Prieta earthquake (see discussion of Historic Resources that follows). The current mobile home that serves as a caretaker's quarters was installed without benefit of permits, which resulted in a Code Compliance investigation that started in 2003. The purpose of this application is to recognize and permit the caretaker's quarters.

The subject parcel was created in 1974, through Minor Land Division L-407, which divided two parcels into a total of four. Lot Legality Determination/Certificate of Compliance **90-0305**

established that the subject parcel (098-101-22 at that time) was one legal parcel of record. A Lot Line Adjustment was approved in 2002 (00-0037) to adjust the boundary between the subject parcel and the parcel to the southwest, resulting in the subject parcel's current configuration.

Project Setting

The project site is accessed from Adams Road and is located on a south and west-facing slope. The mobile home site is on a gently sloping area adjacent to the driveway. Only a small portion of the parcel is relatively flat, with steeper slopes to the south. Much of the southern portion of the site is also heavily vegetated, reflecting the TP or Timber Production zoning in that area. Surrounding development consists primarily of vacant properties and very low density rural residential.

The parcel is located within the San Andreas Fault Zone. A Geologic Hazards Assessment was prepared for the previous Lot Line Adjustment (Exhibit H) that determined the current location of the caretaker's quarters is not affected by identified geologic hazards, although a known fault trace is located on the subject parcel. The existing caretaker's quarters are located in the same approximate area as the "existing dwellings and caretaker's cottage" identified on the maps for the Geologic Hazards Assessment.

Zoning & General Plan Consistency

The subject property is a 31.51-acre lot, located in the SU-L and TP (Special Use and Timber production) zone district, designations that allow caretaker's quarters under certain circumstances. The caretaker's quarters are located on the portion of the parcel zoned SU. Generally, all **uses** allowed in the RA and R-1 zone districts are allowed in the **SU** zone district. Although caretaker's quarters are not specifically allowed in the SU zone district, uses allowed in zone districts other than the RA and R-1 are allowed in the SU district where consistent with the General Plan and authorized at no lower than Level V. Temporary agricultural caretaker's quarters are allowed in the **A** and TP zone district, both of which are consistent with and implementing zone districts for the R-M General Plan designation of the site.

County Code Section 13.10.631(d) describes the requirements for agricultural caretaker's mobile homes, including the requirement that the parcel contain 10 acres of timber land in the TP zone district or 10 acres of arable land or rangeland in the A zone district. The total size of the subject parcel is **31.51** acres and, based on aerial photography of the site, it appears that a large portion of the site is heavily timbered, and the remainder of the site could be considered either arable (based on historic use) or rangeland. County Code also requires that the approval of the use be based on the need for additional labor or security to serve the use on the parcel. A public access **trail** exists on the parcel, which is maintained by the Land Trust and provides public access by foot, horse and bicycle. There have been some problems with trespass associated with the trail access. The caretaker's quarters will assure that there is **an** individual **on** site to deter trespass and other unauthorized use

The site standards applicable to the subject parcel are those found in 13.10.323(b) based on the size of the parcel. On parcels **of** 5 acres or more, structures are required to have 40-foot front setbacks and 20-foot side and rear setbacks. Although the plot plan submitted as part of Exhibit

As is of approximate scale, the tentative map submitted as part of Application 00-0037 shows the structures in existence at that time to be located a minimum of 100-feet from any property line. The current caretaker's mobile home is in approximately the same location, slightly south of the former ranch buildings.

Historic Resources

As noted above, the subject parcel was once part of a larger ranch (The Adams Ranch) that included two residences and a guest cottage. The main house was a two-story structure of approximately 2,500 square feet that was built in sections in the **1880's** and **1890's**, and was a summer residence of Edward F. Adams and his family. The family's primary residence was in San Francisco, and Mr. Adams was the chief editorial writer for the San Francisco Chronicle, an influential businessman, and was the founder of the Commonwealth Club of California. The smaller house was used as a year-round residence for families in charge of the fuming operation, which included **fruit** orchards. The main dwelling was included in the County's Historic Resources inventory due to its association with E.F. Adams and for the architectural elements retained in the building. It was noted that the house was also representative of the recreational housing industry in the Santa Cruz mountains.

All of the structures on site were badly damaged during the Loma Prieta earthquake in **1989**. Donald **Barr**, president of the Adams Ranch Corporation, submitted an application for a Historic Resources Preservation Plan that would include demolition of the damaged structures. That application was reviewed and approved by the Historic Resources Commission on March 1, **1990**, but other family members appealed that decision to the Board of Supervisors. On April 17, **1990**, the Board of Supervisors allowed demolition of the smaller house and guest cottage to proceed and referred the application back to the Historic Resources Commission for reconsideration of additional information from structural experts as to the status of the main house. On June 7, **1990**, the Historic Resources Commission denied the application without prejudice to allow the applicant to submit a plan for preservation of all or a portion of the main house. Donald Barr appealed that denial to the Board of Supervisors, who declined jurisdiction on August 7, **1990**. A subsequent Historic Preservation Plan was not submitted.

A Code Compliance site visit in **1998** noted that the smaller house had been demolished and the guest cottage **was** used as storage. The main house had been surrounded by chain link fence and was described by the investigator as "gradually collapsing." All structures had been posted as unsafe to occupy. That Code Compliance investigation is still active.

In 2003, an additional complaint was received by the Code Compliance section regarding grading and installation of mobile homes. Notes relating to the site visit described the grading as to remove "the piers and the remaining portions of the earthquake destroyed dwelling units." It appears that the original ranch structures, including the historic main house, were completely demolished and removed at the time the current mobile home was installed. No demolition permit was obtained for this work. Conditions of approval have been included to require additional review by the Historic Resources Commission to determine if additional action, including but not limited to preparation of a Historic Documentation Report, would be recommended.

Code Compliance Issues

The most recent complaint, which this application is intended to rectify, included both the grading activities and the installation of two mobile homes and at least one other travel trailer. The grading was determined to be exempt from permit requirements as it included less than 100 yards of earthmoving and less than one acre of land clearing. The demolition of a historic structure was never included in the Code Compliance investigation. All other structures originally identified as unpermitted have been removed, except for the caretaker's quarters. If this application is approved, the only remaining violation of the County Code will be removal of a designated historic resource without approval. A condition of approval has been included to require the payment of code costs, which currently total \$996.04.

Environmental Review

Placement of the caretaker's mobile home is exempt from CEQA, under Section 15303 (Class 3) of the CEQA guidelines, as a new small structure that is not located in a sensitive environment. Any future requirements associated with the demolition of a historic structure will be subject to CEQA, and may not be exempt.

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 Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- e **APPROVAL** of Application Number **04-0511**, based on the attached findings and conditions.

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

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

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Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-3141
E-mail: cathy.graves@co.santa-cruz.ca.us

The Adamr Ranch
c/o Cina Adams Palmer
25786 Adamr Road
Los Gatos, CA 95033

Permit Application for Caretaker's Mobile Home
A.P.N. 098-331-07
Description of Purpose

The Adams Ranch is applying for a permit for a caretaker's mobile home and adjacent non-habitable accessory structure (see Exhibits A & B). We'd like to provide background information that will show the necessity of having a caretaker for this property.

This property has been in the family since 1881, when our great grandfather Edward F. Adams purchased it. Family members created The Adams Ranch, a "C" corporation, as a way to provide a framework for the family to collectively manage the property. The original houses and cottage unfortunately were destroyed in the 1989 earthquake. Currently, the parcel is approximately 33 acres and is zoned both as Special Use/Rural and Timber Production.

In the last several years, we have worked with the Land Trust of Santa Cruz County to create a Conservation Easement and a Grant of Easement and Timber Rights Deed. The primary purpose of these easements is to preserve open space and to protect natural habitats, scenic resources, and the viability of timber resources, with limited residential development confined to a "dwelling area" (see Exhibit A).

The property is a natural habitat for a variety of plant and wildlife species and possesses outstanding scenic qualities that can be enjoyed by the general public through the use of trail that begins at the juncture of Adams Road and our driveway, and extends through The Adams Ranch parcel. This trail is a Public Access Easement Area, maintained by the Land Trust for non-vehicular public access by foot, horse, or bicycle. Many of our neighbors in the surrounding mountain community use this trail on a daily basis.

Also, in the last two years, we have focused our efforts on cleaning up the property, removing non-native plants like Scotch Broom and reseeding with natural grasses, removing dead tree limbs, setting up a water tank with filtering (which would be available for use in case of fire), and updating an old septic system. Our future goals are to maintain the property and perhaps eventually sell it outright to the Land Trust or other non-profit to keep it as open space, or sell it to an interested family member. We want to maintain a temporary caretaker's mobile home within the "Dwelling Area" so that we can continue our conservation efforts and watch over the property.

We're happy and proud to be providing a public trail through our property, but problems do arise. Oftentimes people miss the trailhead and walk up our driveway looking for it, and sometimes teenagers will park a number of cars on our property without realizing that, although the trail is public, the surrounding property is private. And although the Land Trust maintains the trail (mostly through volunteers), they do not have the resources to ensure that the trail is used properly. We feel it's extremely important that we maintain a presence here to protect our property.

The Adams Ranch
25786 Adams Road
Los Gatos, CA 95033

EXHIBIT A

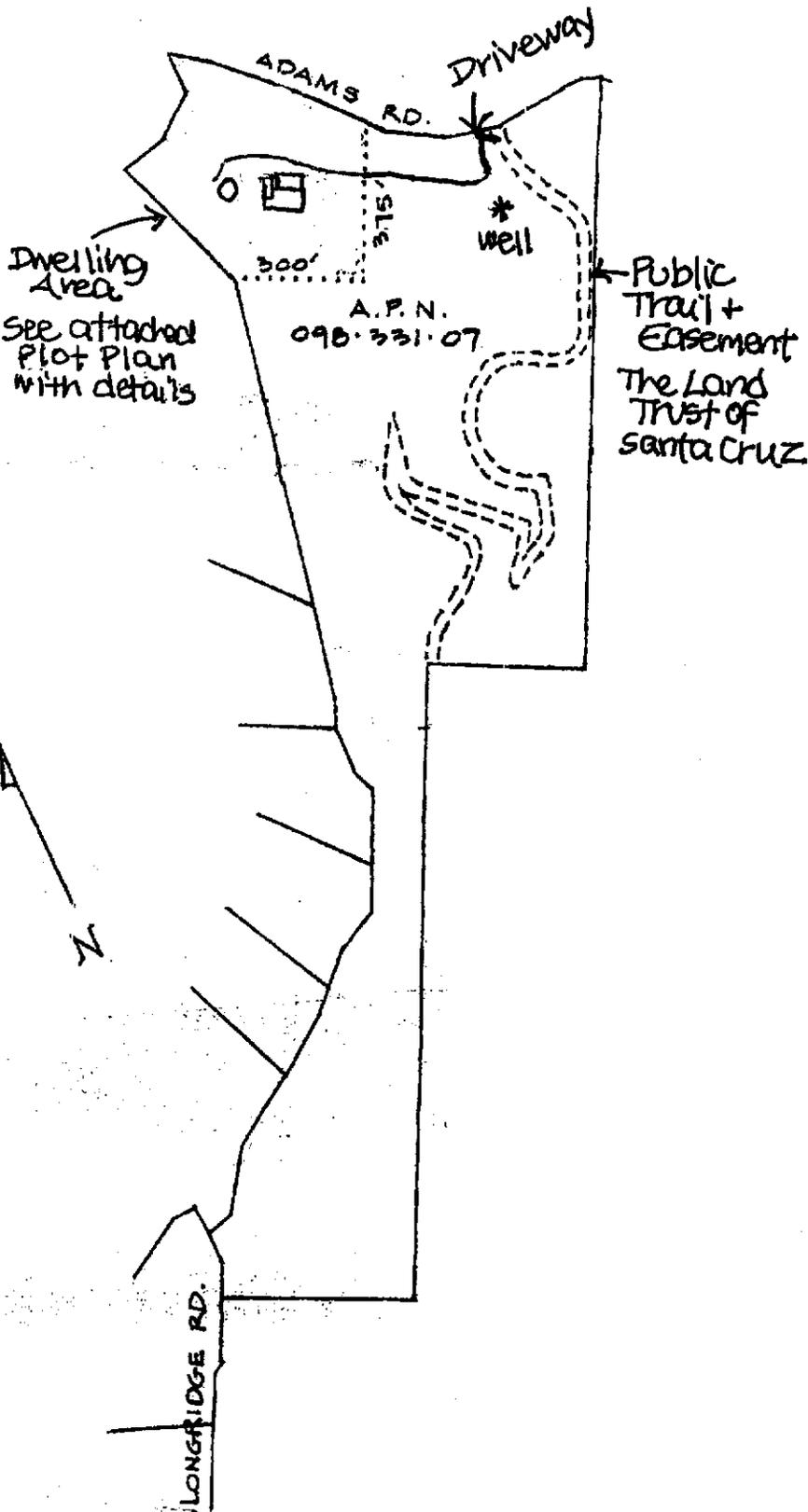


EXHIBIT A

CRAMS ROAD (Access Road)

The Adams Ranch Dwelling Area

Plot Plan

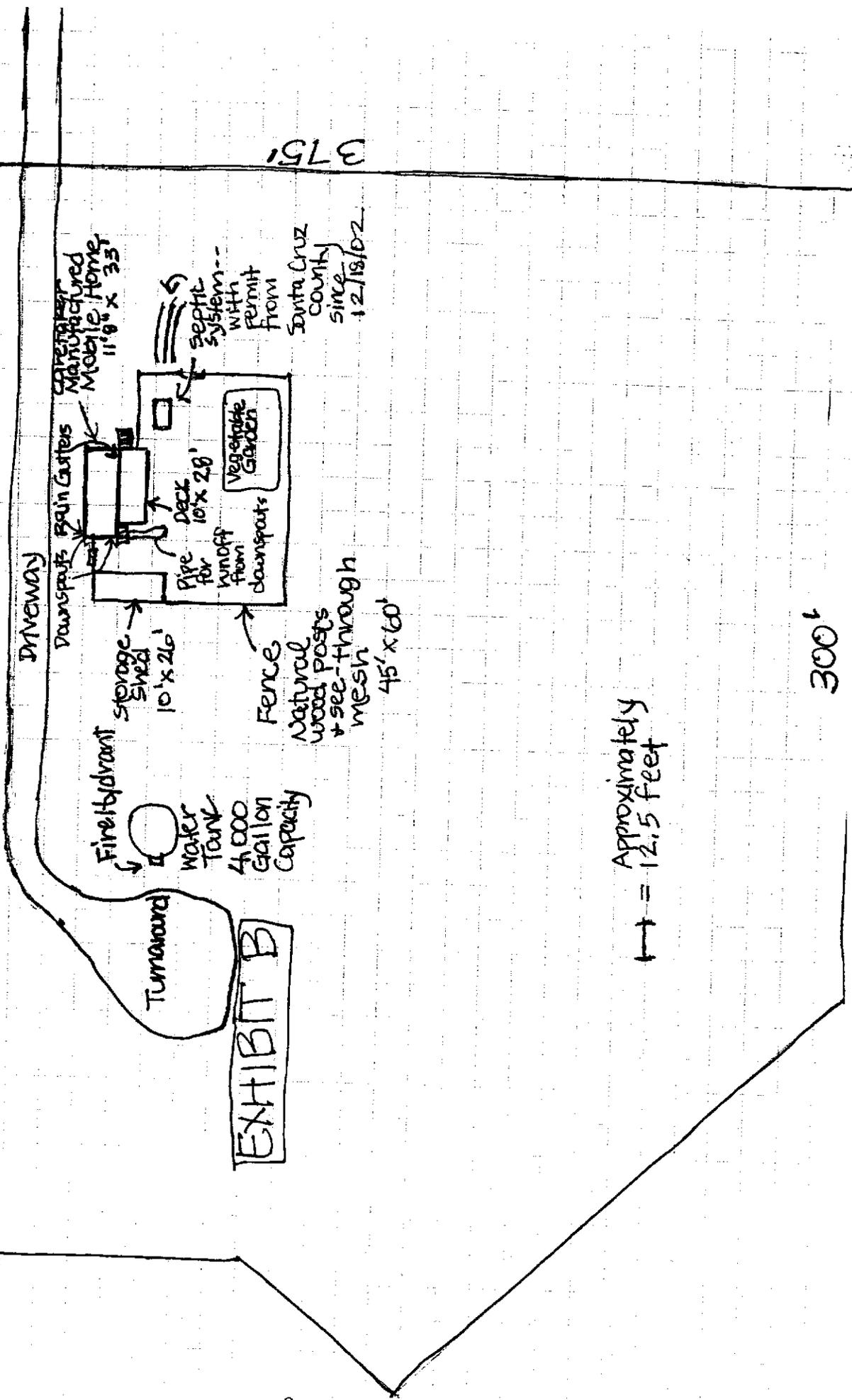


EXHIBIT B

Approximately 12.5 feet

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 where caretaker's quarters can be allowed 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 the optimum in safety and the conservation of energy and resources.

The proposed temporary mobile home 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 temporary mobile home and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU-L and TP (Special Use and Timber production) zone district in that the primary use of the property will be one temporary mobile home that meets all current site standards of the zone district. The approval will be limited to a period of five years to allow subsequent review of the site conditions to determine if caretaker's quarters are still needed.

The caretaker's quarters are located on the portion of the parcel zoned SU. Generally, all uses allowed in the RA and R-1 zone districts are allowed in the SU zone district. Although caretaker's quarters are not specifically allowed in the SU zone district, uses allowed in zone districts other than the RA and R-1 are allowed in the SU district where consistent with the General Plan and authorized at no lower than Level V. Temporary agricultural caretaker's quarters are allowed in the A and TP zone district, both of which are consistent with and implementing zone districts for the R-M General Plan designation of the site.

County Code Section 13.10.631(d) describes the requirements for agricultural caretaker's mobile homes, including the requirement that the parcel contain 10 acres of timber land in the TP zone district or 10 acres of arable land or rangeland in the A zone district. The total size of the subject parcel is 31.51 acres and, based on aerial photography of the site, it appears that a large portion of the site is heavily timbered with approximately 10 acres designated TP, and the remainder of the site could be considered either arable (based on historic use) or rangeland. County Code also requires that the approval of the use be based on the need for additional labor or security to serve the use on the parcel. A public access trail exists on the parcel, which is maintained by the Land Trust and provides public access by foot, horse and bicycle. There have been some problems with trespass associated with the trail access. The caretaker's quarters will assure that there is an individual on site to deter trespass and other unauthorized use

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 use is consistent with the use and density requirements specified for the Mountain Residential (**R-M**) land use designation in the County General Plan.

The proposed temporary mobile home 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 temporary mobile home 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 temporary mobile home 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 temporary mobile home will comply with the site standards for the SU-L and TP 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.

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 temporary mobile home has been constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one 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.

