



Staff Report to the Zoning Administrator

Application Number: 181506

Applicant: Robert Hardesty

Owner: Robert Hardesty

APN: 042-066-18

Site Address: 313 Moosehead Drive, Aptos

Agenda Date: March 1, 2019

Agenda Item #: 4

Time: After 9:00 a.m.

Project Description: Proposal to construct an 825 square foot single family home attached to an existing 600 square foot garage, located in the R-1-6 zone district. Requires a Coastal Development Permit, and a determination that the project is exempt from further environmental review under CEQA (California Environmental Quality Act).

Location: Property located on the northwest side of Moosehead Drive approximately 515 feet from Spreckels Drive at 313 Moosehead Drive.

Permits Required: Coastal Development Permit

Supervisory District: District 2 (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181506, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the northwest side of Moosehead Drive approximately 515 feet from Spreckels Drive at 313 Moosehead Drive. The surrounding neighborhood contains both one and two-story homes. The property is currently developed with a one-story 600 square foot garage that was constructed in 1990 with a Coastal Development Permit. A Coastal Development Permit is required for the construction of the proposed residence because the structure is greater than 500 square feet and the subject property is located within the scenic viewshed of Highway 1. Due to the location of the parcel, the proposed structure will not be visible from the highway due to extensive landscaping along Highway 1.

Zoning & General Plan Consistency

The subject property is a 5,731 square foot lot, located in the R-1-6 (Single Family) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal

permitted use within the zone district and the project is consistent with the site's O-U, R-UM (Urban Open Space, Urban Medium Density) General Plan designation.

A preliminary archaeological reconnaissance report prepared by Patricia Paramoure Archaeological Consulting, dated November 24, 2018 was submitted for review and accepted by County staff on January 3, 2019. A geotechnical report prepared by Dees and Associates, dated September 23, 2016 and an update letter to their report dated October 29, 2018 were submitted for review and accepted by County staff on December 14, 2018. The project has been conditioned to ensure all work is performed in accordance with the recommendations of the geotechnical report.

Local Coastal Program Consistency

The proposed residence will be constructed along the northwest side (rear) of the existing garage. The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area are developed with one and two-story single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 181506, based on the attached findings and conditions.

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

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

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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. Will-serve letter from Soquel Creek Water District
- H. Report review letters
- I. Comments & Correspondence

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: 181506

Assessor Parcel Number: 042-066-18

Project Location: 313 Moosehead Drive

Project Description: Proposal to construct an 825 square foot single family home attached to an existing 600 square foot garage, located in the R-1-6 zone district.

Person or Agency Proposing Project: Robert Hardesty

Contact Phone Number: (831) 761-1888

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

Specify type: Class 3 – New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

Construct a single-family dwelling on a property designated for residential uses.

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

Elizabeth Cramblet, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-6 (Single family), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's O-U, R-UM (Urban Open Space, Urban Medium Density) General Plan designation.

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

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. The subject property is located within the scenic viewshed of Highway 1, however, due to the location of the parcel, the proposed structure will not be visible from the highway due to the pattern of existing development and extensive landscaping along Highway 1.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Rio Del Mar State Beach, located approximately ½ mile south of the parcel.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

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This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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 single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family) 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.

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 O-U, R-UM (Urban Open Space, Urban Medium Density) land use designation in the County General Plan.

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

The proposed single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

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

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

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

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

This finding can be made, in that the proposed single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed single-family home will be compatible with the existing garage with similar materials and earth tone colors to blend with the surrounding environment.

Conditions of Approval

Exhibit D: Project plans, prepared by Rob Hardesty, dated December 6, 2018.

- I. This permit authorizes the construction of an single-family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. If required by the Building Department, obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. If required, obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit 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.
 3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements.

B. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. Additional conditions of approval:

1. This application appears to be proposing between 500 and 5,000 square feet of new and/or replaced impervious area, which is considered a "Medium Project" per Part 3 Section C.1 of the County Design Criteria (CDC). Please address the CDC and implement the most feasible best management practices to minimize pollutant and hydraulic impacts due to development and re-development. The design criteria can be found on the internet by navigating to County of Santa Cruz Public Works Department, Stormwater, Design Criteria (<http://www.dpw.co.santa-cruz.ca.us/>).a. Please provide a tabulation table addressing all new and/or replaced impervious and semi-pervious areas, including the covered porch and steps. Please note, a drainage fee will be assessed on the net increase in impervious area (i.e., roofs, paved areas, patios, walkways, driveway, etc.). The fees are currently \$1.31 per square foot. A 50% credit is given when you use semi-pervious pavement such as, pavers, base-rock, pea gravel, porous concrete.
2. Per Part 3, Section C of the CDC, the project shall incorporate Best Management Practices to mitigate runoff in excess of pre-development conditions. Safe stormwater overflow shall be incorporated into the project design.
 - A) Please show all proposed drainage features, and illustrate how stormwater runoff will be conveyed and controlled. Please note - the use of measures other than retention treatment systems shall only be used after technical feasibility has been established.
 - B) Please provide construction cross-section details for any permanent stormwater mitigation features. The details must include all necessary information for the accurate construction of the proposed mitigation features.
3. Based upon topographic contours on GIS, it appears that your property receives upslope runoff. Please provide a tributary area drainage map for the upslope water being received and show how this parcel will continue to accept upslope runoff.

Three holds (items 4 through 6 below) may be placed on the project: SWM-25A Maintenance Agreement, Upslope Runoff Acknowledgment, and Designer/Engineer's Final Letter. These holds shall be cleared after the building permit is issued and prior to the final building inspection.

4. If permanent mitigation features are planned, please provide a maintenance schedule on the project plans (include inspection frequency and maintenance requirements for each of the stormwater mitigation features proposed). Include the approved drainage plan and maintenance

schedule in the maintenance agreement as a packet when the applicant records and notarizes their SWM-25A form. Please submit the form after the project has been approved and reference the approved drainage plans. It will be the responsibility of the property owner to inspect and maintain all drainage features.

A) Please contact the County of Santa Cruz Recorder's office for appropriate recording procedures. The maintenance agreement form can be picked up from the Public Works office or can be found online by navigating to County of Santa Cruz Public Works Department, Stormwater, Resources and Reports, SWM-25A.b. Please ensure that the most current version of the SWM-25A form (REV02/17) is utilized.

5. This site appears to receive runoff from upstream/adjacent areas. Per the County of Santa Cruz Design Criteria (CDC) the property owner shall be required to abide by Part 3 Section G.3 page 78. Please provide the Stormwater Section with an applicable/acceptable recorded document that is recorded on the parcel deed. (This acknowledgement can be recorded with the requested maintenance agreement).a. Per 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."
6. 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 designer/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 designer/civil engineer's letter shall be specific as to what was inspected (such as invert elevations, pipe sizing, the size of the mitigation features and all relevant design features). Notes of "general conformance to plans" are not sufficient.
 - B) As-built plans stamped by the designer/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 are shown.c. The designer/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 designer/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 a stamp (or label affixed to the plan) stating the contractor's name, address,

license and phone number. The designer/civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the designer/civil engineer that the as-built plans meet the design intent and are adequate in detail, the designer/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.

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, Jennifer Buckley, to avoid unnecessary additional routings. An additional review fee shall be applied to all re-submittals starting with the third routing.
- C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit. Conditions of Approval-please show the following items on the drawings submitted to Building:
1. Existing sewer lines surveyed and plotted on the site plan, and individual laterals, showing the following: length of pipe, pipe material, cleanouts located maximum of 100-feet apart, ground and invert elevations, and slope of each line segment (1% minimum for public mains and 2% minimum for private collector lines and laterals), connection to the existing public sewer.
 2. If any of the existing sewer lateral is to be reused, then, in accordance with Sanitation District Code section 7.04.375.3.d Private Sanitary Sewer System Repair, of Title 7, prior to building permit submittal the applicant/owner is required to televise all existing sewer laterals that are not going to be removed, all the way out to the connection with the public sewer main, and make repairs to any damaged or leaking pipes that are revealed in the video. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, and older pipe materials that are known to be inadequate (e.g. orangeburg or aging asbestos cement pipe). Color video results (on DVD), of a sufficient quality to observe interior pipe condition, joints, sags, etc., shall be made available to the District for review, along with the District certification form completed by plumber. The District shall review results within 10 working days of submittal to the District. Repairs, as required by the District, shall be made within 90 working days of receipt of the District's review. The applicant/owner may obtain a sewer repair permit (no charge) directly from the District and have repairs inspected by the District inspector prior to issuance of the building permit or may show the repairs on the drawings and incorporate all the repairs as part of the

building permit. On the drawings, label any sewer lateral work to be included under the building permit as "Sewer lateral to be repaired or replaced as required by the Sanitation District."

