



Staff Report to the Zoning Administrator

Application Number: **07-0138**

Applicant: Teall Messer
Owner: Thorensen
APN: 107-121-66

Agenda Date: 4/3/09
Agenda Item #: **4**
Time: After 10:00 a.m.

Project Description: Proposal to expand an existing residential care facility and increase the number of residents from 10 to 25. The existing residence is approximately 4,725 square feet and the total size of the residence as a result of the project will be approximately 8,625 square feet. The project includes earthwork of approximately 630 cubic yards for over-excavation and re-compaction of on-site soils.

Requires a Residential Development Permit for a residential care facility and for a residence in excess of 7,000 square feet, an amendment to Commercial Development Permit 95-0175, and a Soils Report Review.

Location: Property located at the southeast corner of Eureka Canyon Road and Las Colinas Road, in Corralitos. (460 Eureka Canyon Rd.)

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

Permits Required: Residential Development Permit,
Amendment to Commercial Development Permit 95-0175

Technical Reviews: Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0138, based on the attached findings and conditions.

Exhibits

- | | |
|--|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA
determination) | |

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

Parcel Information

Parcel Size: 11 acres
Existing Land Use - Parcel: Residential care facility
Existing Land Use - Surrounding: Rural residential neighborhood
Project Access: Eureka Canyon Road
Planning Area: Eureka Canyon
Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: 100 year flood plain (Corralitos Creek) - Development outside floodplain - Hydrologic report reviewed and accepted (00-0774)
Soils: Report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 5-10%
Env. Sen. Habitat: Riparian corridor (Corralitos Creek) - Development outside riparian corridor and buffer area
Grading: 630 cubic yards of over-excavation & recompaction
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private Well
Sewage Disposal: Septic
Fire District: CalFire (County Fire Department)
Drainage District: Zone 7 Flood Control District

History

The existing single family dwelling on the subject property was remodeled to be used as a residential care facility, as authorized by Commercial Development Permit 95-0175. A later proposal to expand the facility (98-0084) was withdrawn at the request of the property owner.

Project Setting

The subject property is located on the east side of Eureka Canyon Road in the Corralitos community of the Eureka Canyon planning area. Corralitos Creek runs behind the subject property and the northern portion of the property is mostly riparian area. The existing residence (used as a residential care facility) is located on the southern portion of the property near the creek and is well set back from Eureka Canyon Road. A detached garage is also located on the

property and a remnant orchard is located between the residential care facility and Eureka Canyon Road.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 11 acres, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The existing residential care facility is an allowed use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

Residential Care Facility

Although the original permit (95-0175) for the residential care facility was processed as a Commercial Development Permit, it is the opinion of staff that the existing and proposed residential care facility use is residential in nature, and that the appropriate permit type is a Residential Development Permit for this type of use.

Residential care facilities are allowed as a principal permitted use in all residential zone districts. However, residential care facilities which house more than 6 residents require a use approval and a noticed public hearing before the Zoning Administrator. Residential care facilities, as defined in County Code, are a family residence in which room, board, and non-medical personal care services including supervision of and assistance with eating, dressing, personal hygiene, daily activity, health maintenance, transportation and protective safeguards for one or more adults, not including members of the licensee's family, are provided.

This proposal includes a request to expand the existing residential care facility (previously approved for up to 10 residents, per 95-0175) for up to 25 residents. The expansion will consist of an addition of approximately 3,900 square feet, with additional bedrooms and bathrooms as well as an additional day use area for the residents. Ramps and accessibility improvements are also proposed to ensure adequate access to the facility. The existing residence is approximately 4,725 square feet and the total size of the residence as a result of the project will be approximately 8,625 square feet.

Additions resulting in more than 7,000 square feet require a Residential Development Permit for a large dwelling. The proposed addition is consistent with the design of the existing residence and the structure is located away from the roadway, on the eastern edge of the 11 acre parcel, to further reduce the visibility of the project from surrounding rural residential properties.

The parking for the residential care facility is recommended to remain unchanged. With 9 formal parking spaces for staff and visitors, the facility will have adequate parking. Additional informal parking, if needed, is available in a number of different locations on the property. An automatic gate is located between Eureka Canyon Road and the existing parking area, which provides an increased level of safety for the residents.

Riparian Resources

The subject property is bounded on the east side by Corralitos Creek. The existing structure and proposed addition will be located outside of the riparian corridor and riparian buffer setback. For a perennial stream in a rural area the riparian buffer is 50 feet from the stream bank or the edge of the riparian woodland, whichever is greater. The existing structure and proposed addition will be located a minimum of 60 feet from the stream bank of Corralitos Creek. Riparian woodlands are also mapped on the southern portion of the subject property. The existing and proposed development are located outside of the riparian woodland area.

Floodplain

Portions of the subject property are within the 100 year floodplain of Corralitos Creek. A Geologic (Hydrologic) Report Review was completed under application number 00-0774. In the hydrologic study, the areas of 100 year flood plain were mapped using standard civil engineering methods. The existing residence and the proposed addition are located outside of the 100 year floodplain, as mapped in the hydrologic study. A letter has been provided by the project civil engineer which concludes that the proposed project is located outside of the 100 year floodplain, as mapped in the hydrologic study. This floodplain determination has been reviewed and accepted by the County geologist. (Exhibit F)

Design Review

The proposed addition to an existing residential care facility complies with the requirements of the County Design Review Ordinance, in that the proposed addition is consistent with the design of the existing residence and the structure is located away from the roadway, on the eastern edge of the 11 acre parcel, to further reduce the visibility of the project from surrounding rural residential properties.

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 **07-0138**, based on the attached findings and conditions.

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

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

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Trull
Master
Architect

431 One Union Road
Berkeley, CA 94704
Tel: 415/841-7474
Fax: 415/841-7475

Addition to
De Un Amor
Residential Care
Facility

400 Davis Avenue Road
Concord, California

10/13/04

10/13/04
10/13/04
10/13/04

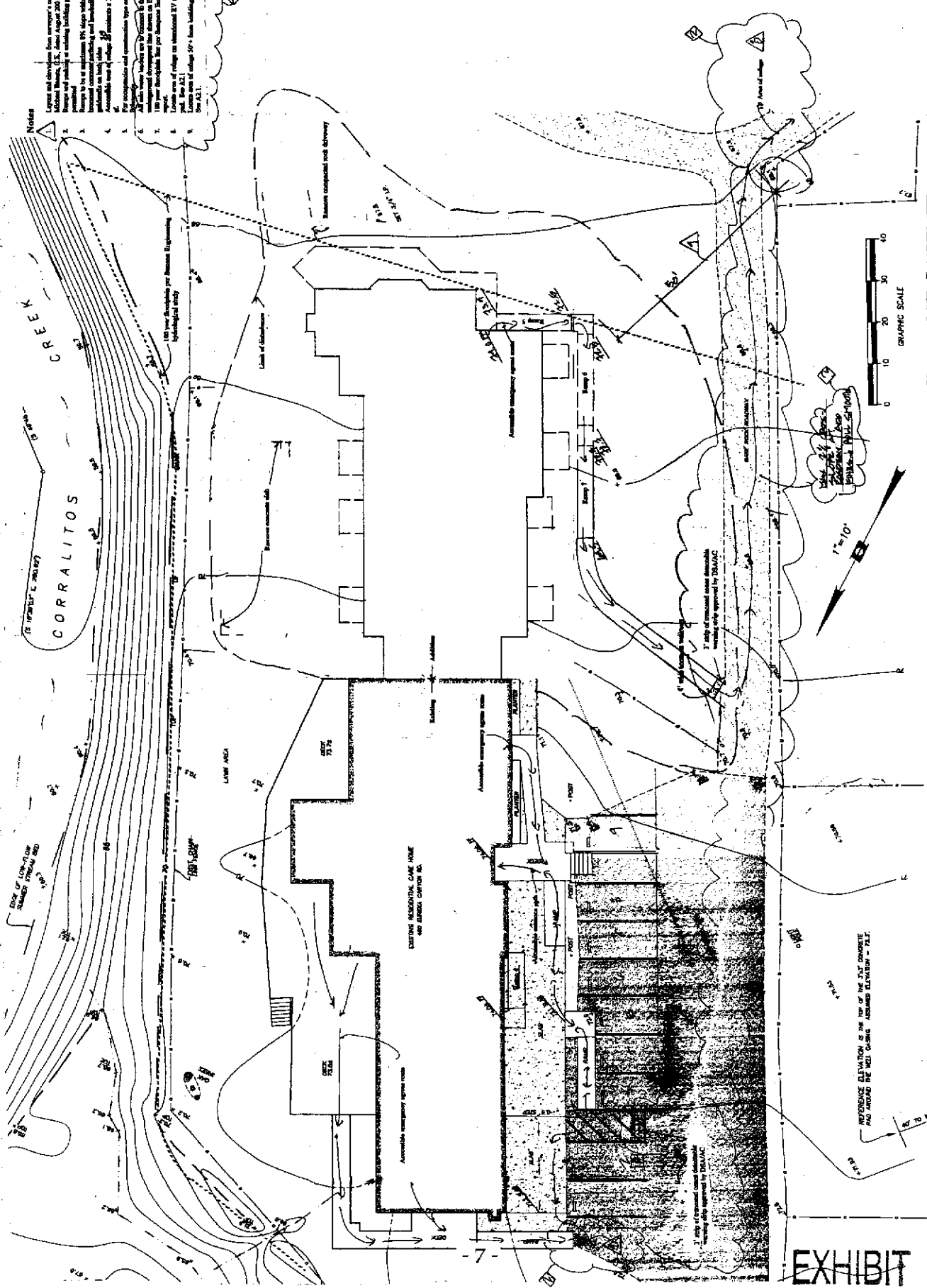
Detail Site and
Accessibility Plan
10/13/04

