



Staff Report to the Zoning Administrator

Application Number: **151001**

Applicant: Tracy Johnson
Owner: Teresa Campbell
APN: 081-091-02

Agenda Date: 6/17/2016
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to replace a 366 square foot single family dwelling and an attached 256 square foot deck located within the floodway with a 1,228 square foot single family dwelling with an attached 612 square foot deck on the same foundation footprint, but elevated above the flood elevation. Requires a Variance to exceed the allowed 28 foot building height limit and a combined Soils Report Review/Geologic/Hydrologic Report Review.

Location: Property located on the south side of Old Bear Creek Road, approximately 200 feet south of Bear Creek Road, 300 feet east of Highway 9.

Supervisory District: 5th District (District Supervisor: McPherson)

Permits Required: Variance

Technical Reviews: Combined Soils Report/Geological/Hydrological Report Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151001, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Geotechnical Report Review, dated May 13, 2016, prepared by Joseph Hanna and Carolyn Burke |
| B. Findings | |
| C. Conditions | F. Assessor's, Location, Zoning and General Plan Maps |
| D. Project plans | |

Parcel Information

Parcel Size:	10,241 square feet
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Single family residential

Project Access:	Old Bear Creek Road, 50 foot wide right-of-way
Planning Area:	San Lorenzo Valley
Land Use Designation:	R-M (Mountain Residential)
Zone District:	SU (Special Use)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Environmental Information

Geologic Hazards:	Floodway of San Lorenzo River and Bear Creek
Soils:	Combined Soils/Geological/Hydrological reports accepted by Environmental Planning and subject to the recommendations (Exhibit E) prior to issuance of a building permit.
Fire Hazard:	Not a mapped constraint
Slopes:	0-30 percent slope
Env. Sen. Habitat:	Site mapped for biotic resources, though improvements are proposed over existing disturbed area or over the footprint of the existing structure; therefore a biotic report is not required as no impacts are anticipated by Environmental Planning
Grading:	No grading proposed, minor foundation site preparation as shown on the plans does not require a Grading Permit
Tree Removal:	No trees proposed to be removed, though dead stumps shown to be removed on plans
Scenic:	Not a mapped resource
Drainage:	Plans have been approved by Public Works and subject to required conditions of approval prior to building permit issuance; no significant new impervious surface area added to the property given that the work is proposed over the existing foot print of dwelling.
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	San Lorenzo Valley Water District
Sewage Disposal:	Septic
Fire District:	Boulder Creek Fire Protection District
Drainage District:	Zone 8

Project Setting/Background

The subject property is kite shaped and located on the south east side of Old Bear Creek Road, an approximately 50 foot wide roadway developed to approximately 22 feet and narrowing where it crosses Bear Creek, which is located to the northeast of the subject property.

The property is located at intersection point of the San Lorenzo River and Bear Creek, with each side of the property sloping down to the creek/river. The property is approximately 10,241 square feet in size, irregular in shape, and located within the floodway of the San Lorenzo River.

The property is unique in its location relative to the creek and river and has a dramatic feeling and appearance, with the structure perched above both creeks as if a prow of a ship above water while also with close proximity to the canopy of trees on either side of the rivers.

The property contains an existing 344 square foot one story studio style single family dwelling (cabin) with a combined living and sleeping area and approximately 256 square feet of deck area.

The existing dwelling is setback approximately 45 feet from the edge of the front property line, 35 feet from the eastern property line, 30 feet from the western property line, and 115 feet from the apex of the property creek intersection point.

Existing retaining walls of various heights are located on the southwestern property slope above the San Lorenzo River.

Detailed Project Description/Report Reviews

The applicant proposes to demolish the existing dwelling and to construct an approximately 1,228 square foot two story one bedroom dwelling in the same footprint of the existing dwelling with approximately 612 square feet of proposed deck area. The replacement dwelling is proposed above the flood elevation as required by the Federal Emergency Management Agency. The structure is proposed at approximately 33 feet 8 inches in height.