Lateral inspection form can be found online:

http://www.dpw.co.santacruz.ca.us/Portals/19/SLIP_Lateral_Inspection_Form_Rev_2018-0918_Fillable1.pdf?ver=2018-10-10-140345-677

Sanitary Sewer Connection fee:

1. Recognizing that the plans reviewed represent a preliminary design, and that a different but similar set of plans will be submitted for the building permit application, it is not possible, at this time, to provide a precise estimate of the final sanitary sewer connection fees. However, with the information available on the plans for this review, we can estimate that the fees might be approximately \$3,500.00.

Please note that this a preliminary estimate and may be revised upon further review and as the plans become more complete. Any questions regarding the above criteria should be directed to Elsa Felix-Estrada of the Sanitation Engineering division at (831) 454-2160.

- E. Meet all requirements of the Environmental Planning section of the Planning Department including the following conditions of approval:
 1. All project design and construction shall comply with the recommendations of the soils report.
 2. Final plans shall reference the soils report and update by titles, author and dates. Final plans should also include a statement that the project shall conform to the report's recommendations. This item may be redlined on the project plans by the applicant if no other plan set revisions are required.
 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 reports and plans must be provided via a separate addendum to the soils report.
 4. Per County Code Section 7.79.100 (Best Management Practices for Construction Activities), please submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website: www.sccoplanning.com under the "Environmental" tab, "Erosion and Stormwater Pollution Control", then "Construction Site Stormwater BMP Manual". Part 2 of the manual lists Stormwater

Pollution Control Plan requirements; please use this as a guide for preparing the plan. At a minimum please include:

- a. Location of equipment/materials storage and staging areas;
- b. Proposed construction waste control measures;
- c. Proposed sediment control measures.

5. Plans shall conform to ASCE 24-14 Flood Resistant Design and Construction (2015 IRC).

- a. Anchoring of foundations and the structures attached to them by a method adequate to prevent flotation, collapse and lateral movement of the structures due to the forces that may occur during the base flood, including hydrostatic and hydrodynamic loads and the effects of buoyancy.
- b. Shall be constructed with materials and utility equipment resistant to flood damage and using construction methods and practices that minimize flood damage;
- c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.
- d. The lowest floor, including the basement, and the top of the highest horizontal structural member (joist or beam) which provides support directly to the lowest floor, and all elements that function as a part of the structure, such as furnace, hot water heater, etc., shall be elevated at least one foot above the 100-year flood level.
- e. Foundations shall be designed to minimize flood water displacement and flow damage. Where a piling or caisson foundation system is used the space below the lowest floor shall be free of obstruction or be enclosed with wood-constructed lattice work or screens designed to collapse or be carried away under the stress of flood waters without jeopardizing the structural support of the building. Compliance with the elevation requirement shall be certified by a registered professional engineer, architect, or surveyor and submitted to the Planning Director prior to a subfloor building inspection.
- f. Fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls allowing for the entry and exit of flood waters, and shall provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices; provided, that they permit the automatic entry and exit of flood waters.
- g. Designs for meeting these requirements must either be certified by a registered professional engineer or architect prior to approval of this

building permit application.

6. The existing garage shall be wet flood proofed and provide venting that will meet the minimum requirements of 1 sq.in. of opening per sq.ft. of enclosed area.
 7. An Elevation Certificate demonstrating compliance with the elevation requirement shall be certified by a registered professional engineer, architect, or surveyor and submitted to the Planning Director prior to a subfloor building inspection. Prior to the building permit final the applicant shall provide a completed elevation certificate, based on finished construction.
 8. The limit of the 50-foot riparian setback shall be the edge of the proposed residence as shown on the December 6, 2018 Site Plan. Additional encroachment of any kind toward the river will not be approved without application for a riparian exception.
 9. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080 shall be observed.
 10. If intact or undisturbed cultural deposits are exposed during construction, all work within 100 feet of the find will halt, and a qualified professional archaeologist shall be contacted for further review and recommendations. If the find is significant, appropriate mitigation measures shall be formulated and implemented.
 11. Final plans shall provide contact information for the archaeologist of record. Please contact Leah MacCarter, Resource Planner if you have questions about the above comments. E-mail preferred. Counter hours: Monday 8-11:30 a.m.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District. A plan review fee of \$135.00 is due and payable to the Aptos/La Selva Fire Department PRIOR TO APPROVAL of building application.
- G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- H. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- I. Pay the current fees for Roadside and Transportation improvements for one

bedroom. Currently, these fees are, respectively, \$3,000 and \$3,000 per bedroom.

- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling unit up to 2,000 square feet is \$2 per square foot.
 - K. Provide required off-street parking for 2 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval

Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

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

Application #: 181506
APN: 042-066-18
Owner: Robert Hardesty

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
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.



