



## **Staff Report to the Zoning Administrator**

**Application Number: 171248**

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**Applicant:** John Craycroft  
**Owner:** Holly Stewart & Ray Birnbaumer  
**APN:** 098-331-06  
**Site Address:** 25830 Adams Road, Los Gatos

**Agenda Date:** November 2, 2018  
**Agenda Item #:** 2  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to remodel and add on to an existing single-family dwelling, resulting in a single-family dwelling of about 6,140 square feet and 31 feet in height on a parcel in the SU zone district.

**Location:** Property located on the southern end of Adams Road in the Summit Planning Area (25830 Adams Road)

**Permits Required:** Large Dwelling Permit and Residential Development Permit

**Supervisory District:** First District (District Supervisor: John Leopold)

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171248, based on the attached findings and conditions.

### **Project Description & Setting**

This application proposes additions to an existing dwelling which would result in a dwelling of about 6,140 square feet. Because the house would exceed 5,000 square feet, a Large Dwelling Permit is required. In addition, the applicant requests a Residential Development Permit to exceed the zone district height limit of 28 feet by three feet to construct a 31-foot-tall house.

The subject parcel is about 40 acres and located on a south facing knoll in the summit area of the Santa Cruz Mountains. The existing house is located on the north side of an open meadow against a backdrop of tall trees. In addition to the house, the property is developed with a barn. Trees and brush encircle the meadow where the house is located and screen the view from the adjacent property to the north. All other views of the property from neighbors are screened either by trees or topography. Distant views of the house may be possible from Skyland Road, but given the topography and tree cover, discerning the house from these views is likely to be difficult.



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

The subject property is about 40 acres, located in the SU (Special Use) zone district, a designation which allows residential uses. Single-family dwellings are a principal permitted use within the zone district and the project is consistent with the site's R-M, R-R (Mountain Residential, Rural Residential) General Plan designation. The project is consistent with the site standards of the zone district except for the request for additional height which is discussed below.

### **Additional Height**

The County Code allows dwellings to exceed the zone district height limit of 28 feet when additional setbacks are required (13.10.323(E)(5)). For every foot of additional height, five feet of increased setbacks is required. In this case, the requested 31 feet in height requires an additional 15 feet of setback, for a total required side and rear setback distance of 35 feet (20-foot required setback plus 15 feet for additional height) and 55 feet for the front yard setback. Setbacks would be far exceeded along all property lines. The need for the additional height is primarily due to the slope of the site. Most of the house is one-story. Where the slope of the site drops away on the west side, there is a two-story element that exceeds the 28-foot zone district limit. The roof of this two-story element is on the same plane as the first-floor roof.

### **Large Dwelling**

As noted above, dwellings that are proposed to be greater than 5,000 square feet require a discretionary permit and compliance with County Code 13.10.325 (Large Dwelling). This code section lists 11 design guidelines which are intended to ensure that the design of the large dwelling is compatible with the setting. Each of these 11 design guidelines is addressed in the findings (Exhibit B), but in broad strokes, the dwelling will be compatible due to the following

characteristics. First, the existing house is set against a backdrop of large trees. These trees establish a scale whereby the large dwelling—even with the proposed additional three feet of height—will appear smaller than it would if the house were on a bare knoll. In addition, the topography rises about 90 feet behind the house, ensuring that the house will not visually read as being on the ridgetop. The house itself is mostly one-story and of a simple pitched roof design with Dutch gables and horizontal siding painted a brown color. This brown color will help the house blend into the natural environment. Finally, trees and shrub encircle the meadow in which the house is located and provide screening from other properties. The house may be distantly visible from southern locations, but no significant visual impact to a public view will result from this project.

### **Design Review**

Dwellings that exceed 5,000 square feet are subject to the requirements of the County's Design Review ordinance (13.11). The proposed residence complies with the requirements of the Design Review Ordinance, in that the project is sited in a location where there is a backdrop of trees and topography which will ensure that the remodeled dwelling will not project above the ridgeline. In addition, the mostly one-story dwelling is proposed to contour along the site's topography which, along with the proposed brown color palette, will help the structure blend into the natural environment. Views from adjacent properties are controlled by the existing trees and shrubs and topography. Given these considerations, the visual impact of the proposed development on surrounding land uses and the natural landscape will be minimized.

### **Tree Removals**

With some exceptions, County Code 13.11.075(2)(a) requires the incorporation of mature trees that are over six inches in diameter at five feet into the site plan of discretionary applications such as this one. Twelve trees were initially proposed for removal, but as a part of the application process, this number was reduced to six Douglas fir trees. According to the arborist, the trees' proximity to the house and evidence of poor physical condition are the basis for their removal. All of the trees show evidence of engraver beetle damage with some of the trees leaning towards the house. Given these considerations, and the exception in the Code which allows for tree removals when a tree is diseased or when it threaten adjacent development, staff supports the tree removals.

### **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 **171248**, 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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### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters
- H. Arborist Report
- I. Archaeology Report

# 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: 171248  
Assessor Parcel Number: 098-331-06  
Project Location: 25830 Adams Road, Los Gatos, CA

**Project Description: Add onto an existing dwelling resultng in an approximately 6,000 square foot and 31-foot high dwelling**

**Person or Agency Proposing Project: John Craycroft**

**Contact Phone Number: 831-487-3048**

- 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: 15303 New Construction or Conversion of Small Structures

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

Class 3 allows exemptions for one single-family residence.

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

  
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Annette Olson, Project Planner

Date: 10/19/18

**EXHIBIT A**

## 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 project complies with the large dwelling design guidelines as follows.

1. *Changes in the natural topography of the building site are minimized.*  
Changes in the natural topography will be minimal. The proposed grading is about 100 cubic yards to improve the driveway which will not be visible; about 300 cubic yards of fill to create a base for the proposed swimming pool/patio area; and 69 cubic yards for foundation work. There will be no significant change to the overall topography.
2. *Grading cuts and fills are minimized, and when allowed, are balanced.*  
Most of the grading for the project is associated with creating a fill base for the patio and swimming pool area to be located on the sloping south side of the house. There will be no significant visible change to the overall topography of the site. The proposed grading is modest relative to the parcel's 40 acres size.
3. *House design and accessory structure horizontal elements follow hillside contours, where applicable.*  
The house will appear to be primarily a one-story house that follows the contours of the site. The western side has a two-story element where the slope drops away from the rest of the house. The roof of this two-story element, however, will not project above the roofline of the single-story portion of the home. When viewed from the south (the most visible view), the two-story element occupies between about one-quarter of the southern elevation, i.e., most of the southern elevation is one-story.
4. *Colors and materials are used to reduce the appearance of building bulk. Use of earth tone colors is encouraged.*  
The proposed colors and materials will reduce the appearance of building bulk in that the proposed colors are shades of brown and the finish material is simple horizontal siding. The brown color will help the house to visually recede into the natural environment which is mostly shades of brown and green.
5. *Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.*  
As noted above, the house will appear to be one-story from most views. The two-story element is setback from the prominent viewpoint in that it is located on the western side of the structure where the parcel slopes down.
6. *Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of the hillside lots, where feasible.*  
The house will be located where the existing house is located. This location is visually preferable to lower down the hillside, because the house will be viewed against a backdrop of trees. In addition, the ridge continues to slope up from the house site which means that the ridgeline silhouette will be unaffected by the expansion of the existing

house.

7. *The structure is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood.*

There are a range of home sizes and styles in the area. The 46-acre parcel to the west supports a house and garage that, according to Assessor records, total about 4,565 square feet. The parcel north of the subject parcel is about eight acres in size and is developed with a 3,000 square foot house. The 55 acres parcel to the east is developed with a 2,500 square foot house and a 410 square foot garage. The proposed house would be somewhat larger than these homes, but given the large parcels in the area, coupled with trees that screen views, the house will be compatible with the neighborhood.

8. *Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.*

The proposed house will be a low-slung house with most of the square footage accommodated in the first-floor element. The two-story element would be located on the house's western side where the slope drops away. Large windows and a centered gable on the southern elevation will break up the wall plane. Dutch gables on the east and west sides will minimize the roof plane. The two-story element on the western side also has a Dutch gable facing the south which will break up both the roof plane and the plane of the first-floor element.

9. *Landscaping helps blend the structure with the natural environmental setting of the site. This can be done by preserving existing vegetation as much as possible, siting the structure(s) to take advantage of existing trees and landforms, and by planting fast-growing, native landscaping to screen elements visible from viewpoints located off the parcel on which the structure is located.*

The existing context, where a line of trees and the rising ridge are the backdrop of the house, will ensure that the house will blend into the natural environment of the site. The proposed brown house colors will further help the house blend into the natural environment. An existing aspen tree is to be incorporated into the site plan. This tree is located in front of the two-story element and would soften its visual impact on the southern view. Although additional landscaping could be planted in front of the house to screen it, the benefit relative to the visual impact of the house on distant views would be minimal.

10. *The view to adjacent properties is controlled. This can be done by minimizing second-story windows facing close neighboring properties, orienting upper floor balconies and decks toward large yard areas, locating the structure on the site as far from property lines as possible, and using landscaping to enhance privacy.*

The view to adjacent properties is controlled in two ways. First, the parcel is 40 acres in size. This means that there is extensive land area that buffers the proposed house from neighbors. Second, the meadow where the house would be located, is surrounded by trees. These trees are effective in screening the views from the north, west and east. The house will be visible from the south, but the house will be against the backdrop of existing trees and the ridge rising behind the house.



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 because of the parcel's large size (40 acres) and the fact that the project would be located below the ridge top and where there is an existing tree screen, the project will adequately protect the public view where only distant views are possible. In addition, neighbors' privacy and solar access will remain unchanged. The project is consistent with the large dwelling design guidelines (see finding one above).



## **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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure 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 addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district except for height. Although the height of the house will exceed the zone district limit of 28 feet, the County Code allows additional height when additional setback distance is provided. In this case, the house is proposed to be 31 feet high. County Code 13.10.323(E)(5) allows an increase of height when five feet of increased setback distance is provided for every foot in height. In this case, the requested 31 feet in height requires an additional 15 feet of setback, for a total required side yard setback of 35 feet (20-foot required setback plus 15 feet for additional height). The project meets this requirement. The front and rear yard setbacks are far exceeded.

This project is considered a large dwelling because the proposed house would exceed 5,000 square feet. As a large dwelling, it is subject County Code 13.10.325. Findings for a large dwelling have been made (see preceding page).

County Code 13.11.075(2)(a) requires the incorporation of mature trees which are over six inches in diameter at five feet in height into the site plan of discretionary projects. In this case, an arborist evaluated the six trees proposed for removal (trees one through six in the arborist report) and found that the trees have evidence of engraver beetle infestation and are leaning towards the house. The Code allows for tree removals in circumstances such as this one where a tree is diseased or poses a threat to adjacent development.

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

The proposed addition will not adversely impact the light, solar opportunities, air, and/or open

space available to other structures or properties, and meets all current site, except for height, and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district. Although the house will exceed the zone district height limit of 28 feet by three feet, additional setback distance is provided as required by County Code 13.10.323(E)(5) to compensate for the additional height. Regardless, the additional height will have no impact on neighbors' solar access or privacy given that the house is located at a distance from neighbors and is screened by trees and topography from most views.

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 although the house is large, it would be located on a 40-acre parcel. The large size of the parcel will minimize the project's impact on neighboring parcels since the house will be located at a distance from neighbors. Further, the project is compatible with the surrounding neighborhood in that the neighborhood is composed of large rural parcels developed with single-family homes. In many cases, as is the situation with the proposed house, homes are not visible because they are obscured by trees. Given this, the project will be compatible with area.

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 subject parcel is currently developed with a single-family dwelling. This project is an addition and remodel of that dwelling. Given this, the expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit).

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition is consistent with the land use intensity and density of the neighborhood. Although the proposed dwelling is larger than homes in the immediate vicinity, it will still harmonize with the existing and proposed land uses in the vicinity since it will not be visible to neighbors given the tree cover and topography of the site. Further, the house has been designed to contour to the topography of the site and the house will be finished in shades of brown which will help in blend into the natural environment.

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 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. This project proposes to remodel and expand an existing house. Because the project will result in a dwelling that exceeds 5,000 square feet, the design is subject to Chapter 13.11 (Site, Architectural and Landscape Design Review).

The project's site design is compatible with the character of the surrounding area in that the area is characterized by large rural parcels developed with single-family homes. No change is proposed to the location or type of access to the site except for some relatively minor grading to improve the driveway. The location of the house will not change, although the footprint of the house will expand. This location is a good choice given that it is against a backdrop of existing trees and the ridge rises behind the house. This means that the house will blend into the existing land form and environment and will not project above the ridgeline. Although the house is large, the mass, scale and bulk of the structure has been minimized by keeping most of the house as one story. The "L" shape floor plan breaks up the mass and bulk of the structure by presenting the narrow end of one wing to the southern view, the only view where the house will be visible. The site has ample uncovered and covered parking. Uncovered parking would occur on the north side of the house where it will not be visible from the southern view. As noted above, the ridge and trees provide a backdrop for the house that will ensure that the house remains visually subordinate to the natural environment. Given the rural setting, the streetscape relationship of the house is not relevant as is the dwelling's relationship to existing structures.

The project complies with County Code 13.11.072(B) to preserve natural site amenities and, in particular, to integrate hillside development into the silhouette of the existing backdrop. As noted above, the house will be sited against a backdrop of existing trees and the rising ridge. The project will also comply with 13.11.072(2) which calls for protecting public views. The house may be distantly visible from public views. Given that there is already a house in this location, no significant change to any public view is anticipated to result from this project.

Finally, the project complies with County Code 13.11.073 (Building Design), in that the dwelling has been designed to contour along the topography of the site. Variations in wall plane and roofline will break up the mass and bulk of the structure. Large windows also break up the wall planes. Most of the structure will be one-story. Given the siting and the building design, the proposed design will be compatible both with the site and the area.

## Conditions of Approval

Exhibit D: Project plans, prepared by Craycroft Design, Sheet A1.1 revised to 6/12/18, Sheets A2.1 through A4.2 revised to 8/15/17; Civil Plans by RI Engineering, Inc., revised to May 2018.

