



## Staff Report to the Zoning Administrator

Application Number: **161081**

**Applicant:** Derek Van Alstine  
**Owner:** David and Catherine Hartzell  
Trustees  
**APN:** 104-131-13

**Agenda Date:** 3/17/2017  
**Agenda Item #:** 4  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a 2,117 square foot single story single family dwelling with an attached 400 square foot garage within 10 feet of the rear yard property line. Requires a Variance to reduce the required 20 foot rear yard setback to 10 feet.

**Location:** The property is located at the end of Lagunita Drive (709 Lagunita Drive), approximately 1.2 miles north from Glen Haven Road within the Soquel Planning area.

**Supervisory District:** 1st District (District Supervisor: Leopold)

**Permits Required:** Variance

**Technical Reviews:** Geotechnical Report Review, Biotic Assessment

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161081, based on the attached findings and conditions.

### Exhibits

- |   |  |
|---|--|
| A. Categorical Exemption (CEQA determination) | F. General Plan Maps   |
| B. Findings                                   | G. Biotic Assessment, dated July 11, 2016, prepared by Ecosystems West |
| C. Conditions                                 | G. Biotic Report Review, dated August 2, prepared by Matthew Johnston  |
| D. Project plans                              |  |
| E. Assessor's, Location, Zoning and           |  |

### Parcel Information

Parcel Size:	39,944 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential
Project Access:	Lagunita Drive, 40 foot right-of-way

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

Planning Area: Soquel  
Land Use Designation: RR (Rural Residential)  
Zone District: RA (Residential Agricultural)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: The dwelling has been located toward the northwestern most portion of the site due to the potential for cracking due to seismic shaking and shallow land sliding on the slope below the northwest corner of the proposed dwelling. Accepted geotechnical reports noted below require piers located in bedrock to ensure stability during a seismic event.

Soils: Geotechnical Report, dated November 30 and Addendum, dated January 26, 2017 accepted on January 17, 2017 by the County Geologist. Project subject to the review recommendations.

Fire Hazard: Not a mapped constraint

Slopes: Site slopes downward from the northwest to the southwest with a 0-15 percent slope

Env. Sen. Habitat: A dense stand of Coast Live Oak trees are located on the east and north side of the property. Oak woodland is considered sensitive habitat per County Code section 16.32.040. Per County Code section 16.32.070, a biotic assessment was completed by Bill Davilla of Ecosystems West dated July 11, 2016. The assessment concluded that the proposed development will not result in significant impact to the oak woodland habitat on the parcel or to those sensitive biotic resources known within the vicinity of the project. Recommended conditions address tree trimming prior to issuance of the building permit.

Grading: Grading permit required prior to issuance of the building permit by Environmental Planning. No grading volumes called out in the preliminary plans.

Tree Removal: Improvements do not require the removal of existing Coast Live Oaks and the project poses no significant impacts to the trees. However, Some branch trimming and placement of a driveway over several oak's root zones will be necessary. Therefore a condition has been added to require the applicant to obtain recommendations of an arborist for tree protection, driveway design, and branch/root trimming observations prior to building permit approval.

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:	Well
Sewage Disposal:	Septic
Fire District:	Central Fire Protection
Drainage District:	4 (for project located outside drainage districts)

### **Project Setting**

The parcel is located at the end of Lagunita Drive by a 40 foot wide right-of-way. The parcel was created by a county approved and recorded subdivision map in 1927. Subsequently, one of the two right-of-ways adjacent to the development was quitclaimed by property owners in the subdivision and enlarged to include the right-of-way area. The property was later authorized to develop a single family dwelling that was ultimately unconstructed.

The site is located on the crest of a southwest-trending ridgeline. The site slopes downward from the northwest to the southwest with a gentle 0 to 15 percent slope and has a shallow curvilinear depression through the center of the parcel. A dense grove of Coast Live Oak trees are located in the northwestern and central portion of the property. To the north of the northwestern property boundary there is a mixed woodland grove consisting of oak trees, redwood, and bay trees. The remainder of the parcel is open grassland consisting of non-native grasses and herbs.

The dwelling is proposed in the northern portion of the site, to the north and west of the existing oak grove. An existing well is located below the existing oak grove in the topographic depression at the southcentral part of the property. The topographic depression becomes seasonally saturated with water. The proposed septic leach area is located to the southwest of the proposed dwelling to avoid this saturated area.

The applicant proposes a single story dwelling that is approximately 2,117 square feet with an approximately 400 square foot attached garage. The house totals approximately 2,470 square feet. The applicant is requesting a reduction in the 20 foot required rear yard setback to 10 feet.

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

The subject property is a parcel of approximately 39,944 square feet, located in the RA (Residential Agricultural) zone district, a designation which allows residential uses. The proposed dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's RR (Rural Residential) General Plan Land Use Plan designation.

### **Variance**

Special circumstances applicable to the property include the existing oak grove, identified as sensitive habitat, that divides the available building area on site because sensitive habitats are protected by zoning ordinance; location of the existing well at the south central portion of the site, which requires a minimum 100 foot setback separation from the septic system and precludes development in this area; septic system leach area in the northwestern periphery of the site; and potential geologic hazards and winter soil saturation associated with the topographic depression in the central part of the property.

The proposed home has been carefully situated to retain the existing oak woodland, to allow the proposed driveway to be placed between existing oak trees to ensure protection and retention of the trees, to avoid the existing well, to allow an adequate septic area on site, and to avoid placement of the home in the geologically sensitive central portion of the site. The only available area to build the home is located adjacent to the northwestern property line where the home is proposed. Thus, a setback reduction is warranted to avoid these constraints. Furthermore, a dense forest is located on the adjacent property to the northwest, precluding any future development in that area or potential impacts from a setback reduction to light, air, or open space associated with that site. The proposed home will not affect any adjacent development in its proposed location and provides protection of the natural environment, while allowing a principal permitted use to be placed on site.

### **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 **161081**, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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# 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: 161081  
Assessor Parcel Number: 104-131-13  
Project Location: 709 Lagunita Drive

**Project Description: Proposal to construct a 2,117 square foot single family dwelling with an attached garage within 10 feet of the rear yard property line. Requires a Variance to reduce the required 20 foot rear yard setback to 10 feet.**

**Person or Agency Proposing Project: Derek Van Alstine**

**Contact Phone Number: (831) 426-8400**

- 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. ☒ **Categorical Exemption**

Specify type: Class 3 - 15303. New construction or conversion of small structures.