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 temporary mobile home is consistent with the land use intensity and density of the neighborhood. The temporary mobile home is not visible from either **Adams** Road or adjacent properties.

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 temporary mobile home will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Applicant's description of purpose and project plans prepared by applicant

- I. This permit recognizes the construction of a temporary mobile home. 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 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. The finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans. Drainage from impervious surfaces must be collected and disposed of properly. Runoff must not be allowed to sheet flow off impervious areas in an uncontrolled manner. Development and development-related activities must not pose any increased slope stability, runoff/drainage or erosion hazard to adjacent properties.
 3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 4. Show removal of all electrical utilities and septic systems that do not serve the existing caretaker's mobile home or serve the existing well system.
 - 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.

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Owner: The Adams Ranch

- D. Submit a stamped, signed copy of the Limited Site Reconnaissance by Rock Solid Engineering, Inc. dated June 30, 2005.
 - E. Obtain **an** undated Environmental Health Clearance for this project from the County Department of Environmental Health Services. The current clearance expires on 11/29/06.
 - F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District (California Department of Forestry). Show on the plans a circular turnaround that has a radius of **36'** and a width of over 12'.
 - G. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$578 and \$109 per bedroom.
 - H. Pay the remaining balance of \$996.04 for outstanding Code Compliance costs.
 - I. Provide required off-street parking for two 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.
 - K. Complete and record a Declaration of Geologic Hazards with the County Recorda. The Declaration shall include a description of the hazards on the parcel (location within the San Andreas fault zone) and the level of geologic investigation conducted. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. Submit an application for review by the Historic Resources Commission to determine if additional action, including but not limited to preparation of a Historic Documentation Report, would be recommended to mitigate the unpermitted demolition of the historic structure(s) on the site.
 - B. All site improvements shown on the final approved Building Permit plans shall be installed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. Prior to building permit final, the inspector must verify the removal of all existing electric utilities and septic systems that do not serve the existing temporary mobile

home or the existing well system.

- E. The project must comply with all recommendations of the approved soils reports.
- F. 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.

N. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. 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

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APN: 098-331-07
Owner The Adams Ranch

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.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Cathy Graves
Project Planner

Appeals: Any property owner, or other **person** aggrieved, or any other person whose interests are adversely affected by any act or determination of the **Zoning** Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa **Cruz** County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 04-05 11

Assessor Parcel Number: 098-331-07

Project Location: 25786 Adams Road, Los Gatos, CA 95033

Project Description: Proposal to maintain an existing mobile home as a temporary caretaker's quarters.

Person or Agency Proposing Project: Gina Adams Palmer

Contact Phone Number: (408) 353-4507

- 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. **Cateorical Exemption**

Specify type: Class 3 - New Construction of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Proposal to maintain a mobile home as a caretaker's quarters in an area designated for residential uses.

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

Cathy Graves, Project Planner

Date: _____

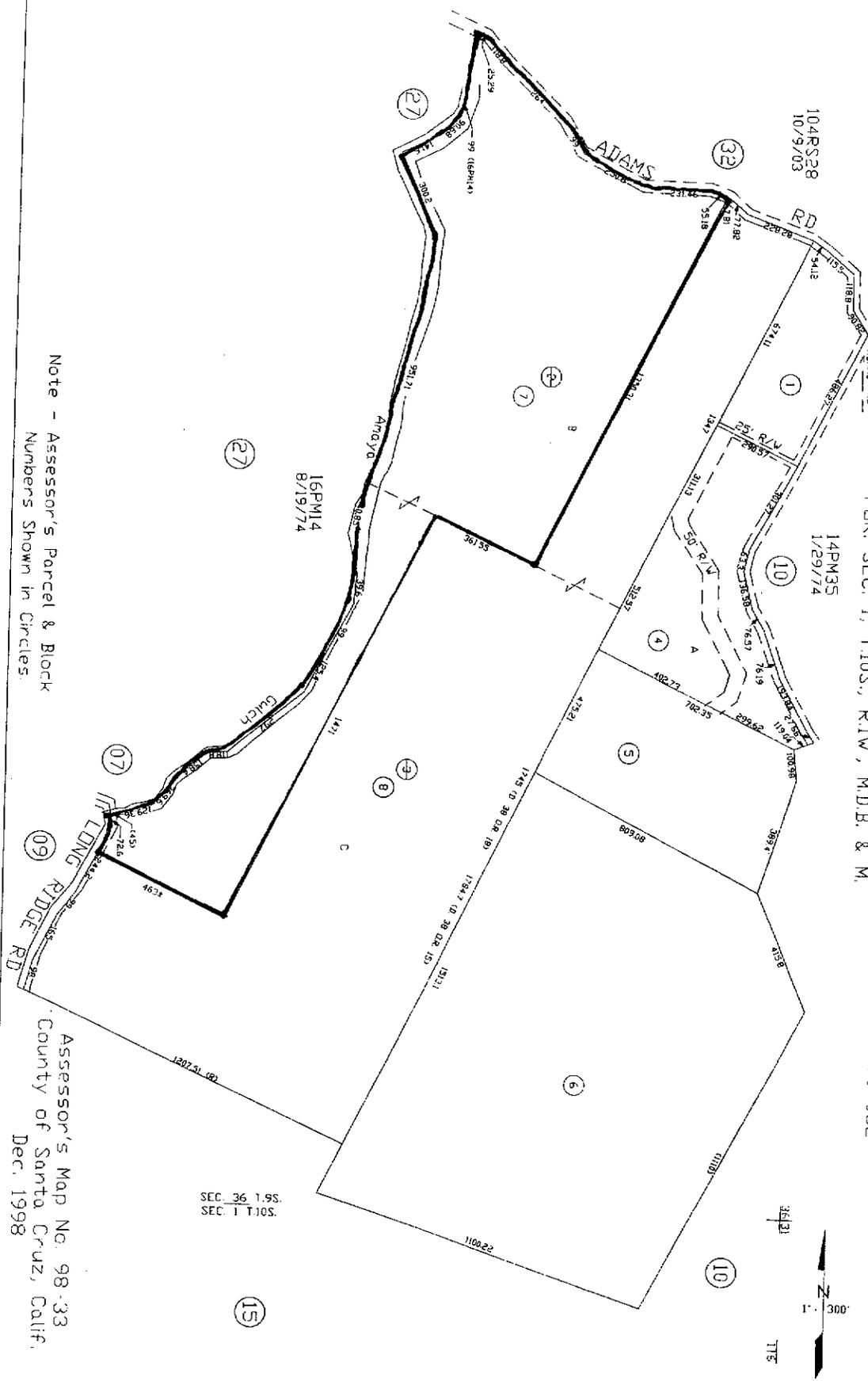
Electronically redrawn 12/9/95 KSA
 Rev. 12/9/98 KSA (Part from Pg.13)
 Rev. 3/23/00 GG Code Map Ref.
 Rev. 11/02/01 GG KLSA 2001-0035799 & 0035800, 1-07 & 1-09;
 Rev. 10/21/03 CB (104RS26)

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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SOQUEL AUGMENTATION RANCHO
 PDR SEC. 36, T.9S, R.1W, & PDR SEC. 31, T.9S, R.1E, &
 PDR SEC. 1, T.10S, R.1W, M.D.B. & M.

Tax Area Code
 79-032

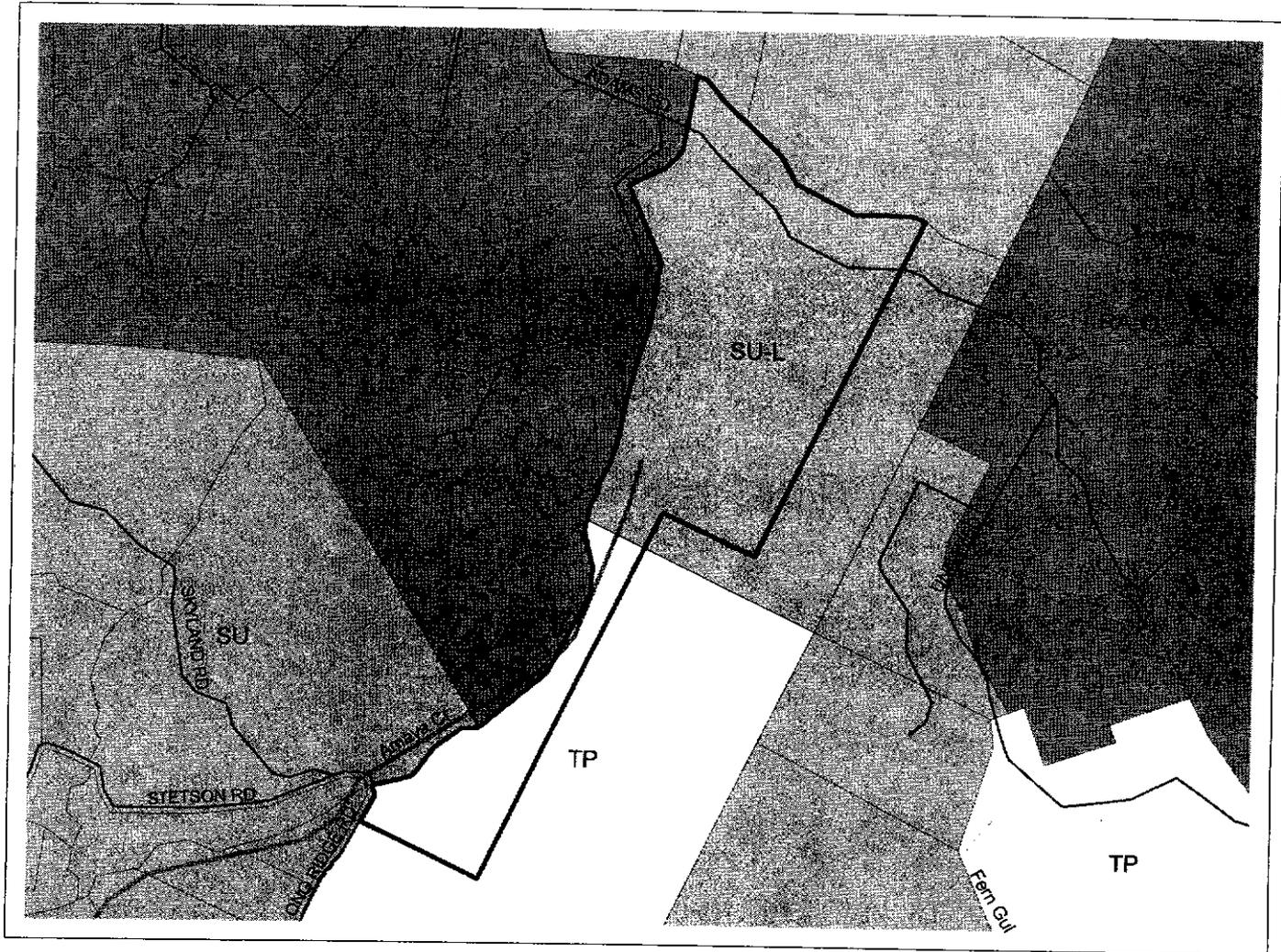
98-33



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

Assessor's Map No. 98-33
 County of Santa Cruz, Calif.
 Dec. 1998

Zoning Map



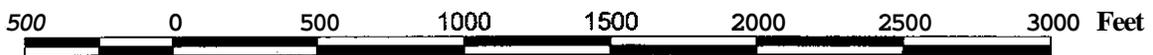
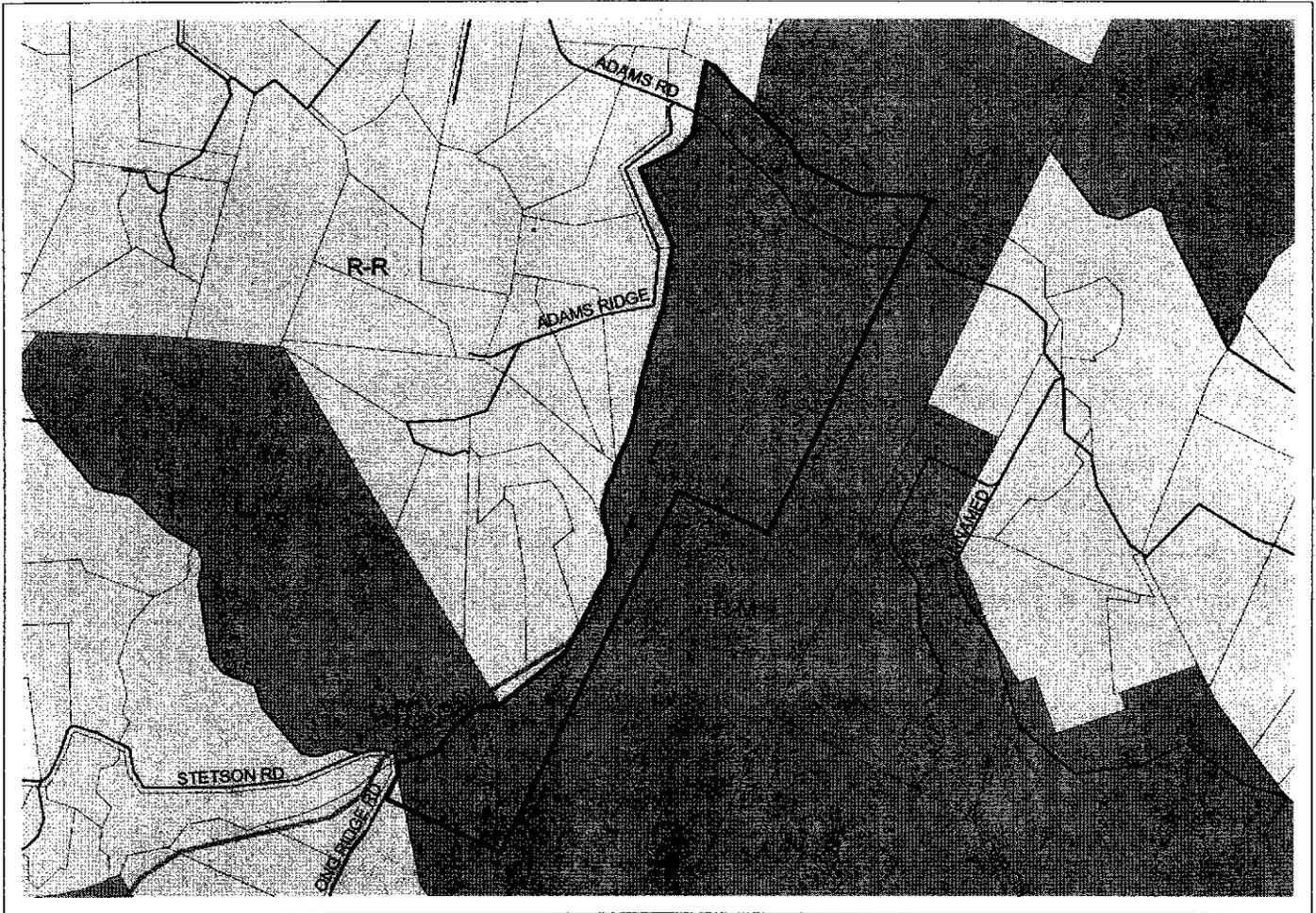
Legend

	APN 098-331-07
	Parcel boundaries
	Streets
	Perennial Stream
	RA
	SU
	TP



Map created by Santa Cruz County
Planning Department:
October 2004

General Plan Map



Legend

	APN 098-331-07
	Parcel boundaries
	Streets
	Perennial Stream
	Mountain Residential
	Rural Residential



Map created by Santa Cruz County
Planning Department:
October 2004

Project No. 05009
June 30, 2005

Gina Adams-Palmer
25786 Adams Road
Los Gatos, California 95033

SUBJECT: **LIMITED SITE RECONNAISSANCE**
25786 Adams Road
Los Gatos, **Santa** Cruz County, California 95033
A.P.N. 098-331-07

REFERENCES: Rock Solid Engineering, Inc. C.P. Anchor Pier-Foundation System (SPA 30-9F), Dated **8-17-04**, Expires **8/01/06**, Sheet 1 of 1.

Silvercrest Western Homes Corporation, Installation Manual For California, Colorado, Nevada Oregon, Utah, & Washington, Park Models, Dated 8-31-05.

Dear Ms. Adams-Palmer:

1. **INTRODUCTION**

- a. Per your request, a representative of our firm visited the subject site on June 23, 2005, in order to assess the installation of the manufactured home.
- b. Our scope of services included an on site observation of the home and foundation system.

2. **FINDINGS**

- a. The manufactured home is a single wide park model manufactured by Silvercrest. The dimensions of the home are 11'-8" wide by 32' long.
- b. The manufactured home has been installed on a gently sloping portion of the parcel. A cut, approximately 2 feet in depth, was made on the high side of the pad to provide a level pad for the home. Class II baserock was placed over the native grade.
- c. Roof gutters with downspouts have been installed. The downspouts have been connected to solid drainpipe that discharges away from the home to a gently sloping, well vegetated area of the parcel.

- d. **Our** observation included the crawl space beneath the manufactured home. Based on our observations, the home is founded **as** follows:
1. Standard steel piers supports with wood foundation pads have been installed along each of the two chassis beams.
 - ii. The steel piers are an approved load bearing support pier and are listed and identified **as** required in Exhibit G of the Installation Manual.
 - iii. The steel piers are spaced in accordance with Exhibits A and C of the home Installation ~~Manual~~ referenced above.
 - iv. **The** wood foundation pads are sized in accordance with Exhibit F on the Installation Manual. **A** bearing capacity of 1000psf was assumed.
 - v. The tiedowns or lateral force resisting elements **are** C.P. Anchor Piers. The C.P. Anchor Piers have been installed per the state approved plan referenced above (SPA 30-9F). A copy of the current approval is attached.

3. **CONCLUSIONS**

- a. The home has been installed per the Installation Manual provided by the home manufacturer.
- b. **The** tiedowns or lateral force resisting elements have been installed per the foundation plan approved by the State of California, Department of Housing and Community Development (Standard Plan Approval Number **30-9F**).

4. LIMITATIONS

- a. **Our** observation was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented herein
- b. The scope of our services was limited to visual evaluation of the foundation system only. Our **firm** has not prepared a soil report for this property. Specific recommendations related to grading, subgrade preparation, foundation bearing capacity, seismicity or site suitability requiring subsurface investigation were not **part** of the scope **of** services on this project and are specifically excluded from the scope of this report.
- c. Our observation was limited to the items discussed above only. **Our firm** is not responsible for features not observed by us. No evaluation of the remainder of the site nor other improvements were performed. Our firm makes no warranty, expressed nor implied, as to the adequacy or condition of any of the other portions of the property.
- d. The findings of this review are considered valid **as** of the present date. However, changes in the conditions **of** a site can occur with the passage of time, whether due to natural events or human activity on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur **as** a result of legislation or a broadening of knowledge. Accordingly, this report may become invalidated, wholly or partially, by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

Limited Site Reconnaissance
25186 Adams Road
Los Gatos, California

Project No. 05004
June 30, 2005
Page 4

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

ROCK SOLID ENGINEERING, IT



Yvette M. Wilson, P.E.
Principal Engineer
R.C.E.60245
Expires 06/30/06

Attachments: SPA 30-9F (2)

Distribution: (4) addressee

PreliminaryFindings.wpd



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

NOV 27 2000

November 10, 2000

The Adams Ranch
1167 Denise Way
San Jose, CA 95125

Subject GEOLOGIC HAZARDS ASSESSMENT
APN's: 098-331-02 and 098-331-03
Application No. 00-0482
Location. Adams Road and Longridge Road

INTRODUCTION.