- I. This permit authorizes the remodel and construction of an addition to the existing house as indicated on the approved Exhibit "D" for this permit and the removal of six trees (numbers one through six of the arborist report). 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.
  - 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 a Grading Permit from the Santa Cruz County Building Official.
- 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. 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 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. Grading, drainage, and erosion control plans.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 31 feet.
  5. Show the six tree removals (trees one through six of the arborist report) on the site plan and the tree protection recommendations of the arborist.
  6. Submit a plan review letter by the project arborist.
  7. 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.
  8. 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 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. This is recognized as a Large Project per the County Design Criteria. Comply with Forrest Revere's conditions of approval included in the fourth discretionary review comments (dated 8/1718).
1. A Final Stormwater Management Report, signed and stamped by the Civil Engineer, shall be submitted with the following pertinent information:
    - a. Per Part 3 Section C.3a of the CDC, please demonstrate how all new & redeveloped impervious areas will main pre-development discharge rates for both a 2 year 2 hour & 10 year 15 minute rainfall events. Quantification calculations shall be submitted in support of this requirement along with a drainage area map to clarify the localized watersheds being treated. Downstream impact assessment was reviewed, after maintenance has been performed please reassess this area for erosion potential. Flow dissipation features may be necessary.
    - b. CDC can be accessed by using the following link:  
<http://www.dpw.co.santa->

[cruz.ca.us/Portals/19/pdfs/DESIGNCRITERIA.pdf?ver=2017-04-27-134016-453](http://cruz.ca.us/Portals/19/pdfs/DESIGNCRITERIA.pdf?ver=2017-04-27-134016-453)

2. Please provide a Geotechnical Letter of Approval (wet-signed and stamped) for the proposed stormwater management design.
  - a. Per Part 3 Section I.4 of the CDC, permanent mitigation features on or immediately above slopes between 15% and 25% shall require site-specific erosion analysis. If any mitigation features are located on or near slopes exceeding 25%, then please consult with a Geotechnical Engineer and acquire a letter of feasibility (signed and stamped).
3. Please provide cross-section construction details for the permanent stormwater drainage features to be constructed as part of the future building permit application. Please ensure all pertinent information is included with these details to facilitate accurate construction. Please update the inspection riser detail to meet the CDC requirement.
  - a. Please provide a maintenance schedule/table for all drainage features that require ongoing maintenance. This guidance will also be supplied to the property owner(s) to ensure they are aware of all necessary requirements. Include area drains and cleanouts in final maintenance procedures.
4. It appears as though the site receives runoff from upstream/adjacent areas, per the County of Santa Cruz Design Criteria (CDC), and shall be required to abide by Section C Part G #3. Please provide the Stormwater Section with an applicable/acceptable recorded document on the parcel deed.
  - a. Per Section C Part G #3 of the CDC, "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 (natural and/or man-made) through the parcel, and that the County & Flood Control District(s) are not responsible for the upstream runoff or for the maintenance of the drainage pathway."
5. Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans. In order to clear the Hold, one of these options has to be exercised:
  - a. The civil engineer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
  - b. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
  - c. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those

plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone number. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.

6. A recorded maintenance agreement will be required for any new permanent drainage system. Please refer to Part 3 Section C.3e of the CDC for further guidance/requirements. Please contact the County of Santa Cruz Recorder's office for the appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:
    - a. <http://www.dpw.co.santa-cruz.ca.us/Home/FloodControlStormwater/ResourcesandReports.aspx>
    - b. The existing conduit, evaluated and referenced in the supplemental drainage report by R.I. Engineering (March 22, 2018), shall be included in the final SWM-25A maintenance agreement with proposed drainage features.
    - c. Include an exhibit of the final drainage plan on an 8 1/2" x 11" paper with the SWM-25A form.
  7. After receiving the requested information above, further comments may be made following the resubmittal. The applicant is encouraged to discuss the above comments with the reviewer, Forrest Revere, to avoid unnecessary additional routings. An additional review fee of \$390.00 shall be applied to all re-submittals starting with the third routing. This rate is subject to change.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Meet all requirements of the Environmental Planning section of the Planning Department.
1. On Sheet C-1, add the proposed contour lines.
  2. Submit a detailed grading/drainage plan completed by a licensed civil engineer and obtain a grading permit if required.
  3. Submit a detailed erosion/sediment control plan for review and approval.



- E. Meet all requirements and pay any applicable plan check fee of CalFire.
  - F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - G. Pay the current fees for Parks and Child Care mitigation for five bedrooms. Currently, these fees are, respectively, \$578 and \$109 per bedroom.
  - H. Pay the current Affordable Housing Impact Fee for all new square footage beyond 500 square feet. The AHI fee is based on a tier. For additions of up to 2,000 square feet, the fee is \$2 per square foot. For additions greater than 2,000 square fee, the fee increases, with the highest tier being \$15 per square foot.
  - I. Provide required off-street parking for seven 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.
- 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. All tree protection measures recommended by the arborist shall be installed prior to ground disturbance.
  - D. The project must comply with all recommendations of the approved soils reports.
  - E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if archaeological resources or human remains are discovered during construction, work shall cease within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented with the concurrence of the lead agency (Ref: Health and Safety Code Section 7050.5 and Santa Cruz County Code 16.40). The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

If human remains are found at any time, work must be stopped and the County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, Native American Heritage Commission shall be notified as

required by law. The Commission will designate a Most Likely Descendant (MLD) who will be authorized to provide recommendations for management of the remains and any associated materials (Ref: California Public Resources Code Section 5097.98; and Health and Safety Code Section 7050.5; and Santa Cruz County Code 16.40). 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

Application #: 171248  
APN: 098-331-06  
Owner: Holly Stewart & Ray Birnbaumer

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.**

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

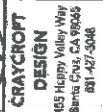
Effective Date: \_\_\_\_\_

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

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

---

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.



**STRUCTURAL  
ENGINEER**  
R Engineering  
3003 Postway St., Suite 42 202  
Santa Cruz, Ca 95060  
651-426-2801

**TECHNICAL**  
1986-87-1989  
SANTA CRUZ, CA 95060  
DR. OF SCIENCE, 1800-1900 (A)  
(Engineering) (1)

**WAGNER**  
WMA Engineering, Inc.  
P.O. Box 640  
Antes, CA 95001  
(415) 479-1411  
915/221-0500

**DIETITIC CONSULTANT**  
602-478-8892  
Sandra L. M.D., C.S.P.  
4908 Calverton Ave  
Fairfax Station  
Virginia 22031

Charles E. Hughes  
30 Memphis Dr.  
La Brea, CA 90774  
(818) 345-0367

---

**OWNERS:**  
Ray Humberger

**PROJECT:**  
25623 Adams Road  
Los Gatos, CA 95030  
© Philip Weinstein

2583 Adams Road  
Oak Grove, CA 95021  
APN: 098-331-06

VERSION	DATE	REVISED
	4/20/77	
	12/28/77	
	5/12/78	

Site Plan

**Coversheet**  
**A1.1**

[illegible]

PROJECT DESCRIPTION
Remodeling and Additions to an existing single family dwelling.

10

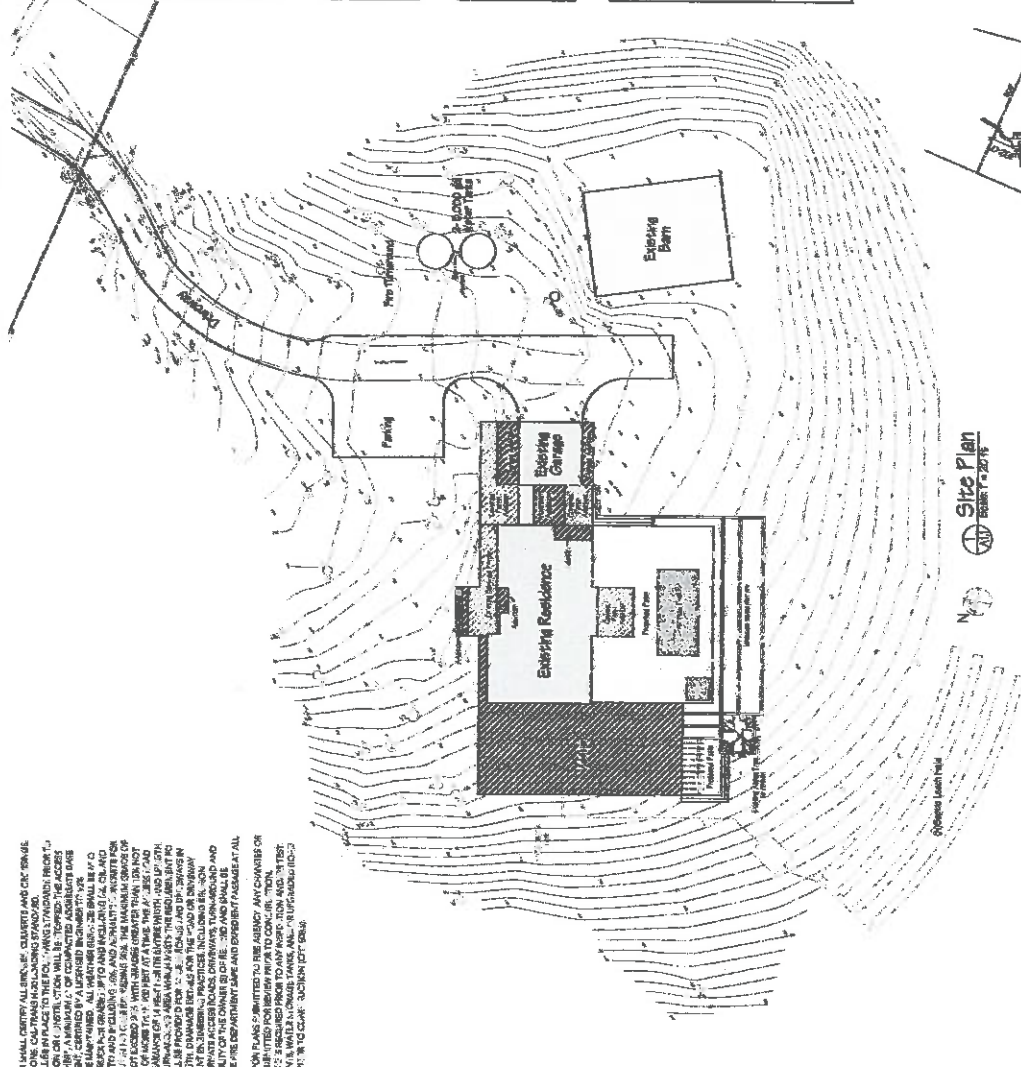
**APPLICABLE CODES**

ALL CONSTRUCTION, REGARDLESS OF MATERIAL  
ON PLANS, SHALL COMPLY WITH  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE ALARM CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE ALARM CODE

# Design Permit Drawings

## SHEET INDEX

A1-1	COVER SHEET AND SITE PLAN
A2-1	EXISTING PLANS
A2-2	EXISTING ELEVATIONS
A3-1	PROPOSED MAIN LEVEL
A3-2	PROPOSED LOWER LEVEL
A4-1	PROPOSED ELEVATIONS
A4-2	PROPOSED ELEVATIONS
A5-1	GRADING & DRAINAGE PLAN



10

[illegible][illegible][illegible]

**Save With The Monthly Work-Aids** for further details and list of approved products visit [www.merckvet.com](http://www.merckvet.com)



**CRAYCROFT  
DESIGN**  
465 Happy Valley Way  
Santa Cruz, CA 95060  
(831) 427-3048



**STRUCTURAL  
ENGINEER**  
R. Engineering  
3000 Highway 101, Suite 200  
Santa Cruz, CA 95060  
(831) 427-3048

**CIVIL ENGINEER**  
R. Engineering  
3000 Highway 101, Suite 200  
Santa Cruz, CA 95060  
(831) 427-3048

**GEOTECHNICAL  
ENGINEER**  
R. Engineering  
3000 Highway 101, Suite 200  
Santa Cruz, CA 95060  
(831) 427-3048

**SURVEYOR**  
L. Engineering  
608 Calaveras Ave.  
Santa Cruz, CA 95060  
(831) 427-3048

**SEPTIC CONSULTANT**  
Christopher D. Benge  
1400 Highway 101, Suite 200  
Santa Cruz, CA 95060  
(831) 427-3048

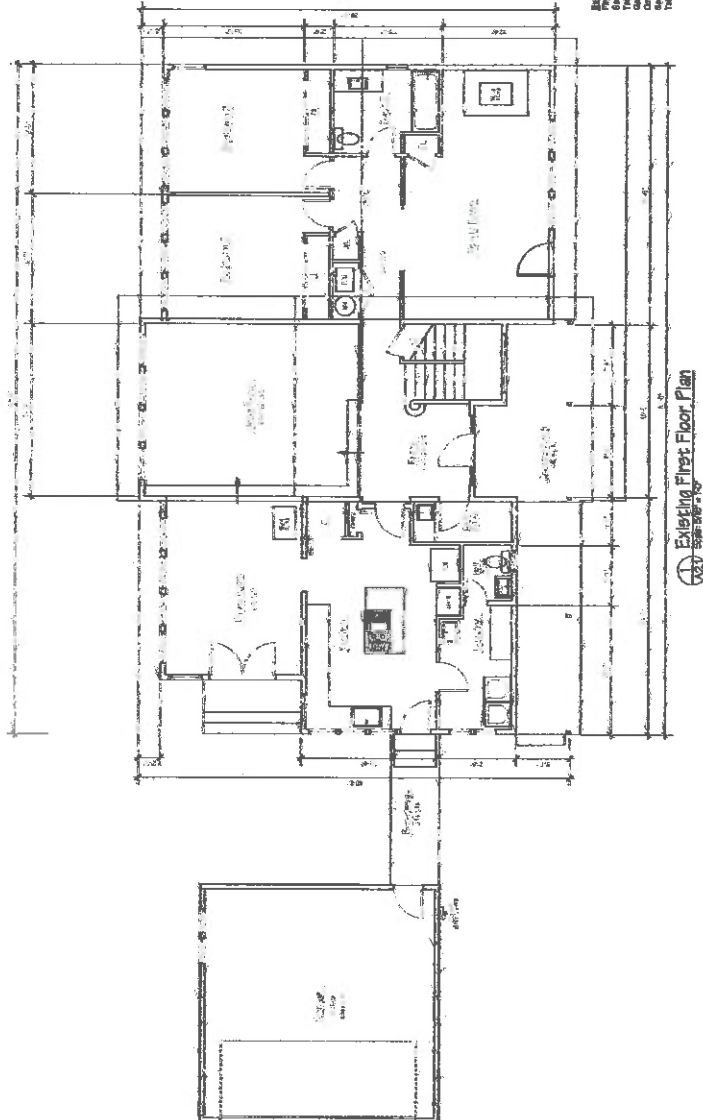
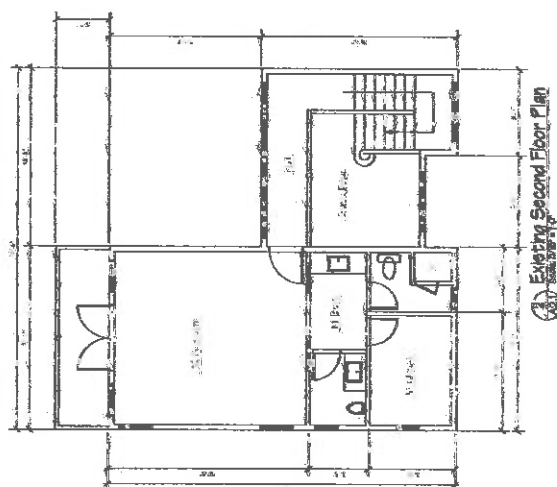
**OWNERS:**  
Ray Binkbeumer  
& Holly Stewart  
2533 Adams Road  
Los Gatos, CA 95030