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

Proposed Single Family Residence

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

\_\_\_\_\_  
Sheila McDaniel, Project Planner

Date: \_\_\_\_\_

## 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 property contains an oak woodland located at the north and northwest portion of the property, precluding location of the dwelling in the central part of the property. In addition, an existing well is located at the central portion of the site. Environmental Health also requires a minimum 100 foot separation between the well and the proposed septic leach area, which essentially establishes the western most area for septic improvements. In addition, there is an existing topographic depression located at the southwest portion of the property that collects water during the winter months and precludes location of the dwelling in this area. This area is also subject to potential geologic hazards, as enumerated in the accepted soils report and report addendum. Strict application of the ordinance would require a substantial reduction in the proposed dwelling size in order to meet the required setbacks and deprive the property owner of development of a dwelling of similar size, a privilege that is enjoyed by other properties in the vicinity and identical zoning.

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 reduction in the required rear yard setback from 20 feet to 10 feet does not have a detrimental effect on the adjoining property as a mature grove of oaks, madrones, and redwoods flank the property line and thus preclude any impacts to the adjoining parcel. In addition, given the location of the existing grove of trees, the lot is substantially, physically separated from other residential properties and 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 granting a variance to the subject property allows protection of the existing oak woodland, compliance with the septic and well standards, and provides a location for development that avoids the geologic constraints, cracking and shallow landslide area, identified on the site by the soils and geologic addendum accepted by the County Geologist. Thus, granting of the variance would not be a grant of special privilege as any other property with so many constraints would be given the same consideration. Therefore granting a variance to height for floodway elevation would not be a grant of special privilege.



## 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 the location of the proposed dwelling respects the environmental constraints of the site including geologic hazards and coast live oaks on site. The proposed project, as conditioned, 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 proposed setback ensures 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 meets all current site standards for the zone district with exception of the 20 foot rear yard setback. Where the project does not meet the standard, 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-R (Rural Residential) land use designation in the County General Plan.

The proposed 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 RA (Residential Agriculture) zone district associated with the lot size as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), except where a variance to the standards is requested. 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 dwelling is to be constructed on an undeveloped lot. The expected level of traffic generated by the proposed project is not anticipated to significantly change as a result of the proposed residence 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 by virtue of larger parcel sizes in the area, allowing sufficient separation between the dwelling and adjoining residential uses.

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



### CONDITIONS OF APPROVAL

Exhibit D: Project Plans, prepared by Derek Van Alstine, with revisions dated September 14, 2016

- I. This permit authorizes the construction a 2,117 square foot single story single family dwelling with an attached 400 square foot garage within 10 feet of the rear yard property line. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
  - D. Obtain a Grading permit from the Planning Department.
- II. Prior to issuance of a Building Permit and Grading 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing

**EXHIBIT C**

the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. Details showing compliance with the Central Fire Protection District. 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.
  4. Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager.
- B. Meet all requirements of and pay Zone 4 drainage fees to the County Department of Public Works, Stormwater Management as noted in project comments dated October 7, 2016 by Gerardo Vargas, including, but not limited to, drainage plans in compliance with the Public Works Design Criteria. Drainage fees will be assessed on the net increase in impervious area.
- C. Obtain an Environmental Health Clearance for the well and septic system for this project from the County Department of Environmental Health Services and comply with all requirements noted in project comments dated April 27, 2016.
- D. Meet all requirements of Environmental Planning including, but not limited to:
1. The applicant shall provide two original copies of the soils and geology reports and update(s) with the building permit application.
  2. Building permit application plans shall reference the soils and geology reports and updates, provide contact information for the report preparers and include a statement that the project shall conform to the reports' recommendations.
  3. The applicant shall provide a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
  4. The applicant shall submit civil-engineered grading and drainage plans.
  5. The applicant shall provide recommendations from a certified arborist for tree protection during construction, driveway design, and branch/root trimming observations.
  6. Plans shall incorporate all recommendations of the project arborist.



7. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils 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.
  8. The applicant shall submit a signed and stamped Engineering Geologist Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the geology report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the report. The author of the report shall sign and stamp the completed form.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District in comments dated September 29, 2016.
  - F. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$800 and \$109 per bedroom.
  - G. Pay the current fees for Roadside and Transportation improvements. Currently, these fees are, respectively, \$3000.00 and \$3000.00 per unit.
  - H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee is \$3.00 per square foot for projects between 2,001 to 2,500 square feet.
  - I. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - K. Complete and record a Declaration of Restriction to construct a single family dwelling. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
  - L. Obtain and submit a copy of the easement for driveway access on the adjoining property (APN 104-131-11), located to the north of the subject property.
- 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. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.
- 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.
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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires 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: \_\_\_\_\_

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





# LEGEND

- Indicates survey monument found as noted hereon.
- Indicates nothing found or set.
- ( ) Indicates record data based on deeds or maps.
- ( ) Indicates data based on the Licensed Surveyor's map by George N. Dalling, L.S. 3293, Job No. 83-39 on file in the office of Robert L. DeWitt & Associates.

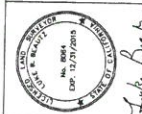
BASIS OF BEARINGS: N 41°57' E

ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A" AND "B" AND AS SAID BEARING IS SHOWN ON 23-M-36.

## NOTE:

THIS MAP WAS RECORDED AS DOCUMENT NO. 1999-0043721 CALLS FOR PRODUCTION THEREOF TO THE NORTH CORNER OF LOT 22. THE DEED REPRODUCED HEREON IS A TRUE AND CORRECT COPY OF THE DEED RECORDED AS DOCUMENT NO. 1999-0043721. THE DEED REPRODUCED HEREON IS A TRUE AND CORRECT COPY OF THE DEED RECORDED AS DOCUMENT NO. 1999-0043721. THE DEED REPRODUCED HEREON IS A TRUE AND CORRECT COPY OF THE DEED RECORDED AS DOCUMENT NO. 1999-0043721.