Trull Master Architect
10/13/04

A2.2

Notes

1. Layout and elevations from surveyor's map by Michael Boring, C.E., dated August 2001.
2. Survey and planimetry by Michael Boring, C.E., dated August 2001.
3. Survey to be at minimum 1/4" slope with light to moderate vegetation and low to medium density trees.
4. For accessibility and circulation from the building to the site, the site must be accessible by a paved path.
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* Layout and elevations from surveyor's map by Michael Boring, C.E., dated August 2001

EXHIBIT A



Teal
Messer
Architect
3833 One World Plaza
Irvine, CA 92618
(949) 442-4721
Fax: 442-9500

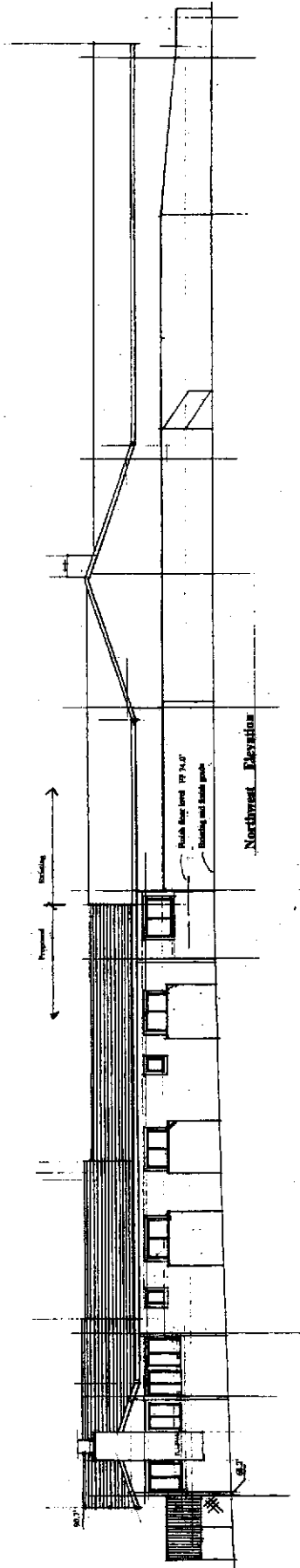
Additions to
De La Amor
Residential Care
Facility
440 Santa Corona Blvd
Costa Mesa, CA

107-121-46
Date
Version
JEP: Hatched 2/8

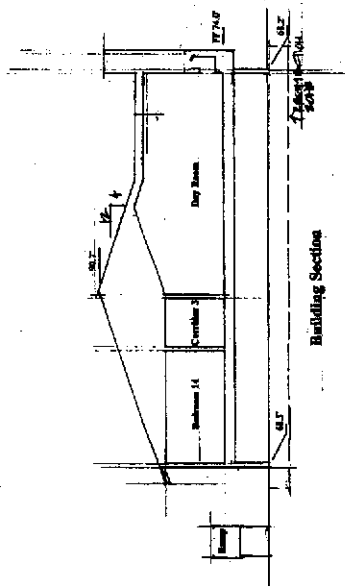
Elevations and Section
JEP: 1/1/87

Teal Messer Architect
Sheet Number

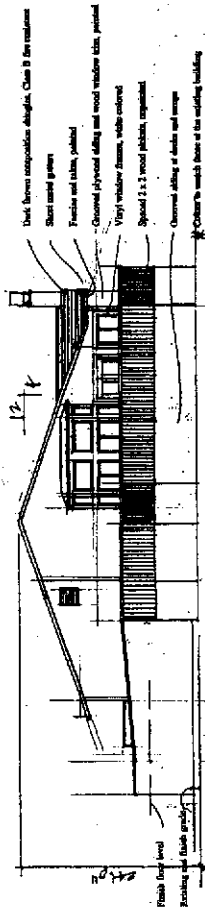
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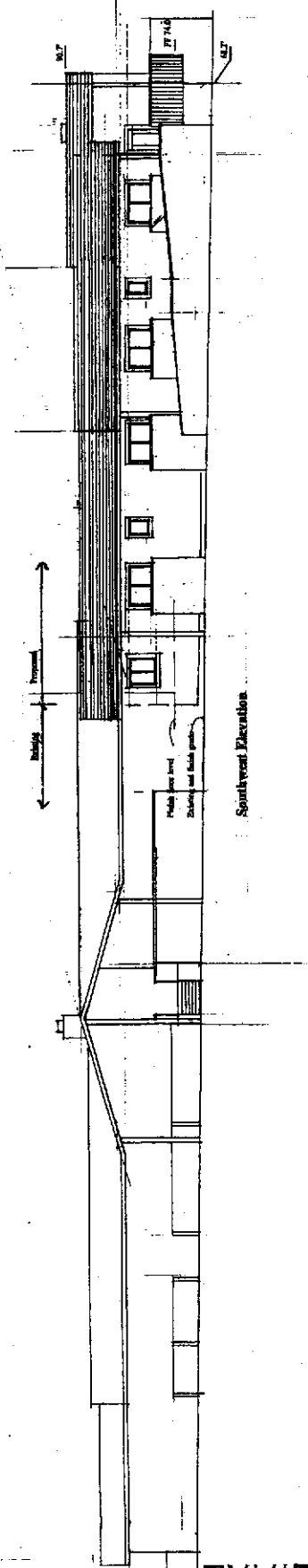
Northwest Elevation



Building Section



Southeast Elevation



Southwest Elevation

EXHIBIT A



Teal Meier Architect
303 San Bruno Road
San Bruno, CA 94066
(415) 463-7721
Fax: 463-7943

**Addition to
De Un Anar
Residential C₁
Facility**

440 Ravenna Canyon Road
Castroville, California

1974-11-46
Date: 11/19/74
Project:

Impervious Surfs
1" = 30'

Teal Meier A-5
Scale: 1" = 30'

A5

Legend
Impervious surfaces being
removed and not replaced
Impervious surfaces being
removed and replaced with
non-impervious surfaces
New impervious surfaces

Impervious Areas

Impervious areas removed
A. Driveway
B. Pavement
C. Roof by building and planter
D. Roof by building and planter
E. Roof by building and planter
F. Roof by building and planter

Impervious areas added

Impervious areas added

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PLANT MATERIAL LEGEND

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Callon

1. EXISTING LAWN AREED OUTSIDE OF THE AREED OF CONSTRUCTION TO BE RESTORED FOLLOWING CONSTRUCTION OF TREES AND RESPONDING TO MARCH EXISTING.
2. EXISTING IRRIGATION TO BE CUT AND CONTROLLED BY DEPRESSURED FOR LAWN CONSTRUCTION. LATER CONSTRUCTION SYSTEM TO BE RESTORED IN REMAINING AREAS OF LAWN
3. TREES IN LAWN AREED TO RECEIVE IRRIGATION FROM EXISTING IRRIGATION SYSTEM.
4. PLANTS IN MULCHED AREED TO BE IRRIGATED WITH LOW PRESSURE Drip IRRIGATION SYSTEM. Drip SYSTEM TO BE CONTROLLED WITH AN AUTOMATIC CONTROLLER AND SCHEDULED FOR OPERATION BETWEEN THE HOURS OF 6:00 PM AND 11:00 AM.