**PROJECT:**  
2533 Adams Road  
Los Gatos, CA 95030  
APN: 076-031-08

**REVISION**  
DATE  
BY  
REASON

**Existing  
Floor Plans**

**A2.1**



Legend

1000	10' 0"
1200	12' 0"
1400	14' 0"
1600	16' 0"
1800	18' 0"
2000	20' 0"
2200	22' 0"
2400	24' 0"
2600	26' 0"
2800	28' 0"
3000	30' 0"
3200	32' 0"
3400	34' 0"
3600	36' 0"
3800	38' 0"
4000	40' 0"
4200	42' 0"
4400	44' 0"
4600	46' 0"
4800	48' 0"
5000	50' 0"
5200	52' 0"
5400	54' 0"
5600	56' 0"
5800	58' 0"
6000	60' 0"
6200	62' 0"
6400	64' 0"
6600	66' 0"
6800	68' 0"
7000	70' 0"
7200	72' 0"
7400	74' 0"
7600	76' 0"
7800	78' 0"
8000	80' 0"
8200	82' 0"
8400	84' 0"
8600	86' 0"
8800	88' 0"
9000	90' 0"
9200	92' 0"
9400	94' 0"
9600	96' 0"
9800	98' 0"
10000	100' 0"



**CRAYCROFT  
DESIGN**  
485 Happy Valley Way  
Brimm, CA 95046  
831-427-3046



**STRUCTURAL  
ENGINEER**  
B Engineering  
205 Patton St., Suite 400  
Brimm, CA 95046  
831-427-3046

**CIVIL ENGINEER**  
B Engineering  
205 Patton St., Suite 400  
Brimm, CA 95046  
831-427-3046

**GEOTECHNICAL  
ENGINEER**  
B Engineering  
205 Patton St., Suite 400  
Brimm, CA 95046  
831-427-3046

**MECHANICAL  
ENGINEER**  
B Engineering  
205 Patton St., Suite 400  
Brimm, CA 95046  
831-427-3046

**ELECTRICAL  
ENGINEER**  
B Engineering  
205 Patton St., Suite 400  
Brimm, CA 95046  
831-427-3046

**PLUMBING  
ENGINEER**  
B Engineering  
205 Patton St., Suite 400  
Brimm, CA 95046  
831-427-3046

**OWNER:**  
Ray Binkbauer  
& Holly Stewart  
2833 Adams Road  
Lee Green, CA 95030

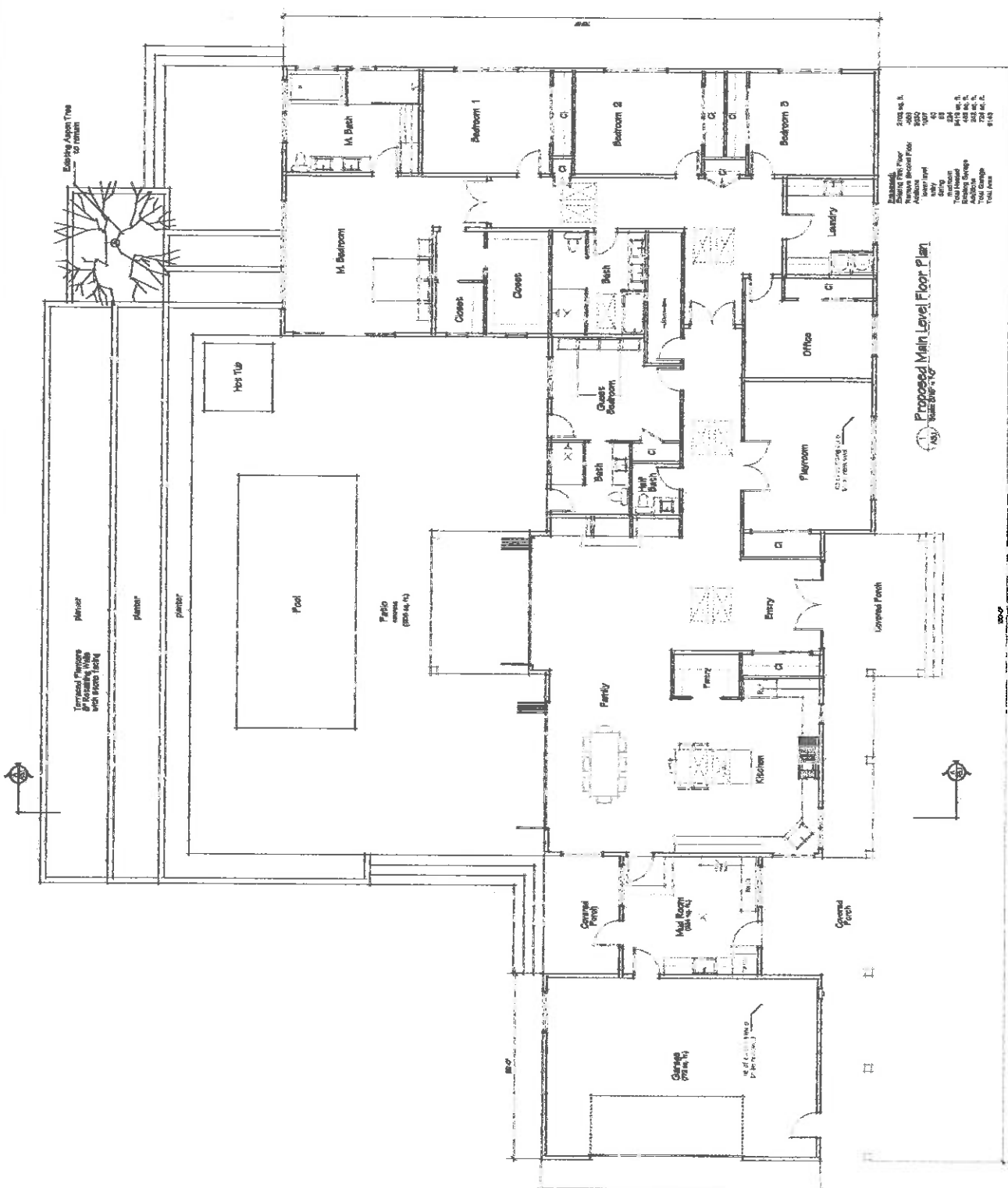
**PROJECT:**  
2833 Adams Road  
Lee Green, CA 95030  
APP: 06-531-136

**DATE:**  
06/10/17

**REVISIONS:**  
1. 06/10/17  
2. 06/10/17

**Proposed  
Main Level  
Plan**

**A3.1**



Room	Area (sq. ft.)
Bedroom 1	1100
Bedroom 2	1100
Bedroom 3	1100
Bath	100
Kitchen	100
Living	100
Garage	100
Total	5500

**Proposed Main Level Floor Plan**  
Scale: 1/8" = 1'-0"



**STRUCTURAL  
ENGINEER**  
DB Engineering Inc.  
7000 Paterson St., Suite 820  
Paterson, NJ 07651

**CIVIL ENGINEER**  
B.S. in Civil Engineering  
Santa Clara, CA 95050  
817-226-8951

383 Romero St., Suite 42-202  
Santa Cruz, CA 95060  
(408) 254-3905

**GEOTECHNICAL  
ENGINEER**  
OMAG Engineering Inc.  
P.O. Box 640

857-425-1211  
SURVEYOR  
LARRY SEAGER

4000 Colindale Ave.  
Santa Cruz, CA 95065  
603-403-8095

**SEPTIC CONSULTANT**  
Christopher G. Burwell  
30 Marineland Dr.  
La Selva Beach, CA 95025  
(415) 351-0747

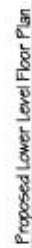
**OWNERS:**  
Ray Brimbauer  
& Holly Stewart  
25833 Adams Road  
Los Gatos, CA 95030

**PROJECT:**  
2543 Adams Road  
Los Gatos, CA 95030  
APN: 098-331-06

7/12/07
4/26/07
date signed
VERSION

Proposed Lower Level Plan
---------------------------------

A3.2



1000-0000





**STRUCTURAL  
ENGINEER**  
Hi Engineering  
203 Pabero Dr. Suite 400  
Santa Cruz, CA 95060  
651-476-3901

**CIVIL ENGINEER**  
At Engineering  
310 Roberts St., Suite 42-802  
Santa Cruz, CA 95060  
408-295-5501

**GEOTECHNICAL  
ENGINEER**  
C-MAC Engineering Inc.  
P.O. Box 640  
Appt. 4, CA 95001  
(415) 473-1411

**SURVEYOR**  
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558 Baby's Ave  
Santa Fe, NM 87505  
817-415-0071

**EMPTIC CONSULTANT**  
Christopher A. Kuppel  
30 Memphis Dr.  
La Brea Beach, CA 90774  
(310) 345-0367

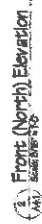
**OWNERS:**  
Ray Bimbaum  
& Holly Stewart  
2583 Adams Road  
St. Louis, MO 63114

**PROJECT:**  
2582 Adams Road  
Los Gatos, CA 95030  
AFN: 098-331-06

VERSION	disk	raimonta
	4/28/97	B11117

Proposed Elevations

#### A4.1



Roofing  
Composition Shingles Surfing  
Manufacturers (S/178)  
Siding, Trim and Frieze—40  
Sawn Lumber  
Shingles  
Raincoat Horizontal Siding  
Coping  
Sawn Plank Railroad Plank  
Windows  
Wood Trim  
Manufacturers Name  
Siding, Siding  
Cabin Wood



**CRAYCROFT  
DESIGN**  
485 Happy Valley Way  
Santa Cruz, CA 95060  
831-427-3048



**STRUCTURAL  
ENGINEER**  
R. Engineering  
300 J. Edgar Hoover Blvd. #200  
Santa Cruz, CA 95060  
831-425-3071

**CIVIL ENGINEER**  
R. Engineering  
300 J. Edgar Hoover Blvd. #200  
Santa Cruz, CA 95060  
831-425-3071

**GEOTECHNICAL  
ENGINEER**  
R. Engineering  
300 J. Edgar Hoover Blvd. #200  
Santa Cruz, CA 95060  
831-425-3071

**OWNER:**  
Roy Binkbeumer  
& Holly Stewart  
2530 Adina Road  
Los Gatos, CA 95030

**PROJECT:**  
2530 Adina Road  
Los Gatos, CA 95030  
APN: 076-031-05

**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247

**SUPERVISOR**  
John Stewart  
600 Colony Ave  
Santa Cruz, CA 95060  
831-473-1411

**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247

**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247

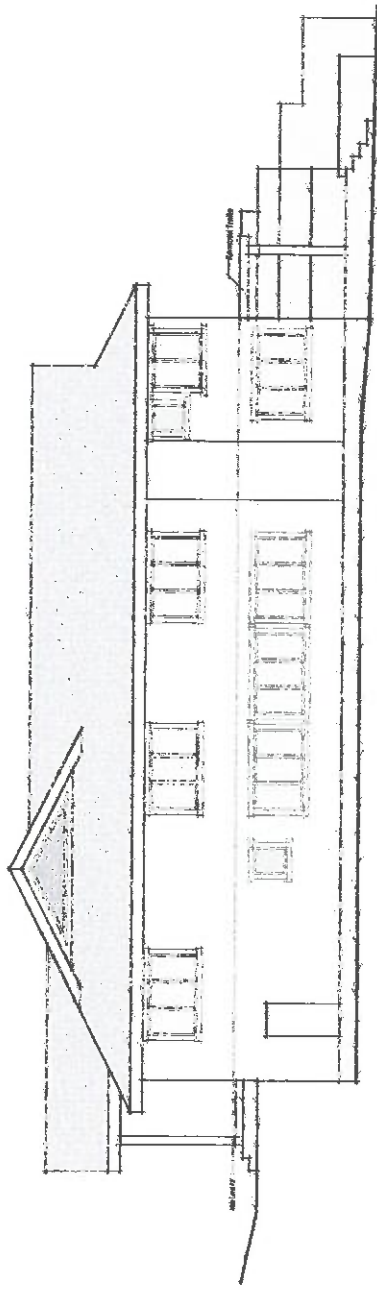
**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247

**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247

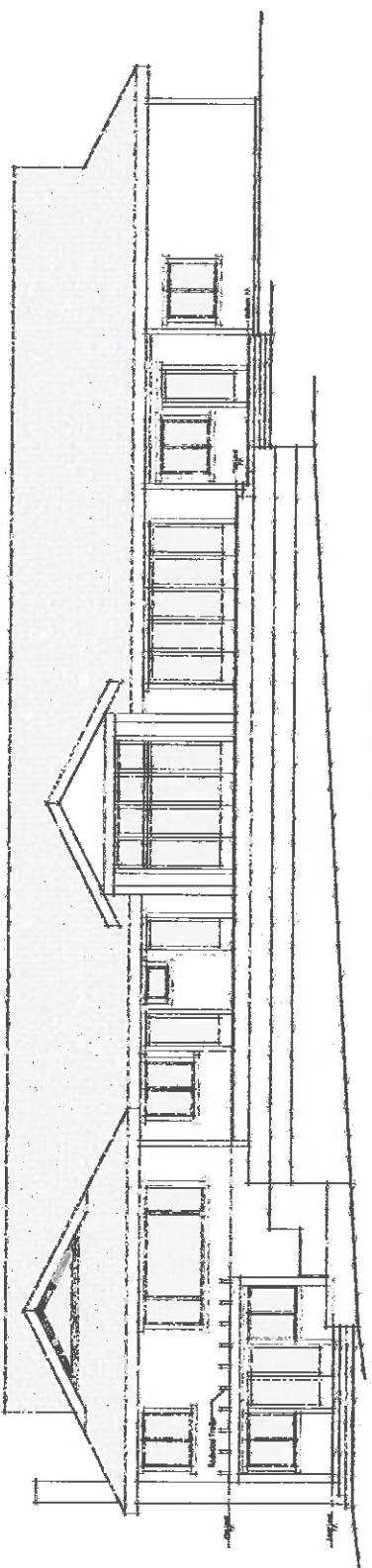
**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247