**SURVEYOR'S MAP**  
SHOWING BOUNDARY, TOPOGRAPHIC AND SITE DATA ON LANDS DESCRIBED IN THE DEED TO DAVID HARTZELL & CATHERINE WERTZ HARTZELL, TRUSTEES BY RECORDER'S DOC. NO. 1999-0043721 SANTA CRUZ COUNTY, CALIFORNIA  
SCALE: 1" = 20' DATE: OCTOBER 2015  
A.P.N. 104-131-13

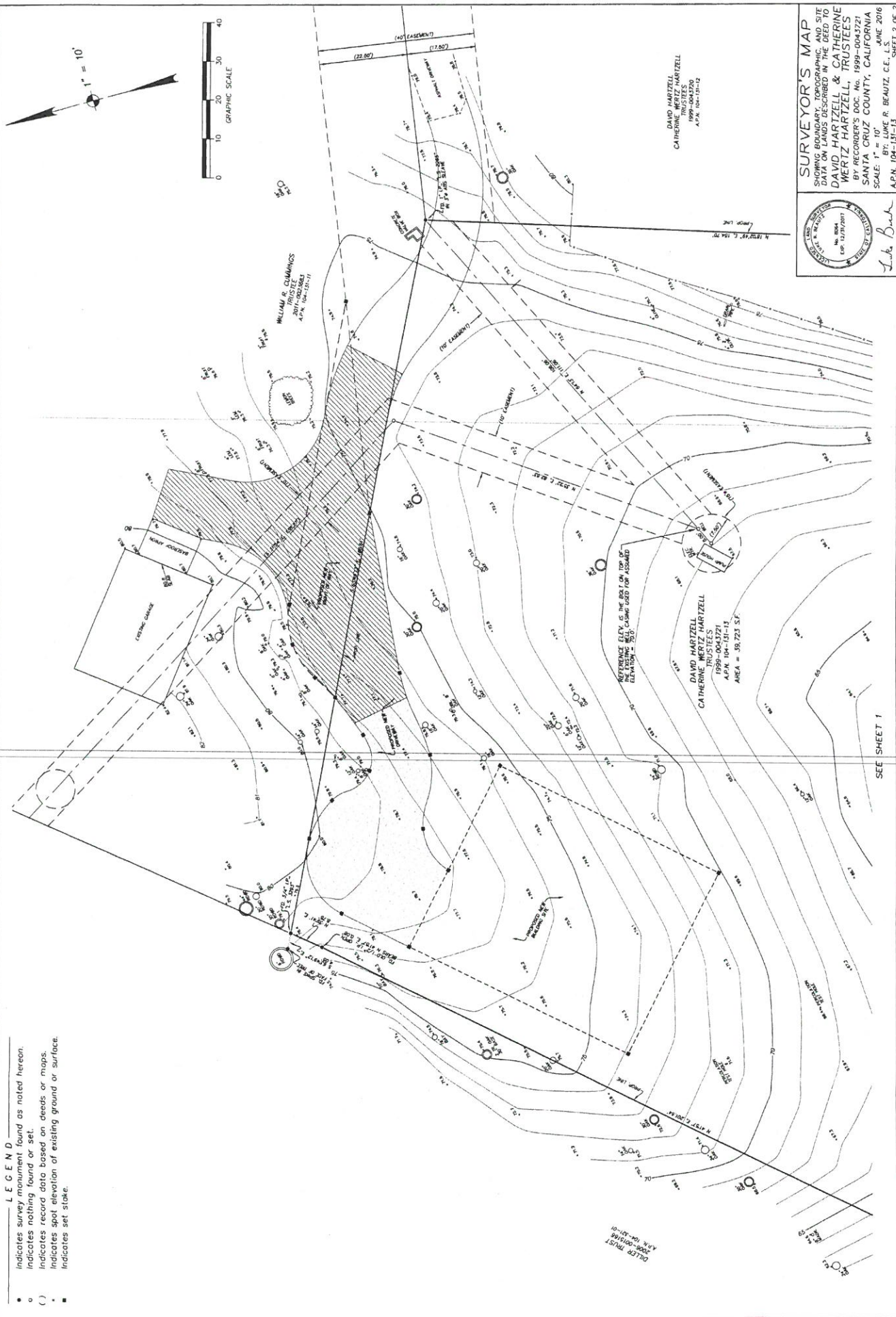


*Luke DeWitt*

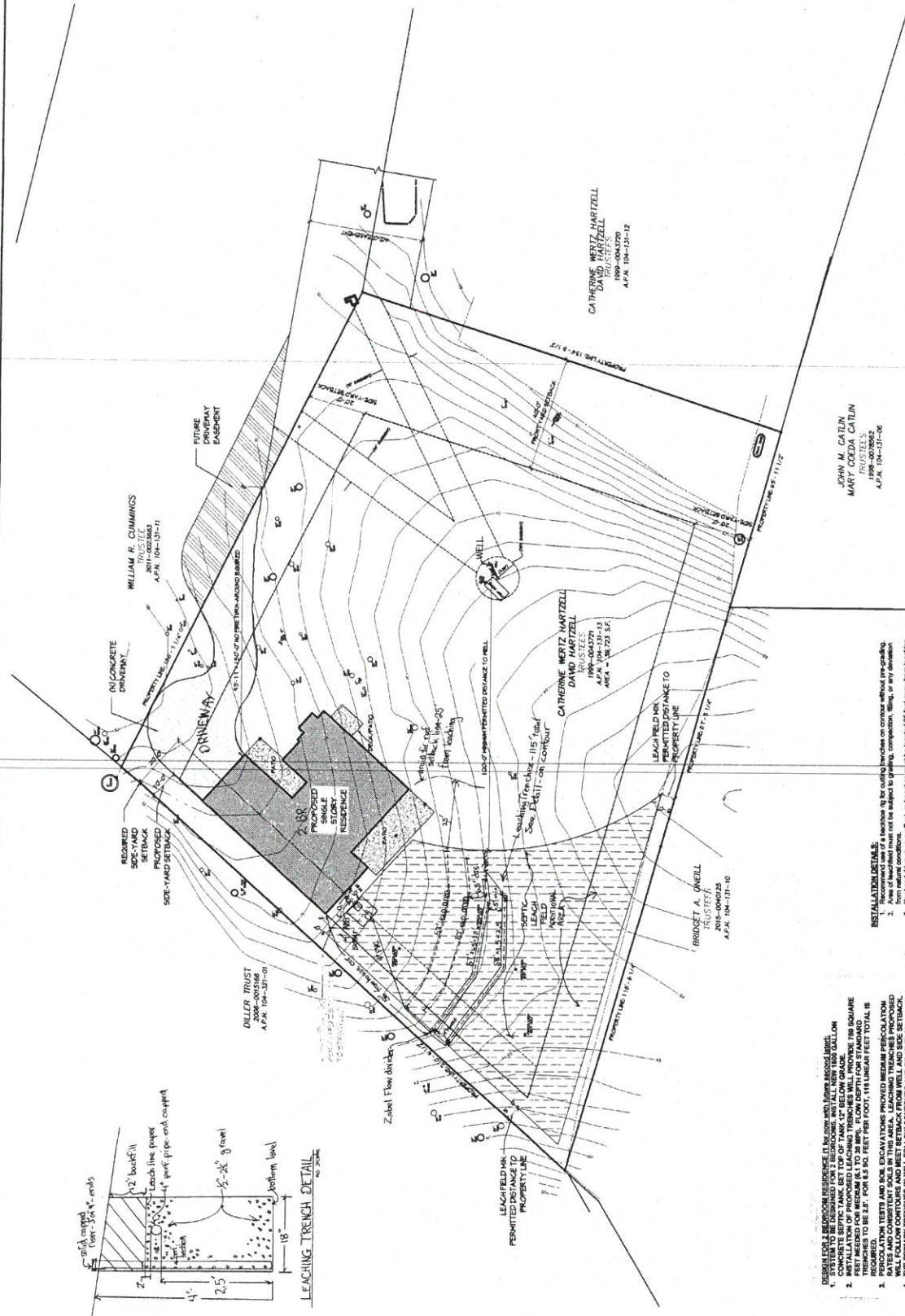


**EXHIBIT D**

- LEGEND**
- Indicates survey monument found as noted hereon.
  - Indicates nothing found or set.
  - ( ) Indicates record data based on deeds or maps.
  - Indicates spot elevation of existing ground or surface.
  - Indicates set stake.







- DESIGN FOR 2 BEDROOM RESIDENCE (1,600 SQ. FT. WITH 1,000 GALLON TANK) TO BE INSTALLED FOR 1 BEDROOM. INSTALL NEW 1,000 GALLON TANK AND LEACHING TRENCH. LEACHING TRENCHES WILL PROVIDE 79 SQUARE FEET REQUIRED FOR MEDIAN 8.1 TO 28 INCHES. FLOW DEPTH FOR STANDARD TRENCHES WILL BE 2.5 TO 3.5 FEET PER FOOT. 110 LUMEN FEET TOTAL IS REQUIRED.**
1. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.
  2. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.
  3. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.
  4. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.
  5. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.
  6. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.
  7. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.
  8. TRENCHES SHALL BE 18 INCHES WIDE AND 24 INCHES DEEP.

- INSTALLATION DETAILS:**
1. Recommended use of a leaching trench for existing structures on concrete without pre-grading.