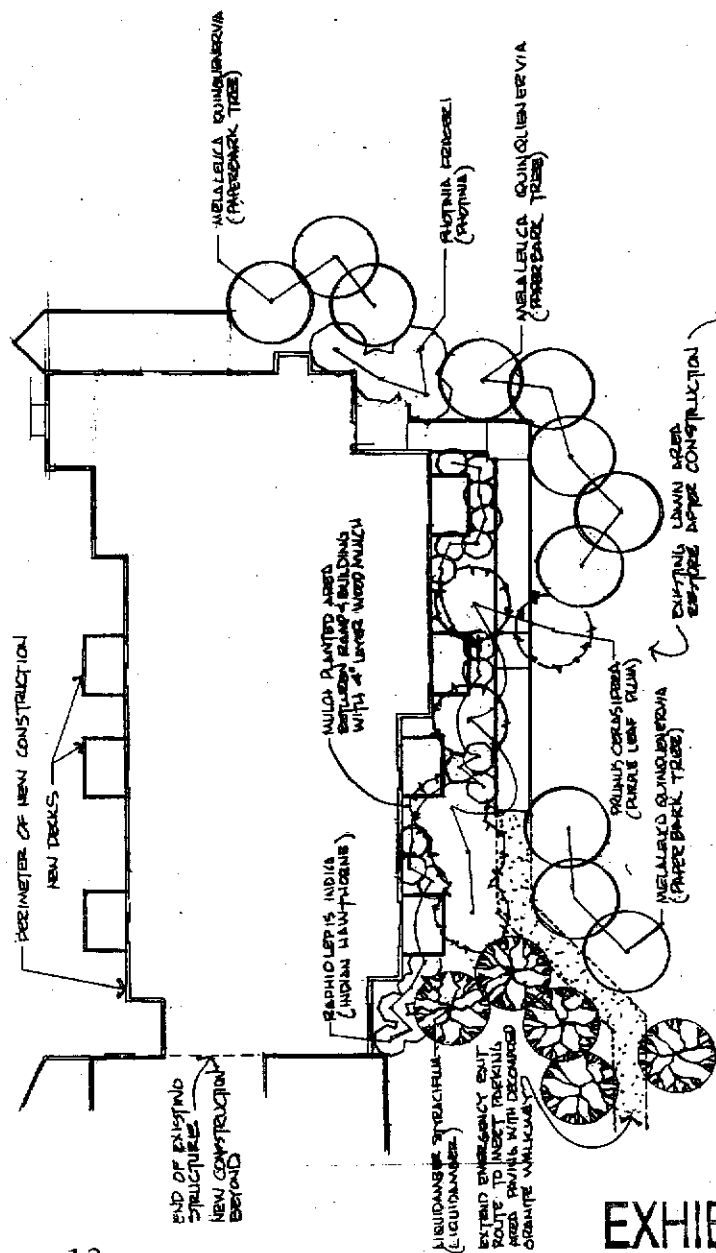


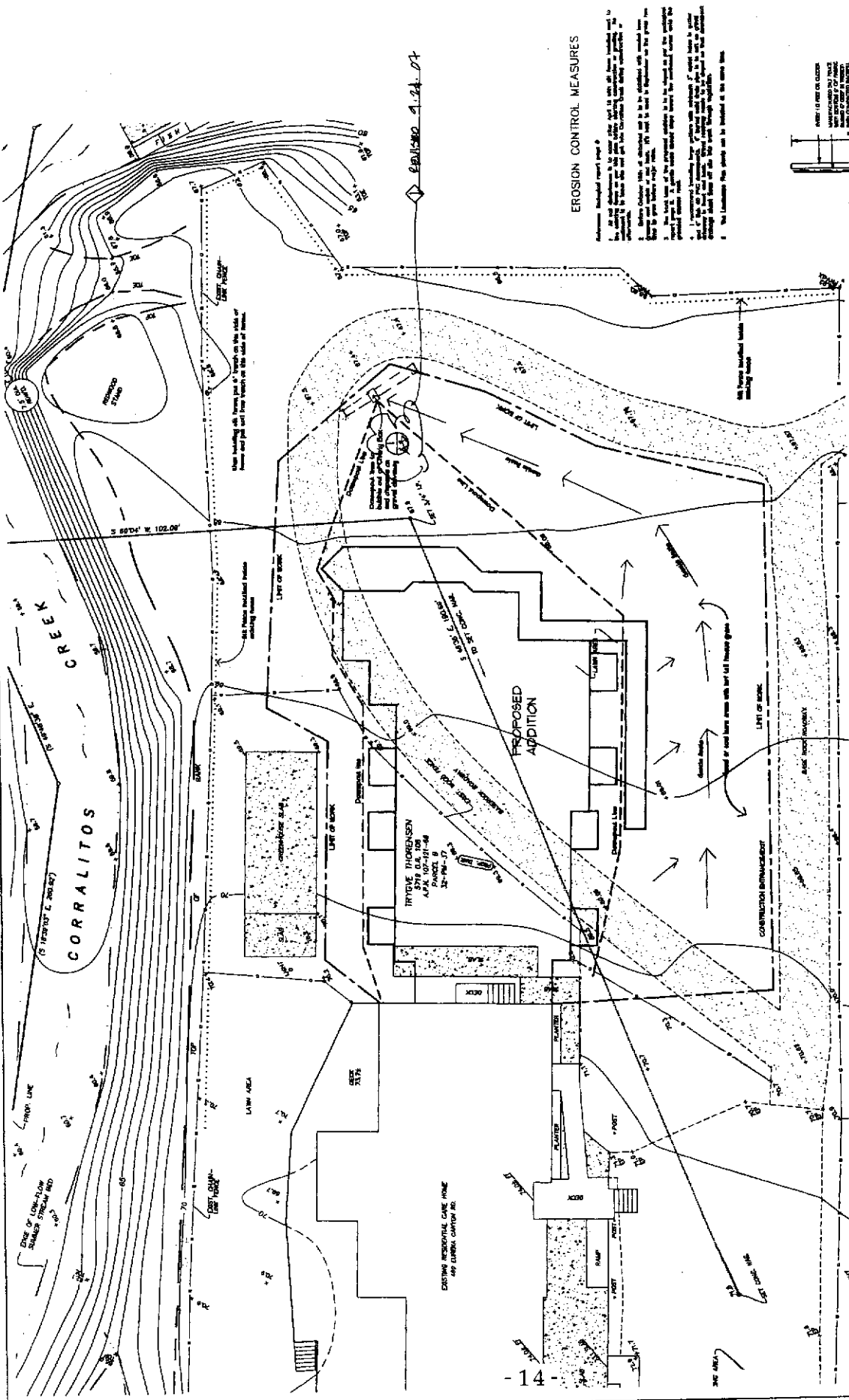
EXHIBIT A

EC1	DATE	BY	CHKD

460 Eureka Canyon Road, Corralitos, CA APN 107-121-66
 De Un Amor Residential Care Facility
 Addition to

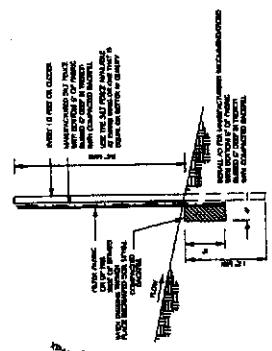
Ward Hastings
 Certified Professional Erosion and
 Sediment Control Specialist
 # 168, CPESC, INC
 Santa Cruz, CA 95066
 phylax (831) 478-8886
 nhos@crzdo.com

Revision



EROSION CONTROL MEASURES

1. The location of the proposed addition is shown on the plan.
2. The location of the proposed addition is shown on the plan.
3. The location of the proposed addition is shown on the plan.
4. The location of the proposed addition is shown on the plan.
5. The location of the proposed addition is shown on the plan.
6. The location of the proposed addition is shown on the plan.
7. The location of the proposed addition is shown on the plan.
8. The location of the proposed addition is shown on the plan.
9. The location of the proposed addition is shown on the plan.
10. The location of the proposed addition is shown on the plan.



1"=10'-0"
 0 10 20

Erosion Control Plan



Site Context

EXHIBIT

A

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. The existing residence and proposed addition are located outside of the 100 year floodplain of Corralitos Creek. 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.

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 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 RA (Residential Agriculture) zone district in that the primary use of the property will be a residential care facility, which is allowed as a principal permitted use in all residential zone districts. The existing residence and proposed additions meet all current site standards for the zone district and the large dwelling findings (required per County Code section 13.10.325(b)) have been made for this project.

The project complies with the requirements of County Code sections 13.10.552 & 13.10.553 (Parking), in that the parking plan includes 9 formal parking spaces provided on the project site, which will be sufficient to serve the existing residential care facility and the proposed expansion. The residents typically do not drive or have vehicles of their own, and the parking is adequate for staff and visitors. Additional informal parking, if needed, is available in a number of different locations on the 11 acre property.

The project complies with the requirements of County Code section 16.10.070(f) (Geologic Hazards - Floodplains), in that the existing residence and the proposed addition are located outside of the 100 year floodplain, as mapped in the hydrologic study (reviewed and accepted under application number 00-0774). A letter has been provided by the project civil engineer which concludes that the proposed project is located outside of the 100 year floodplain, as mapped in the hydrologic study.

The project complies with the requirements of County Code chapter 16.30 (Riparian Protection), in that the existing structure and proposed addition will be located outside of the riparian corridor and riparian buffer setback. For a perennial stream in a rural area, the riparian buffer is 50 feet from the stream bank. The existing structure and proposed addition will be located a minimum of 60 feet from the stream bank of Corralitos Creek. Riparian woodlands are also mapped on the southern portion of the subject property. The existing and proposed development are located outside of the riparian woodland area.

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 Rural Residential (R-R) land use designation in the County General Plan.

The proposed expansion of the existing use will be consistent with the recommendations for residential care facilities stated in General Plan policy 4.3.7 (Elderly - Residential Care Facilities), in that the addition to the existing residential care facility will allow for an increase in the number of assisted living housing opportunities for seniors.

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 expansion of an existing residential care facility is not anticipated to generate a noticeable number of additional trips due to the fact that the majority of the residents will not drive or own vehicles. Although the number of on-site staff and visitors to the site may increase by a small amount as a result of the expansion, 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 existing residential use is located in a rural residential neighborhood and is set back from the roadway on an 11 acre parcel. The residential care facility use are allowed in all residential zone districts, and the intensity of use is compatible with the surrounding pattern of development.

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 addition is consistent with the design of the existing residence, existing grades will be maintained, the structure is articulated to reduce building mass, and the structure is located away from the roadway, with a tree backdrop on the eastern edge of the 11 acre parcel, to further reduce the visibility of the project from surrounding rural residential properties.

Large Dwelling Review Findings

1. The proposed structure is compatible with its surroundings given the neighborhood, locational and environmental context and its design is consistent with the large dwelling design guidelines in County Code section 13.10.325(d); or

This finding can be made, in that the proposed addition is consistent with the design of the existing residence, existing grades will be maintained, the structure is articulated to reduce building mass, and the structure is located away from the roadway, with a tree backdrop on the eastern edge of the 11 acre parcel, to further reduce the visibility of the project from surrounding rural residential properties.

2. The proposed structure, due to site conditions, or mitigation measures approved as part of this 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 County Code section 13.10.325(d).

This finding can be made, in that the existing structure and proposed additions are located below the grade of the roadway and are well set back with a tree backdrop on the eastern edge of the 11 acre parcel. As a result, the project will not adversely impact public viewsheds, neighboring property privacy, or solar access.

Conditions of Approval

Exhibit A: Project Plans "Addition to De Un Amor Residential Care Facility", prepared by Teall Messer Architect, 10 sheets, revised 5/20/08.

- I. This permit amends Commercial Development Permit 95-0175 and authorizes the expansion of the existing residential care facility use from 10 residents to 25 residents, and the construction of an addition to the existing structure, per the approved Exhibit "A" for this permit. 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 Grading Permit from the Santa Cruz County Building Official.
 - C. 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for any 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. Grading, drainage, and erosion control plans. An engineered grading plan,

prepared by a licensed civil engineer, is required. The grading plan will include an accurate topographic map of the property and all site grading, drainage, and erosion control shall be shown.

