



Staff Report to the Zoning Administrator

Application Number: **08-0183**

Applicant: Dennis Norton
Owner: Robert Holman
APN: 046-141-53

Agenda Date: 10/17/2008
Agenda Item #: **5**
Time: After 10:00 a.m.

Project Description: Proposal to construct a two story, 2802 square foot single family dwelling with an attached 486 square foot garage, install one 5000 gallon water storage tank and grade approximately 80 cubic yards of earth. Requires an amendment to Coastal Permit 05-0446.

Location: Property located on the north side of Rancho Road approximately ¼ mile southwest of the intersection with Buena Vista Drive (adjacent to 72 Rancho Road) in Watsonville.

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0183, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Color Board |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |

Parcel Information

Parcel Size:	2.198 acres (95,759 square feet)
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single Family Residential
Project Access:	Via Rancho Road
Planning Area:	San Andreas
Land Use Designation:	AG (Agriculture)
Zone District:	RA (Residential Agriculture)

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

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Site subject to liquefaction; no technical reports required.
Soils: Soils report submitted and approved with 05-0446 permit; soils report update letter required prior to building permit issuance.
Fire Hazard: Not a mapped constraint
Slopes: 25% slopes on property
Env. Sen. Habitat: Mapped biotic resource; none found at site; no biotic reports required
Grading: 80 cubic yards of grading proposed; no grading permit required.
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Proposed system includes downspouts hard piped to two gravel pit retention basins; final drainage plans required at building permit stage.
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Private well
Sewage Disposal: Septic
Fire District: Santa Cruz County Fire
Drainage District: None

History

This parcel was created in 1976 through a Minor Land Division (76-1460-MLD) that was approved by the Zoning Administrator.

In 1999, the subject property received a Coastal Permit, a Residential Development Permit and Preliminary Grading Approval to construct a Single Family Dwelling with an attached garage, a detached barn over 1000 square feet in size, and to grade 350 cubic yards of earth (98- 0931). The property owner applied for a Time Extension to this permit in 2001 (01-0050), however, the application was abandoned and the original permit expired.

In 2006, the property owner was granted approval by the Zoning Administrator for a Coastal Permit and Large Dwelling Review to construct a single family dwelling over 7000 square feet in size and Preliminary Grading Review to grade 600 cubic yards of earth (05-0446). The applicant is requesting an amendment to permit 05-0446 to alter the size and design of the previously approved single family dwelling.

Project Setting

The subject parcel is approximately 2.2 acres and is zoned RA (Residential Agriculture) and

designated AG (Agriculture) in the County General Plan. Adjacent parcels to the north, east, south, and west are also zoned RA and are developed with single family dwellings built at rural densities.

The subject parcel is currently vacant and is located on the north side of Rancho Drive, which is a public road with a 40 foot right of way. The natural topography of the site slopes downward from the rear of the parcel towards Rancho Road, with slopes ranging from approximately 2-15 percent. A graded driveway, approximately 520 feet long, is located on the west property line and leads to a flat building site on the north side of the parcel.

The parcel is not visible from the Highway 1 Scenic Corridor and is more than 200 feet from surrounding CA (Commercial Agriculture) zoned land.

The parcel is located within the Coastal Zone outside of the Appeals Jurisdiction.

Project Description

The applicant is proposing to construct a two story single family residence of approximately 2802 square feet with about 139 square feet of decks and porches and with an attached 486 square foot garage. The proposed residence will have four bedrooms and four full bathrooms and will have a maximum height of 27 feet. The applicant is proposing to locate a fire truck turnaround on the lower level pad about 340 feet from Rancho Road. The 5000 gallon water tank will be located near the north property line on a concrete pad and meets all setback requirements to the property lines and is approximately 45 feet from the proposed residence. The existing gate and fencing located within the front yard setbacks will be removed as a part of the project.

Zoning & General Plan Consistency

The subject property is a 95,759 square foot lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district. The project is consistent with the site's AG (Agriculture) General Plan Designation in that the one single family dwelling is permitted on a parcel less than 2.5 acres in size where there is no conflict with an adjacent agricultural activity as per Policy 5.14.1.a.

	Required as per County Code 13.10.323(b) RA District	Proposed Setbacks (approximate)
Front Yard	40'	550'
Side Yards	20' & 20'	47' & 68.5'
Rear Yard	20'	70'
Maximum Height	28'	27'
Lot Coverage	10%	2%

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and

integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. In addition, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public coastal access in the vicinity is available at Manresa, Sand Dollar, and Sunset State Beaches.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as stepped facades, clay tile roofs, and natural, muted earth tones on the exterior to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. In addition, no trees are proposed for removal and the applicant is proposing additional landscaping to buffer the view of the house from Rancho Road and surrounding residences.

Environmental Review

Environmental Review has not been required for the proposed project per the requirements of the California Environmental Quality Action (CEQA) as the project qualifies for a Categorical Exemption as per Section 15303, New Construction of Small Structures.

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 **08-0183**, 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

Report Prepared By: Samantha Haschert
Santa Cruz County Planning Department

Application #: 08-0183
APN: 046-141-53
Owner: Robert Holman

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E-mail: samantha.haschert@co.santa-cruz.ca.us

- f

[illegible]