The project was subject to a combined soils/geologic/hydrologic report given its location within the floodway of the San Lorenzo River and Bear Creek. The reports have been accepted by the County Geologist and the project conditioned to comply with the recommendations of the soils report prior to building permit issuance. See project conditions.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 10,241 square feet with a General Plan residential land use designation, located in the Special Use (SU) zone district, which taken together allow residential uses. The existing dwelling and replacement dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's Mountain Residential General Plan Land Use Plan designation.

Setbacks

Special Use zoning allows application of the residential site development standards based on the size of the subject property. In this case the property is subject to the R-1-10 zone district site development standards based on a size of 10,241 square feet. The proposed structure meets the setbacks noted below.

Setback Table (R-1-10 Zoning)			
	Front (adj. to road)	Side	Rear
Required	20' front	10'	15'
Proposed	38' to deck 45 feet to dwelling	West 22'6" to deck 27' to residence East 23' to deck 31' to dwelling	24' to deck 27' to dwelling

Parking

There are two existing parking spaces on site that will remain unchanged as a result of the proposed project, though gravel surface material will be provided. It should be noted that the parking is located over the septic system and cannot be paved with impervious surface area to ensure the adequacy of the septic leach field. A one bedroom dwelling is required to provide two parking spaces and thus is in compliance with the required parking.

Geologic Hazards Ordinance

The existing home is located within a Federal Emergency Management Agency (FEMA) mapped 100 year floodway associated with the San Lorenzo River. Pursuant to County Code Chapter 16.10, development within a mapped floodway is required to comply with the geologic hazard ordinance.

Pursuant to County Code Section 16.10.050, the proposed project was subject to a geologic hazards assessment, completed by the County Geologist evaluating the possible geologic hazards at the site. The geologist recommended completion of a geologic, hydrologic, and a geotechnical report to evaluate the geologic and hydrologic conditions associated with the site and recommended geotechnical design recommendations to ensure compliance with the report guidelines of the hazards ordinance. County Code 16.10.070 requires that recommendations from required geologic, soils, and hydrologic reports become conditions of project approvals for the proposed development.

The Geologic Hazards Ordinance allows reconstruction of existing dwellings within the floodway provided that the structure is reconstructed in the same footprint above the base flood elevation, does not displace additional floodwater, and meets all the recommended design requirements. The existing floodway elevation of the river channel requires that the home be elevated between 6'4" to 7'8" above the current foundation level to be located above the established FEMA base flood elevation.

Height Variance

In order to comply with the required elevation above the base flood elevation, the maximum height of the proposed two story dwelling is proposed to be 33'8 inches in height, that which is necessary to comply with the FEMA regulations. The Residential Development Site Standards enumerated in County Code Section 13.10.323 allow a maximum height of 28 feet. The Geologic Hazards associated with the subject property are special circumstances that would deprive the property of development of a two story dwelling if the dwelling were required to comply with the maximum height of the residential zone district, a privilege enjoyed by other property within the vicinity and zone district. Other properties subject to similar floodway conditions are treated similarly and provided variances to height in order to meet the base flood elevation and therefore it would not be a grant of special privilege in this case either.

Environmental Review

A preliminary determination has been made that the project is exempt from the California Environmental Quality Act and a notice of exemption has been attached as Exhibit D.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **151001**, based on the attached findings and conditions.

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

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

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Santa Cruz CA 95060
Phone Number: (831) 454-2255
E-mail: sheila.mcdaniel@santacruzcounty.us

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: 151001

Assessor Parcel Number: 081-091-02

Project Location: Property located on the south side of Old Bear Creek Road, approximately 200 feet south of Bear Creek Road, 300 feet east of Highway 9.

Project Description: Proposal to replace a 366 square foot single family dwelling and an attached 256 square foot deck located within the floodway with a 1,228 square foot single family dwelling with an attached 612 square foot deck on the same foundation footprint, but elevated above the flood elevation. Requires a Variance to exceed the allowed 28 foot building height limit and a combined Soils Report Review/Geologic/Hydrologic Report Review.

Person or Agency Proposing Project: Tracy Johnson

Contact Phone Number: (831) 588-5459

- 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).
E. X **Categorical Exemption**

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

F. Reasons why the project is exempt:

Reconstruction of an existing single family dwelling in an area designated for residential uses.