3. 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 which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
4. A sign plan showing the location, dimensions, and total sign area of the proposed signage for the residential care facility, consistent with the Sign Plan submitted with this application. The signage is limited to one sign that shall not exceed 12 square feet of sign area.
5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code.
6. Details showing compliance with the requirements of the Department of Public Works, Stormwater Management and the County Design Criteria.
7. Details showing compliance with accessibility requirements.
- 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 Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).
- G. Submit 3 copies of a wet stamped and signed plan review letter from the project civil engineer. The plan review letter shall reference the final set of plans and shall indicate compliance with the approved geotechnical and hydrologic reports.
 1. The plan review letter shall clearly state that the proposed structure and use are located outside of the 100 year floodplain of Corralitos Creek.

- H. Pay the current fees for Parks and Child Care mitigation for 9 new bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
 - I. Provide formal off-street parking for 9 cars, as shown on the approved Exhibit "A" for this permit. All accessible parking requirements shall be met on site.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils and hydrologic 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. A current license from the State of California, Department of Social Services (or other successor administrative body) shall be maintained as long as the residential care facility is in operation. All applicable requirements of the license shall be met in the operation of the facility, in addition to the following requirements:
 - 1. Prepare an Emergency and Evacuation Plan, for use by the operator of the facility, that provides for the care and evacuation of all 25 residents in cases of fire, flood, or other natural disaster.
 - 2. Sufficient staff shall be present on site to supervise the residents at all times when the residential care facility is occupied.
 - 3. A vehicle, or multiple vehicles, capable of transporting all of the residents

away from the subject property in a time of emergency shall be maintained in proper mechanical condition and be located on the subject property. Sufficient staff to evacuate all the residents and to operate the vehicle, or multiple vehicles, shall be on site at all times when the residential care facility is occupied.

- B. 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.
-

Application #: 07-0138
APN: 107-121-66
Owner: Thorensen

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 three 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

Randall Adams
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: 07-0138

Assessor Parcel Number: 107-121-66

Project Location: 406 Eureka Canyon Road

Project Description: Proposal to expand an existing residential care facility.

Person or Agency Proposing Project: Teall Messer

Contact Phone Number: (831) 462-4721

- 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:

Addition to an existing residential building in an area designated for residential development.

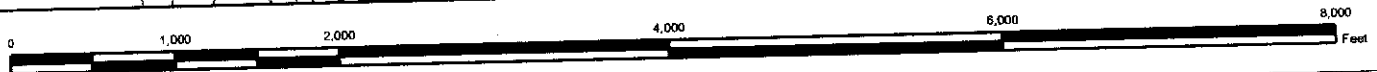
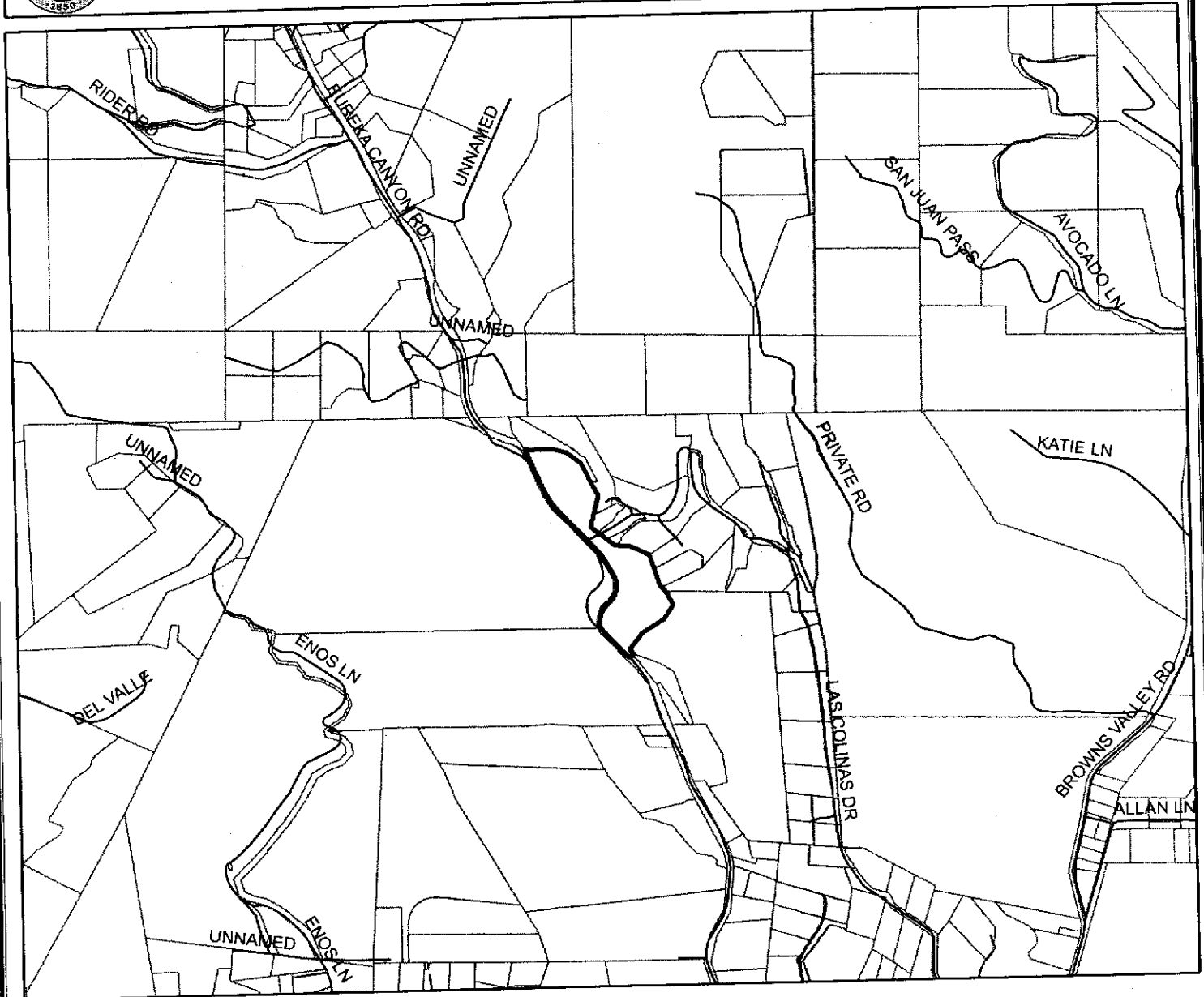
In addition, none of the conditions described in Section 15300.2 apply to this project.

Randall Adams, Project Planner




Date: _____

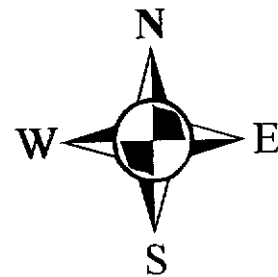


Location Map



Legend

-  APN 107-121-66
-  Assessors Parcels
-  Streets

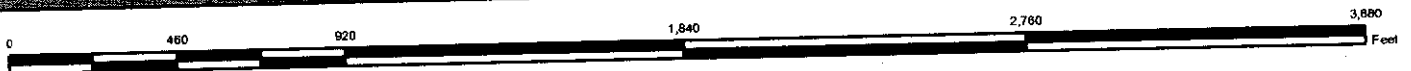
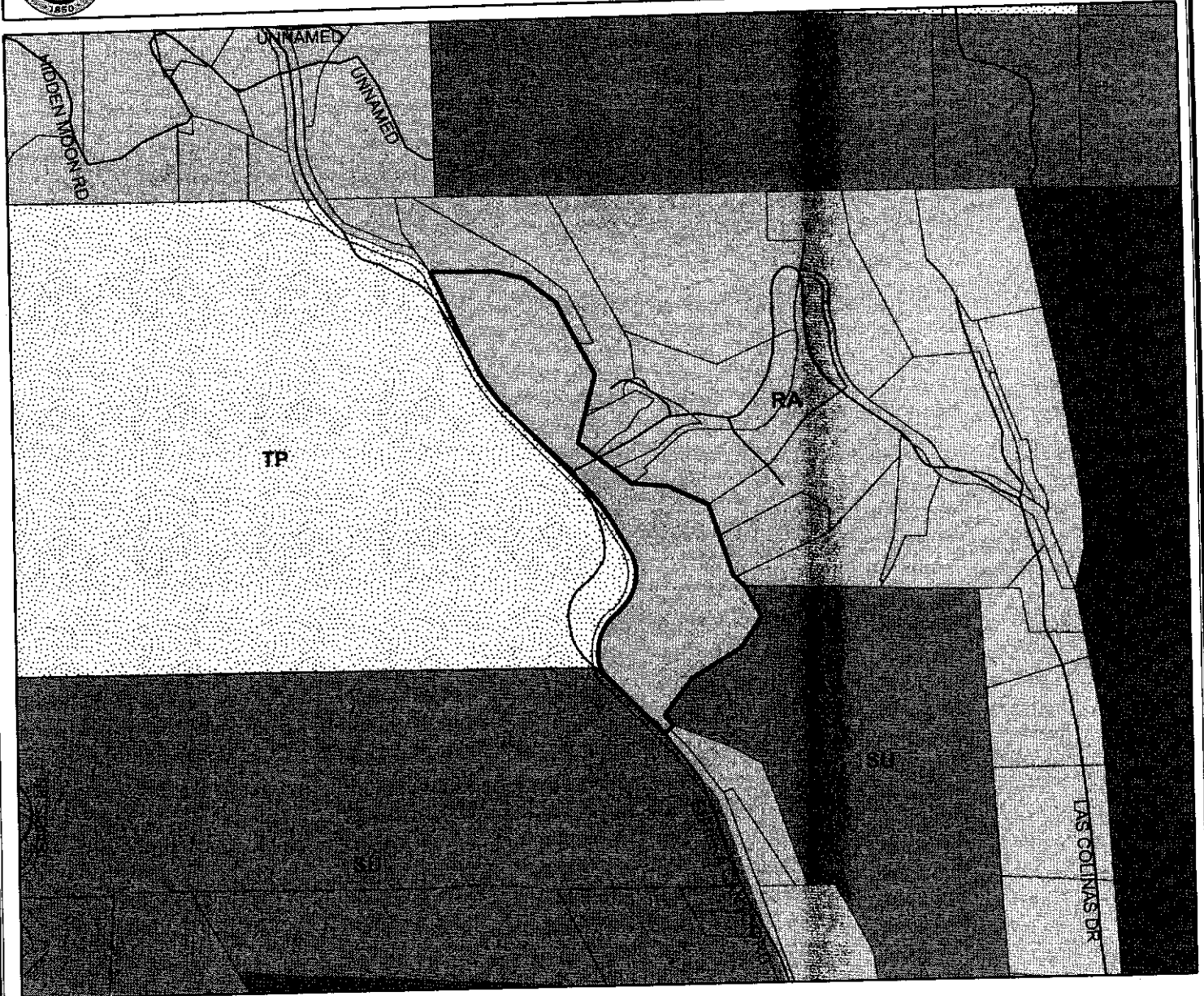