I recently performed a site reconnaissance of the parcels referenced above, where a boundary line adjustment is proposed. Potential building sites on the existing and proposed parcels were evaluated for possible geologic hazards due to their location in an area subject to fault-generated ground rupture and landsliding. The current parcel configuration consists of a 34 acre northern parcel and a 41 acre southern parcel (Figure 1). The proposed parcel configuration would place the new property line roughly down the middle trending northeast-southwest, creating a western parcel and an eastern parcel. The northern parcel contains a developed building site in the northwest corner which would remain within the proposed western parcel. The southern parcel remains undeveloped. The site plan designates an existing building site in the southwestern corner of the southern parcel adjacent Longridge Road. This designated building site would remain within the proposed eastern parcel. The site plan indicates a proposed building site in the northeastern corner of the proposed eastern parcel. This letter briefly discusses my site observations, outlines permit conditions and any requirements for further technical investigation, and completes the hazard assessment for this project,

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered consultant.

PLEASE NOTE: .

This letter was written during a proposed lot line adjustment which eventually divided up parcels 098-331-02 + 098-331-03 to create two new parcels: 098-331-07 and 098-331-08.

SEISMIC HAZARDS

The subject parcels are located on generally south and west facing slopes below the southern slope of Skyland Ridge in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The parcels are located in the San Andreas fault zone (Figure 2). The geologic map, Figure 3, indicates that the parcels are underlain by Tertiary age marine sedimentary rocks consisting of interbedded sandstone, siltstone, mudstone and shale, including Rices Mudstone (Tsr), and Butano Sandstone (Tb and Tbs). The bedrock is extensively fractured, sheared, faulted and folded due to stresses associated with the fault system.

Skyland Ridge is crossed by a series of relatively short enechelon faults within the Butano Formation. The geologic map shows one of these faults trending through the proposed building site located in the northeastern portion of the proposed eastern parcel. Two bedrock faults juxtaposing Butano Formation sandstone and Rices Mudstone are mapped through the central and northern portion of the existing southern parcel. The County Fault map shows a slightly different interpretation of faulting through the existing southern parcel and a similar interpretation of faulting through the existing northern parcel and proposed building site (Figure 4). Another fault map (Figure 5) also maps a fault trace through the proposed building site and interprets this fault trace as recently active (within the last 11,000 years). Analysis of aerial photographs indicates a definite lineation corresponding with the mapped fault through the proposed building site. **No** fault traces are mapped in the vicinity of the designated existing building site on the existing southern parcel.

The Santa Cruz County Code requires that habitable structures be located away from potential hazardous areas. A 50 foot setback is required from active and potentially active fault traces. The County Code defines an “**active**” fault as one that has ruptured within the last 11,000 years. **A** suspected recently active fault trace is mapped through the proposed building site. The mapping of this fault trace is not precise and could include a margin of error up to 200 feet. Due to the proximity of mapped fault traces to the proposed development a geologic trenching investigation is needed in order to ensure that the 50 foot setback is met.

Very strong ground shaking is likely to occur on the parcels during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas fault, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes. In addition to intense ground shaking hazard and fault-generated ground rupture hazard, development on the parcels could be subject to the effects of ridge spreading, lurch cracking, subsidence and seismically-induced landsliding during a large magnitude earthquake occurring along one of the above mentioned faults.

SLOPE STABILITY HAZARDS

Landslides are activated by a number of interrelated factors. These factors can include heavy precipitation, over-steepened slopes due to natural or artificial causes, local structural geology and seismicity. Earthquakes, especially, can be the causal factor if one or more of the related factors are present. Long-term stability of hillsides is difficult to predict or quantify, although past performance can be indicative of future landsliding. Slopes can be destabilized by the loss of support at the bottom of the slope by stream erosion or an increase in adverse groundwater conditions caused by excessive precipitation. Further, man can contribute to landsliding through improper grading activities, the introduction of excessive water through irrigation, leachfields or poorly-controlled water runoff.

A "Preliminary Map of Landslide Deposits in Santa Cruz County" was prepared in 1975 as part of the County's General Plan. This interpretive map was prepared from aerial photographs and was designed only for "regional land use evaluations." The map indicates areas where questionable, probable, or definite past instability is suspected. While not a susceptibility map indicating potential site-specific stability problems, when utilized in conjunction with other published data and documents the map is a useful planning resource.

A portion of the map is attached which shows numerous large landslides in the vicinity of the parcels (Figure 6). Probable landslides are mapped on the northern and western boundaries of the parcels, however, none of the mapped slides appears to affect any of the building sites. Morphological evidence visible on aerial photographs indicates a suspected landslide in the central portion of the parcels along the central boundary line. County files contain documentation submitted after the Loma Prieta earthquake of ground cracking at the top of this suspected landslide near the ridgeline. This suspected landslide does not appear to affect any of the building sites. Based on morphological evidence and map review all of the building sites appear to be unaffected by landslide hazards.

LOT LINE ADJUSTMENT

County Code section 13.10.673 states that no additional building site shall be created as a result of a Lot Line Adjustment. The northern parcel contains a developed building site in the northwest corner which would remain within the proposed western parcel. The site plan designates an existing building site in the southwestern corner of the southern parcel adjacent Longridge Road. This designated building site would remain within the proposed eastern parcel. Since neither of these building sites appears to be affected by any identified geologic hazards and these building sites are located on separate parcels before and after the Lot Line Adjustment, no additional building sites are created as a result of this Lot Line Adjustment. An alternate building site is proposed on the proposed eastern parcel in the northeastern corner.

County Code section 13.10.673 states that technical studies may be required to confirm all resultant parcels include building sites that meet existing criteria. Since viable building

*
Building
Envelope
for corner
A.P.A.
098-331-
07

sites have been identified on both existing and resultant parcels, no further technical studies are required prior to approval of the Lot Line Adjustment. Please note, however, that further technical studies will be required as described above (fault trenching investigation) prior to approval of a building permit to develop the proposed building site in the northeastern corner of the proposed eastern parcel.

REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas..." Therefore, based on my site visit and review of maps, air photos and other documents, an engineering geologic report, including a subsurface fault investigation, is required to evaluate the proposed building site in the northeastern corner of the proposed eastern parcel. A suitable development envelope (including a building site, septic system site, and an access roadway which conforms to County Codes) must be identified by your engineering geologic consultant.

If geologic risks can be mitigated and a building site is determined to be suitable for a residence, it will be necessary to complete a geotechnical (soils) report to assist in the determination of the appropriate engineered foundation, aid in septic system siting and render an engineered drainage plan for the site. I have included a list of consultants and County guidelines for engineering geologic and soils reports. The guidelines must be strictly adhered to. I encourage you to have the consultant you select contact me before beginning work so that the County's concerns will be clearly understood and properly addressed in an acceptable report.

Based on my site visit and review of maps, air photos and other documents, further geologic evaluation in the form of an engineering geologic report is not indicated for development of the designated existing building site adjacent Longridge Road. However, a geotechnical (soils) investigation performed by a state registered geotechnical engineer is required prior to the Planning Department approval of a building permit.

Technical reports must be reviewed by the County prior to acceptance. The fee for Geologic Report Review is \$1,069.00 and the fee for Soils Report Review is \$626. When completed, submit two copies of the investigations at the Zoning Counter at the Planning Department, and pay the appropriate fees. There is also a \$66 application intake fee and a \$15 records management fee for all applications taken at the Zoning Counter. Fees are subject to change.

PERMIT CONDITIONS

Permit conditions will be developed for your proposed development after the technical report(s) has been reviewed. At a minimum, however, you can expect to be required to follow all the recommendations contained in the report(s) in addition to the following items:

The Adams Ranch

November 10

5

1. Grading activities must be kept to a minimum; if grading volumes in exceed of 100 cubic yards, fill exceeds two feet in depth or is used for structural support, or cut slopes exceed five feet in height, a grading permit is required.
2. Drainage from impermeable surfaces (such as roofs and driveways) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner. An detailed drainage plan reflecting the findings of the geologic and/or soils report is required for any development on the parcels.
3. Development and development-related activities must not pose any increased slope stability, runoff/drainage or erosion hazard to adjacent properties.
4. A Declaration form acknowledging a possible geologic hazard to the parcel and completion of technical studies must be completed prior to permit issuance, and will be forwarded to you when your technical studies have been reviewed and accepted by the Planning Department.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above prior to issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at **454-3173**. It should be noted that other planning issues not related specifically to geology may alter *or* modify your development proposal and/or its specific location.

Sincerely,



JOE HANNA
County Geologist
CEG #1313

11/13/00
Date

FOR:



DAVID CARLSON
Resource Planner
Environmental Planning

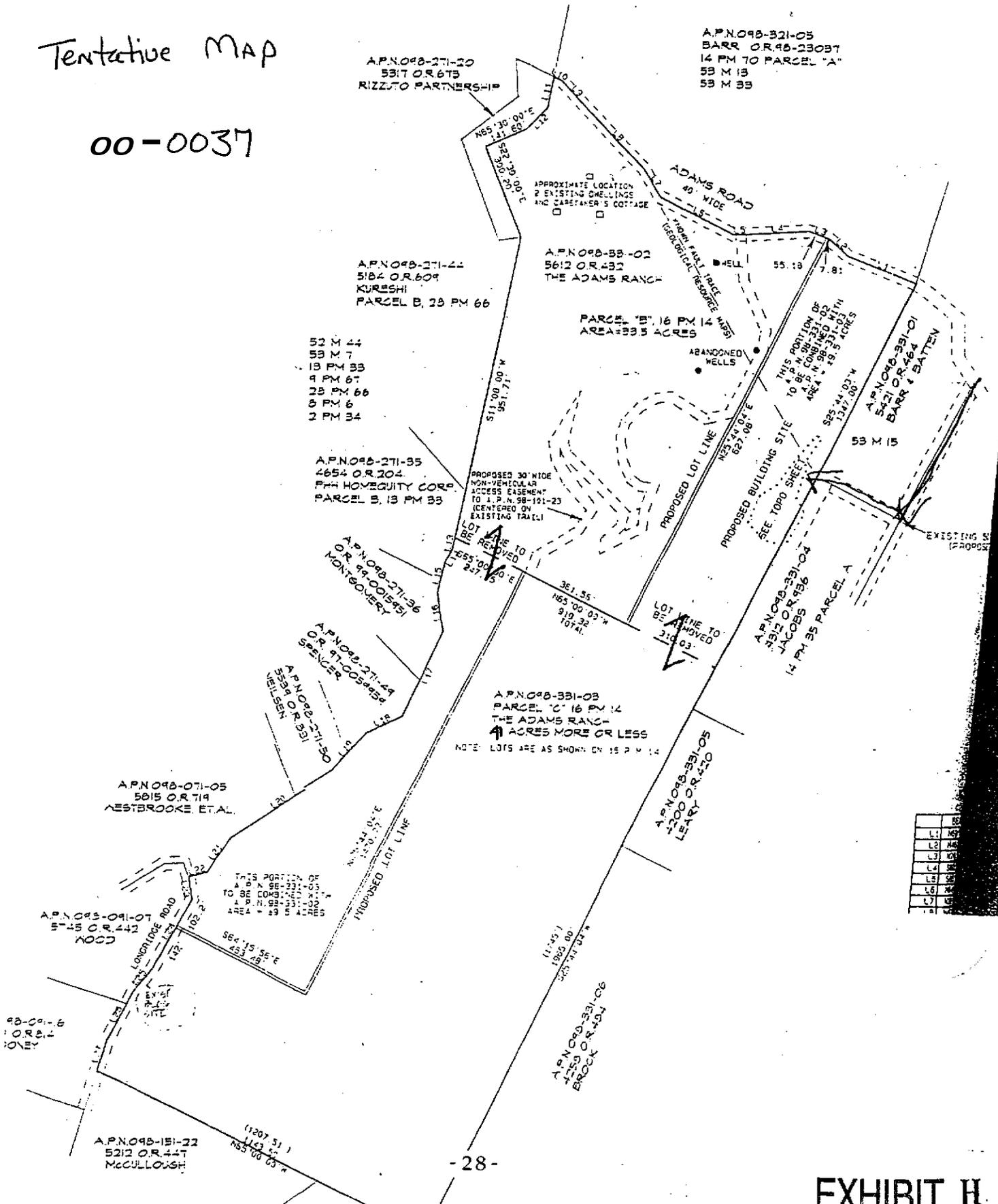
KEN HART
Principal Planner
Environmental Planning

Enclosure(s)

cc: GHA File
Tom Conerly, Architect
Cherry McCormack, Project Planner

Tentative MAP

00-0037



53 M 14
 53 M 7
 13 PM 33
 4 PM 67
 25 PM 66
 6 PM 6
 2 PM 34

APN 098-271-35
 4654 O.R. 204
 F.H. HOMEQUITY CORP.
 PARCEL B, 13 PM 33

APN 098-271-36
 OR 54-001593
 MONTGOMERY

APN 098-271-44
 OR 41-000485
 SPENCER

APN 098-271-30
 OR 351
 NELSEN

APN 098-071-05
 5015 O.R. 719
 WESTBROOKE, ET AL.

APN 098-091-07
 5-15 O.R. 442
 COON

APN 098-151-22
 5212 O.R. 447
 MCCULLOUGH

APN 098-271-20
 5317 O.R. 675
 RIZZUTO PARTNERSHIP

APN 098-271-24
 5184 O.R. 609
 KURESHI
 PARCEL B, 25 PM 66

APN 098-331-02
 5612 O.R. 432
 THE ADAMS RANCH

PARCEL 'B', 16 PM 14
 AREA 335 ACRES

APN 098-331-03
 PARCEL 'C', 16 PM 14
 THE ADAMS RANCH
 4 ACRES MORE OR LESS

APN 098-331-05
 BARR O.R. 46-23037
 14 PM 70 PARCEL 'A'
 53 M 13
 53 M 35

THIS PORTION OF
 A.B.E. 38-351-01
 TO BE CONTAINED WITHIN
 AREA 4-18.5 ACRES
 1287.00' W
 325.44' O.S.W

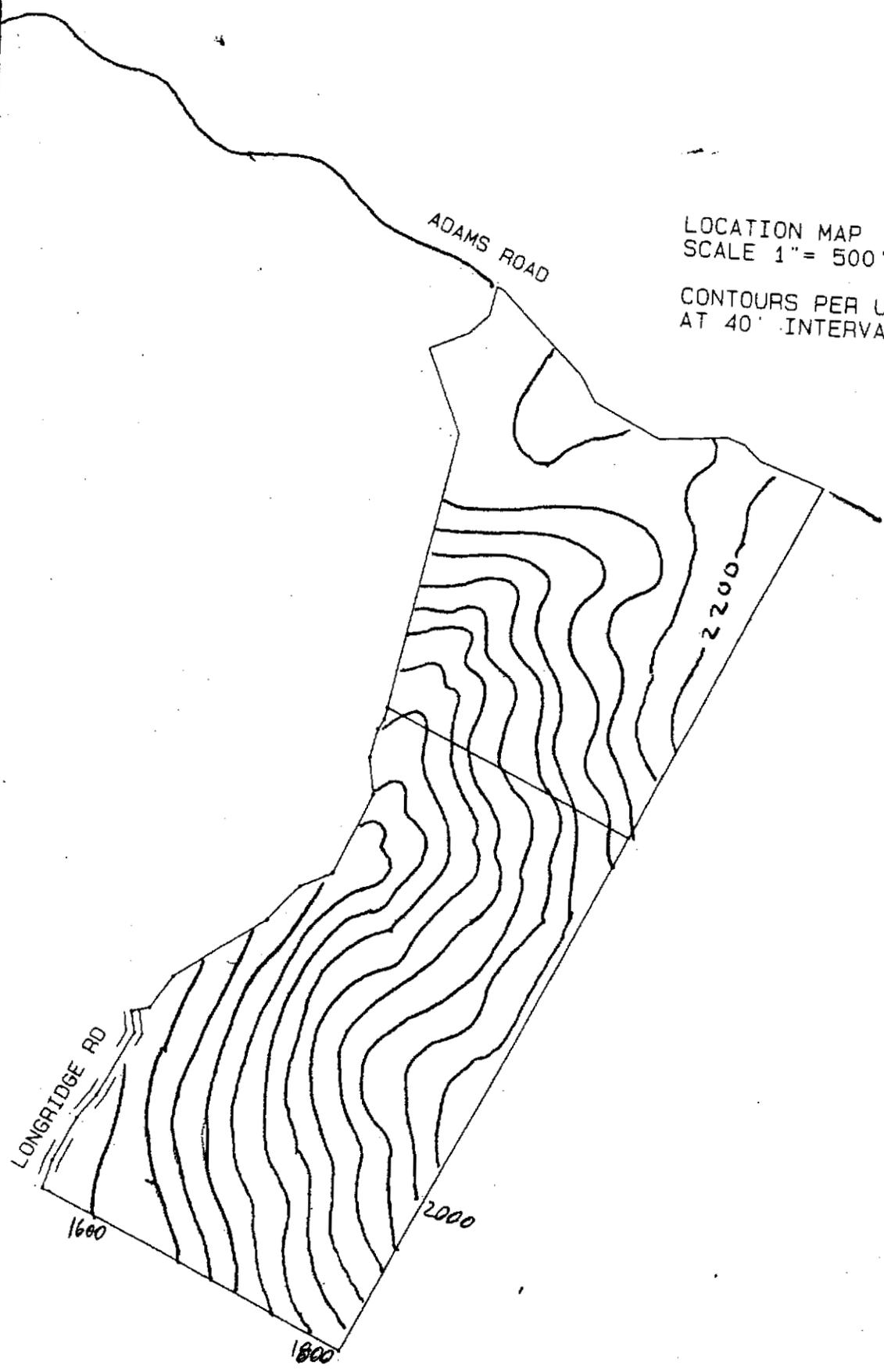
APN 098-331-01
 5431 O.R. 464
 BARR & BATTEN