  2. Trenches shall be installed in a location that is not subject to flooding, or any other adverse conditions.
  3. Trenches shall be installed in a location that is not subject to flooding, or any other adverse conditions.
  4. Trenches shall be installed in a location that is not subject to flooding, or any other adverse conditions.
  5. Trenches shall be installed in a location that is not subject to flooding, or any other adverse conditions.
  6. Trenches shall be installed in a location that is not subject to flooding, or any other adverse conditions.
  7. Trenches shall be installed in a location that is not subject to flooding, or any other adverse conditions.
  8. Trenches shall be installed in a location that is not subject to flooding, or any other adverse conditions.

1 SITE PLAN  
SCALE: 1/8"=1'-0"

**SEWAGE DISPOSAL SYSTEM DESIGN**  
FOR: DAVID & KATE HARTZELL - 2 BR RES.  
709 LAQUINTA DR., BOQUEL  
APN: 104-131-13; SANTA CRUZ COUNTY  
BY: RUNNEL DESIGN CRITERIA  
SEPT. 8, 2016 - Consulting R.E. N.S.#4684  
Office & fax (831) 684-1446; cell: 345-0367  
SCALE: 1/8"=1'-0" REVISION:

JOHN M. CULLEN  
MARY OXLEY CULLEN  
TRUSTEES  
1999-007862  
A.P.N. 104-131-06

CATHERINE MERTZ HARTZELL  
DAVID HARTZELL  
TRUSTEES  
1999-007862  
A.P.N. 104-131-12

BRIDGET A. GZELL  
TRUSTEE  
2015-004025  
A.P.N. 104-131-14

WILLIAM R. CUMMINGS  
TRUSTEES  
2015-004025  
A.P.N. 104-131-11

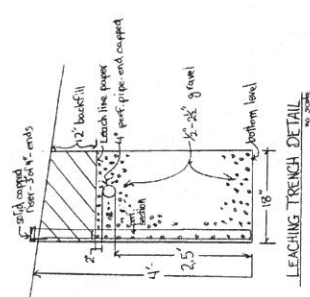


EXHIBIT D





DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1535 SEAWORTH AVENUE SUITE 100 SANTA CRUZ CALIFORNIA  
95060-4602 PHONE (408) 444-4444 FAX (408) 444-4444