Map Created by
County of Santa Cruz
Planning Department
March 2007








EXHIBIT E

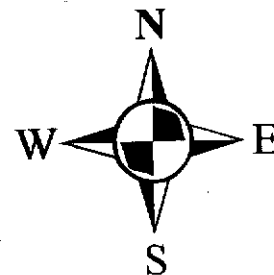


Zoning Map



Legend

-  APN 107-121-66
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL (RA)
-  SPECIAL USE (SU)
-  AGRICULTURE COMMERCIAL (CA)
-  TIMBER PRODUCTION (TP)

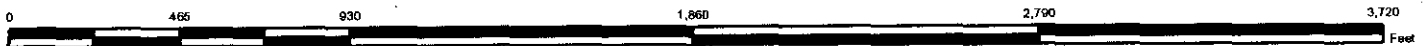
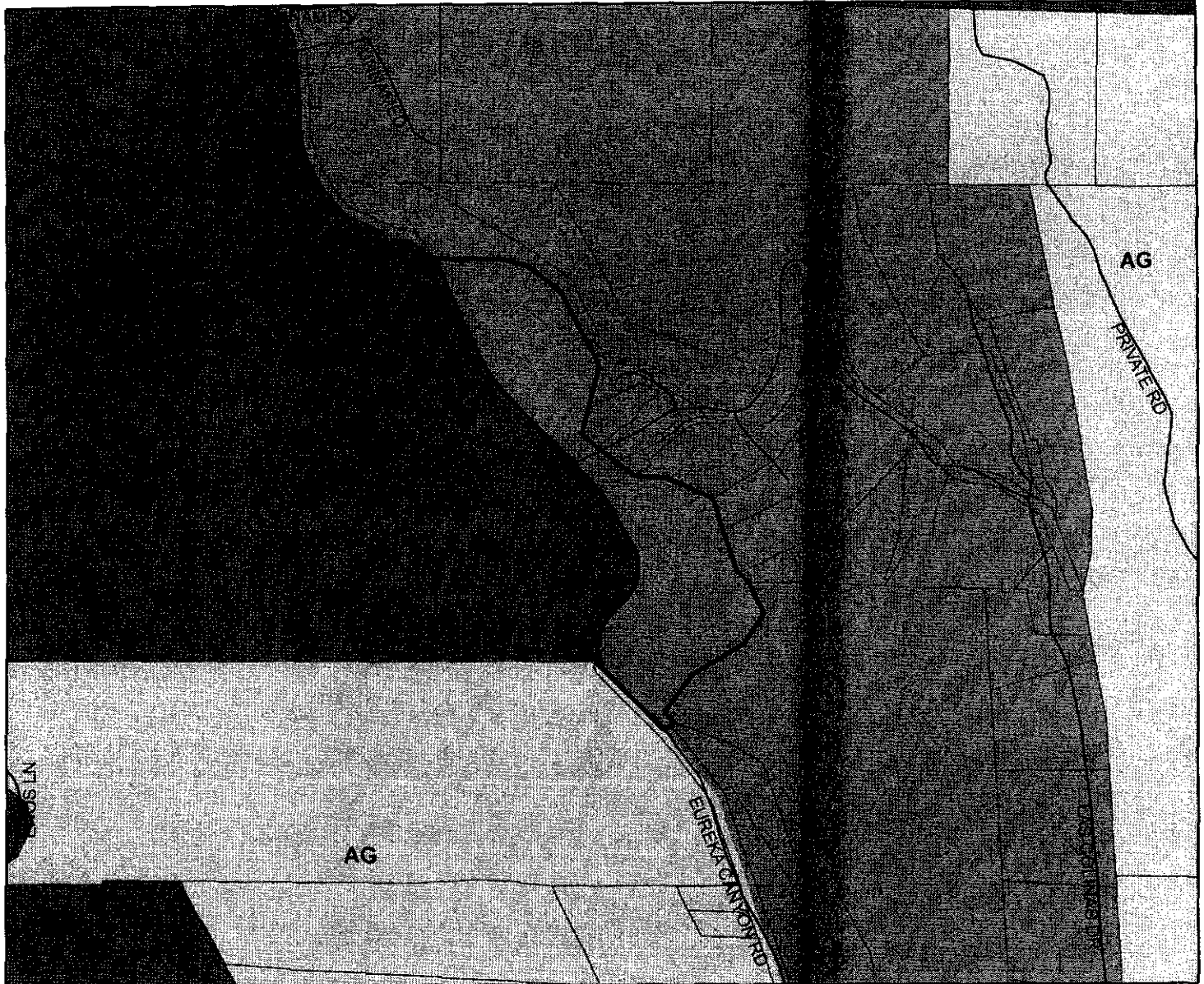


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Planning Department
March 2007







EXHIBIT E

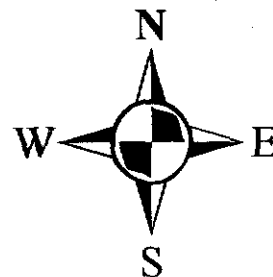


General Plan Designation Map



Legend

-  APN 107-121-66
-  Assessors Parcels
-  Streets
-  Agriculture (AG)
-  Residential-Rural (R-R)
-  Residential-Mountain (R-M)



Map Created by
County of Santa Cruz
Planning Department
March 2007

EXHIBIT E

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

Project Planner: Randall Adams
Application No.: 07-0138
APN: 107-121-66

Date: February 9, 2009
Time: 10:52:02
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON APRIL 17, 2007 BY ROBERT S LOVELAND =====

1. There was a soils report and hydrologic/hydraulic investigation completed on this parcel under application 00-0774. The reports were reviewed and accepted by the County Geologist on 6/21/01. The company that completed these reports (Sampson Engineering Inc.) is no longer in business. Please retain the services of another civil/geotechnical engineer and have them submit an update letter for both reports. The new engineer will also need to complete the enclosed "Transfer of Responsibility Form".

2. The area proposed for development is located within a mapped floodplain by FEMA (Zone A). Please identify this floodplain area on sheets A2.1 & A2.2. NOTE: I have seen the 100 year floodplain per Sampson Engineering shown on "Sheet A2.1". ADDITIONAL NOTE: In the "Conclusions & Recommendations" section of the "Hydrologic/Hydraulic Investigation (pg.3) (Sampson report dated 10/28/99) the engineer states: "The results of our study indicate that the subject property is subject to flooding in a 100 year storm event.

3. A "Base Flood Elevation" (BFE) needs to be established for this area of development by a licensed surveyor. Please add this information to "Sheet A2.1". =====
UPDATED ON OCTOBER 23, 2007 BY ROBERT S LOVELAND =====

Second Submittal:

I received a second set of plans, a "Civil Engineer Transfer of Responsibility" form from Peter Haase of Fall Creek Engineering (both forms dated 7/27/07) and an updated Hydro/Hydra study from Sampson Engineering dated 9/3/02.

Comment 1 above has not been completely addressed. I received a transfer of responsibility form from the new civil engineer taking responsibility for the "Hydrologic/Hydraulic Study" completed by Sampson Engineering. I have not received a transfer of responsibility form from the new project geotechnical engineer, Bauldry Engineering, dated 7/20/07. Please have the new geotechnical engineer review the previously completed geotechnical report and complete and return the enclosed "Soils Engineer Transfer of Responsibility" form.

Comment 2 above: FEMA mapped floodplain was not added to either sheet identified above. Please complete.

Comment 3 above: This comment has not been addressed either.

NEW COMMENT:

4. The recently completed soils report (Bauldry Engineering, dated 7/20/07) must be reviewed and approved by the county civil engineer (for Environmental Planning Dept.) prior to deeming this application complete. NOTE TO PLANNER: Please add a soils report review fee to this application. ADDITIONAL NOTE: The new geotechnical

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0138
APN: 107-121-66

Date: February 9, 2009
Time: 10:52:02
Page: 2

engineer must provide a "Plan Review" letter, after the county has accepted the soils report, stating that he has reviewed the latest plans and all reports related to this project.

NOTE TO APPLICANT: The soils report review has been added to the project description. Please pay the fee for this review at the Zoning Counter of the Planning Department. Once the fee has been paid please contact me @ 454-3163 so that I can forward the report for review. NOTE: Additional comments may be forthcoming upon formal review of the soils report.

