



Staff Report to the Zoning Administrator

Application Number: **181531**

Applicant: Adam Dorn
Owner: Katherine & Marlon Alvarado
APN: 043-113-09
Site Address: 526 Bayview Drive

Agenda Date: December 6, 2019
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing single-family dwelling including a single-story addition of 577 square feet, a second story addition of 1,878 square feet, resulting in a 4-bedroom, 4,771 square foot home with an attached garage, located in the R-1-6 (Single-Family Residential) district, and a determination that this project is categorically exempt from further review under CEQA.

Location: Property located on the northwest side of Bayview Drive approximately 200 feet from Cliff 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 181531, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the northwest side of Bayview Drive approximately 200 feet from Cliff Drive. The project site is located in a neighborhood with one and two-story single-family homes with a variety of styles. A majority of the parcel is flat, however the rear portion of the lot is sloped between 30 and 50 percent where a steep coastal arroyo is located. The parcel is currently developed with a nonconforming 1,865 square foot single-story dwelling with a 451 square foot attached garage. The existing home has a nonconforming side setback of 4 feet instead of the required 8 feet. The new single-family dwelling will comply with all of the required setbacks including the 5 and 8-foot side setbacks.

A Coastal Development Permit is required for the project because the property is located within the appeals jurisdiction of the coastal zone and is located within a mapped Visual Resource Area.

Zoning & General Plan Consistency

The subject property is a 16,443 square foot lot, located in the R-1-6 (Single-family Residential) zone district, a designation which allows residential uses. The proposed addition to the existing single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's O-U; R-UL (Urban Open Space Lands; Urban Low Density Residential) General Plan designation.

Design Review

The proposed project is subject to the County's Design Review Ordinance (County Code 13.11 & 13.20.130) because it includes an addition over 500 square feet. The project site is located within a mapped Visual Resource Area in the coastal zone. The existing home is single-story, ranch style home with white wood siding. The first and second story addition will add two bedrooms, a family room, a gable roof over the covered entryway, a bracket trellis over the garage doors, and second story decks on the north (side) and west (rear) elevations. Most of the siding will be changed to off-white shingles with the exception of the entry portico which will be brick. Additional features will be new windows and a standing seam metal roof. The home will be a traditional design with off-white/neutral colors that will complement the new home and be compatible with the houses in the surrounding neighborhood in which there are a range of styles and colors.

Local Coastal Program Consistency

The proposed addition to the existing 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 contain 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 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. Coastal access is available northwest of the parcel approximately one quarter of a mile to the top of the access road leading down to the public beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

General Plan Policy 5.10.2 (Development Within Visual Resource Areas): The proposed project is within a mapped Visual Resource Area and is subject to the design criteria of Section 13.20.130 of the County's zoning ordinance. There will be minimal site disturbance since the applicant is proposing to add approximately 577 square feet to the existing home in lieu of replacing the entire house. The footprint of the new home will essentially be the same with additional square feet in the front and rear of the home. The second floor will not cantilever toward, loom over, or otherwise adversely impact the public viewshed. The second story steps back slightly in the southwest corner above the new first floor kitchen adding some relief to the bulk and mass of the upper floor. Additional elements such as corbels, bracket trellises, and a central belly band are used to add architectural interest and help break up the two-story element. Mature trees located in the front and rear of the home will be preserved which will complement and soften the shape of the new single-family dwelling.

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 181531, 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.sccoplanning.com

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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

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: 181531

Assessor Parcel Number: 043-113-09

Project Location: 526 Bayview Drive

Project Description: Proposal to remodel an existing single-family dwelling including a single-story addition of 577 square feet, a second story addition of 1,878 square feet, resulting in a 4-bedroom, 4,771 square foot home, located in the R-1-6 (Single-Family Residential) district.

Person or Agency Proposing Project: Adam Dorn

Contact Phone Number: (831) 247-9932

- 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 1 – Existing Facilities

F. Reasons why the project is exempt:

Construct addition to an existing single-family dwelling on a parcel 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 Residential), a designation which allows residential uses. The proposed addition to an existing single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's O-U; R-UL (Urban Open Space Lands & Urban Low Density Residential) General Plan designations.

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 proposed project is consistent with the surrounding neighborhood in terms of architectural style in that the proposed first and second story additions will enhance the traditional style of the existing home. 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.

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 northwest of the parcel approximately one quarter of a mile to the top of the access road leading down to the public beach.

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 Residential) 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.

The project complies with General Plan Policy 5.10.7 (Open Beaches and Blufftops) in that the project site is within a mapped Visual Resource Area in the viewshed of a public beach; however, the home is not visible from the public beach below because it is approximately one quarter mile from the blufftop and there are several homes between them and the edge of the cliff.

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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.

This finding can be made, in that the project site is located between the shoreline and the first public road; however, coastal access is available northwest of the parcel approximately one quarter of a mile to the top of the access road leading down to the public beach. Consequently, the residential addition 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 residential 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 R-1-6 (Single-Family Residential) 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-UL (Urban Open Space Lands; Urban Low Density Residential) 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 residential addition is to be constructed on an existing developed lot. No additional traffic will be generated by the proposed project.

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 residential addition 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 residential 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. The existing single-family dwelling is a one-story ranch style home with white wood siding. The proposed first and second-story additions will improve the front façade turning this home into a traditional style home with new cream-colored shingles, new windows and a new brick entry portico that will complement the surrounding neighborhood.

The proposed residential addition is in conformance with the County's certified Local Coastal Program, in that the structure is designed to be visually compatible and in scope with the character of the surrounding neighborhood. The project site is surrounded mostly by single-family dwellings with a variety of architectural styles. While the existing home is located within a mapped Visual Resource Area in the viewshed of a public beach, the home is not visible from the public beach and will not affect views from the beach below.

Conditions of Approval

Exhibit D: Project plans, prepared by RAD Designs, dated August 27, 2019.

- I. This permit authorizes the construction of a 2,455 square foot first and second story addition to an existing 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 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.
 - E. 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. 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 28 feet.
 5. 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. Include the following information on submitted plans:
1. Please provide a tabulation table and show on the plans all new and/or replaced impervious and semi-pervious surfaces. Based on the supplied tabulation table, the project shall be required to meet all parts of Section C Mitigation Requirements as outlined in the CDC. Please note – the use of measures other than retention treatment systems shall only be used after technical feasibility has been established. Safe stormwater overflow shall be incorporated into the project design.
 2. Please provide a drainage plan showing the existing and proposed stormwater runoff mitigation measures. Please illustrate the existing and proposed drainage patterns across the site using topographic contours, spot elevations, and/or flow arrows.
 3. Please assess, and note on the project plans, whether there are any existing drainage issues on or near the subject property and if any drainage issues or impacts are anticipated resulting from the proposed improvements.
 4. 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.
 5. Per Part 3, Section C of the CDC, the project shall incorporate Best Management Practices to mitigate runoff in excess of pre-development conditions.
 - a. Please provide construction cross-section details for any permanent stormwater mitigation features and any proposed flatwork. The details must include all necessary information for the accurate

construction of the proposed mitigation features and flatwork.

