



## Staff Report to the Zoning Administrator

Application Number: **07-0619**

**Applicant:** Hamilton/Swift (Charlie Eadie)  
**Owner:** Robert Hartman  
**APN:** 106-211-27

**Agenda Date:** July 25, 2008  
**Agenda Item #:** **2**  
**Time:** after 10:00 a.m.

**Project Description:** Proposal to construct a two story, 5,566 sq. ft. single-family dwelling with a three story, 2,375 sq. ft., detached habitable tower (exceeding the 28 feet height limit by about 2.5 ft.) and a 1,462 sq. ft. single story, detached garage on a 16.5 acre parcel. Project includes approximately 1,400 cu. yds. of cut and 1,400 cu. yds. of fill.

**Location:** 195-Z Old Hazel Dell Road, Watsonville

**Supervisory District:** Fourth District (District Supervisor: Tony Campos)

**Permits Required:** Residential Development Permit

**Technical Reviews:** Design Review, Preliminary Grading Review, Soils Report Review and Initial Study

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0619, based on the attached findings and conditions.

### Exhibits

- |                         |                              |
|-------------------------|------------------------------|
| A. Project plans        | E. Parcel Map (82-508-MLD)   |
| B. Findings             | F. Certificate of Correction |
| C. Conditions           | G. Initial Study             |
| D. Urban Designers Memo |                              |

### Parcel Information

Parcel Size: Approx. 16.5 acres  
Existing Land Use - Parcel: Permitted garage  
Existing Land Use - Surrounding: Single family residential (rural)  
Project Access: Old Hazel Dell Road

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Planning Area: Eureka Canyon  
Land Use Designation: A (Agricultural)  
Zone District: A (Agricultural)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Seismic related ground cracking, strong seismic shaking, engineering geologic report approved  
Soils: Geotechnical report approved  
Fire Hazard: Not a mapped constraint  
Slopes: 0 - 30% in area of proposed residence –  
30% outside envelope  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Approx. 1,400 cu. yds – Initial Study attached  
Tree Removal: Approximately 15 trees proposed to be removed –  
See discussion below  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped in the area of site proposed for new residence and drive

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private well  
Sewage Disposal: Septic system  
Fire District: Pajaro Fire Protection District  
Drainage District: none

### Project Setting and Proposal

The project will be accessed from an existing driveway located off Old Hazel Dell Road. The parcel is relatively open and vegetated with grasses with some clusters of live oak, madrone and coyote bush. The proposed building site is located near the property line on the 17-acre parcel at an elevation of approximately 1,020 ft. There are slopes of over 30% on each of three sides of the building site. The site contains a small, permitted garage (building permit no. 00104148).

The project includes the construction of a 7,465 sq. ft., one-story main house, a 2,283 sq. ft., three story guest quarters and a 1,462 sq. ft. garage. Included are terraces, a 1,572 sq. ft. pool, access drive and turn around. The majority of the  $\pm$  1,000 ft. long driveway to the site will be oiled and screened. The entry, a steep curve in the middle of the drive and the approach to the house are proposed to be asphalt concrete.

The pad for the residence is cut into the top of the knoll. Cut and fill are approximately balanced at about 1,400 cu. yds., respectively (this includes approximately 1,000 cu. yds for the residence and approximately 400 cu. yds. for the roadwork). The house steps down to reduce the amount of cut and

fill and retaining walls that would be required. Retaining walls are used at the entry drive as it meets the garage and turnaround area. The lower retaining wall is 145 ft. long, with a maximum height of 8 ft. in the middle and tapering toward each end. The upper retaining wall is approximately 120 ft. long with a maximum height of 4 ft. Drainage is achieved through solid piping to detention piping then to level spreaders at the lowest level.

<b>PROJECT AREA SUMMARY</b>	
<i>Description</i>	<i>Area (sq. ft.)</i>
Main house – enclosed area	5,556
Detached Guest tower	2,375
<b><i>SUBTOTAL (conditioned space)</i></b>	<b><i>7,931</i></b>
Detached Garage	1,462

### **Zoning & General Plan Consistency**

The subject property is a 16.5 acre parcel, located in the A (Agricultural) zone district, a designation which allows residential uses. The proposed residence is a permitted use within the zone district and the project is consistent with the site's Agriculture General Plan designation.

### **SITE DEVELOPMENT STANDARDS TABLE**

	<b>Agricultural Zoning District Standards</b>	<b>Proposed Residence</b>
<b>Front yard setback:</b>	20 feet	430' ±
<b>Side yard and rear setbacks:</b>	20 feet	20'-0" (northeast side setback) 500' + (southwest side setback) 210' ± rear setback
<b>Lot Coverage and Floor Area Ratio:</b>	N/A	--
<b>Building Height:</b>	28 feet maximum	30'-6" ± (over maximum height – see below)
<b>Parking</b>	7 bedrooms – 6 spaces (18' x 8.5')	two in garage four uncovered

### **Development Envelope**

Minor Land Division 82-0508 created this parcel, shown as Parcel B on the recorded map. On the Parcel Map, the building envelope for this lot was shown at the end of the right- of-way (see Exhibit E). Application 06-0078 proposed to move the building envelope to the northeast boundary of the parcel. The application was approved on March 16, 2006 and a Certificate of Correction was prepared and recorded (Exhibit F). The proposed site for this residence is located within the revised building envelope.

### **Portion over Height Limit**

Section 13.10.323 (e)(5)(B) allows the approval of structures exceeding 28 feet under the following circumstances:

"With Design Review. Building heights up to a maximum of thirty three (33) feet may be allowed without increased yards or variance approval, subject to review and recommendation by the Urban Designer and approval by the Zoning Administrator following a public hearing. Appeals from this decision shall be processed pursuant to Chapter 18.10."

The residence is a primarily one-story structure, with one section consisting of a three-story element. This "tower" is approximately 25 ft. square and extends to about 30'-4" in height. The Urban Designer believes the additional height can be supported because:

1. The over height element is approximately 1,050 sq. ft. in a residence of over 9,000 sq. ft.
2. The tower is 2'-4" over the 28 ft. maximum height (less than the 33 ft. max.).
3. The tower fits with the architectural "theme" (Modern Tuscan) of the structure.

### **Large Dwelling Review**

The proposed residence complies with the requirements of the County Design Review Ordinance, Section 13.11.040(c). The Urban Designer has reviewed the proposal and believes that the application meets the criteria in the code. The following are supplemental points that expand that discussion:

1. Although the site chosen by the applicant for the residence is on a ridge, it is the only area on the site that is not on a steep slope. In order to place the structure in the specific area of flatter ground, the house is up against the 20 ft. setback.
2. Grading is just over 1,000 cu. yds. (1,390 cut, 1,401 fill) and is balanced (no off-haul is required).
3. The structure is not near other residences in the vicinity.
4. The massing is broken into distinct volumes that provide variation.
5. Existing vegetation has been retained to the greatest extent possible on the house site and the access road.
6. A landscape plan will be required which will incorporate replacement of trees removed as well as landscaping which will assist in blending the structure(s) with the natural environment of the site.

### **Tree Removal**

In order to grade the driveway, approximately 15 trees are proposed to be removed (one Eucalyptus, one Pine and 13 oaks). Trees shall be required to be replaced on a 2:1 basis and incorporated into the final landscape plans. Environmental Planning is requiring that tree protection measures for trees located near the driveway to remain shall be in place prior to commencement of grading activities. Conditions of approval have been added which address both of these issues.

## **Environmental Review**

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on June 3, 2008. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit G) was made on June 4, 2008. The mandatory public comment period expired on June 30, 2008, with no comments received.

The environmental review process focused on the potential impacts of the project in the area of grading. The environmental review process generated one mitigation measure that addressed the issue of night sky lighting, and this has been incorporated into the Conditions of Approval.

## **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**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 07-0619, 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](http://www.co.santa-cruz.ca.us)**

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## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residence 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 residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the A (Agricultural) zone district in that the primary use of the property will be one residence that meets all current site standards for the zone district, except height. A higher height for a portion of the structure is being sought and has been reviewed by the Urban Designer under Section 13.10.323(e)(5)(B), which allows building heights up to a maximum of 33 ft. with approval by the Zoning Administrator.

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

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

The proposed residence 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 residence 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 residence 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 residence will comply with the site standards for

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the A zone district (including setbacks, lot coverage, floor area ratio, and number of stories). The structure is over the height limit, however a higher height for a portion of the structure is being sought and has been reviewed and recommended by the Urban Designer.

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

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

This finding can be made, in that the proposed structure is located in a rural neighborhood containing scattered residences on large parcels. There are no neighboring structures adjacent to this parcel.

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 residence 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.

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### **Large Dwelling Findings**

1. The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the *Large Dwelling* Design Guidelines set forth in subsection 132.10.325 (d).

The Urban Designer has reviewed the design for this residence and found it to be in compliance with the *Large Dwelling* Design Guidelines (see Exhibit D) based on the following:

- a. Although the site chosen by the applicant for the residence is on a ridge, it is the only area on the site that is not on a steep slope. In order to place the structure in the specific area of flatter ground, the house is up against the 20 ft. setback.
- b. Grading is just over 1,000 cu. yds. (1,390 cut, 1,401 fill) and is balanced (no off-haul is required).
- c. The structure is not near other residences in the vicinity.
- d. The massing is broken into distinct volumes that provide variation.
- e. Existing vegetation has been retained to the greatest extent possible on the house site and the access road.
- f. A landscape plan will be required which will incorporate replacement of trees removed as well as landscaping which will assist



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## Conditions of Approval

Exhibit A: Architectural plans prepared by SANBA, Inc., dated 9/20/07,  
revised 1/17/08  
Civil Engineering plans prepared by RJ Engineering, Inc., dated September 2007,  
revised January 2008

- I. This permit authorizes the construction of a new residence which is over 7,000 sq. ft. and contains a guest wing that is three stories and 30.5 ft. high. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application (shown on renderings).
    2. Before building permit issuance, plan-review letters shall be submitted to Environmental Planning from both the geotechnical engineer and engineering geologist. The authors of the reports shall write the plan-review letters. Each letter shall state that the project plans conform to the report's recommendations.
    3. An engineered grading, drainage, and erosion control plan is required; this

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plan must show the geologically approved building envelope.

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site that clearly depict the total height of the proposed structure.
  5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  6. A landscape plan shall be submitted for review and approval of the Planning Department. Trees shall be required to be replaced on a 2:1 basis and incorporated into the final landscape plans. The plan shall indicate that tree protection measures for trees located near the driveway to remain shall be in place prior to commencement of grading activities.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - E. Meet all requirements and pay any applicable plan check fee of the Pajaro Fire Protection District.
  - F. Pay the current fees for Parks and Child Care mitigation for seven (7) bedrooms. Currently, these fees are, respectively, \$578 and \$109 per bedroom.
  - G. Provide required off-street parking for six cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - I. Complete and record a Declaration of Restriction to maintain structure as a single-family dwelling. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.

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- J. 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Mitigation Measure:
- In order to mitigate impacts from lighting on a ridgetop, prior to approval of building permits, applicant shall submit details showing all site, building, security and landscape lighting directed onto the site and away from adjacent properties and the view shed. Landscaping, structure, fixture design or other physical means can shield light sources. Building and security lighting shall be integrated into the building design.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including

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attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith.
  - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
  - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**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

\_\_\_\_\_  
Lawrence Kasparowitz  
Project Planner

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

**INTEROFFICE MEMO****APPLICATION NO: 07-0619**

Date: November 3, 2007  
To: Larry Kasparowitz, Project Planner  
From: Urban Designer  
Re: New residence at Old Hazel Dell Road, Watsonville

**COMPLIANCE ISSUES****Design Review Authority**

**13.11.040 (c)** New single family residences or remodels of 7,000 square feet or larger as regulated by Section 13.10.325.

**Design Review Evaluation****13.10.325 (d)**

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized.	✓		
Grading cuts and fills are minimized, and when allowed are balanced.	✓		
House design and accessory structure horizontal elements follow hillside contours, where applicable.	✓		
Colors and materials are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.	✓		
Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.	✓		
Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.	✓		
The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood	✓		

Architectural features break up massing. This can be accomplished by varying rooflines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.	✓		
Landscaping helps blend the structure(s) with the natural environmental setting of the site.	✓		
Existing vegetation is preserved as much as possible.	✓		
The structure(s) is sited to take advantage of existing trees and land forms.	✓		
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel on which the structure is located	✓		
The view to adjacent properties is controlled.	✓		
Second story windows facing close neighboring properties are minimized.	✓		
Upper floor balconies and decks are oriented toward large yard areas.	✓		
The structure is located on the site as far from property lines as possible.	✓		
Landscaping is used to enhance privacy.	✓		
The location of the structure(s) on the site minimizes view blockage within public viewsheds.	✓		

NOTE: FOR SURVEY OF THIS PORTION OF THE BOUNDARY SEE MAP ENTITLED "REFREE'S MAP OF PROPERTY PARTITIONED IN THE MATTER OF L.M. LILES vs. FRANK E. MOMM ET AL." BY C.B. LEWIS, JULY 1941, ON FILE AT THE COUNTY SURVEYOR'S OFFICE.

CARRERA 1522 OR 248

FRANK ESTRADA ET UX 137 O.R. 16

FRANCISCA 3566 OR 154

OLD HAZEL DELL

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PARCEL A  
47.1 AC. GROSS  
REMAINING

PARCEL B  
16.71 AC. GROSS  
- 0.41 AC. R/W  
= 16.30 AC. NET

JACK E. MOMM ET UX

PARCEL C

PM

PARCEL D

2B

FRANK ESTRADA ET UX 248 O.R. 306

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LEGEND

- 0 SET 1/2" PIPE L.S. 3253
  - 1 FOUND 1/2" PIPE, L.S. 3253, UNLESS NOTED
  - ( ) RECORDED DATA
  - [ ] RECORDED DATA AS PER REFERENCED MAP (SEE NOTE)
- DISTANCES IN FEET & DECIMALS THEREOF

DETAIL  
NO SCALE

82-508-MLD JAN 106-211-9

PARCEL MAP OF LANDS OF

JACK E. MOMM ET UX

RANCHO SALSIDUE

SANTA CRUZ COUNTY CALIFORNIA

MID COAST ENGINEERS

CIVIL ENGINEERS AND LAND SURVEYORS

354 EAST 14th AVE. WATSONVILLE, CALIFORNIA

STANLEY O. MIERSON

L.S. 3253

MAY 1985

SCALE: 1" = 200'

SHEET 2 OF 2

CERT. OF CORR. 2006-0024772

5069 747





RECORDING REQUESTED BY:

Stan Nielsen, Land Surveyor

WHEN RECORDED MAIL TO:

Mid Coast Engineers  
70 Penny Lane, Suite A  
Watsonville, CA 95076

**EXHIBIT A**  
PERMIT NO. 06-0078

CERTIFICATE OF CORRECTION

NOTICE IS HEREBY GIVEN that Sheet No. 2 of 2 of that certain Parcel Map filed in Volume 45 of Parcel Maps, at Page 52 and being a map entitled "Parcel Map of Lands of Jack E. Monii, Et Ux. " is corrected in accordance with Section 66469 of the Subdivision Map Act as follows:

The building envelope shown on Parcel B of said map is to be relocated as shown on Exhibit A Attached.

The name of the present fee owner of real property affected by such correction or omission is as follows:

The Robert F. Hartmann Trust

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY that the above Certificate of Correction was prepared by or under the direction and control of the undersigned Licensed Land Surveyor.



Stanley O. Nielsen  
Stanley O. Nielsen L.S. 3233

CERTIFICATE OF COUNTY SURVEYOR

THIS IS TO CERTIFY that the above Certificate of Correction has been examined this \_\_\_\_ day of \_\_\_\_\_, for conformance with the requirements of Section 8770.5 of the Land Surveyors Act and Section 66469 of the Subdivision Map Act.

\_\_\_\_\_  
Title

NO.	COURSE TABLE
1	S 54°30' W 50.00
2	N 67°15' W 100.00
3	N 21°30' W 100.00
4	N 28°30' W 60.00
5	NORTH 100.00
6	S 69°00' E 24.94
7	S 39°04' E 224.88
8	S 24°47'33" E 79.16
9	S 49°09'41" E 193.00

THE NEW BUILDING ENVELOPE WAS LOCATED USING DATA SHOWN ON THE MAP PREPARED BY NOLAN ASSOCIATES ENTITLED, "GEOLOGIC SITE MAP, LANDS OF HARTMAN", DATED AUGUST 3, 2005, JOB NO. 05004.

ROBERT F. HARTMANN TRUST  
2000-0003925

45 PM 52 PARCEL B  
16.50±ACRES NET

EXISTING  
BUILDING ENVELOPE  
TO BE ABANDONED



EXHIBIT A

BOUNDARY COMPILED FROM 45 PM 52

CERTIFICATE OF CORRECTION FOR THE  
ROBERT F. HARTMANN TRUST

PARCEL B, 45 PM 52  
SALSIPUEDES RANCHO, SANTA CRUZ COUNTY  
APN 106-211-27



MID COAST ENGINEERS  
CIVIL ENGINEERS AND LAND SURVEYORS  
- 19 PENNY LANE SUITE A WATSONVILLE, CA 95076  
(831) 724-2580

SCALE:  
1" = 200'  
JOB NO. 06013  
DATE: JAN 2006  
SHEET: 1 OF 1

EXHIBIT F



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
TOM BURNS, PLANNING DIRECTOR

### NOTICE OF ENVIRONMENTAL REVIEW PERIOD

#### SANTA CRUZ COUNTY

APPLICANT: Charlie Eadie of Hamilton Swift, for Robert Hartman

APPLICATION NO.: 07-0619

APN: 106-211-27

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration  
(Your project will not have a significant impact on the environment.)

XX Mitigations will be attached to the Negative Declaration.

       No mitigations will be attached.

       Environmental Impact Report  
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **June 30, 2008**

Lawrence Kasparowitz  
Staff Planner

Phone: 454-2676

Date: June 4, 2008

NAME: Hartman – Old Hazel Del  
APPLICATION: 07-0619  
A.P.N: 106-211-27

#### NEGATIVE DECLARATION MITIGATIONS

- A. In order to mitigate impacts from lighting on a ridge top, prior to approval of building permits, applicant shall submit details showing all site, building, security and landscape lighting directed onto the site and away from adjacent properties and the view shed. Landscaping, structure, fixture design or other physical means can shield light sources. Building and security lighting shall be integrated into the building design.



## Environmental Review Initial Study

Application Number: **07-0619**

Date: June 3, 2008  
Staff Planner: Lawrence Kasparowitz

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Hamilton / Swift

APN: 106-211-27

OWNER: Robert Hartman

SUPERVISORAL DISTRICT: Fourth

LOCATION: 195-Z Old Hazel Dell Road, Watsonville

#### SUMMARY PROJECT DESCRIPTION:

Proposal to construct a 7,465 square foot Single Family Dwelling (including covered areas), a 2,283 square foot 3-story 30.5 foot high guest house with bathrooms and a 1,221 square foot garage, both attached to the dwelling by covered walkways and grading to include 1,390 cubic yards of cut and 1,401 cubic yards of fill.

**ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.**

<input checked="" type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise
<input type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Public Services & Utilities
<input type="checkbox"/> Energy & Natural Resources	<input type="checkbox"/> Land Use, Population & Housing
<input type="checkbox"/> Visual Resources & Aesthetics	<input type="checkbox"/> Cumulative Impacts
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Transportation/Traffic	

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

### DISCRETIONARY APPROVAL(S) BEING CONSIDERED

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Grading Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Development Permit	<input type="checkbox"/>
<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/>

### NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: none

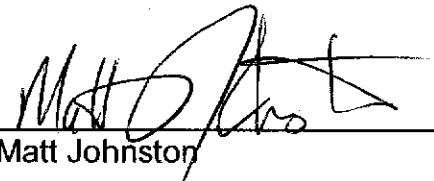
### ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
Matt Johnston

6/3/08  
Date

For: Claudia Slater  
Environmental Coordinator

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: approx. 17 acres

Existing Land Use: vacant

Vegetation: Oak woodland and grassland

Slope in area affected by project: X 0 - 30%     31 - 100%

Nearby Watercourse: Not applicable

Distance To:

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: none mapped

Water Supply Watershed: none mapped

Groundwater Recharge: none mapped

Timber or Mineral: none mapped

Agricultural Resource: no recent ag. activity

Biologically Sensitive Habitat: none existing

Fire Hazard: none mapped

Floodplain: none mapped

Erosion: none mapped

Landslide: none mapped

Liquefaction: none mapped

Fault Zone: SFZ and CFZ

Scenic Corridor: none

Historic: none

Archaeology: none

Noise Constraint: none mapped

Electric Power Lines: none

Solar Access: good

Solar Orientation: good

Hazardous Materials: none

### SERVICES

Fire Protection: Pajaro F.P.D.

School District: PVUSD

Sewage Disposal: private septic

Drainage District: none

Project Access: Old Hazel Dell Road

Water Supply: private well

### PLANNING POLICIES

Zone District: Agriculture

General Plan: Agriculture

Urban Services Line:     Inside

Coastal Zone:     Inside

Special Designation: none

X Outside

X Outside

### PROJECT SETTING AND BACKGROUND:

The project will be accessed from an existing driveway located off Old Hazel Dell Road. The parcel is relatively open and vegetated with grasses with some clusters of live oak, madrone and coyote bush. The proposed building site is located near the property line on the 17-acre parcel at an elevation of approximately 1,020 ft. There are slopes of over 30% on each of three sides of the building site. The site contains a small, permitted garage (building permit no. 00104148).



## DETAILED PROJECT DESCRIPTION:

The project includes the construction of a 7,465 sq. ft., one-story main house, a 2,283 sq. ft., three story guest quarters and a 1,462 sq. ft. garage. Included are terraces, a 1,572 sq. ft. pool, access drive and turn around. The majority of the  $\pm$  1,000 ft. long driveway to the site will be oiled and screened. The entry, a steep curve in the middle of the drive and the approach to the house are proposed to be asphalt concrete.

The pad for the residence is cut into the top of the knoll. Cut and fill are approximately balanced at about 1,400 cu. yds., respectively (this includes approximately 1,000 cu. yds for the residence and approximately 400 cu. yds. for the roadwork). The house steps down to reduce the amount of cut and fill and retaining walls that would be required. Retaining walls are used at the entry drive as it meets the garage and turnaround area. The lower retaining wall is 145 ft. long, with a maximum height of 8 ft. in the middle and tapering toward each end. The upper retaining wall is approximately 120 ft. long with a maximum height of 4 ft.