**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247

**REPTIC CONSULTANT**  
Chapman & Stewart  
2530 Adina Road  
Los Gatos, CA 95030  
(408) 365-0247



Right (West) Elevation



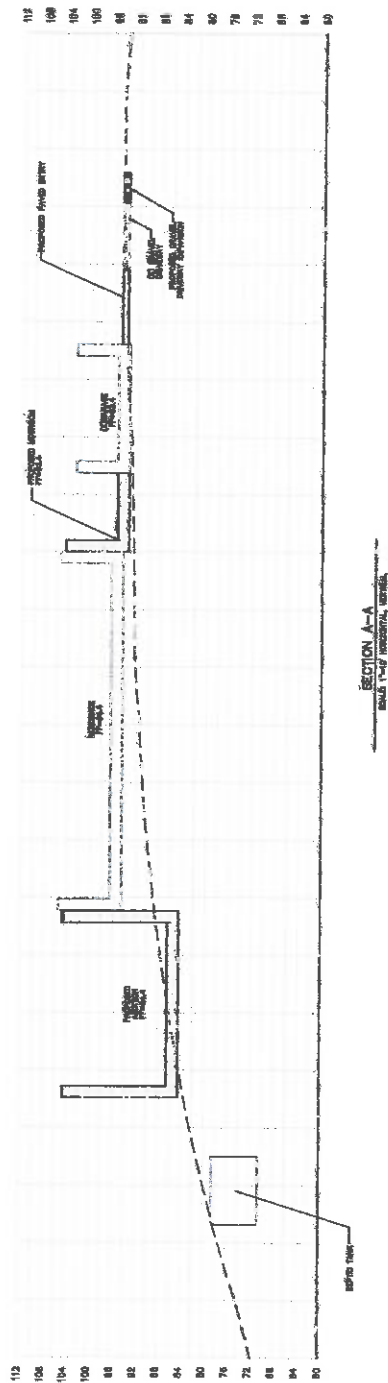
Rear (South) Elevation

Proposed  
Elevations

A4.2



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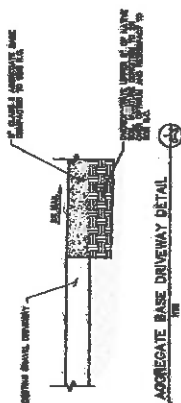
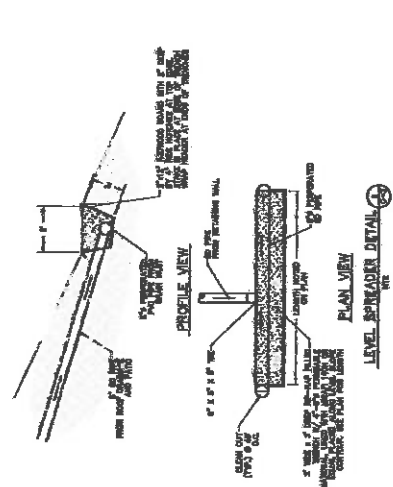
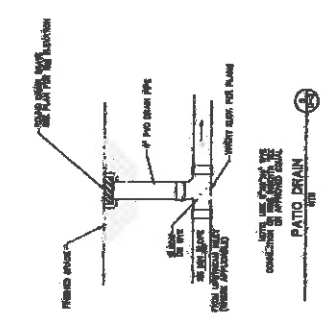
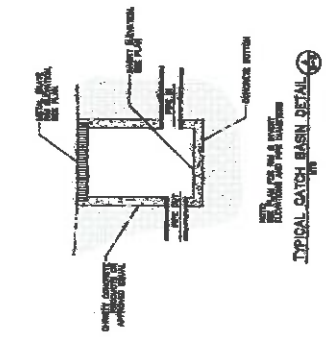
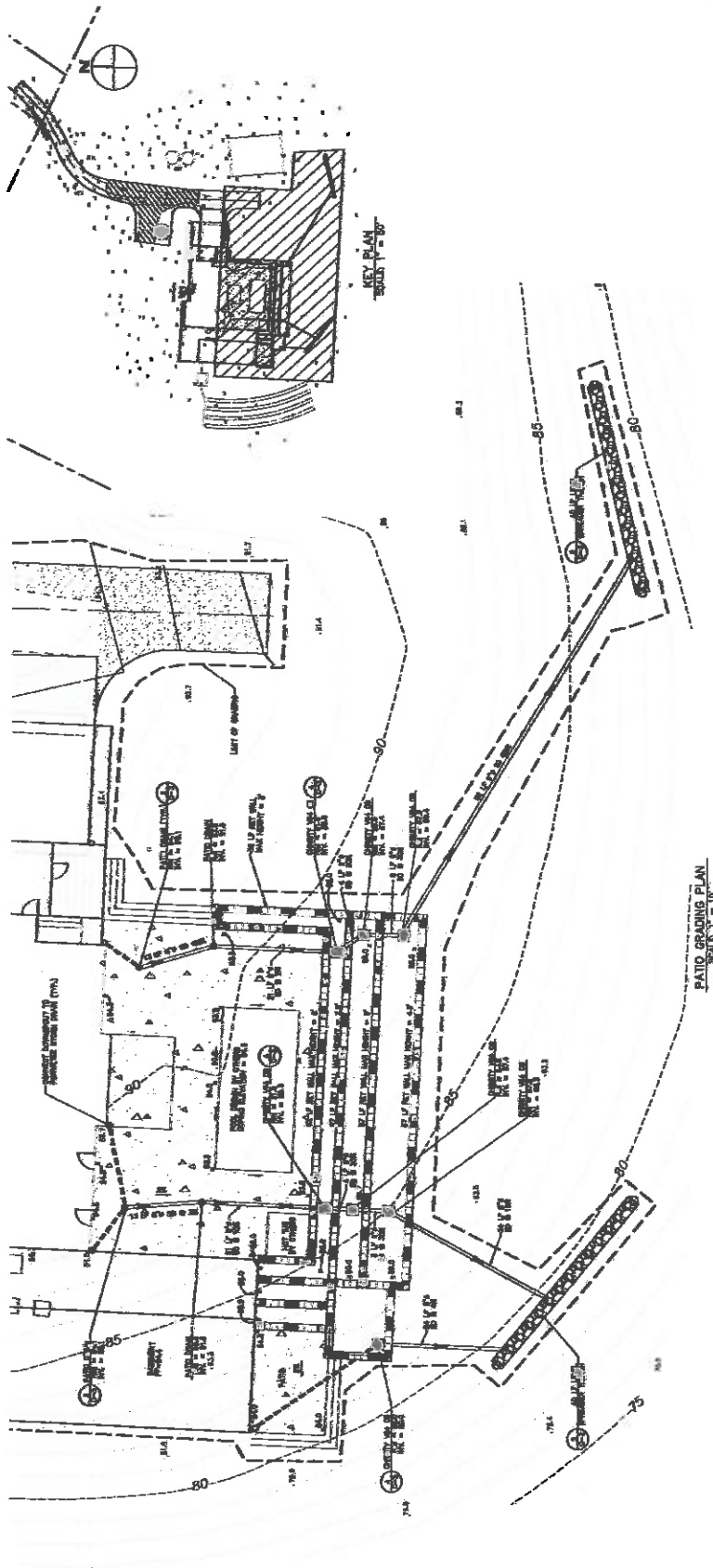


REVISIONS  
 1. 11/17/11  
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 100. 11/17/11

RI Engineering, Inc.  
 801-425-0001 www.riengineering.com  
 2022 Piedmont St., Suite 402, Santa Cruz, CA 95060



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TOTAL AREA OF DISTURBANCE = 0.59 ACRES

### SITE HOUSEKEEPING REQUIREMENTS

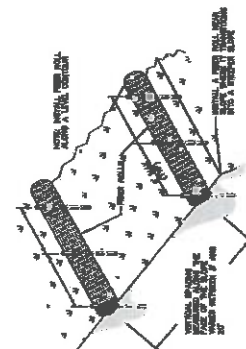
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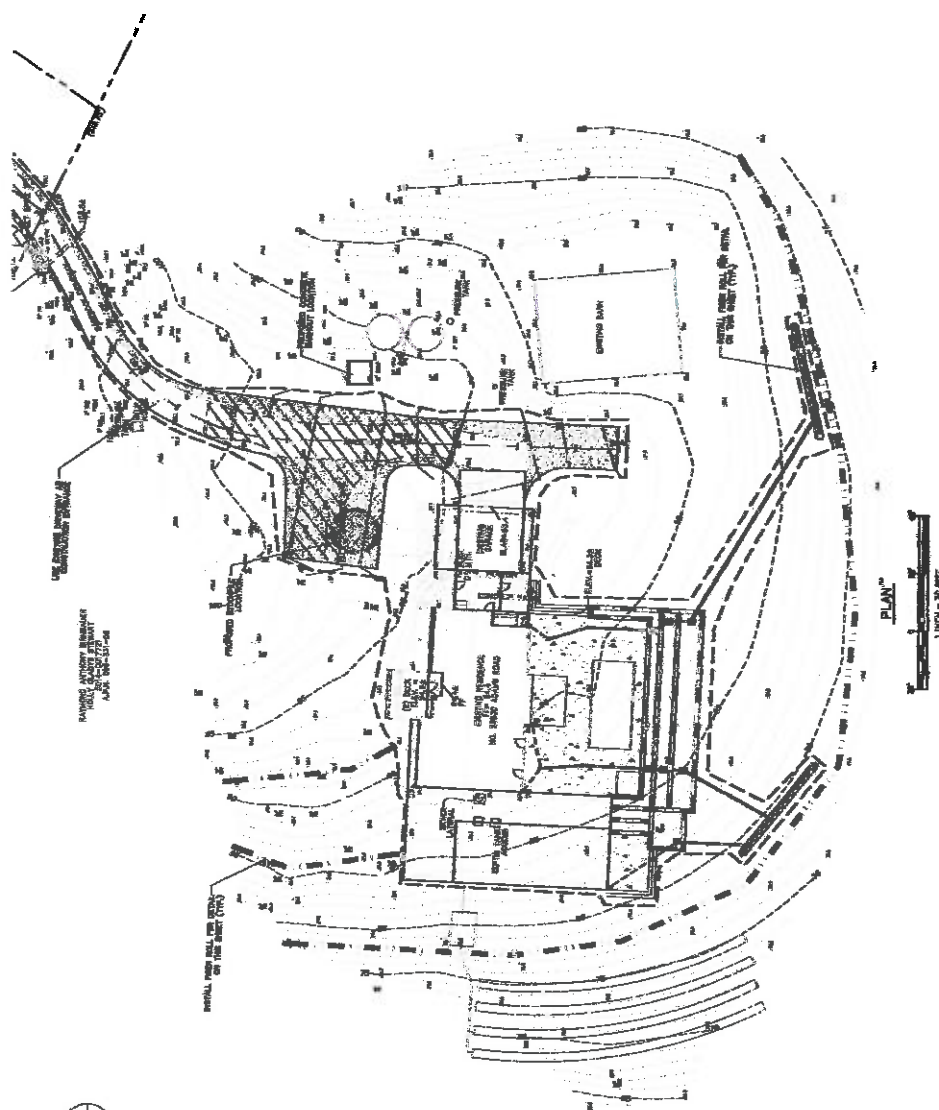
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### TYPICAL FIBER ROLL INSTALLATION



**EROSION CONTROL MEASURES**

- [illegible]

EXPOSED SLOPE MEASURES

1. **CO-OP ALL INFORMATION**
2. **STATION & TIME**
3. **DATE**

**EROSION CONTROL LEGEND**

- [illegible]

# FOR TAX PURPOSES ONLY

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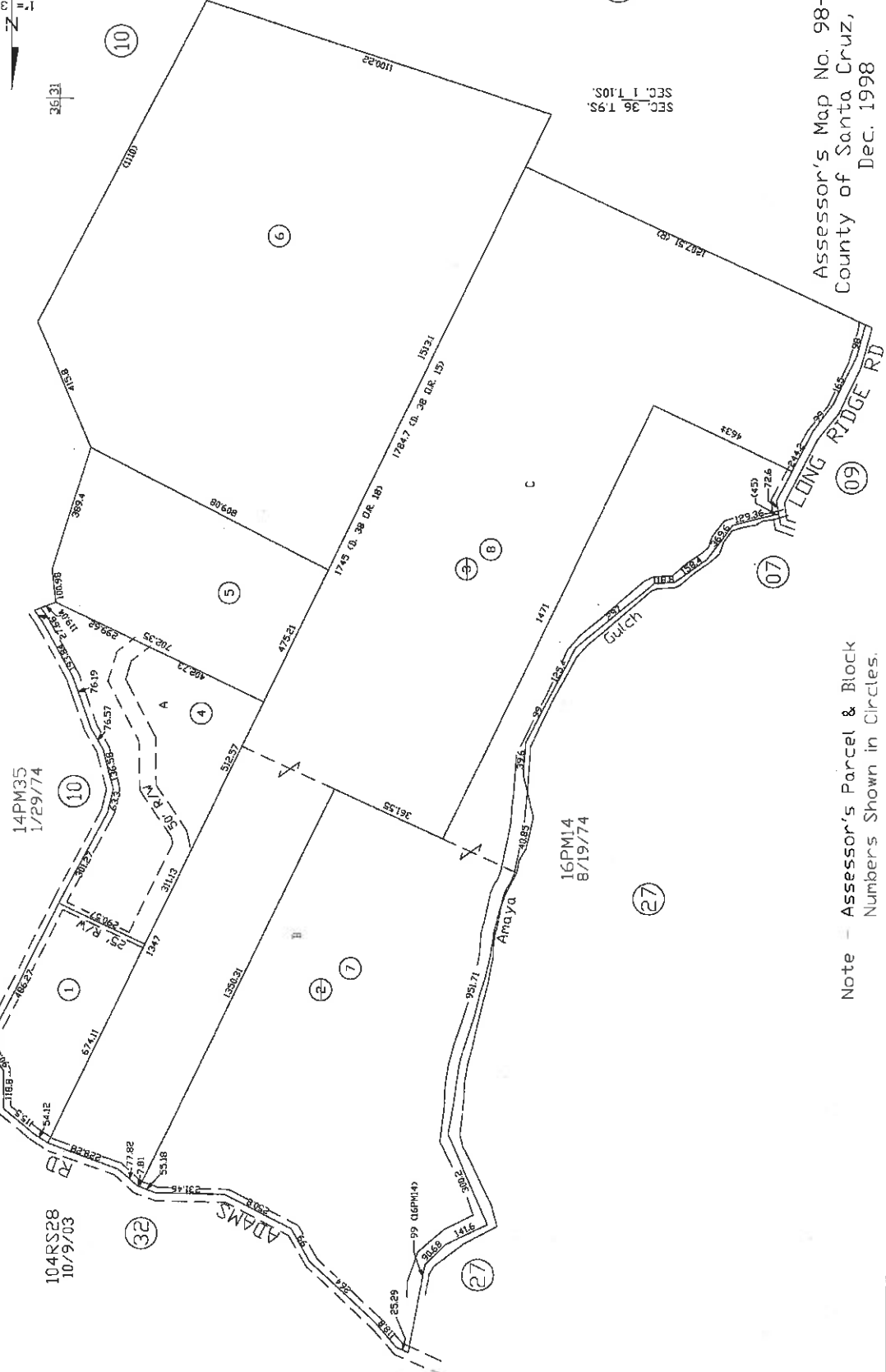
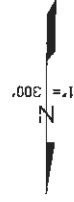
## SOQUEL AUGMENTATION RANCH

POR. SEC. 36, T.9S, R.1W., & POR. SEC. 31, T.9S., R.1E., & POR. SEC. 1, T.10S., R.1W., M.D.B. & M.

