

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0219

APN: 028-181-32

APPLICANT: Clark Watkins

OWNER: Joseph and Barbara Evans

PROJECT DESCRIPTION: Proposal to construct a one-story, **761 square** foot living room addition to an existing one-story, two-bedroom single-family dwelling.

LOCATION: Located in Live *Oak*, at the northwest end of Melanie Place approximately 300 feet from 24th Ave at 2320 Melanie Place.

PERMITS REQUIRED: Coastal Development Permit, Riparian Exception

ENVIRONMENTAL DETERMINATION: Exempt - Category 1

COASTAL ZONE: X Yes ___ No

APPEALABLE TO CCC: X Yes ___ No

PARCEL INFORMATION

PARCEL SIZE: 12,153 square feet (EMIS estimate)

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING: Residential

PROJECT ACCESS: Melanie Place

PLANNING AREA: Live *Oak*

LAND USE DESIGNATION: R-UM, 0-U (Urban Medium Residential, Urban Open Space)

ZONING DISTRICT: R-1-5 (Residential, 5,000 square feet minimum)

SUPERVISORIAL DISTRICT: 1"

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------------|---------------------------------------------------------|
| a. Geologic Hazards | a. See Geologic Hazards Assessment #00-0018 |
| b. Soils | b. Type 161 , Pinto Loam |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. Steep slopes outside development area |
| e. Env. Sen. Habitat | e. Riparian |
| f. Grading | f. <i>No grading other than for proposed foundation</i> |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. The property is visible from beach areas |

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes ___ No

Water Supply: City of Santa Cruz

Sewage Disposal: County Sanitation

Fire District: Central Fire District

Drainage District: Zone 5

HISTORY

On 2/28/03 the Zoning Administrator approved Coastal Development Permit an Riparian Exception 00-0530, for the replacement of the existing structure with a two-story, 3,500 square foot house. Permit 00-0530, which was appealable to the California Coastal Commission (CCC), was not forwarded to the CCC for the commencement of the required appeal period. Given this situation and the fact that the current application is considerably different from 00-0530, this permit, if approved and not appealed, shall be considered the governing permit for this property, with Permit 00-0530 to be converted to "Void status as a condition of this permit. Riparian Exception findings, developed by staff for 00-0530 and amended by staff relative to the current proposal, have been used in this permit.

A Biotic Site Review and a Geologic Hazards Assessment for flood Plain determination were completed for the property under Application 00-0018.

ANALYSIS AND DISCUSSION

This application seeks the construction of a one-story, 761 square foot living room addition to an existing one-story, one-bedroom structurally non-conforming house of approximately 733 square feet built in 1955. The existing house is non-conforming with respect to the required 20-foot front yard setback (about 3 feet). The proposed addition meets all current site requirement of the zone district.

The property is a 12,153 square foot (EMIS estimate) lot, located in the R-1-5 (Residential, 5,000 square feet minimum) zone district, a designation that allows residential uses. The existing single-family dwelling with the proposed addition is a principal permitted use within the zone district. The R-1-5 required front, rear and side setbacks are satisfied with the proposed addition. The proposed structure is located 5 feet off the southeastern parcel boundary.

The project is consistent with the site's Urban Medium Residential (R-UM) General Plan designation. The R-UM designation provides for medium density residential development ((4,000 – 6,000) square foot minimum net developable land per unit) in areas within the Urban Services. The northwesterly portion of the site also carries an Urban Open Space (O-U) General Plan designation. The proposed addition is consistent with General Plan policy 5.11.3(a), which allows one single-family dwelling on an existing parcel of record where it is not possible to locate outside the O-U designation. The addition (761 square feet) is proposed for the southeast portion of the site and away from the area of the O-U General Plan designation.

The proposed addition is in conformity with the County's certified Local Coastal Program in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the

character of the surrounding neighborhood. Exterior finish materials (stucco and wood trim) are to match that of the existing house. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. 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.

The project site lies immediately adjacent to Corcoran Lagoon. A Riparian Exception **is** required as a small portion of the proposed construction **is** within the required 100 and 110-foot riparian setback. Only patio area and an 18 square foot attached storage shed are proposed closer to the lagoon than the existing dwelling, and the proposed addition is predominantly outside of the required riparian setback. Per the intent of County Code Section 13.11, the proposal does not include any development down the slope towards the lagoon and will not impact the existing riparian vegetation.