**NOTE:
NO TREE REMOVAL REQUIRED**

EXHIBIT A

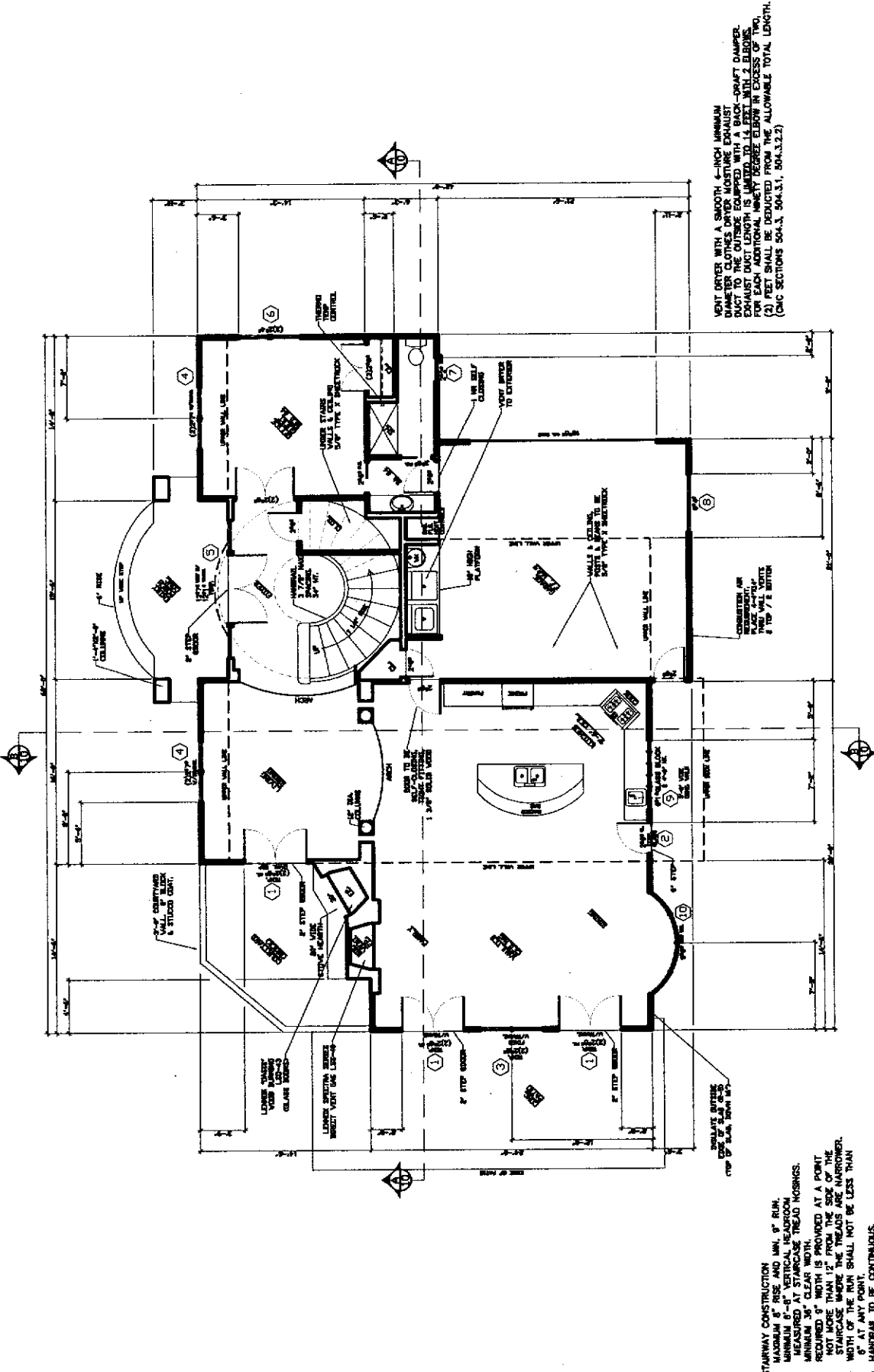
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NEW RESIDENCE
WATSONVILLE, CA
APN 046-141-53

DENNIS NORTON
LICENSED ARCHITECT
10000 NORTON
10000 NORTON

PROPOSED LEVEL 1
FLOORPLAN

00
1/4" = 1'-0"
RANCHO
08/20/08
4A



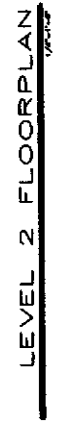
LEVEL 1 FLOORPLAN

PRELIMINARY NOTE: OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREPROOF CURTAIN WALL, COMBUSTIBLE MATERIALS SHALL BE INSTALLED DIRECTLY INTO THE FIREPROOF CURTAIN WALL. PRELIMINARY NOTE: OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREPROOF CURTAIN WALL, COMBUSTIBLE MATERIALS SHALL BE INSTALLED DIRECTLY INTO THE FIREPROOF CURTAIN WALL. PRELIMINARY NOTE: OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREPROOF CURTAIN WALL, COMBUSTIBLE MATERIALS SHALL BE INSTALLED DIRECTLY INTO THE FIREPROOF CURTAIN WALL.

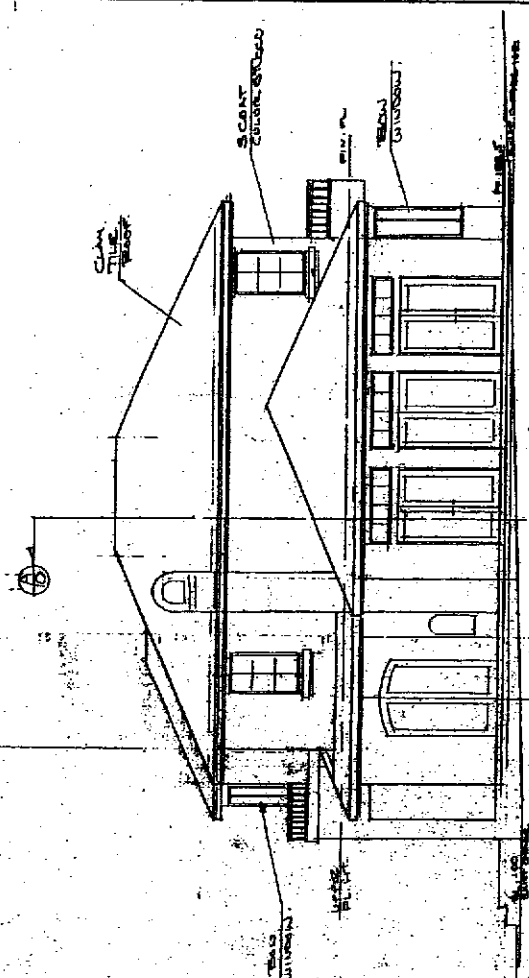
CODE COMPLIANCE FOR EMERGENCY EGRESS IN SLEEPING ROOMS:
1) MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
2) MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
3) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FOOT IN AREA.
4) SILL HEIGHT OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR.