6. Two holds (items 3 and 4 below) may be placed on the project: SWM-25A Maintenance Agreement and Designer/Engineer's Final Letter. These holds shall be cleared after the building permit is issued and prior to the final building inspection.
7. 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 (REV 02/17) is utilized.
8. 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.

9. 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 resubmittals starting with the third routing.

C. 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. Following are added conditions of approval:

1. Please show the following items on the plans: Complete sewer plan, showing location of existing and/or proposed; on-site sewer later(s), showing the following – length of pipe, pipe material, invert elevations and slope of each line segment (2% minimum), connection(s) to existing public sewer main in the street.
2. If the existing lateral is to be replaced, locate and label the existing sewer lateral with the following note: "Existing lateral to be properly abandoned (including inspection by District) prior to issuance of any demolition permit or disconnection of structure."
3. District's "General Notes", Contact staff for electronic copy.
4. In accordance with Sanitation District Code Section 7.04.375, Private Sanitary Sewer Repair, of Title 7, prior to building permit submittal, the applicant/owner is required to televise all on-site sewer laterals and make repairs to any damaged or leaking pipes that might be shown. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older-pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. Color video results (tape or DVD), of a sufficient quality to observe interior pipe condition, joints, sags among other items, shall be

made available to the District for review, along with District certification form completed by plumber, and the District shall review results within 10 working days of submittal to the District. (See* below.) Repairs, as required by the District, shall be made within 90 working days of receipt of video result review. Applicant/owner shall obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector prior to backfilling of pipe or structure.

5. Please refer to DPW Sanitation website for Lateral Inspection Form.

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition.

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

*Exception: Submit the DVD directly to the Sanitation Department, 701 Ocean Street, Room 410, Santa Cruz. Questions should be directed to Elsa Felix-Estrada of the Sanitation Engineering Division.

- D. Meet all requirements of the Environmental Planning section of the Planning Department. Following are added conditions of approval:

1. The proposed project scope of greater than 500 square foot addition requires submission of a geotechnical report prepared by a licensed geotechnical engineer. The applicant shall provide 2 copies of the accepted soils report and update(s). See <http://www.sccoplanning.com/PlanningHome/Environmental/GeologyandSoils/SoilsReportGuidelines/SoilsReportApplicationandReviewProcess.aspx> for more information. A review fee of approximately \$1,500 will be charged payable upon permit issuance.
2. Please revise plans as necessary to comply with the recommendations of the geotechnical engineer.
3. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
4. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <http://www.sccoplanning.com/Portals2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
5. The applicant shall submit a drainage plan that complies with the requirements set forth in 2016 California Building Code (CBC) Section

1804.4 and the recommendations of the soils engineer.

6. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
 - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
 - J. Provide required off-street parking for 4 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.
 - K. 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.
- E. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.

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.

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.

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WALL LEGEND

- WALLS TO BE REMOVED
- EXISTING EXTERIOR WALL
- EXISTING 2X4 INTERIOR WALL
- NEW 2X4 EXTERIOR WALL
- NEW 2X4 INTERIOR WALL