Drainage is achieved through solid piping to detention piping then to level spreaders at the lowest level.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

_____	_____	<u>  X  </u>	_____
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- B. Seismic ground shaking?

_____	_____	<u>  X  </u>	_____
-------	-------	--------------	-------

- C. Seismic-related ground failure, including liquefaction?

_____	_____	<u>  X  </u>	_____
-------	-------	--------------	-------

- D. Landslides?

_____	_____	<u>  X  </u>	_____
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A geologic investigation for the project was prepared by Nolan Associates, dated August 3, 2005 (Attachment 6), and a geotechnical investigation was prepared by Haro, Kasunich and Associates, dated February 6, 2008 (Attachment 8). These reports have been reviewed and accepted by the Environmental Planning Section of the Planning Department (Attachment 7 & 9). The reports conclude that the primary geotechnical concerns at the site include strong seismic shaking, adequate bearing for foundations and appropriate control of surface runoff. Seismic shaking can be managed by constructing with a structural mat slab or a grid system foundation. The foundation should be constructed on an engineered building pad.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

\_\_\_\_\_ X \_\_\_\_\_

The geotechnical report cited above did not identify a significant potential for damage caused by any of these hazards.

3. Develop land with a slope exceeding 30%?

\_\_\_\_\_ X \_\_\_\_\_

There are slopes that exceed 30% on the property. However, no improvements are proposed on slopes in excess of 30%.

4. Result in soil erosion or the substantial loss of topsoil?

\_\_\_\_\_ X \_\_\_\_\_

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

5. Be located on expansive soil, as defined in section 1802.3.2 of the California Building Code (2007), creating substantial risks to property?

\_\_\_\_\_ X \_\_\_\_\_

The geotechnical report for the project did not identify any elevated risk associated with expansive soils.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

\_\_\_\_\_ X \_\_\_\_\_

The proposed project will use an onsite sewage disposal system, and County Environmental Health Services has determined that site conditions are appropriate to support such a system.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
7. Result in coastal cliff erosion?	_____	_____	_____	<u>X</u>

**B. Hydrology, Water Supply and Water Quality**

Does the project have the potential to:

- |   |       |       |       |          |
|---|-------|-------|-------|----------|
| 1. Place development within a 100-year flood hazard area? | _____ | _____ | _____ | <u>X</u> |
|---|-------|-------|-------|----------|

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

- |  |       |       |       |          |
|--|-------|-------|-------|----------|
| 2. Place development within the floodway resulting in impedance or redirection of flood flows? | _____ | _____ | _____ | <u>X</u> |
|--|-------|-------|-------|----------|

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

- |  |       |       |       |          |
|--|-------|-------|-------|----------|
| 3. Be inundated by a seiche or tsunami?  | _____ | _____ | _____ | <u>X</u> |
| 4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table? | _____ | _____ | _____ | <u>X</u> |

The project will rely on a private well for water supply. The project is not located in a mapped groundwater recharge area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

\_\_\_\_\_ X \_\_\_\_\_

Runoff from this project may contain small amounts of household contaminants. No commercial or industrial activities are proposed. The project is not within a water supply watershed and the water supply, septic system and drainage system are all contained on-site.

6. Degrade septic system functioning?

\_\_\_\_\_ X \_\_\_\_\_

There is no indication that existing septic systems in the vicinity would be affected by the project.

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?

\_\_\_\_\_ X \_\_\_\_\_

The proposed project is not located near any watercourses, and will not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?

\_\_\_\_\_ X \_\_\_\_\_

Department of Public Works Drainage staff has reviewed the project and have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. The project is not within a water supply watershed and the water supply, septic system and drainage system are all contained on-site.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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9. Contribute to flood levels or erosion in natural watercourses by discharges of newly collected runoff?

\_\_\_\_\_ X \_\_\_\_\_

There are no natural watercourses on this site and the project is not within a water supply watershed. Runoff from the entry road is dispersed by sheet flow and the discharge of storm water from the house and terraces is detained and then dispersed through level spreaders.

10. Otherwise substantially degrade water supply or quality?

\_\_\_\_\_ X \_\_\_\_\_

### **C. Biological Resources**

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

\_\_\_\_\_ X \_\_\_\_\_

According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area. The County of Santa Cruz GIS does not show any mapped biotic resources of concern on this parcel.

2. Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?

\_\_\_\_\_ X \_\_\_\_\_

There are no mapped or designated sensitive biotic communities on or adjacent to the project site.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

\_\_\_\_\_ X \_\_\_\_\_

The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

4. Produce nighttime lighting that will illuminate animal habitats?

\_\_\_\_\_ X \_\_\_\_\_

The subject property is located in a rural area. The project is located on ridge top and nighttime lighting may be an issue if not mitigated. According to the County of Santa Cruz GIS, there are no sensitive animal habitats mapped within or adjacent to the project site.

5. Make a significant contribution to the reduction of the number of species of plants or animals?

\_\_\_\_\_ X \_\_\_\_\_

Refer to C-1 and C-2 above.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

\_\_\_\_\_ X \_\_\_\_\_

The project will not conflict with any local policies or ordinances.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

_____	_____	_____	<u>  X  </u>
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#### **D. Energy and Natural Resources**

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?

_____	_____	<u>  X  </u>	_____
-------	-------	--------------	-------

The project is adjacent to land designated as Timber Resource. However, the project will not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?

_____	_____	<u>  X  </u>	_____
-------	-------	--------------	-------

While the project site is zoned Agricultural with a General Plan designation of Agriculture, the site is not currently being used for agriculture and no agricultural uses are proposed for the site or surrounding vicinity.

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?

_____	_____	_____	<u>  X  </u>
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4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

_____	_____	_____	<u>  X  </u>
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Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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**E. Visual Resources and Aesthetics**

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

\_\_\_\_\_ X \_\_\_\_\_

The project will not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

\_\_\_\_\_ X \_\_\_\_\_

The project site is not located along a County designated scenic road or within a designated scenic resource area.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?

\_\_\_\_\_ X \_\_\_\_\_

The site is on a ridgeline and very visible from some vantage points. The project has been designed as a primarily one-story structure. The site for the proposed residence was selected for the least amount of grading. The existing visual setting will be affected, however, the proposed project is designed to step into the sloping site and will be landscaped so as to fit into the setting.

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

\_\_\_\_\_ X \_\_\_\_\_

The project will create an incremental increase in night lighting. A mitigation measure has been added which would require all external lighting should be directed away from views from below the site.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Destroy, cover, or modify any unique geologic or physical feature? \_\_\_\_\_

X

There are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by the project.

### **F. Cultural Resources**

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5? \_\_\_\_\_

X

There are no existing structures on the property.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5? \_\_\_\_\_

X

No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3. Disturb any human remains, including those interred outside of formal cemeteries? \_\_\_\_\_

X

Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Directly or indirectly destroy a unique paleontological resource or site?

_____	_____	X	_____
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### **G. Hazards and Hazardous Materials**

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

_____	_____	_____	X
-------	-------	-------	---

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

_____	_____	X	_____
-------	-------	---	-------

The project site is not included on the most recent list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

_____	_____	X	_____
-------	-------	---	-------

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

_____	_____	_____	X
-------	-------	-------	---

5. Create a potential fire hazard?

_____	_____	X	_____
-------	-------	---	-------

The project design incorporates all applicable fire safety code requirements and will include fire protection devices as required by the local fire agency.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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6. Release bio-engineered organisms or chemicals into the air outside of project buildings?

			X
--	--	--	---

### **H. Transportation/Traffic**

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

		X	
--	--	---	--

The project will create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by the project this increase is less than significant. Further, the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D.

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

		X	
--	--	---	--

The project meets the code requirements for the required number of parking spaces and therefore new parking demand will be accommodated on site.

3. Increase hazards to motorists, bicyclists, or pedestrians?

		X	
--	--	---	--

The proposed project will comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

		X	
--	--	---	--

See response H-1 above.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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**I. Noise**

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

\_\_\_\_\_ X \_\_\_\_\_

The project will create an incremental increase in the existing noise environment. However, this increase will be small, and will be similar in character to noise generated by the surrounding existing uses.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

\_\_\_\_\_ X \_\_\_\_\_

Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

\_\_\_\_\_ X \_\_\_\_\_

Noise generated during construction will increase the ambient noise levels for adjoining areas. Construction will be temporary, however, and given the limited duration of this impact and the relative isolation of the site, it is considered to be less than significant.

**J. Air Quality**

Does the project have the potential to:  
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

\_\_\_\_\_ X \_\_\_\_\_

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NOx will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation. Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

2. Conflict with or obstruct implementation of an adopted air quality plan?

\_\_\_\_\_ X \_\_\_\_\_

The project will not conflict with or obstruct implementation of the regional air quality plan. See J-1 above.

3. Expose sensitive receptors to substantial pollutant concentrations?

\_\_\_\_\_ X \_\_\_\_\_

4. Create objectionable odors affecting a substantial number of people?

\_\_\_\_\_ X \_\_\_\_\_

#### **K. Public Services and Utilities**

Does the project have the potential to:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- a. Fire protection?

\_\_\_\_\_ X \_\_\_\_\_

- b. Police protection?

\_\_\_\_\_ X \_\_\_\_\_

- c. Schools?

\_\_\_\_\_ X \_\_\_\_\_

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

- d. Parks or other recreational activities?

_____	_____	X	_____
-------	-------	---	-------

- e. Other public facilities; including the maintenance of roads?

_____	_____	X	_____
-------	-------	---	-------

While the project represents an incremental contribution to the need for services, the increase will be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads.

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

_____	_____	X	_____
-------	-------	---	-------

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

_____	_____	X	_____
-------	-------	---	-------

The project will rely on an individual well for water supply. Public water delivery facilities will not have to be expanded.

The project will be served by an on-site sewage disposal system, which will be adequate to accommodate the relatively light demands of the project.

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?

_____	_____	X	_____
-------	-------	---	-------

The project's wastewater flows will not violate any wastewater treatment standards.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?

\_\_\_\_\_ X \_\_\_\_\_

The local fire agency or California Department of Forestry, as appropriate, has reviewed and approved the project plans, assuring conformity with fire protection standards that include minimum requirements for water supply for fire protection.

6. Result in inadequate access for fire protection?

\_\_\_\_\_ X \_\_\_\_\_

The project's road access meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate.

One lane will remain open at all times. Fire trucks, ambulances and other emergency vehicles will not be blocked from using the road at any time.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?

\_\_\_\_\_ X \_\_\_\_\_

The project will make an incremental contribution to the reduced capacity of regional landfills. However, this contribution will be relatively small and will be of similar magnitude to that created by existing land uses around the project.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?

\_\_\_\_\_ X \_\_\_\_\_

#### **L. Land Use, Population, and Housing**

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?

\_\_\_\_\_ X \_\_\_\_\_

The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect.



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

\_\_\_\_\_ X \_\_\_\_\_

The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect.

3. Physically divide an established community?

\_\_\_\_\_ X \_\_\_\_\_

The project will not include any element that will physically divide an established community.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

\_\_\_\_\_ X \_\_\_\_\_

The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

The proposed project will not extend the road or increase its capacity.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

\_\_\_\_\_ X \_\_\_\_\_

The proposed project will entail a net gain in housing units.

**M. Non-Local Approvals**

Does the project require approval of federal, state, or regional agencies?

Yes \_\_\_\_\_ No   X  

**N. Mandatory Findings of Significance**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes \_\_\_\_\_ No   X  

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes \_\_\_\_\_ No   X  

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes \_\_\_\_\_ No   X  

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes \_\_\_\_\_ No   X

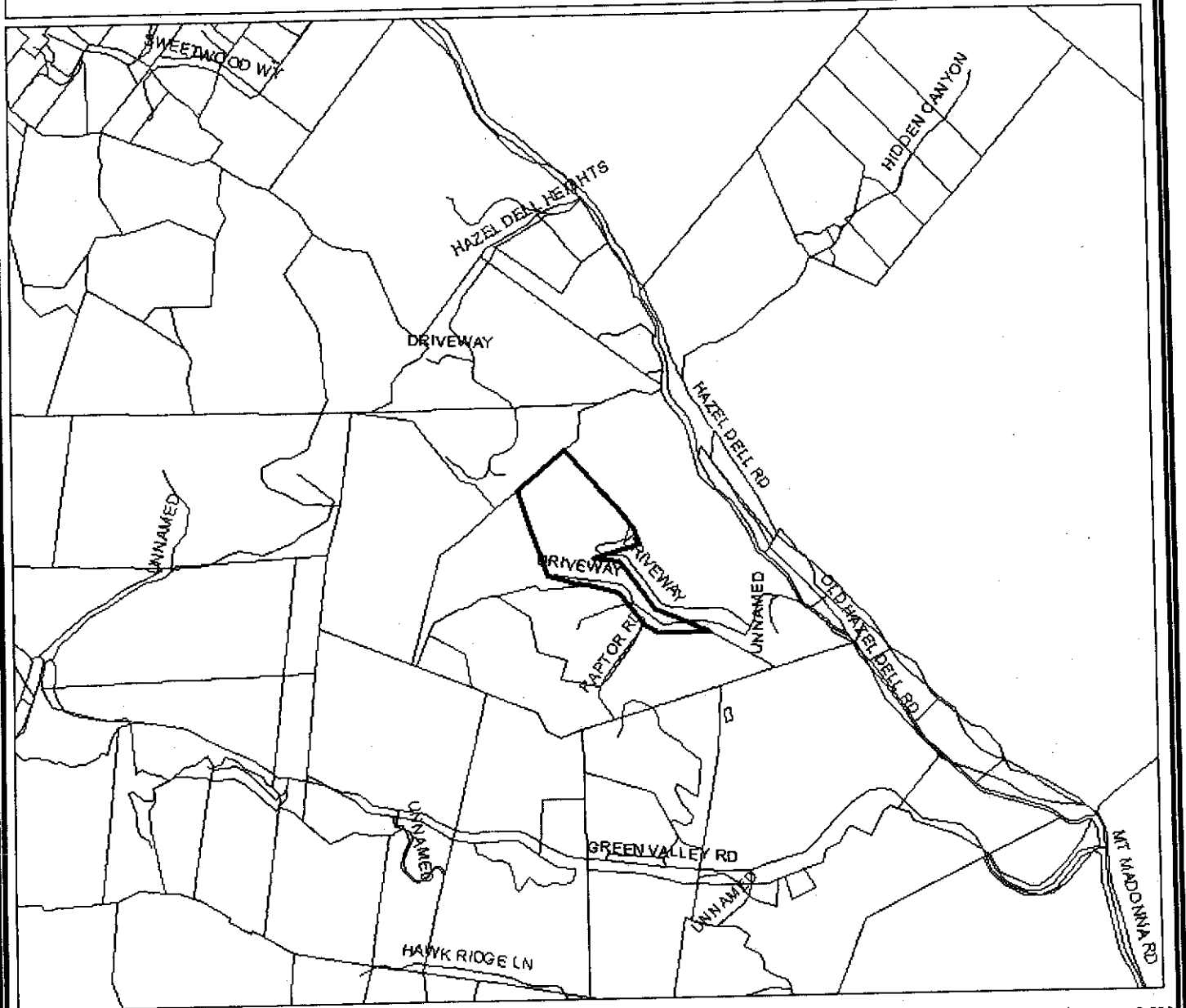
**TECHNICAL REVIEW CHECKLIST**

	<b><u>REQUIRED</u></b>	<b><u>COMPLETED*</u></b>	<b><u>N/A</u></b>
Agricultural Policy Advisory Commission (APAC) Review	_____	_____	<u>X</u>
Archaeological Review	_____	_____	<u>X</u>
Biotic Report/Assessment	_____	_____	<u>X</u>
Geologic Hazards Assessment (GHA)	_____	_____	<u>X</u>
Geologic Report	<u>X</u>	<u>X</u>	_____
Geotechnical (Soils) Report	<u>X</u>	<u>X</u>	_____
Riparian Pre-Site	_____	_____	<u>X</u>
Septic Lot Check	_____	_____	_____
Other:	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**Attachments:**




1. Location Map, General Plan Map, Zoning Map
2. Aerial View
3. Project Plans (reduced)
4. Shadow Analysis and Visual Simulations
5. Discretionary Application Comments
6. Geologic Report Recommendations, prepared by Nolan Associates, dated August 3, 2005.
7. Review of Engineering Geology Report, prepared by Joseph Hanna, dated November 16, 2005.
8. Geotechnical Report Recommendations prepared by Haro, Kasunich and Associates, dated February 6, 2008.
9. Review of Geotechnical Investigation, prepared by Carolyn Banti, dated October 31, 2007.

# Location Map



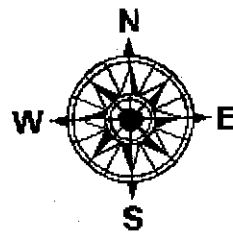
0 1,100 2,200 4,400 6,600 8,800 Feet

## LEGEND

-  APN: 106-211-27
-  Assessors Parcels
-  Streets

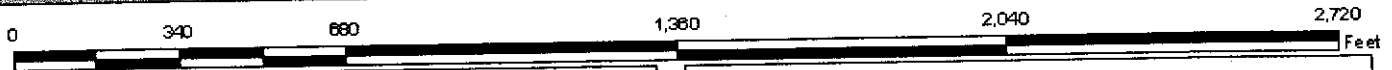
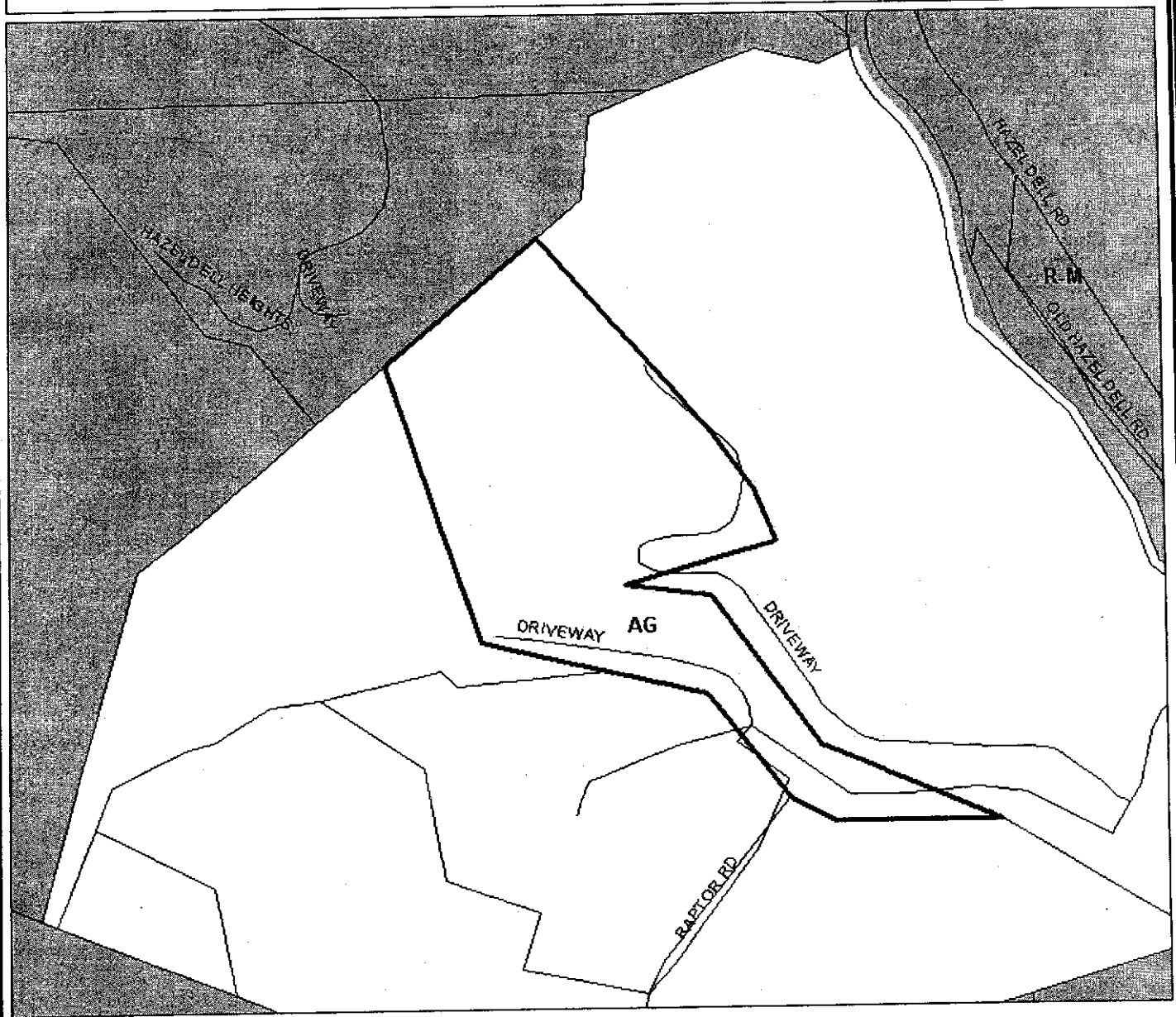
Environmental Review Initial Study

ATTACHMENT 1, 1 of 3  
APPLICATION 07-0619








Map created by  
County of Santa Cruz  
Planning Department  
August 2007

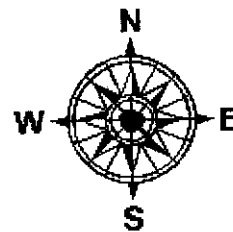
# General Plan Designation Map



## LEGEND

-  APN: 106-211
-  Assessors Parcels
-  Streets
-  Agriculture
-  Residential-Mountain