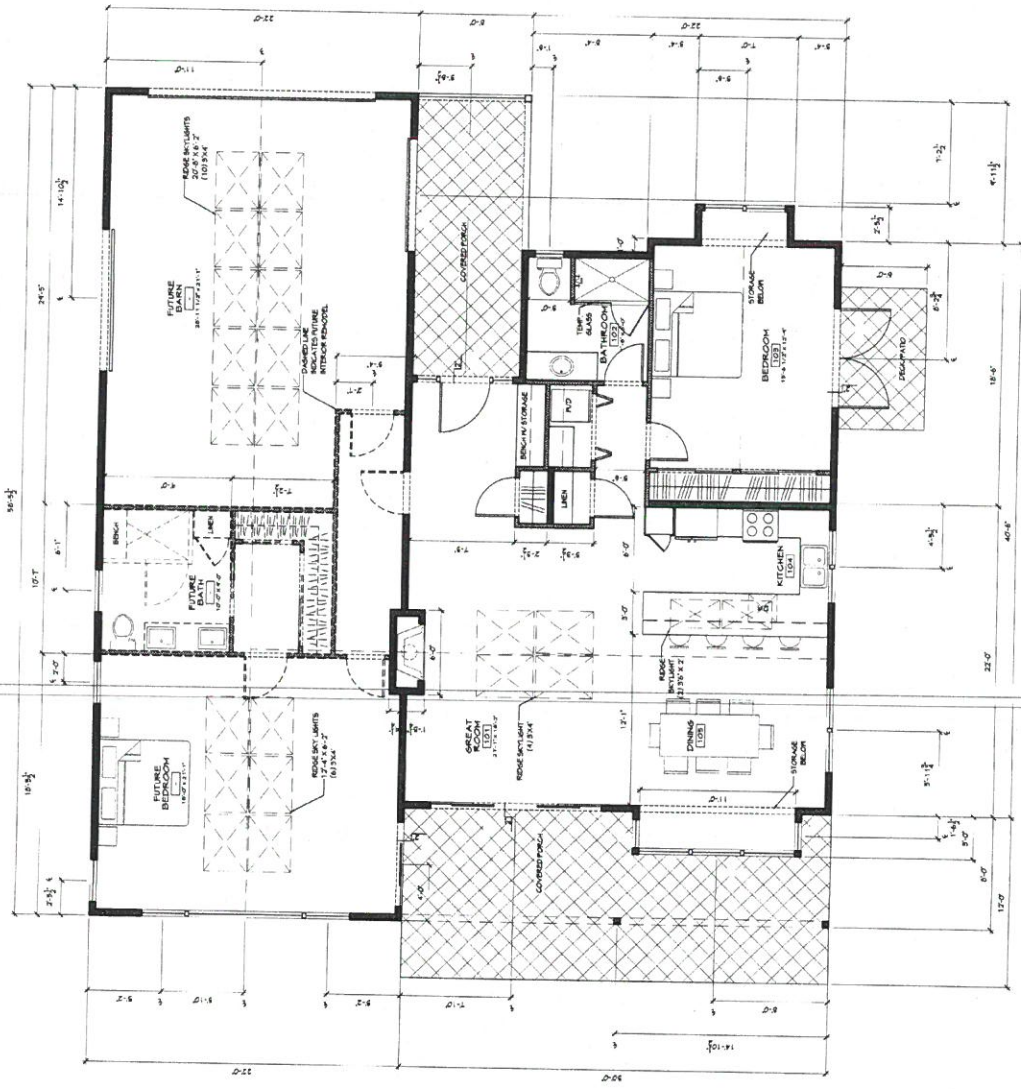
DVRD  
DEREK VAN ALSTINE  
RESIDENTIAL DESIGN  
INC.

HARTZELL RESIDENCE  
709 LAGUNITA DRIVE  
SQUEL, CA. 95076

DATE: 1-15-15  
PROJECT: HARTZELL RESIDENCE  
SHEET: 1 OF 1  
SCALE: 1/8" = 1'-0"

PLANNING & DESIGN  
APRIL 9, 2015  
REVISIONS  
DATE: 1-15-2015  
BY: DVA

FLOOR PLAN  
A2



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"











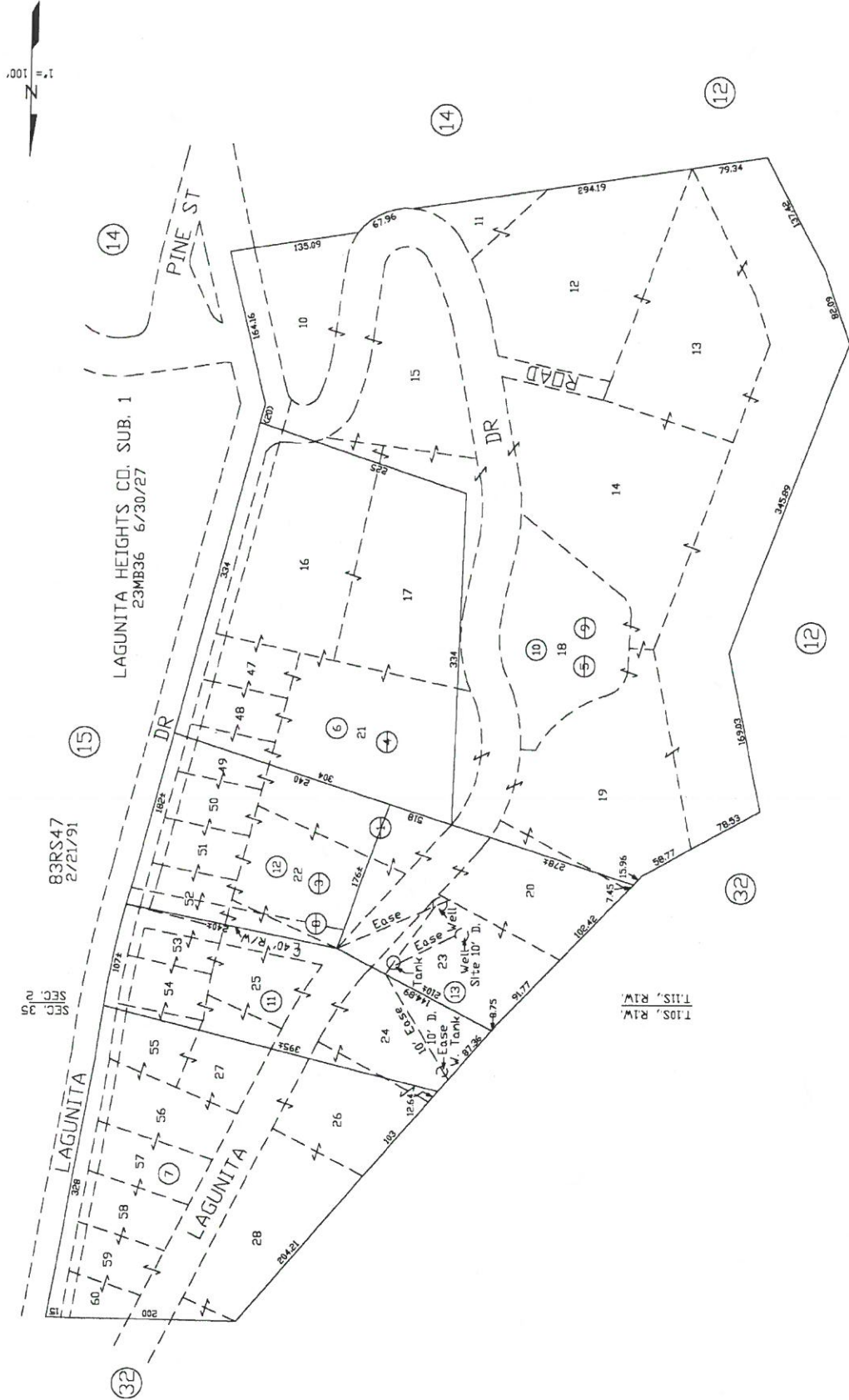
FOR TAX PURPOSES ONLY  
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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SOQUEL AUGMENTATION RANCHO

POR. SEC. 35, T.10S., & POR. SEC. 2, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
 96-057