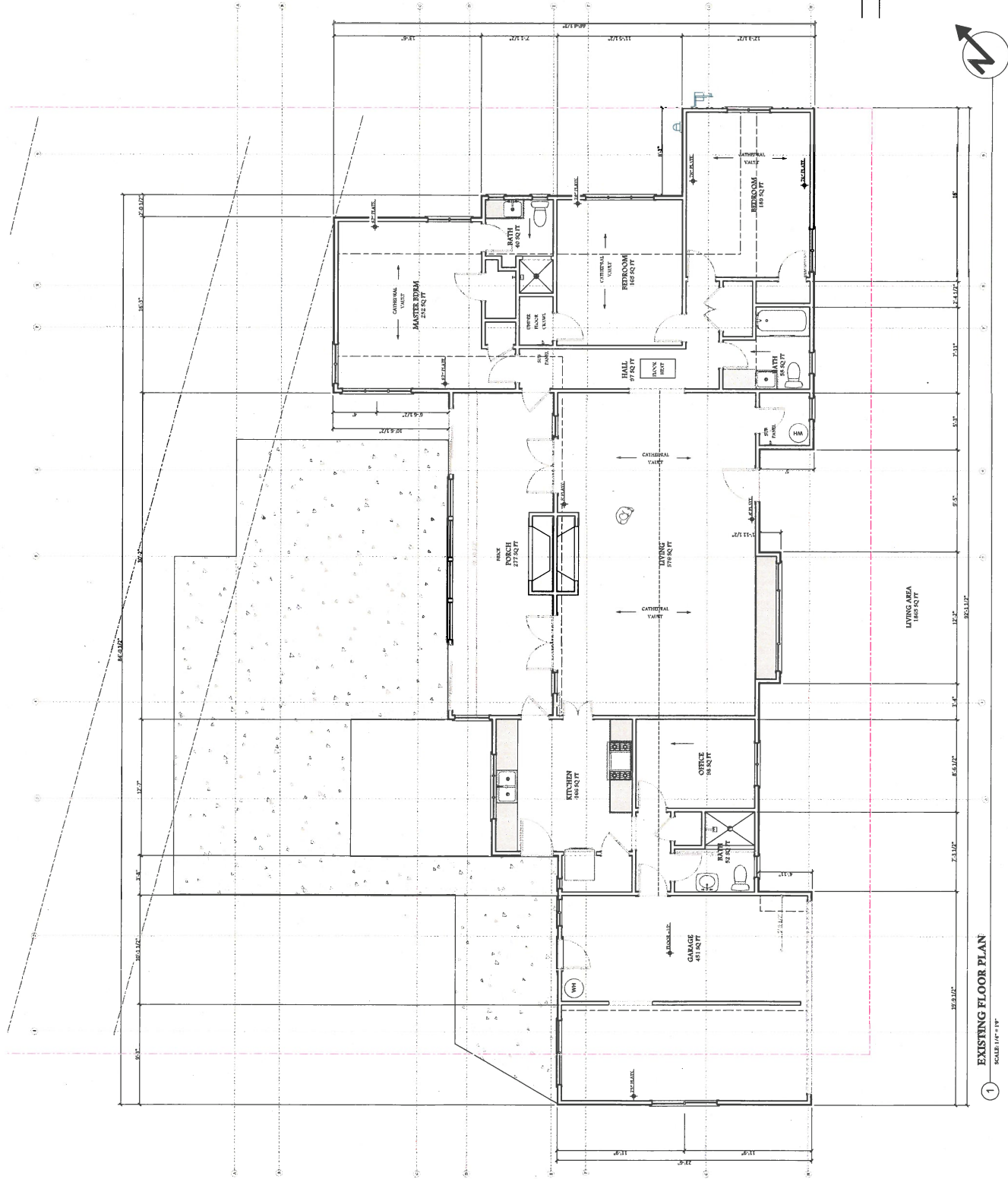


EXHIBIT D

KEY NOTES

RAD
DESIGNS
ROBERT ADAM DORN

4000 CHERRY
AVENUE
SAN JOSE, CA 95130
408.942.1234
RADDESIGNS.COM

ALVARADO RESIDENCE
526 BAYVIEW AVE
APTOS, CA 95003

PARTIAL (APR)
04/11/2020

PROPOSED MAIN
FLOOR PLAN

DRAWING DATE
9/25/2019

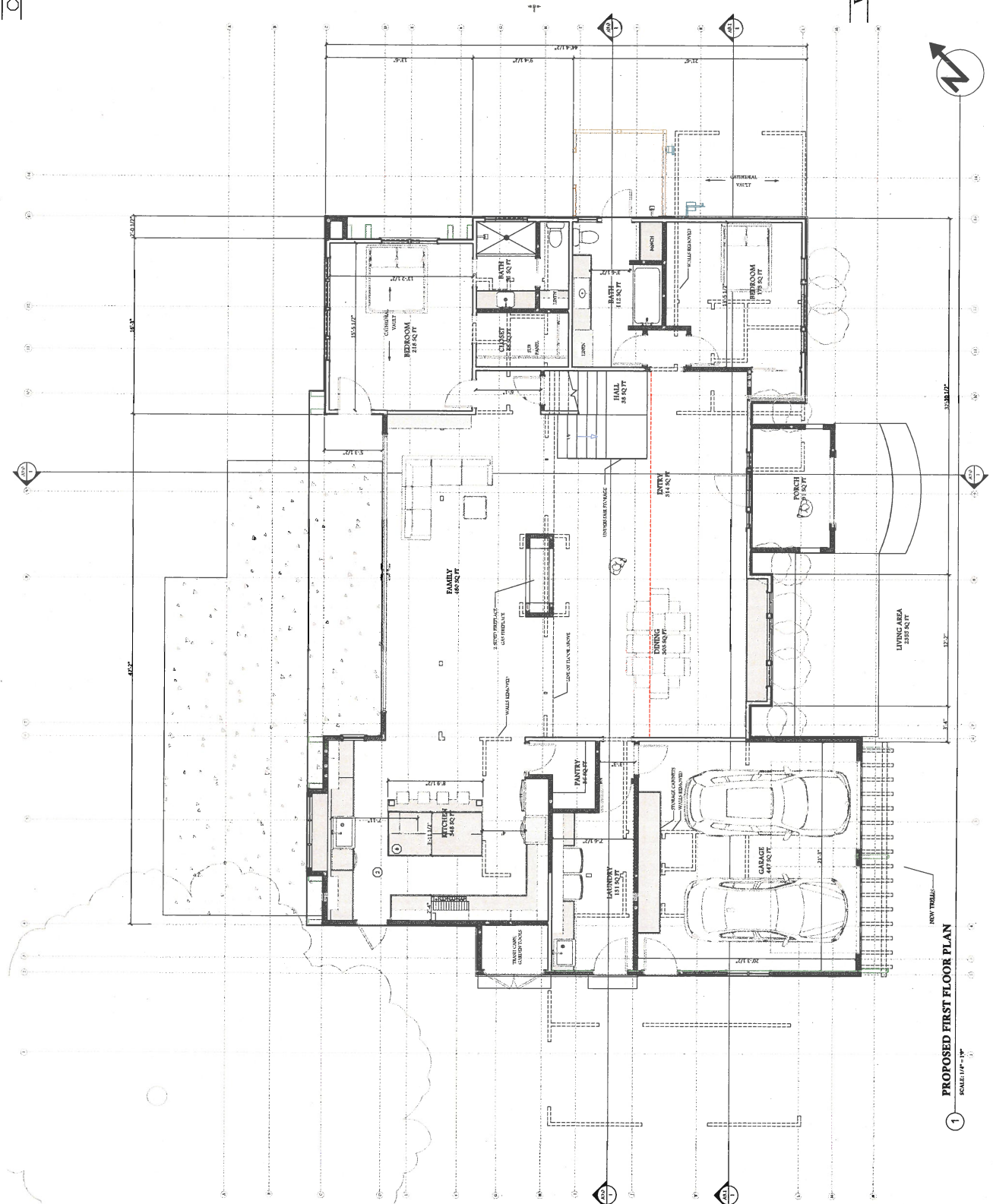
SUBMITTAL DATE
8/27/2018

REVISIONS

A 4.0

WALL LEGEND

- WALLS TO BE REMOVED
- EXISTING EXTERIOR WALL
- EXISTING 2X4 INTERIOR WALL
- NEW 2X4 EXTERIOR WALL
- NEW 2X4 INTERIOR WALL



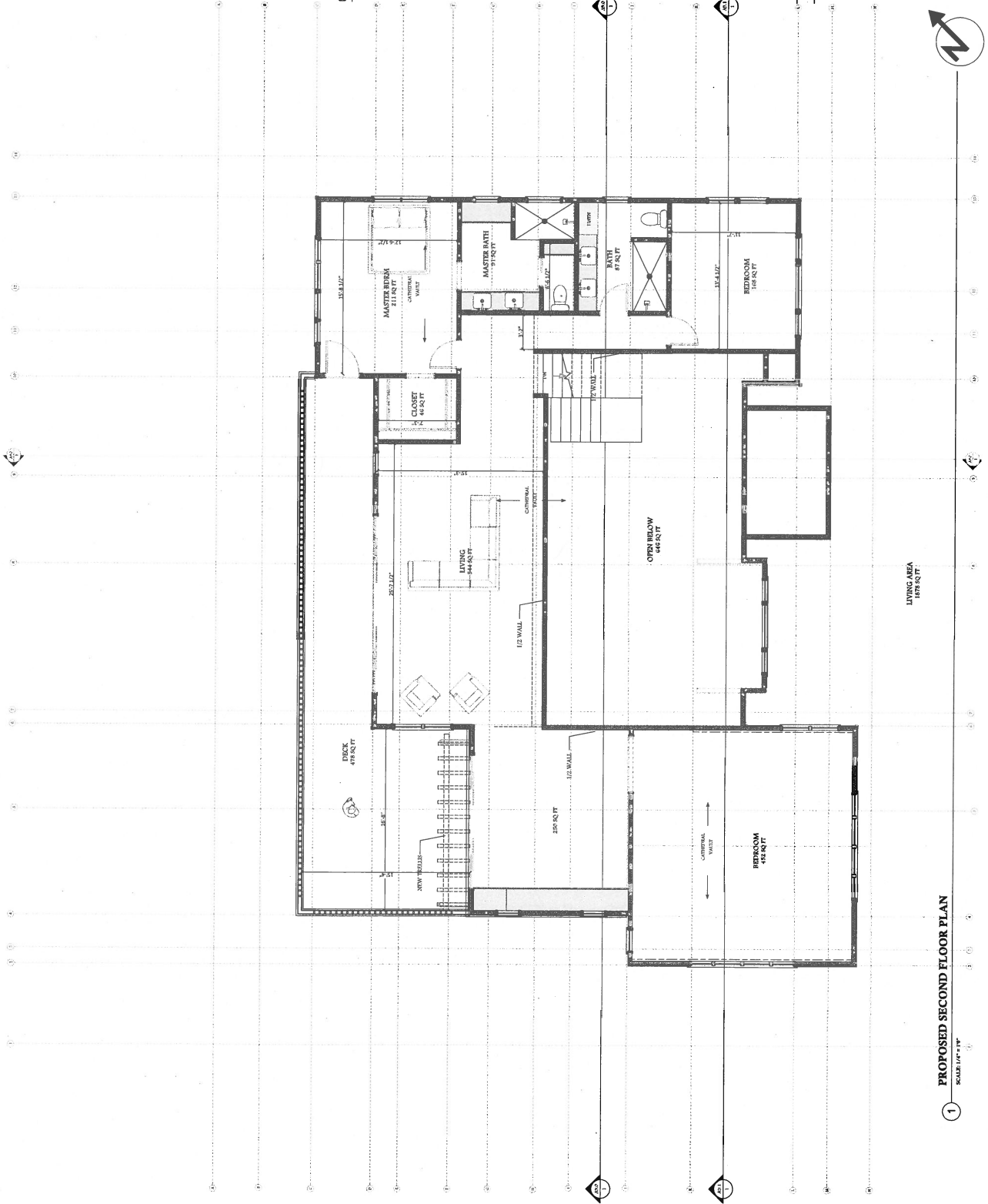
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT D