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

Sheila McDaniel, Project Planner

Date: _____

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 located within a mapped floodway. With elevation of the home above the base flood elevation, the proposed project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. 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 project 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 these amenities.

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 project and conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 (Single family residential - 10,000 square feet minimum) zone district as the primary use of the property will be one single family dwelling and the proposed addition meets all current site standards for the zone district with exception of the maximum 28 foot building height due to required elevation above the floodway. Provided that a variance is approved to increase the height of the structure to meet the required elevation above the floodway, the project will meet all standards. Variance findings are attached.

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

The proposed reconstructed residential dwelling 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 R-1-10 zone district associated with the lot size as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), except where specifically noted in order to comply with the required elevation above the floodway. In that case, variance findings are attached.

The proposed addition will be properly proportioned to the parcel size and 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 reconstruction will comply with the site

standards, with the exception of the aforementioned variance and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity under similar circumstances.

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 reconstruction of the dwelling is to be constructed on an existing residentially developed lot. The expected level of traffic generated by the proposed project is not anticipated to change as a result of the reconstruction and will therefore not adversely impact existing roads or 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 rural residential neighborhood containing a variety of architectural styles, and the proposed dwelling reconstruction is consistent with the land use intensity and density of the rural residential neighborhood. The subject parcel is substantially physically separated from surrounding properties given its location at the apex of the San Lorenzo River and Bear Creek channels, which provides sufficient separation between the dwelling and adjoining residential uses across both rivers, in addition to compliance with required setbacks for the zone district in which it is located.

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

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the existing home is located within the Federal Emergency Management Agency mapped floodway. In order to comply with the required elevation above the base flood elevation, the maximum height of the proposed two story dwelling is proposed to be 33'8 inches in height, the minimum required to comply with the FEMA regulations. The Residential Development Site Standards enumerated in County Code Section 13.10.323 allows a maximum height of 28 feet. The Geologic Hazards associated with the subject property are special circumstances that would deprive the property of development of a two story dwelling if the dwelling were required to comply with the maximum height of the residential zone district, a privilege enjoyed by other property within the vicinity and this zone district.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the existing dwelling is located on a kite shaped parcel at the intersection of San Lorenzo River and Bear Creek. The reconstruction of the dwelling is required to be elevated above the Federal Emergency Management Agency base flood elevation by the Geologic Hazards Ordinance. An increase in dwelling height from the maximum 28 foot height in the zone district to approximately 33 feet 8 inches would meet the intent and purpose of the code to protect health and, safety, and welfare of the property and improvements in the vicinity by not altering the hydrologic conditions of the channel. In addition, given the location of the dwelling at the apex of these channels, the lot is substantially, physically separated from other residential properties by the width of both rivers and an increase in height would not compromise the light, air, or open space enjoyed by other properties in the vicinity or be injurious to other property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the subject property is located in a unique location at the apex of the intersection of San Lorenzo River and Bear Creek and within a mapped floodway. Other properties subject to similar floodway conditions would be required to be elevated above the base flood elevation and would be treated similarly and granted a variance to meet the flood regulations. Therefore granting a variance to height for floodway elevation would not be a grant of special privilege.

Conditions of Approval

Exhibit D: Project Plans, prepared by Tracy Johnson, January 29, 2016

- I. This permit authorizes replacement a 366 square foot single family dwelling and an attached 256 square foot deck located within the floodway with a 1,228 square foot single family dwelling with an attached 612 square foot deck on the same foundation footprint, but elevated above the flood elevation. 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 Demolition Permit from the Santa Cruz County Building Official, as required.
 - C. Obtain an encroachment permit from the Department of Public Works for any work within the public right-of-way.
 - D. 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.'
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. 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 34 feet.