CURRENT WATER LINE
TOE BANK

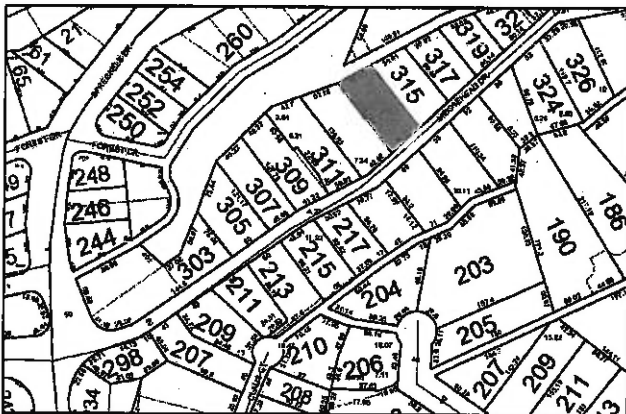
SUMMARY TABLE

LOT: 573 SQ. FT.
EXISTING GARAGE: 600 SQ. FT.
PROPOSED RESIDENCE: 498 SQ. FT.
LOT COVERAGE: 21%
UTILITIES: SCWD, SCSD

ASSESSOR'S PARCEL # 042-066-18
DATE PREPARED: APRIL 4, 2018
REVISED: JANUARY 18, 2019

825.5

VICINITY MAP



ALLOWABLE GROSS BUILDING AREA CALCULATIONS

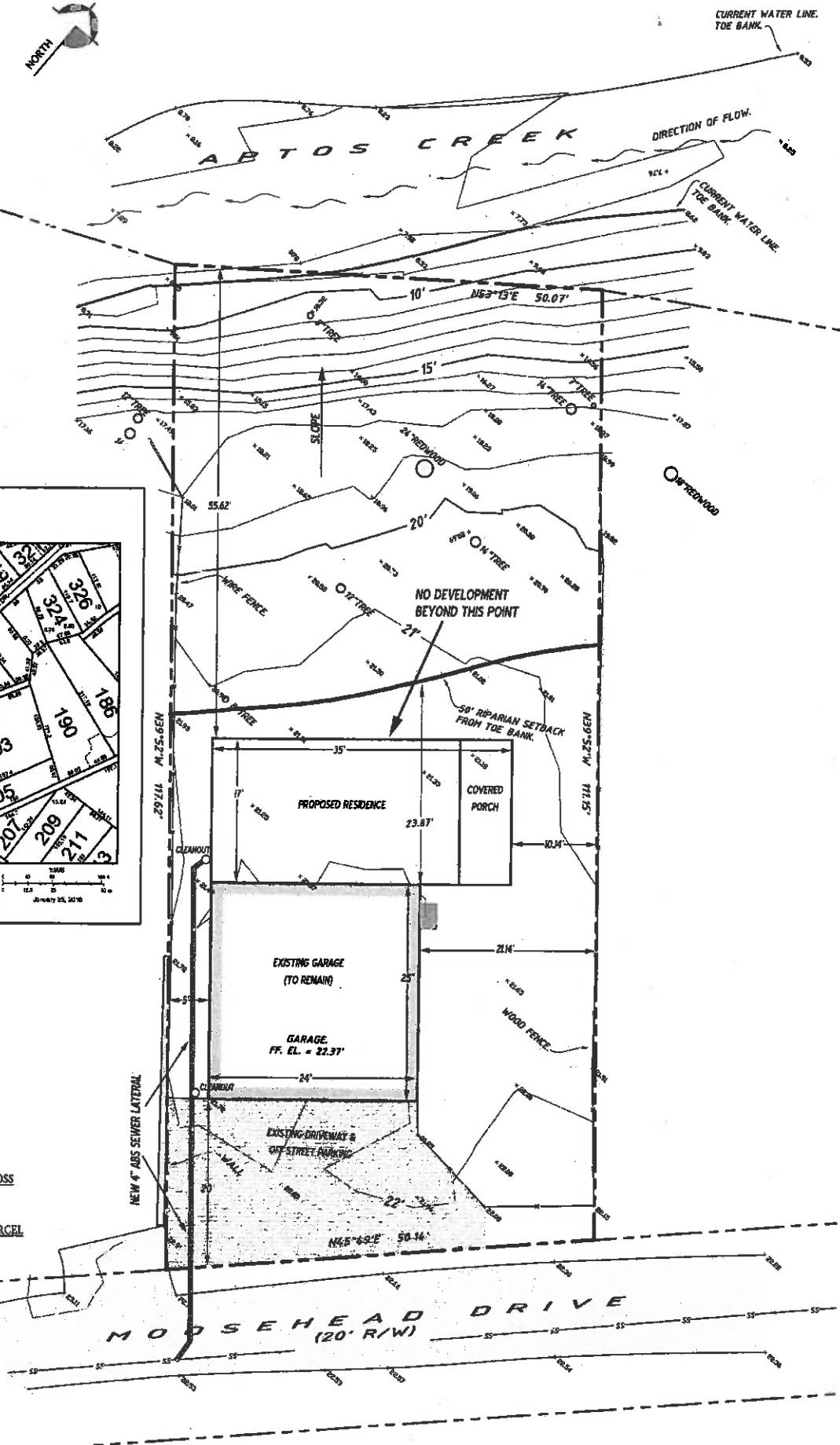
LOT SIZE: 573 SQ. FT., K-1-6 ZONE DISTRICT
FLOOR AREA RATIO (FAR) = 0.51
MAXIMUM PARCEL COVERAGE = 40%

NEW PROPOSED FLOOR AREA: 17' x 29'	493.0 SQ. FT.
EXISTING GARAGE: 24' x 25' LESS 225 SQ. FT. CREDIT	378.0 SQ. FT.
ATTIC AREA > 5' HEIGHT: 9.5' x 35'	332.5 SQ. FT.
TOTAL GROSS FLOOR AREA	1200.5 SQ. FT.

573 SQ. FT. (NET SITE AREA) x 0.40 = 229.2 SQ. FT. TOTAL ALLOWABLE GROSS BUILDING AREA FOR ALL BUILDINGS ON SITE

573 SQ. FT. (NET SITE AREA) x 0.40 = 229.2 SQ. FT. MAXIMUM ALLOWED PARCEL COVERAGE

PREPARED BY: ROB HARDESTY
219 HIGHLAND DRIVE
APTOS, CA 95003
(831) 419-6193
ROR@CISCOINTL.COM



SITE PLAN: 313 MOOSEHEAD DRIVE

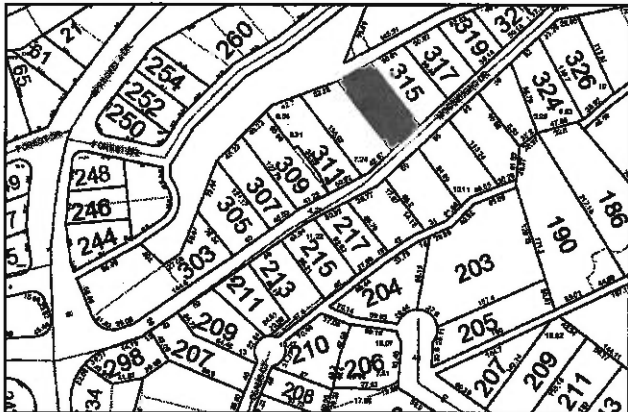


LOT: 5731 SQ. FT.
EXISTING GARAGE: 600 SQ. FT.
PROPOSED RESIDENCE: 4
LOT COVERAGE: 21%
UTILITIES: SCWD, SCSO

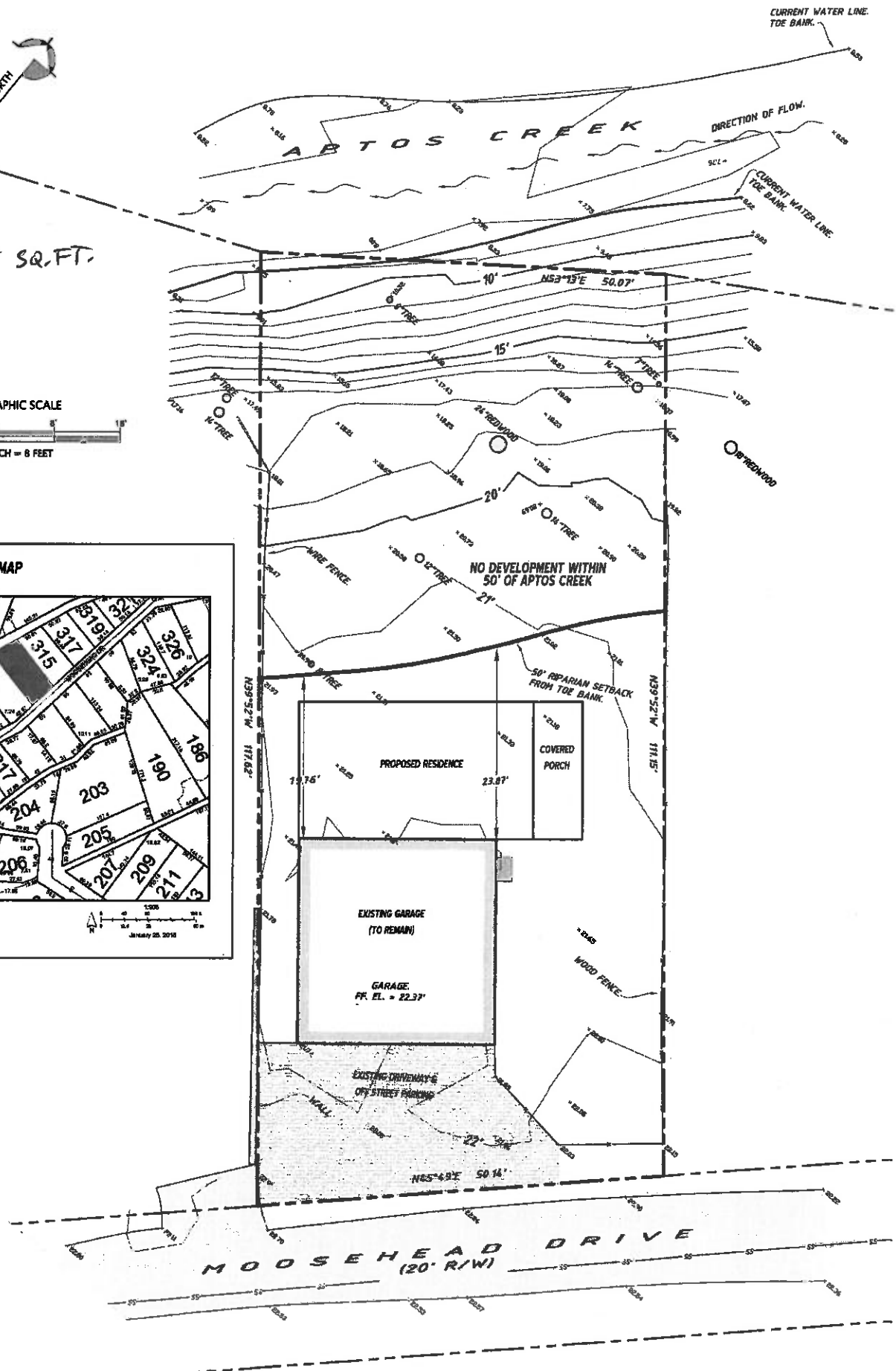
ASSESSOR'S PARCEL # 042-066-18
DATE PREPARED: APRIL 4, 2018
REVISED: DECEMBER 6, 2018