The project will not be visible from any specified scenic roadways, however it will be visible from locations along the Corcoran Lagoon, East Cliff Drive, and from the beach at the mouth of the Lagoon along 23rd and 24th Avenues. Due to proposed location of the new addition and its one-story height, as well as the location of low Cypress trees along the southern part **of** the property, the project will not significantly impact the coastal visual resources and character, nor significantly impact public views.

Since only two parking spaces have existed on the property, and the addition, which does not include new bedrooms, is not an intensification of use per County Code 13.10.700-1, parking requirements **are** satisfied by providing two spaces in the same location as they currently exist

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **03-0219**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Zoning map
- G. General Plan map
- H. Comments & Correspondence
- I. California Coastal Commission Native Bluff Plant List

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.

Report Prepared By: John Schlagheck
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3012 or, john.schlagheck@co.santa-cruz.ca.us

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned R-1-5 (single-family residential, 5,000 square feet minimum), a designation which allows residential uses. The proposed single-family residential addition is an addition to a principal permitted use within the zone district, consistent with the site's (R-UM, O-U) Urban Medium Residential, Urban Open Space General Plan designation.

The project is consistent with the site's Urban Medium Residential (R-UM) General Plan designation. The R-UM designation provides for medium density development (4,000 – 6,000 square foot minimum net developable land per unit) in areas within the Urban Services. The northwesterly portion of the site also carries an Urban Open Space (O-U) General Plan designation. The proposed addition is consistent with General Plan policy 5.11.3(a), which allows one single-family dwelling on an existing parcel of record where it is not possible to locate outside the O-U designation. The addition (761 square feet) is proposed for the southeast portion of the site and away from the area of the O-U 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.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements 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 SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in terms of architectural style; lots developed to an urban density surround the site; the colors shall be natural in appearance and complementary to the site. The development site is near the break in slope on a rise overlooking Corcoran Lagoon that is northwest of the site. The proposed addition is one-story and is proposed for the southeast side of the existing house away from the lagoon.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR

THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the addition to the single-family residence 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.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity 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. Additionally, residential uses are allowed uses in the R-1-5 (single-family residential, 5,000 square feet minimum) zone district of the area, 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 widely in the area, and the design submitted is not inconsistent with the existing range. Exterior finish materials (stucco and wood trim) are to match that of the existing house. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. 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.

The project will not be visible from any specified scenic roadways, however it will be visible from locations along the Corcoran Lagoon, East Cliff Drive, and from the beach at the mouth of the Lagoon along 23rd and 24th Avenues. Due to proposed location of the new addition and its one-story height, as well as the location of low Cypress trees along the southern part of the property, the project will not significantly impact the coastal visual resources and character, nor significantly impact public views.

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.

The location of the proposed addition to the single-family residence 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 in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family residential addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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.

The project site is located in the **R-1-5** (single-family residential, 5,000 square feet minimum) zone district. The proposed location of the single-family 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-1-5** zone district in that the primary use of the property will be one single-family residential dwelling. While the existing home is non-conforming with respect to the front yard setback requirement (about 3 feet, 20 feet required), the proposed addition 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.

The project is located in the Urban Medium Residential, Urban Open Space (R-UM, 0-U) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Urban Medium Residential, Urban Open Space).

The project is consistent with the site's Urban Medium Residential (R-UM) General Plan designation. The R-UM designation provides for medium density development (4,000 – 6,000 square foot minimum net developable land per unit) in areas within the Urban Services. The northwesterly portion of the site also carries an Urban Open Space (O-U) General Plan designation. The proposed addition is consistent with General Plan policy 5.11.3(a), which allows one single-family dwelling on an existing parcel of record where it is not possible to locate outside the O-U designation. The addition (761 square feet) is proposed for the southeast portion of the site and away from the area of the O-U General Plan designation.

The proposed addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site 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 residential addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it continues *to* be a single-family residential **use** on an existing developed lot. The expected level of traffic generated by the proposed project will be no greater than that which currently exists.