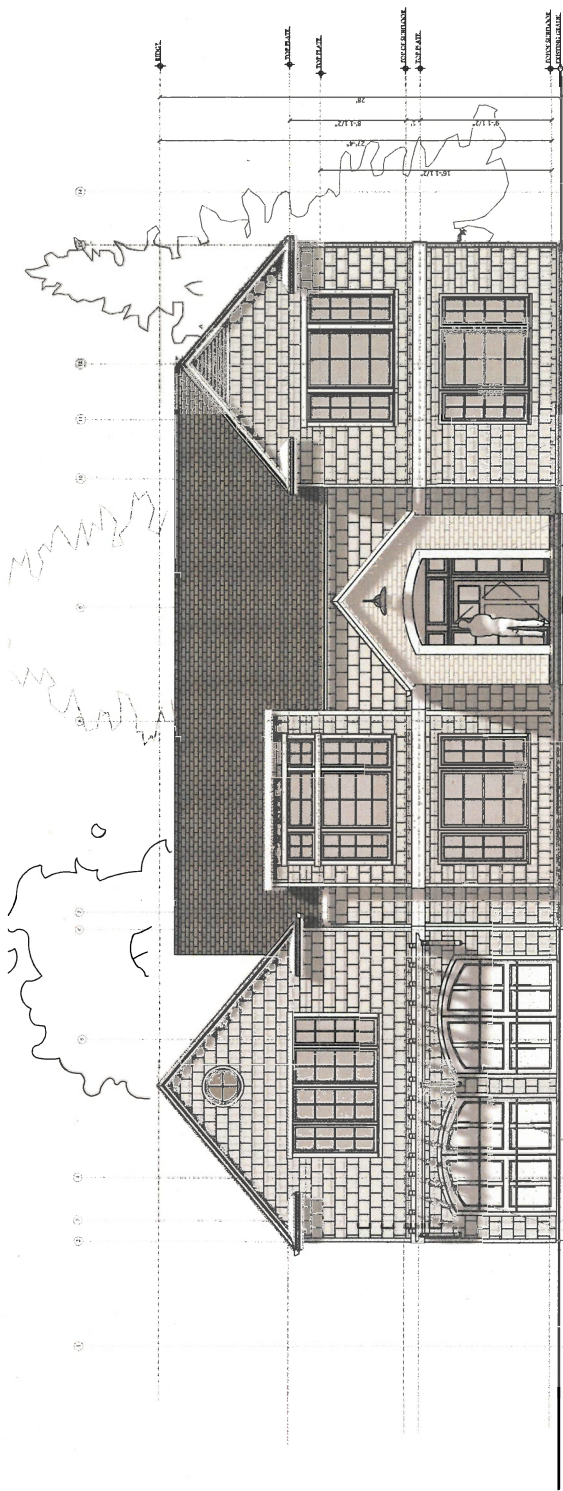
KEY NOTES

WALL LEGEND

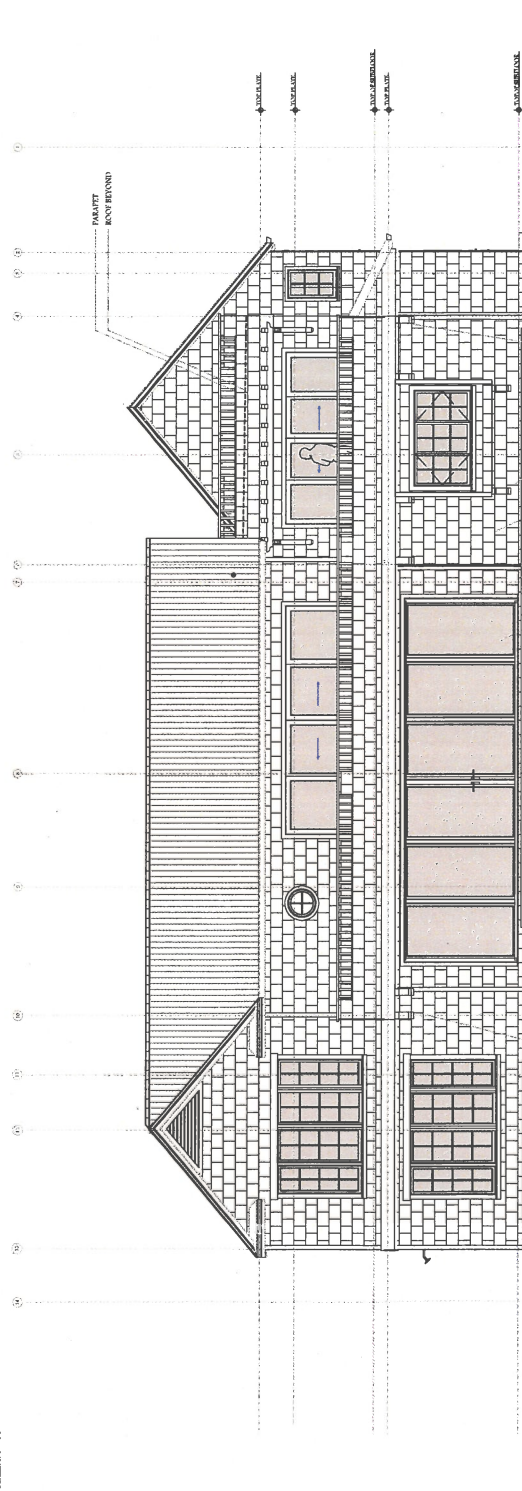
- WALLS TO BE REMOVED
- EXISTING EXTERIOR WALL
- EXISTING 2X4 INTERIOR WALL
- NEW 2X4 EXTERIOR WALL
- NEW 2X4 INTERIOR WALL