825.5 SQ. FT.

GRAPHIC SCALE

**VICINITY MAP**

PREPARED BY: ROB HARDESTY
219 HIGHLAND DRIVE
APTOS, CA 95003
(831)419-6193
ROB@CISCOINTL.COM

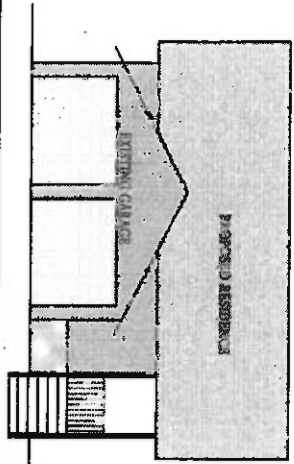


313 MOOSEHEAD DRIVE: ELEVATION VIEWS

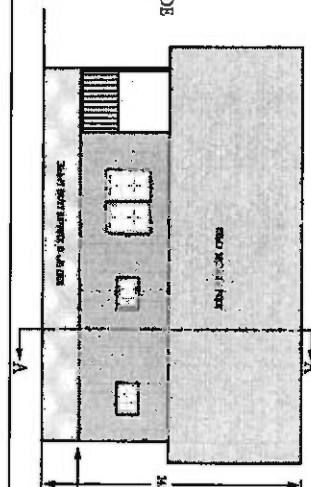
PROPOSED RESIDENCE

SUMMARY TABLE
 LOT: 57A SQ. FT.
 EXISTING GARAGE: 600 SQ. FT.
 PROPOSED RESIDENCE: 493 SQ. FT.
 LOT COVERAGE: 24%
 UTILITIES: SOWN, SCSO
 SCALE: AS NOTED
 ASSessor'S PARCEL: # 043-066-18
 DATE PREPARED: APRIL 4, 2008
 REVISED: DECEMBER 6, 2008

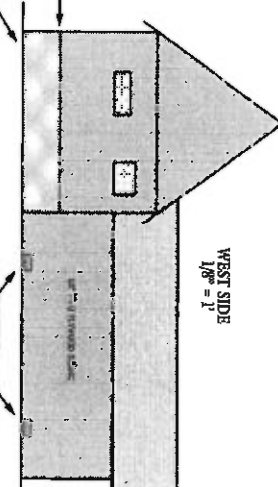
SOUTH SIDE
 1/8" = 1'



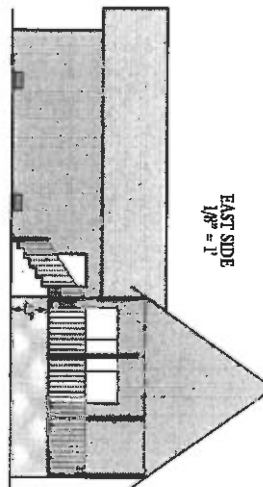
NORTH SIDE
 1/8" = 1'



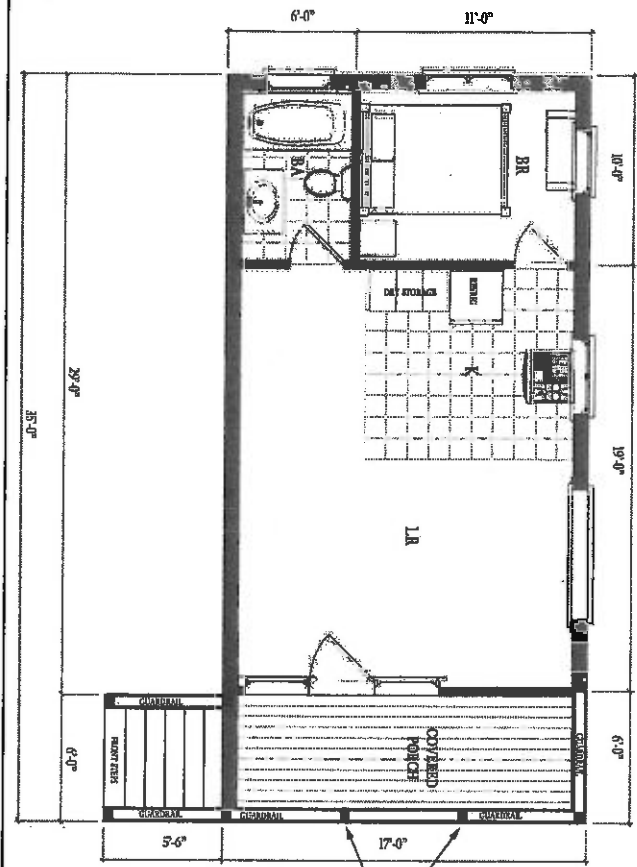
WEST SIDE
 1/8" = 1'



EAST SIDE
 1/8" = 1'

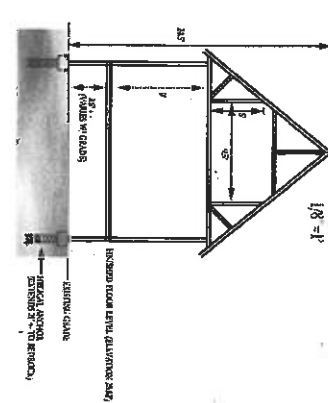


FLOOR PLAN: 493 SQ. FT.
 1/4" = 1'



EXISTING GARAGE TO REMAIN

SECTION A-A



PREPARED BY: ROB HARDESTY

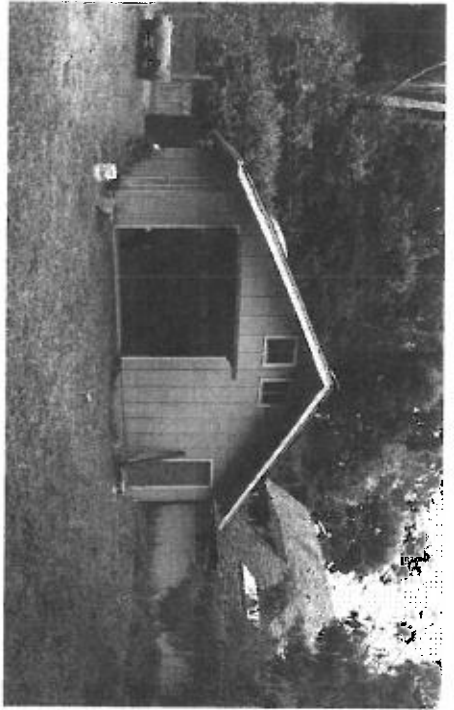
29 HIGHLAND DRIVE
 APTOS, CA 95003
 (831) 419-4093
 ROB@CSOONLINE.COM

SOUTHEAST (FROM STREET)

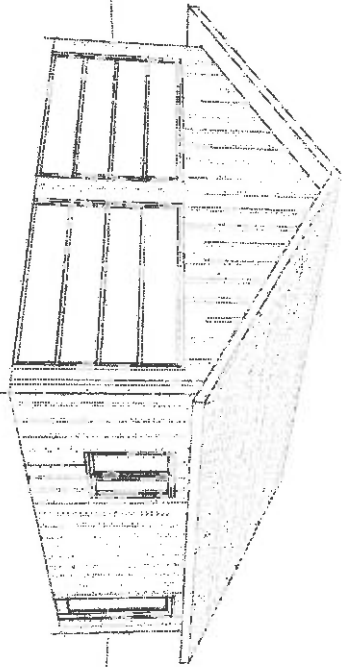
NORTHEAST

WEST (REAR)

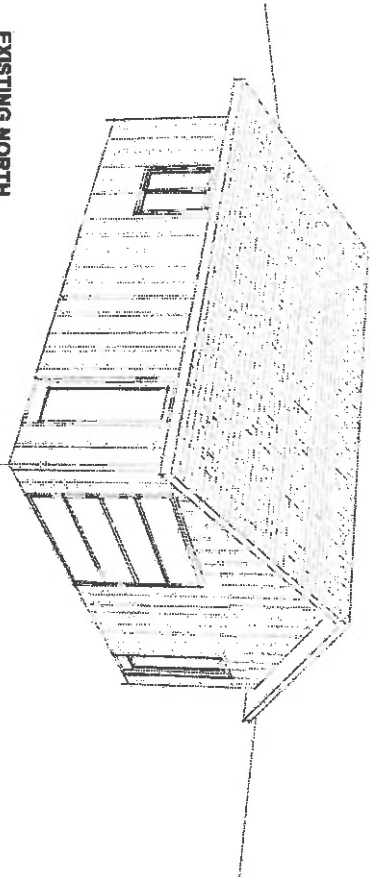
EXTERIOR PERSPECTIVES: 313 MOOSEHEAD DRIVE