5. In regards to the letter from Mr. Peter Haase, dated 7/27/07: He states in his letter: "Based on our review of the subject report and analysis, FCE concurs with the results and agrees that the subject project is outside the 100 year floodway". The question that needs to be addressed with this project is whether the proposed project lies within a floodplain not just the floodway. Please have Mr. Haase address this issue and submit a letter to this department. ===== UPDATED ON FEBRUARY 29, 2008 BY JOSEPH L HANNA =====

The proposed addition must be located outside of the 100 floodplain if the development is either critical or if the structure is culmatively substantial improvement (see 16.10.(f) (3) i.

The flood elevation has not been determined and must be determined based upon a new topographic map. Per Sampson Engineering date January 27, 2000 the 100 year flood event overtops the banks (see page 2 second paragraph.) Sampson Engineering indicates that a follow up analysis of the base flood elevation is necessary when a topographic is completed.

Before the project can proceed futher, the BFE must be determined, and the edge of the floodplain must be shown on the site plan for the project. Until the survey is completed, and the model used by Sampson Engineering is re-run with reference to this project, the base flood elevation will can not be determine. ===== UPDATED ON FEBRUARY 29, 2008 BY JOSEPH L HANNA =====

The geotechnical report is in the process of being reviewed.

===== UPDATED ON JUNE 13, 2008 BY JOSEPH L HANNA =====

Please have the engineer of record, Peter Hasse of Fall Creek Engineer, provide a letter that states that he agrees with the location of the of the Floodplain boundary as indicated on the Beautz survey. ===== UPDATED ON JUNE 13, 2008 BY ROBERT S LOVELAND =====

The information we requested in our meeting with the applicant (Teall Messer) and civil engineer (Peter Hasse) was not provided. Please submit the following information:

A. The civil engineer must submit a letter that clearly states that the floodplain as mapped by the surveyor is accurate and that the proposed development is located outside of the 100 year floodplain.

Additional Comment: The soils report review can not be completed until the the let-

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0138
APN: 107-121-66

Date: February 9, 2009
Time: 10:52:02
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ter from the civil engineer has been reviewed and accepted. ===== UPDATED ON JULY 25, 2008 BY ROBERT S LOVELAND =====

5th Routing:

I received the letter from Fall Creek Engineering dated 6/26/08. There appear to be two typos on this letter that need to be revised. They are both contained within the second sentence. Please revise and resubmit new letter.

The geotechnical report can now be reviewed by the County Geologist. Please review comment 4 above.

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 17, 2007 BY ROBERT S LOVELAND =====

NOTE TO PLANNER:

County Code states the following under Section 16.10.070(f):

1. Critical and Public Facilities: Critical facilities and nonessential public structures and additions shall be located outside of the one hundred year floodplain unless such facilities are necessary to serve existing uses, there is no other feasible location and construction of these structures will not increase hazards to life on property within or adjacent to the floodplain".

Comment: There are areas outside the mapped floodplain on this parcel that are big enough to accept this proposed development. A problem exist in that the existing structure would not be connected to the new structure. ===== UPDATED ON FEBRUARY 29, 2008 BY JOSEPH L HANNA =====

Before the approval of any building permit on this project a accurate relief map must be completed and all site grading, drainage and erosion control must be shown on this map. ===== UPDATED ON JUNE 13, 2008 BY JOSEPH L HANNA =====
An engineered grading plan is required as a condition of this permit.

Dpw Drainage Completeness Comments

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

===== REVIEW ON APRIL 10, 2007 BY CARISA R DURAN ===== Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined and compliance with the County Design Criteria (CDC) demonstrated.

Please address the following items:

1) Please specify on the plans the amount of impervious surface (i.e. existing, to be removed, and new), including semi-impervious, for the proposed project.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0138
APN: 107-121-66

Date: February 9, 2009
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2) Projects are required to maintain predevelopment rates for up to a 10-year storm where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include limiting impervious areas, using pervious or semi-pervious pavements, runoff surface spreading, discharging runoff from impervious areas into landscaping, retention facilities, etc. Please demonstrate that this requirement is being met before reaching Corralitos Creek and account for the affects in stormwater calculations.

3) Sheet A2.2, note 6, states that roof runoff will be discharged onto splash blocks and that no collection system is proposed. Sheet EC1 shows buried drain pipe capturing and collecting all roof runoff. Proposed drainage systems do not match on these sheets. Please submit a proposed drainage system for the development by the project engineer.

4) This development is within the Corralitos Creek floodplain per County information and as specified by the geotechnical investigation received by Sampson Engineering Inc. dated January 27, 2000. Although sheet A2.1 delineates a 100-year floodplain boundary, the provided investigation clearly states that the extent of this area has not been determined. Please submit confirmation from the project engineer that the finish floor elevations have provided 300 mm freeboard from the Q100 event for the proposed development.

Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

This application is for development in the Santa Cruz County Flood Control and Water Conservation District - Zone 7A; therefore increases in impervious area will be assessed a drainage fee. The fees are currently \$0.95 per square foot.

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

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

===== UPDATED ON OCTOBER 25, 2007 BY LOUISE B DION =====

Comments #1-4 of previous routing need to be addressed prior to approval. Please submit the information as requested.

Regarding comment #1 - Please provide a graphic indication of the existing and proposed impervious and semi-impervious areas. Clear indicate impervious areas to be removed. Please clarify how you are arriving at the final new impervious area of 1,142 sq.ft.

The new submittal has provided a detail for a drain discharge box on sheet A-3. However the information and calculations provided to not completely address our concerns as expressed in comments #2 and #3. Sheet A 2.2 and sheet EC-1 provide conflicting information.

Regarding comment #4 We have not received confirmation from the project engineer

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0138
APN: 107-121-66

Date: February 9, 2009
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that the finish floor elevations have provided 300 mm freeboard from the Q100 event for the proposed development.

If you have questions, please contact me at 831-233-8083.

===== UPDATED ON MARCH 12, 2008 BY LOUISE B DION =====

Plans dated February 19, 2008 have been received and the application is deemed complete with respect to the discretionary permit application stage. Detailed review of drainage system design will be deferred to building permit application stage. Please see miscellaneous comments for additional guidance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON APRIL 10, 2007 BY CARISA R DURAN ===== No comment.

===== UPDATED ON OCTOBER 25, 2007 BY LOUISE B DION =====

===== UPDATED ON MARCH 12, 2008 BY LOUISE B DION =====

The following should be addressed prior to building permit issuance:

- 1) You may be eligible for impact assessment and fee credits or pre-existing impervious areas that will be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures/coverage to establish eligibility. Documentations such as assessor's or 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. If documentation is not provided credit will not be given for the paved and structure areas shown on sheet A5.
- 2) Soil permeability rates are limited to a maximum of 8 inches/ hour. Please see County Design Criteria (CDC) for reference.
- 3) As the soil permeability rates are high you may choose to evaluate dispersal and/or surface spreading drainage control methods in lieu of hard piping to one discharge location. Calculations must demonstrate infiltration prior to reaching property line.
- 4) Plan should show how surface runoff from proposed new driveway areas and isolated hardscape features (ie walkways, concrete pads etc) is controlled.
- 5) More information is needed about drainage patterns in the watershed area containing the subject parcel. How much runoff is received onsite from upslope properties, if any, and how is this runoff to be controlled? Show (quantitatively, if necessary) that the proposed drainage plan is adequate in this respect.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0138
APN: 107-121-66

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6) As indicated in the CDC, runoff from parking areas are required to go through water quality treatment prior to discharge. Consider outslowing parking area to drain to landscaped areas for filtering prior to discharge from the site. If use of landscaped areas is not feasible and structural treatment is proposed, recorded maintenance agreements are required. Please clarify on the plans the method to be used for treatment.

7) Show how overall flow and/or overflow from proposed drainage system will be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Provide downstream impact assessment identifying capacity restrictions, if any, in existing drainage facilities receiving site runoff and identify the water body receiving the flow.

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

Environmental Health Completeness Comments

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

===== REVIEW ON APRIL 5, 2007 BY JIM G SAFRANEK ===== The applicant's sewage disposal consultant must submit an analysis of the existing septic system and state whether the system is adequate for the proposed increase in wastewater flow or will need to be upgraded under permit.

===== UPDATED ON OCTOBER 17, 2007 BY JIM G SAFRANEK ===== The septic was reviewed and is satisfactory. However the septic appl was submitted with a proposal for a total of 30 boarders and 6 additional staff. This according to R Sanchez of EHS, 454-2751.

Environmental Health Miscellaneous Comments

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

===== REVIEW ON APRIL 5, 2007 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON APRIL 5, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON APRIL 19, 2007 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CDF/COUNTY FIRE

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the 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.

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

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0138
APN: 107-121-66

Date: February 9, 2009
Time: 10:52:02
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during inspections.

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

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

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

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.

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.

===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

No new fire notes at this time, all comments have been addressed.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON APRIL 5, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON APRIL 5, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON APRIL 19, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

Accessibility: Project Comments for Development Review: Review of 07-0138

De Un Amor Residential Care Facility Addition
460 Eureka Canyon Road APN 107-121-66

Date: 4/06/07
Planner: Randall Adams

Dear Mr. Teall Messer,

A review of the project plans was conducted to determine accessibility issues.

Completeness Items

The plans for accessibility are complete enough for this development permit.

Compliance Issues

Accessibility items that are shown appear to comply. Complete details will need to be provided with the building permit application.

Permit Conditions/Additional Information

Building Permit Items:

1. Plans for a building permit will need to be prepared, stamped and signed by a California licensed professional(s).
2. The building occupancies, construction type and allowable calculations will need to be included on the construction drawings for a building permit.
3. Path of Travel Verification Form (refer to brochure)
To be submitted at the time of Building Permit application, as applicable.
4. CBC 1133B General Accessibility for Entrances, Exits and Paths of Travel
Provide an Egress Plan showing maneuvering clearances at all doorways, passageways, and landings.