104-13



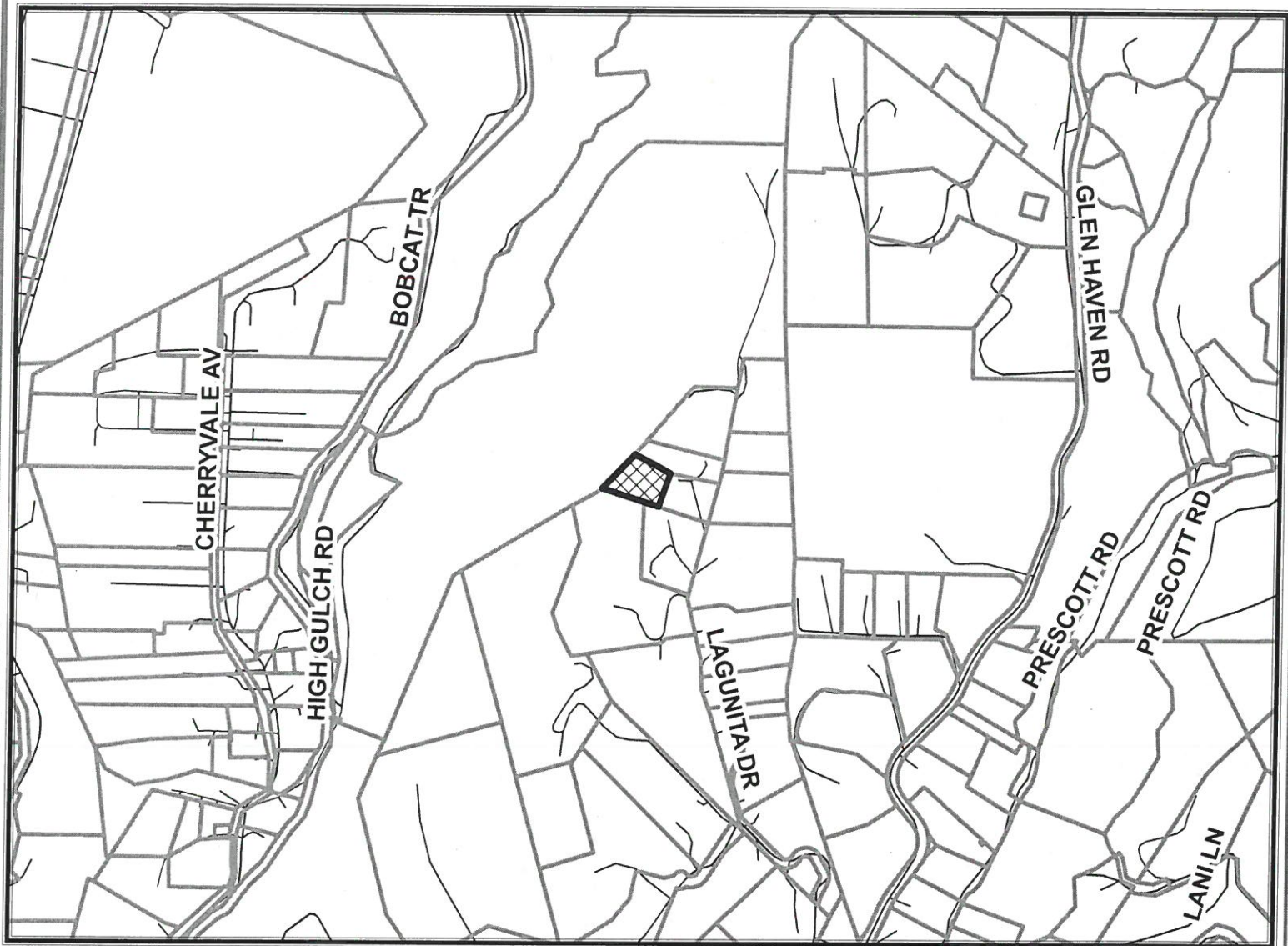
Note - Assessor's Parcel & Block  
 Numbers Shown in Circles.