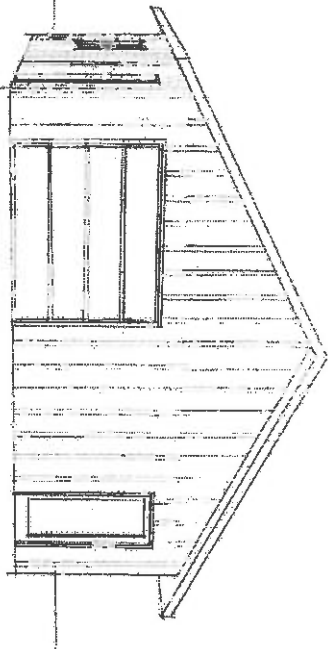
EXISTING REAR



EXISTING FRONT - STREET



EXISTING NORTH



EXISTING REAR

SUMMARY TABLE
 LOT: 574 SQ. FT.
 EXISTING GARAGE: 600 SQ. FT.
 PROPOSED RESIDENCE: 410 SQ. FT.
 LOT COVERAGE: 28%
 UTILITIES: SPOD, SCSO

SCALE: AS NOTED
 ASSessor's PARCEL # 062-066-18
 DATE PREPARED: APRIL 4, 2018

PREPARED BY: ROB HARDESTY
 219 HIGHLAND DRIVE
 APTOS, CA 95026
 (805) 419-4191
 ROB@CISCOINT.COM

SCALE: AS NOTED

SITE ANALYSIS: 313 MOOSEHEAD DRIVE

SUMMARY TABLE

LOT: 5731 SQ. FT.
EXISTING GARAGE: 600 SQ. FT.
PROPOSED RESIDENCE: 450 SQ. FT.
LOT COVERAGE: 21%
UTILITIES: SCWD, SCCSD

ASSESSOR'S PARCEL # 042-066-18
DATE PREPARED: APRIL 4, 2018



PREPARED BY: RON HARDESTY
219 HIGHLAND DRIVE
APTOS, CA 95003
(831) 419-6199
ROB@CISCINTL.COM

EROSION CONTROL PLAN: 313 MOOSEHEAD DRIVE

SUMMARY TABLE

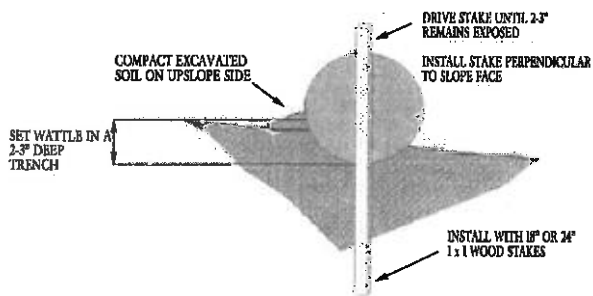
LOT: 5731 SQ. FT.
EXISTING GARAGE: 600 SQ. F.
PROPOSED RESIDENCE: 493 S.
LOT COVERAGE: 28%
UTILITIES: SCWD, SCSD