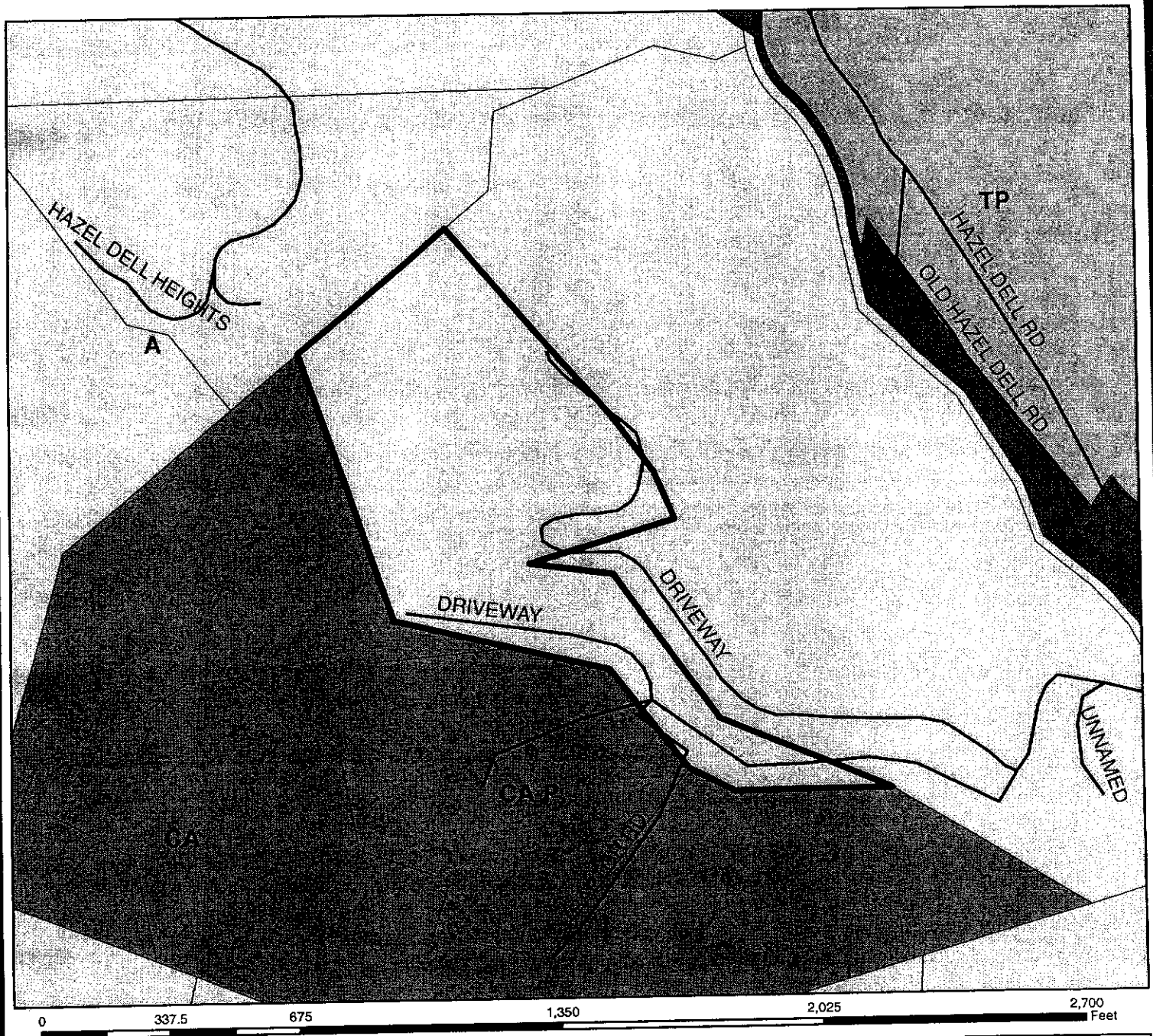
Environmental Review Initial Study  
**ATTACHMENT 1, 2 & 3**  
**APPLICATION 07-0619**



Map created by  
 County of Santa Cruz  
 Planning Department  
 August 2007



# Zoning Map

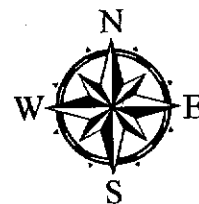


## LEGEND

- APN: 106-211-27
- Assessors Parcels
- Streets
- AGRICULTURE
- AGRICULTURE COMMERCIAL
- AGRICULTURE RESIDENTIAL
- TIMBER PRODUCTION

*Ad Hatching*

Environmental Review Initial Study  
ATTACHMENT 1, 3 of 3  
APPLICATION 07-0619



Map Created by  
County of Santa Cruz  
Planning Department  
April 2008

**EXHIBIT G**



Environmental Review Initial Study  
ATTACHMENT 2  
APPLICATION 07-0619



195Z OLD HAZEL DELL ROAD PARCEL B, 45 PM 52,  
SALSIPUEDES RANCHO, SANTA CRUZ COUNTY CA

**GEOTECHNICAL**

HARO, KASUNICH & ASSOC., INC.  
116 E Lake Ave.  
Watsonville, CA 95078

## 37000 SHEET SCHEDULE



A-01	TITLE SHEET
A-02	SITE PHOTOS AND SUN STUDIES
A-03	ARCH SITE PLAN
A-04	FOUNDATION PLAN
A-05	FIRST FLOOR PLAN
A-06	SECOND FLOOR PLAN
A-07	ROOF PLAN
A-08	NORTH / SOUTH ELEVATIONS
A-09	EAST / WEST ELEVATIONS
A-10	BUILDING SECTIONS
A-11	BUILDING SECTIONS
A-12	BUILDING SECTIONS
A-13	BUILDING SECTIONS

SUBJECT PROPERTY

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Environmental Review Initial Study  
 Attachment 3 of 25  
 Identification 03-0619

U.S. DEPARTMENT OF JUSTICE

CAL FIRE / SANTA CRUZ FIRE MARSHALL

NOTES:  
1. SWIMMING POOL TO COMPLY WITH 2001 CA BLDG CODE  
2. SWIMMING POOL TO COMPLY WITH 2001 CA BLDG CODE

[illegible][illegible]

D.	Drain	G.A.	Gauge
DEMO.	Demoball	GALV.	Galvanized
DIA.	Drinking Fountain	G.C.	General Contractor
DIA.	Staircase	GL	Glass Lining
DIM.	Dimension	GR	Grout
DIST.	Distributor, Disposal	C.W.B.	Cement Wall Board
D.M.	Down	Green	Green

D.	Drain	G.A.
DSNO.	Demolish	GALV.
D.F.	Drinking Fountain	G.C.
DIA.	Diameter	GL
DIM.	Direction	GL
DISP.	Dispense, Disposal	GRD.
DM.	Down	G.W.B.
		CON.

Drain  
Demolish  
Drinking Fountain  
Diameter  
Dimension  
Disperse, Disposal  
Down  
Door  
Downspout  
Drain Tile  
Dead  
Downs

FIRST FLOOR	5024.84
SECOND FLOOR	2358.31
THIRD FLOOR	552.26
GARAGE	1221.24
	<b>9154.65</b>
FLOOR AREA	
FIRST FLOOR COVERED WALKWAYS	3320.61
FIRST FLOOR TERRACE:	4315.46
POOLS:	1790.62
SECOND FLOOR TERRACE	2672.78
TOTAL CONSTRUCTION AREA:	<b>21,254.12</b>

**FLOOR AREA**

**FIRST FLOOR TERRACE:**  
**POOLS:**  
**SECOND FLOOR TERRACE**

**TOTAL CONSTRUCTION AREA:**

EXHIBIT G



Environmental Review Initial Study  
 ATTACHMENT 3, Part 2  
 APPLICATION 07-0619



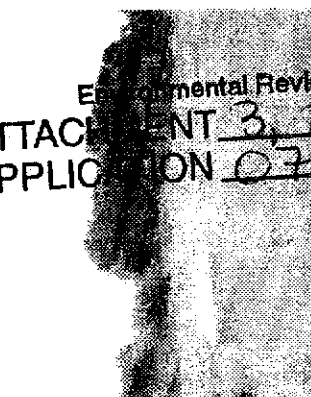
State along rd



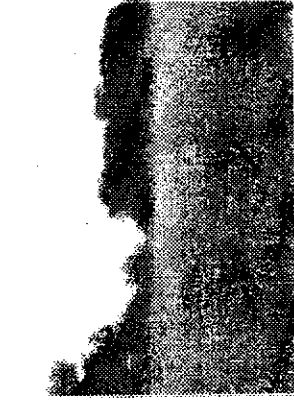
Below Rd. Edm. Cont.



By Big Oak



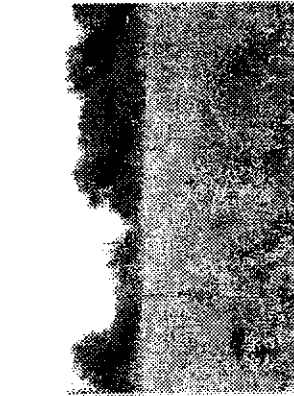
Power Well



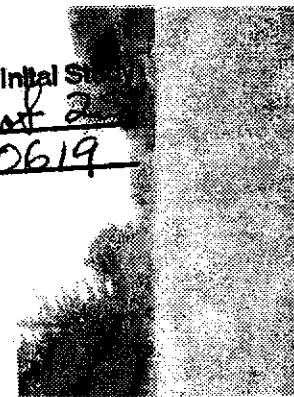
St. Mark Edm. Corner



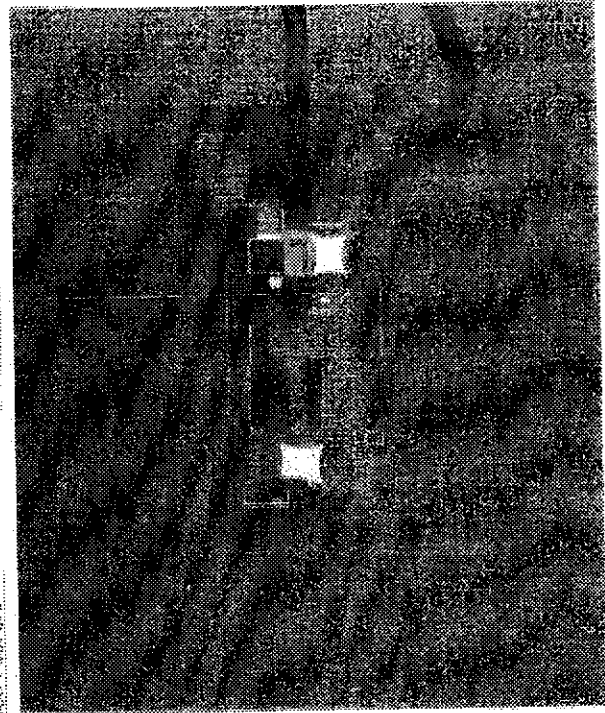
State below Pool Car



State below Well



State pool car



Hartmann St. Study Dec 21

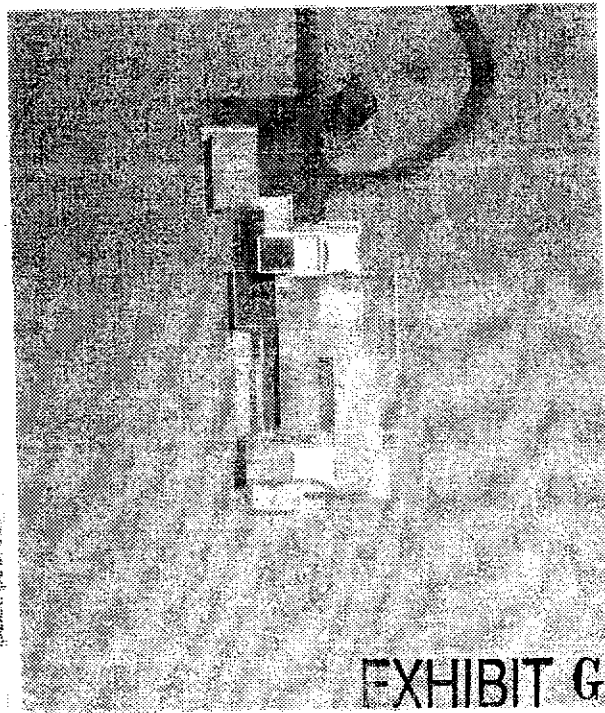


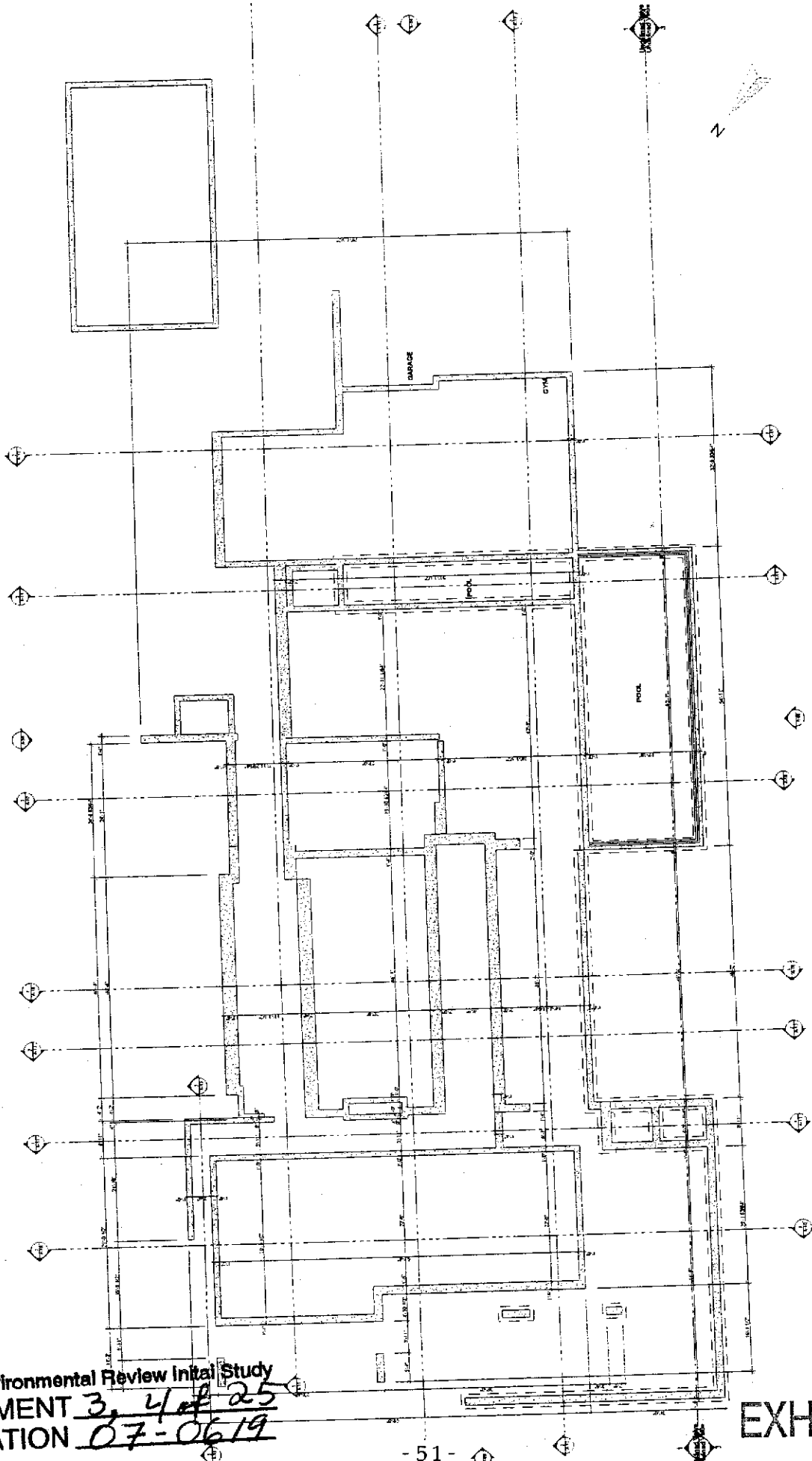
EXHIBIT G

<b>HARTMANN RESIDENCE</b> 1952 OLD HAZEL DELL ROAD PARCEL B, 45 PM 52 SALSIPODES RANCHO SANTA CRUZ COUNTY CA 95076		3062 078001 078001
SITE PHOTOS SUN STUDIES		078001 078001
HARTMANN ST. STUDY Dec 21		078001 078001
HARTMANN ST. STUDY Dec 21		078001 078001



Environmental Review Initial Study

ATTACHMENT 3, 4 of 25  
APPLICATION 07-0619



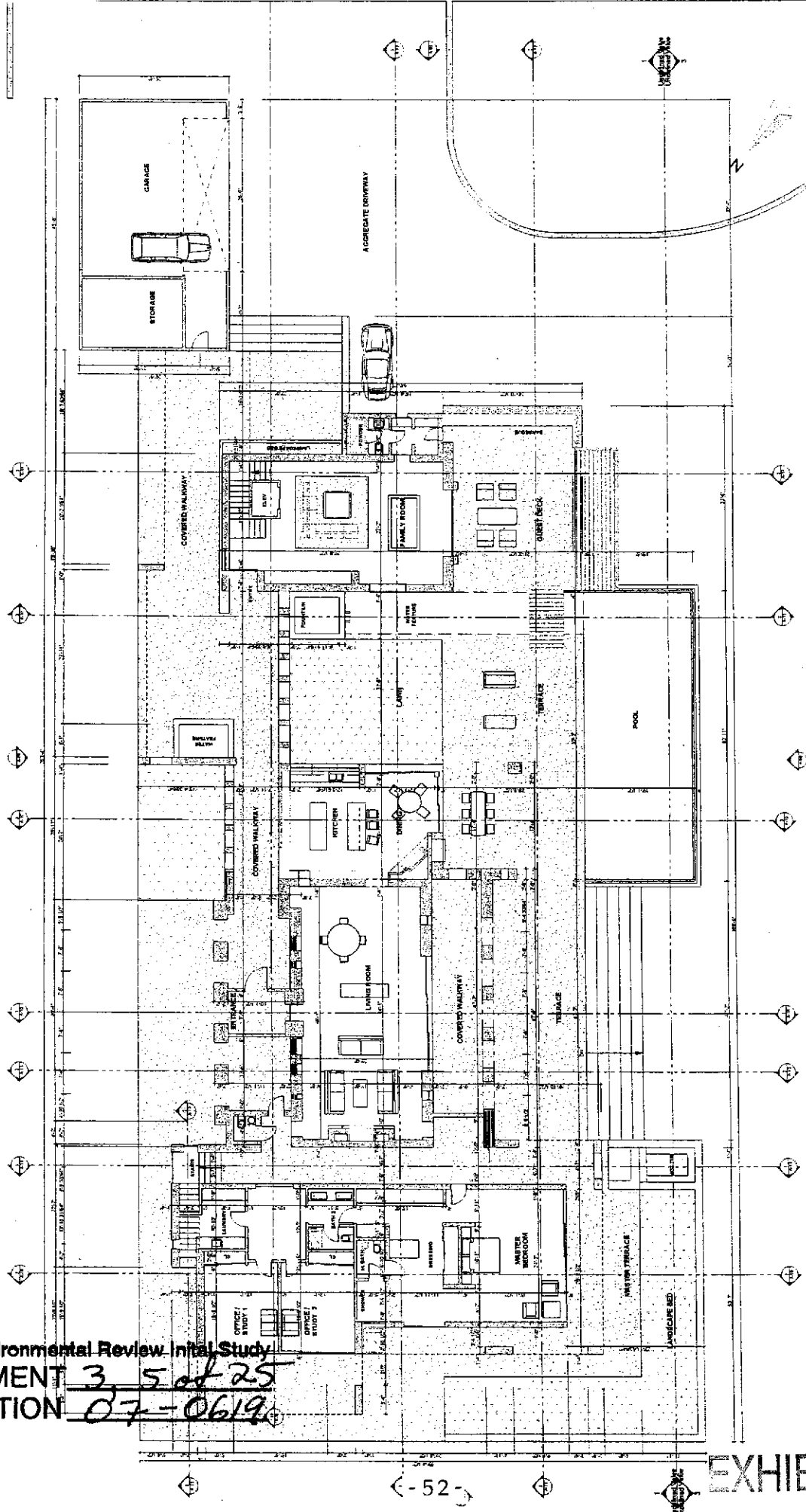
Foundation Plan (1)  
SCALE 1/8" = 1'-0"

<b>HARTMANN RESIDENCE</b> 195Z OLD HAZEL DELL ROAD PARCEL B, 45 PM 52 SALSIPUEDES RANCHO SANTA CRUZ COUNTY CA, 95076		2007 PREPARED BY 070101 A
PROJECT NO. 07-0619	PROJECT NAME Foundation Plan	DATE 07/07/07
PREPARED BY SANBIA CONSULTING 10000 N. 10TH AVE. STE. 100 TULSA, OK 74116 TEL: 918.762.1000 FAX: 918.762.1001 WWW.SANBIA.COM		CHECKED BY J. K. [Signature] DATE 07/07/07
PROJECTED BY J. K. [Signature] DATE 07/07/07		APPROVED BY J. K. [Signature] DATE 07/07/07

**sanbia**  
CONSULTING

EXHIBIT G

Environmental Review Initial Study  
 ATTACHMENT 3, 5 of 25  
 APPLICATION 07-0619



1st Floor Plan 1  
 SCALE 1/8" = 1'-0"

<b>HARTMANN RESIDENCE</b> 1952 OLD HAZEL DELL ROAD PARCEL B, 45 PM 52 SALSIPUEDES RANCHO SANTA CRUZ COUNTY CA, 95078		2007 070101 A-05
PROJECT NO. 1092007	PROJECT A.A. PERMIT SET	1 5 14
NOT FOR CONSTRUCTION <b>FIRST FLOOR PLAN</b>		
PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 10/20/07		
PROJECT LOCATION: 1952 OLD HAZEL DELL ROAD SALSIPUEDES RANCHO SANTA CRUZ COUNTY, CA 95078		
PROJECT NO.: 07-0619		

EXHIBIT G

sanba  
 COMMERCIAL ARCHITECTURE

Environmental Review Initial Study  
 ATTACHMENT 3, 6 of 25  
 APPLICATION 07-0619

THIRD FLOOR PLAN (2)  
 SCALE 1/8" = 1'-0"

2nd Floor Plan (1)  
 SCALE 1/8" = 1'-0"

2007	070101	A-08
070101	070101	A-08

NOT FOR CONSTRUCTION	AS NOTED	PERMIT SET
NOT FOR CONSTRUCTION	AS NOTED	PERMIT SET

**HARTMANN RESIDENCE**  
 195Z OLD HAZEL DELL ROAD  
 PARCEL B, 45 PM 52  
 SALSIPUEDES RANCHO  
 SANTA CRUZ COUNTY CA, 95076

Sanba  
 1000 SAN ANTONIO AVE  
 SAN ANTONIO, TX 78204  
 TEL: 214-241-1111  
 WWW.SANBA.COM

EXHIBIT G

Environmental Review Initial Study  
**ATTACHMENT 3, 7 of 25**  
**APPLICATION 07-0619**