Assessor's Map No. 104-13  
 County of Santa Cruz, Calif.  
 July 1998




Rev. 10/1/01 nwn (changed page refs.)  
 Electronically redrawn 7/24/98 KSA



# Location Map



## LEGEND

-  APN: 104-131-13
-  Assessors Parcels
-  Street



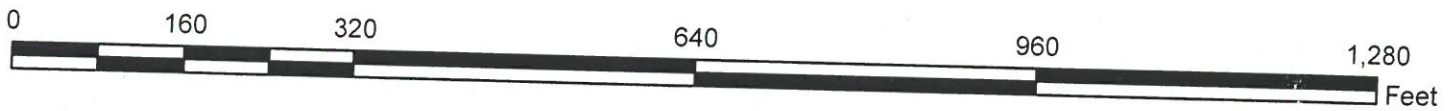
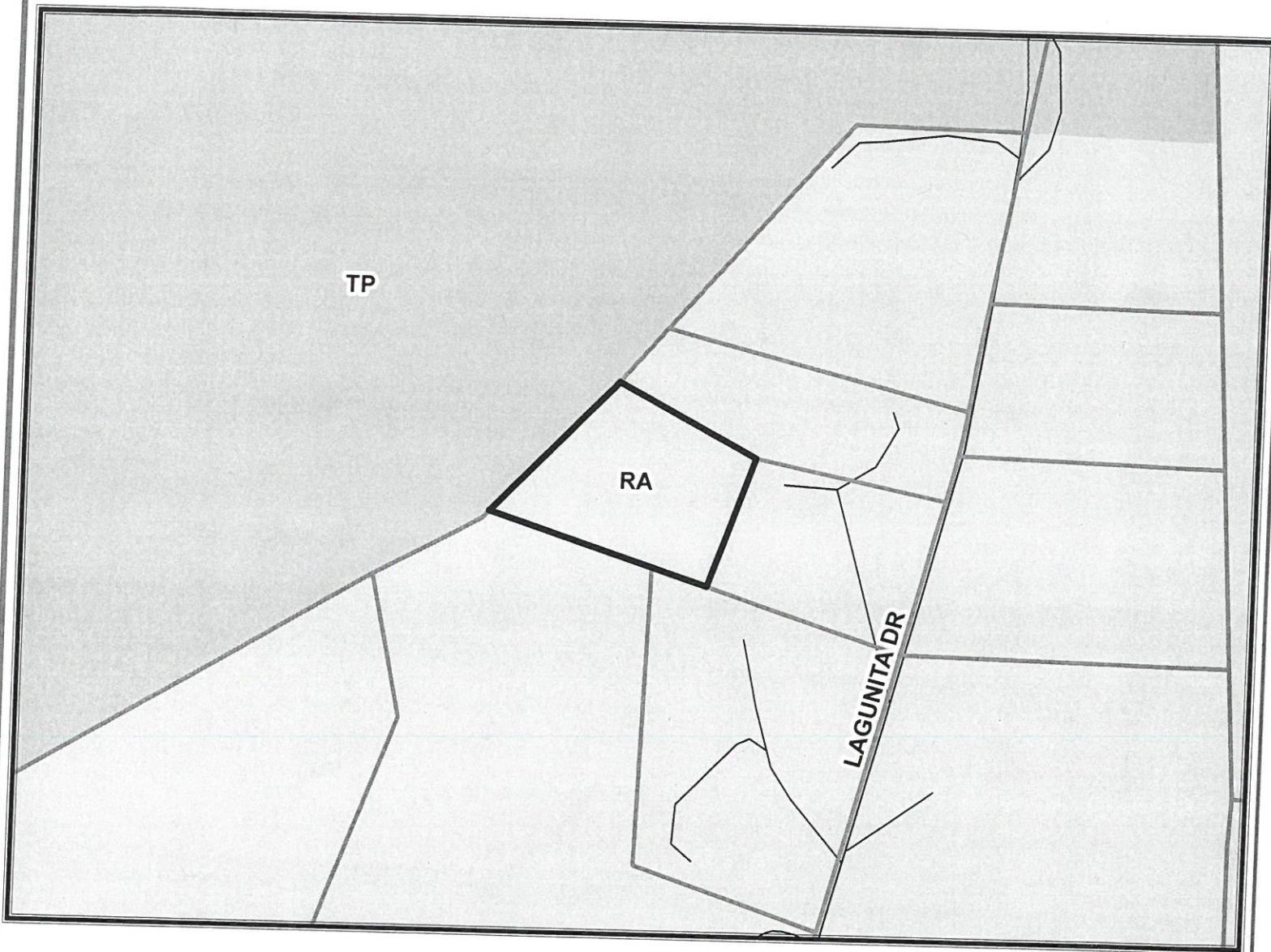
Map Created by  
County of Santa Cruz  
Planning Department  
April 2016

EXHIBIT E 1





# Zoning Map



## LEGEND

APN: 104-131-13

Assessors Parcels

Street

AGRICULTURE RESIDENTIAL

TIMBER PRODUCTION



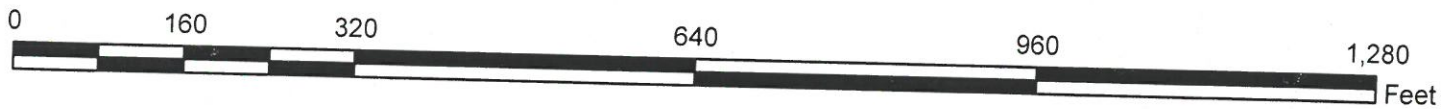
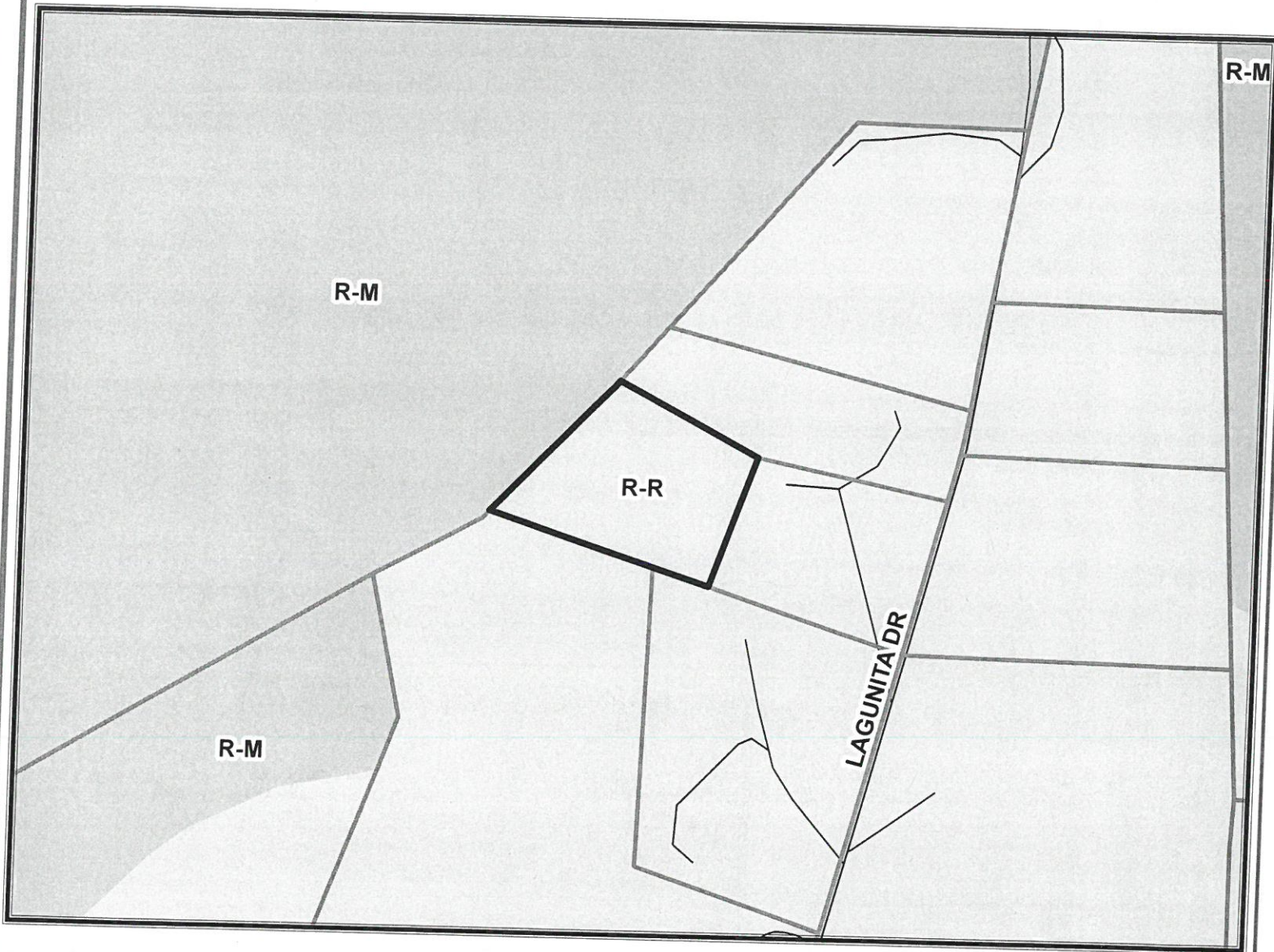
Map Created by  
County of Santa Cruz  
Planning Department  
April 2016