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.

The proposed single-family residential addition 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 in **the** vicinity, in that **the** proposed structure is a one-story addition to an existing one-story home in a mixed neighborhood of one and two story homes and the proposed single-family residential use is consistent with the land use intensity and density of the neighborhood.

Application #: 03-0219
APN: 028-181-32
Owner: Joseph Hill & Barbara Jean Evans Trustees

RIPARIAN EXCEPTION FINDINGS:

1. THAT THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING THE PROPERTY.

Approximately half of the buildable area of this parcel is located within 100 feet of the high water mark of Corcoran Lagoon.

2. THAT THE EXCEPTION IS NECESSARY FOR THE PROPER DESIGN AND FUNCTION OF SOME PERMITTED OR EXISTING ACTIVITY ON THE PROPERTY.

A single-family residence is the use prescribed for the property by the General Plan and Zoning. The existing building footprint is approximately 800 square feet and **the** proposed footprint **is** approximately 700 square feet. The increase in building footprint appears to be compatible with the surrounding neighborhood.

3. THAT THE GRANTING OF THE EXCEPTION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY DOWNSTREAM OR IN THE AREA IN WHICH THE PROJECT IS LOCATED.

So long as the single family dwelling is constructed per the plans reviewed (Exhibit A) then this dwelling will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located as related to the purposes and provisions of the Riparian Corridor and Wetlands Protection Ordinance.

4. THAT THE GRANTING OF THE EXCEPTION, IN THE COASTAL ZONE, WILL NOT REDUCE OR ADVERSELY IMPACT THE RIPARIAN CORRIDOR, AND THERE IS NO FEASIBLE LESS ENVIRONMENTALLY DAMAGING ALTERNATIVE.

The potentially adverse impact of sedimentation will be mitigated by implementing a comprehensive drainage/erosion control plan and prohibiting winter grading. There is no feasible less environmentally damaging alternative.

There will be no loss of riparian vegetation with this proposed development.

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Owner: Joseph Hill & Barbara Jean Evans Trustees

5. THAT THE GRANTING OF THE EXCEPTION IS IN ACCORDANCE WITH THE PURPOSE OF THIS CHAPTER, AND WITH THE OBJECTIVES OF THE GENERAL PLAN AND ELEMENTS THEREOF, AND THE LOCAL COASTAL PROGRAM LAND USE PLAN.

The granting of this exception is in accordance with the purpose of this Chapter, the objectives of the General Plan and the Local Coastal Program Land Use Plan.

CONDITIONS OF APPROVAL

Exhibit A: Plans by Clark L. Watkins, Architect, dated 9/15/03

- I. This permit authorizes the construction of a one-story, 761 square foot living room addition to an existing single-family dwelling. 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
 - C. Obtain a Grading Permit from the Planning Department if required.
 - D. Obtain an Encroachment Permit from the Department of Public Works for any 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 "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. A detailed grading plan.
 3. A detailed erosion control plan.
 4. A detailed drainage plan that describes how runoff from all proposed impervious areas (including patios and parking areas) will be handled. The plan shall include details of the proposed dissipaters.
 5. Details showing compliance with fire department requirements.
 6. A detailed landscape/restoration plan for any area adjacent to the new structure disturbed during construction. The plan shall include plants from the California Coastal Commission's native bluff plant list. No irrigation or non-native plants shall be permitted between the house and Corcoran Lagoon.

7. A "Plan Review" letter from the project geotechnical engineer. This is a brief building, grading and drainage review letter stating that the plans for the house, foundation, and site are in conformance with the accepted soils report. The letter shall refer to dated plans and shall specifically indicate that the geotechnical engineer has approved discharge locations and that the final drainage plan will not cause erosion or stability problems on this site or downstream from this site.
 8. Submit a surveyed topographic map that indicates breaks in **slope** at 30 percent gradient and the top edge of the bluff. No part of the development including the driveway, house, decks, concrete patios, etc. can encroach onto slopes that exceed 30 percent gradient. The surveyed topographic map must also indicate the 100 and 110-foot riparian setback.
 - B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Obtain final approval and meet all regulations of **the** County Sanitation District.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. 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.
 - F. 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 submitted, reviewed and accepted under Permit 00-0530.