SCALE: 1/8" = 1'
ASSESSOR'S PARCEL # 042-066-18
DATE PREPARED: APRIL 4
REVISED: DECEMBER 6, 21

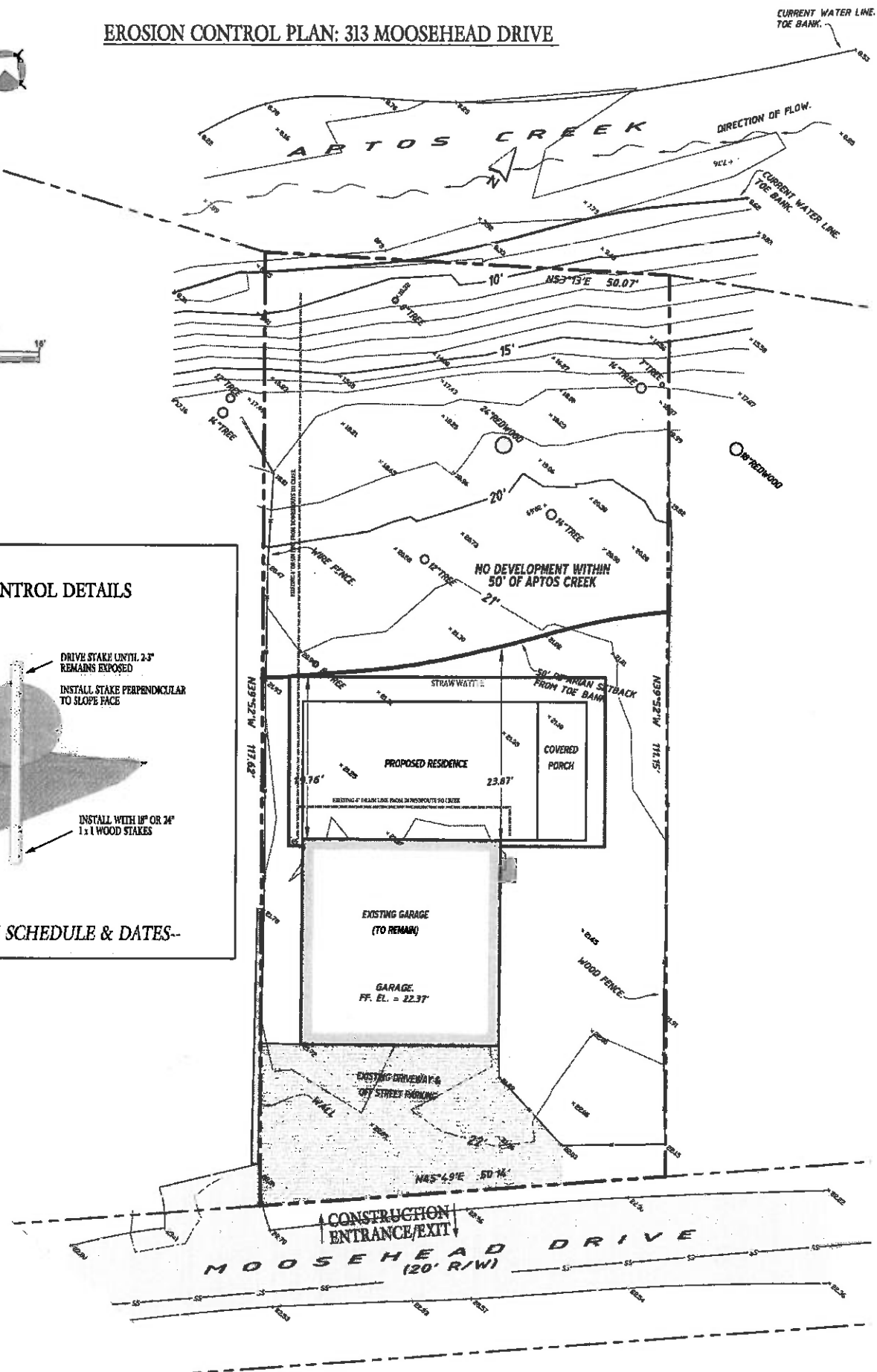
GRAPHIC SCALE



EROSION & SEDIMENT CONTROL DETAILS

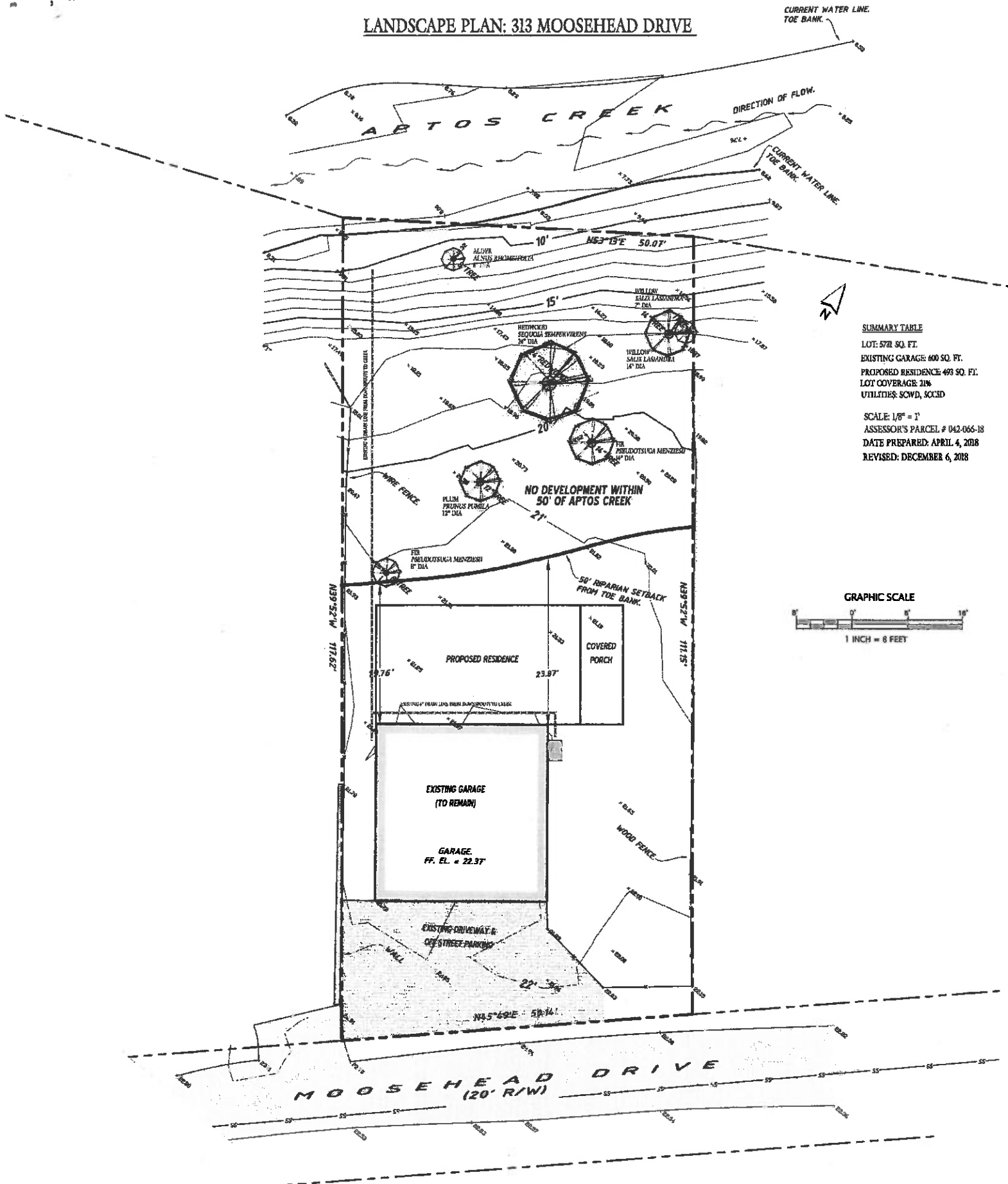


--PROPOSED CONSTRUCTION SCHEDULE & DATES--



PREPARED BY: ROB HARDESTY
219 HIGHLAND DRIVE
APTOS, CA 95003
(831) 419-6193
ROB@CISCOINTL.COM

LANDSCAPE PLAN: 313 MOOSEHEAD DRIVE

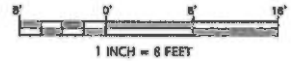


SUMMARY TABLE

LOT: 5721 SQ. FT.
EXISTING GARAGE: 600 SQ. FT.
PROPOSED RESIDENCE: 493 SQ. FT.
LOT COVERAGE: 21%
UTILITIES: SCWD, SCSD

SCALE: 1/8" = 1'
ASSESSOR'S PARCEL # 042-066-18
DATE PREPARED: APRIL 4, 2008
REVISED: DECEMBER 6, 2008

GRAPHIC SCALE

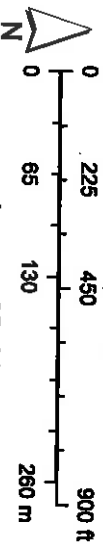


PREPARED BY: ROB HARDESTY
219 HIGHLAND DRIVE
APTOS, CA 95003
(831) 419-6193
ROB@CISCOUNTL.COM

Location Map (042-066-18) 313 Moosehead Dr.