APN 098-331-04
 5155 O.R. 936
 JACOBS
 14 PM 35 PARCEL A

APN 098-331-05
 LEARY O.R. 420

APN 098-331-08
 4-25 O.R. 451
 BROCK

L1	53
L2	46
L3	37
L4	28
L5	19
L6	10
L7	1
L8	0

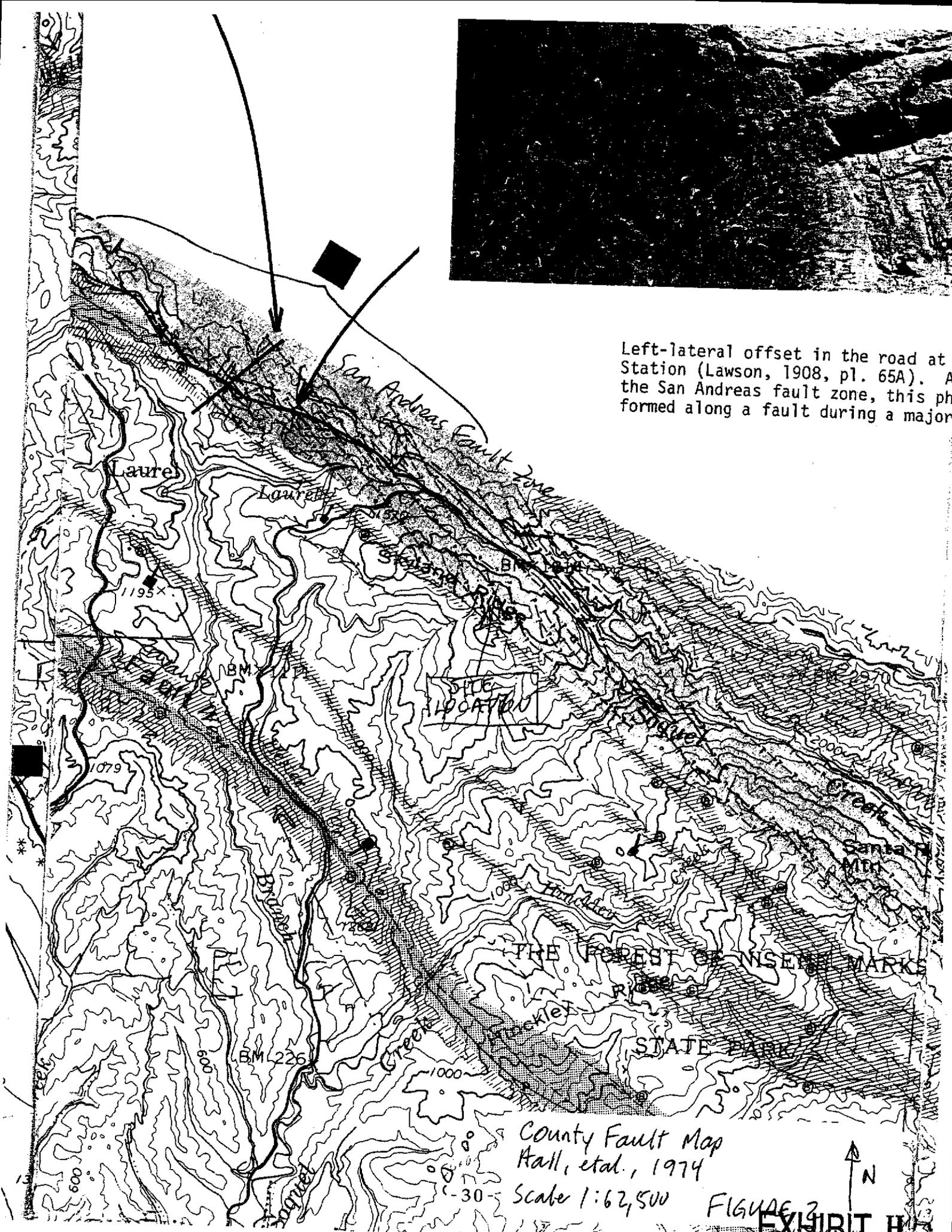


LOCATION MAP
SCALE 1" = 500'
CONTOURS PER USGS QUAD
AT 40' INTERVALS

Figure 1



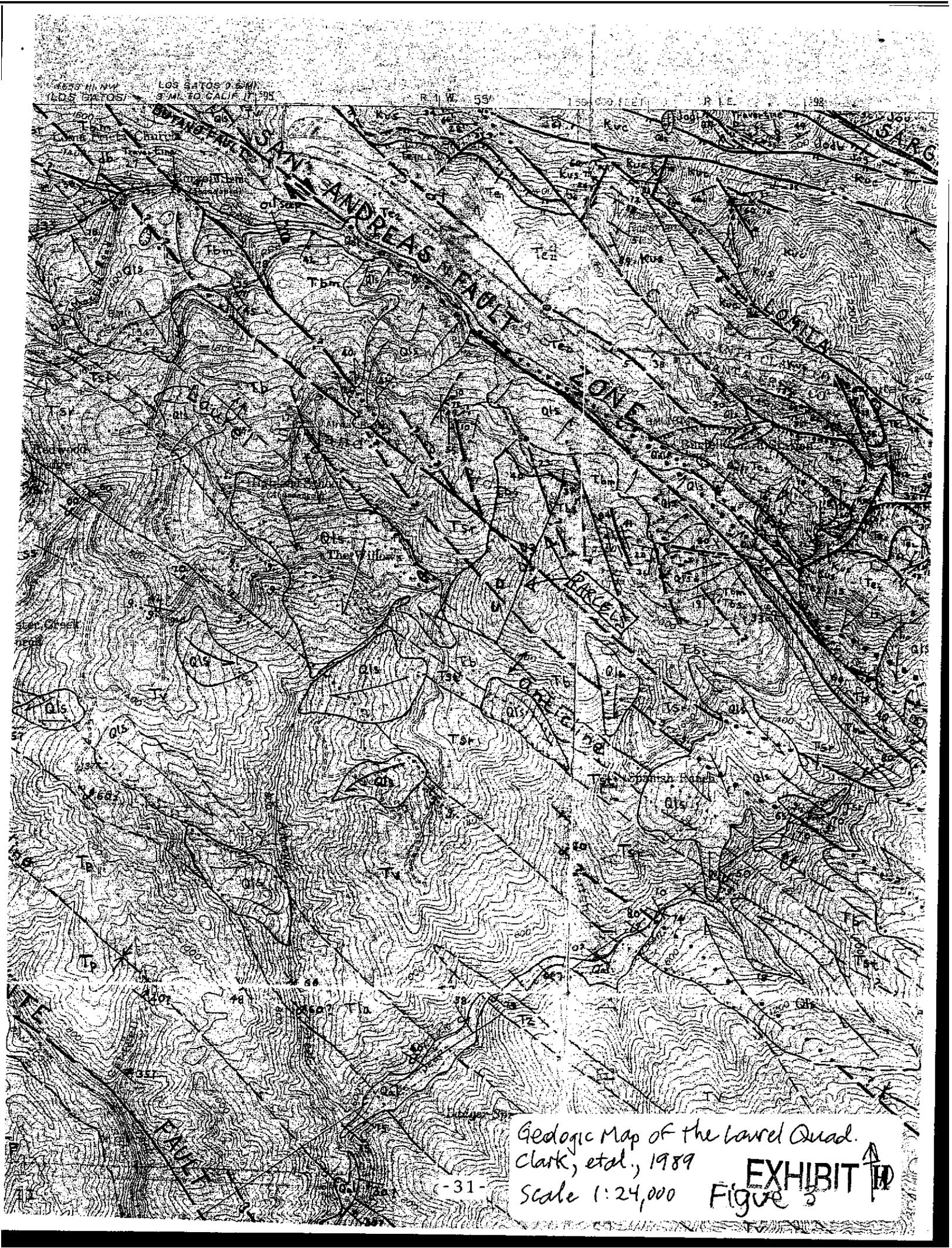
Left-lateral offset in the road at Station (Lawson, 1908, pl. 65A). At the San Andreas fault zone, this phenomenon formed along a fault during a major



County Fault Map
Hall, et al., 1974
Scale 1:62,500

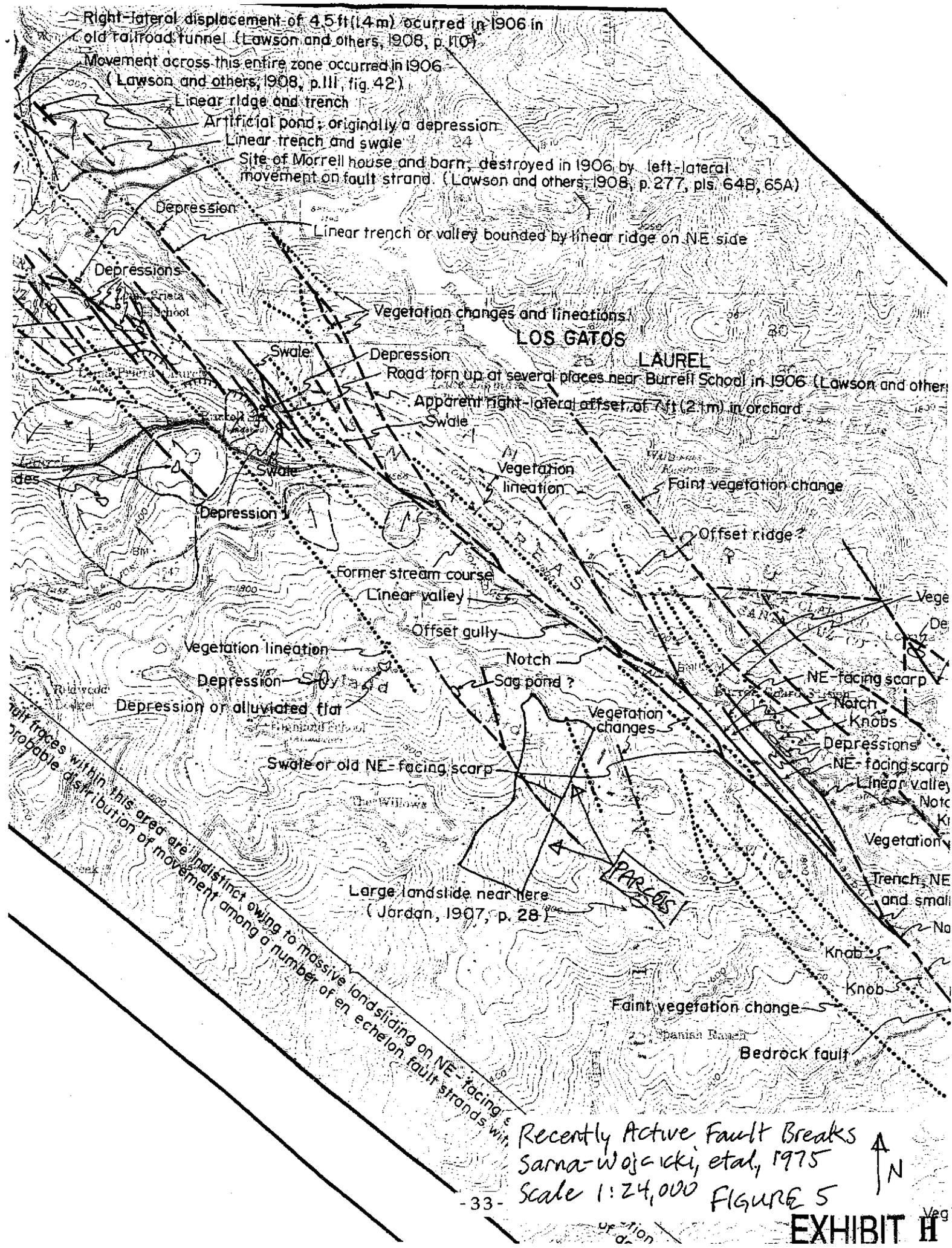
FIGURE 2

EXHIBIT II



LOS GATOS 9.5 MI. 3 MI. TO CALIF. 17 95 R. 1 W. 59 135 39. 1 E. 198

Geologic Map of the Laurel Quad.
Clark, et al., 1989
Scale 1:24,000 Figure 3



Right-lateral displacement of 4.5 ft (1.4 m) occurred in 1906 in old railroad tunnel. (Lawson and others, 1908, p. 110)

Movement across this entire zone occurred in 1906. (Lawson and others, 1908, p. III, fig. 42)

Linear ridge and trench

Artificial pond; originally a depression

Linear trench and swale

Site of Morrell house and barn, destroyed in 1906 by left-lateral movement on fault strand. (Lawson and others, 1908, p. 277, pls. 64B, 65A)

Depression

Linear trench or valley bounded by linear ridge on NE side

Depressions

Vegetation changes and lineations

LOS GATOS

LAUREL

Swale

Depression

Road torn up at several places near Burrell School in 1906 (Lawson and others)

Apparent right-lateral offset of 7 ft (2.1 m) in orchard

Swale

Vegetation lineation

Faint vegetation change

Depression

Offset ridge?

Former stream course

Linear valley

Offset gully

Vegetation lineation

Notch

Sag pond?

NE-facing scarp

Depression

Notch

Knobs

Depression or alluviated flat

Depressions

NE-facing scarp

Swale or old NE-facing scarp

Linear valley

Notch

Vegetation

Large landslide near here (Jordan, 1907, p. 28)

Trench, NE and small

No

Knob

Knob

Faint vegetation change

Bedrock fault

Traces within this area are indistinct owing to massive landsliding on NE-facing scarp. Probable distribution of movement among a number of en echelon fault strands with

Recently Active Fault Breaks Sarna-Wojcicki, et al, 1975

Scale 1:24,000 FIGURE 5

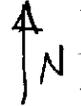


EXHIBIT H



County Landslide Map
 Cooper-Clark Assoc., 1974
 Scale 1:24,000 FIGURE 6



Application Fee: Paid Waived None

ENVIRONMENTAL HEALTH CLEARANCE TO APPLY FOR BUILDING PERMIT FOR RURAL PROPERTIES
THIS IS NOT A PERMIT

TO BE COMPLETED BY APPLICANT:
11-29-04 098-331-07 (Previously) 25786 Adams Rd.
 Date Assessor's Parcel Number Construction Site Location
Gina Adams Palmer The Adams Ranch 408-353-4507
 Applicant's Name Owner's Name Applicant's Phone Number
25786 Adams Rd., Los Gatos, CA 95033
 Mailing Address

PROPOSED PROJECT

ENVIRONMENTAL HEALTH REQUIREMENTS (SEE BELOW)

- | | | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <input type="checkbox"/> | New Residence | 1,(2),5 |
| <input type="checkbox"/> | Affordable Second Dwelling | 3,(4),5 |
| <input type="checkbox"/> | Accessory Habitable Structure/Guest House (No Kitchen) | 3,(4),5 |
| <input type="checkbox"/> | Replacement of Structure | 3,(4),5 |
| <input type="checkbox"/> | Reconstruction of Destroyed Residence; Date Destroyed _____
(Provide documentation of catastrophe) | 3,(4),5 |
| <input type="checkbox"/> | Remodel Increasing Number of Bedrooms and/or an addition of
more than 500 sq. ft. of floor area Proposed Total Bedrooms _____ | 3,(4),5 |
| <input type="checkbox"/> | Remodel with a one-time addition of 500 square feet or less with no bedroom increase | 3,5 |
| <input checked="" type="checkbox"/> | <u>129126 1 BR unit (car taxer)</u> | _____ |
| <input type="checkbox"/> | Simple foundation replacement with no change in footprint, wiring, plumbing, roofing, interior remodeling with no increase in bedrooms, and/or exterior remodeling with no change in footprint | _____ |

Applicant's Signature Gina Adams Palmer

TO BE COMPLETED BY ENVIRONMENTAL HEALTH STAFF: ADDITIONAL FEE REQUIRED: _____

ENVIRONMENTAL HEALTH REQUIREMENTS

MAXIMUM NUMBER OF BEDROOMS ALLOWED	Permit #	Approved:	Denied:
<input type="checkbox"/> 1 Individual Sewage Disposal Permit — New	_____	_____	_____
<input type="checkbox"/> 2a Individual Water System Permit	_____	_____	_____
<input type="checkbox"/> 2b Connection to Existing Water System: _____	_____	_____	_____
<input type="checkbox"/> 3 Evaluation of Existing Septic System	_____	_____	_____
<input checked="" type="checkbox"/> 4 Individual Sewage Disposal Permit-Repair/Upgrade	<u>02-605</u>	<u>ast</u>	_____
<input checked="" type="checkbox"/> 5 No construction over septic system or in expansion area.	_____	_____	_____

ADDITIONAL CONDITIONS OR REMARKS: _____

This Clearance is granted subject to the conditions specified above and in approved Environmental Health permits. Building plans submitted with the building permit application must be in compliance with those conditions and with the above project description. Applications not in compliance will be denied by Environmental Health.

- Clearance to Apply for Building Permit Approved - Application Review and Clearance Valid Until 1/29/06
 Environmental Health Requirements Cannot Be Met - Clearance Denied (Date)
 Environmental Health Clearance not required per Section 7.38.080B(6).
 Compliance with Environmental Health requirements not yet determined-owner applies for Bldg. Permit at own risk.

By Ruth Smith Environmental Health Staff Date: 11/29/04

EXHIBIT I

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: Cathy Graves
Application No. : 04-0511
APN: 098-331-07

Date: October 18, 2006
Time: 09:21:09
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 5, 2004 BY ROBIN M BOLSTER =====

1) The proximity of the proposed dwelling area to a known fault trace requires that an engineering geology report be completed for this project. Please submit two copies of the report to Environmental Planning for formal review by the County Geologist. If geologic risks can be mitigated and the mobile home is determined to be located in a suitable building location, it will be necessary to complete a geotechnical (soils) report to assist in the determination of the appropriate engineered foundation, aid in septic system siting and render an engineered drainage plan for the site.

Enclosed, please find a list of consultants that have performed similar work in Santa Cruz county.

2) The plans must be revised to show topographic contours in the vicinity of proposed improvements, calling out any slopes greater than 30% in the area of the roadway and building site. Please also show pathways of stormwater runoff and label existing and proposed drainage features (e.g. curbs, channels, swales, splash blocks. etc.).

3) The plans must be revised to include the location of the fault trace and the building envelope as designated in the engineering geology report.

4) Following review and acceptance of the engineering geology report, please submit a plan review letter from the project engineering geologist that states that the plans are in conformance with the recommendations made in the engineering geology report prepared for this site.

Please note that additional deficiency comments may be forthcoming following formal review of the engineering geology report.

===== UPDATED ON NOVEMBER 29, 2004 BY ROBIN M BOLSTER =====

Although the mobile home building site was not explicitly evaluated in the November GHA performed in conjunction with the lot split, additional information may well indicate that the fault traces are located far enough away to negate the requirement for an engineering geology report. Please submit a copy of the engineering geology trenching investigation that was performed on the property to the east so that the County Geologist can evaluate the extent of the fault trace and determine whether it may negatively affect the proposed mobile home building site.