NOTE: STAIRWAY CONSTRUCTION
1) MAXIMUM 8" RISE AND MIN. 9" RUN.
2) MINIMUM 8"-8" VERTICAL HEADROOM
3) MEASURED AT STAIRCASE TREAD NOSINGS.
4) MINIMUM 36" CLEAR WIDTH.
5) REQUIRED 8" TURN FROM THE SIDE OF THE STAIRCASE WHERE THE TREADS ARE NARROWER.
6) WIDTH OF THE RUN SHALL NOT BE LESS THAN 6" AT ANY POINT.
7) HANDRAIL SHALL BE CONTINUOUS.
8) HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS.
9) ONE HANDRAIL SHALL HAVE INTERMEDIATE RAILS SUCH THAT NO SPHERE 4" IN DIAMETER CAN PASS THROUGH THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY.
10) MAY BE OF SUCH SIZE SUCH THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH. (SEC. 504.3 AND 504.3.1)
11) THE HANDRAIL PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION.

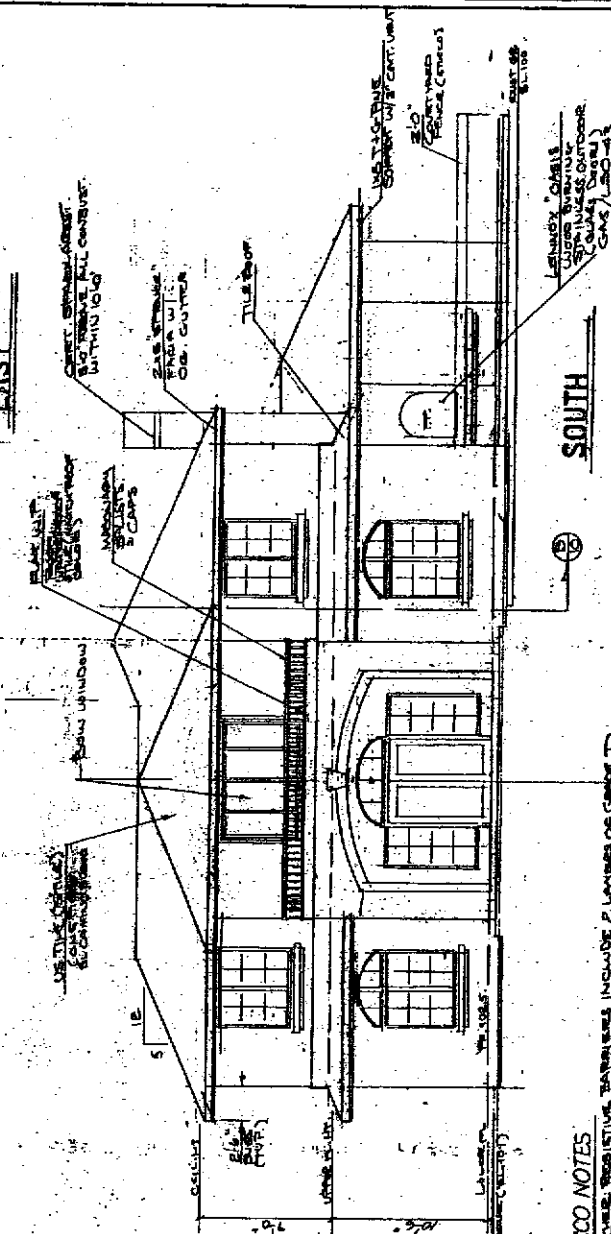
EXHIBIT A



DATE	TIME	SIZE	DESCRIPTION	LOCATION	SEED ALLOCATION
①	5	① 325P	FRENCH COOK W/PAULS. THOMPSON	LAU PAUL SM	
②	1	① 340P	BERRY ELLON. THOMPSON	INTERIOR	
③	1	① 325P	FRID LUTIN W/PAULS. THOMPSON	FAMILY	
④	2	① 325P	FRID LUTIN W/PAULS. THOMPSON	LIN. OFFICE	
⑤	1	① 340P	FRID LUTIN W/PAULS. THOMPSON	PAULS	
⑥	1	① 325P	FRID LUTIN W/PAULS. THOMPSON	OFFICE	
⑦	1	① 325P	FRID LUTIN W/PAULS. THOMPSON	PAULS	
⑧	1	① 325P	FRID LUTIN W/PAULS. THOMPSON	PAULS	
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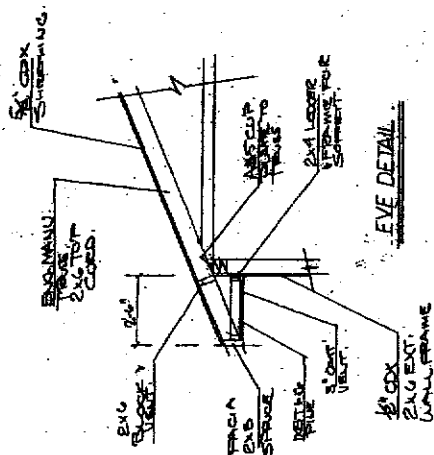


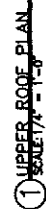
LIST



STUCCO NOTES

- WEATHER-RESISTIVE BARRIERS INCLUDE 2 LAYERS OF GORDEL
- THREE OVER WOOD SHAG, SHEATHING
- SHEATH SHALL BE BOND A MINIMUM OF 4" ABOVE BATH OF
- 2" ABOVE TRAP AREA.
- BATHING WITH CEILING TRAP SHALL BE THE LAST THING DONE ON