Tax Area Code

79-032

98-33



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

Assessor's Map No. 98-33  
County of Santa Cruz, Calif.  
Dec. 1998

Electronically redrawn 12/9/98 KSA  
Rev. 12/9/98 KSA from P&ID  
Rev. 11/05/01 CB (LBA 2001-0035799 & 0035800, 1-07 & 1-08)  
Rev. 10/21/03 CB (104RS28)

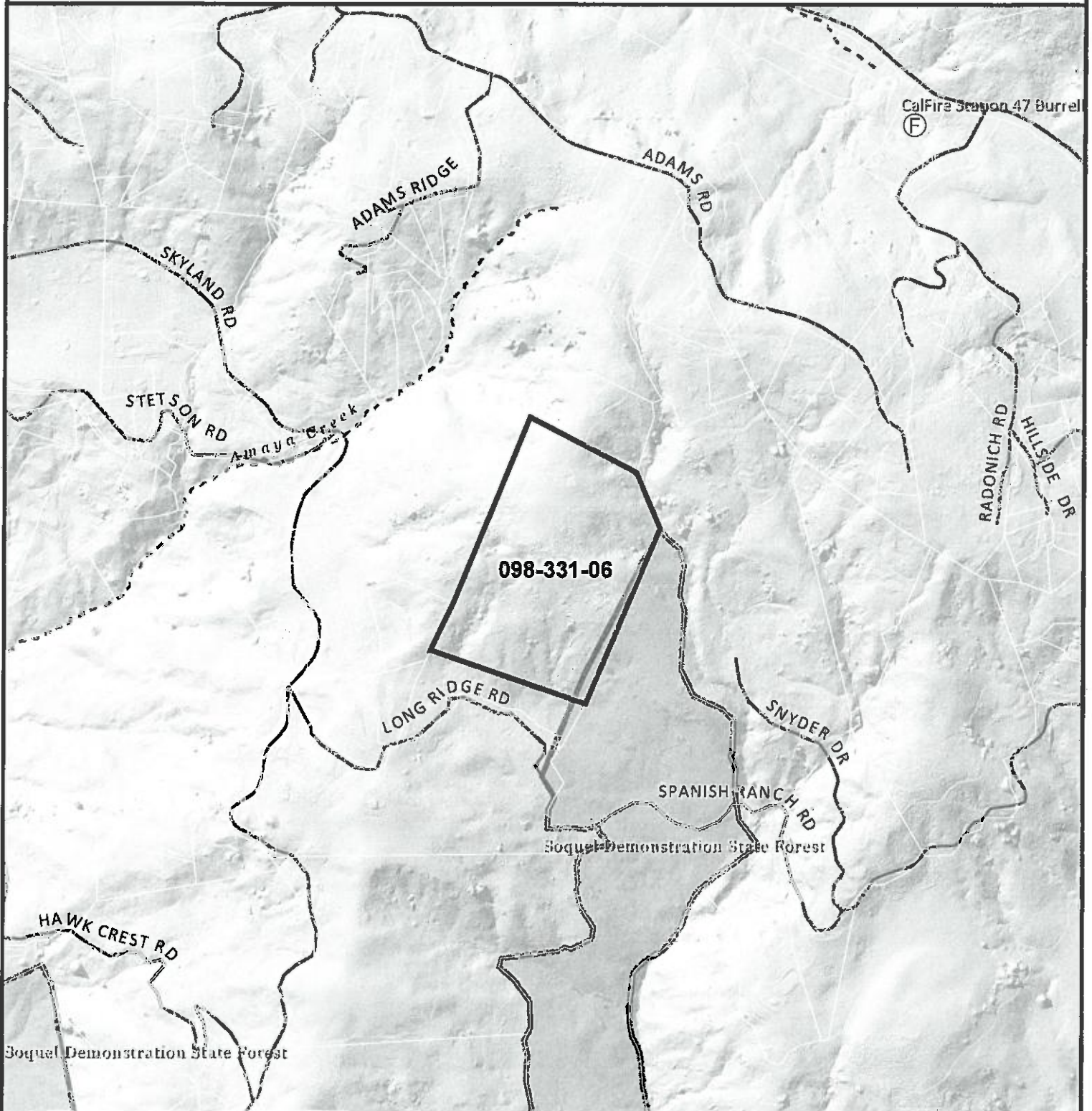




# Parcel Location Map

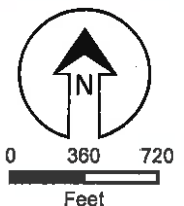
Santa Cruz County Planning Department

Parcel Number  
**098-331-06**  
Oct. 3, 2018



## Symbol Key

- Ⓕ Fire Station
- Street
- Perennial Stream
- Park





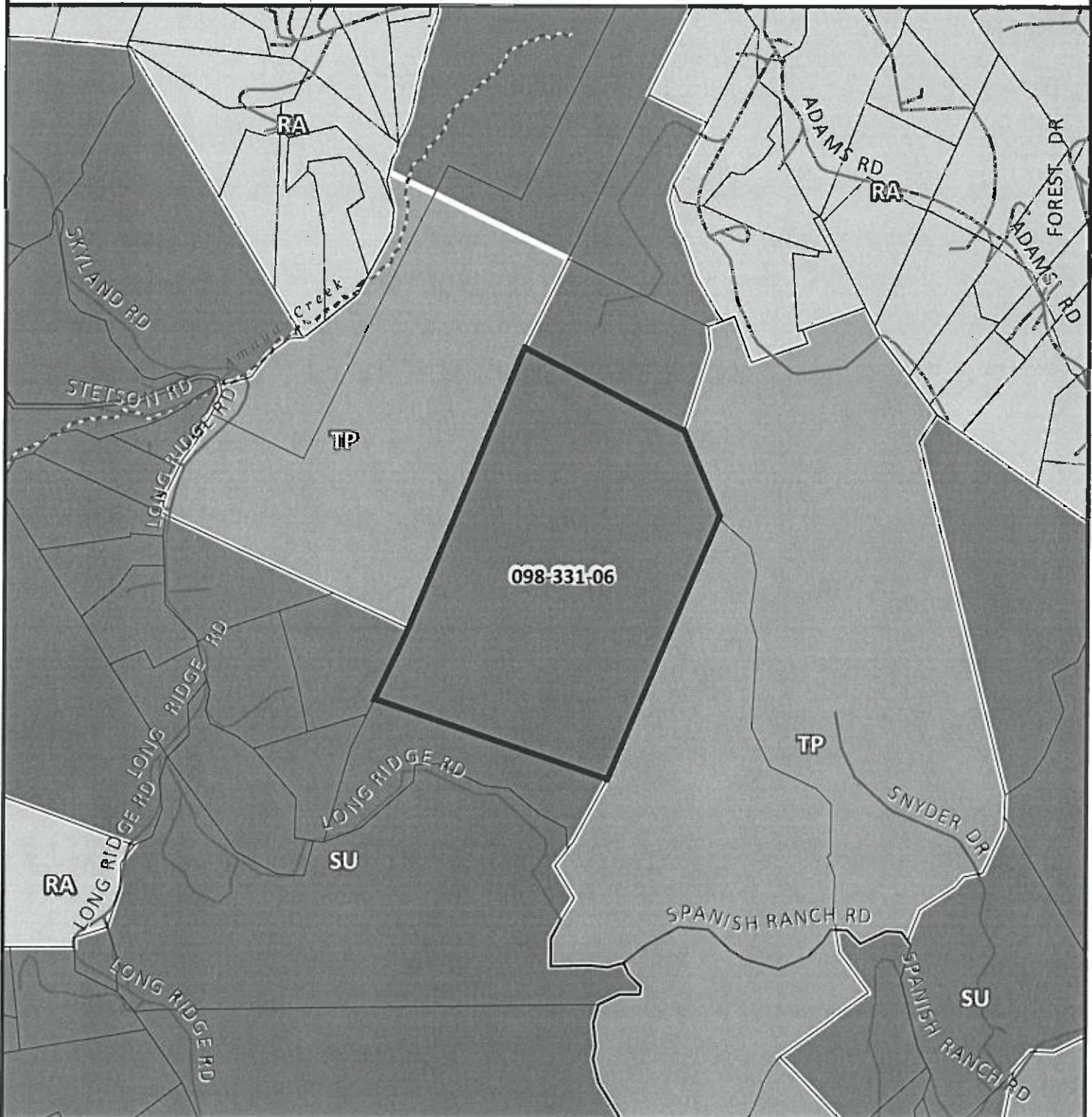
# Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number

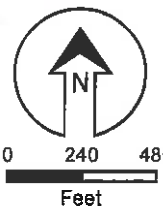
098-331-06

Oct. 3, 2018



## Zoning

- (RA) Residential Agricultural
- (SU) Special Use
- (TP) Timber Production



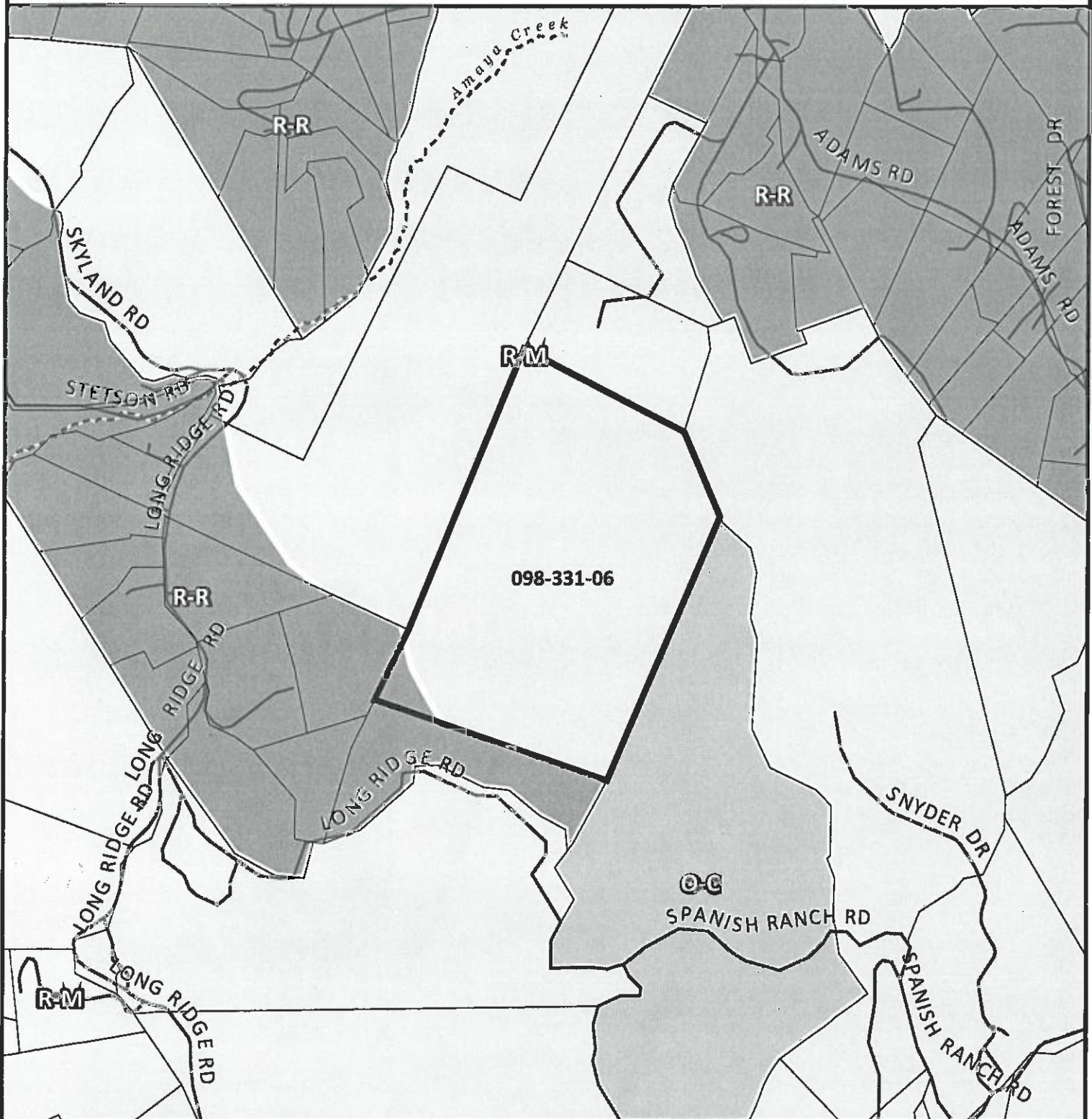







# Parcel General Plan Map

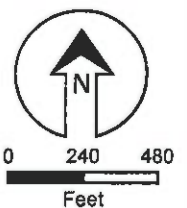
Santa Cruz County Planning Department

Parcel Number  
**098-331-06**  
Oct. 3, 2018



## General Plan

-  R-M - Residential-Mountain
-  R-R - Residential-Rural
-  O-C - Resource Conservation



## Parcel Information

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Well  
Sewage Disposal: Septic  
Fire District: CalFire  
Drainage District: None

### Parcel Information

Parcel Size: 40.5 acres  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Adams Road  
Planning Area: Summit  
Land Use Designation: R-M, R-R (Mountain Residential, Rural Residential)  
Zone District: SU (Special Use)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

**Technical Reviews:** Geologic Hazards Assessment (GHA), Geology and Soils Report Review

### Environmental Information

Geologic Hazards: Geology report accepted  
Fire Hazard: SRA-Moderate  
Slopes: 0-15% for most of development area, western side: 15-30%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: 169 cut, 306 fill: 137 net  
Tree Removal: Six trees proposed for removal (see arborist report Exhibit H)  
Scenic: Not a mapped resource  
Archeology: Archaeology Report submitted and accepted. No evidence.