- 54 -

EXHIBIT G

**sanba**  
 (CERTIFIED ALCOHOLIC)  
 1012

WWW.SANBA.COM  
 800-222-2222  
 213-555-5555  
 213-555-5555  
 213-555-5555  
 213-555-5555

PROJECT: HARTMANN RESIDENCE  
 1952 OLD HAZEL DELL ROAD  
 PARCEL B, 46 PM 52  
 SALSIPUEDES RANCHO  
 SANTA CRUZ COUNTY CA, 95076

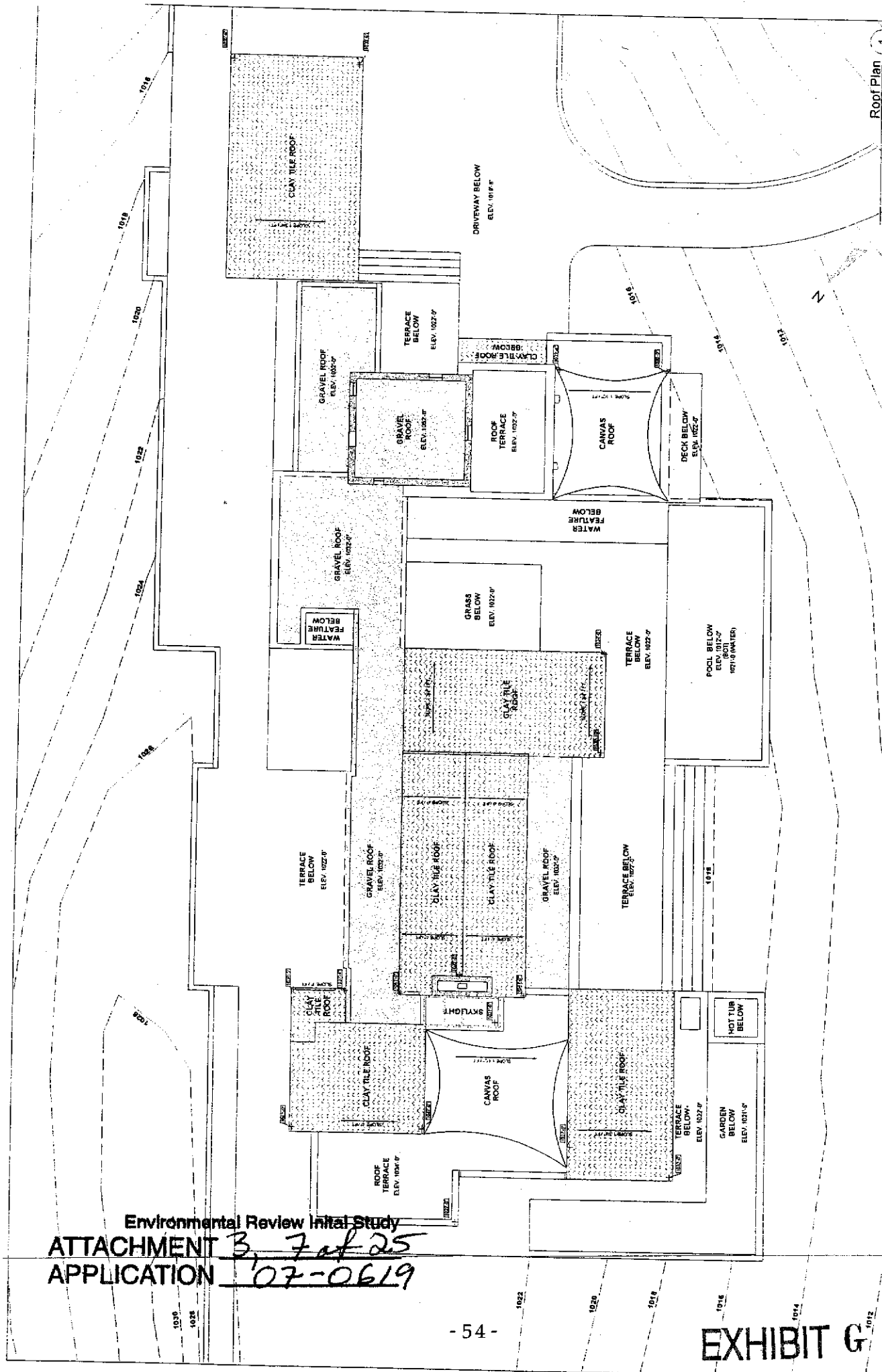
**HARTMANN RESIDENCE**  
 1952 OLD HAZEL DELL ROAD  
 PARCEL B, 46 PM 52  
 SALSIPUEDES RANCHO  
 SANTA CRUZ COUNTY CA, 95076

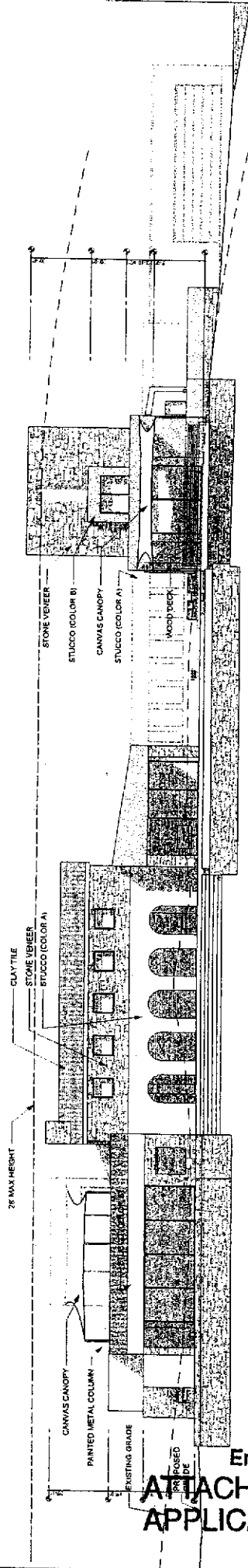
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 ROOF PLAN

AS NOTED  
 K.C.  
 10/20/2007 PERMIT SET

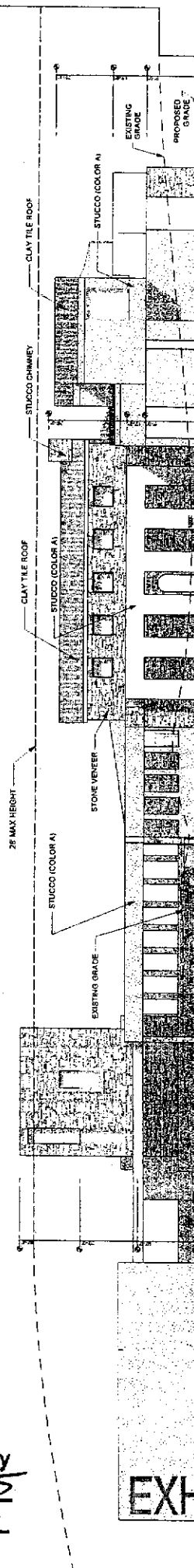
Roof Plan 1  
 SCALE 1/8" = 1'-0"

2007  
 070101  
 A-07





South Elevation (1)  
SCALE 1/8" = 1'-0"



North Elevation (2)  
SCALE 1/8" = 1'-0"

Environmental Review Initial Study  
ATTACHMENT 3, *Sheet 25*  
APPLICATION *22-0619*  
55

EXHIBIT G

sanba  
SANTA ANA  
SANTA ANA COUNTY

HARTMANN RESIDENCE  
1957 OLD HAZEL DELL ROAD  
PARCEL B, 45 PM 52  
SALSIPUEDES RANCHO  
SANTA CRUZ COUNTY CA, 95076

NOT FOR CONSTRUCTION  
NORTH / SOUTH  
ELEVATIONS

AS NOTED

K.C.

A.A.

10/25/2017

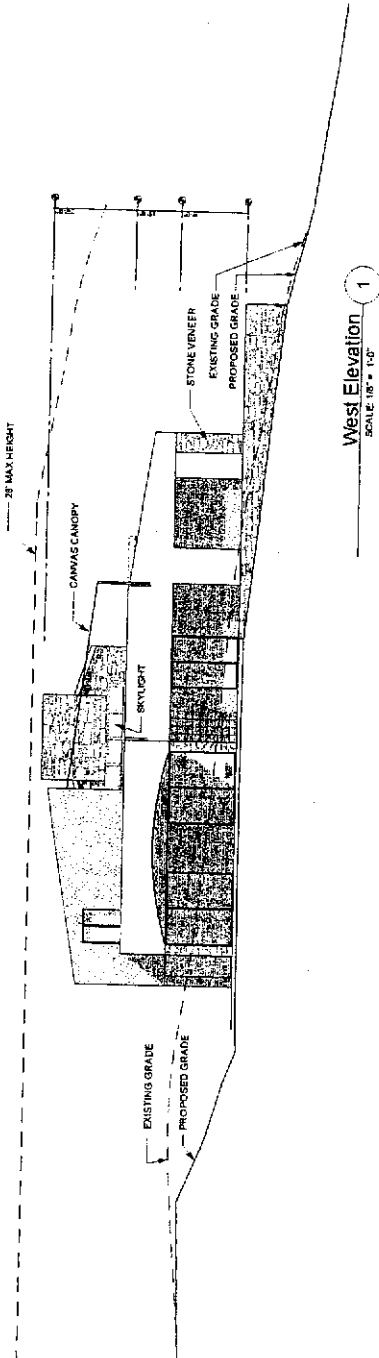
PERMIT SET

2007

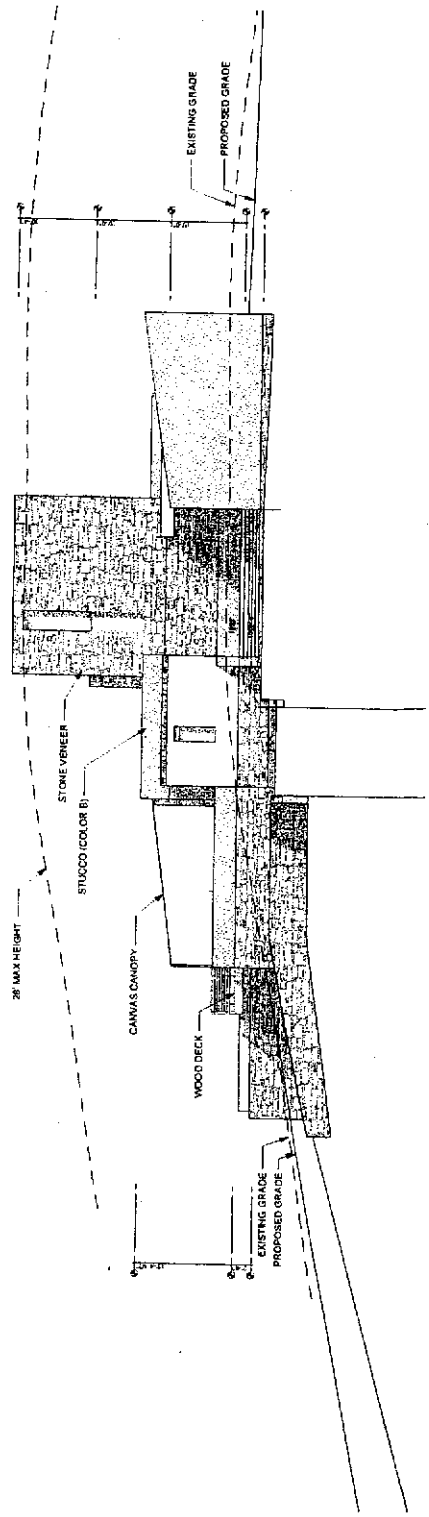
070101

A-08

14



West Elevation 1  
SCALE: 1/8" = 1'-0"



East Elevation 2  
SCALE: 1/8" = 1'-0"

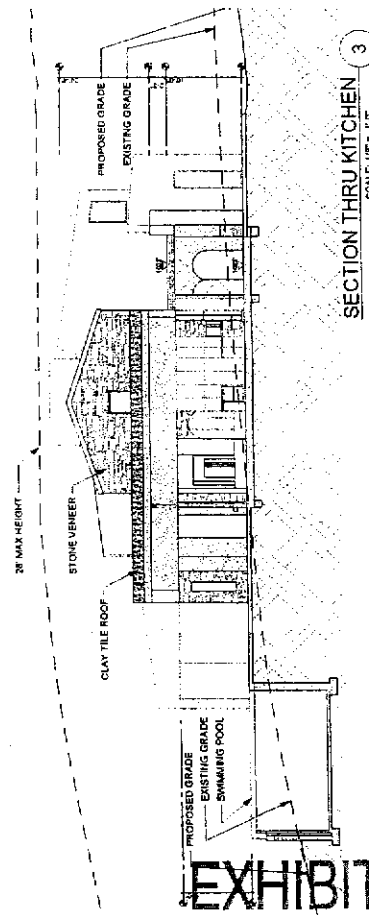
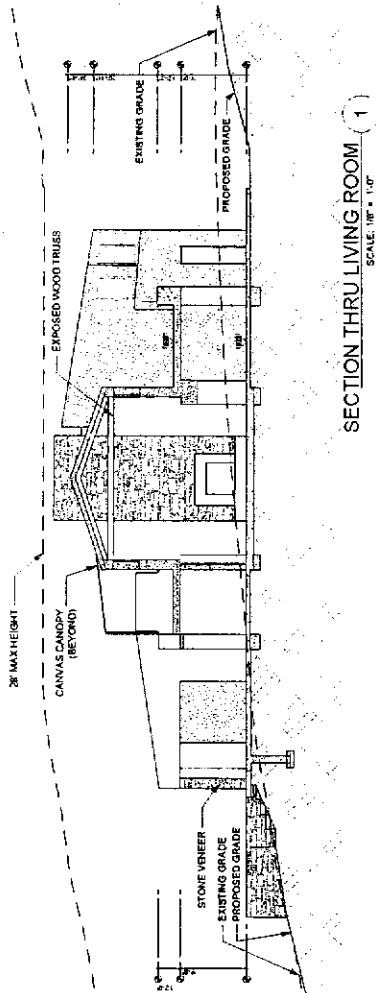
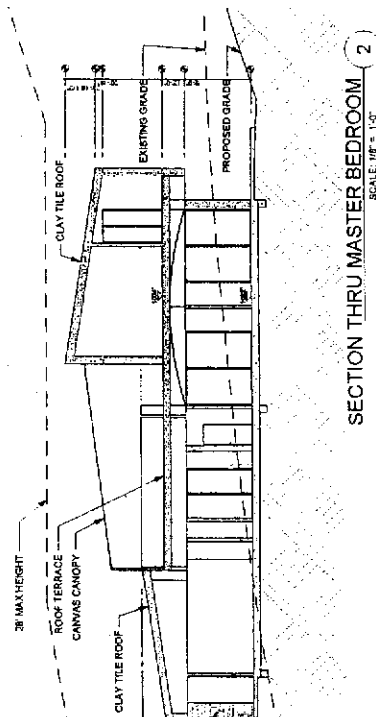
Environmental Review Initial Study  
 ATTACHMENT 3, 9 at 2.5  
 APPLICATION 07-0619

EXHIBIT G

<b>sanba</b> DESIGN AND ARCHITECTURE	PROJECT NO. 07-0619 PROJECT NAME: HARTMANN RESIDENCE PROJECT ADDRESS: 1952 OLD HAZEL DELL ROAD, PARCEL B, 45 PM 52, SALSIPUEDES RANCHO, SANTA CRUZ COUNTY, CA 95076	NOT FOR CONSTRUCTION DATE: 10/22/2007 PERMIT NO.: 070101	2007 070101 A-09
	EAST / WEST ELEVATIONS		

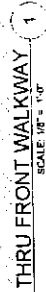


Environmental Review Initial Study  
 ATTACHMENT 3-10 of 25  
 APPLICATION 07-0619-57-



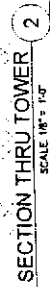
<b>HARTMANN RESIDENCE</b> 1952 OLD HAZEL DELL ROAD PARCEL B, 45 PM 52 SALSIPUEDES RANCHO SANTA CRUZ COUNTY CA, 95076		2007 070101 A-10
NOT FOR CONSTRUCTION BUILDING SECTIONS	AS NOTED 10/2/07 10/2/07 10/2/07	2007 070101 A-10
SANBA 1000-10TH ST. W. MARIETTA, GA 30067 TEL: 770-438-1100 WWW.SANBA.COM	SANBA 1000-10TH ST. W. MARIETTA, GA 30067 TEL: 770-438-1100 WWW.SANBA.COM	2007 070101 A-10

EXHIBIT



Environmental Review Initial Study  
ATTACHMENT 3, 11 of 25  
APPLICATION 07-0619

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SECTION THRU POOL 3  
SCALE: 1/8" = 1'-0"

**HARTMANN RESIDENCE**  
195Z OLD HAZEL DELL ROAD  
PARCEL B, 45 PM 52  
SALSIPUEDES RANCHO  
SANTA CRUZ COUNTY CA, 95076

## BUILDING SECTIONS

DATE	AS NOTED	REMARKS
10/3/2007	K.C.	PERLAY SET

[illegible]

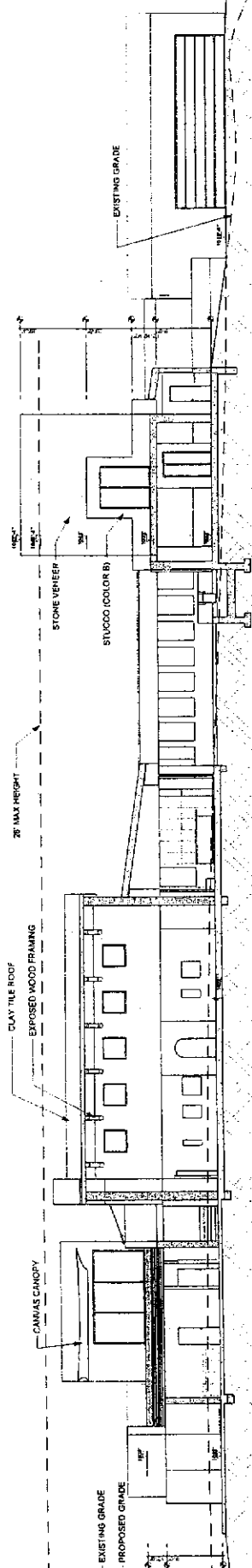
2007

2007

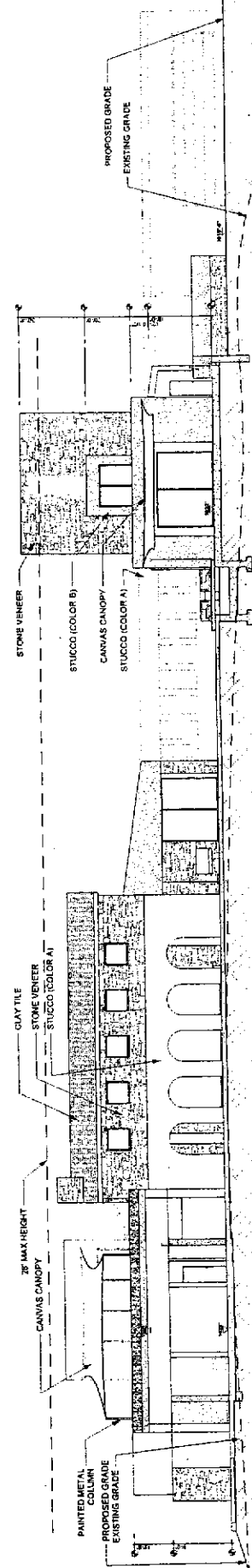
**sanba**  
DESIGNER ALTO-PIRELLA

NEW YORK  
MILWAUKEE WEST STE 767  
MILWAUKEE, NEW YORK 14117  
TELEPHONE: (609) 941-0371  
FAX: (609) 941-0372  
SECTION 42-2833  
1805 W. 140TH AVE., STE 767  
MILWAUKEE, WISCONSIN 53227-3755

www.sandwich.com



SECTION THRU CENTER LIVING ROOM 1  
SCALE 1/8" = 1'-0"

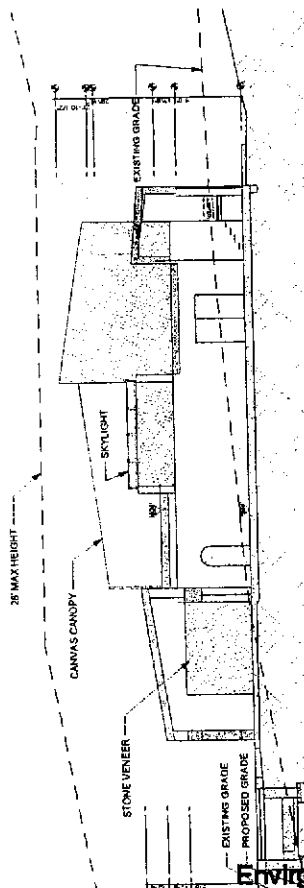


SECTION THRU REAR WALKWAY 2  
SCALE 1/8" = 1'-0"

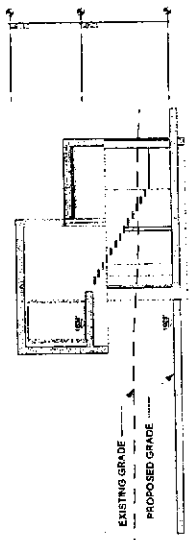
Environmental Review Initial Study  
ATTACHMENT 3, 12/25  
APPLICATION 07-0619  
-59-

EXHIBIT G

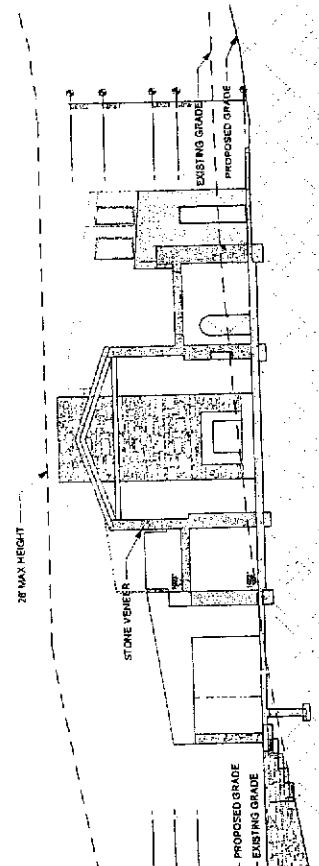
<b>sanba</b> DESIGN & ARCHITECTURE		PROJECT: HARTMANN RESIDENCE 1952 OLD HAZEL DELL ROAD PARCEL B, 45 PM 52 SALSIPIJUES RANCHO SANTA CRUZ COUNTY CA, 95076		NOT FOR CONSTRUCTION BUILDING SECTIONS		2007 070101 A-12	
PROJECT: HARTMANN RESIDENCE 1952 OLD HAZEL DELL ROAD PARCEL B, 45 PM 52 SALSIPIJUES RANCHO SANTA CRUZ COUNTY CA, 95076		NOT FOR CONSTRUCTION BUILDING SECTIONS		2007 070101 A-12		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	