- D. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, 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.
- B. The area between the house and Corcoran Lagoon shall remain a natural area with no structures allowed of any kind. No domestic landscaping or activity shall be permitted in this area.

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 TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

John Schlagheck
Project Planner

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**.

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: 03-0219

Assessor Parcel No.: 028-181-32

Project Location: 2320 Melanie Place

Project Description: one-story addition to an existing single-family dwelling

Person or Agency Proposing Project: Clark Watkins

Contact Phone: (831) 624-0898

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
- C. ☐ Statutory Exemption other than a Ministerial Project.
Specify type:

D. Categorical Exemption

- | | |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input checked="" type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 30. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 31. Historical Resource Restoration/Rehabilitation |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 32. In-Fill Development Projects |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |
| <input type="checkbox"/> 17. Open Space Contracts or Easements | |
| <input type="checkbox"/> 18. Designation of Wilderness Areas | |
| <input type="checkbox"/> 19. Annexation of Existing Facilities Lots for Exempt Facilities | |

E. ☐ Lead Agency Other Than County:

John Schlagheck, Project Planner

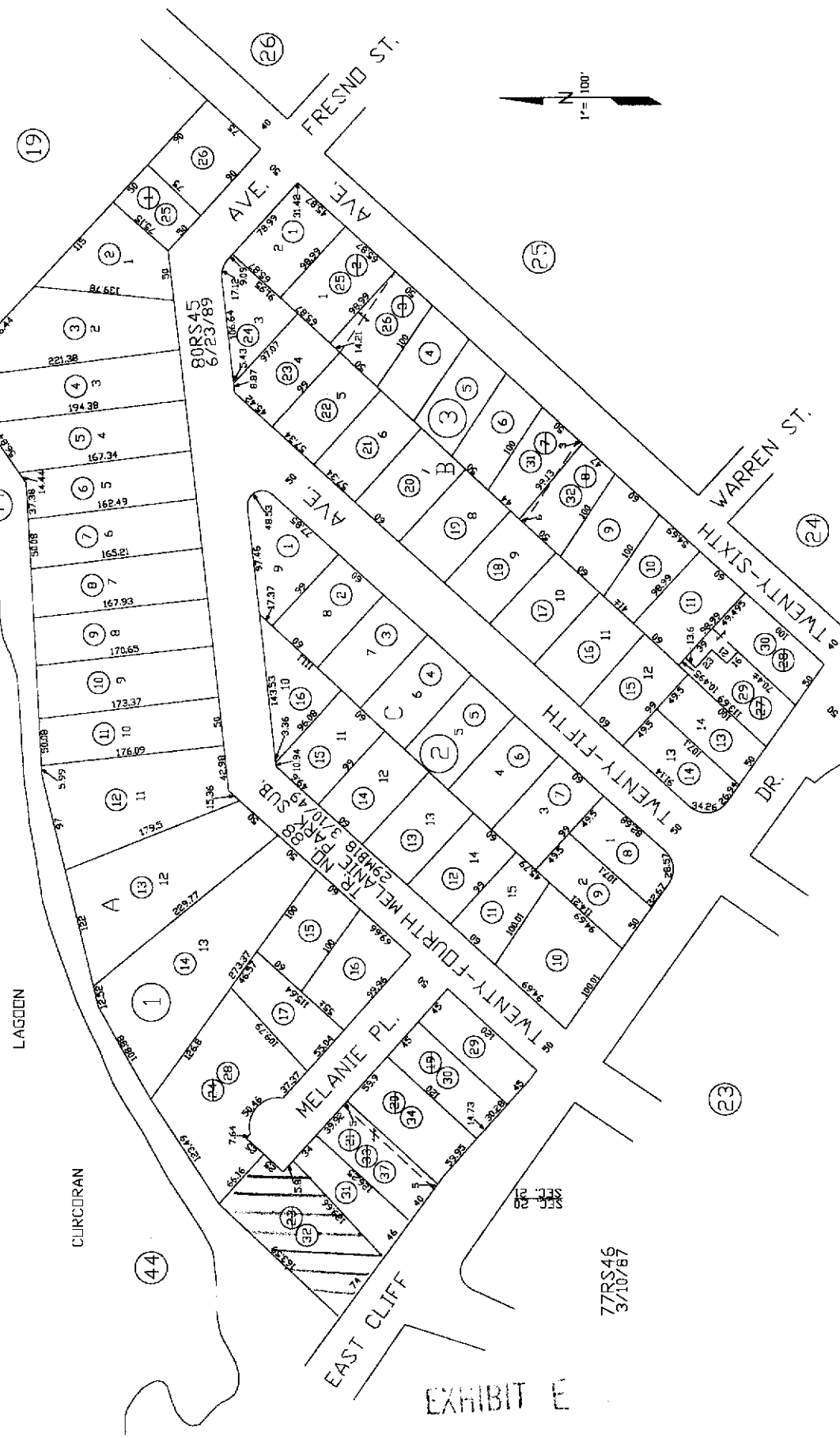
Date: _____

EXHIBIT D

Tax Area Code
82-040

POR. RANCHO ARROYO DEL RODEO
SEC. 20 & 21, T.11S., R.1W., M.D.B. & M.

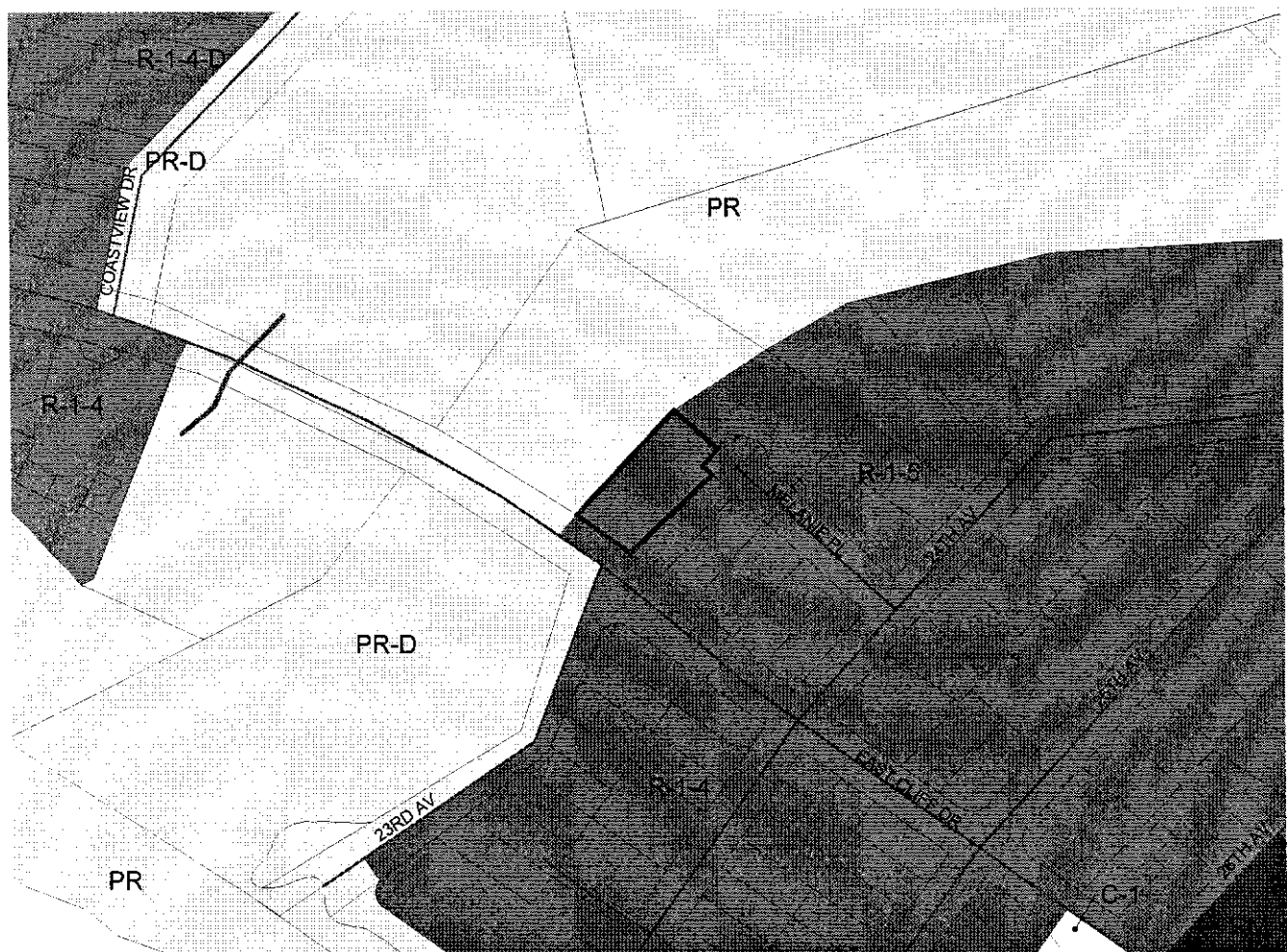
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Assessor's Map No. 28-18
County of Santa Cruz, Calif.
August, 1998