While an engineering geology report may not be required for this project, a geotechnical (soils) report must still be completed. Please submit two copies of the report to the zoning counter for review by the County.

Comment #2 from the first review is still required.

Additional comments may be forthcoming as a result of the soils report review

Discretionary Comments - Continued

Project Planner: Cathy Graves
Application No.: 04-0511
APN: 098-331-07

Date: October 18, 2006
Time: 09:21:09
Page: 2

===== UPDATED ON AUGUST 5, 2005 BY ANDREA M KOCH =====

1) Thank you for providing topographic contours for the property.

However, please provide a site plan showing both the topographic contours and the location of the mobilehome in order to indicate how structure 1 location relates to the topography of the site. Show contour intervals of 2 feet on this site plan to provide more detailed information on topography. Call out on the site plan any slopes greater than 30% in the area of the roadway and mobilehome site.

2) You must still show on the site plan pathways of stormwater run-off and existing and proposed drainage features (such as curbs, channels, swales, splash blocks, etc.).

3) Again, please submit a copy of the engineering geology/trenching investigation that was performed on the property to the east so that the County geologist can evaluate the extent of the fault trace and determine whether it may negatively affect the proposed mobilehome site. (You instead submitted the November 10th, 2005 Geologic Hazards Assessment written by the County geologist.)

4) Please submit a geotechnical (soils) report for the proposed mobilehome site. The letter from Rock Solid Engineering that was submitted is a limited site reconnaissance, not a soils report. A soils report should indicate the types of soils found at the project site and should suggest appropriate foundation and drainage design. ===== UPDATED ON DECEMBER 1, 2005 BY ANDREA M KOCH ===== Geology report and soils investigation submitted to County Geologist for review. Completeness determination pending this review. ===== UPDATED ON SEPTEMBER 29, 2006 BY ANDREA M KOCH =====

Project complete as far as Environmental Planning requirements

Engineering geology report prepared for 098-101-23 by Rogers E. Johnson & Associates, dated July 29, 2002, was accepted by the County Geologist per his letter dated July 1, 2005.

Limited soils investigation is acceptable for this project.

No plan review letters from the geologist or the soils engineer are required

Code Compliance Completeness Comments

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

===== REVIEW ON OCTOBER 27, 2004 BY RUTH C OWEN =====

COMMENT

The description of the application 04-0511 includes the caretaker mobile home application and the owners applied for this application on October 15, 2004 that is three days before the court ordered deadline of October 18, 2004. On November 2, 2004 I will verify that the owners removed a fifth wheel and associated utilities from the property. The court ordered that the fifth wheel be removed from the property by September 17, 2004. Refer to Court Order after Trial de Novo No. CV

Discretionary Comments - Continued

Project Planner: Cathy Graves
Application No.: 04-0511
APN: 098-331-07

Date: October 18, 2006
Time: 09:21:09
Page: 3

149089 filed on September 17, 2004. Per the Court Order, the owners must pay \$1,447.14 and civil penalty of \$1,500.00. The civil penalty shall be waived if property owners successfully obtain a caretaker permit. ===== UPDATED ON OCTOBER 27, 2004 BY RUTH C OWEN =====
===== UPDATED ON DECEMBER 5, 2005 BY RUTH C OWEN =====

Code Compliance Miscellaneous Comments

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

===== REVIEW ON OCTOBER 27, 2004 BY RUTH C OWEN =====
COMMENT

On March 1, 2005 code compliance staff will determine if the owner has obtained approval of 04-0511. a Special Inspection Building Permit to install the mobile home, and if they have a final building permit inspection. ===== UPDATED ON OCTOBER 27, 2004 BY RUTH C OWEN =====

===== UPDATED ON DECEMBER 5, 2005 BY RUTH C OWEN =====

On December 5, 2005. I reviewed the updated comments by the property owner, who informed that they have capped off the utilities at the site where the fifth wheel was located. The owners must instead remove the utilities from the fifth-wheel site and cap at the original utility site. See the Special Inspection Permit information on the CCI March 1 2005 comment screen.

Dpw Drainage Completeness Comments

===== REVIEW ON NOVEMBER 9, 2004 BY CARISA REGALADO =====

No drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined; therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained
- Site runoff is conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.
- The project is not adversely impacting roads and adjacent or downslope properties if taken off-site.

Please address the following comments:

- 1) What is the drainage pattern (topography)?
- 2) How is roof and impervious area runoff handled? Impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc.
- 3) If runoff is directed off-site, please show the method used on-site for conveyance to the existing off-site drainage system. A description of the existing off-site system must be included along with its adequacy in carrying runoff from this development.

Discretionary Comments - Continued

Project Planner: Cathy Graves
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4) If runoff is maintained on-site, have any adverse impacts resulted (for example: erosion)?

5) Does runoff from this development flow towards adjacent structures or parcels?

A drainage plan for this project must be included in the plan set for this application. Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

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

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON AUGUST 4, 2005 BY CARISA REGALADO =====

Submittal addressing 11/9/04 review comments was received.

Discretionary stage application review is complete for this division.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON NOVEMBER 9, 2004 BY CARISA REGALADO =====
No comment. ===== UPDATED ON AUGUST 4, 2005 BY CARISA REGALADO =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 5, 2004 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 5, 2004 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON NOVEMBER 2, 2004 BY JIM G SAFRANEK =====
Applicant must obtain a sewage disposal permit for the development. Applicant will have to have an approved water supply prior to approval of the sewage disposal permit. Contact EHS: T. Boone at 454-3069.

Environmental Health Miscellaneous Comments

===== REVIEW ON NOVEMBER 2, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Discretionary Comments - Continued

Project Planner: Cathy Graves
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Cal Dept of Forestry/County Fire Completeness Comm

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

----- REVIEW ON NOVEMBER 16, 2004 BY COLLEEN L BAXTER ===== UP-
DATED ON DECEMBER 3, 2004 BY COLLEEN L BAXTER =====
SHOW on the plans a 4.000 gallon water tank for fire protection with a "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. Building numbers shall be
provided. Numbers shall be a minimum of 4 inches in height on a contrasting back-
ground 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 in-
stallation 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.
The access road shall be 12 feet minimum width and maximum twenty percent slope. All
bridges, culverts and crossings shall be certified by a registered engineer. Minimum
capacity of 25 tons. Cal-Trans H-20 loading standard. The access road shall be in
place to the following standards prior to any framing construction, or construction
will be stopped: - The access road surface shall be "all weather". a minimum 6" of
compacted aggregate base rock, Class 2 or equivalent, certified by a licensed en-
gineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be
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 access road
shall not exceed 20%. with grades greater than 15% not permitted for distances of
more than 200 feet at a time. The access road shall have a vertical clearance of 14
feet for its entire width and length, including turnouts. 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-around 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. 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 ex-
ceeding 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 14 feet vertical distance for its entire width.

Discretionary Comments - Continued

Project Planner: Cathy Graves
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- 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 DECEMBER 3, 2004 BY COLLEEN L BAXTER =====

A minimum fire flow 250 GPM is required from 1 hydrant located within 150 feet.

===== UPDATED ON AUGUST 8, 2005 BY COLLEEN L BAXTER =====

SHOW ON PLANS A DRIVEWAY PROFILE THAT SHOWS GRADIENT SLOPE. THE DIMENSIONS OF THE TURNAROUND MUST BE SHOWN TO SCALE. AN ACCEPTABLE CDF TURNAROUND IS EITHER A "HAMMER-HEAD", "LATERAL SLIP", OR CIRCULAR. SHOWING "CDF TURNAROUND" ON THE PLANS IS NOT ACCEPTABLE. ===== UPDATED ON AUGUST 8, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON DECEMBER 19, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON DECEMBER 19, 2005 BY COLLEEN L BAXTER ===== BY "DIMENSIONS" PERTAINING TO YOUR TURNAROUND. SHOW ON PLANS A CIRCULAR TURNAROUND THAT HAS A RADIUS OF 36' AND A WIDTH OF OVER 12'. ATTACHED TO YOUR PLANS IS A COPY OF A CDF CIRCULAR TURNAROUND.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON DECEMBER 3, 2004 BY COLLEEN L BAXTER =====

===== UPDATED ON AUGUST 8, 2005 BY COLLEEN L BAXTER =====

The Adams Ranch
c/o Clna Adams Palmer
25786 Adams Road
Los Gatos, CA 95033

Permit Application for Caretaker's Mobile Home
A.P.N. 098-331-07

Dpw Drainage: Response to Comments from Carisa Regaldo

Drainage Plan

The, **Adams** Ranch is applying for a permit for a caretaker's mobile home ~~that~~ already exists on the property. The mobile home is a single-wide park model manufactured by Silvercrest, 11'-8" wide by 32' long. It has been installed on a gently sloping portion of the parcel with a cut, approximately 2 feet in ~~depth~~, **made** on the high side of the pad to provide a level pad for the home. Class I baserock was **placed** over the native grade. Roof **gutters** with downspouts **are** installed with the downspout connected to solid drainpipe ~~that~~ discharges away from the home **to a gently** sloping, well vegetated area of the parcel. All of **this** information is confirmed in the attached letter from Yvette Wilson of **Rock** Solid Engineering who conducted a site investigation.

The plot plan accompanying the application materials **shows** visually **that** the mobile home and its drainage meets the drainage guidelines included in Carisa Regaldo's **comments**:

1. The site is being adequately drained.
2. Site runoff is conveyed to a safe point of release.
3. The mobile home is not **adversely** impacting **roads** and adjacent or downslope properties in any way.

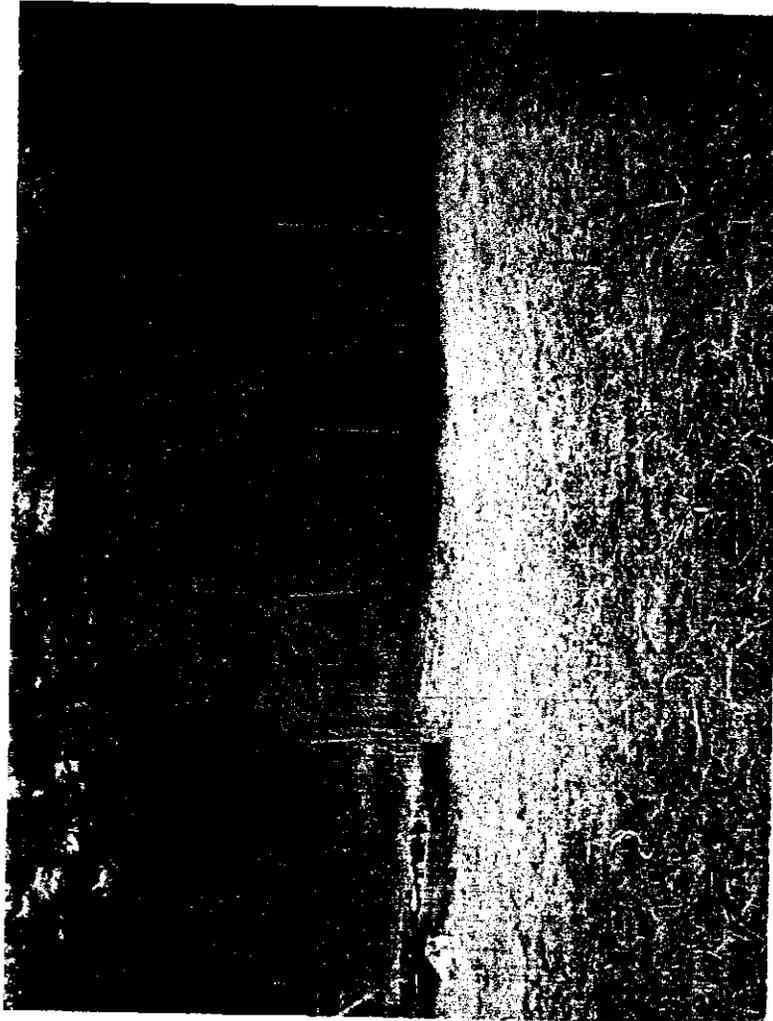
GUTTERS
+
DOWNSPOUTS +
DRAIN PIPE



Downspout
+ down pipe



Gently Sloping Area



The Adams Ranch
c/o Gina Adamr Palmer
25786 Adams Road
Los Gatos, CA 95033

Permit Application for Caretaker's Mobile Home
A.P.N. 098-331-07

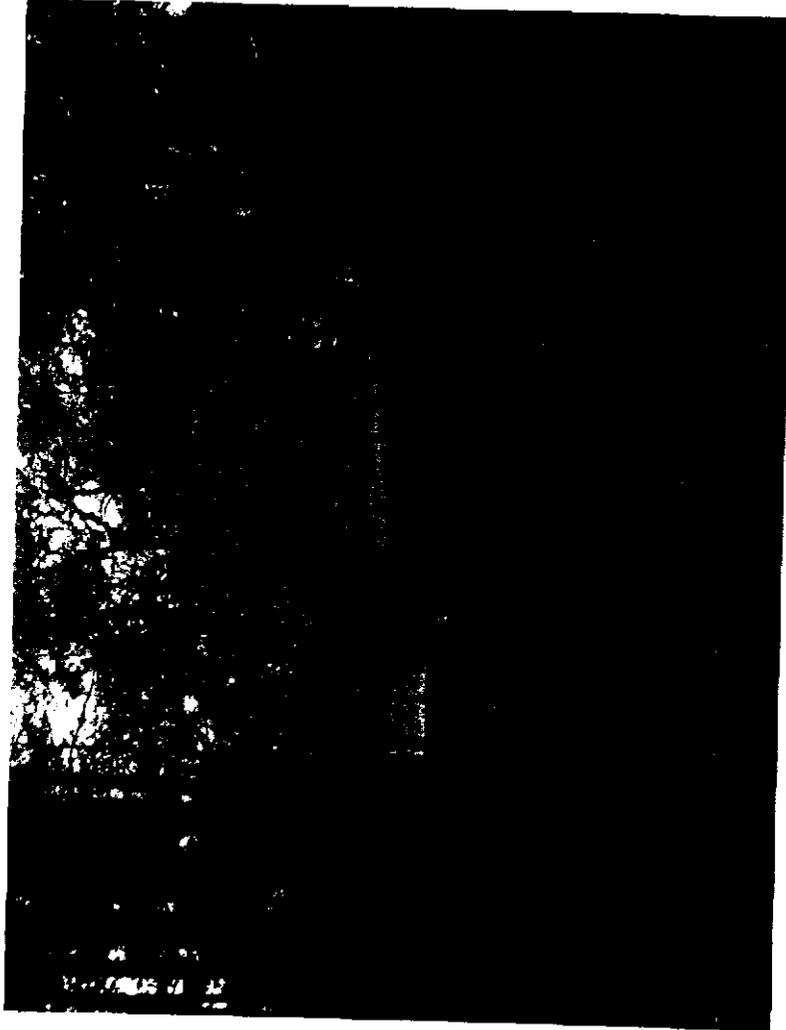
Response to California Department of Forestry/County Fire Compliance Comments from
Colleen L. Baxter

The Adams Ranch is applying for a permit for a caretaker's mobile home that already exists on the property. The plot plan accompanying the application materials shows the location of the mobile home, the water tank, the driveway, turnaround, and access road.

Here is my written response to the comments:

- The 4,000-gallon capacity water tank is located within **150 feet** of the mobile home. It **includes** a "fire hydrant" for easy access by the Fire Department if the water is needed for fire protection. The tank is designed to provide a **fire** flow of **250 GPM** from 1 hydrant.
- The asphalt shingle roof of the manufactured mobile home is "of high quality, durable, fire and weather resistant" (Silvercrest Western Homes Corporation, *Owner's Manual* for The Sierra Series).
- A sign is located at the beginning of the driveway that clearly reads: The Adams Ranch, **25786**. The mobile unit is the only home on the property, easily accessed by the driveway.
- There is **m** chimney.
- A 30-foot clearance **has been** maintained around the structure, the most recent clearing being done on **6/26/05** by Scott Green of Scott's Yard Maintenance (in business since **1985**).
- The access **road** is Adams Road, maintained by **Santa** Cruz County.
- There **are** no bridges, culverts, or **crossings**.
- The driveway **is** **10-12** feet in width, with flat **areas** on both sides **and** is under **20** percent slope at all points. It is all weather with at least **6"** of compacted aggregate base rock, Class **2** to **95%** compaction. It has **been** used both summer and winter since **1880**, when the property's original houses were built, and we have maintained its standards. **There is also** 14-foot vertical clearance for its entire width.
- A turn-around **area** is available at the end of the driveway, **near** the water tank.
- There **are** no drainage or erosion problems for the driveway.