EXHIBIT E










# General Plan Designation Map



## LEGEND

-  APN: 104-131-13
-  Assessors Parcels
-  Street
-  Residential-Rural
-  Residential-Mountain



Map Created by  
County of Santa Cruz  
Planning Department  
April 2016

EXHIBIT E





July 11, 2016

Mathew Johnston, Environmental Coordinator  
Planning Department  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

Re: Biotic Assessment of the Proposed New Single Family Dwelling on the Hartzell-Wertz Property (Application No. REV161055)

This letter reports the findings of a biotic assessment of David Hartzell and Catherine Wertz Trustees property (Assessor's Parcel No.s 104-131-13), located at 709 Lagunita Drive on the northern end of Glen Haven Road in the Soquel planning area of Santa Cruz County, California. The proposed development consists of construction of a single-family dwelling with attached garage and an access driveway from the end of the paved section of Lagunita Drive.

The U.S. Soil Conservation Service Soil Survey of Santa Cruz County (1980) classifies the soils on the Hartzell-Wertz property as Los Osos loam, 5-15 percent slopes. The Los Osos loam is characterized as a moderately deep, well-drained soil formed in weathered sandstone, siltstone, mudstone or shale on hills and mountains. Permeability of the Los Osos loam is slow with medium runoff potential and a moderate erosion hazard potential. It supports on the Hartzell-Wertz parcel predominantly open field with a stand of coast live oak.

Bill Davilla of EcoSystems West and Matt Johnston of Santa Cruz County Planning Department conducted a field survey on the Hartzell-Wertz property with the property owners on June 24th, 2016. The proposed building site and access driveway is situated on an open introduced grass/herb field with a moderately dense stand of coast live oak trees (*Quercus agrifolia*) along the east and north side of the proposed building envelope. The lower third of the proposed access driveway would pass under and between several mature and young coast live oaks. The remainder of the parcel is generally annual grassland/field habitat. Most of the field is characterized by non-native herbs and grasses. Annual grasses include slender wild-oat grass (*Avena barbata*), ripgut brome (*Bromus diandrus*), rat tail fescue (*Festuca myuros*), annual ryegrass (*Festuca perennis*) and soft chess (*Bromus hordeaceus*). Herb species include hairy cat's ear (*Hypocheris glabra*), common plantain (*Plantago lanceolata*), small-flowered trefoil (*Lotus micranthus*), scarlet pimpernel (*Anagallis arvensis*), common vetch (*Vicia sativa*), and dichondra (*Dichondra spp.*). A mixed woodland stand borders the property on the west side consisting of

coast live oak, California bay (*Umbellularia californica*) and coast redwood trees (*Sequoia sempervirens*). California blackberry (*Rubus ursinus*) occurs under the coast live oaks on the north end of the parcel.

No sensitive plant or animal species indigenous in the vicinity of the site were observed on the parcel during the time of our survey. The high level of impact from frequent mowing beneath the oak canopy for fire suppression has resulted in an open, weedy, herb and grass dominated understory. In addition, the soil type and oak woodland habitat type is not indicator habitat for special-status plants known in the vicinity of the parcel. No special-status wildlife was observed but portions of the woodland away from the disturbance area could support nesting raptors.

The proposed driveway as currently proposed will have to traverse under the oak canopy to the garage portion of the proposed dwelling. This route will not require the direct removal of any existing oaks but would necessitate some minor branch trimming of small oaks on the driveways north side and placement of the driveway proper over the root zone of several mature oaks. An alternative route was not deemed possible since the alternative route would need to cross over the septic and leach field. It is our recommendation that a permeable shallow surface roadway material be used over the root zones of the coast live oaks. No parking areas should be permitted within the canopy of the coast live oaks.

Based on this preliminary assessment, it is my professional opinion that the proposed development will not result in significant impact to the oak woodland habitat on the parcel or to those sensitive biotic resources known within the vicinity of the project.

Should you require further information or clarification, please don't hesitate to contact me.

Sincerely,



Bill Davilla  
Principal





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

Derek van Alstine  
1535 Seabright Ave. suite 200  
Santa Cruz, CA 95062

August 2, 2016

APN: 104-131-13  
App #: REV161055

Dear Mr. van Alstine:

We have received the completed biotic assessment for this property, prepared by Ecosystems West, dated July 11, 2016. The assessment was required due the presence of oak woodland habitat on and around your parcel.

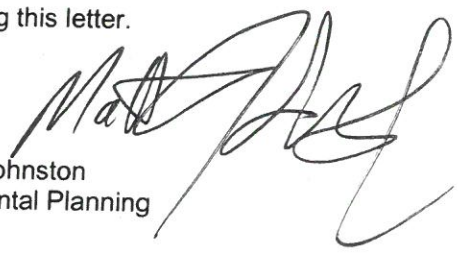
On June 24, 2016, County staff visited the site with Bill Davilla of Ecosystems West, the county's consulting biologist. His letter review of the report is attached. After review of the site and through discussion with the consulting biologist, the County has determined that the subject parcel does not support any listed plant or animal species.

The site does support a grove of oak trees that may be impacted due to the proposed development, particularly in relation to the driveway access through the grove. To avoid significant impacts or loss of mature trees, a root-friendly paving method should be implemented through the root zone. There are several alternatives that would be acceptable, including pavers, pervious concrete, and floating or suspended pavement. Any excavation beneath the drip line has the potential for root damage, and should be minimized as much as possible. If necessary, excavation should be done under the supervision of an arborist in order to minimize tree damage. Roots should be hand cut rather than torn, and treated with an appropriate sealant.

As we discussed at the site, the preservation of these trees is a priority for you, and every effort you can take to ensure their long-term health will be beneficial. The County maintains a list of qualified arborist which I am attaching to this letter, along with the assessment from our consulting biologist, Bill Davilla.

Please call me at 831-454-3201 if you have any questions regarding this letter.

Sincerely,

  
Matthew Johnston  
Environmental Planning

Cc: Antonella Gentile