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NEW RESIDENCE
90 RANCHO RD.
WATSONVILLE, CA
APN 046-141-53

DENNIS NORTON
HOUSE DESIGN AND
ARCHITECT PLANNING
1000 S. GILBERT AVE. SUITE 100
SAN JOSE, CA 95128
(408) 298-1000

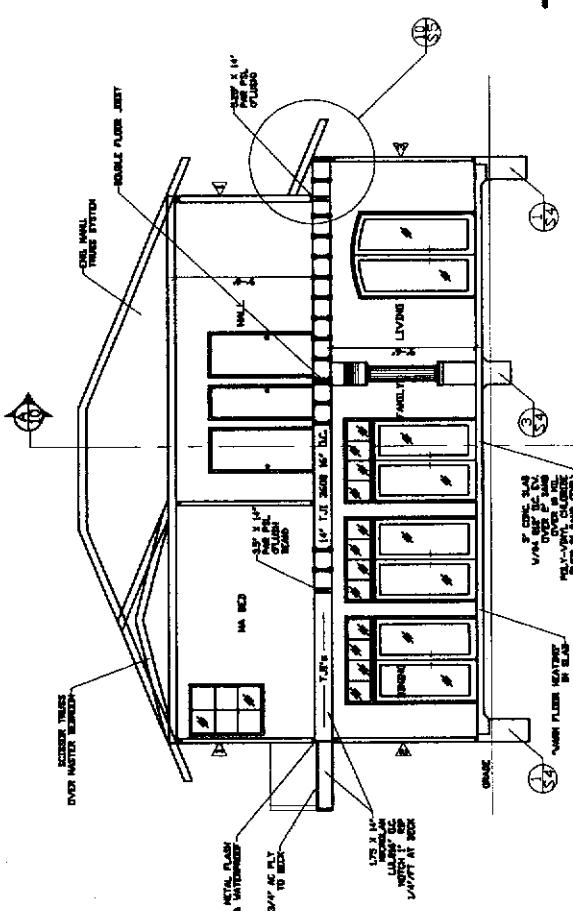
SECTIONS

DATE: 08/02/06
SHEET: 10 OF 10
PROJECT: RANCHO

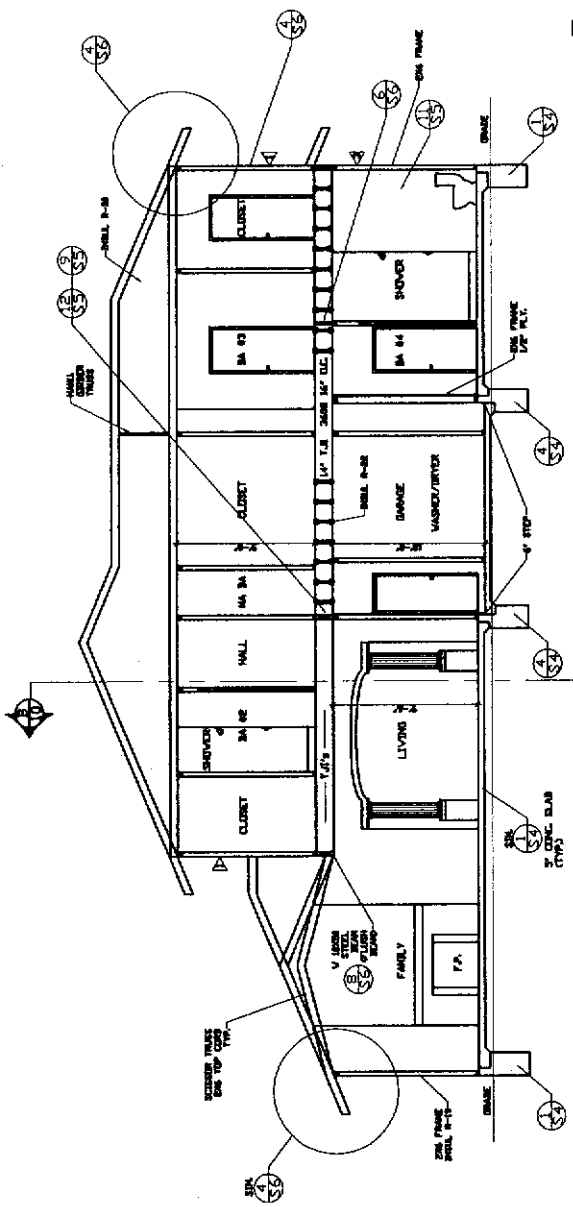
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SECTIONS