# 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

29 March 2018

John Craycroft  
455 Happy Valley  
Santa Cruz, CA 95065

Subject: Review of the Geotechnical Investigation for 25830 Adams Road dated 24 November 2017 by CMAG Engineering, Inc - Project No. 17-137-SC

Project Site: 25830 Adams Road  
APN 098-331-06  
Application No. REV171097

Dear Applicant:

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

1. All project design and construction shall comply with the recommendations of the report.
2. Final plans shall reference the soils report by title, author, and date. Final plans should 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 completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. 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.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

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

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

Review of the Geotechnical Investigation for 25830 Adams Road dated 24 November 2017 by  
CMAG Engineering, Inc - Project No. 17-137-SC  
APN 098-331-06  
29 March 2018  
Page 2 of 3

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Sincerely,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning

Cc: CMAG Engineering, Inc. Attn: Adrian Garner, GE  
Environmental Planning, Attn: Jessica de Grassi  
Owner: Holly Stewart

Attachments: Notice to Permit Holders



# 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

August 29, 2018

John Craycroft  
455 Happy Valley  
Santa Cruz, CA 95065

**Subject: Review of Engineering Geologic Fault Investigation prepared by Associated Terra Consultants, Inc.; Dated: July 22, 2018; Project Number 264612  
APN: 098-331-06, Application #: REV171155**

Dear Applicant,

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review form* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a plan review form that states the project plans conform to the recommendations of the geotechnical (and geologic) report. *Please note that the plan review form must reference the final plan set by last revision date.* The author of the report shall complete the *plan review form*.
4. Of concern to us is the fact that the trench was excavated directly through the building envelope and could pose an additional constraint to the proposed foundation.
5. Prior to the issuance of the building permit for the addition the geotechnical engineer must complete an investigation. This recommendation requires that the geotechnical engineer examine the slope below the access roadway where erosion and back-stepping of the landslide escarpment has encroached into the right-of-way. The engineering geologist shall assist the geotechnical engineer as needed to complete this evaluation.

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

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



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

After issuance of the building permit, the County requires your soils engineer (and geologist) 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 (and geologist) must be submitted to the building inspector and to Environmental Planning stating that the soils engineer (and geologist) has observed the foundation excavation and that it meets the recommendations of the soils (and geology) report.
3. **At the completion of construction**, a *final letter* from your soils engineer (and geologist) is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer (and geologist) has made during construction.

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

# **Robert B. Hoffmann *MS***

## **Pre-construction Recommendations for Thirteen “Douglass Firs “and one “Olive”**

### **Property Address of the Trees:**

25830 Adams Rd. 95030

**Apn:** 098-331-06

### **Prepared at the request of:**

Ray Birmbaumer and Holly Stewart

Property Owners

### **Site Visit:**

February 26, 2017

**Robert B. Hoffmann MS**  
*Consulting Arborist*  
*Established in 1987*

735 San Juan Ave., Santa Cruz, Ca. 95065  
(831) 234-2080 Cell

(831) 425-0347 Office  
email: robertbhoffmann@yahoo.com

**Preconstruction Protection Recommendations and a general health hazard survey**  
**For Twelve Douglass Firs and one Olive located at**  
**25830 Adams Rd., Los Gatos, Ca. 95030**

**Assignment:**

At the request of Ray Birmbaumer and Holly Stewart, property owners of 25830 Adams Road, Los Gatos, Ca. I performed a site visit on 2-26-18 to review the condition of thirteen Douglass Firs within the immediate vicinity of the residence on the property. Ray Birbaumer and Holly Stewart, property owners are going to do a major remodeling of the above mentioned residence and wanted a health/hazard assessment of twelve Firs on its north side which are the trees closest residence and one Olive, to be removed as part of the Santa Cruz county mandated fire truck turn around.. The property is approximately 40 acres and is predominantly Douglass Firs. (Please review exhibit three for tree locations)

**Scope of Service**

- The execution of a site investigation by one arborist.
- A written report on the findings of that site visit.
- A report that addresses the current condition with preconstruction recommendations for twelve "Douglass Firs."

**Observations/Discussions:**

1. All observations were made at ground level and asserted from different vantage points on the property.
2. The property is currently unoccupied.
3. The trees under review are on the north side of the 25830 Adams Road residence.
4. Tree #3 is 8" from the house on 25830 Adams Rd.
5. The construction project consists of remodeling an existing residence and improving the parking area.
6. The primary issue with the 12 Firs selected for review is their close proximity to the home on the property and their poor physical conditions.

7. The Douglass Firs under review also lean over the existing home as they are growing towards the sun and are under the influence of prevailing winds.
8. Douglass Fir as a species is stressed because of the prolonged drought conditions that the Central Coast has found itself in.
9. The engraver beetle is the main damage vector. They bore thru the bark and into the Sapwood of the trees to which they are attracted. Creating egg galleries beneath the bark of infested trees, then laying eggs, which may or may not hatch depending upon the sap production of the trees they invade. When stressed the sap production of an infested tree is low and the eggs hatch. If the invaded tree is healthy it will produce enough sap to fill the egg galleries and prevent the engraver beetle eggs from hatching.
10. The current estimate of beetle killed conifers in California is 22,000,000.
11. All twelve firs under review have exit holes in their bark, a clear sign the engraver beetle has been active in that area.
12. There are at least two dead conifers currently visible on the property.
13. **The table below contains the data for the thirteen trees under review.**

Map Number	Tree Type	D.B.H.	Height	Canopy width	Distance from house	Action
1.	Douglass Fir	28"	60'	20'	16'	Remove
2.	Douglass Fir	Two stems 16"/18"	65'	22'	14'	Remove
3.	Douglass Fir	36"	62'	25'	8'	Remove
4.	Douglass Fir	Two stems 28"/20"	75'	40'	12'	Remove
5.	Douglass Fir	32"	50'	18'	9'	Remove
6.	Douglass Fir	Two stems 26"/18"	50'	22'	10'	Remove
7.	Douglass Fir	18"	70'	17'	16'	Remove
8.	Douglass Fir	22"	68'	16'	22'	Remove
9.	Douglass Fir	12"	40'	14'	40'	Remove
10.	Douglass Fir	20"	40'	11'	40'	Remove
11.	Douglass Fir	10"	30'	6'	55'	Remove
12.	Douglass Fir	20"	45'	14'	35'	Remove
13.	Douglass Fir	22"	50'	16'	20'	Remove

14. Tree protection on this site will be difficult as there are large clear areas with the remaining trees along the open edges.

## **Analysis/Testing:**

No laboratory analysis was required. No electronic test instruments were used on site.

## **Conclusions:**

1. Removing thirteen Douglass firs on a property which has hundreds of the species will not have a significant impact on the overall tree population.
2. The trees under discussion have not been pruned either recently or abusively.
3. To prune Douglass Firs for decreased wind resistance, to counter a naturally occurring lean or to decrease the height of a tree never works as the trees don't recover well from cutting.
4. Do not fertilize. Explosive growth induced by nitrogen is attractive to insects.
5. If mitigation replanting is mandated as a replacement of tree that are removed, it would be best to plant elsewhere than the exact site of the removed tree.

## **Recommendations:**

1. Prune the trees prior to the commencement of construction.
  - Remove deadwood 1" dia. and bigger overall.
  - Repair stubs and breakage.
  - No crown thinning.
  - Prune only those trees which are directly over the construction area (there may not be any)
2. Trees #1 thru #12 (**Exhibit Three**)
  - Remove all 12 trees prior to the commencement of any construction activities.
  - Grind the stumps nearest to the house to replanting depth. Fill in the holes with the grindings unless mitigation planting is mandated for that very spot of the recent tree removal.
  - Haul all the brush and debris away keeping the property clean of logs and debris.
  - If it is possible to chip a lot of the wood and brush, that would be acceptable as the chips are good weed control and not attractive to termites or engraver beetles. which may inhabit firewood lengths and or logs.
3. Establish the construction layout and install protective construction fencing using Day-Glo fence material and steel pickets.
4. Establish the protective fencing one to two feet away from any layout lines.
5. If any roots are encountered, cleanly cut them using sharp tools. If they are Douglass Fir roots, they won't regrow.
6. If roots are contacted while excavating, sever them cleanly, by hand if possible.
7. Store no building materials, construction debris, tool boxes or equipment within the protective fence perimeters.
8. If replanting is mandated as mitigation for the twelve tree removals, use native trees if possible. Generally speaking many native tree types are less water demanding than trees from other areas.
9. Plant replacement trees in areas that are relatively easy to access when watering. The establishment period for any tree is the most critical time of its life, so watering the trees every two weeks is best.
10. Tree staking maybe necessary to encourage straight stem development. Remove them as soon as possible.
11. Tree staking is usually not favorable as it retards the development of trunk taper, that is, a trunk that is large at the bottom and tapering towards the top. This growth habit is desired in a place that is windy.

12. Do no washing out of concrete, paint, chemicals or any other toxic construction related materials within the perimeter or in the near vicinity of the protective fencing perimeter while working.
13. If it proves difficult to keep the protective fences intact, rent chain link sections and install them as replacements for the construction fencing.
14. Use tree contractors who are familiar with Best Management Practices and the latest ISA pruning methods.

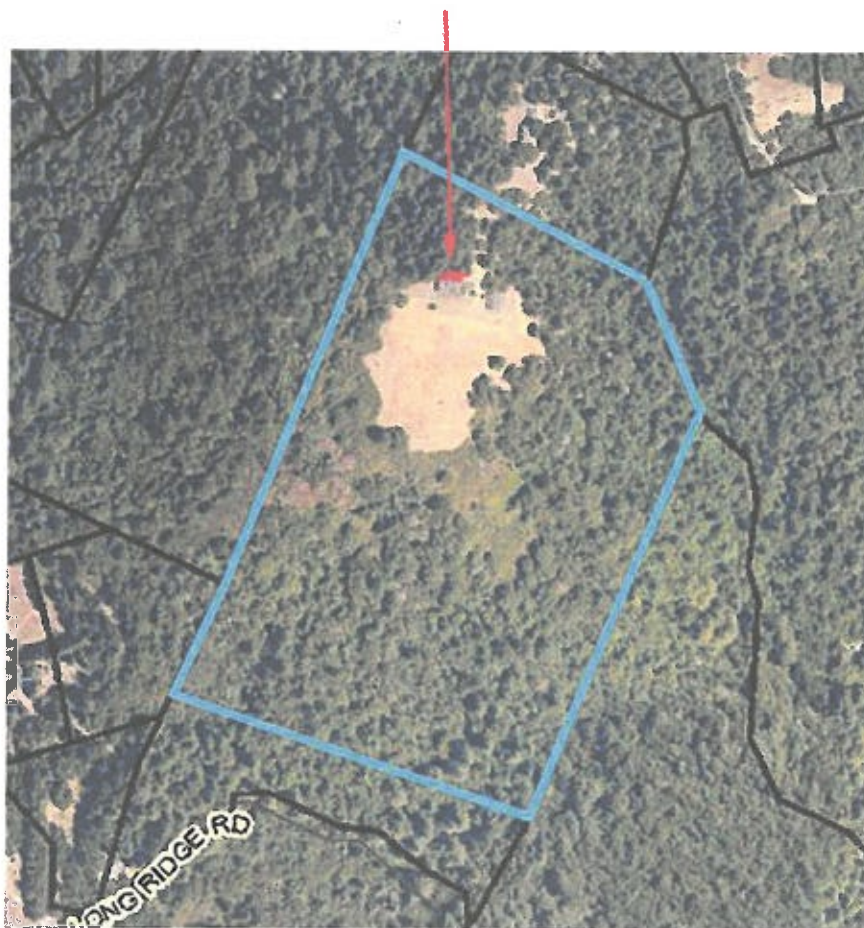
Thank you for choosing the services of *Robert B. Hoffmann Consulting Arborist*, Santa Cruz County's first I.S.A. Certified Arborist. Please feel free to contact me at any time with questions and or concerns.