3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Meet all requirements of the Soils Report Review, dated May 13, 2016, prepared by Carolyn Burke, Civil Engineer, and Joseph Hanna, County Geologist.
- C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Storm water Management. Drainage fees will be assessed on the net increase in impervious area. Plans shall comply with the following:
1. According to the plans this parcel receives existing runoff from adjacent drainage areas, the recordation of a drainage easement, maintenance agreement, deed restriction, or other document recorded on the parcel deed will be required. The recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway through the parcel, and that the County and Flood Control Districts are not responsible for the upstream runoff or for maintenance of the drainage pathway. Per Part 3 Section G #3 of the design criteria.
- D. Meet all requirements of the Environmental Health Agency (Cheryl Wong- 454-2022). This shall include:
1. The drainage shall have a setback of 25' from the edge of slope.
 2. No construction or any grading shall be permitted over the septic area or expansion area as this may affect the productivity of wastewater system.
 3. The leaching area shall be installed in native soil for evapo-transpiration.
 4. Proposed parking or gravel shall be permitted without grading on the sewage disposal area.
 5. An Onsite Septic Service Program contract for the alternative septic system shall be required with submission of the building permit.
- E. Meet all requirements and pay any applicable plan check fee of the Boulder Creek Fire Protection District as specified in project comments dated February 5, 2015. Requirements include, but are not limited to:
1. Show on the plans, details of compliance with Santa Cruz Fire Chiefs' Association Standard FPO-007 Rural Water Storage Requirements.

Required water storage shall be in compliance with the Geologic Hazards Ordinance and required to be located above the FEMA base flood elevation.

- F. Provide required off-street parking for 2 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.
 - G. 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 reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, 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 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.

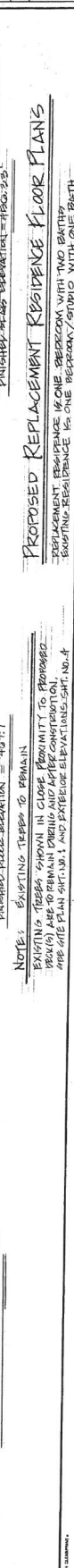
Application #: 151001
APN: 081-091-02
Owner: Teresa Campbell

Approval Date:

Effective Date:

Expiration Date:

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.





COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: 711

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

May 13, 2016

Teresa Campbell
599 Hoover Ave
San Jose, CA 95126

**Subject: Review of Geotechnical Report by Mike Van Horn, Inc.
Dated May 31, 2013; Addenda to Soil Investigation 1.0 dated April, 16, 2015;
response list 1.1 dated April 7, 2016, Project No. 4131
APN 081-091-02, Application No. REV151002**

Dear Teresa Campbell ,

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. *Please note that the plan review form must reference the final plan set by last revision date.* Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report.

The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Please note: Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms".