IMPORTANT NOTE: The proposed effective date for the 2007 California Building Code, which is based on the 2006 International Building Code is January 1, 2008. Building permit application dates on or after January 1, 2008 need to comply with the new codes.

Please refer to the attached brochure entitled Accessibility Requirements - Building Plan Check which can also be found at the County of Santa Cruz Planning Department website:

http://www.sccoplanning.com/brochures/access_plancheck.htm

This document is an information source for the designer when preparing drawings for building plan check.

Please note that this is only a preliminary review to determine major accessibility issues. This is not a complete accessible plan check. A complete accessible plan check will be conducted at the time of building permit application review. The plans submitted for building plan check review will need to include complete details and specifications for all of the accessible issues in the California Building code. Therefore, there may be additional comments when applying for a building permit and responding to the Building Plan Check process.

Please contact me with any questions regarding these comments.

Laura Brinson
Building Plans Examiner
County of Santa Cruz Planning Department
(831) 454-7579
pln631@co.santa-cruz.ca.us

INTEROFFICE MEMO

APPLICATION NO: 07-0138

Date: April 2, 2007

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of an addition to a residential care facility at 460 Eureka Canyon Road, Corralitos

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		

Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties			N/A
Reasonable protection for currently occupied buildings using a solar energy system			N/A
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties.	✓		

Building walls and major window areas are oriented for passive solar and natural lighting.	✓		
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13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.			N/A
Parking design shall be an integral element of the site design.			N/A
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.			N/A
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>
Loading areas			
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.			N/A



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN D. JAMES, DIRECTOR

June 21, 2001

Teall Messer
3833 Glen Haven Road
Soquel, CA 95073

**SUBJECT: Review of Geotechnical Investigation by Sampson Engineering, Inc.,
Dated October 28, 1999, Project No.: 99215
APN: 107-121-66, Application No.: 00-0774**

Dear Mr. Messer:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. An engineered foundation plan is required.
3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour of concrete.

7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

8. A Flood Geologic Hazards Declaration will be required for all new development.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3175 if we can be of any assistance.

Sincerely,

Joe Hanna
County Geologist

Cc: Jessica DeGrassi, Resource Planner
Building Plan Check



FALL CREEK ENGINEERING, INC.

Civil • Environmental • Water Resource Engineering and Sciences

Tel. (831) 426-9054

P.O. Box 7894, Santa Cruz, CA 95061

Fax. (831) 426-4932

June 26, 2008

Teall Messer
Teal Messer Architect
3833 Glen Haven Road
Soquel, CA 95073

Subject: **Proposed Building Remodel and 100-year Flood Plain
Thorenson Property, Application # 07-0138, APN 107-121-66**

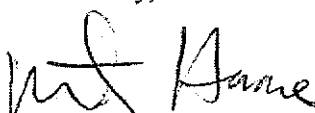
Dear Teall:

Fall Creek Engineering has reviewed the Surveyor's Map, Prepared by Michael Beautz and the Architectural Site Plan from your office. Our review finds that the location of the flood plain shown on both maps is accurate and reflects the base flood elevations determined in the currently flood plain studies for the reference property.

The placement of the building, as shown in your site plan is located outside of the 100 year flood plain.

Thank you for the opportunity to review these maps. If you have any questions or require additional information, please contact me at (831) 426-9054.

Sincerely,


PETER HAASE, P.E.
Principal Engineer





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P.O. Box 7894, Santa Cruz, CA 95061

Fax. (831) 426-4932

July 27, 2007

Trygve Thorensen
460 Eureka Canyon Road
Watsonville, CA 95076

Transmittal: **Civil Engineer Transfer of Responsibility**
Hydrologic and Hydraulic Analysis for 460 Eureka Canyon Road
APN 107-121-66

Dear Mr. Thorensen:

Fall Creek Engineering, Inc. (FCE) has reviewed the Updated Hydrologic and Hydraulic Analysis conducted by Sampson Engineering, Inc. in September 2002. Based on our review of the subject report and analysis, FCE concurs with the results and agrees that the subject project is outside the 100 year floodway.

Enclosed please find three copies of the "Civil Engineer Transfer Responsibility" form from the County of Santa Cruz. The form is complete with the exception of the project planner information. Please complete the form and submitted when you are ready.

Thank you for the opportunity to assist you on this project. If you have any questions, please contact me at (831) 426-9054.

Sincerely,

PETER HAASE, P.E.
Principal Engineer
RCE C55605

Enclosures

✓Cc+encl: Teal Messer, 3833 Glen Haven Road, Soquel, CA 95073



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, DIRECTOR

Civil Engineer Transfer of Responsibility

Date: July 27, 2007

Owner: Trygve Thorensen

APN: 107-121-66

Address: 460 Eureka Canyon Road, Watsonville, CA 95076

Project Description:

Hydrologic and hydraulic analysis to establish base flood elevation on the subject parcel.
FCE has reviewed the "Summary of Hydrologic/Hydraulic Investigation Dated 3 September 2002,
prepared by Sampson Engineering, Inc. (SEI Project No. T4701).

Our firm is taking over the above referenced project civil engineer of record.

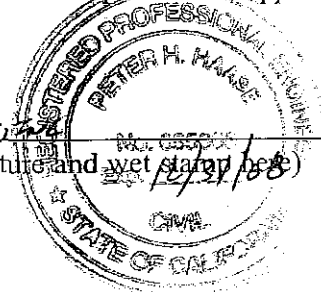
We have reviewed the original engineering work for this project. Completed work reviewed to date is as follows (detail all reports and plans including author, title, date and project number):

☒ We concur with all of the engineering conclusions and recommendations.

☐ We do not agree with or support engineering conclusions or recommendations as detailed on the attached report (attach new conclusions and recommendation and all new supporting data and reasoning).

☒ We agree to accept responsibility within our area of technical competence for approval of this project upon completion of the work.

Signed: *Peter H. Haase*, PALL CREEK ENGINEERING, INC.
(apply California State-registered civil engineer's signature and wet stamp)



Return to: _____

De Un Amor Addition

15 March 2007

Project Program Statement

De Un Amor is a residential care facility licensed by the State of California for 10 beds of elderly residents. The project will increase the number of beds to 25. It is open and staffed twenty four hours a day every day. The projected typical day staffing is three staff. The typical night staffing is one staff. The projected maximum staffing at any one time is five staff. Visitation by non staff is very limited.

~~One travel trailer is to be maintained on site for on-site staff living.~~ *Not part of application*

The area to be developed is previously disturbed presently encompassing an area of driveway and a lawn, some landscaping.

Design Guidelines

Site planning: No grading, extend building without encroaching into 100 year floodplain

Landscaping: Screen addition from Eureka Canyon Road with trees at building

Building: Extend building using similar massing, roof shapes, materials and colors to the existing. The entire building will have minimum class B composition shingle roofing.



State of California

Department of Social Services

Facility Number: **445200194**
Effective Date: **09/28/95**

Total Capacity: **12**

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services, hereby issues

this License to

THORENSEN, TRYG

to operate and maintain a **RESIDENTIAL-ELDERLY**

Name of Facility

**DE UN AMOR
460 EUREKA CANYON ROAD
WATSONVILLE CA 95076**

This License is not transferable and is granted solely upon the following:
**6 MAY BE NON-AMBULATORY IN ROOMS 1, 2, 3, 4, 8 AND 9. LICENSED
FOR 12 CLIENTS, AGES 60 AND OVER.**

Client Groups Served: **ELDERLY**

Complaints regarding services provided in this facility should be directed to:

SAN JOSE RESIDENTIAL DISTRICT OFFIC (408) 277-1289

MARTHA LOPEZ
Deputy Director,
Community Care Licensing Division

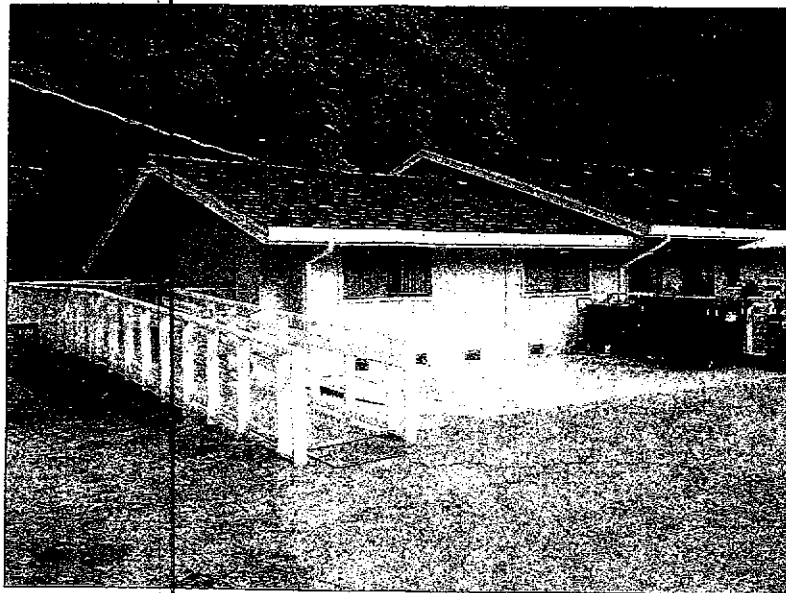
Kathy Eddins
Authorized Representative
of Licensing Agency

Sign Plan



Mock up on fence at site entrance,
painted wood 44" x 35"