SECTION THRU HALL/STAIR (1)  
SCALE 1/8" = 1'-0"



HORZ SECTION THRU STAIR (3)  
SCALE 1/8" = 1'-0"



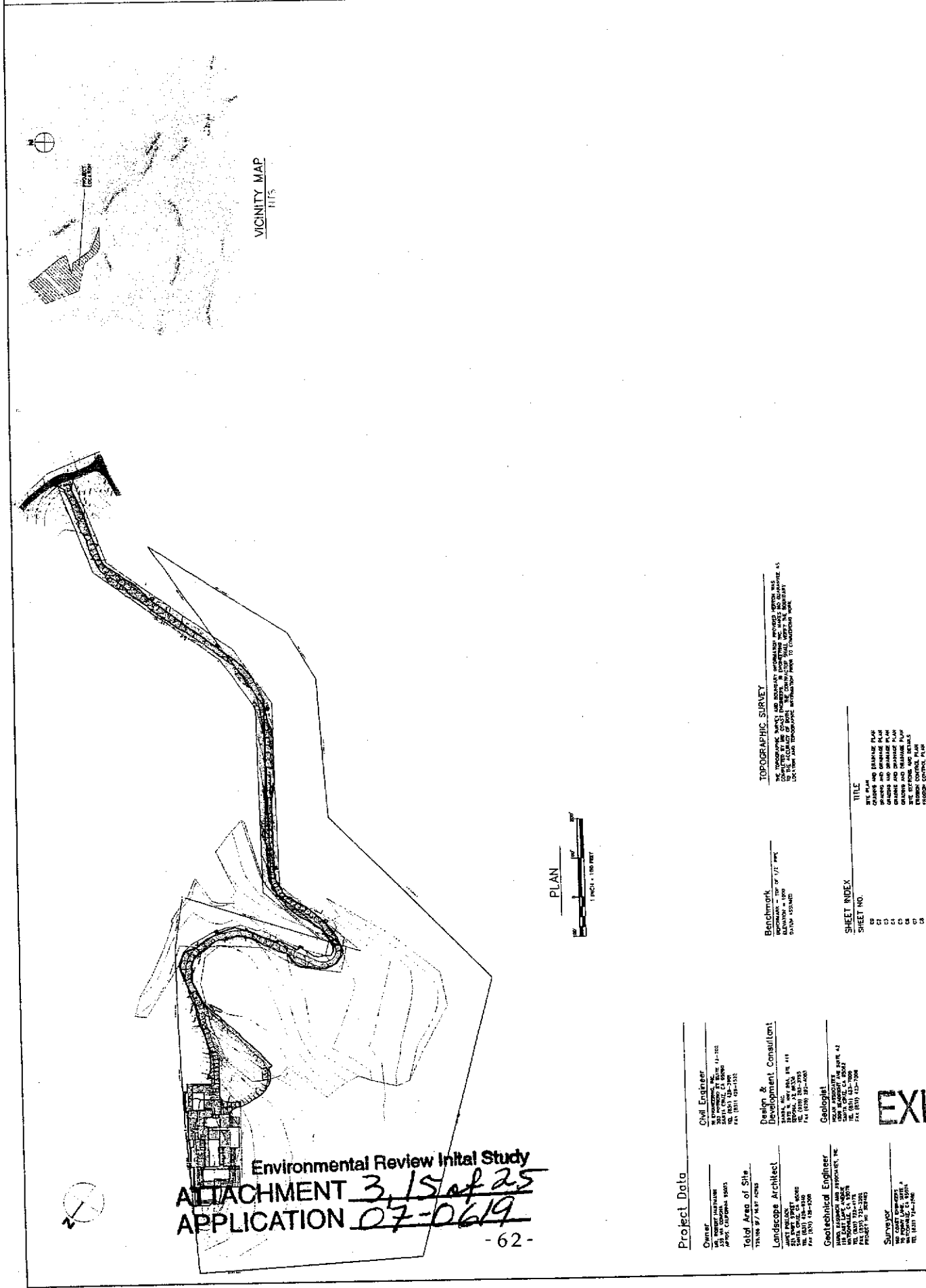
SECTION THRU LIVING ROOM TRUSS (2)  
SCALE 1/8" = 1'-0"

Environmental Review Initial Study  
ATTACHMENT 3, 13 of 25  
APPLICATION 07-0619 -60-

EXHIBIT G

<b>sanba</b> ECONOMIC & CO. INCORPORATED 11111 SAN ANTONIO AVE. #100 SAN ANTONIO, TEXAS 78231-1111 TEL: 214-343-1111 FAX: 214-343-1111 WWW.SANBA.COM		ARCHITECT OF RECORD HARTMANN RESIDENCE 1952 OLD HAZEL DELL ROAD PARCEL B, 45 PM 52 SALSIPUEDES RANCHO SANTA CRUZ COUNTY CA. 95076		NOT FOR CONSTRUCTION BUILDING SECTIONS		2007 070101 A-13	
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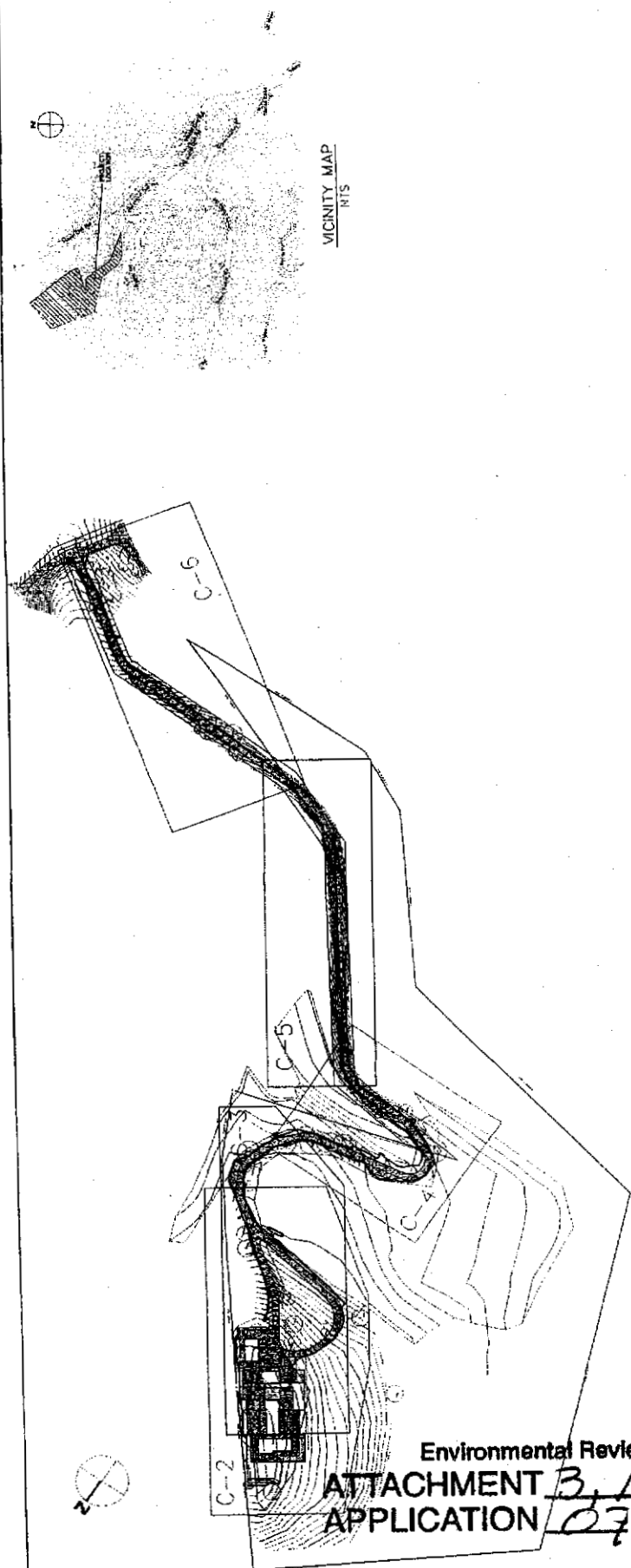


**TOPOGRAPHIC SURVEY**  
 THE TOPOGRAPHIC SURVEY AND ELEVATION INFORMATION PROVIDED HEREON WAS OBTAINED BY THE CIVIL ENGINEER, BY THE MEANS OF A TOTAL STATION, THEODOLITE, OR OTHER SURVEYING INSTRUMENT, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

**Benchmark**  
 ELEVATION OF 17.14 FT  
 DATUM: 1985 AD  
 DATUM: 1985 AD

SHEET NO.	TITLE
01	SITE PLAN
02	EXISTING AND PROPOSED DRIVEWAY PLAN
03	EXISTING AND PROPOSED GRADING PLAN
04	EXISTING AND PROPOSED GRADING PLAN
05	EXISTING AND PROPOSED GRADING PLAN
06	EXISTING AND PROPOSED GRADING PLAN
07	EXISTING AND PROPOSED GRADING PLAN
08	EXISTING AND PROPOSED GRADING PLAN
09	EXISTING AND PROPOSED GRADING PLAN
10	EXISTING AND PROPOSED GRADING PLAN

<b>Civil Engineer</b> ROBERT HATTMANN 195 OLD HAZEL DELL ROAD WATSONVILLE, CA 95070 TEL: (831) 425-3901 FAX: (831) 425-3902	<b>Design &amp; Development Consultant</b> R. HATTMANN 195 OLD HAZEL DELL ROAD WATSONVILLE, CA 95070 TEL: (831) 425-3901 FAX: (831) 425-3902	<b>Geologist</b> ROBERT HATTMANN 195 OLD HAZEL DELL ROAD WATSONVILLE, CA 95070 TEL: (831) 425-3901 FAX: (831) 425-3902
<b>Project Data</b> Owner: 195 OLD HAZEL DELL ROAD WATSONVILLE, CA 95070 TEL: (831) 425-3901 FAX: (831) 425-3902	<b>Landscaping Architect</b> R. HATTMANN 195 OLD HAZEL DELL ROAD WATSONVILLE, CA 95070 TEL: (831) 425-3901 FAX: (831) 425-3902	<b>Geotechnical Engineer</b> ROBERT HATTMANN 195 OLD HAZEL DELL ROAD WATSONVILLE, CA 95070 TEL: (831) 425-3901 FAX: (831) 425-3902
<b>Surveyor</b> ROBERT HATTMANN 195 OLD HAZEL DELL ROAD WATSONVILLE, CA 95070 TEL: (831) 425-3901 FAX: (831) 425-3902	<b>Environmental Review Initial Study</b> ATTACHMENT 3, 15 of 25 APPLICATION 07-0619	<b>EXHIBIT C</b>



**PLAN**

1" = 100' FEET

**TOPOGRAPHIC SURVEY**

The topographic survey was conducted by Robert Hartmann, P.E., and the results are shown on this sheet. The survey was conducted in accordance with the California State Board of Surveying and Mapping, and the results are shown on this sheet.

**Benchmark**

Station - top of 1/2" pipe

DATA AS SHOWN

**Design & Development Consultant**

Robert Hartmann, P.E.  
195 Old Hazel Obl Road  
Watsonville, CA 95076  
Tel: (831) 425-3901  
Fax: (831) 425-3902

**Geologist**

Robert Hartmann, P.E.  
195 Old Hazel Obl Road  
Watsonville, CA 95076  
Tel: (831) 425-3901  
Fax: (831) 425-3902

**Surveyor**

Robert Hartmann, P.E.  
195 Old Hazel Obl Road  
Watsonville, CA 95076  
Tel: (831) 425-3901  
Fax: (831) 425-3902

**SHEET INDEX**

SHEET NO.	TITLE
C-1	GENERAL NOTES
C-2	PROPOSED ROAD PLAN
C-3	EXISTING ROAD PLAN
C-4	PROPOSED DRAINAGE PLAN
C-5	EXISTING DRAINAGE PLAN
C-6	PROPOSED EROSION CONTROL PLAN
C-7	EXISTING EROSION CONTROL PLAN

Environmental Review Initial Study  
**ATTACHMENT 3, 16 of 25**  
**APPLICATION 07-63-619**

**Project Data**

Category	Details
<b>Civil Engineer</b>	Robert Hartmann, P.E. 195 Old Hazel Obl Road Watsonville, CA 95076 Tel: (831) 425-3901 Fax: (831) 425-3902
<b>Design &amp; Development Consultant</b>	Robert Hartmann, P.E. 195 Old Hazel Obl Road Watsonville, CA 95076 Tel: (831) 425-3901 Fax: (831) 425-3902
<b>Geologist</b>	Robert Hartmann, P.E. 195 Old Hazel Obl Road Watsonville, CA 95076 Tel: (831) 425-3901 Fax: (831) 425-3902
<b>Surveyor</b>	Robert Hartmann, P.E. 195 Old Hazel Obl Road Watsonville, CA 95076 Tel: (831) 425-3901 Fax: (831) 425-3902

**EXHIBIT G**

### EARTHWORK AND GRADING

[illegible]

## STORM DRAINAGE NOTES

CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP). FILL WITH GRAVEL (PVC) OR HIGH DENSITY POLYETHYLENE HOPII) AND SHALL HAVE A MINIMUM INTERIOR DIAMETER OF 60 INCHES TO ACCOMMODATE THE LARGEST STREAM BED CROSS SECTION. ALL CULVERTS SHALL BE APPROVED BY THE COUNTY OF SANTA CRUZ DESIGN CENTER.

BUTTS SHALL BE CURBED CONCRETE PRODUCTS OF APPROXIMATE EQUAL LENGTHS. CONNECT ALL DOWNSTREAM TO UPSTREAM STREAM BANK.

## APPROXIMATE EARTHWORK QUANTITIES

**APPROXIMATE COUNCIL INFORMATION**

COUNCIL NAME	7-31	COUNCIL NUMBER
TITLE	1-24	COUNCIL VARIOUS
MEMBERS	#8	COUNCIL VARIOUS CXC

**NOTES:**

EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE "RECONSTRUCTED," BASED BY THE CONTRACTOR FOR RECORD.

1. EARTHWORK VOLUMES INCLUDE EXCAVATION TO REACH DEPTH OF CONTRIBUTION TO CONDUIT; THE FOUNDATIONS MAY NOT BE REQUIRED TO BE FULLY GRADED TO MATCH SURFACE WITH BOLLARD.

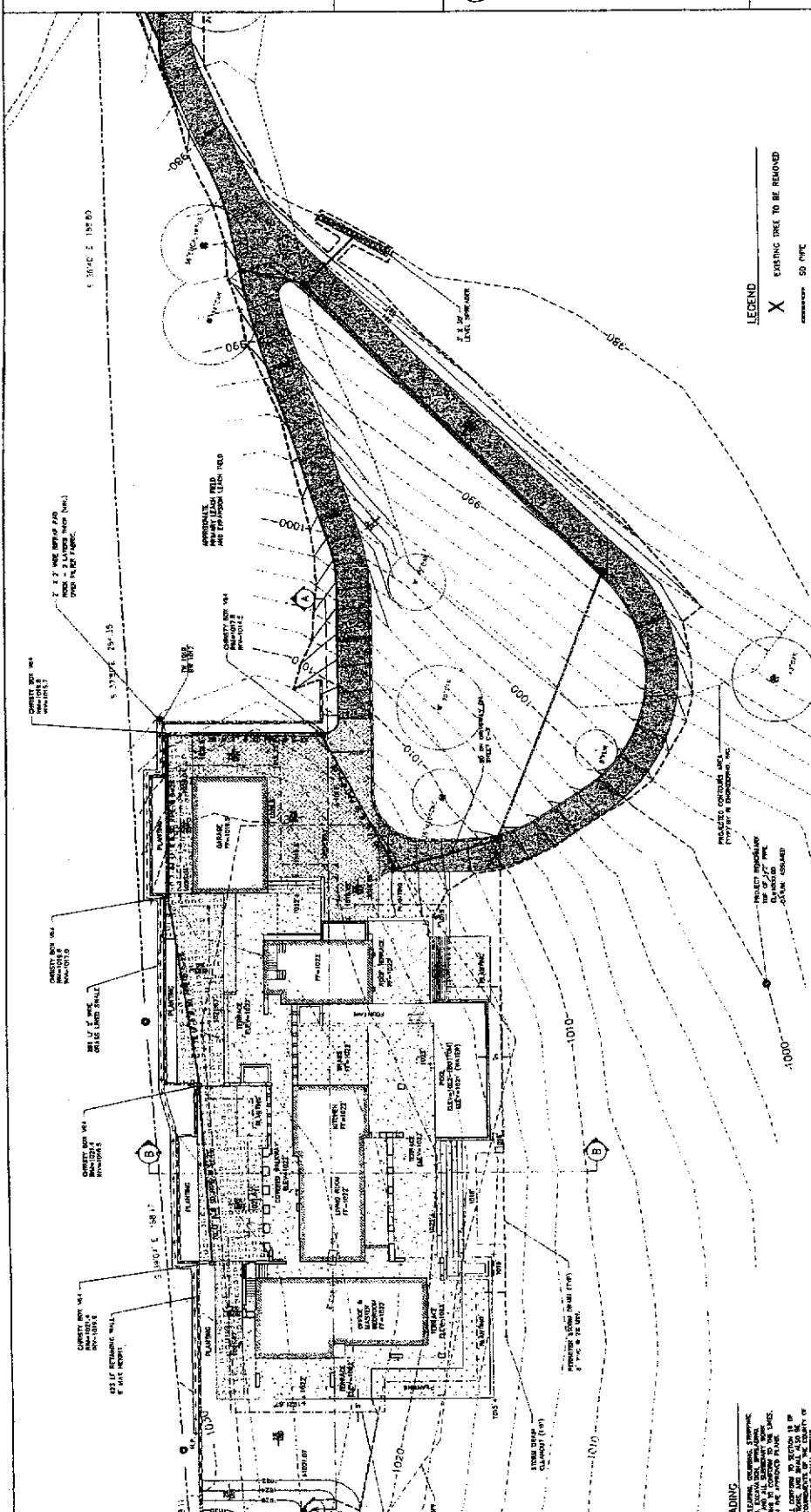
2. PIPES SHALL BE LAPPED IN A JOINT IN A CURVE.






















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EXHIBIT G

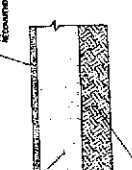
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Environmental Review Initial Study  
ATTACHMENT 3, 17 of 25  
APPLICATION 07-06-64--



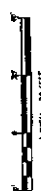
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|   | 50 PIPE                                 |
|   | STONE RETAINING WALL                    |
|   | RETAINING WALL ON DRIVEWAY              |
|   | CONCRETE HIGH CURB ON DRIVEWAY          |
|   | CONCRETE CURB                           |
|   | GRASS LINED SWALE                       |
|   | EXISTING ASPHALT CONCRETE               |
|   | PROPOSED SUBGRADE AREAS                 |
|   | NEW ASPHALT CONCRETE                    |
|   | 2' AC TYPE B ON<br>COMPACTED 16% RCB    |
|   | 2' AC TYPE B ON<br>COMPACTED 8% RCB     |
|                       | 12" SAND ON 12" RCB                     |
|  | 3" DEEP ON AGGREGATE SAND ON<br>12" RCB |
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OVEREXCAVATION DETAIL