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

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

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

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

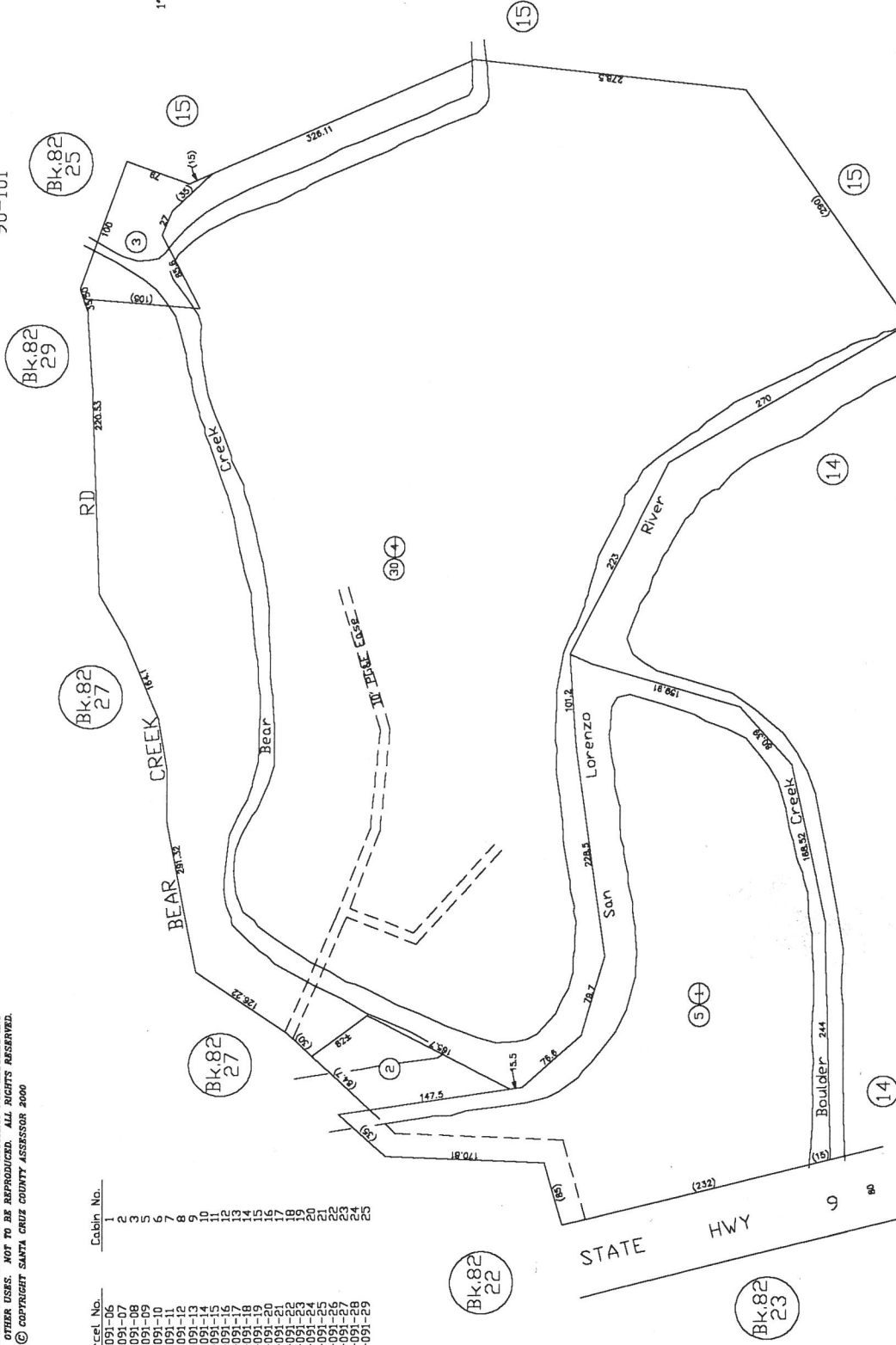
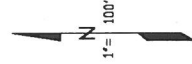
If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants

FOR TAX PURPOSES ONLY POR, N.E. 1/4 SEC. 30, T.9S., R.2W., M.D.B. & M. Tax Area Code 81-09

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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Parcel No.	Cabin No.
81-091-06	1
81-091-07	2
81-091-08	3
81-091-09	5
81-091-10	6
81-091-11	7
81-091-12	8
81-091-13	9
81-091-14	10
81-091-15	11
81-091-16	12
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81-091-29	25