Access Road →
Adams Road



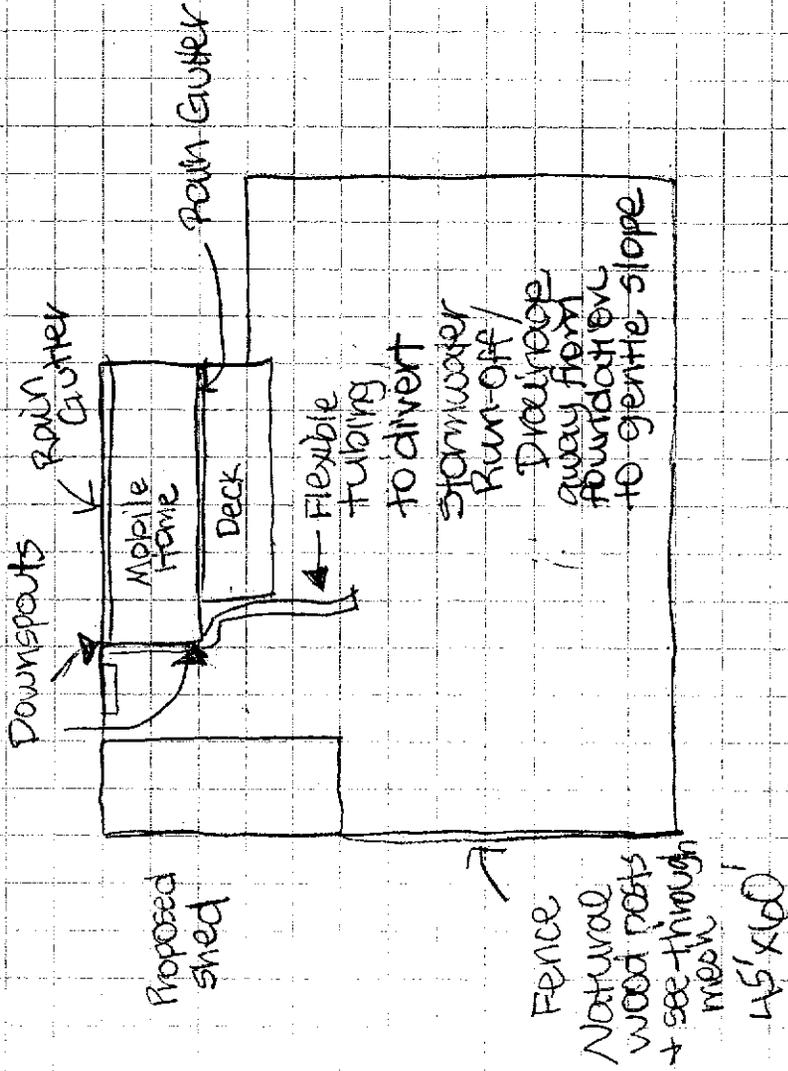
Address Sign



Driveway Entrance



The Adams Ranch



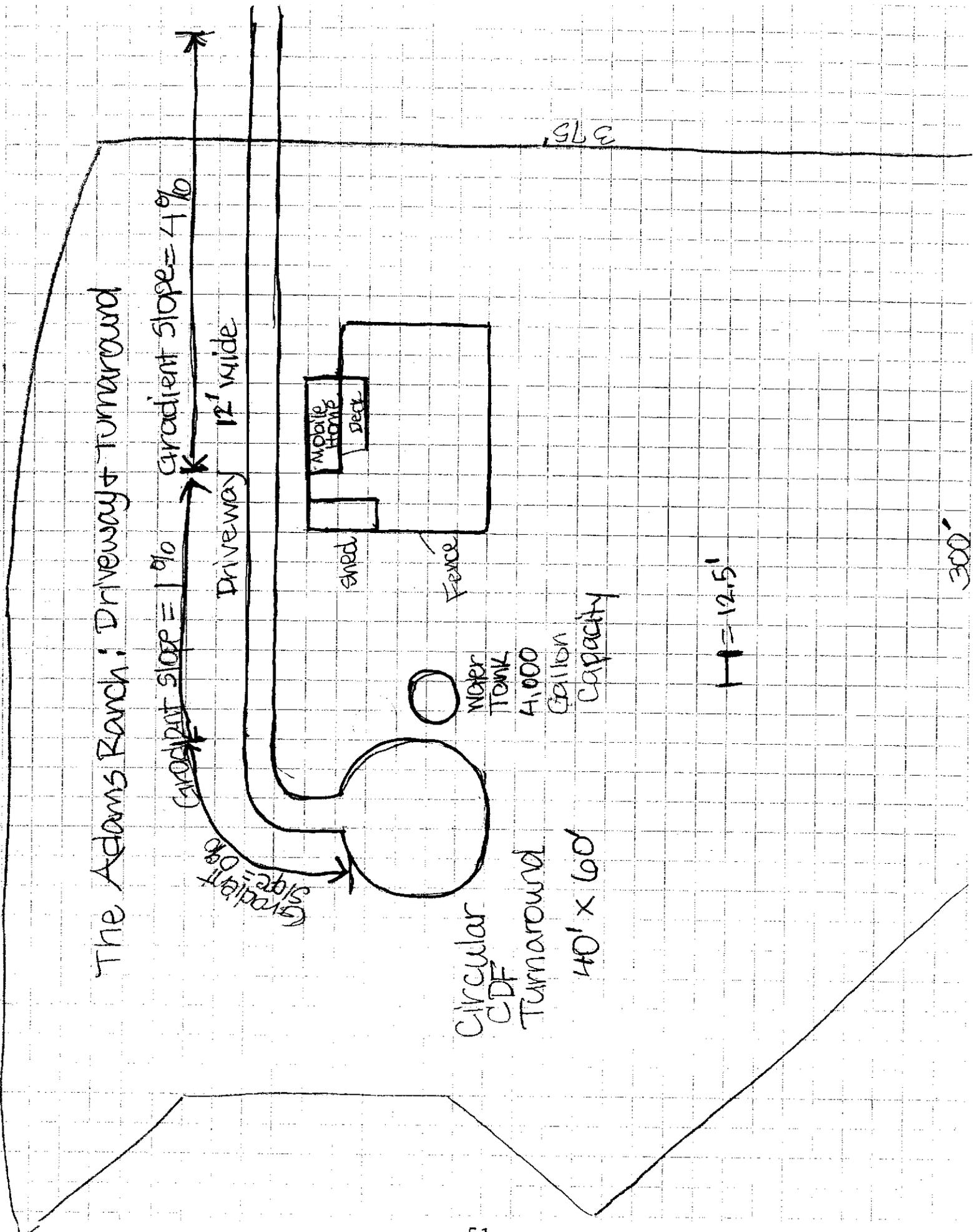
Existing Stormwater Run-off Pathway + Drainage Features

Approximately 12.5 feet

The Adams Ranch: Driveway + Turnaround

Gradient slope = 1% Gradient slope = 4%

Driveway 12' wide



Mobile Home

shed

Fence



Water Tank

4,000 Gallon Capacity

Circular CDF Turnaround

40' x 60'

H = 12.5'

300'

37.5'

APN: 098-331-07

05/22/03 BILL HOURS 1/RCO FOR On-Site Inspection. Added by RCO
One of the property owner Gina Adams Palmer said that a conservation easement land trust building envelope exists on site. She said that the company staff who sold her the recreational vehicle said that a permit is not required for this licensed recreational vehicle. The RV is connected to utilities and lived in. I gave her a copy of the temporary mobile home ordinance and explained that permits are required. The "recreational vehicle is 32' x 11', connected to utilities, and Gina lives in the recreational vehicle. They built an over thirty inch high deck to access the recreational vehicle. Two fifth wheels and a trailer are also connected to utilities and used for living quarters. A brother lives in one fifth wheel, a person who said that he is a helper said he will be gone within two weeks, and another person lives in the other trailer. I issued a notice of violation for the over height deck built without a permit, two fifth wheels, a trailer, and a recreational vehicle connected to utilities and used for living quarters. Gina Adams Palmer and her helper were upset about this notice, said they are going to see a lawyer, they have already spent thousands of dollars on the land trust and a boundary adjustment, do not plan to build a house in the near future, and do not plan to move the fifth wheels etc. from the property in the near future.

05/22/03 The Status Code was Issued Red Tag. Added by RCO
FOLLOW-UP CODE CHANGED, OLD=(), NEW=(F1). FOLLOW-UP DATE CHANGED, OLD=(), NE =(). STATUS CODE CHANGED. OLD=(Complaint Received), NEW=(I7).

05/29/03 The Status Code was Issued Red Tag. Added by KLS
Sent letter of Intent Certified mail to The Adams Ranch, C/o Gina Adams Palmer @ 1167 Denise Way, San Jose CA 95125.....kls.....

06/17/03 The Status Code was Issued Red Tag. Added by KLS
Received the signature green card today, with address correction showing the Situs Address as the mailing address. Mailing address is 25786 Adams Road, Los Gatos CA 95030....Assessor's records still show the San Jose address.....kls....

06/25/03 BILL HOURS .25/RCO FOR Phone Calls. Added by RCO
I received a certified letter from Gina Adams Palmer who informed that she received the Notice of Santa Cruz County Code. She has met with her attorney, a private land use specialist, and David Smith. In June and July she plans to take the following actions: One of the fifth wheels has already been removed. It was owned and parked here for one month while the owner completed clean-up work on the property. The small, uninhabited trailer left by a family member will be removed by July 30. She advises that in the future, she requests that we notify two weeks ahead of time when planning an appointment for r

06/25/03 BILL HOURS .01/RCO FOR Complaint Investigation. Added by RCO
reinspection of the property, which will be allowed only at a time mutually agreeable to us and her attorney, and this department. If you choose not to honor this request, we ask that you obtain a civil inspection warrant, and please notify us of the day and time of the hear-

ing to obtain such a warrant. I responded by leaving a telephone message on her answering machine at (408) 353-4507, to explain that the letter of intent that she received notes that I will reinspect the property July 1, 2003 at 10:30 A.M. and if date and time does not work, then she should contact me to reschedule the reinspection.

06/25/03 BILL HOURS .25/RCO FOR Letter Writing. Added by RCO

I resent the intent to record letter with a copy of the dates the letter was sent to and received by the owner. Dave Laughlin said to explain this information at the time of the site visit and ask if she is denying the inspection. If so, we will leave and request a site inspection. Also, if she denies access to any area that we need to inspect, leave the property and request an inspection warrant.

06/30/03 The Status Code was Issued Red Tag. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20030701), NEW=(20030701)

06/30/03 BILL HOURS .2/RCO FOR Phone Calls. Added by RCO

I rescheduled the reinspection to August 5, 2003 to allow time for the owners to remove the second trailer from the property. Also, they will be out of the area during the end of July. The owner said that someone was going to buy the trailer; however, they changed their mind.

08/05/03 The Status Code was Recorded Red Tag. Added by RCO
STATUS CODE CHANGED, OLD=(Issued Red Tag), NEW=(I8).

08/05/03 The Status Code was Recorded Red Tag. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20030805), NEW=(20030805).

08/05/03 BILL HOURS 1.5/RCO FOR On-Site Inspection. Added by RCO

On 8/5/03 Mr. Adams, Gina Adams Palmer's brother, showed me that the small trailer is dismantled and said that they will remove the remaining debris from the property. He said that an electric service line exists and that a septic tank does not exist near the trailer site. He then showed me that one of the fifth wheels is removed from the property. Mr. Adams said that electric is not near the fifth wheel site. He said that he lives in the other fifth wheel and it is connected to a sewage disposal line that is connected to the septic tank that existed before the main dwelling was destroyed by the earthquake. Gina Palmer and Mr. Adams said that they hired an attorney and a land use person and will decide what to do about the property. They are thinking about donating it for an open space easement. I explained that I will need to continue the enforcement action. I will record this investigation, prepare a Stipulation and hearing case.

08/05/03 BILL HOURS .01/RCO FOR On-Site Inspection. Added by RCO

Mr. Adams said that he connected the sewage to the fifth wheel about four years ago.

08/22/03 The Status Code was Recorded Red Tag. Added by KLS
STATUS CODE CHANGED, OLD=(Recorded Red Tag), NEW=(I8).

08/28/03 The Status Code was Recorded Red Tag. Added by KLS

Recorded code violation 8/21/03, document no.2003-0084065. Sent copy of recordation to owner at 25786 Adams Road, Los Gatos CA 95033.....kls.....

-
- 10/23/03 BILL HOURS 2.5/RCO FOR HO/Court Case Preparation. Added by RCO
On 10/23/03, I prepared this investigation for administrative hearing.
-
- 11/12/03 The Status Code was County Counsel Demand Letter. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20031114), NEW=(20031114). STATUS CODE CHANGED. LD=(Recorded Red Tag), NEW=(L3)
-
- 11/12/03 BILL HOURS .33/RCO FOR Complaint Investigation. Added by RCO
I routed the code file and hearing referral forms to Dave Laughlin by E-mail and inter-office routing
-
- 01/12/04 The Status Code was Court Date Set. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20040109), NEW=(20040109). STATUS CODE CHANGED, LD=(County Counsel Demand Let), NEW=(L4).
-
- 01/12/04 BILL HOURS .25/RCO FOR Court Appearance/Testimony. Added by RCO
The property owners appeared at the January 9, 2004 9:30 AM administrative hearing and asked for a continuance which was granted by the hearing officer to March 12, 2004 at 9:30 AM.
-
- 03/08/04 BILL HOURS .25/RCO FOR On-Site Inspection. Added by RCO
While I was in the area on February 10, 2004, I drove past the subject property and saw the modular trailer. I could not see the fifth wheel from the road.
-
- 03/15/04 BILL HOURS 1.25/RCO FOR HO/Court Case Preparation. Added by RCO
On March 12, 2004, 9:30 AM Hearing Officer George Gigarjian heard the county's witness statements regarding the notice of violation. In response, Gina Palmer Adams handed the hearing officer a motion to dismiss the notice of violation. 04-013. The hearing officer said that by March 26th, 2004 county counsel must respond to the brief, by April 2, 2004, Gina Adams must respond to the County's brief, and on April 9, 2004 at 1:30PM the brief hearing will be heard. The hearing officer also asked both sides to state what jurisdictional role the hearing officer has in regardings to the legal issues.
-
- 03/15/04 BILL HOURS .08/RCO FOR Letter Writing. Added by RCO
I sent the packet regarding the motion to dismiss to Dave Laughlin for his review.
-
- 04/12/04 The Status Code was Court Date Set. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20040312), NEW=(20040312).
-
- 04/12/04 BILL HOURS 1/RCO FOR HO/Court Case Preparation. Added by RCO
On 4/9/04 Gina Adams Palmer and her brother appeared at the administrative hearing. Gina Adams Palmer said that the "recreational vehicle" has the county and the owner about the "recreation vehicle" must be pulled by another vehicle. I gave the hearing officer a copy of what I call a modular trailer photo--the exterior walls are a wood frame

structure. The issue was SCCC 12.10.125 (g). The owner's brief contested that ordinance because **it** states that utilities may not be attached to a mobile home. The brief states that **it** is not a mobile home. **it** is a recreation vehicle. The county definition of recreation vehicle is that **it** has to be self powered.

05/10/04 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20040514), NEW=(20040514). STATUS CODE
CHANGED. LD=(Court Date Set), NEW=(L5)

05/10/04 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20040714), NEW=(20040714)

05/10/04 BILL HOURS .01/RCO FOR Complaint Investigation. Added by RCO
I received a copy of the Decision and Order signed by the Hearing Of-
ficer, George J. Gigarjian dated May 5, 2004. The court finds the owner
is in violation of the County Code. Within ninety days from May 5, 2004
the owner is to cease all illegal uses. vacate the illegal residential
units, and disconnect any associated utility connections. Within one
hundred and eighty days from May 5, 2004. the owner is to obtain all
required permits and inspections or obtain an undo permit to remove the
modular trailer and recreation vehicle.

06/08/04 BILL HOURS .08/RCO FOR Complaint Investigation. Added by RCO
I received a copy of the Notice of Appeal Petition for review from
Decision and Order 04-013.

06/22/04 BILL HOURS 1/RCO FOR HO/Court Case Preparation. Added by RCO
On 6/22/04 I prepared this case for the court case.

06/24/04 BILL HOURS .01/RCO FOR Complaint Investigation. Added by RCO
The code compliance costs to 6/22/04 are \$1269.69 - \$153.00 for the
5/22/03 on site inspection for the complaint regarding grading that was
not a valid complaint and is resolved.

06/24/04 BILL HOURS .01/RCO FOR Complaint Investigation. Added by RCO

06/28/04 BILL HOURS .01/RCO FOR Complaint Investigation. Added by RCO
I received a copy of the Trail de Nova Notice of Hearing, Department 2,
July 15, 2004.

07/06/04 BILL HOURS 2/RCO FOR HO/Court Case Preparation. Added by RCO
County Counsel Assistant Tamyra Rice and I reviewed the code compliance
file. As requested by Tamyra Rice, I contacted the owner, Regina, and
scheduled a site inspection for July 14, 2004.

07/06/04 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20040805), NEW=(20040805)

07/08/04 BILL HOURS 1/RCO FOR HO/Court Case Preparation. Added by RCO
I prepared this investigation for court hearing to be heard on July 15,
2004.

07/12/04 BILL HOURS .12/RCO FOR Complaint Investigation. Added by RCO
I received an e-mail, telephone, and faxed messages from the owner who informed that due to the nature of their arguments they do not want me to complete the reinspection on July 14th. 2004. I forwarded this information to County Counsel Assistant Tamyra Rice and Program Manager Dave Laughlin.

07/14/04 BILL HOURS .3/GLH FOR Conference with Parties. Added by GLH
Glenda Hill and Ruth Owen discussed zoning options for approximate 11' x 38' "trailer or mobile home" located on this property. According to Section 13.10.700-T of the County Code, this structure does not meet the definition of "travel trailer", as defined, since it is greater than 8' wide and it requires a special permit to be towed on public highways. The definition limits the size to 8' wide and does not include those structures that require a special permit to be towed on public highways. The State Vehicle Code defines the max width of a travel trailer as 8.5' wide (County Counsel has determined that we honor the 8.5' figure until our definition is amended). Therefore, this structure is considered as a mobile home for zoning purposes and may not be stored on property. A portion of this property is zoned TP (Timber Production). A mobile home may be utilized as a temporary caretaker's or watchman's quarters for a period of three years with the granting of a Level 5 Development Permit. Each application is reviewed on a case-by-case basis and the need for a caretaker must be found. There is a possibility for time extensions to the three-year limit with the filing of additional Development Permit applications and review of the need for a caretaker.

07/19/04 BILL HOURS 1/RCO FOR HO/Court Case Preparation. Added by RCO
The court hearing was held on July 22, 2004. Dept. 9 by Judge Atack. County Counsel Assistant Tamyra Rice represented the county. Regina Adams Palmer and I completed our witness statement. It was determined that the fifth wheel and the modular trailer continue to exist on the property. Judge Atack stated that the case is in submission pending negotiations between the county and the owners. Tamyra Rice will meet with the owner and Glenda Hill on August 13th unless the owner cancels the meeting. We will return to court on August 18th at 9:00 AM. Regina Adams Palmer argued that the county must have a certified housing element to enforce the building and zoning code ordinances.

08/03/04 The Status Code was Court Judgement. Added by DL
FOLLOWUP DATE CHANGED, OLD=(20040715), NEW=(20040715).

08/03/04 BILL HOURS 1/GLH FOR Conference with Parties. Added by GLH
Glenda Hill and Tamyra Rice met with David Adams and Regina Adams-Palmer today to discuss zoning issues regarding the two mobile homes/trailers on the property. Property has a split zoning of TP and SU (with a Mountain Residential general plan designation). The zoning shows as SU-L but research found that the -L has been removed by the Board of Supervisors (historic structure destroyed by Loma Prieta earthquake). Also, the area zoned TP is not within an Open Space Easement (it expired in 1993). Owners were told they can have one mobile

home/trailer only and only as a temporary caretaker's quarters. Placing it on either the SU or TP portion of the property requires a Level 5 Development Permit which would be valid for 3 years only with the possibility of time extensions. Owners were informed that they will have to make their case as to why a caretaker is needed. The caretaker would be because TP uses are allowed in TP and SU with Mountain Residential general plan designation. not for agricultural purposes. The ordinance does not restrict the size of a TP temporary caretaker's quarters as it does an Ag quarters: however. owners were informed the maximum allowable size can be conditioned as part of the discretionary permit process. Billing time above includes research, meeting, and entering comments.