Colors and Materials

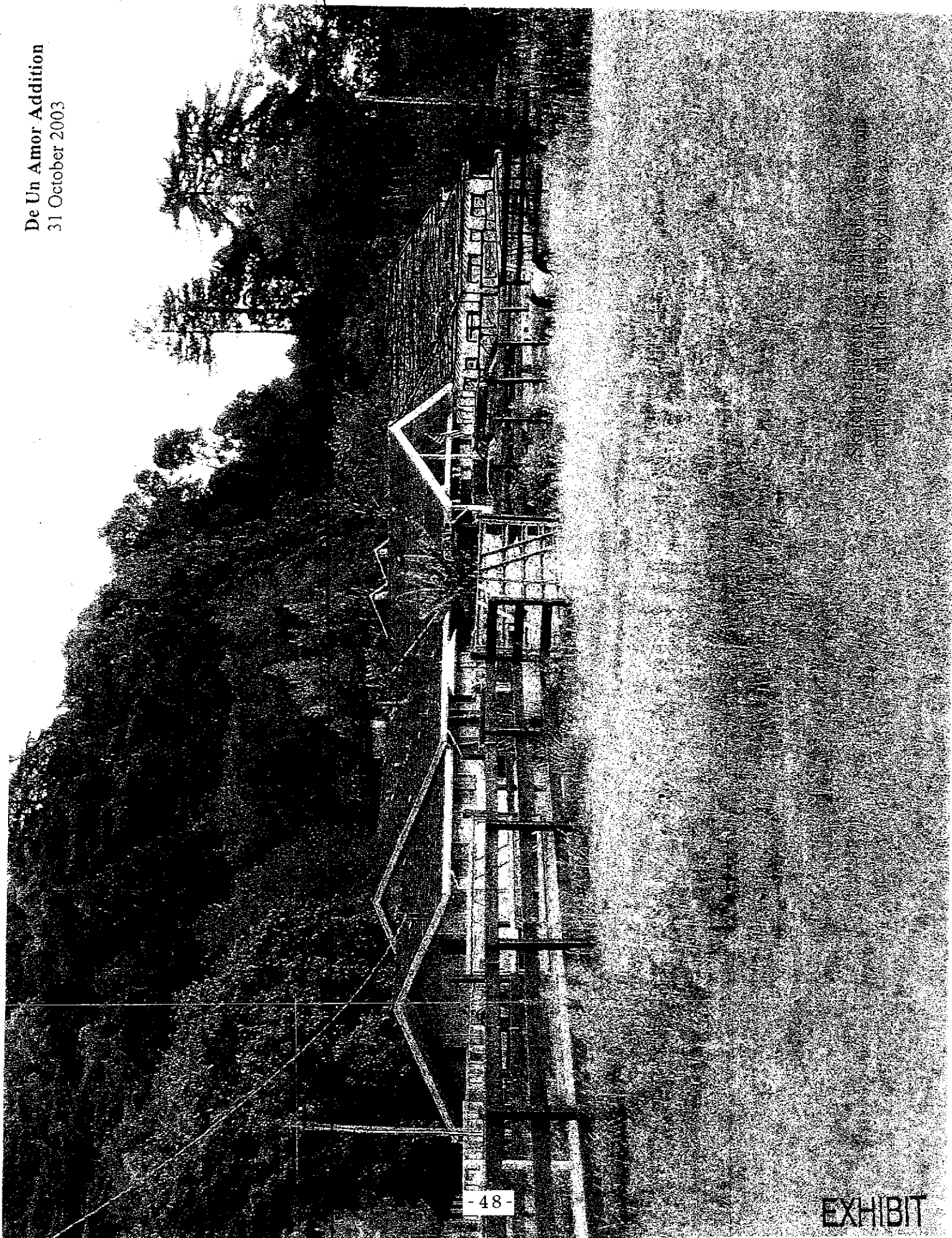


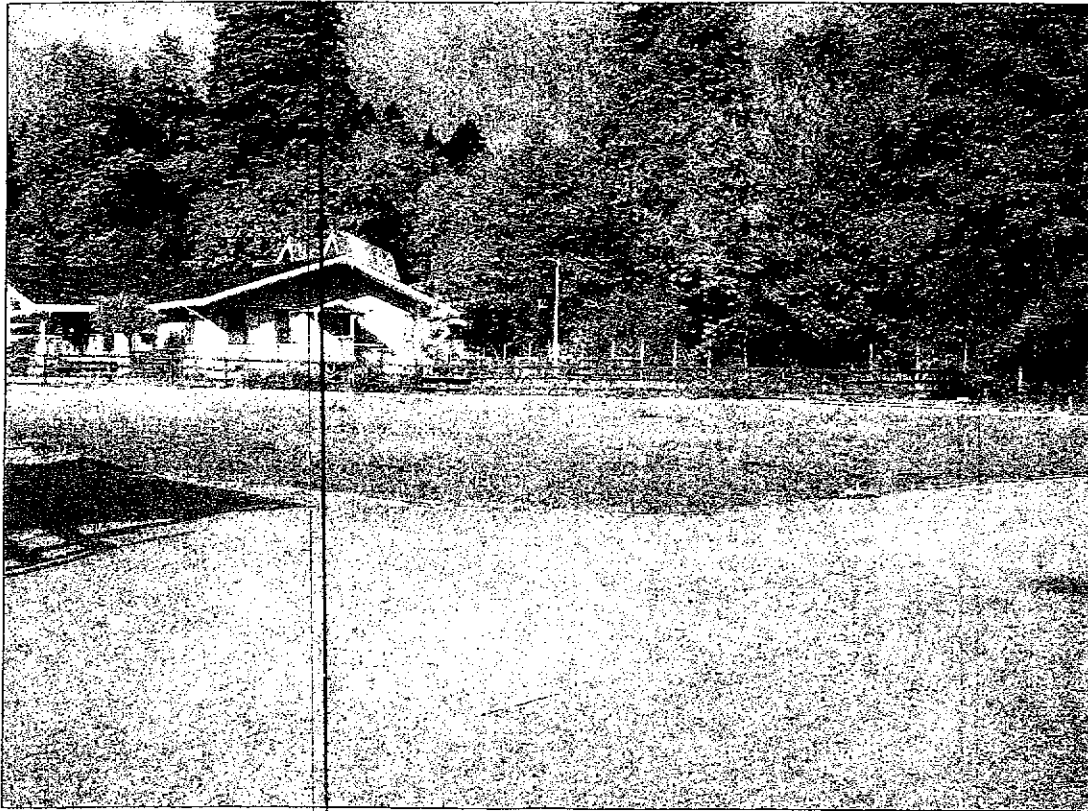
Dark brown composition shingle roof

White fascias, gutters and misc. trim- Kelly Moore 46 Acoustic

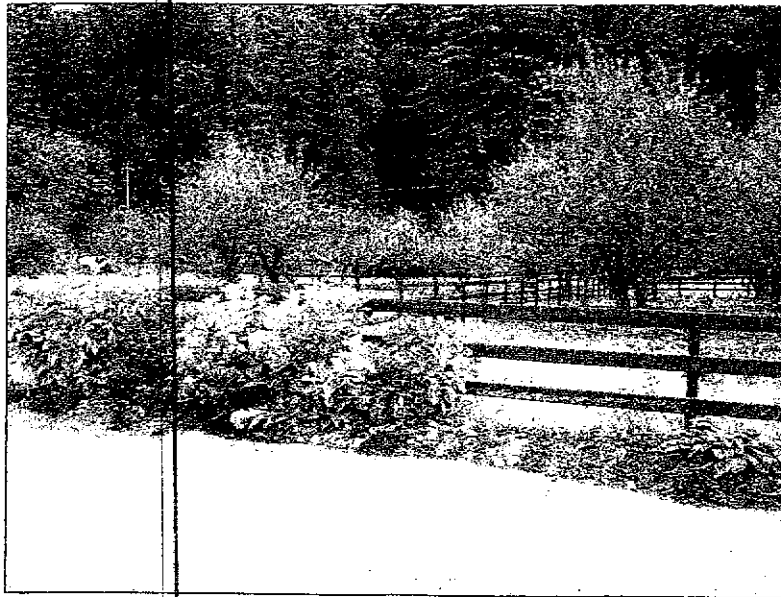
Beige walls, painted plywood- Kelly Moore WS32 Starpower

De Un Amor Addition
31 October 2003





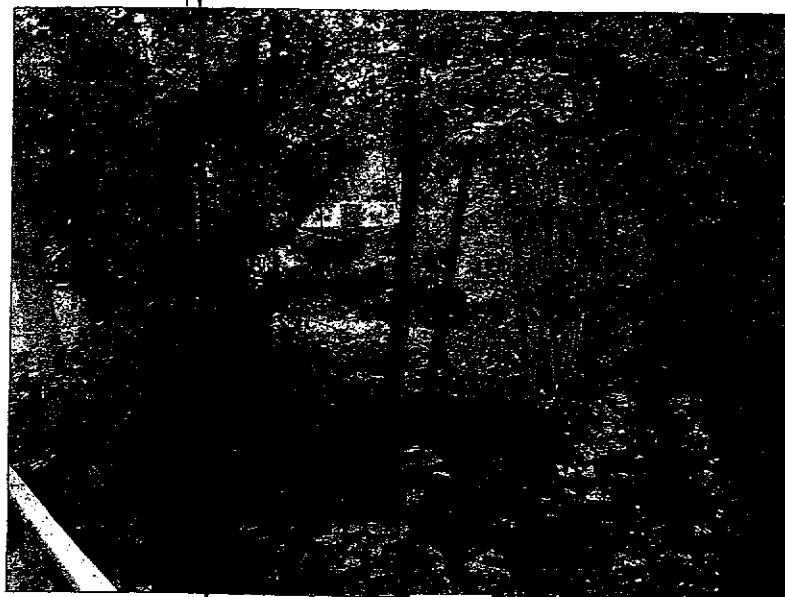
View of existing building from south. Project location is on lawn area, no encroachment into trees.



Looking off site to south west
across Eureka Canyon Road



Neighbor to north northwest
looking across Los Colinas
Road bridge



Neighbor to north looking
from Los Colinas Road
bridge