EXHIBIT D

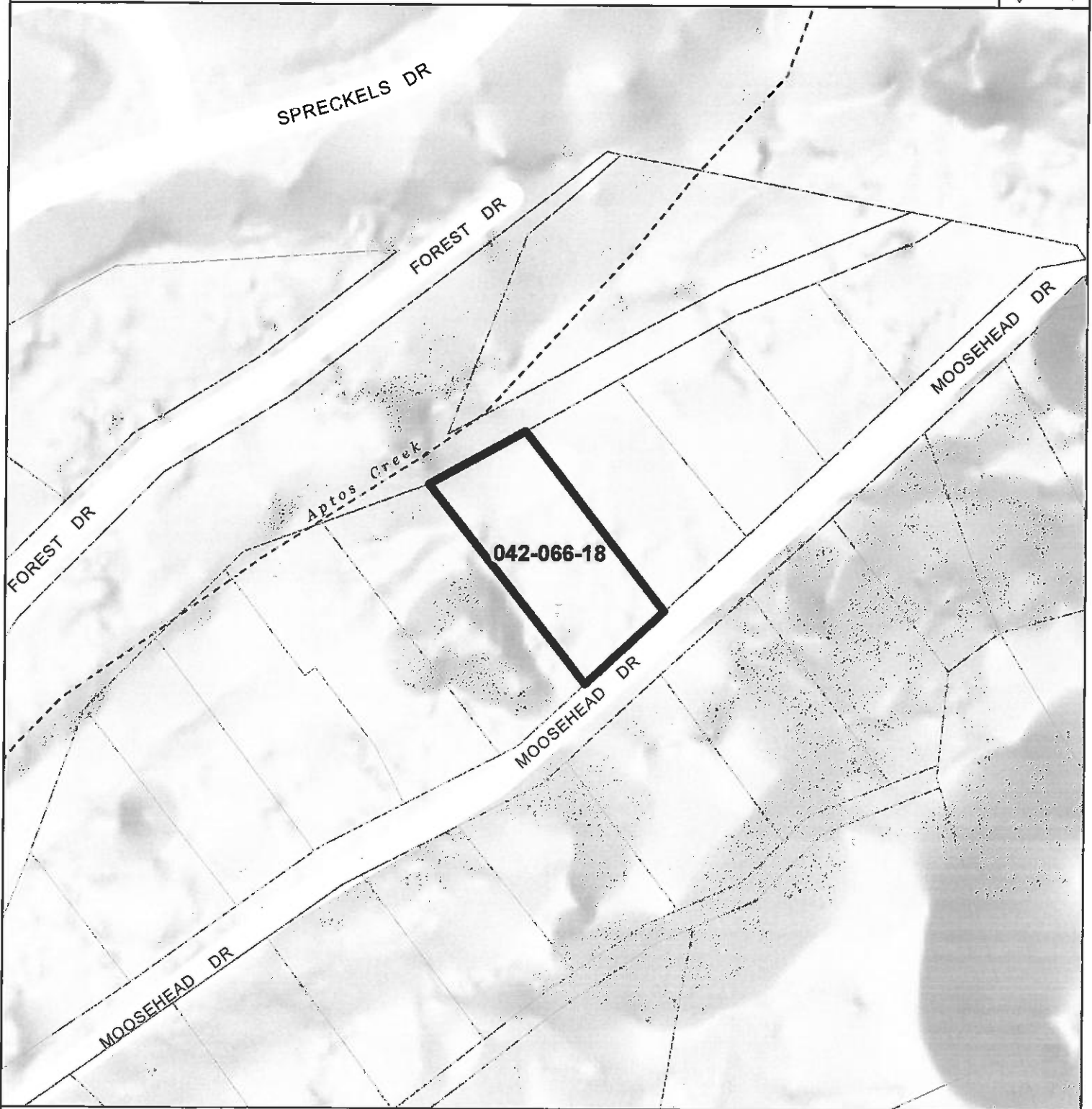


1:4,795

January 25, 2019



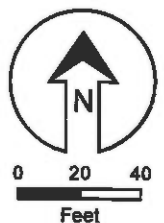
Parcel Location Map



Parcel: 04206618

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 25 Jan. 2019

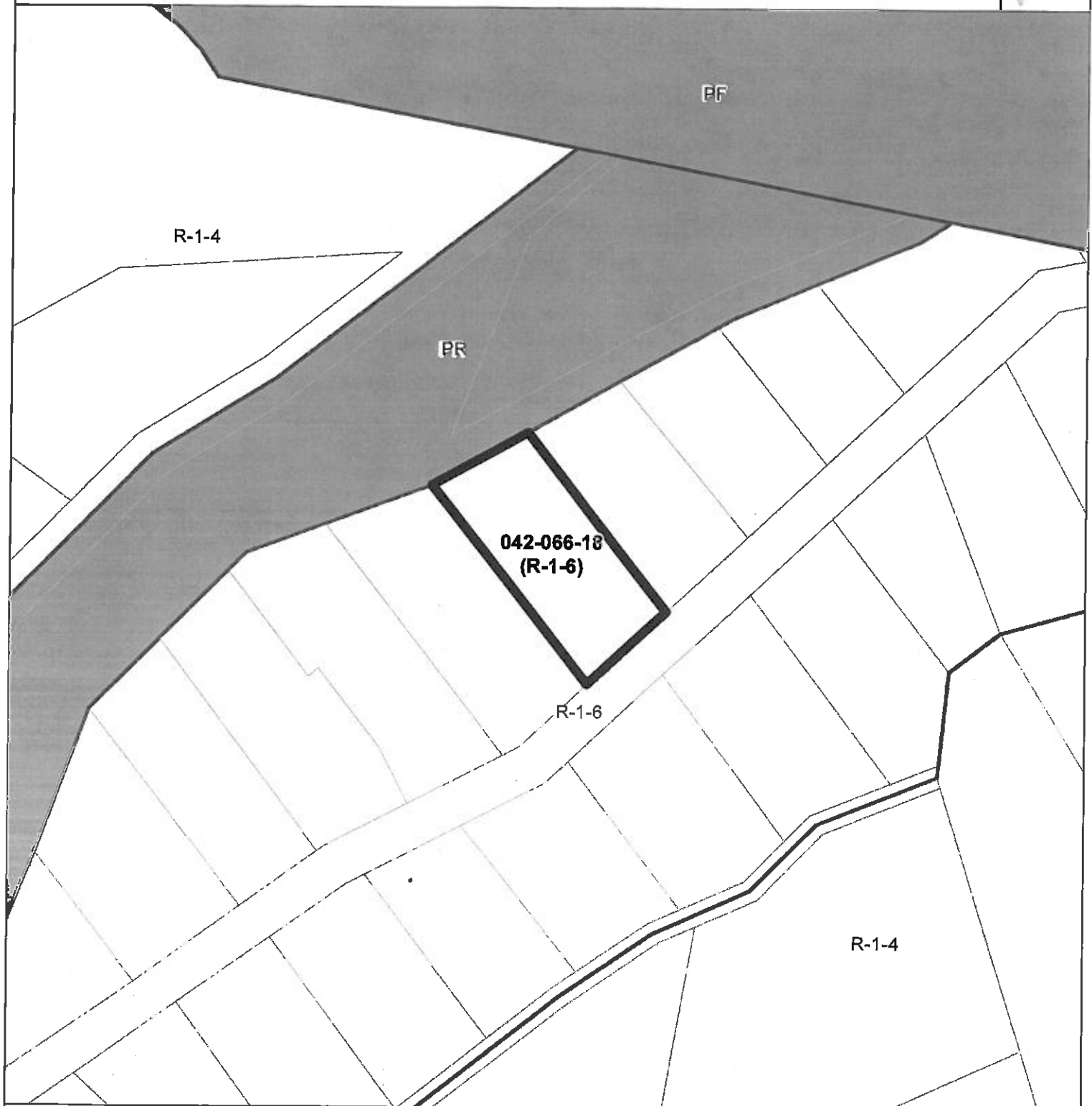







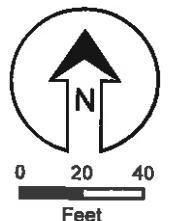
Parcel Zoning Map



Mapped
Area



-  PF *Public/Community Facilities*
-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*

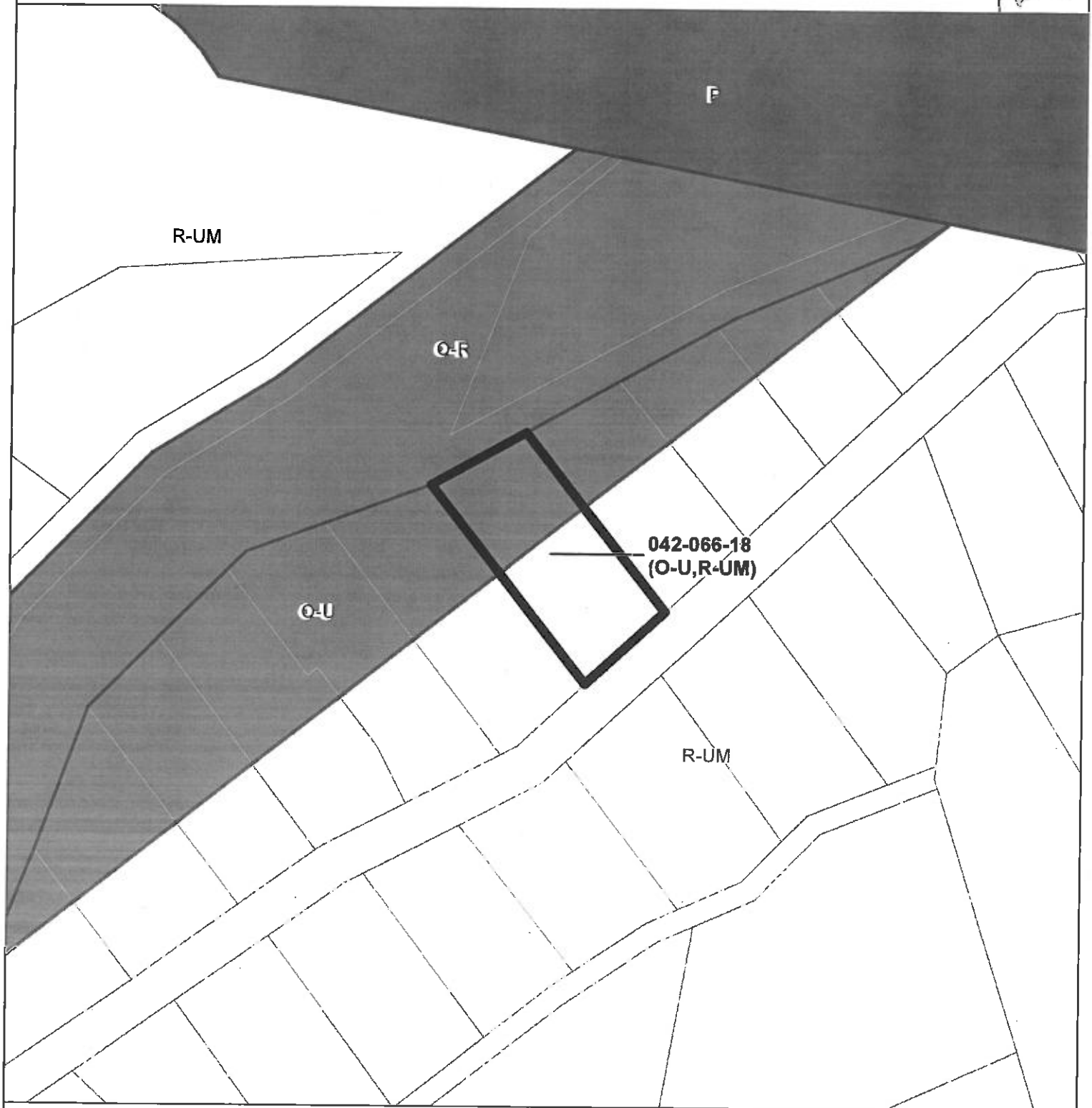








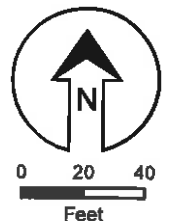
Parcel General Plan Map



Mapped
Area



-  O-R Parks, Recreation & Open Space
-  O-U Urban Open Space
-  P Public Facilities
-  R-UM Res. Urban Medium Density



Parcel Information

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Soquel Creek
Sewage Disposal:	County of Santa Cruz
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Flood Control District 6

Parcel Information

Parcel Size:	5,731 square feet
Existing Land Use - Parcel:	Single-Family Residential
Existing Land Use - Surrounding:	Single-Family Residential
Project Access:	Moosehead Drive
Planning Area:	Aptos
Land Use Designation:	O-U, R-UM (Urban Open Space, Urban Medium Density)
Zone District:	R-1-6 (Single-Family Residential)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Technical Reviews: Geotechnical Soils Report Review and Archaeological Report Review

Geologic Hazards:	Aptos Creek in the rear of property
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Riparian
Grading:	Minimal to no grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Yes
Archeology:	Yes

February 15, 2018

Rob Hardesty
219 Highland Dr.
Aptos, CA 95003

SUBJECT: Water Service Application Approval for Tier I Single-Family Residential Development at 313 Moosehead Dr., Aptos, APN 042-066-18

Dear Mr. Hardesty:

In response to the subject application, the Board of Directors (Board) of the Soquel Creek Water District (SqCWD) at their regular meeting of February 6, 2018 voted to grant you a Will Serve Letter for the proposed Tier I (parcels sized less than 10,000 square feet) single-family dwelling to be located at 313 Moosehead Drive, so that you may proceed through the appropriate land use planning entity.