SECTION B



SECTION A



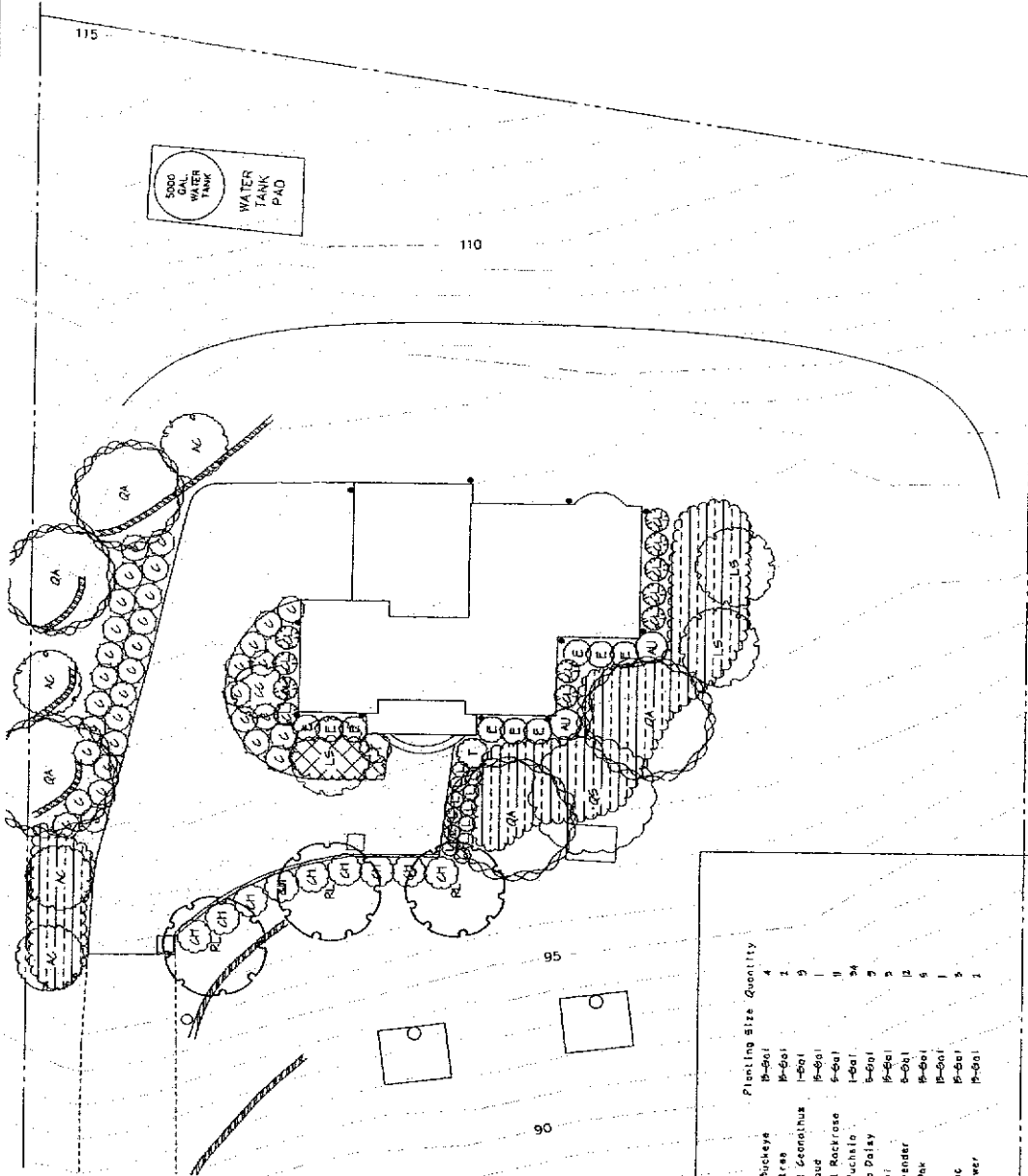


DATE	PURPOSE	BY
5.8.08	first issue under	MAA

scale: $1'' = 10' - 0''$



sheet title: **planting**

sheet number;
L - 1
of one



SCALE: 1" = 10' - 0"

PLANT	LEGEND	Common Name	Planting Size	Quantity
AL	Scientific Name		B-601	4
AL	Asclepias	Calliandra Buckeye	B-601	
AL	Arbutus unedo rubra	Strawberry Tree	B-601	2
AL	Ceanothus griseus n. Yonkers Point	Yonkers Point Ceanothus	B-601	9
AL	Cercis canadensis	Eastern Redbud	B-601	
AL	Cissampelos	Cr. Indian Spal. Rockrose	B-601	1
AL	Correa Veery Palm	Australian Fuchsia	B-601	54
AL	Europhylla palmifolia	Golden Shrub Daisy	B-601	2
AL	Laurus Sarcocolla	Hybrid Laurel	B-601	12
AL	Levandula stoechas	Spanish Lavender	B-601	
AL	Quercus agrifolia	Coast Live Oak	B-601	
AL	Quercus Ruber	Dark Oak	B-601	1
AL	Shrub lancea	African Nume	B-601	5
AL	Fl. Boucling w. rill. leand	Princess Flower	B-601	1

GRAND COVER LEGEND			
Symbol	Scientific Name	Common Name	Planting Site Spacing
	<i>Eriogonum ascyrocephalum</i>	Santa Barbara Daisy	5' o.c.
	<i>Coloreaster horizontalis</i>	Rock Catchmaster	7' o.c.

APN: 046-141-533

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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The project is consistent with the site's (AG) Agriculture General Plan/LCP designation as one single family dwelling is permitted on parcels less than 2.5 acres in size where there is no conflict with any adjacent agricultural activity as per Policy 5.14.1.a.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made in that the proposed single family dwelling is consistent with all of the design criteria and special use standards and conditions of this chapter pursuant to County Code Section 13.20.130 in that the project does not require excessive grading, is not located on a prominent ridge, and will be visually compatible with the character of the surrounding rural residential neighborhood. Coastal design criteria require that development is located in a way that is least visible from public view and that the development not block public views of the shoreline. The site is not located within the public beach viewshed and the proposed single family dwelling is designed to be consistent with the surrounding neighborhood in that it is only 2800 square feet, it will be buffered from the road by new vegetation and existing trees, and it is located about 520 feet from Rancho Road. The proposed height of the structure is 27 feet, which is consistent with other homes in the neighborhood which are also two stories. The driveway and building pad have already been established, therefore only 80 cubic yards of grading is required for the project, which is minimal and will keep the majority of the existing topography of the parcel in tact. The exterior of the residence will be neutral earth tones that will be complementary to the site and landscaping will blend the structure with the natural setting.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single family dwelling will not interfere with public access to the

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Owner: Robert Holman

beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program. Fee supported public coastal access in the vicinity is available at Manresa, Sand Dollar, and Sunset State Beaches.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the proposed single family residence is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

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 single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will be one single family dwelling that meets and exceeds all current site standards for the RA zone district. The proposed single family dwelling compliance with the residential site standards for building height, setbacks, lot coverage, number of stories, and parking requirements.

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 Agriculture (AG) land use designation in the County General Plan.

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

The proposed single family dwelling will not be improperly proportioned to the 2.1 acres 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 development will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be

approved on any similarly sized lot in the vicinity.

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

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

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

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will complement the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project Plans, 9 sheets prepared by Dennis Norton dated 5/5/08, revised 7/8/2008; Landscape Plan prepared by Michael Arnone dated 5/8/2008.