08/16/04 BILL HOURS .08/RCO FOR Complaint Investigation. Added by RCO
On 8/16/04, I received a copy of the Declaration of Tamyra Rice Regarding Permit Process for Superior Court of California CV 149089 Department 9 at 9:00 AM. Mrs. Rice met with Planner Ms. Hill and PO representatives Regina Adams Palmer. et. al. on August 3, 2004. During this meeting Ms. Hill explained to the owners that the designations (Timber Production and Special Use-Landmark) on their property enable them to apply for a caretaker's permit pursuant to County code Section 13.10.372 (attached hereto as Exhibit "A"). She further explained that such a permit allows for one temporary mobilehome (of unlimited size) to exist on the property for caretaking purposes: the permit expires after three years and thereafter may be renewed five times for an additional one year Period (after which time they could apply for a permit and start the process anew): the permit involves a Level 5 review which entails a public hearing before the Zoning Administrator and a \$5,000.00 processing fee: and the one-year extnsions require a Level 4 review (no public hearing unless there are strong objections from the neighbors). The SCCC allows for only one temporary mobilehome for a caretaker per parcel. Unfortunately, the property at issue here cannot be subdivided. The property owners have indicated to Tamyra Rice that they both need to live on the property, but in separate structures. They informed Mrs. Rice on 8/12/04 that they will not be pursuing a caretaker permit and wish to have the court's decision rendered in this matter.

08/16/04 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20040915), NEW=(20040915)

08/17/04 BILL HOURS .33/RCO FOR HO/Court Case Preparation. Added by RCO
On 8/17/04 I reviewed the case to prepare for Superior Court.

08/18/04 BILL HOURS .5/RCO FOR Court Appearance/Testimony. Added by RCO
On 8/18/04 Principal Planner Glenda Hill, County Counsel Assistant Tamyra Rice, Regina Adams Palmer, and David Adams appeared in Superior Court, Department 9, at 9:00 AM with Judge Attack presiding. Judge Attack completed the Decision of Trial de Nova 53069.4 from testimony heard on July 15th, 2004. The decision is that the owners are in violation of SCCC 12.10.125 and 13.10.683 H and I. Installation and use of modular trailer and recreation vehicle. The code compliance costs are \$1,447.14 and the civil penalty is \$1,500.00. The owners have until

September 17th, 2004 to remove either the fifth wheel or the modular trailer (aka recreation vehicle) from the property. They have until October 18th to apply for a caretaker permit for either the modular trailer or fifth wheel. I sent an e-mail to Tamyra Rice to ask if we could add to the decision that within nine months of the application date the owners must obtain the development permit and mobile home installation permit and final inspection for the caretaker unit. If the owners comply with the Decision time frames, the \$1,500.00 will be waived. If at the end of the time frames, the fifth wheel and modular trailer continue to exist, the county is authorized by the court to abate these vehicles. The decision also includes the legal issues addressed in the property owners briefs. I will add the details when I receive the final signed decision.

08/18/04 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20040818), NEW=(20040818)

09/01/04 BILL HOURS .08/RCO FOR Phone Calls. Added by RCO
I forwarded Tamyra Rice' question to David Laughlin. She explained that the owners want a time extension to obtain the caretaker permit and to allow the brother to stay in his fifth wheel until the caretaker permit is issued.

09/13/04 BILL HOURS .08/RCO FOR Complaint Investigation. Added by RCO
I received a copy of an e-mail reply to County Counsel Tamyra Rice from Dave Laughlin. He informed that we should stay with the Superior Court Judge's decision.

09/16/04 BILL HOURS .08/RCO FOR Phone Calls. Added by RCO
I received a telephone call from Dave Laughlin who requested that I schedule an appointment for Monday, September 20, 2004 to verify that one of the two trailers is removed from the property. I contacted Regina Adams who said that she had been waiting to hear if she had received an extension of time. Today, she received a phone call from County Counsel Assistant Tamyra Rice who informed her that the extension is not granted. She said that the trailer is not removed from the property and that she needs more time to remove it. I recommended that she talk to Dave Laughlin about this issue. She also left a telephone message for Tamyra Rice to call her.

09/22/04 BILL HOURS .08/RCO FOR Complaint Investigation. Added by RCO
I received a copy of the Order after Trial de Novo CV 149089 in the matter of Regina Adams Palmer et al filed September 17, 2004. The Court hereby finds that: The property owners are in violation of Santa Cruz County Code sections 12.10.125 and 13.10.683 (h) and (i) based on the installation of the modular trailer and fifth wheel RV; The Housing Element arguments are rejected as any claimed defects do not prevent the County exercising its constitutional powers to enforce its zoning laws; The County's ordinances pertaining to this case are not preempted by state law and are valid; People v. Minor is inapplicable here as it relates to criminal proceedings only; Penalties are appropriate here pursuant to County Code Section 19.01.100 because the property owners knowingly and willfully violated County ordinances; No due process,

equal protection or taking claims are viable here: and the County's administrative Hearing Officer program does not violate Haas v. County of San Bernardino. By September 17, 2004, the property owners shall remove either the modular trailer or the fifth wheel from the subject. If they fail to do so, the County of Santa Cruz is hereby authorized to remove either the modular trailer or the fifth wheel from the subject property. By October 18, 2004, the owners shall either apply for a caretakers permit for the remaining trailer or remove it. County authorized to remove trailer from the remaining trailer without further notice or Court order. Enforcement costs in the amount of \$1,447.14 and civil penalties in the amount of \$1,500 are awarded. Civil penalties shall be waived if property owners successfully obtain a caretaker permit.

09/27/04 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20040921), NEW=(20040921).

09/27/04 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20041029), NEW=(20041029).

09/30/04 BILL HOURS .04/RCO FOR Complaint Investigation. Added by RCO
On 9/30/04, I sent an e-mail to Dave Laughlin to ask him if the administrators granted an extension to October 29th and if the owner has been notified. If so, she must obtain an "Undo" permit and have a final inspection to verify the trailer is removed from the property and the utilities are removed from the trailer pad site.

10/14/04 BILL HOURS .08/RCO FOR Phone Calls. Added by RCO
I contacted Gina Adams by telephone and explained that I will complete the site inspection on November 2, 2004 at 8:00 AM to verify that the fifth wheel is removed from the property. She said that she has an appointment scheduled with Glenda Hill on October 15, 2004, to apply for a caretaker unit permit. I will send a follow-up letter to her to advise of the November 2, 2004 site inspection.

10/15/04 The Status Code was Court Judgement. Added by GLH
Gina Adams Palmer submitted a discretionary permit application today for the temporary caretaker's mobile home. The application number is 04-0511. Code costs were not calculated and, therefore, not collected.

10/27/04 BILL HOURS .01/RCO FOR Complaint Investigation. Added by RCO
On 10/27/04 I reviewed at cost application 04-0511. The comments are as follows: The description of the application 04-0511 includes the caretaker mobile home application and the owners applied for this application on October 15, 2004 that is three days before the court ordered deadline of October 18, 2004. On November 2, 2004, I will verify that the owners removed a fifth wheel and associated utilities from the property. The Court ordered that the fifth wheel be removed from the property by September 17, 2004. Refer to Court Order after Trial de Novo No. CV 149089 filed on September 17, 2004. Per the Court Order, the owners must pay \$1,447.14 and civil penalty of \$1,500.00. The civil penalty shall be waived if property owners successfully obtain a caretaker permit. On March 1, 2005, code compliance staff will deter-

mine if the owners have obtained approval of 04-0511, a Special Inspection building Permit to install the mobile home, and if they have a final inspection. The code compliance costs and civil penalty fees were not collected with this discretionary application.

11/01/04 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20041102), NEW=(20041102).

11/01/04 BILL HOURS .01/RCO FOR Phone Calls. Added by RCO
I returned a telephone call to Ms. Palmer to explain that I could reinspect on November 8, 2004 to verify that the trailer is removed from the property. She had explained that the trailer storage space located in Santa Cruz will not be available for her brother to park his fifth wheel until next week.

11/08/04 BILL HOURS .01/RCO FOR Phone Calls. Added by RCO
I scheduled a site inspection on November 15, 2004 at 1:30 PM to verify that the owners removed the fifth wheel from the property. This will need to include removal of the utilities and disconnect from the septic tank. The owner of the fifth wheel needed to wait for a storage space in Santa Cruz which will be available on the weekend of November 13, 2004.

11/15/04 BILL HOURS 1/RCO FOR On-Site Inspection. Added by RCO
On 11/15/04 Ms. Adams showed me that the fifth wheel was removed from the property; however, an electric utility riser, electric, telephone, cable exist at the fifth wheel pad. Ms. Adams said that the electric meter is located at the water tank site. The fifth wheel had been connected to the septic tank that was on site when the original house existed on the property. She said that the septic line is not disconnected at the septic tank location. I talked to Dave Laughlin about the results of this inspection, and he asked that I send an e-mail to Tamyra Rice to explain that the owners must obtain an Undo permit and final inspection. If this matter is being reviewed by the Court as a case management, please request the Judge to require that the owners obtain an Undo permit and final inspection to verify that they removed the utilities and septic tank lines from the fifth wheel pad. If not, I will request the caretaker permit application planner to condition that permit to state that the owners must obtain an undo permit and final inspection.

11/15/04 BILL HOURS .12/RCO FOR Letter Writing. Added by RCO
I sent an e-mail message to Tamyra Rice and Dave Laughlin to explain the inspection results and explained that the owners must obtain an Undo permit and have a final inspection to verify all utilities are removed from the fifth wheel site.

11/17/04 BILL HOURS .08/RCO FOR Phone Calls. Added by RCO
Planner John Schlagheck said that he recently sent a letter to the owners of Adams Ranch to provide information about the caretaker permit application. He said that he will condition the caretaker permit that the owners must remove all of the utilities from the fifth wheel site. DA assistant Tamyra Rice said that the Superior Court Judge did not set

any review dates for this case. Dave Laughlin said that he does not want to begin a separate court case about this issue. I verified that the fifth wheel is removed from the property; however, the utilities remain. Therefore, we will condition the caretaker permit that the owner must obtain an "Undo" permit and have a final inspection regarding to verify that the utilities are removed from the fifth wheel site.

01/10/05 BILL HOURS .08/RCO FOR Complaint Investigation. Added by RCO
I received an e-mail message from Gina Adams Palmer, who wrote that the court order does not require that the utilities be removed from the property. The septic system was there before the trailer and is now disconnected from the trailer. Removing this system at this point does not make sense, especially since she does not know what the future will bring. She checked with the contractor and the electrical box is connected underground with other boxes, some which serve the pump at the water tank. The switches are turned off. She removed the fifth wheel, so she has taken care of that part of the order. I forwarded this message to Dave Laughlin.

01/10/05 BILL HOURS .04/RCO FOR Complaint Investigation. Added by RCO
I received an e-mail response from Dave Laughlin who directed to advise Ms. Adams that the unpermitted work is to be removed as required in the court order. This does not mean that they must remove the entire electrical system to the water pump. but the connection to the trailer must be removed.

01/10/05 BILL HOURS .08/RCO FOR Letter Writing. Added by RCO
I sent an e-mail message to Gina Adams Palmer's e mail to explain that she needs to obtain an Undo permit and inspection to verify that the utility lines and septic tank line are removed from the fifth wheel site.

01/10/05 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20041108), NEW=(20041108)

01/10/05 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED. OLD=(20050115), NEW=(20050115)

01/10/05 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED. OLD=(20050130), NEW=(20050130).

01/26/05 BILL HOURS .5/RCO FOR Complaint Investigation. Added by RCO
I gave the fiscal section the updated lien information. Lien code costs of \$1447.14 because these costs were not paid with application 04-013. The owners applied for the caretaker application: however, they did not remove the fifth wheel within by 9/17/04. Code Compliance staff, however, granted an extension request of two weeks to when a storage facility was available to store the fifth wheel,

02/08/05 BILL HOURS .25/RCO FOR Letter Writing. Added by RCO
I responded to Assistant County Counsel Tamyra Rice's inquiry about the status of the caretaker application as follows: The owners applied for the caretaker permit and the application has been reviewed by various

agencies and comments completed. On November 15, 2004. Planner John Schlagheck sent a letter to the owners to explain that their application is deemed incomplete and that they have until February 15th, 2005 to complete the application. The application for the caretaker permit is now transferred to Planner Cathleen Carr. The owners removed the fifth wheel from the property. They need to obtain an undo permit and inspections to verify the utilities are removed from the fifth wheel site and then capped at the original septic tank, electric, etc. site.

-
- 03/21/05 BILL HOURS .08/RCO FOR Complaint Investigation. Added by RCO
I received a copy of Planner Cathleen Carr's letter dated March 16, 2005 written to Gina Adams Palmer to advise that the information for application 04-0511 must be in the office by April 16, 2005 at 5:00 PM or the application will be considered abandoned.
-
- 03/21/05 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED. OLD=(20050301), NEW=(20050301).
-
- 04/12/05 The Status Code was Court Judgement. Added by KLS
Code Enforcement Assessment Lien recorded 2/14/05, document no.2005-0010299 This lien is for Code costs of \$1,447.14.
-
- 04/18/05 BILL HOURS .33/RCO FOR Letter Writing. Added by RCO
As requested by Dave Laughlin. I requested Planner Cathleen Carr to let me know the status of the caretaker permit application.
-
- 04/18/05 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20050419), NEW=(20050419)
-
- 04/25/05 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED, OLD=(20050426), NEW=(20050426).
-
- 05/24/05 BILL HOURS .12/RCO FOR Letter Writing. Added by RCO
On 5/24/05. I received an e-mail from Dave Laughlin who advised that the time extension to June 17, 2005 was acceptable for a complete application. If the application is not complete by then, then abandon it and refer it back to us to return to court.
-
- 06/13/05 The Status Code was Court Judgement. Added by RCO
FOLLOWUP DATE CHANGED. OLD=(20050614), NEW=(20050614).
-
- 06/27/05 BILL HOURS .12/RCO FOR Complaint Investigation. Added by RCO
-
- 06/27/05 The Status Code was Court Judgement. Added by RCO
I received an e-mail On June 16, 2005 Planner Cathleen Carr said that she heard from Gina Adams again, who is getting close, but may miss her time extension a bit. She wanted to know if it is okay to give her a little more time. Dave Laughlin explained to Cathleen Carr that the terms of the court order is in effect. We'll decide if their failure to meet the deadlines imposed by the court warrant going back to court. On the e-mail is a note from Gina Adams who conveyed the status of her application being reviewed by various agencies.
-

- 07/18/05 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP CODE CHANGED, OLD=(F1), NEW=(F6). FOLLOW-UP DATE CHANGED
OLD=(2005 726), NEW=(20050726).
-
- 08/29/05 BILL HOURS .12/RCO FOR Complaint Investigation. Added by RCO
Application 04-0511 is still in process; thus. I will recheck on Oc-
tober 18, 2005.
-
- 08/29/05 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20050830), NEW=(20050830).
-
- 10/17/05 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20051018), NEW=(20051018)
-
- 12/05/05 The Status Code was Court Judgement. Added by RCO
I reviewed at cost Application 04-0511 revised comments. The owner in-
formed that they capped off the utilities at the fifth-wheel site. I
noted that they must obtain a Special Inspection Permit to remove the
utilities from the fifth wheel site and cap them at the original
utility source. I referred to the CCI March 1, 2005 comments.
-
- 12/05/05 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20051220), NEW=(20051220).
-
- 12/14/05 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20060228), NEW=(20060228)
-
- 02/27/06 The Status Code was Court Judgement. Added by RCO
FOLLOW-UP DATE CHANGED, OLD=(20060504), NEW=(20060504)
-
- 03/24/06 The Status Code was Court Judgement. Added by KLS
Code Enforcement Assessment Lien recorded 2/13/06, document
no.2006-0008768, this expunges lien recorded as 2005-0010299, case
no.CV149089 for code costs of \$1,447.15 which was paid in full 4/20/05

HISTORIC RESOURCES INVENTORY

Ser. No. 295
 HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 5
 UTM: A D1596448, 4107062 C _____
 B _____ D _____

City Summit Area Zip _____ County _____
098101-22

4. Parcel number: _____
Dr. Donald Barr

5. Present Owner: _____ Address: 1849 San Juan Ave.
 City Berkeley, CA Zip 94707 Ownership is: Public _____ Private _____
Residence Residence

6. Present Use: _____ Original use: _____

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Adams Ranch house is a complex 1½ story structure based on a T plan, with the bar of the T assuming a salt box form. The front facade is additionally adorned with a half hipped roof porch and a steep gable roofed dormer. Four 6 over 6 windows flank a centered door. Windows just under the eaves of the hall and one in the front center dormer are lancet style. Miscellaneous shed roofed porches and small rooms are attached to the main body of the house, suggesting growth over time. Siding is shiplap and shingle.



8. Construction date:
 Estimated 1875 Factual _____

9. Architect Unknown

10. Builder Unknown

11. Approx. property size (in feet)
 Frontage _____ Depth _____
 or approx. acreage: 35

12. Date(s) of enclosed photograph(s)

3. Condition: Excellent ___ Good X it ___ Deteriorated ___ No longer in existence ___
4. Alterations: Several to exterior
5. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___ Residential ___ Industrial ___ Commercial ___ Other: rural
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism 1
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

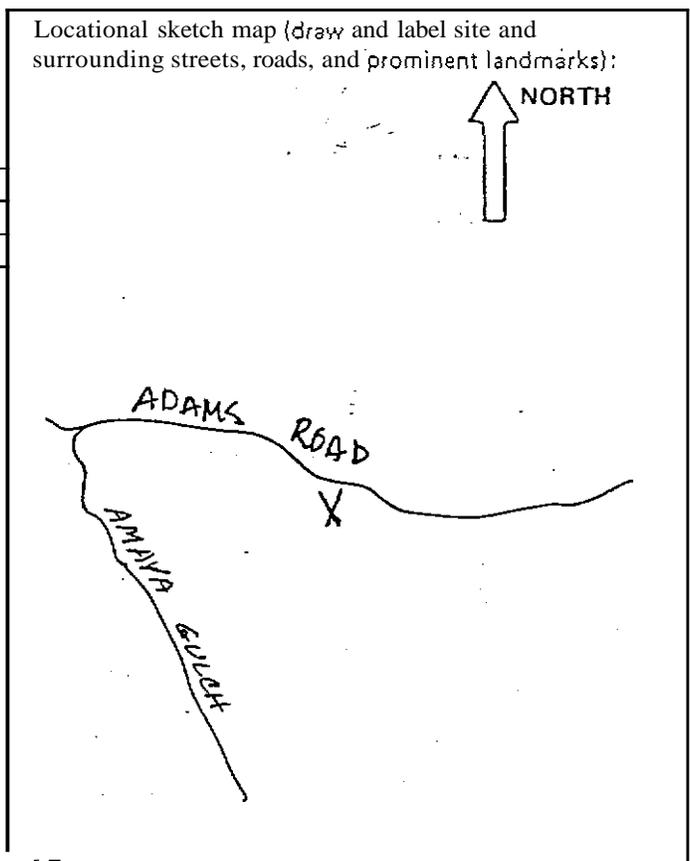
Edward Francis Adams was the editor of the San Francisco Chronicle in the 1870's and 80's and a co-founder of the Commonwealth Club of San Francisco. In the 1870's, he purchased property on what became known as Adams' Ridge. In 1880, he donated land on his ranch to the local Grange Hall. His descendants still own part of the original ranch lands including the ranch house.