Respectfully submitted,



W.C.I.S.A. Certified Arborist #306

**Exhibit One**  
**25830 Adams Road Assessors Overhead**  
**Location of 13 Firs to be removed**



**EXHIBIT H**



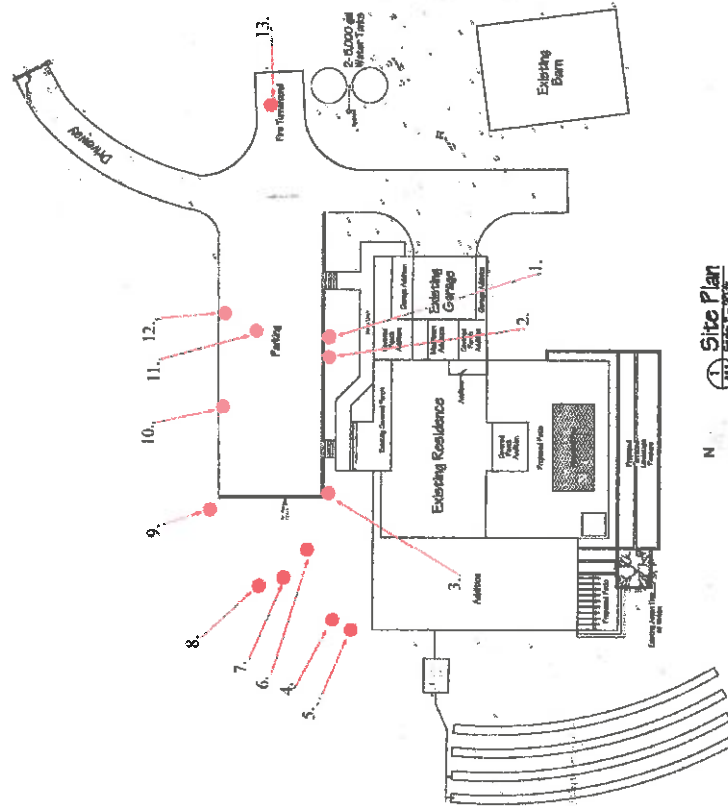
## Exhibit Two

Tree Locations 25830 Adams Road Enlarged

13 Fir To be Removed



# Exhibit Three 25830 Adams Road Tree Removals



## Exhibit Four

Trees One and Two



## Exhibit Five

Trees #3, #4 and #5

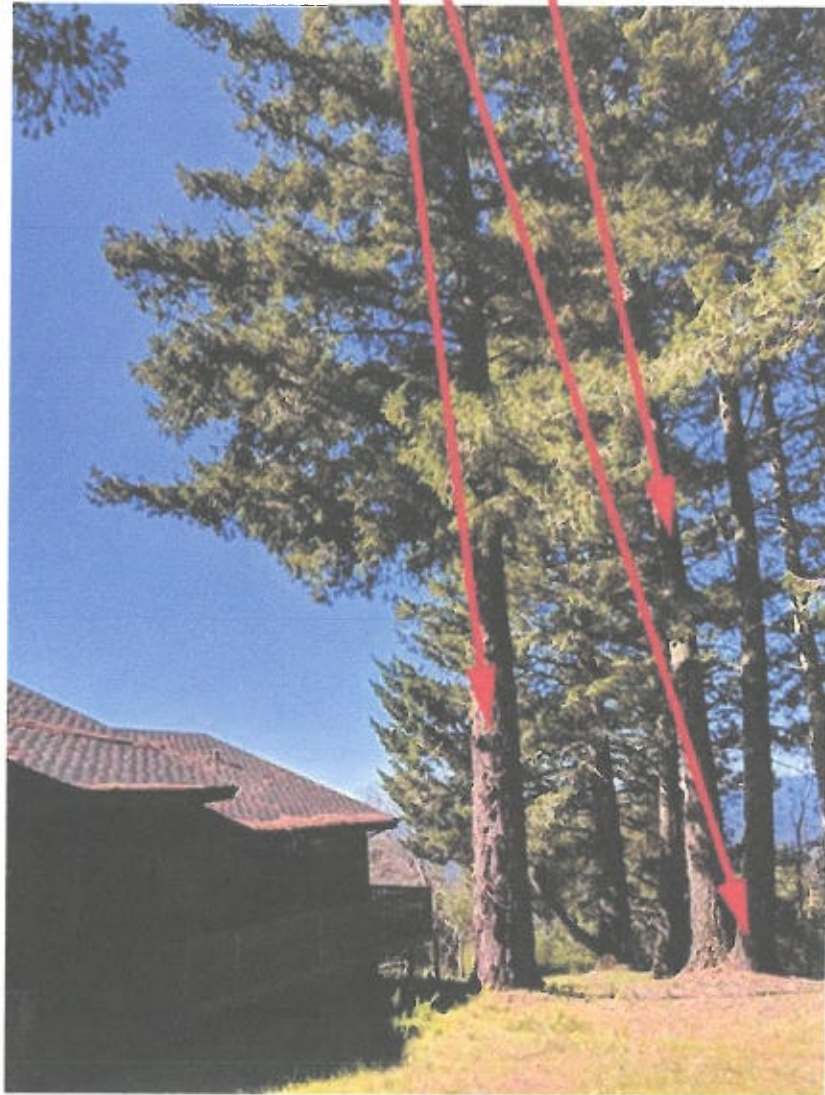
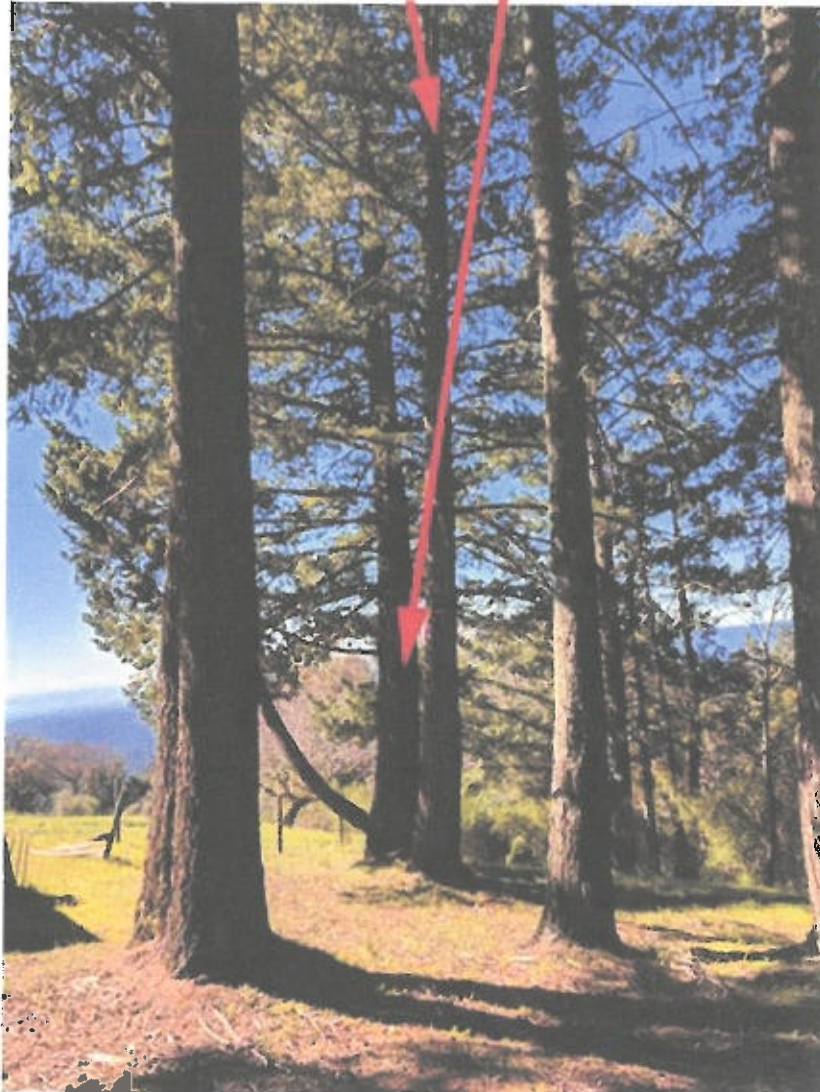




Exhibit Six  
Trees #6 and #7



## Exhibit Seven

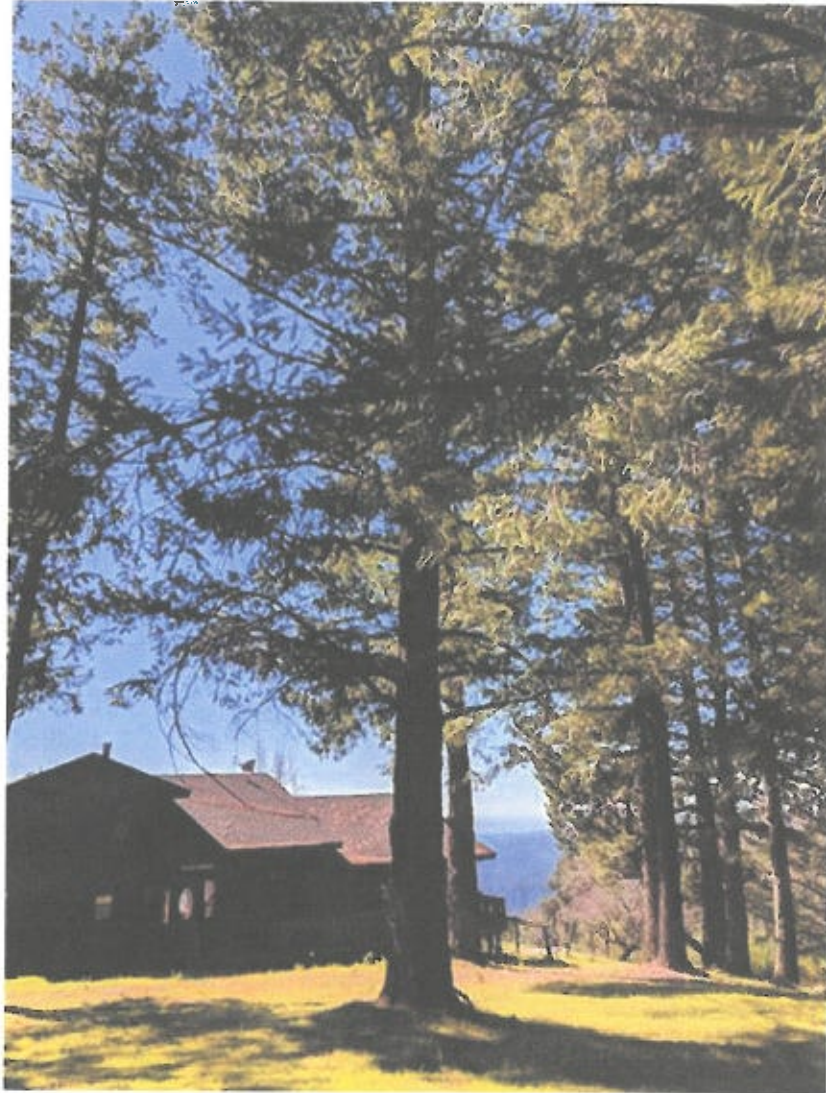
Tree #8





## Exhibit Eight

Tree #9





## Exhibit Nine

Tree #10



## Exhibit Ten

Trees #11, #12, and #13



## ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
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8. This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

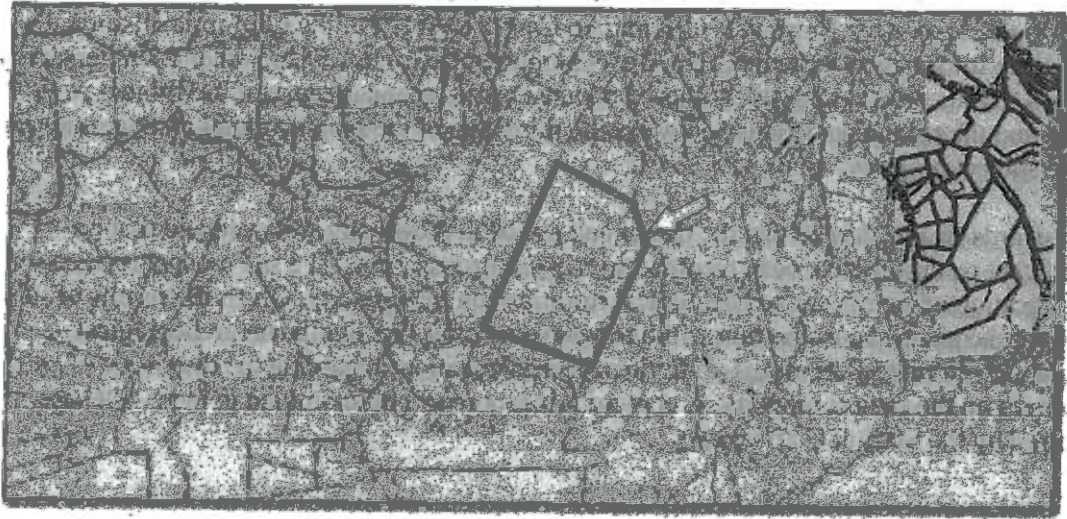
EXHIBIT H



**Archaeological Records Search and Site Reconnaissance  
For Assessor's Parcel 098-331-06,  
Santa Cruz County, California**

By  
**John Schlagheck, M.A., RPA**  
Archaeologist

January 2018



Report Completed for  
Ray Birnbaumer

**John P. Schlagheck**  

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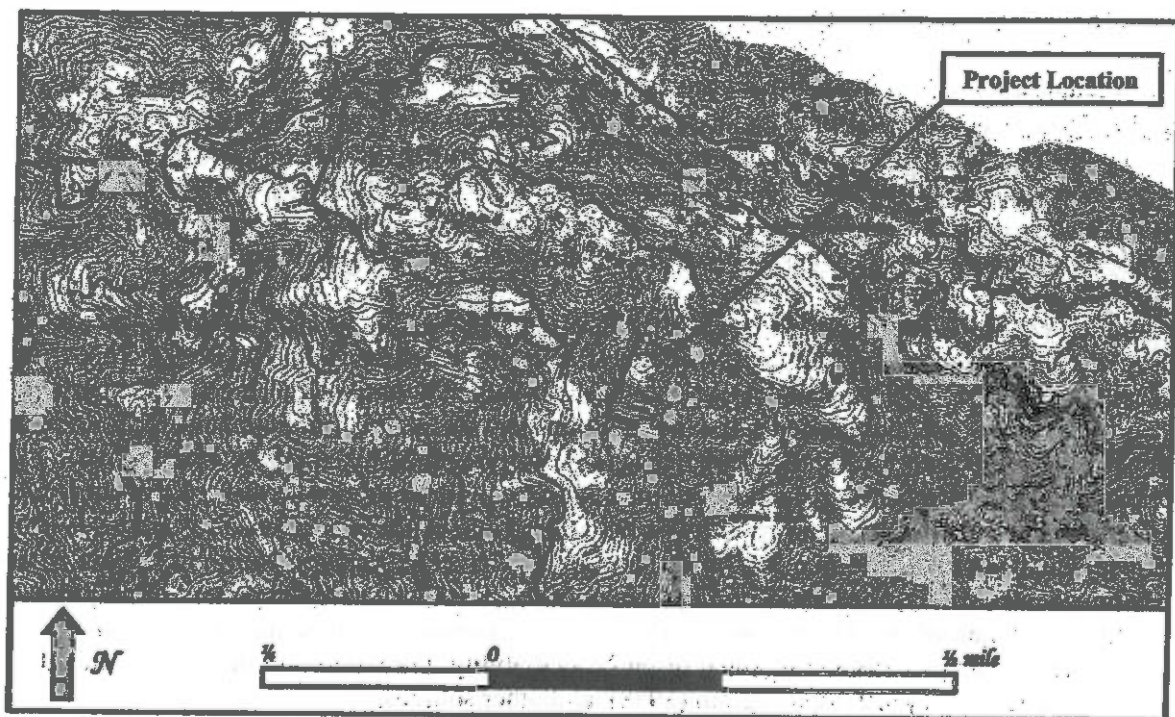
EXHIBIT I

## **Introduction and Project Summary**

In December 2017, this author completed a records search and pedestrian reconnaissance on approximately one acre of the 40.5-acre parcel at 25830 Adams Road, Santa Cruz County, California (Project Area). This research was authorized by the property owner Ray Birnbaumer who is seeking a permit from the Santa Cruz County Planning Department to construct site improvements and an addition to the existing single-family dwelling on the property (Project). The portion of the property where improvements are planned is mapped for archaeological resources on cultural resource maps maintained by the County.

The present work entailed three steps: The first was a records search of relevant records and maps maintained at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University and other documentary sources. As the second step, this author conducted a site reconnaissance of the Project Area. This report and the recommendations below are the third step of the initial cultural resources research of the subject property.

The records search showed that the parcel had not been previously surveyed and that no significant resources have been recorded within the Project Area. The site reconnaissance found no indication of significant archaeological resources on the property. Given the results of this research the planned construction will likely have no effect on significant archeological resources, and this report makes no further recommendations regarding the discovery of cultural resources on the subject property. A copy of this report will be submitted to the NWIC as required by the State of California.