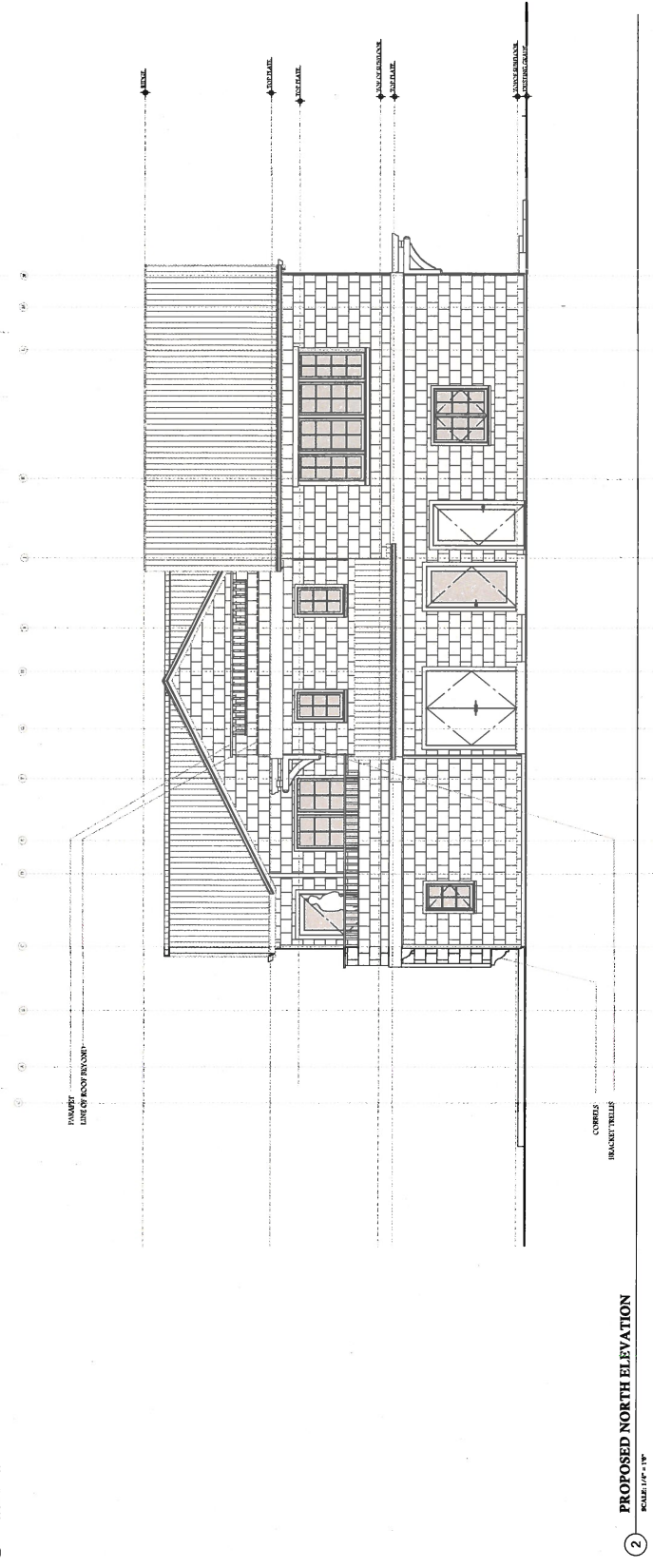
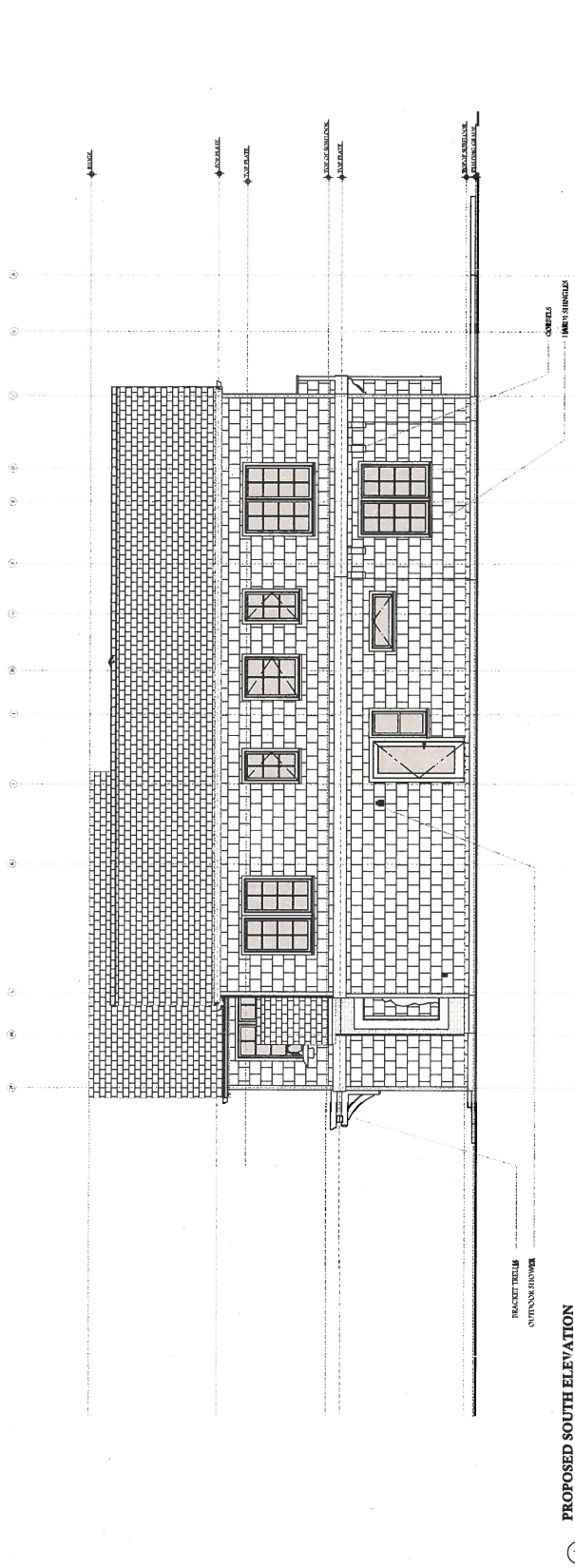
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