- I. This permit authorizes the construction of a 2802 square foot single family dwelling with 139 square feet of decks and porches and an attached 486 square foot garage. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - 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.
 2. A grading and drainage plan prepared by a licensed civil engineer that minimizes site disturbance. The plans shall include the following information:

- a. A delineation of the limits of the concrete driveway and paved driveway.
 - b. Show how the proposed retention pits were sized.
 - c. Show how much runoff is received onsite from upslope and how the runoff is to be controlled so that it does not affect the proposed structure.
 - d. Note on the plans that the maintenance of the drainage system, as shown on the plans and as installed by the development to maintain capacity and function as intended by the design, is the responsibility of the property owner.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay drainage fees to the County Department of Public Works, Drainage.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. Submit a recent pump test on the well to Environmental Health Services to obtain an approved septic application.
- F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District (CDF).
- G. Submit a soils report update letter from the project geotechnical engineer.
- H. Submit a letter from the project geotechnical engineer in conformance with the final drainage plan. If the proposed locations of discharge outfall are within a slope exceeding 25%, the letter shall confirm that the locations are stable.
- I. Pay the current fees for Parks and Child Care mitigation for 4 bedrooms. Currently, these fees are, respectively, \$800 and \$109 per bedroom.
- J. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following

conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The property owner or developer shall record a maintenance agreement for the future maintenance and inspection of the retention system and provide a copy of the recorded maintenance agreement to the Department of Public Works Drainage Division. This form is available online at:
<http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>
- D. The project must comply with all recommendations of the approved soils reports.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

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. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to

defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 08-0183

Assessor Parcel Number: 046-141-53

Project Location: Rancho Road, Watsonville

Project Description: Proposal to construct a two story, 2,802 square foot single family dwelling with an attached 486 square foot garage.

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 476-2616

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

Specify type:

E. ☒ Categorical Exemption

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

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

Proposal to construct a single family dwelling on a parcel which permits residential uses.

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

Samantha Haschert, Project Planner

Date: _____

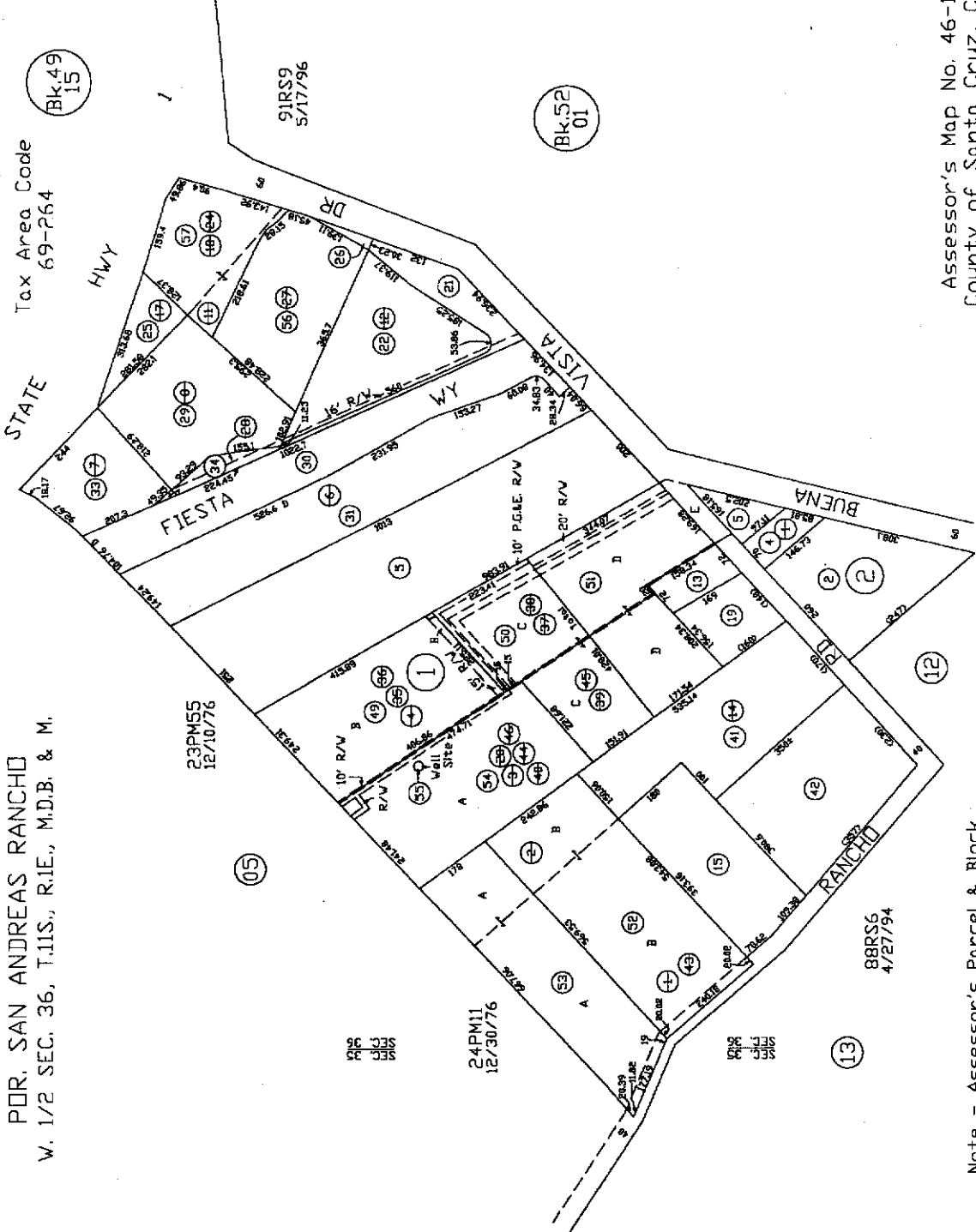
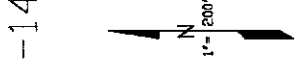
46-14