Map 1: Project Location (USGS *Laurel* 7.5-minute topographic Quadrangle, 1994)

## Project Location and Legal Description

The Project Area is approximately one acre of land within a 40.5-acre rural residential parcel located at the south terminus of Adams Road (25830 Adams Road) about 4,000 feet south of Highland Way in the east central portion of Santa Cruz County, California. The subject parcel has been developed with one single-family dwelling and a barn. Proposed improvements include enlarging the footprint of the existing house on the west side, a south facing patio, a new septic system, driveway and parking improvements, and other related site improvements (Craycroft Design 2017). The property is contained on the U.S. Geological Survey (USGS) *Laurel* 7.5-minute topographic Quadrangle, a portion of which is reproduced here as Map 1. The subject property is currently designated by Assessor's Parcel Number (APN) 098-331-06.

## Environmental Setting

The Project Area lies 2,120 feet above sea level about 8.5 miles north of Monterey Bay on the south slope of the Santa Cruz Mountains. The land in the area contains moderate to severe slopes and is traversed by numerous south flowing rivers, creeks, and small drainages. The Project Area is on level ground between upper Amaya Creek Gulch to the west and upper Fern Gulch to the east. The closest perennial watercourse is the upper Soquel Creek about one mile to the south. The general vicinity has developed as a large lot low density residential area with considerable open space and natural vegetation.

## Brief Cultural History

Most radiocarbon dates obtained from prehistoric contexts in the Monterey Bay region suggest that permanent occupation of the region began about 5,000 to 6,000 years before present (YBP). While it is not entirely clear how population movements affected cultural continuity in the area, it is well established that hunting and gathering, or a combination of hunting and gathering and collecting, as described by Binford (1980), was the primary subsistence strategy used by the region's inhabitants up to the beginning of the Spanish colonial presence in 1769.

Moratto (1984) and Breschini and Haversat (2005), suggest the Ohlone, also called Costanoan, from the Spanish "costanos" for coast-dwellers, arrived in the region about 200 B.C., perhaps from the lower Sacramento Valley/Delta. Linguistically, the Ohlone were a language family in aboriginal times with many independent tribal groups that maintained autonomous territories and spoke related but dialectically distinct languages. According to Milliken (1995, 1999), three tribal groups had territories in the greater Santa Cruz area. These groups were the *Uypi* that controlled the area of present day Santa Cruz and the mouth of the San Lorenzo River, the *Sayanta* that controlled the area east of the San Lorenzo River to Aptos and north to include what are now Scotts Valley, Glenwood, and Laurel, and the *Aptos* that controlled present day Aptos south to the Pajaro River. Habitation was likely semi-sedentary with seasonal camps often reflecting climate patterns and seasonal resource availability. Discussions of the Ohlone include Kroeber (1925), Levy (1978), Margolin (1978), and other sources.

From 1769 to 1776, three Spanish expeditions reconnoitering the region for colonization passed through the Central Coast. With the development of the Spanish Presidio at Monterey Bay and the Franciscan mission at Carmel in 1770-1771, and later the missions at Santa Clara (1777), Santa Cruz (1791), and San Juan Bautista (1797), aboriginal life changed profoundly for the Ohlone. The root cause of change was Spanish religious and political hegemony brought by the Franciscan missionaries and enforcement of their assumed authority by the Spanish military. Religious conversion, adoption of farming practices, lethal illnesses, and intermarriage with other groups also contributed to the disintegration of tribal culture. Mission Santa Cruz dramatically affected the local Native population and by 1796 the *Uypi*, *Sayanta*, and *Aptos* people had all experienced significant absorption into the mission system (Milliken 1995, 1999).

Following secularization of the missions in 1834, the native population contracted further. The Project Area became part of the Mexican land grant system when the original Rancho Soquel land grant of 1833 was enlarged north into the Santa Cruz Mountains via the Soquel Augmentation of 1844. Later, Mexican and then Euro-American settlers divided large land holdings from the Mission and Rancho periods into smaller farms and housing sites throughout the nineteenth century. In the late nineteenth century the Project Area vicinity would have still been relatively remote, but with the number of homesteads and smaller parcels beginning to increase (Map 2).

County records indicated that the existing main structure was constructed in 1983. The 1955 USGS 7.5-minute map shows two structures within the Project Area that may be the first generation of buildings at that location.





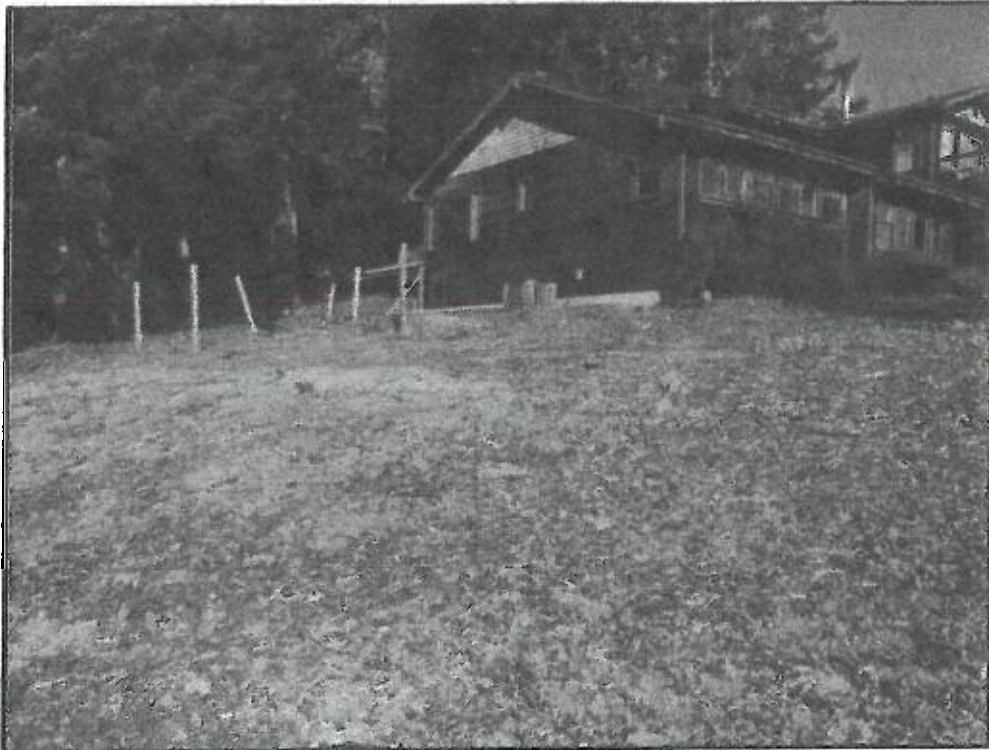
**Map 2: Project Area Vicinity: Late nineteenth century context on Official Map of Santa Cruz County (1889) (Source: UCSC Digital Map Collection)**

## **Historical Resources Records Search Results**

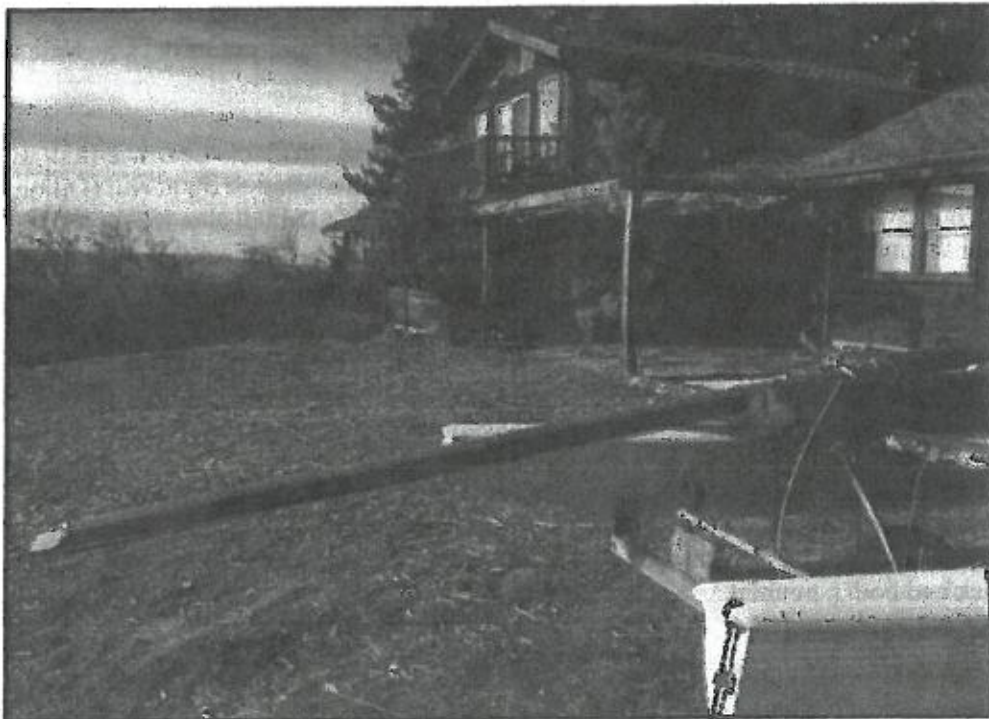
On December 20, 2017, Charlie Mikulik conducted a historical records research for the project vicinity at the Northwest Information Center (NWIC File No. 17-1680). The research showed the Project Area had not been previously surveyed and that no cultural resources have been recorded within the Project Area.

Two large surveys have been conducted on land to the southeast of the Project Area. The first was a comprehensive cultural resources survey of the Soquel Demonstration State Forest (Dillon 1992) while the other was a survey for the Fern Gulch Timber Harvest Plan also within the State Forest (Orre and Whatford 2011). Both surveys reported historical period resources related to early logging, livestock keeping, and homesteading as well as Native American bedrock milling stations located within the lower levels of Fern Gulch and Soquel Creek Gulch where bedrock is exposed. The historic route of Old Spanish Ranch Road (CA-SCR-347H), a dirt road possibly dating to the area's early stagecoach service (circa 1856), begins about one half mile south of the Project Area within the boundaries of the Soquel Demonstration State Forest (Whatford 2002).

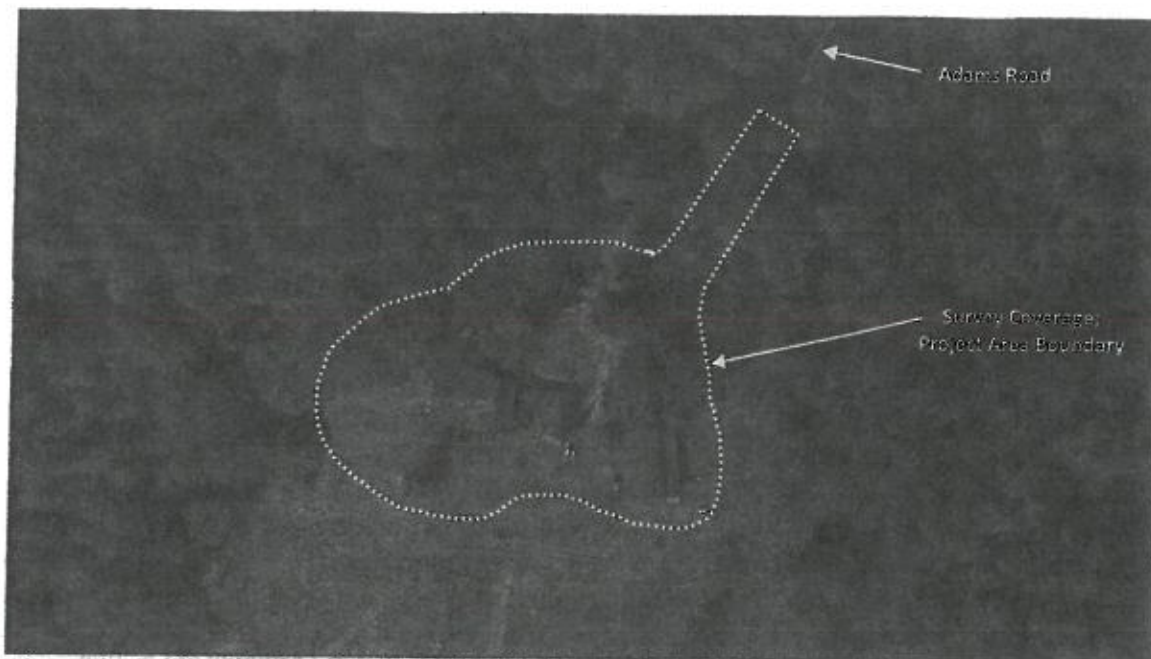
An expanded radius of two miles shows a clear pattern of prehistoric sites recorded along and above the banks of the numerous watercourses that trend south through the Santa Cruz Mountains toward Monterey Bay. Such sites are strongly correlated with the occurrence of exposed bedrock and both perennial and season drainages.



**Figure 1: Project Area looking northeast where a new west addition is proposed.**



**Figure 2: Project Area looking west where a new south patio addition is proposed.**



**Figure 3: Archaeological survey coverage; Project Area boundary**

## **Project Area Reconnaissance**

### **Methods**

On December 22, 2017 this author conducted a pedestrian reconnaissance for archaeological resources on all accessible land within the Project Area (Figures 1, 2, and 3). The survey was a general surface reconnaissance (King et al. 1973) that included careful inspection for prehistoric and historical period cultural materials as well as topographic indicators and soil characteristics that might be evidence of subsurface cultural materials. Where soil was partially exposed to inspection, a small hoe was used to increase soil visibility by removing light vegetation and other overburden such as imported landscaping materials.

### **Results**

No indications of significant cultural resources were found during the site reconnaissance. The Project Area is on a low north/south trending ridge with nearly level ground and a gentle slope to the south. Moderate to steep slopes exist just to the east, west, and south that are not strongly associated with intense prehistoric use of the land. Visual access to the soil on level ground was very good. Soil in the Project Area is a medium to light brown silty clay that is undoubtedly native soil. The soil is mixed with imported materials near existing improvements.

The survey found no indication of prehistoric archaeological soil or other materials associated with use of the land during prehistoric times such as charred faunal remains, marine shell, or charcoal. No historical period cultural materials were found. No bedrock was found within the Project Area.



## **Recommendations**

The present investigation suggests the potential for encountering significant archaeological resources on the subject property is very low. No further archaeological investigation regarding the discovery of cultural resources on the property is warranted. This report does not recommend monitoring during construction.

Because there is always some chance of finding buried cultural resources during construction, the following standard language, or the equivalent, should be included in any permits issued within the Project Area:

- If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented with the concurrence of the lead agency (Ref: Health and Safety Code Section 7050.5; Santa Cruz County Code 16.40).
- If human remains are found at any time, work must be stopped and the County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant (MLD) who will be authorized to provide recommendations for management of the remains and any associated materials (Ref: California Public Resources Code Section 5097.98; and Health and Safety Code Section 7050.5; Santa Cruz County Code 16.40).

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