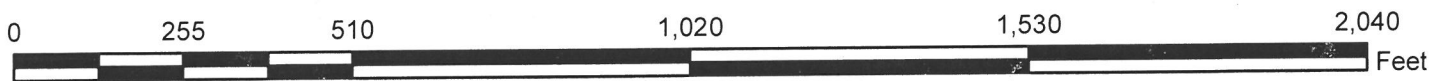
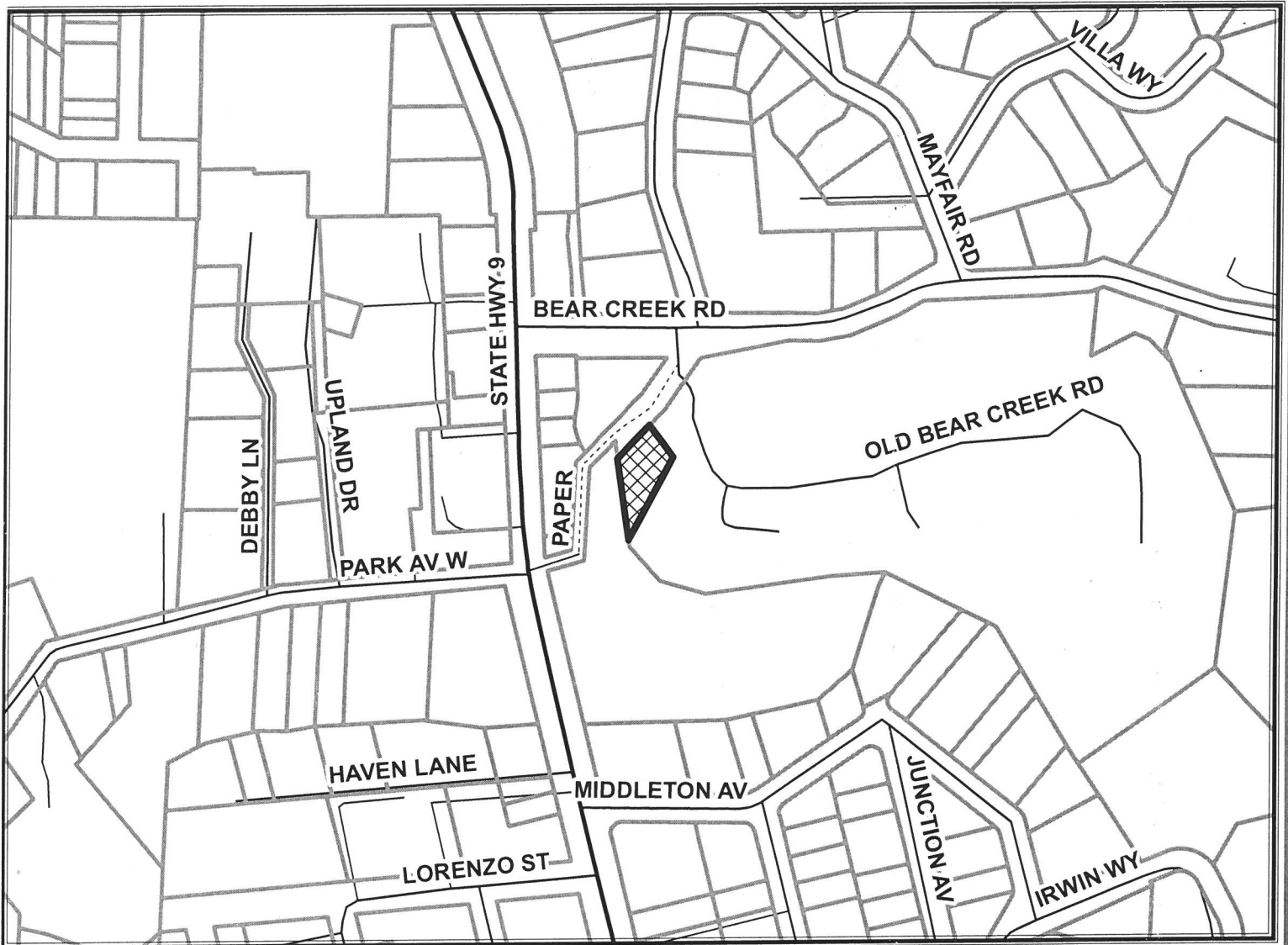
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 81-09
County of Santa Cruz, Calif.
Aug., 2000