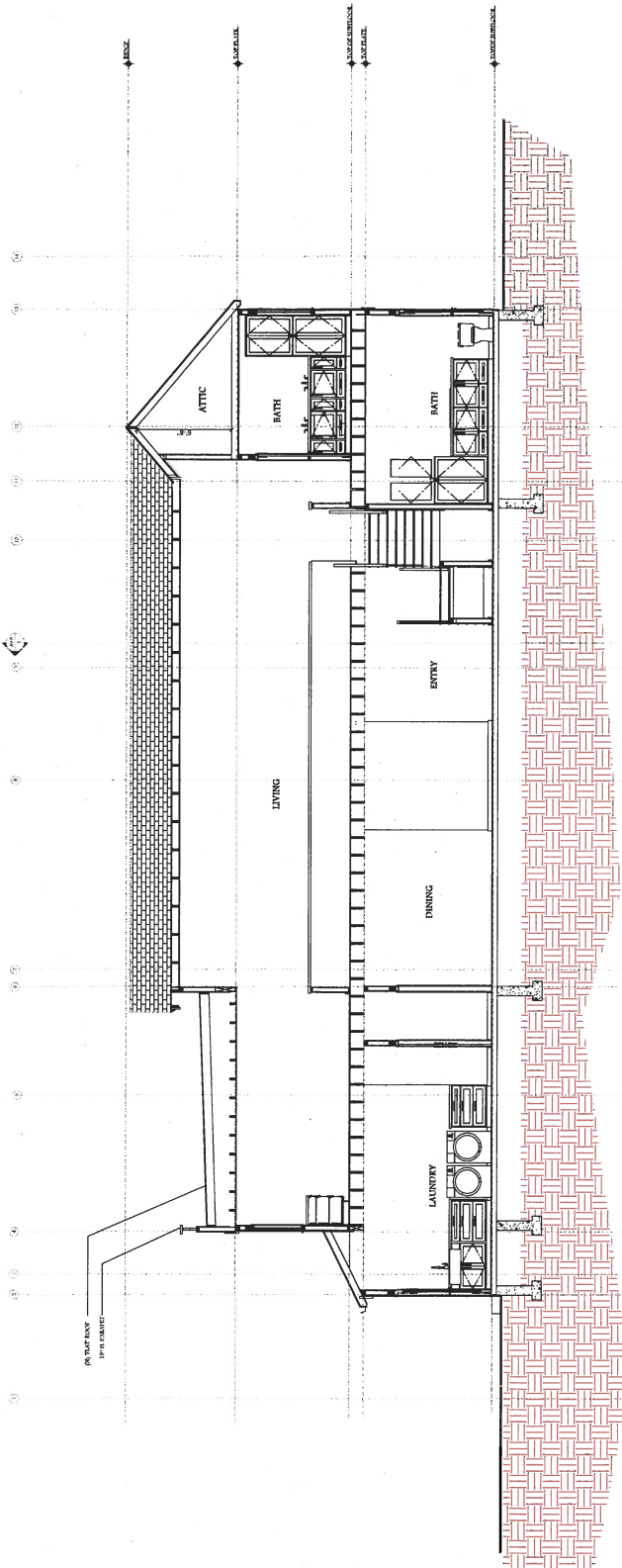


1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

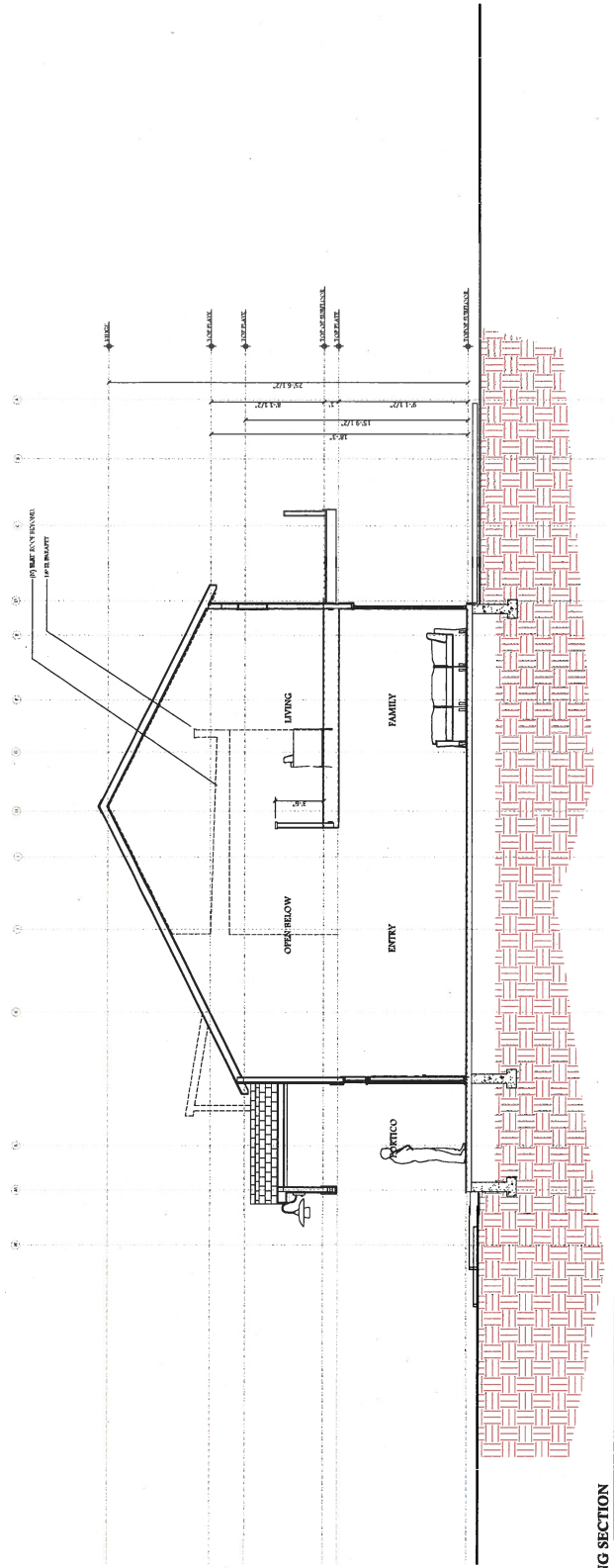


2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



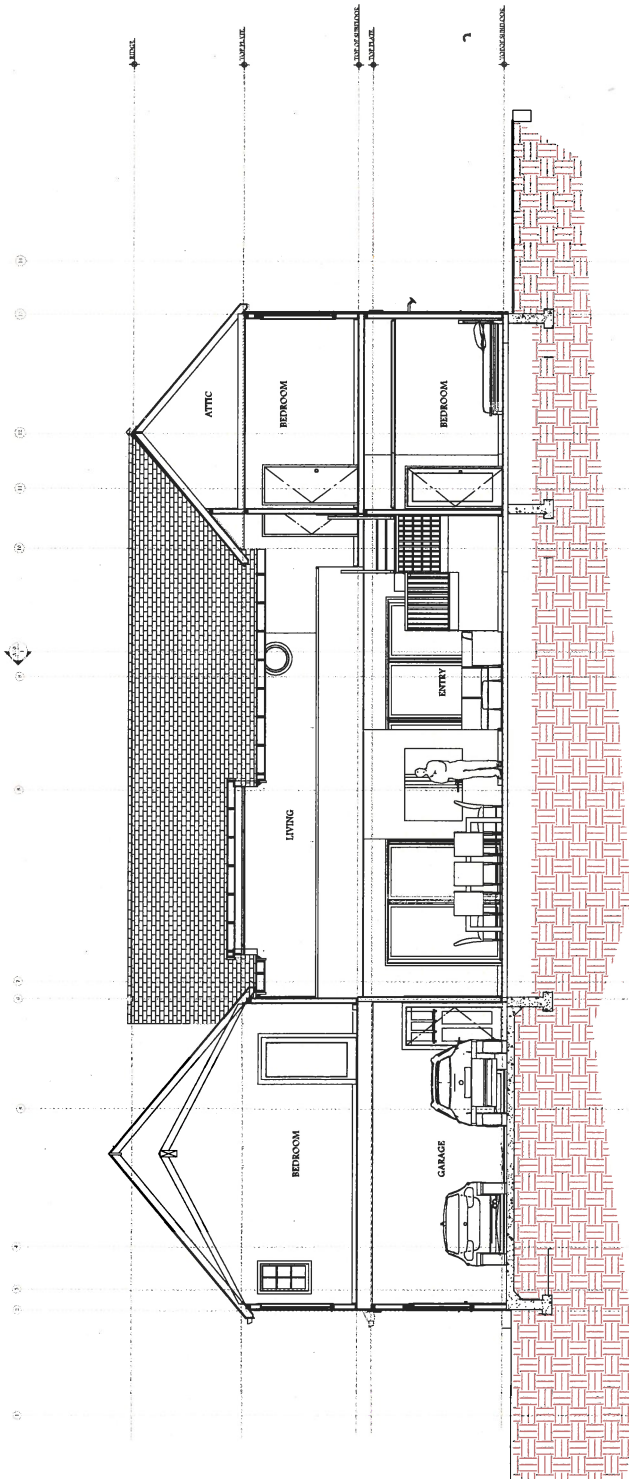


2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

FOR TAX PURPOSES ONLY

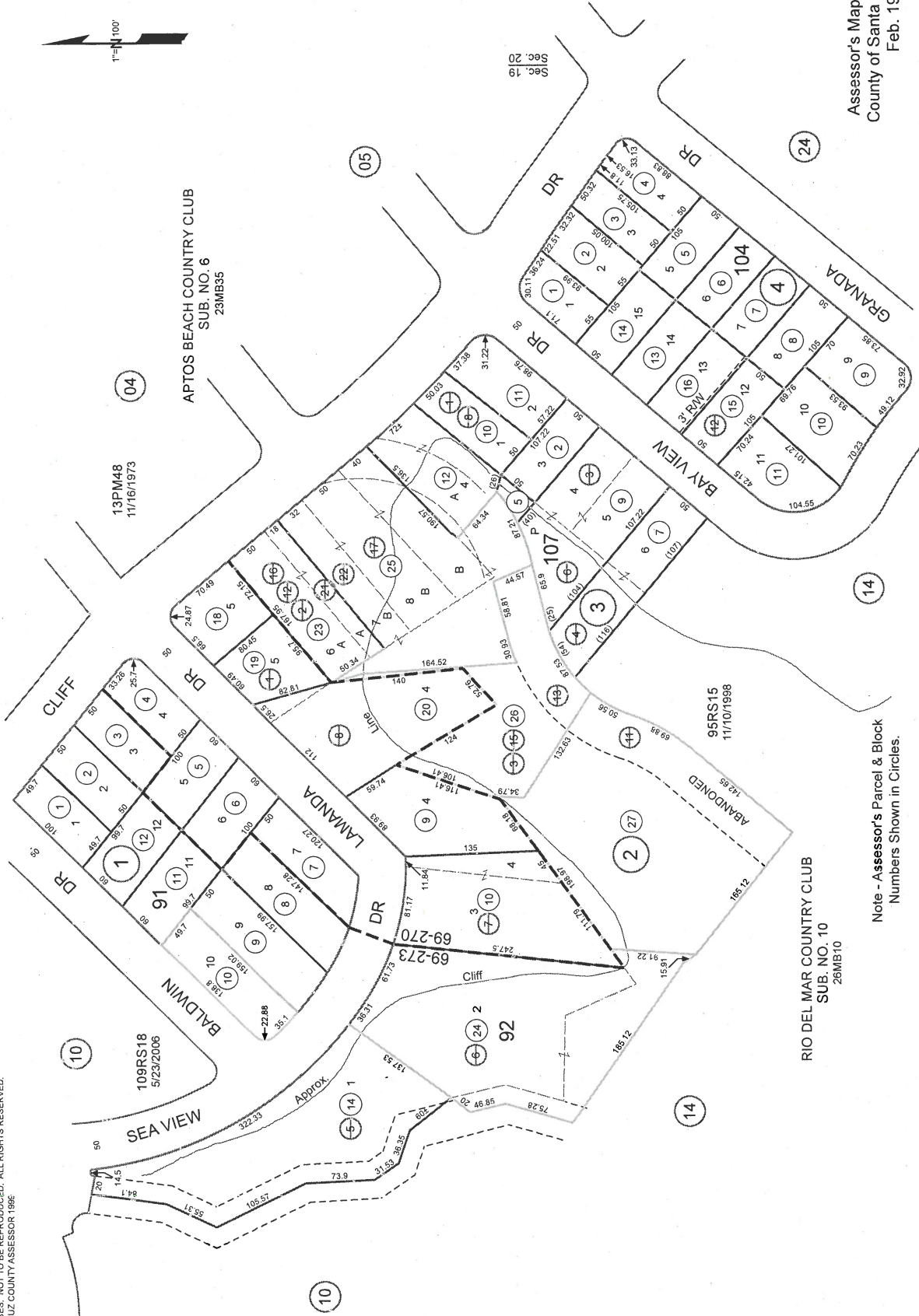
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POR. APTOS RANCHO

N.E. 1/4 SEC. 19, & N.W. 1/4 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-270 69-273

43-11



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

Assessor's Map No. 43-11
County of Santa Cruz, Calif.
Feb. 1999

EXHIBIT C

Location Map (043-113-09) (526 Bayview Dr)