The Adams Ranch house is significant for its association with E. F. Adams, editor of the San Francisco Chronicle and influential businessman and for the historic architectural elements retained in the building. In the broad patterns of development the house represents the recreational housing industry in the Santa Cruz mountains.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture ___ Arts & Leisure ___
 Economic/Industrial 1 Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Howling Wilderness, Steve Payne

22. Date form prepared ___
 By (name) ___
 Organization April 1985
 Address: The Firm of
 City BONNIE L BAMBURG Zip ___
 Phone: 767 N Third Street
San Jose CA 95112
(408) 971-1421



County of Santa Cruz
Planning Department

Application No. _____

HISTORIC RESOURCE PRESERVATION PLAN APPROVAL
AND SIGN REVIEW RECOMMENDATION

SUPPLEMENTAL APPLICATION FORM

Owners Name The Adams Ranch Corp - Donald Barr, President

Site Address 24786 Adams Road Los Gatos

APN No.(s) 98 101-22

Historic and/or Common Name The Adams Ranch

Present Use Residential - Open Space Proposed Use Open Space

Type of Project:
(Check line(s) that apply)

- Alteration
- Sign Review
- new Construction
- Relocation
- Demolition

Please answer the following questions regarding your proposed project. These answers will be used to evaluate your project. Use additional sheets if necessary.

1. Please describe the proposed project.

1) Demolish main house (~100 years old) and secondary dwelling (~60 years old) which were destroyed by earthquake
2) Restore small guest cottage to foundation if feasible - if not, demolish guest cottage which was knocked off foundation by earthquake (~90 years old)

2. Please describe how the project will comply with the "Historic Preservation Criteria" contained in Section 16.42.070 of the Historic Resources Preservation Ordinance (See attached information).

Repair, rebuilding, or restoration of dwellings is not possible due to extensive structural damage.

3. Please explain the reason for this project.

Buildings present an immediate and severe
hazard.

4. Please provide any additional information known to you about the history of the property/site.

The property was first purchased by Edward F. Adams (chief
editorial writer of S.F. Chronicle and founder of the Commonwealth Club)
in ~1885. Main house built in sections over 10-20 year period.
Ranch produced fruit til ~1950s. It has been used as a residence
and open space preserve by the descendants of Mr. Adams. with
the destruction of the dwellings, the bulk of the land will
be retained as an open space preserve.

5. Any additional comments.

Annex Adams - President
Signature of Owner or Authorized Person

1/22/
Date

For office use only

Accepting Planner: _____ Date: _____

BS/k
HRCMATLS 9-1-86

The Adams Ranch is currently owned by The Adams Ranch, Inc., a personal holding corporation. Shareholders are principally the descendants of Edward F. Adams, the original owner. The application is being submitted by Donald Adams Barr, President of the Adams Ranch, and a great grandson of Mr. Adams. He lives at 24700 Adams Road, Los Gatos, phone 353-2074.

The Adams Ranch consists of approximately 100 acres of land, two houses, and a guest wtage. The two buses were completely destroyed by the earthquake, and will need to be demolished. The guest cottage was knocked off its foundation, and is leaning up against a large fir tree. (It is interesting to note that the guest cottage was knocked into the same tree by the 1906 earthquake.)

The main house was a two story structure of approximately 2500 square feet. It was built in three sections in the 1880s and 1890s. It was of single wall construction, with redwood logs for floor joists. It was built of redwood logged locally in the Santa Cruz Mountains. The smaller house was approximately 1200 square feet. Also constructed of redwood, it used stud wall construction, with post and beam foundation. It was constructed sometime in the first part of this century.

The large house was used as a summer residence for Mr. Adams and his family. He lived in San Francisco, where he was chief editorial writer for the San Francisco Chronicle. He was also the founder of the Commonwealth Club of California. The smaller house was used as a year round residence by various families in charge of the farming operations. Chief among these was William Adams, son of Edward Adams, and William's son Hadsell Adams. Hadsell died in 1976. In the past several years, the houses have been occupied by various family members.

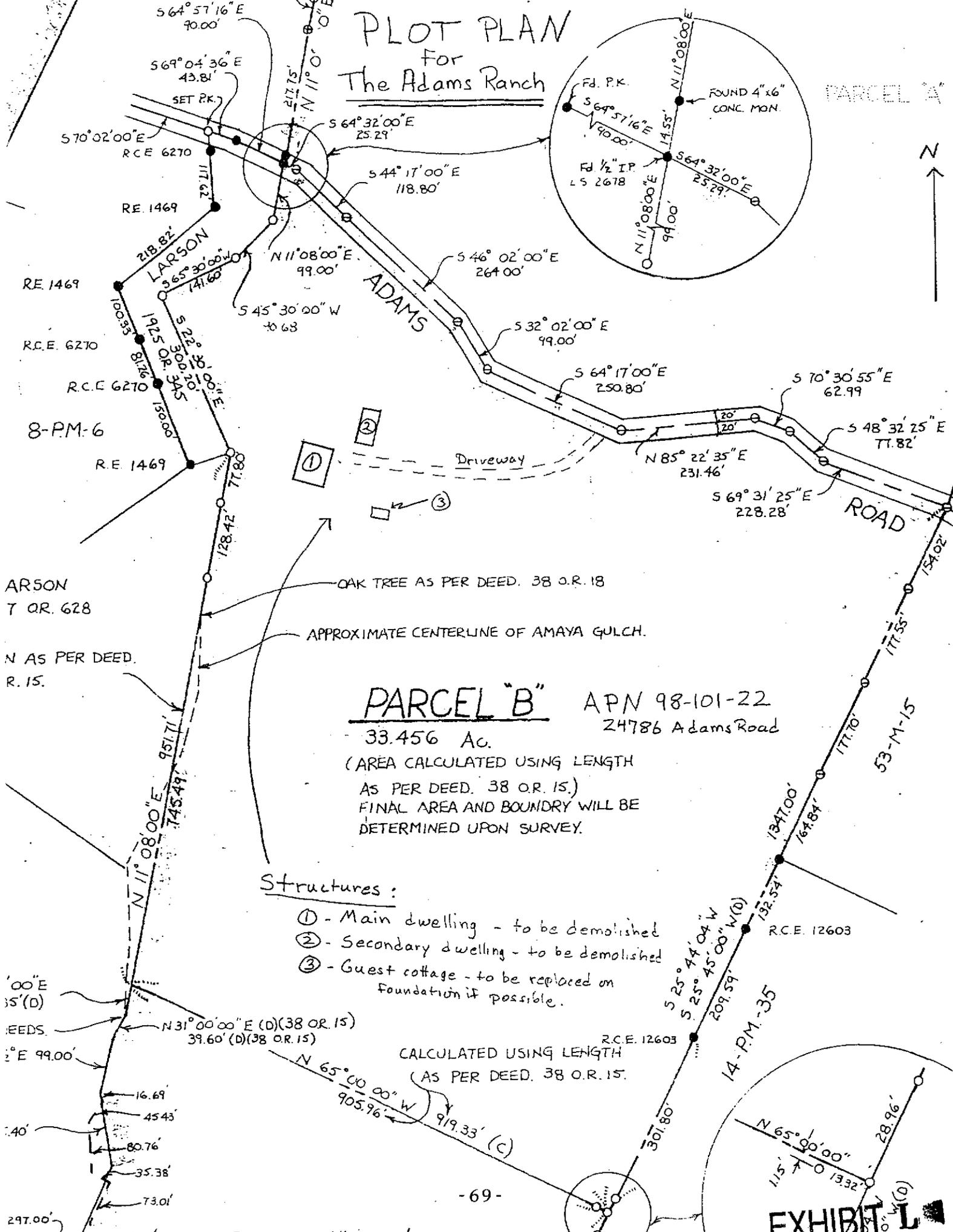
At various times prunes, apples, pears, plums, and grapes were grown on the property. There has been no active agricultural production for a number of years.

Attached is a copy of a photo of the original house, taken at about the turn of the century. Shown in the picture are Mr. Adams (seated with a hat), his wife (seated on the porch to the right), and several of their grown children. The picture shows the west side of the house. The house has remained largely intact over its hundred year history. The structure of the original house can be recognized in the photos taken after the earthquake.

Sources of information are primarily family documents and recollections. A copy of the original deed to the property is also attached.

PLOT PLAN For The Adams Ranch

PARCEL "A"



PARCEL "B"

APN 98-101-22
24786 Adams Road

33.456 Ac.

(AREA CALCULATED USING LENGTH
AS PER DEED. 38 O.R. 15.)
FINAL AREA AND BOUNDARY WILL BE
DETERMINED UPON SURVEY.

Structures:

- ① - Main dwelling - to be demolished
- ② - Secondary dwelling - to be demolished
- ③ - Guest cottage - to be replaced on foundation if possible.

CALCULATED USING LENGTH
(AS PER DEED. 38 O.R. 15.)

EXHIBIT L

Midwinter Scenes in the Santa Cruz Mountains



Main House & W Views





Main House E

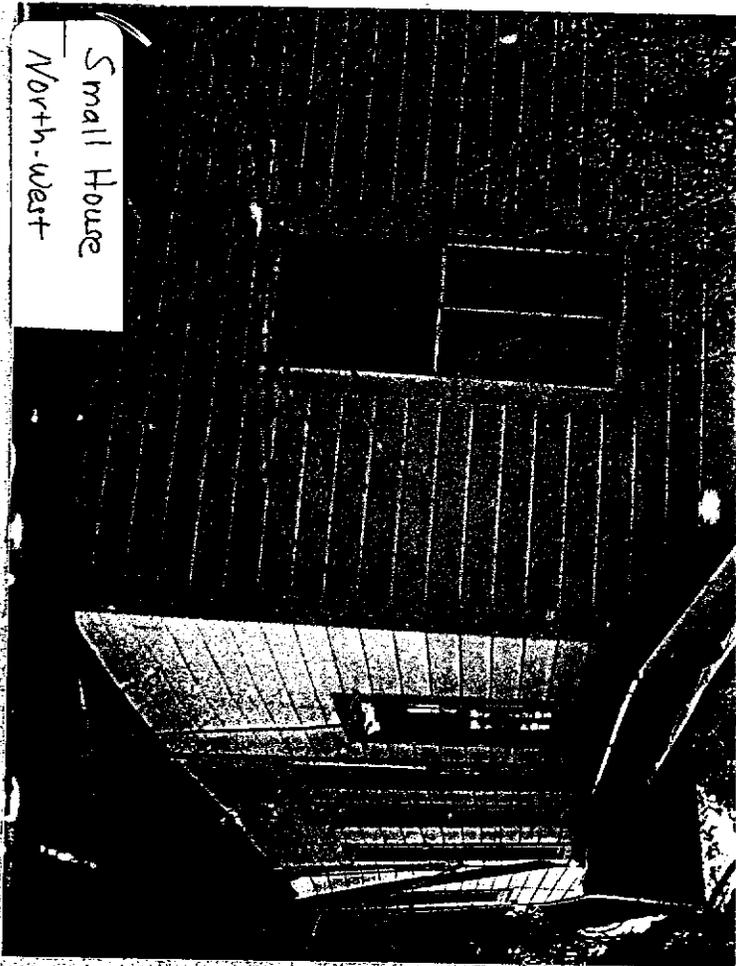


Main House S



Main House E

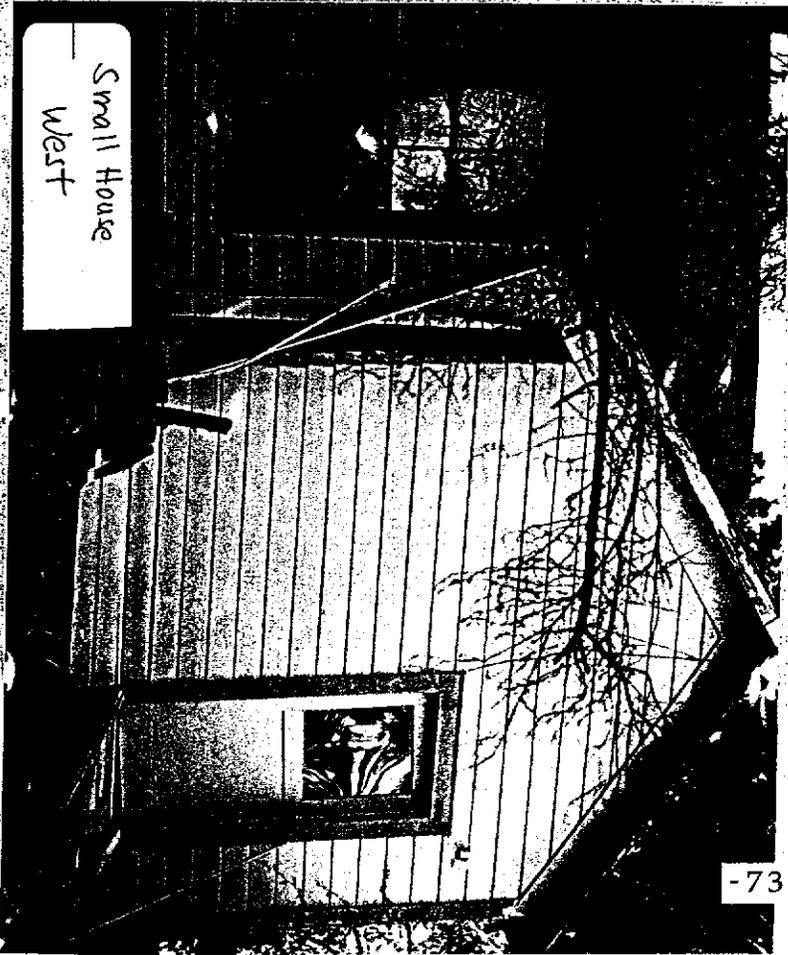
EX



Small House
North-West



Small House
North-East



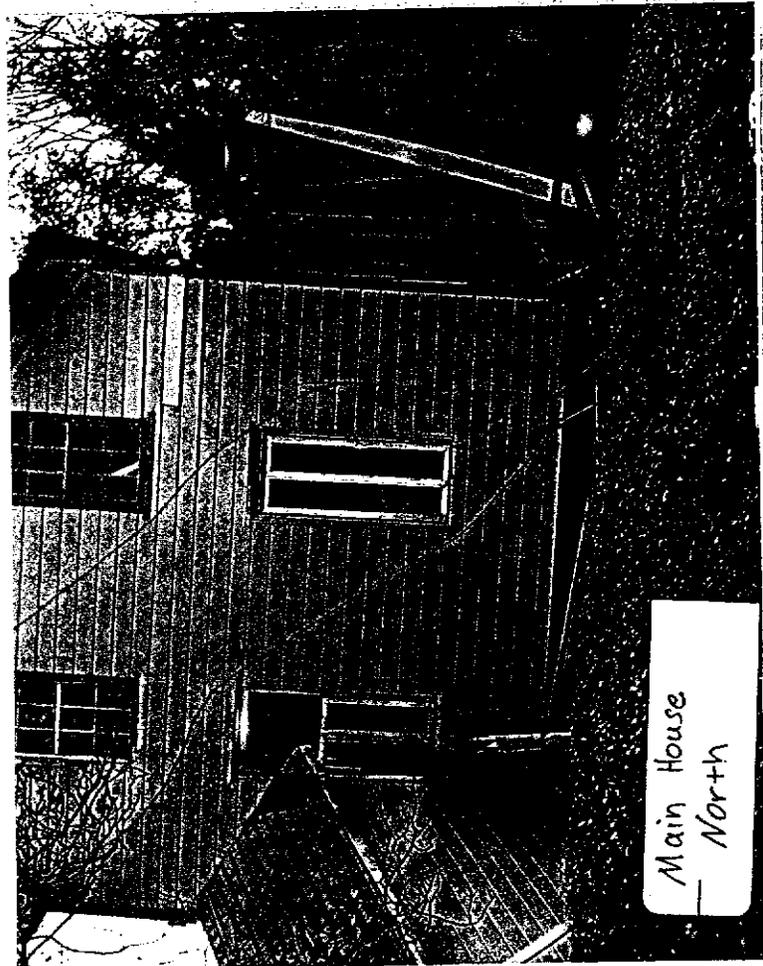
Small House
West



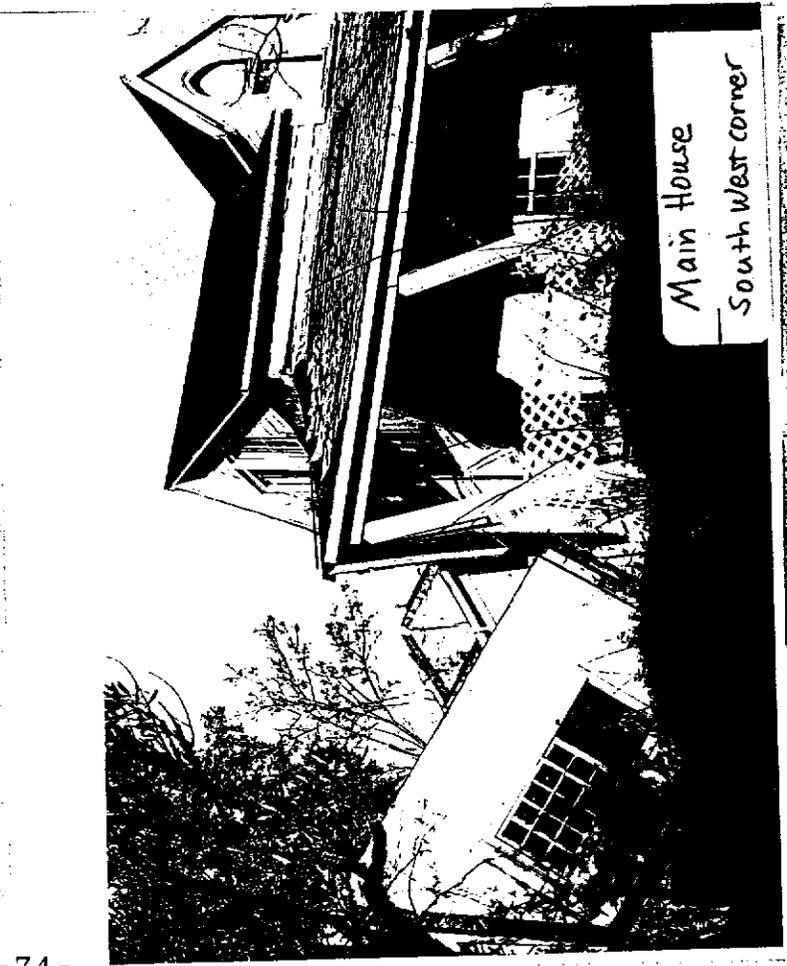
Guest cottage
— South



Guest Cottage
West



Main House
— North



Main House
— South West corner