The issuance of this letter corresponds with the completion of the Water Demand Offset (WDO) requirement for this project. You have fulfilled the WDO requirement for 0.226 acre-feet, which incorporates a 20.6% reduction in demand based on your voluntary commitment to the Go Green program. If the requirement is adjusted to be lower (i.e. additional Go Green measures are agreed upon and/or lot has been deed restricted) after the issuance of this letter, then you will receive a refund equivalent to the difference in offset. If it is adjusted to be higher (i.e. building plans are changed or Go Green measures are not completed as listed above) you must complete additional offsets.

This letter is specifically granted for the project as proposed in regard to uses and densities. Any changes in the project that result in a change in use or an increase in water demand will require an application for a modification of this Will Serve Letter.

This Will Serve approval is valid for 4 years from the date of Board approval. If there is no activity to develop the property (i.e. you have not applied for planning/building permits with the land use planning agency before the expiration date of this approval), the WDO fees paid will be automatically refunded at 90%. All conditions are as outlined in the "New Water Service Applicant Agreement" that you signed when applying for new service.

After you have received a building permit from the land use planning agency, you are responsible for meeting all applicable SqCWD requirements defined in the attached Requirements Checklist before the meter can be installed and service can be activated.

February 14, 2018

Page 2 of 2

Please note that the District no longer performs the installation of water services, as this is now the applicant's responsibility. To finalize water service to your project, you will need to hire a pre-approved contractor to perform the installation and obtain any necessary encroachment permit. Additionally, you are required to enter into a written "Applicant Installed Service Agreement" with the District which will itemize the required construction inspection deposit associated with your contractor installing the water service, meter installation fees, and water capacity fees as applicable. Prior to installing a meter, SqCWD Conservation staff will need to perform an on-site verification of compliance if you are participating in the Go Green program. Should you have any questions about this process or require assistance, please contact Conservation or Engineering staff at (831) 475-8500.

The Board of the SqCWD also reserves the right to adopt additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions would be in response to concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain the aquifers. The subject project would be required to comply with any applicable conditions of service that the District may adopt prior to finalizing water service. As new policies and/or requirements are developed, the information will be made available by the SqCWD.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Taj A. Dufour, P.E.

Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN 042-066-18

Enclosures - Blue (for Tier I Single-Family Residential Development):

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier I Single Family Residences
2. Indoor Water Use Efficiency Checklist
3. Outdoor Water Use Efficiency Checklist for Tier I Single-Family Development

Requirements Checklist for APN {042-066-18}

	Required	Not Required	Comments
Engineering:			
Record Water Waiver (required if water pressure is not between 40 psi – 80 psi) with the County Recorder of the County of Santa Cruz to ensure that any future property owners are notified of the conditions set forth herein	x		
Variance request for property not having frontage on a water main		x	
New water main to site (required if existing water main not sized to serve new project)		x	
LAFCO annexation		x	
Off-site water main extension		x	
On-site water system		x	
Backflow prevention	x		During Construction
New water storage tank		x	
Booster pump station		x	
Destroy any wells on the property in accordance with State Bulletin No. 74	x		
Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality	x		
Meter all units individually with a minimum size of 5/8-inch by 3/4-inch standard domestic water meter (except as prohibited by law)	x		
Complete fire service requirements form	x		
Sign Service Installation Agreement & pay all fees	x		
Conservation:			
Complete Indoor Water Use Efficiency Checklist	x		
Complete Outdoor Water Use Efficiency Checklist	x		
Complete Residential Green Credit Application		x	Recommended
General:			
Allow SqCWD Staff to inspect the completed project for compliance with all the applicable project requirements prior to commencing domestic water service	x		
Other requirements that may be added as a result of policy changes.	x		



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

14 December 2018

Robert Hardesty
219 Highlands Drive
Aptos, CA 95003

Leah's copy

Subject: Review of the Geotechnical Investigation for Proposed Second Story Addition Accessory Dwelling at 313 Moosehead Drive/APN 042-066-18 dated 23 September 2016 and 2016 Code Update for Geotechnical Investigation dated September 23, 2016 dated 16 September 2018 by Dees & Associates Inc.
Project No. SCR-1074

Project Site: 313 Moosehead Drive
APN 042-066-18
Application No. REV181158

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 report and update by titles, author and dates. Final Plans should also include a statement that the project shall conform to the report's recommendations. This item may be redlined on the project plans by the Applicant if no other plan set revisions are required.
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 reports 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, 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.

EXHIBIT II

EXHIBIT III

Review of the Geotechnical Investigation for Proposed Second Story Addition Accessory Dwelling at 313 Moosehead Drive/APN 042-066-18 dated 23 September 2016 and 2016 Code Update for Geotechnical Investigation dated September 23, 2016 dated 16 September 2018 by Dees & Associates Inc.

APN 042-066-18

14 December 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

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

Sincerely,



Rick Parks, GE 2603

Civil Engineer – Environmental Planning

Cc: Dees & Associates Inc., Attn: Becky Dees, GE
Environmental Planning, Attn: Leah MacCarter

Attachments: Notice to Permit Holders

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

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

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

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

EXHIBIT H



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

January 3, 2019

Robert Hardesty
219 Highland Dr
Aptos, CA 95003

RE: Preliminary Archaeological Reconnaissance Report 313 Moosehead Dr Santa Cruz County, California, prepared by Patricia Paramoure Archaeological Consulting, dated November 24, 2018.
APN: 042-066-18
App #: REV181159

Dear Mr. Hardesty:

This letter is to inform you that we have received and reviewed the Preliminary Archaeological Reconnaissance Report. The subject report was submitted to evaluate the potential impact to archaeological resources by the proposed construction of a 493 square foot single family home attached to an existing 600 square foot garage.

Conclusions in the report suggest that the project site is unlikely to contain historic and precolonial materials, and no impact to archaeological resources is predicted. The following conditions of approval will be included in the Coastal Development Permit 181506.

- A. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080 shall be observed.
- B. If intact or undisturbed cultural deposits are exposed during construction, all work within 100 feet of the find will halt, and a qualified professional archaeologist shall be contacted for further review and recommendations. If the find is significant, appropriate mitigation measures shall be formulated and implemented.
- C. Final plans shall provide contact information for the archaeologist of record.

Please call me at 831-454-3164 or Leah.MacCarter@SantaCruzCounty.us if you have any questions regarding this letter.

Sincerely,

Leah MacCarter
Resource Planner II
Environmental Planning



Dees & Associates, Inc.
Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

November 16, 2018

Project No. SCR-1074

ROB HARDESTY
219 Highland Drive
Aptos, California 95003

Subject: 2016 Code Update for Geotechnical Investigation
Dated September 23, 2016

Reference: Proposed Second Story Addition Accessory Dwelling
313 Moosehead Drive
APN 042-066-18
Santa Cruz County, California

Dear Mr. Hardesty:

Our original report for the site was prepared in September 2016 and the 2016 California Building Code went into effect January 2017. Our report is in conformance with the 2016 California Building Code 2016 and the 2016 California Green Building Standards Code. No changes are necessary for structures designed and constructed in accordance with the 2016 CBC.

Very truly yours,

DEES & ASSOCIATES, INC.


Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 4 to Addressee

EXHIBIT H 4