Electronically Redrawn 8/23/00 mva

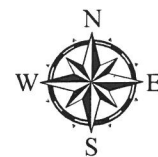


Location Map



LEGEND

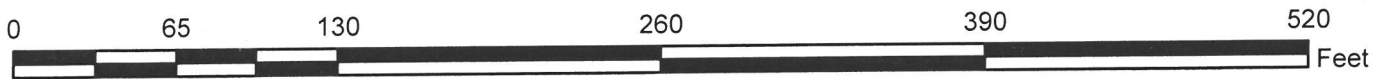
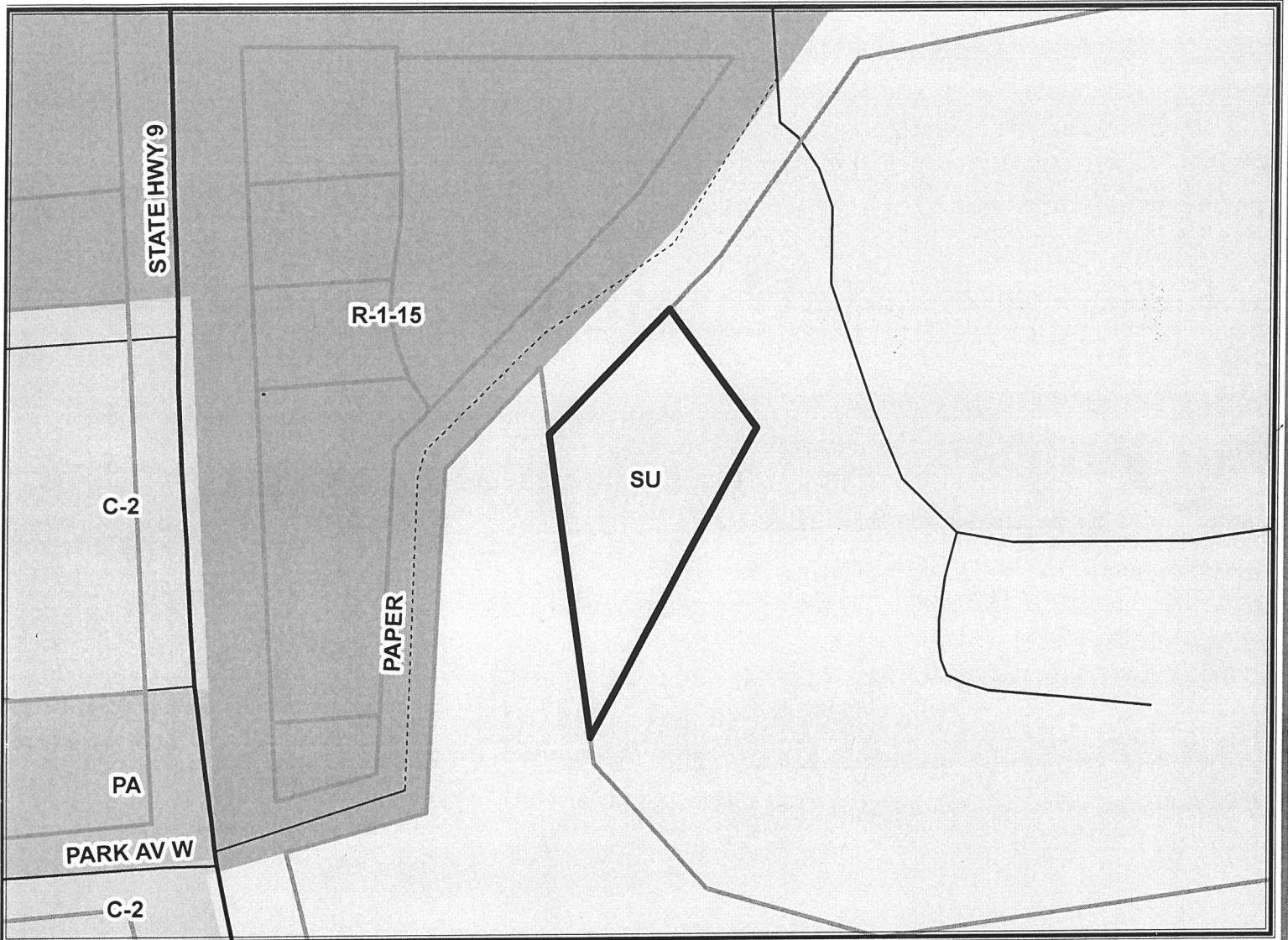
-  APN: 081-091-02
-  Assessors Parcels
-  Street
-  Paper
-  State Highways