**TOPOGRAPHIC SURVEY**

13





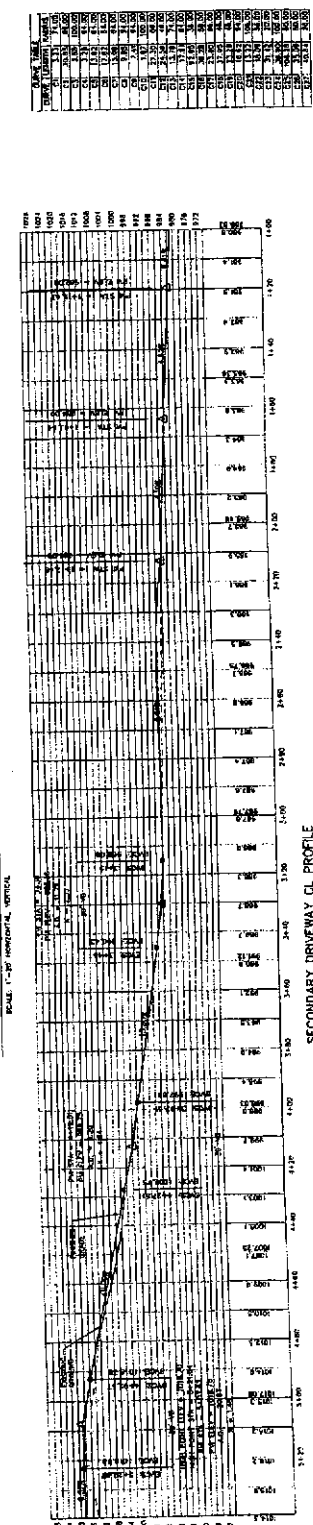
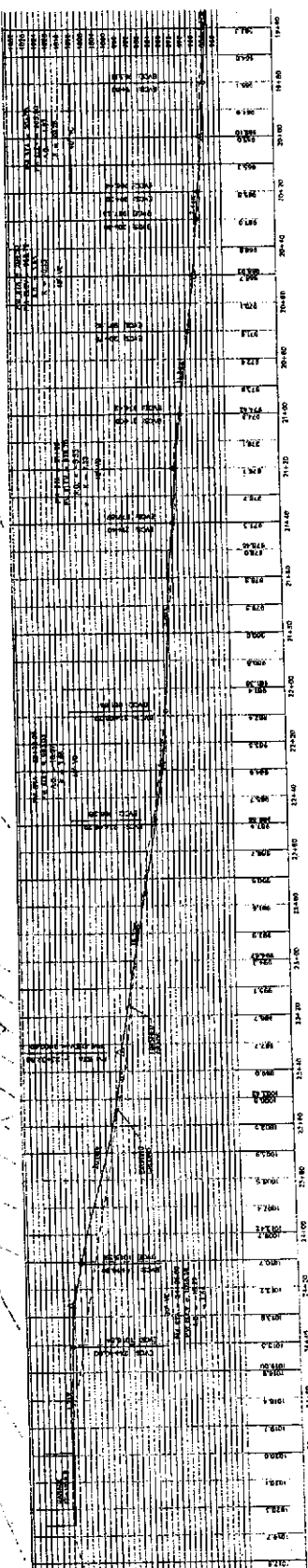
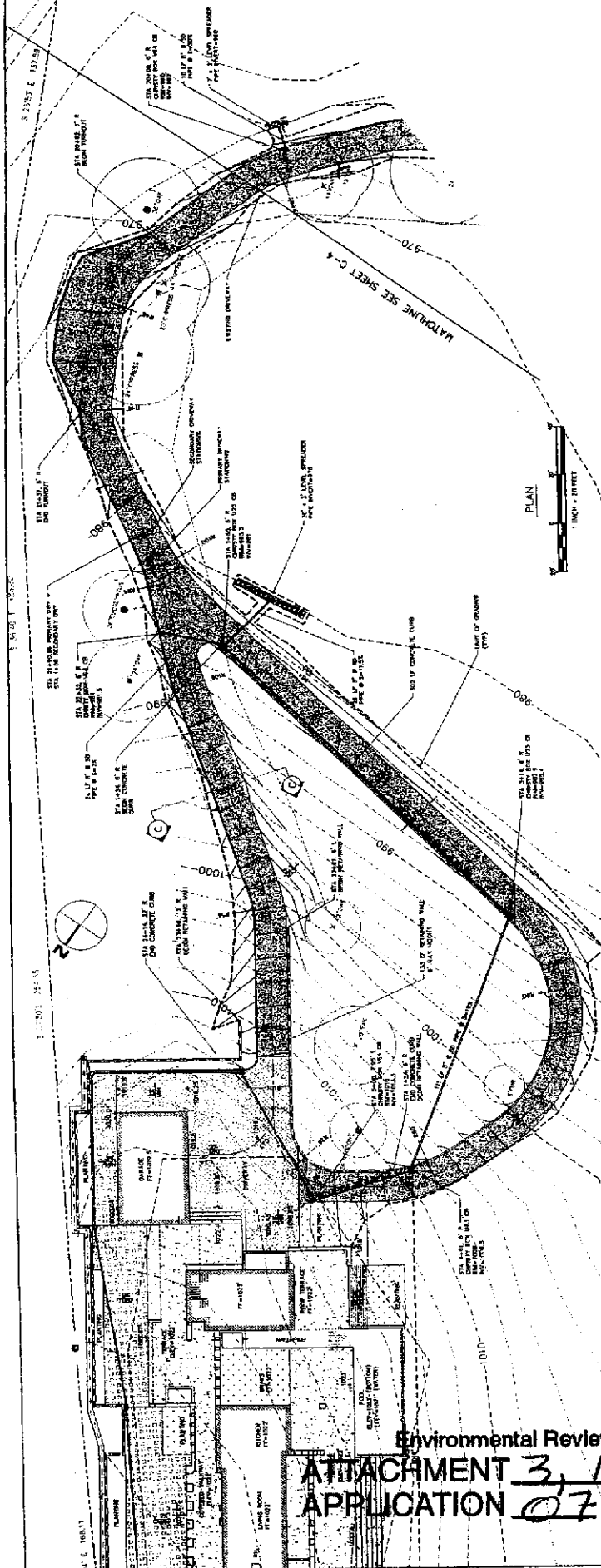


EXHIBIT G

Environmental Review Initial Study  
ATTACHMENT 3, 180 of 25  
APPLICATION 07-65-219



EXHIBIT G

C-5

DATE: 07-03-11  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]  
REVISIONS:  
1. 07-03-11  
2. 07-03-11

GRADING AND DRAINAGE PLAN

RI Engineering, Inc.  
303 Polaris St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.riengineering.com



HARTMANN RESIDENCE  
198 OLD HAZEL DRIVE  
WATSONVILLE, CALIFORNIA  
APR 198-211-27

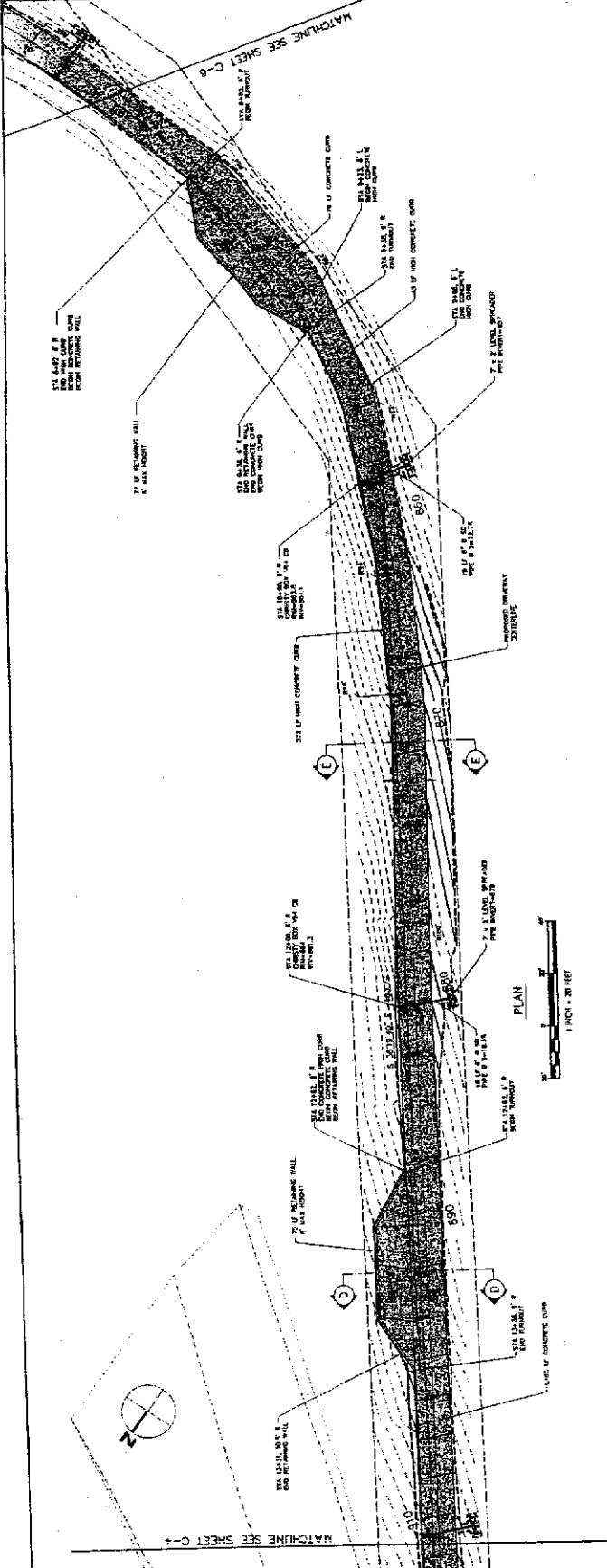
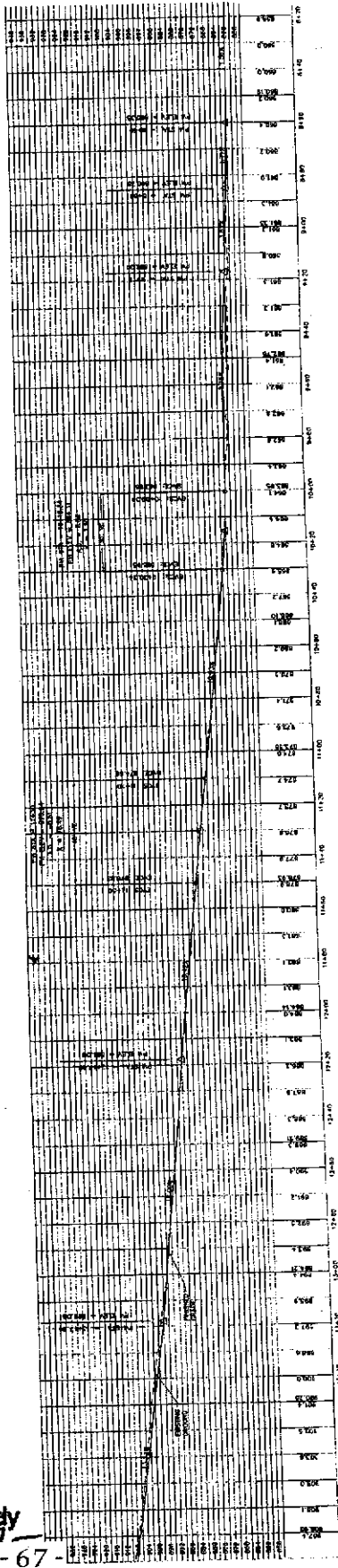


EXHIBIT G

NO.	DATE	DESCRIPTION
1	07-03-11	Initial Study
2	07-03-11	Final Design
3	07-03-11	Construction
4	07-03-11	Final Inspection
5	07-03-11	Final Report
6	07-03-11	Final Approval
7	07-03-11	Final Sign-off
8	07-03-11	Final Review
9	07-03-11	Final Check
10	07-03-11	Final Sign-off
11	07-03-11	Final Review
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14	07-03-11	Final Review
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16	07-03-11	Final Sign-off
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93	07-03-11	Final Check
94	07-03-11	Final Sign-off
95	07-03-11	Final Review
96	07-03-11	Final Check
97	07-03-11	Final Sign-off
98	07-03-11	Final Review
99	07-03-11	Final Check
100	07-03-11	Final Sign-off

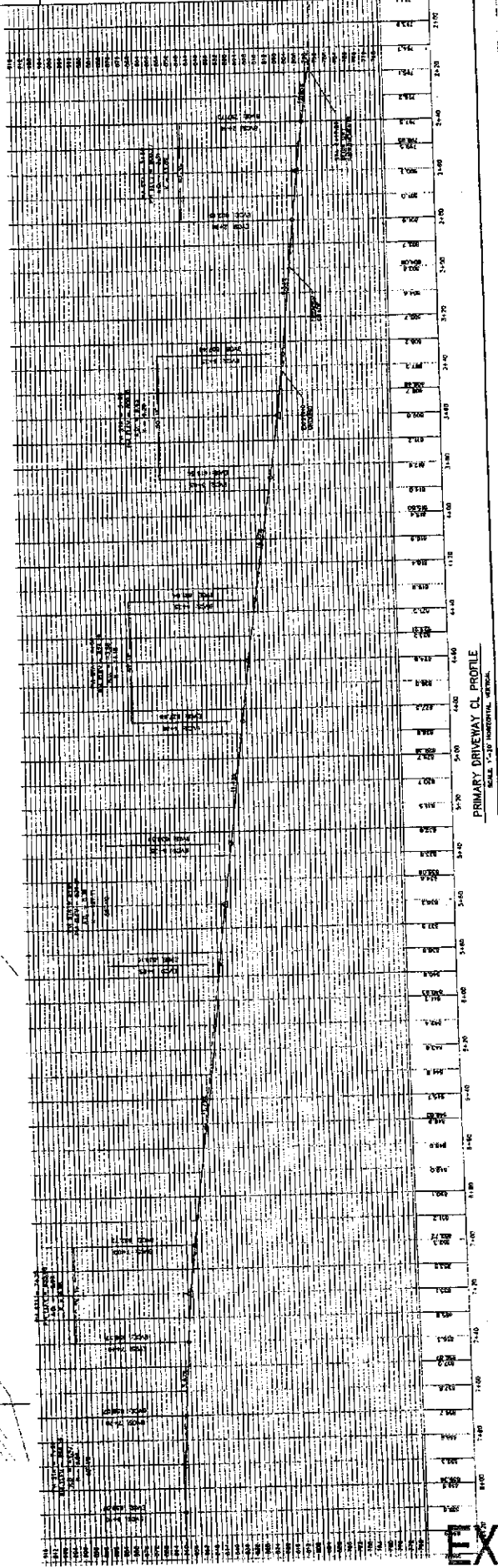
Environmental Review Initial Study  
ATTACHMENT 1  
APPLICATION 07-0619

C-6

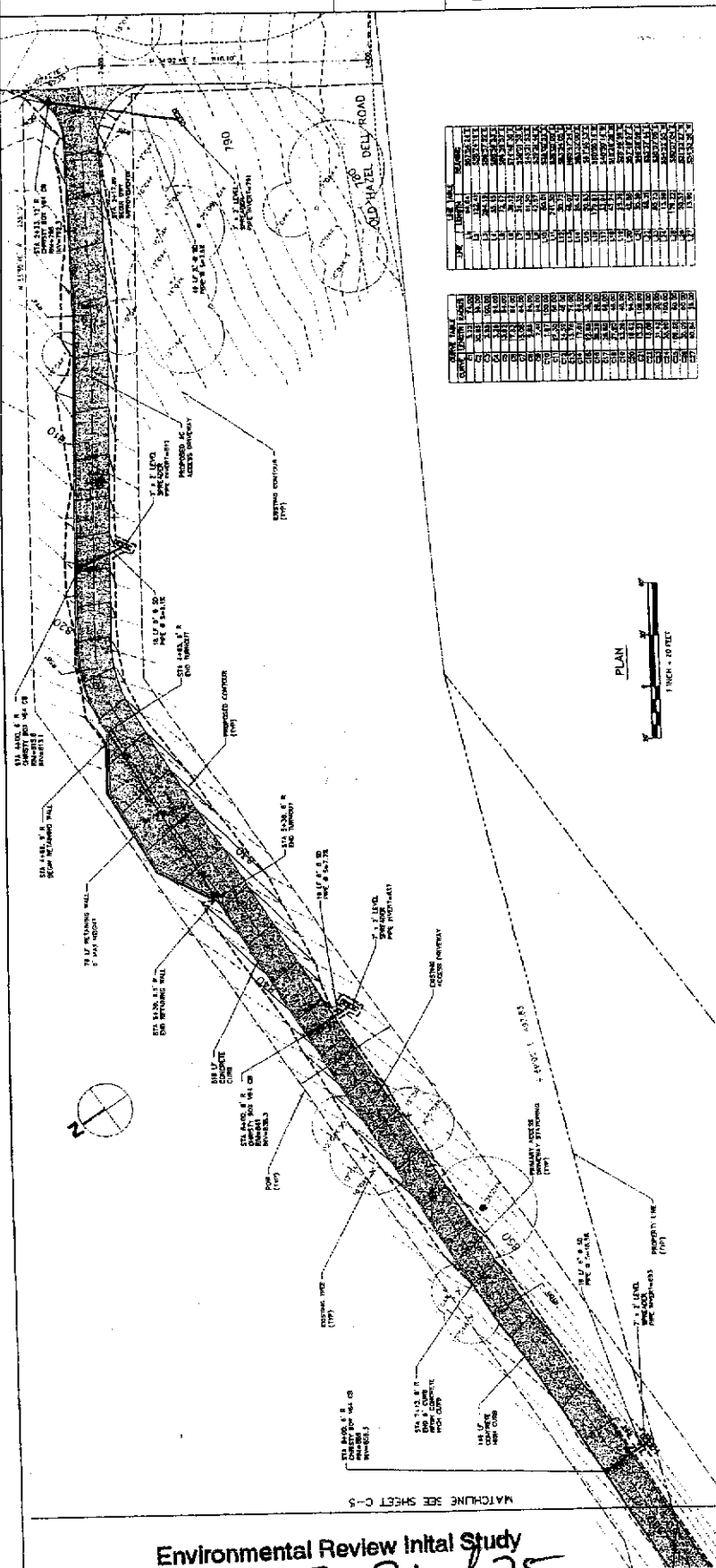
DATE: 09/15/2007  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT NO: 07-0619

FOR: ROBERT HARTMAN  
 185 OLD HAZEL CREEK ROAD  
 WATSONVILLE, CALIFORNIA  
 GRADING AND DRAINAGE PLAN  
 SHEET 5 OF 5

RI Engineering, Inc.  
 103 POTOSI ST. SUITE 42-202, SANTA CRUZ, CA 95060  
 831-425-3901 www.riengineering.com



STATION	EXIST. ELEV.	PROPOSED ELEV.	GRADE (%)	VERT. CURVE DATA
0+00	1180.0	1180.0	10.0	
0+10	1170.0	1170.0	10.0	
0+20	1160.0	1160.0	10.0	
0+30	1150.0	1150.0	10.0	
0+40	1140.0	1140.0	10.0	
0+50	1130.0	1130.0	10.0	
0+60	1120.0	1120.0	10.0	
0+70	1110.0	1110.0	10.0	
0+80	1100.0	1100.0	10.0	
0+90	1090.0	1090.0	10.0	
1+00	1080.0	1080.0	10.0	



Environmental Review Initial Study  
 ATTACHMENT 3, 21 of 25  
 APPLICATION 07-0619

EXHIBIT

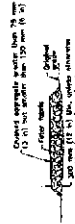


EROSION CONTROL MEASURES

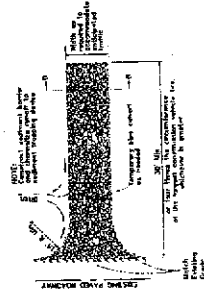
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION PERIOD.
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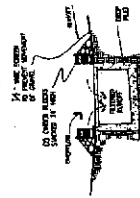
FIBER ROLL DETAIL IN SLOPE AREA



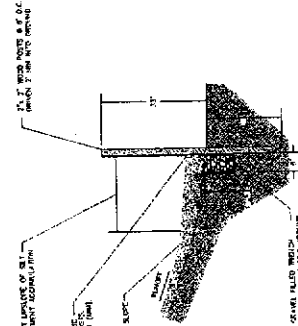
CONSTRUCTION ENTRANCE DETAIL



BLOCK AND GRAVEL FILTER DETAIL



SILT FENCE DETAIL



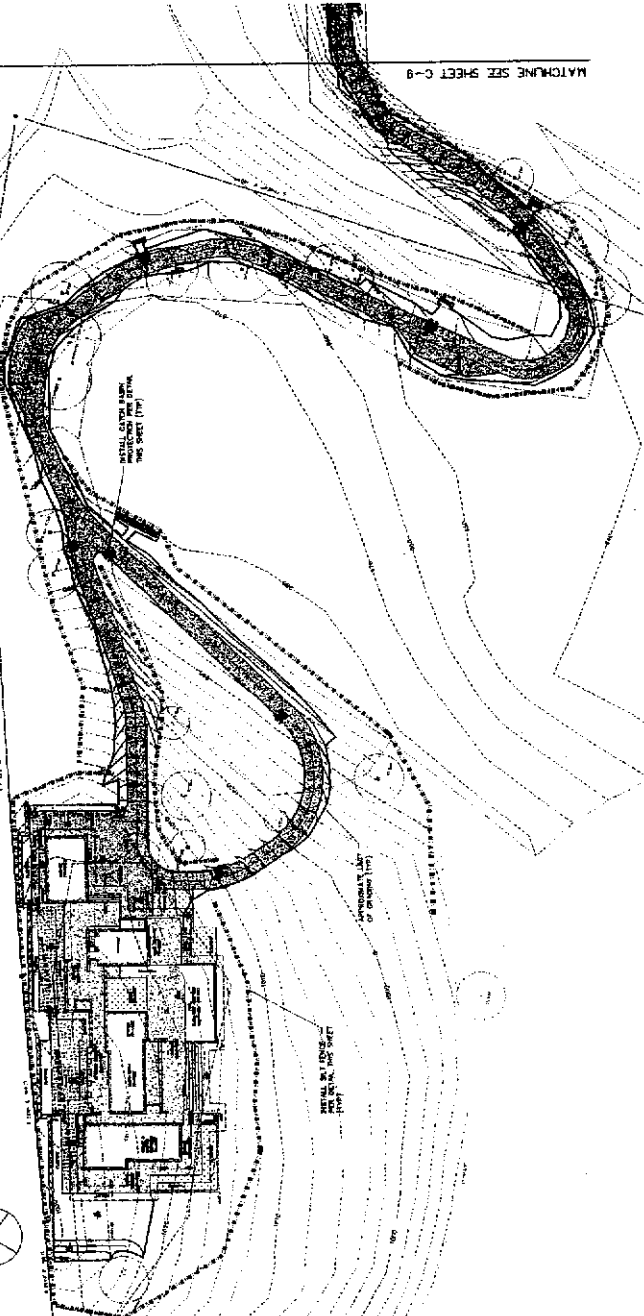
TYPICAL FIBER ROLL INSTALLATION

EROSION CONTROL LEGEND

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION PERIOD.
- 3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION PERIOD.
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- 9. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION PERIOD.
- 10. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION PERIOD.



TYPICAL FIBER ROLL INSTALLATION



RI Engineering, Inc.  
 831-425-3901 www.riengineering.com  
 303 Portero St., Suite 42-202, Santa Cruz, CA 95060

EROSION CONTROL PLAN  
 APR 108-211-27  
 135 OLD HAZEL DRL ROAD  
 WATSONVILLE, CALIFORNIA  
 FOR  
 HARTMANN RESIDENCE

DATE: 07-03-07  
 SHEET NO. 1 OF 2  
 C-8

MATCHLINE SEE SHEET C-9

**CONSTRUCTION ENTRANCE DETAIL**


# Site Analysis Diagram and Shadow Plan

Includes:

- Material and Colors Sample Plan (See photo simulations for proposed colors, stone veneer, stucco, and tile roof materials)

Environmental Review Initial Study  
ATTACHMENT 4 of 10  
APPLICATION 07-0619



An aerial photograph showing a dense wooded area. A road or path runs vertically through the center. On the left side of the road, there are several buildings, possibly a farm or small industrial site. The terrain is uneven with varying shades of green and brown, indicating different types of vegetation and possibly some cleared areas.