Tax Area Code
69-264

STATE

POR. SAN ANDREAS RANCHO
W. 1/2 SEC. 36, T.11S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY
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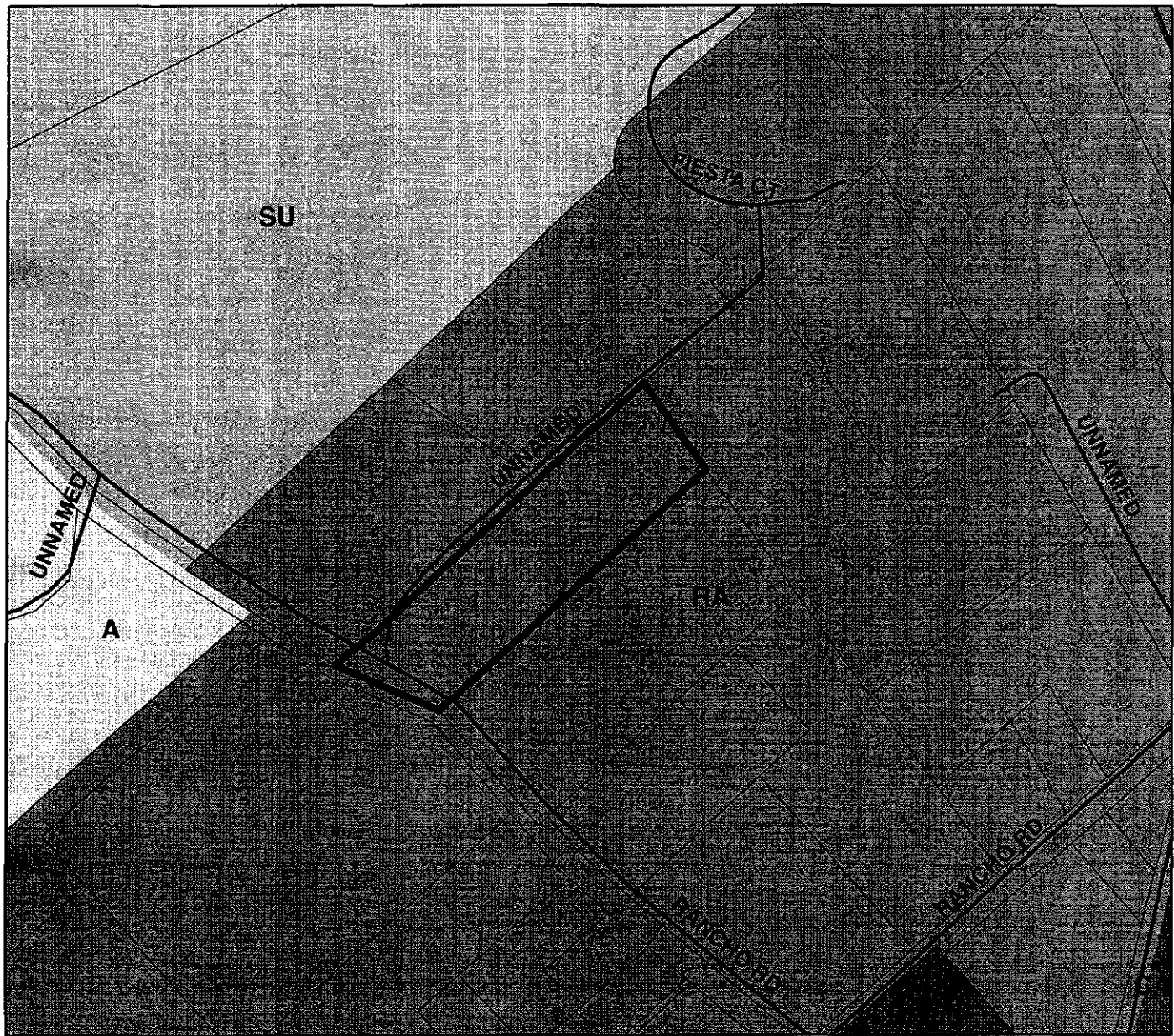
Assessor's Map No. 46-14
County of Santa Cruz, Calif.
Jan. 2000