October 21, 2019

1:18,383

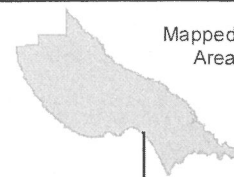
0 0.15 0.3 0.5 0.6 mi
0 0.25 0.5 1 km

County of Santa Cruz

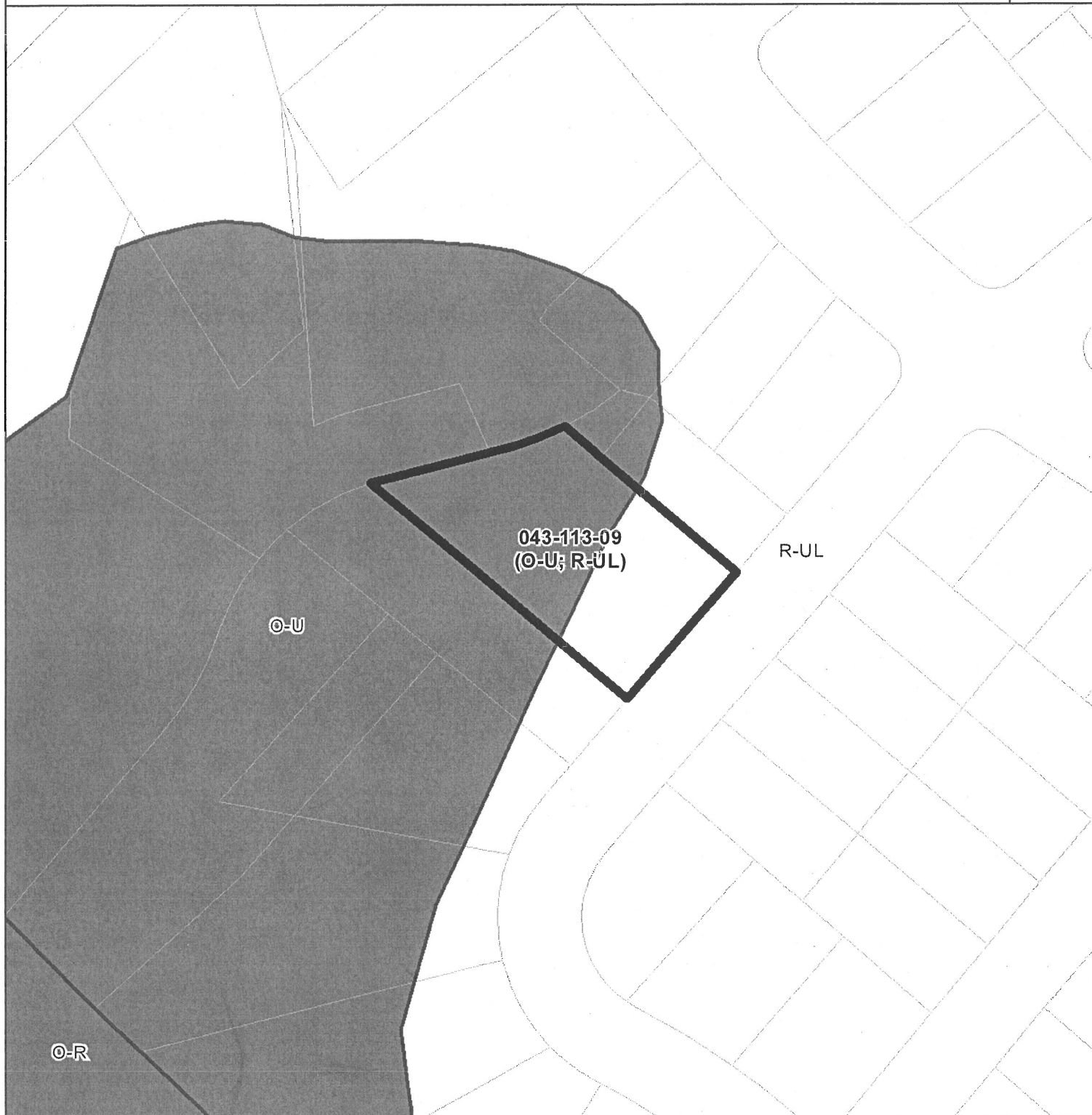
EXHIBIT C






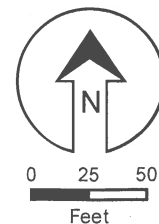
Parcel General Plan Map

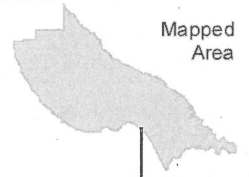


Mapped
Area

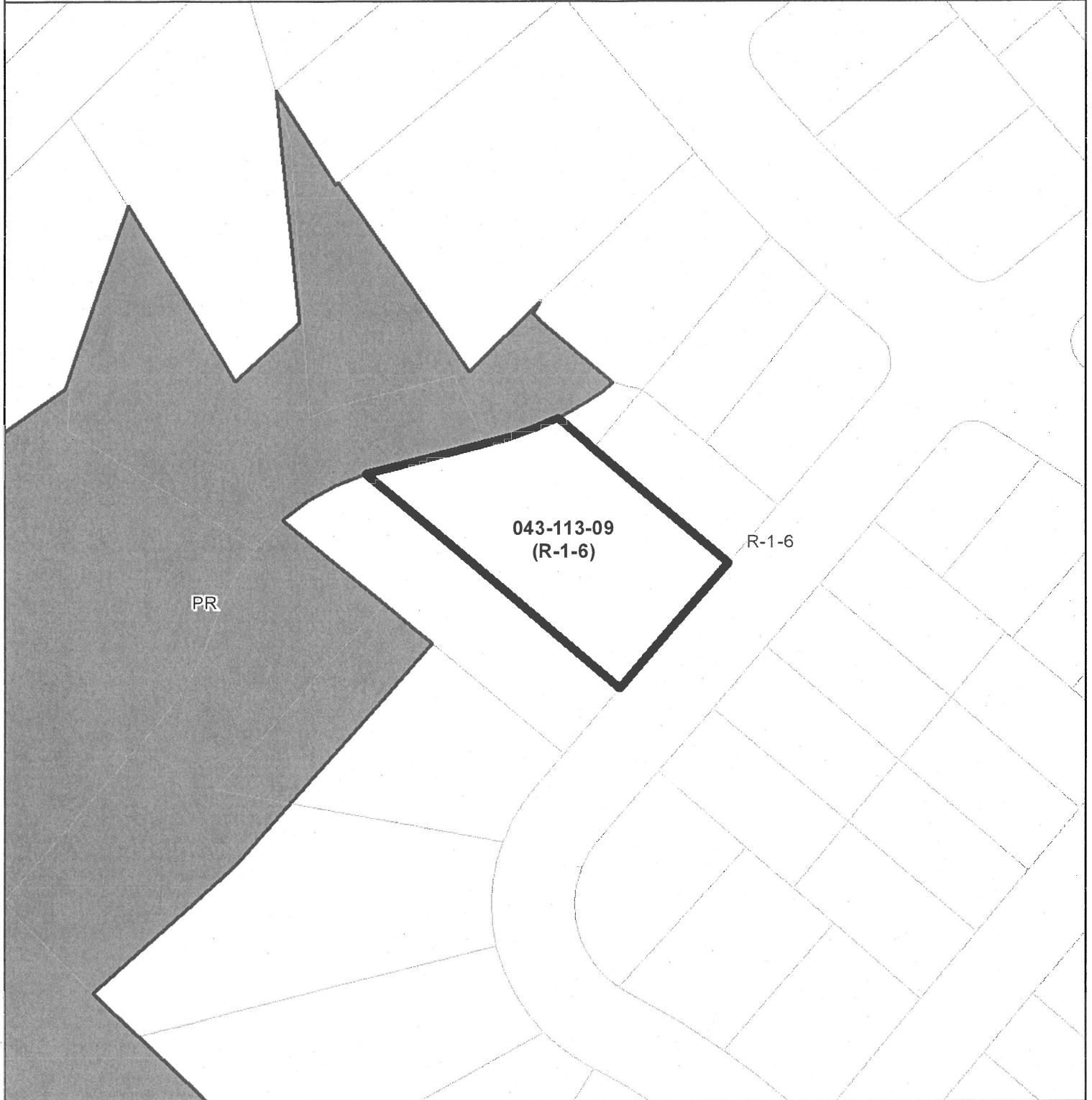


-  O-R Parks, Recreation & Open Space
-  O-U Urban Open Space
-  R-UL Res. Urban Low Density

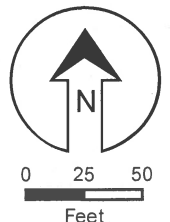




Parcel Zoning Map



- PR *Parks, Recreation, & Open Space*
- R-1 *Single-Family Residential*



Parcel Information

Services Information

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

Parcel Information

Parcel Size:	16,443 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Bayview Drive
Planning Area:	Aptos
Land Use Designation:	O-U; R-UL (Urban Open Space; Urban Low Density Residential)
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: N/A

Environmental Information

Geologic Hazards:	Coastal arroyo at rear of property
Fire Hazard:	Not a mapped constraint
Slopes:	Coastal arroyo in far rear-home sits on 5-10% most of front parcel
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Minimal grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Scenic
Archeology:	Not mapped/no physical evidence on site