Environmental Review Initial Study  
ATTACHMENT 4, 2010  
APPLICATION 07-0619

EXHIB - 73 -

JAN 21 noon

Environmental Review Initial Study  
ATTACHMENT 4, 3 of 10  
APPLICATION 07-0619

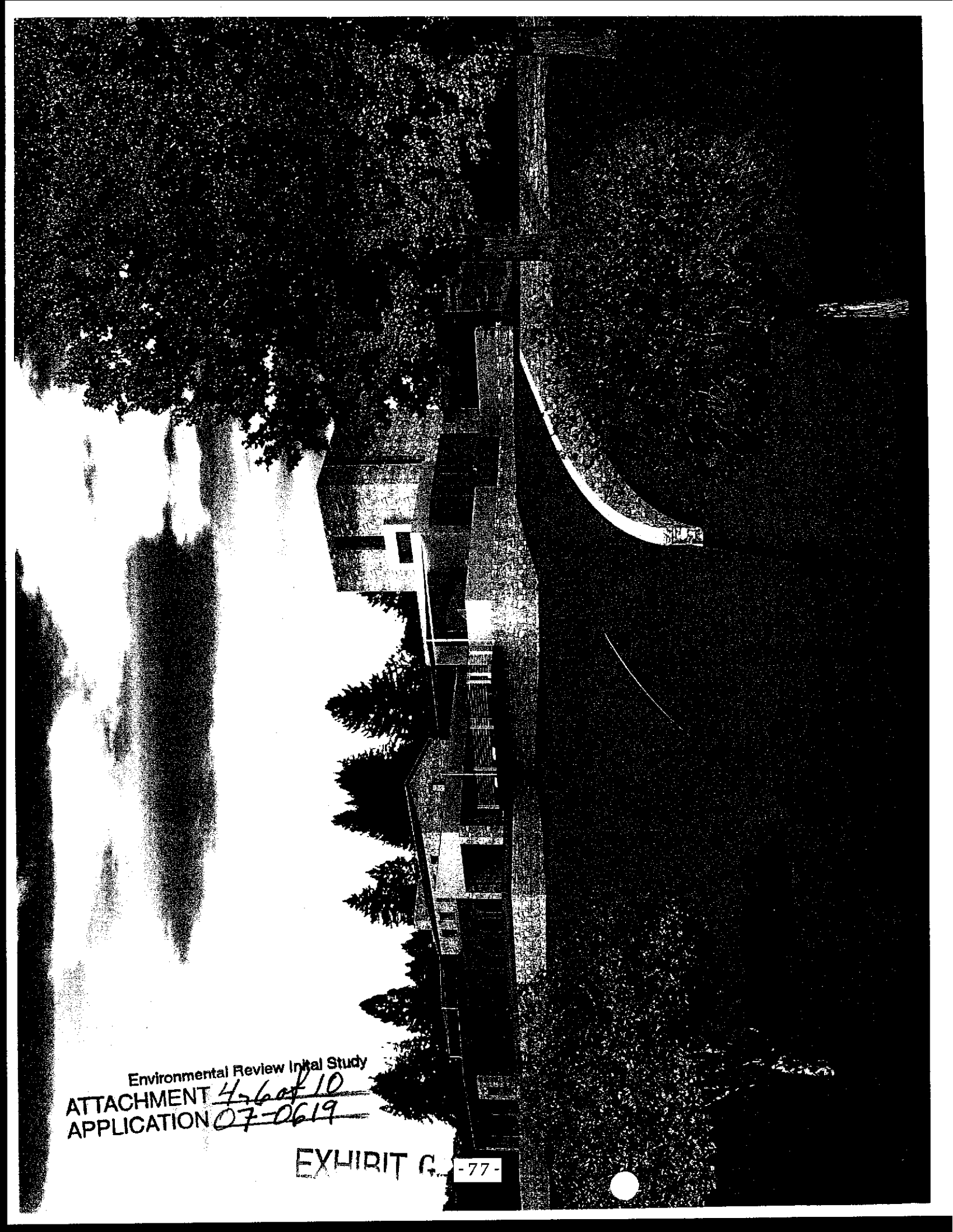
JUNE 21 noon

Environmental Review Initial Study  
ATTACHMENT 4, 4 of 10  
APPLICATION 07-0619



Environmental Review Initial Study  
ATTACHMENT 4, 5 of 10  
APPLICATION 07-0619

EXHIBIT G

An aerial photograph showing a road that curves from the top left towards the bottom right. The road is flanked by dense trees and vegetation. The image is in black and white with a grainy texture.

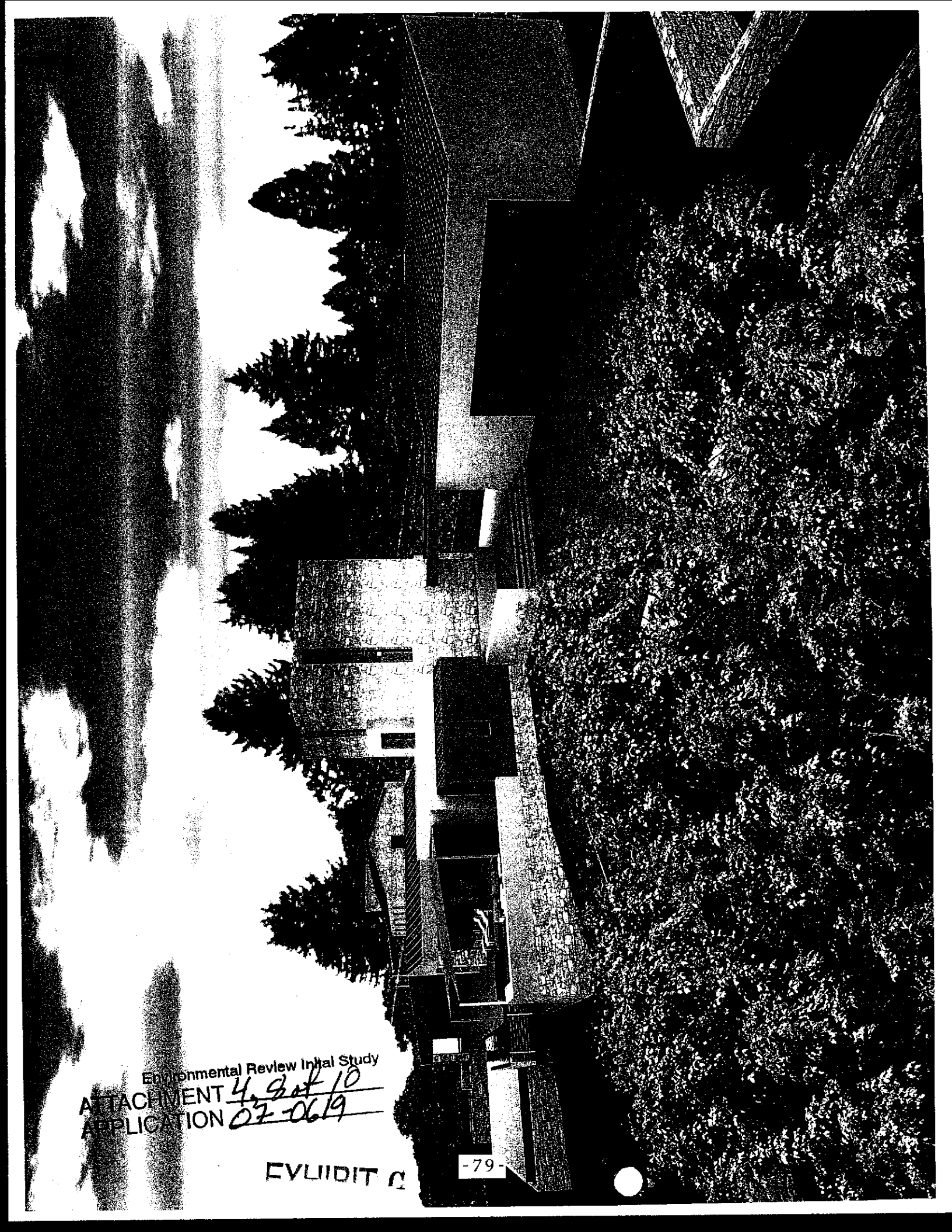
Environmental Review Initial Study  
ATTACHMENT 4-6 of 10  
APPLICATION 07-0619

EXHIBIT G. -77-

Environmental Review Initial Study

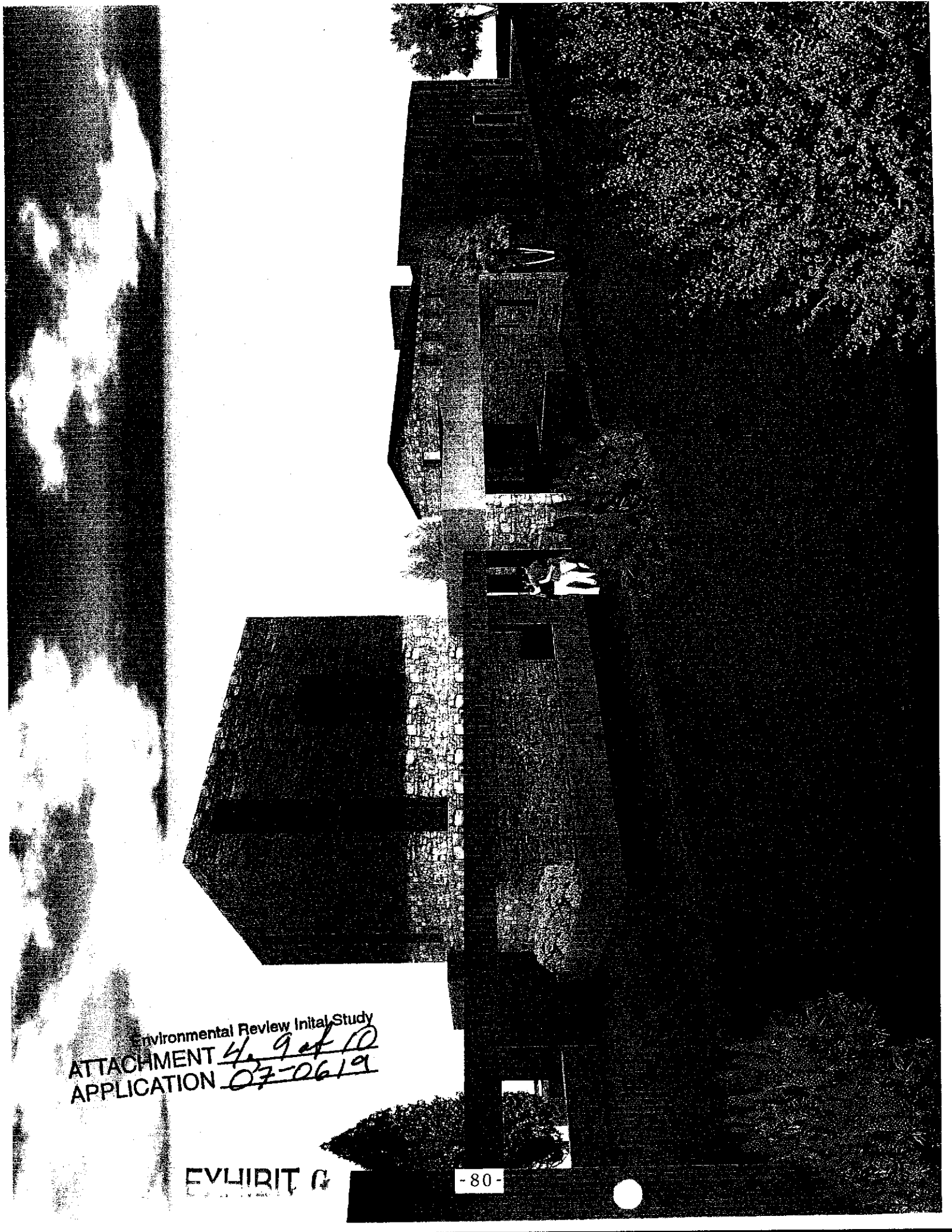
ATTACHMENT 4 of 10  
APPLICATION 07-0619

EXHIBIT G



Environmental Review Initial Study  
ATTACHMENT 4.3 of 10  
APPLICATION 07-0619

ENVIRONMENTAL



Environmental Review Initial Study  
ATTACHMENT 4, 9 of 10  
APPLICATION 07-0619

EVLIIRIT G



Environmental Review Initial Study  
ATTACHMENT 4, 10, & 10  
APPLICATION 87-0619

EXHIBIT G

**C O U N T Y   O F   S A N T A   C R U Z**  
**DISCRETIONARY APPLICATION COMMENTS**

**Project Planner:** Larry Kasparowitz  
**Application No.:** 07-0619  
**APN:** 106-211-27

**Date:** June 3, 2008  
**Time:** 10:52:50  
**Page:** 1

**Environmental Planning Completeness Comments**

===== REVIEW ON OCTOBER 31, 2007 BY CAROLYN I BANTI =====

The following are Completeness Comments in regards to soils and grading issues:

1. The soils report has been accepted. Please see letter dated 10/31/07.
2. Prior to the discretionary application being deemed complete, plan review letters from the soils engineer and geologist shall be submitted to Environmental Planning. The authors of the respective reports shall write the plan review letters. The letters shall state that the project plans conform to the recommendations of the reports.
3. Please clarify the origins of the earthwork quantities. Specifically, list each of the following separately: cut/fill for the driveway, cut/fill for the residence and site improvements, and cut/fill for overexcavation and recompaction beneath the structure.
4. Please revise the grading plans to show top of wall and bottom of wall elevations at changes in retaining wall height and angle points. This information should be provided on grading plans for both the driveway and residence. Please note that the architectural cross sections do not agree with the civil sheets; the civil sheets show retaining walls behind the residence, while the architectural sections show grading. ===== UPDATED ON MARCH 6, 2008 BY CAROLYN I BANTI =====

--- Second Review --- Completeness Comments --- Soils and Grading

Thank you for the submittal of a geotechnical plan review letter. Please note that there are additional comments regarding the driveway drainage described in the letter in the Miscellaneous Comments section that should be addressed at the time of building application submittal.

All other completeness comments have been addressed.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON OCTOBER 31, 2007 BY CAROLYN I BANTI =====

The following are Compliance Comments in regards to soils and grading issues:

1. It appears that grading for the residence, accessory structure and garage may be minimized by utilizing alternate foundation and site layout approaches that would not require major grading, as required by Code Section 16.22.050(a) and General Plan Section 6.3.9. Please revise plans accordingly. Note: The secondary driveway approach does not appear to be a necessary site disturbance.
2. The driveway and turnouts may not cross slopes greater than 30 percent per Code Section 16.22.050(c) and General Plan section 6.3.9(b). Please revise plans accordingly.

Environmental Review Initial Study

**ATTACHMENT** 5, 1049  
**APPLICATION** 07-0619

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
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3. Drainage from the driveway is being directed to dissipators located on slopes up to 100 percent. Please submit review letters from the soils engineer and geologist stating that the location of these dissipators will not cause slope stability issues.

The following are Miscellaneous Comments/Conditions of Approval in regards to soils and grading issues:

1. Prior to building permit issuance, a Declaration of Geologic Hazards shall be recorded on this parcel. A copy of this declaration will be provided after the discretionary application 07-0619 has been deemed complete.

2. Prior to building permit issuance, plan review letters from the soils engineer and geologist shall be submitted to Environmental Planning. The authors of the respective reports shall write the plan review letters. The letters shall state that the project plans conform to the recommendations of the reports, and shall reference each reviewed sheet by both drawing and revision dates. Please note that this letter should be prepared after all agency comments have been addressed to ensure that the letter references the final plan set. ===== UPDATED ON OCTOBER 31, 2007 BY CAROLYN I BANTI =====  
===== UPDATED ON MARCH 6, 2008 BY CAROLYN I BANTI =====

Second Review --- Compliance Comments --- Soils and Grading

The second submittal shows some reduction in grading, but the quantities are such that Environmental Review will still be required (>1000 CY of cut/fill)

Other compliance comments have been addressed.

Second Review --- Miscellaneous Comments/Conditions --- Soils and Grading

This building application will be reviewed for conformance with the 2007 California Building Code (CBC). Please submit an addendum to the soils report providing seismic parameters in accordance with the 2007 CBC at the time of building permit application submittal.

The current application shows driveway drainage sheetflowing off the driveway and over the slopes below. The soils report shows approximately 2-3 feet of fill on the driveway which may be assumed to be present downslope, and the slopes below are mapped as uncertain landslide deposits. As such, letting drainage flow over the edge of the roadway is not advised. Please either include additional technical information at the time of building application addressing these concerns or revise the driveway drainage. ===== UPDATED ON MARCH 6, 2008 BY ROBERT S LOVELAND =====

Condition of Approval:

1. Two small trees (Sheet C4) are proposed for removal as part of this project. There are numerous trees shown along the road alignment and near the home site that will need to be protected during construction activities. Please submit a detailed

Environmental Review Initial Study

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APPLICATION 07-0619

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
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tree protection detail prior to building permit issuance. The trees to be protected will need to have tree protection in place prior to grading activities commencing.

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 30, 2007 BY DAVID W SIMS =====  
1st Review Summary Statement:

The present development proposal does not adequately control stormwater impacts. The Stormwater Management section cannot recommend approval of the project as proposed.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Policy Compliance Items:

Item 1) The project must hold runoff levels to pre-development rates, effective for a broad range of storms up through the 10-year event by use of best management practices (BMPs). Due to the development exceeding one acre, detention is required to the extent that these BMPs are unable to fully control runoff rates for the larger storms. The proposal contains mitigation measures, but review of the design indicates that the level spreaders are likely significantly undersized to the point of not achieving sufficient mitigation by the approach used. Additionally the level spreaders were designed for only a 2-year event and mitigation must be shown to be successful for higher storm levels as well. Please see information items below.

Item 2) The project is required to minimize impervious surfacing. While the proposal does include application of porous pavements to minimally meet policy, the proposed extents are limited compared to the paved development extents, and significant areas of impervious surfacing remain that must be otherwise fully mitigated, which has not been demonstrated.

Information Items:

Item 3) Incomplete. County Design Criteria requires topography be shown a minimum of 50 feet beyond the project work limits. This is not provided behind the home or along most of the driveway length. Topography must be tied to the County vertical datum and not assigned arbitrary elevation.

Item 4) Incomplete. Provide detailed topography on the slopes around and below the level spreaders to support the claimed slope uniformity and resulting large design estimates for sheet flow length. If the slopes are not highly uniform then sheet flow lengths should be reduced significantly. Fully describe all other land conditions around and below the level spreaders as detailed in the design criteria for this mitigation measure. Please check the slopes below the level spreaders against the permissible velocities determined by figures SWM-19a and SWM-19b of the design criteria and include this check in the calculation package. See items 5 and 6.

Item 5) Incomplete. Several of the locations for the level spreaders appear to occur

Environmental Review Initial Study

ATTACHMENT 5, 3 of 9  
APPLICATION 07-0619

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
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on the mapped Nisene-Aptos soil complex (156) which has permeability much lower than the 4 inches per hour assumed for soil 114 in design. It appears difficult to locate these spreaders on better soils. If the lower permeability of soil 156 were used, it is much more difficult to mitigate runoff up through the 10-year event with the level spreaders proposed. Please review and clarify or revise.

Item 6) Incomplete. Many of the locations for the driveway level spreaders are on land slopes that exceed 25% and are as much as 56%, perhaps creating feasibility issues. Landslides are mapped in the vicinity. Review and a letter of approval from a geotechnical engineer specifically stating feasibility of the mitigation proposal is required.

Item 7) Incomplete. Calculations contain a number of errors. The P60 intensity value used is set as both 1.4 and 1.6. Time of concentration should be shown to vary between the pre-existing and developed conditions due to the extensive paving and piping of runoff. The soil permeability and sheet flow distance values discussed earlier, if not supportable by the additional information requested, will need adjustment that will result in a very different design outcome. Pre-existing pervious C-value is set at 0.3, which is the maximum range value for rural grassed/forested conditions. Given the moderately permeable soils a lesser value would seem warranted rather than a value typical of clay soils. Please explain this usage if retained.

Item 8) Incomplete. Specify the type of paver product in the legend and note it as pervious. Also provide a sub-grade design detail on the plans that clearly indicates the pervious construction.

Item 9) Incomplete. Clarify if the existing driveway is gravel over its entire length or remains as dirt along some stretches. Indicate and add plan notes regarding the extents of widening and areas of new road.

Please see miscellaneous comments. ===== UPDATED ON FEBRUARY 15, 2008 BY GERARDO VARGAS =====

===== UPDATED ON MARCH 18, 2008 BY DAVID W SIMS =====

4th Review Summary Statement:

Some informational and policy items remain incomplete. However, the Stormwater review section has no objection to the application proceeding to building application stage, so long as the Planner fully conditions the remaining items to be addressed.

Policy Compliance Items:

Item 1) Mitigation proposals were revised to include system capability to control smaller and larger storms up through the 10-year event. Two significant design problems were found, one involving peak versus average rainfall intensities in the calculations, and the other being differing assumptions for the detention operational configuration between the calculations and that shown on the plans, involving drainage areas and orifice sizing. These issues would prevent proper functioning for revision.

Environmental Review Initial Study  
ATTACHMENT 5, 4 of 9  
APPLICATION 07-0619

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
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Item 2) Impervious surfacing has been somewhat reduced by elimination of the circular turn-around of the upper driveway. However, the development still proposes excessive covered patio areas, and parking and turn-around space at the top of the driveway, and the proposal for pervious pavers in this parking area has been eliminated in preference of impervious stamped concrete. The stamped concrete area could be built of pervious materials as previously proposed. A pervious, stamped, architectural quality concrete of fine surface texturing is available through local contractor. See <http://www.percocrete.com/> for examples of the product. Submitted letters from the project Geotechnical firm and the Geologist do not specifically address and support with data and explanation the non-feasibility issue of porous pavements, so a waiver cannot be supported. Claim of non-feasibility shall adhere to the requirement stated in Part 3, Section H, 11, c. of the CDC.

Information Items:

Item 3) Complete. Based on design revisions, sufficient topographic data has now been provided.

Items 4, 5 and 6) Complete. Based on design revisions eliminating the steepest level spreader locations, this item is no longer essential for discretionary review. Designer is to assure for the remaining sites that the final building plans conform to Design Criteria for slope method dispersal of runoff.

Item 7) Incomplete. Based on design revisions, mitigation methods and calculations have significantly changed. Problems were discussed with the engineer by phone and it is not anticipated that correction would lead to feasibility problems with achieving needed mitigations.

Item 8) Incomplete. See item 2 this routing. See prior comment for item 8 regarding detailing permeable pavements.

Item 9) Complete. Clarifications on the extents and changes to the long approach driveway have been included on the plans and calculations.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 30, 2007 BY DAVID W SIMS =====  
Miscellaneous:

A) The gravel roof sections of the building may have some potential to slow runoff release and could possibly be considered a BMP. Information on the depth of gravel, roof slopes, orientation to other roof sections, and quantification of lag time should be provided if this is proposed as a form of mitigation.

B) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.

A recorded maintenance agreement may be required for certain stormwater facilities.

Environmental Review Initial Study

ATTACHMENT 5.5019  
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Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
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The drainage review deposit for this application is being converted to an at-cost account.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, survey records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted. Not all existing pavements may be recognized as exempt from mitigation, or credited against impact fees.

Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board. Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. For more information see:  
<http://www.swrcb.ca.gov/stormwtr/constfaq.html>

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON MARCH 18, 2008 BY DAVID W SIMS =====  
NO COMMENT

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON OCTOBER 15, 2007 BY DAVID A GARIBOTTI =====

Please provide a complete and accurate plot plan that includes the entire parcel, the location of the proposed building and driveway on said parcel and any offsite extension of that driveway. Specifically indicate and identify any intersections with public or private roads or other driveways or right of ways, and any other proposed offsite improvements. ===== UPDATED ON FEBRUARY 21, 2008 BY DAVID GARIBOTTI =====

Information provided. After review of revised plans it has been determined that the driveway intersection is not a County Maintained Road. No further information required.

~~Dpw Driveway/Encroachment Review Initial Study~~  
~~ATTACHMENT 5, 6 & 9~~  
~~APPLICATION 07-0619~~

ATTACHMENT 5, 6 & 9  
APPLICATION 07-0619

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
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===== REVIEW ON OCTOBER 15, 2007 BY DAVID A GARIBOTTI =====  
No comment.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON OCTOBER 29, 2007 BY ANWARBEG MIRZA =====

1. In order to evaluate access to the single-family dwelling, show how property obtains access road to the county road system and provide details of intersection of the private Rd/driveway. to Old Hazel Del Rd.

Until further information is submitted, 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. ===== UPDATED ON MARCH 3, 2008 BY GREG J MARTIN =====

Radius of returns at intersection of driveway and Old Hazel Dell Road may not exceed 15 feet. Please refer to the County Design Criteria for examples of how to draw the driveway in plan view. The tangent of the driveway is clipped for constructability. The concrete curb should stop a minimum of 3 feet from the edge of the road.

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON OCTOBER 29, 2007 BY ANWARBEG MIRZA =====  
NO COMMENT  
===== UPDATED ON MARCH 3, 2008 BY GREG J MARTIN =====

**Environmental Health Completeness Comments**

===== REVIEW ON OCTOBER 29, 2007 BY JIM G SAFRANEK ===== Septic application has been submitted and is not approved. Drainage plan should show the actual layout of the septic tank, leachfield and future expansion field.

**Environmental Health Miscellaneous Comments**

===== REVIEW ON OCTOBER 29, 2007 BY JIM G SAFRANEK =====  
NO COMMENT

**Pajaro Valley Fire District Completeness Comments**

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

===== REVIEW ON OCTOBER 17, 2007 BY COLLEEN L BAXTER =====  
DEPARTMENT NAME: PAJARO FIRE

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

Fire hydrant shall be painted in accordance with the state of California Health and

Environmental Review Initial Study

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Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
Application No.: 07-0619  
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Safety Code. See authority having jurisdiction.

A minimum fire flow 500 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans 17,000 gallons of water 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.

NOTE on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

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

NOTE on the plans that a 100 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 18 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 engineer 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.

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

Environmental Review Initial Study

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Discretionary Comments - Continued

Project Planner: Larry Kasparowitz  
Application No.: 07-0619  
APN: 106-211-27

Date: June 3, 2008  
Time: 10:52:50  
Page: 9

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.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors a separate fire alarm permit and fee is required by the fire department having jurisdiction. Fire Alarm plans (3 sets) shall be submitted and approved prior to commencing work.

**Pajaro Valley Fire District Miscellaneous Comments**

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

===== REVIEW ON OCTOBER 17, 2007 BY COLLEEN L BAXTER =====

Environmental Review Initial Study  
ATTACHMENT 5, 9 of 9  
APPLICATION 07-0619



- Engineering Geology
- Hydrogeology
- GIS Services

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## NOLAN ASSOCIATES

### PRELIMINARY GEOLOGIC HAZARDS INVESTIGATION

Property off Old Hazel Dell Road  
Watsonville, California  
Santa Cruz County APN 106-211-27

Prepared for :  
Mr. Robert Hartman  
335 Via Concha  
Aptos, California 95003

Environmental Review Initial Study  
ATTACHMENT 6, lot 5  
APPLICATION 07-0619

Job # 05004  
August 3, 2005

## RECOMMENDATIONS

1. Construction of habitable structures should be restricted to the Geologically Suitable Building Envelope shown on Plate 1. The setbacks incorporated into this building envelope may be modified by your geotechnical engineering consultant based on specialized foundation design or the results of additional geologic investigations. We must review and approve the results of any modification of the recommended Geologically Suitable Building Envelope. The building envelope designated on Plate 1 is based in part on the scope of this investigation and is not meant to imply that it is the only geologically feasible building site on the parcel. We reserve the right to amend the building envelope recommendations where consistent with sound geologic judgement. Any structures or appurtenances constructed outside the proposed building envelope may be subject to higher than ordinary risks.
2. Considering the geologic setting of the proposed residence, we consider it prudent to design the foundation for the proposed residence to accommodate up to 3 inches of vertical offset and 6 inches of horizontal extension along a potential future ground crack through any proposed structure. Such a ground crack should be assumed to run in a northwesterly-southeasterly direction parallel or sub-parallel to the previously recognized ground cracks.
3. The project engineers should review the findings of our deterministic and probabilistic seismic shaking evaluation and incorporate these findings into their analysis, where appropriate. Given the potential for strong seismic shaking to occur during the lifetime of the proposed structures, all structures should be designed to the most current standards of the California Building Code and Uniform Building Code, at a minimum.
4. We recommend that all drainage from improved surfaces such as walkways, driveways, patios, and roofs be captured by closed pipe or lined ditches and dispersed on site in such a way as to maintain the pre-development runoff patterns as much as possible. At no time should any concentrated discharge be allowed to spill directly onto the ground adjacent to structures or to fall directly onto steep slopes. The control of runoff is essential for erosion control and prevention of water ponding against foundations.
5. We recommend that home owners implement the simple safety procedures outlined by Peter Yanev in his book, *Peace of Mind in Earthquake Country*. This book contains a wealth of information regarding earthquakes, seismic design and precautions that the individual home owner can take to reduce the potential for loss of life, injury and property damage.

Environmental Review Initial Study  
ATTACHMENT 6, 2005  
APPLICATION 07-0619

Nolan Associates

6. We request the privilege of reviewing final project plans for conformance with our recommendations. If we are not permitted such a review, we cannot be held responsible for misinterpretation or omission of our recommendations.

#### INVESTIGATION LIMITATIONS

1. The conclusions and recommendations noted in this report are based on probability and in no way imply the site will not possibly be subjected to ground failure or seismic shaking so intense that structures will be severely damaged or destroyed. The report does suggest that implementation of the recommendations contained within will reduce the risks posed by geologic hazards.
2. This report is issued with the understanding that it is the duty and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this report are brought to the attention of the architect and engineer for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
3. If any unexpected variations in soil conditions or if any undesirable conditions are encountered during construction or if the proposed construction will differ from that planned at the present time, Nolan Associates should be notified so that supplemental recommendations can be given.
4. The findings of this report are valid as of the present date. However, changes in the conditions of the property and its environs can occur with the passage of time, whether they be due to natural processes or the works of man. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, the conclusions and recommendations contained in this report cannot be considered valid beyond a period of two years from the date of this report without review by a representative of this firm.
5. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering geology principles and practices. No warranty, expressed or implied, including any implied warranty of merchantability or fitness for the purpose is made or intended in connection with our services or by the proposal for consulting or other services, or by the furnishing of oral or written reports or findings.

Environmental Review Initial Study

ATTACHMENT 6, 3 of 5  
APPLICATION 07-0619

Nolan Associates



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

November 16, 2005

Mr. Robert Hartman  
335 Via Concha  
Aptos, CA 95003

And,

Nolan and Assocaites  
1509 Seabright Avenue, Suite A2  
Santa Cruz, CA 95060  
ATTN: Jeffery Nolan

**Subject:** Review of Engineering Geology Report, by Nolan and Assocaites, Project Number 05004,  
dated August 3, 2005, APN 106-211-27, Application #: 05-0672

Dear Messrs Hartman and Nolan,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the reports.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Before building permit issuance, *plan-review letters* shall be submitted to Environmental Planning from both the geotechnical engineer and engineering geologist. The authors of the reports shall write the *plan review letters*. Each letter shall state that the project plans conform to the report's recommendations.
4. An engineered grading and erosion plan is required; this plan must show the geologically approved development envelope.
5. A geotechnical engineering report is required.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Environmental Review Initial Study  
ATTACHMENT 6, 4 & 5  
APPLICATION 07-0619

Review of Engineering Geology Report, by Nolan and Associates, Project Number 05004, dated August 3, 2005,

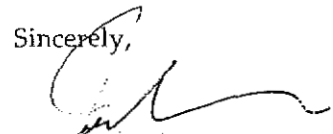
APN 106-211-27, Application #: 05-0672

Page 2 of 3

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3175, email pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joseph L. Hanna CEG 1313

County Geologist

Cc: Hamilton-Swift, 1509 Seabright Avenue, Santa Cruz, CA 95060

Environmental Review Initial Study  
ATTACHMENT 64504-5  
APPLICATION 07-0619

EXHIBIT G

GEOTECHNICAL INVESTIGATION  
For  
PROPOSED SINGLE FAMILY DWELLING  
195 Old Hazel Dell Road  
Watsonville, California

Prepared For  
ROBERT HARTMAN

Prepared By  
HARO, KASUNICH AND ASSOCIATES, INC.  
Geotechnical & Coastal Engineers  
Project No. SC9485  
July 2007

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## DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

It is our opinion that the proposed development appears compatible with the site, provided the recommendations of this report are closely followed during design and construction of the project.

The results of our investigation indicate there are no adverse geotechnical hazards that would preclude the development of this project. Primary geotechnical concerns at the site include strong seismic shaking, adequate bearing support for foundations, and appropriate control of surface runoff. There is a potential for ground cracking at the site which could result in up to 3 inches of vertical offset and up to 6 inches of horizontal offset. Foundation design must take this possibility into consideration. A structural mat slab foundation is recommended for this project for this reason. Alternately, a grid system may be employed. The foundation should be constructed on an engineered building pad. The pad should consist of a minimum of 36 inches of engineered fill. This thickness may be reduced to 24 inches by placing geo-synthetic reinforcing fabric, such as Mirafi 500x, at the midpoint of the fill cross section.

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The project site is located within a seismically active area. Structures designed and constructed in accordance with the most current UBC and the recommendations of this report should react well to seismic shaking.

An engineered drainage plan to handle surface and subsurface runoff should be developed for this site. Surface and subsurface site drainage should be adequately controlled during and after construction.

The following recommendations should be used as guidelines for preparing project plans and specifications, and assume that **Haro, Kasunich & Associates** will be commissioned to review project grading and foundation plans before construction and to observe, test and advise during earthwork and foundation construction. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during construction with those inferred from this investigation. Unusual or unforeseen soil conditions may require supplemental evaluation by the geotechnical engineer.

#### General Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days prior to any grading or foundation excavating** so the work in the field can be coordinated with the grading contractor, and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical

engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557.

3. Areas to be graded or to receive proposed improvements should be cleared of all obstructions and fill materials, including trees not designated to remain and other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill. Any surface or subsurface obstructions, or questionable material encountered during grading, should be brought immediately to our attention for proper exposure, removal and processing as directed.

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth is anticipated to be from 2 to 4 inches, although the actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.

5. Following clearing and stripping down to firm native soil, the exposed subgrade below exterior improvements should be scarified to a depth of at least 8 inches, moisture

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conditioned (or allowed to dry as necessary) to produce a moisture about 2-4 percent above the laboratory optimum value and uniformly compacted to at least 90 percent relative compaction.

6. The building footprint, including areas for which concrete flatwork is proposed, and five feet beyond in all directions should be underlain by an engineered pad a minimum of 36 inches in thickness, or 24 inches if reinforced with fabric. The bottom of all subexcavation should be scarified to a depth of at least 8 inches, moisture conditioned (or allowed to dry as necessary) to produce a moisture about 1-2 percent above the laboratory optimum value and uniformly compacted to at least 90 percent relative compaction.

Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, water conditioned to a moisture content about 2 percent above optimum, and compacted to at least 90 percent relative compaction. The upper 8 inches of pavement subgrades should be compacted to at least 95 percent relative compaction. Aggregate base below pavements should likewise be compacted to at least 95 percent relative compaction.

7. We estimate shrinkage factors of about 15-20 percent for the on-site materials when used in engineered fills.

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8. If grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty with the wet soils. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to use imported fill or gravel and stabilize the bottom of the excavation with stabilization fabric. The need for ground stabilization measures to complete grading effectively should be determined in the field at the time of grading, based on exposed soil conditions.

9. In general, the on-site soils appear suitable for use as engineered fill. However, clay soils with intermediate or high plasticity may be unsuitable if encountered. Materials used for engineered fill which must be imported should be free of organic and deleterious material, contain no rocks or clods over 4 inches in dimension, and should contain no more than 15 percent by weight of rocks larger than 2½ inches. Imported fill should also be granular, have a Plasticity Index of less than 18, and should have sufficient binder to allow excavations to stand without caving. Prior to delivery to the site, a representative sample of proposed import should be sent to our laboratory for evaluation.

#### Cut and Fill Slopes

10. Temporary excavations should be properly shored and braced during construction to prevent sloughing and caving at sidewalls. The contractor should be aware of all CAL-OSHA and local safety requirements and codes dealing with excavations and trenches.

11. Permanent cut slopes should be inclined no steeper than 2:1 (horizontal to vertical).

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The top of all cut slopes should be rounded off to reduce soil sloughing. If seepage is observed, the geotechnical engineer should provide additional recommendations. Cut slopes with these recommended gradients may require periodic maintenance to remove minor soil sloughing.

12. Compacted fill slopes should be constructed at a slope inclination not steeper than 2:1 horizontal to vertical. Fill slopes with these recommended gradients may require periodic maintenance to remove minor soil sloughing. All fills constructed on slopes exceeding a gradient of 7:1 (horizontal to vertical) must be adequately benched into competent material, and keys for stability will be required at the toe of the fill embankment. The toe key should be at least 8 feet wide and should extend at least 2 feet into competent soil or bedrock. The bottom of the toe key should be sloped downward at about 2 percent toward the back of the key.

13. There should be a minimum of 10 feet horizontal separation between the bottom of all footing elements and the top of a fill slope or the base of a cut slope.

14. In order to maintain stable slopes at the recommended gradients, it is important that seepage forces and accompanying hydrostatic pressure be relieved by adequate drainage. Adequate backdrains in keyways and benches should be provided. The

locations of backdrains and outlets will be determined by the geotechnical engineer in the field during grading.

15. Following grading, exposed soil should be planted as soon as possible with erosion-resistant vegetation.

16. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed without the direct observation and approval of the geotechnical engineer.

**Foundations- Structural Concrete Slabs-on-Grade**

17. The proposed structures should be supported by a structural mat slab foundation. The foundation may be designed for an allowable bearing capacity of 1,500 psf.

The structural mat should be designed to withstand 3 inches of vertical ground offset and 6 inches of horizontal ground offset during a seismic event.

Lateral load resistance for the structure supported on the structural slab may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.38 may be used.

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18. Building floor slabs and exterior slabs should be constructed on properly water conditioned and compacted soil subgrades. Soil subgrades should be prepared and compacted as recommended in the section entitled "General Site Grading". Soil moisture should be consistently maintained at 4 to 5 percent over optimum until the slab is poured. If the subgrade is allowed to dry out, it should be adequately pre-moistened for at least 48 hours prior to pouring concrete.

19. Slab reinforcing should be provided in accordance with the anticipated use and loading of the slab and adhere to the vertical and horizontal ground offset conditions. However we recommend a minimum reinforcement of #5 bars spaced 12 inches on-center in both directions. The steel reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies.

20. Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 4 inches thick, covered with a membrane vapor retarder. Capillary break material should be free-draining, clean gravel or rock, such as 3/4-inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor retarder should be a high quality membrane at least 10 mil in thickness. A layer of sand about 2 inches thick should be placed between the vapor retarder and the floor slab to



protect the membrane and to aid in curing concrete. The sand should be lightly moistened prior to placing concrete.

21. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground as delineated above. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement should not be tied to the building foundations. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

#### UBC Design Criteria

22. Based on standard penetration test (SPT) data obtained from our borings and our observations of the native subsurface soil conditions, we have classified the site soil profile as Soil Type  $S_D$  as defined in Table 16-J of the 1997 UBC. The following table indicates the 1997 UBC Seismic Coefficients appropriate for this site. These are minimum values; the project designer or structural designer may utilize more conservative values at his or her discretion.

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FAULT NAME	DISTANCE TO SITE	R.I. (yr)	Mmax (Mw)	SLIP RATE (mm/yr)	UBC FAULT TYPE	Na	Nv	Ca	Cv
San Andreas	1 km .62 miles	400	7.9	241	A	1.5	2.0	0.66	1.28
Sargent	4.7 km 2.9 miles	330	6.8	3.0	B	1.03	1.24	0.45	0.79
Zayante/ Vergeles	5.5 km 3.4 miles	10,000	6.8	0.1	B	1.3	1.18	0.57	0.76

Note: The San Andreas Fault is the dominant fault at this site.

### Retaining Wall Lateral Pressures

23. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads. For design of retaining walls up to 8 feet high, the following design criteria may be used:

- A. Active earth pressure on fully drained walls allowed to yield is that exerted by an equivalent fluid weighing 40pcf for a level backslope gradient; and 60 pcf for a 2:1 (horizontal to vertical) backslope gradient. **This assumes a fully drained condition.**
- B. Where walls are restrained from moving at the top, as in the case for basement walls, design for a uniform rectangular distribution equivalent to 28H psf per foot of wall height for a level backslope, and 42H psf per foot of wall height for a 2:1 backslope (where H is the height of the wall).
- C. Where retaining wall footings are poured neat against dense native soil, a passive resistance of 345 pcf (EFW) may be used. The top 12 inches of

Environmental Review Initial Study  
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bedrock and all topsoil or other loose materials should be neglected when computing passive resistance.

- D. Use a coefficient of friction between base of foundation and native soil of 0.38.
- E. In addition, the walls should be designed for any adjacent live or dead loads which will exert a force on the wall (garage and/or auto traffic).
- F. Retaining walls used as interior living space should be thoroughly waterproofed.

24. For seismic design of retaining walls supporting critical structures, a dynamic surcharge load equal to 20 H psf per foot of wall, where H is the height of the wall, should be added to the above active lateral earth pressures.

25. Fully drained walls should be backfilled with drainage materials consisting of Class 1, Type A permeable material complying with Section 68-1.025 of Caltrans Standard Specifications, latest edition; or of ¾ inch drain rock wrapped in filter fabric such as Mirafi 140N or equivalent.

26. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated, rigid pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. Wall backdrains should be capped at the surface with clayey

Environmental Review Initial Study  
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material to prevent infiltration of surface runoff into the backdrains. A layer of filter fabric (Mirafi 140N or equivalent) should separate the subdrain material from the overlying soil cap.

### Utility Trenches

27. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

28. Utility trenches that are parallel to the sides of buildings should be placed so that they do not extend below an imaginary line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings. The structural design professional should coordinate this requirement with the utility layout plans for the project.

29. Trenches should be backfilled with granular-type material and uniformly compacted by mechanical means to the relative compaction as required by county specifications, but not less than 95 percent under paved areas and 90 percent elsewhere. The relative compaction will be based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557.

Environmental Review Initial Study  
ATTACHMENT 3, 13 of 16  
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6 July 2007

30. We strongly recommend placing a 3 foot concrete plug in each trench where it passes under the exterior foundations. Care should be taken not to damage utility lines.

31. Trenches should be capped with  $1.5\pm$  feet of relatively impermeable soil.

### Surface Drainage

32. An engineered drainage plan to handle surface runoff should be developed for this site. Site drainage should be adequately controlled both during and after construction.

33. The site should be graded to promote positive runoff towards an approved discharge point offsite.

34. All exposed soil should be landscaped and permanently protected against erosion as soon as possible after grading.

35. We recommend that full gutters be used along all roof down eaves to collect storm runoff water and channel it through closed rigid conduits to a suitable discharge point away from all structural improvements.

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ATTACHMENT 5, 14 of 16  
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36. Surface runoff should **not** be allowed to flow onto graded or natural slopes. Consideration should be given to catch basins, berms, concrete v-ditches, or drainage swales at the top of all slopes to intercept runoff and direct it to a suitable discharge point.

37. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and on pavements. Surface drainage should be directed away from the building foundations, on a minimum gradient of 2 percent for a distance of at least 3 feet to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

38. Irrigation activities at the site should be done in a controlled and reasonable manner. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.

39. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Environmental Review Initial Study  
ATTACHMENT 8.15 of 16  
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6 July 2007

40. Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures.

**Plan Review, Construction Observation and Testing**

41. Our firm should be provided the opportunity for a general review of the project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. The purpose is to determine if this preliminary report is adequate and complete for the final planned grading and construction. It is not intended that the geotechnical engineer approve or disapprove the plans, but to provide an opportunity to update the preliminary report and include additions or qualifications as necessary. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations.

42. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

Environmental Review Initial Study  
ATTACHMENT 8.16.07/16  
APPLICATION 07-0619



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

October 31, 2007

Hamilton Swift Attn: Charlie Eadie  
500 Chestnut St. Ste. 100  
Santa Cruz, CA, 95006

**Subject:** Review of Geotechnical Investigation by Haro Kasunich & Associates  
Dated July 6, 2007; Project #: SC9485  
APN 106-211-27, Application #: 07-0619

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. Prior to the discretionary application being deemed complete, a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.


After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please submit two copies of the report at the time of building permit application.

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

Sincerely,

  
Carolyn Banti  
Associate Civil Engineer

Environmental Review Initial Study  
ATTACHMENT 9, 1st 2  
APPLICATION 07-0619

Cc: Lawrence Kasparowitz, Project Planner  
Robert Hartman, Owner  
Haro Kasunich & Associates



**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED  
AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

Environmental Review Initial Study  
ATTACHMENT 9.2 of 2  
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