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

Zoning Map



Legend

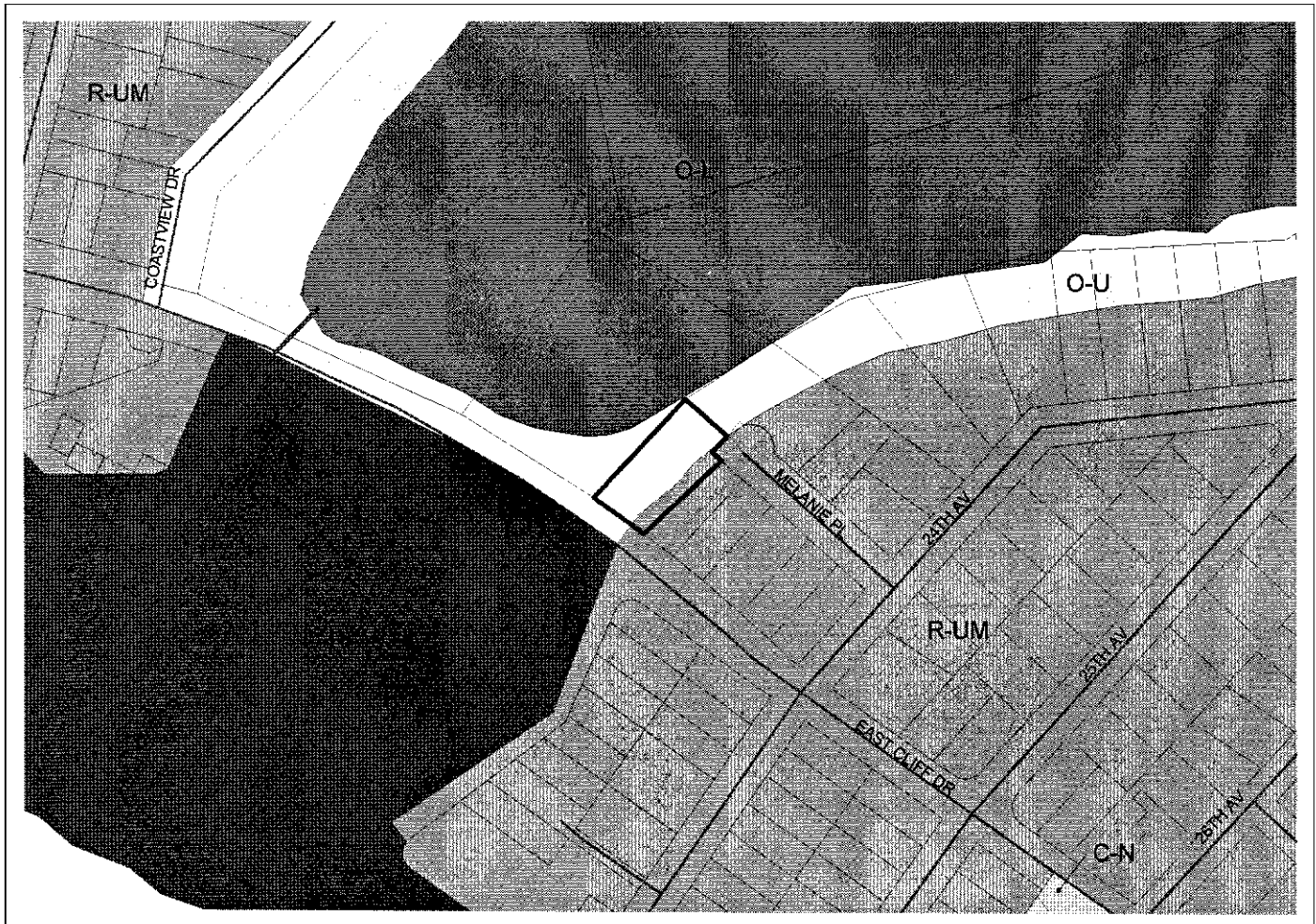
	APN 028-181-32
	Parcel boundaries
	Streets
	Perennial Stream
	RM
	R-1-X
	PR
	C-1