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February 2015

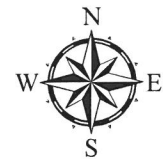


Zoning Map



LEGEND

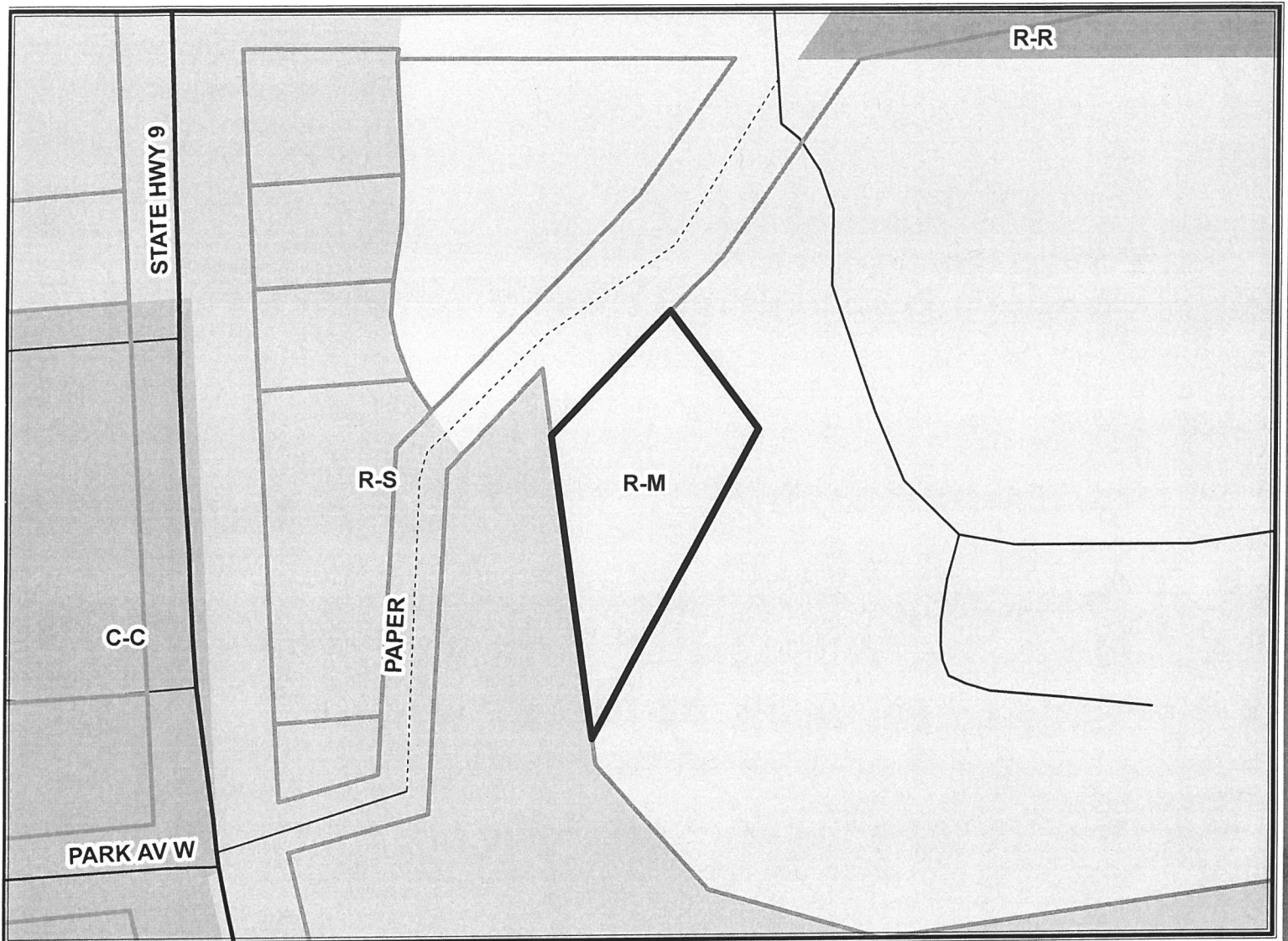
- APN: 081-091-02
- Assessors Parcels
- Street
- State Highways
- SPECIAL USE
- COMMERCIAL-COMMUNITY
- COMMERCIAL-PROF OFFICE
- RESIDENTIAL-SINGLE FAMILY



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February 2015



General Plan Designation Map



LEGEND

- APN: 081-091-02
- Assessors Parcels
- Street
- State Highways
- Residential-Mountain
- Residential-Suburban
- Commercial-Community
- Residential-Rural



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