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

EXHIBIT E










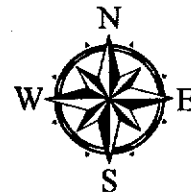
Zoning Map



0 205 410 820 1,230 1,640 Feet

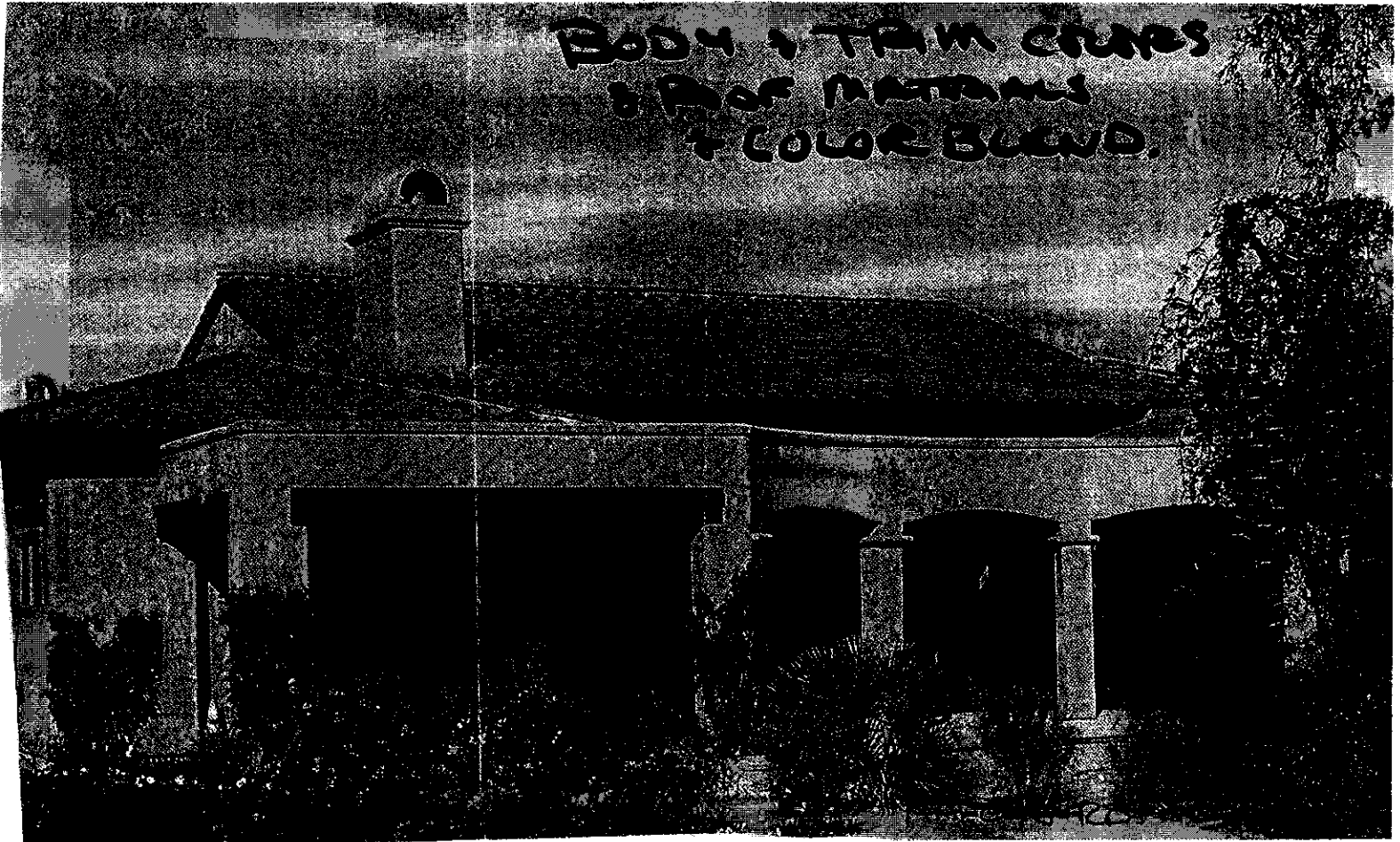
LEGEND

-  APN: 046-141-53
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL
-  AGRICULTURE
-  AGRICULTURE COMMERCIAL
-  SPECIAL USE



Map Created by
County of Santa Cruz
Planning Department
September 2008

BODY & TRIM COLORS
8. ROOF MATERIALS
& COLOR BLEND.



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

Project Planner: Samantha Haschert
Application No.: 08-0183
APN: 046-141-53

Date: September 5, 2008
Time: 15:26:02
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Environmental Planning Completeness Comments

===== REVIEW ON JUNE 13, 2008 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 13, 2008 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a grading and drainage plan completed by a licensed civil engineer for review. The grading plan shall be developed to minimize site disturbance.
2. Submit a soils report update letter from the project geotechnical engineer for review.
3. Obtain a grading permit if required.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 3, 2008 BY GERARDO VARGAS ===== The use of retention to collect runoff is an appropriate solution for maintaining runoff onsite. However, the NRCS soil survey is indicating site soils having low infiltration rates. Please investigate the use of level spreaders or other methods other than retention percolation. If the project soils engineer accepts the use of retention percolation, please submit an explanatory letter from the soils engineer.

2. How were the retention pits sized?
3. How much runoff is received onsite from upslope? How is this runoff to be controlled? So that it does not affect the proposed structure.
4. Please delineate in the plans the limits of the concrete driveway and paved driveway..
5. Is it feasible to reduce the amount of paving at the driveway approach?

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

===== UPDATED ON JULY 30, 2008 BY GERARDO VARGAS ===== 1. If the locations of discharge outfall are within a slope exceeding 25% submit a geotech letter approving the location to be stable.

2. Please submit a letter from Geotechnical Engineer in conformance with final Drainage Plan.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0183
APN: 046-141-53

Date: September 5, 2008
Time: 15:26:02
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to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 3, 2008 BY GERARDO VARGAS =====

It must be noted in the plans that the property owner is required to maintain the drainage system as shown on the plans and installed by this development to maintain capacity and function as intended by the design.

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

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

===== UPDATED ON JULY 30, 2008 BY GERARDO VARGAS =====

1. Upon approval the developer/property owner shall record a maintenance agreement for the future maintenance and inspection of the retention system. A copy of the recorded agreement shall be provided to Public Works. This form can be obtain online at: <http://www.dpw.co.santacruz.ca.us/Storm%20Water/FigureSWM25.pdf> or picked up at the Public Works office.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MAY 30, 2008 BY DAVID GARIBOTTI =====

No Comment

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MAY 30, 2008 BY DAVID GARIBOTTI =====

No comment.

Environmental Health Completeness Comments

===== UPDATED ON MAY 30, 2008 BY JIM G SAFRANEK =====

Applicant must reapply for a sewage disposal permit for the project. Applicant will have to have an approved water supply prior to approval of the sewage disposal permit. Contact R Sanchez of EHS: 454-2751.

===== UPDATED ON JULY 8, 2008 BY JIM G SAFRANEK ===== This project is now approved by EHS. Based on past septic approval, the applicant will need to receive an approved septic application at the building phase of the project. The applicant will submit a recent pump test on the well to EHS.

===== UPDATED ON JULY 29, 2008 BY JIM G SAFRANEK ===== No change in previous comment.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 30, 2008 BY JIM G SAFRANEK =====

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0183
APN: 046-141-53

Date: September 5, 2008
Time: 15:26:02
Page: 3

NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON MAY 28, 2008 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CALFIRE

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

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.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

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

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

72 hour minimum notice is required prior to any inspection and/or test.

NOTE: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Your driveway is over 150 feet in length and requires a CALFIRE approved turnaround. Show on your plans all dimensions of the turnaround including radius. Parking is not allowed in the turnaround. The maximum grade allowed in Santa Cruz County for

Discretionary Comments - Continued

Project Planner: Samantha Haschert
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Date: September 5, 2008
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driveways is 20 percent. Grades over 20 percent are not permitted.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON MAY 28, 2008 BY COLLEEN L BAXTER =====

INTEROFFICE MEMO

APPLICATION NO: 08-0183 (time extension) – second routing

Date: July 16, 2008

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New residence at Rancho Road, Watsonville

No comments.