Map created by Santa Cruz County
Planning Department:
June 2003

EXHIBIT F

General Plan Map



Legend

-  APN 028-181-32
 Parcel boundaries
 Streets
 Perennial Stream
 Urban Open Space
 Neighborhood Commercial
 Residential- Urban Medium Density
 Lake (O-L)
 Parks and Recreation (O-R)



Map created by Santa Cruz County
Planning Department:
June 2003

EXHIBIT G

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: John Schlagheck
Application No.: 03-0219
APN: 028-181-32

Date: November 9, 2003
Time: 16:48:47
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 20, 2003 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 20, 2003 BY ROBERT S LOVELAND =====

The riparian exception created for the previously approved coastal permit 00-0530 can be utilized for this new proposed project.

Conditions of Approval:

- A. A detailed landscaping plan shall be submitted for review.
- B. A detailed erosion control plan shall be submitted for review.
- C. A "Plan Review" letter will be required from the project geotechnical engineer. This letter is a brief building, grading and drainage review stating that the plans for the house and foundation are in conformance with the accepted soils report.
- D. Submit a detailed grading plan for review.
- E. Submit a surveyed topographic map, which indicates breaks in slope at 30% gradient and the top edge of the bluff. No Part of the development, including the driveway, house, decks, concrete patios, etc. can encroach onto slopes that exceed 30 % gradient. The surveyed topographic map must also indicate the 100 and 110 foot riparian setbacks.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JUNE 23, 2003 BY ALYSON B TOM ===== Application with plans dated 6/6/03 is not complete with regards to drainage for the discretionary stage. All potential off-site impacts and mitigations must be identified prior to discretionary completeness.

1) Please describe how the drainage from Melanie Place is handled in the vicinity of this project. How will the proposed paving associated with parking space no.3 tie into existing drainage patterns. Will runoff from Melanie Place be directed down the parking space to the Lagoon?

2) All runoff from parking or driveway areas should be treated prior to entering the Lagoon.

Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

===== UPDATED ON OCTOBER 7, 2003 BY ALYSON B TOM ===== Application with

EXHIBIT H

Discretionary Comments - Continued

Project Planner: John Schlagheck
Application No.: 03-0219
APN: 028-181-32

Date: November 9, 2003
Time: 16:48:47
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plans revised on 9/15/03 has been recieved and is complete for the discretionary stage. Please see miscellaneous comments for issues that must be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT **YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JUNE 23, 2003 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance.

- 1) Please provide a complete drainage plan that describes how runoff from all proposed impervious areas (including the patios and parking areas) will be handled.
- 2) The proposed storm drain pipes outlet onto steep slopes. Please have the project geotechnical engineer approve of the discharge locations. Include a detail for the proposed dissipators. The final geotechnical review letter should refer to dated plans and should state that the final drainage plan will not cause erosion or stability problems on this site or downstream from the site.
- 3) Zone 5 drainage fees will be assessed on the net increase in impervious area due to this project.

For questions regarding this review Public Works stormwater management staff is available from 8-12 Monday through Friday.

===== UPDATED ON OCTOBER 7, 2003 BY ALYSON B TOM ===== Please address all previous miscellaneous comments as well as previous completeness comment No. 2 prior to building permit issuance.

