

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.:

04-0051

APN:

038-173-02

APPLICANT:

Gloria Purdy

OWNER

Gloria Purdy

PROJECT DESCRIPTION:

Proposal to demolish an existing single family dwelling and construct a replacement two story, three bedroom single family dwelling.

LOCATION:

539 Seacliff Drive

PERMITS REQUIRED:

Coastal Development Permit
and Soil Report Review.

ENVIRONMENTAL DETERMINATION:

COASTAL ZONE:

 X Yes N o

APPEALABLE TO CCC:

 X Yes N o

PARCEL INFORMATION

PARCEL SIZE:

5,308 sq. ft.

EXISTING LAND USE:

PARCEL:

residential

SURROUNDING:

residential

PROJECT ACCESS:

Seacliff Drive

PLANNING AREA:

Aptos

LAND USE DESIGNATION:

RUH (Residential Urban High Density)

ZONING DISTRICT:

R-1-4 (Single Family Residential

(4,000 sq. ft. minimum lot area))

SUPERVISORIAL DISTRICT:

2 (Ellen Pirie, Supervisor)

ENVIRONMENTAL INFORMATION

- a. Geologic Hazards
- b. Soils
- c. Fire Hazard
- d. Slopes
- e. Env. Sen. Habitat
- f. Grading
- g. Tree Removal

- a. Not mapped/no physical evidence on
- b. 125
- c. Not a mapped constraint
- d. N/A
- e. Not mapped/no physical evidence on
- f. No grading proposed
- g. No trees proposed to be removed

- h. Scenic
- i. Drainage
- j. Traffic
- k. Roads
- l. Parks
- m. Sewer Availability
- n. Water Availability
- o. Archeology

- h. Not a mapped resource
- i. Existing drainage adequate
- j. N/A
- k. Existing roads adequate
- l. Existing park facilities adequate
- m. provided by existing facilities
- o. Not mapped/no physical evidence on si

SERVICES INFORMATION

Inside Urban/Rural Services Line:

Water Supply:

Sewage Disposal:

Fire District:

Drainage District:

X Yes N o

Soquel Creek Water District

Santa Cruz Sanitary

Aptos La Selva Fire Protection District

Zone 5

HISTORY

This application was submitted on January 30,2004 and deemed complete on May 17,2004.

ANALYSIS

The subject property is a 5,308 square foot lot, located in the R-1-4 (Single Family Residential - 4,000 sq. ft. minimum lot area) zone district, a designation that allows residential uses. The proposed single family residence is a principal permitted use within the zone district and the project is consistent with the site's (RUH) Residential Urban High Density General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-4 Standards	Proposed Residence
Front yard setback:	20 feet (20 ft. to front of garage)	20' - 0"
Side yard setbacks:	5 feet / 8 feet	5 feet / 8' - 9" feet
Rear yard setback:	15 feet	15' - 6"
Lot Coverage:	30 % maximum	29.6 %
Building Height:	28 feet maximum	27' - 0"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	49.34 %
Parking	3 bedrooms – 3 (18' x 8.5')	two in garage two uncovered



Figure 1. View of existing residence.

GEOLOGICAL ISSUES -

Environmental Planning staff, and particularly Joe Hannah, the County Geologist reviewed this proposal. The applicant's hired the firm of Haro, Kasunich and Associates, Inc. to perform a "qualitative" analysis of this property to determine if there is 100-year site stability. The letter, boring location map and preliminary site cross section is included as exhibits. The geotechnical engineer found non-engineered fill at the existing top of the bank. The conclusion drawn by the geotechnical review is that "even if the non-engineered fill were to fail, the property line would still be set back 20 feet from the head of the failure". The letter concludes by stating "it is our opinion that the native earth materials are not subject to landsliding based on the site geometry and the density of the soil and bedrock.

The County Geologist has reviewed and accepted the letter and the plans submitted by Haro, Kasunich and Associates, Inc.

COASTAL ISSUES -

The proposed single family residence 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 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.

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 **04-0051**, 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. General Plan Map
- F. Zoning Map
- G. Location Map
- H. Assessor's Parcel Map
- I. Correspondence from Agencies
- J. Letters from Neighbors

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: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
phone: (831) 454-2676
e-mail: pln795@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-1-4 (Single Family Residential (4,000 sq. ft. minimum lot area)), a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district, consistent with the site's (RUH) Residential Urban High 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.

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; the site is surrounded by lots developed to an **urban** density; the colors shall be natural in appearance and complementary to the site; 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 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 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-1-4 (Single Family Residential (4,000 sq. ft. minimum lot area)) 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.

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 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 residence 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-1-4 (Single Family Residential (4,000 sq. ft. minimum lot area) zone district. The proposed location of the single family residence 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-1-4 zone district in that the primary use of the property will be one single family residence 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.

The project is located in the Residential Urban High Density (RUH) 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 (Residential Urban High Density).

The proposed single family residence 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 residence 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.

The proposed single family residence will not be improperly proportioned to the parcel size or 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 residence will comply with the site standards for the R-1-4 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.

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 is a replacement of a single family residence on an existing developed lot. The expected level **of** traffic generated by the proposed project will not adversely impact existing roads and 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.

The proposed single family residence 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 two stories, in a mixed neighborhood of one and two **story** homes and the proposed single family residence is consistent with the land use intensity and density of the neighborhood.

CONDITIONS OF APPROVAL

Exhibit A: Architectural Plans prepared by Dennis Grady, dated March 26, 2004, including partial site plan (sheet 1a) prepared by Bridgette Land Surveyors, dated January 19, 2002 (with revisions dated March 12 and April 12, 2004).

Photogrammetric map of the Rio del Mar Planning Study prepared by R.M. Towill, Inc. dated April 1965.

- I. This permit authorizes the demolition of an existing single-family residence and the construction of a new single family residence. 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 ~~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 proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - C. 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.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

- E. Meet all requirements and pay any applicable plan check fee of the Aptos La Selva Fire Protection District.
 - F. Meet all requirements and pay any applicable plan check fee of the Soquel Creek Water District.
 - G. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. Provide required off-street parking for three 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.
 - I. 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, when required.
 - 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

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Owner: Gloria Purdy

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actions, up to and including permit revocation,

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

Lawrence Kasparowitz
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.

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: 04-0051
Assessor Parcel Number: 038-173-02
Project Location: 539 Seacliff Drive, Aptos

Project Description: Proposal to demolish and existing single family dwelling and construct a replacement two story, three bedroom single family dwelling.

Person Proposing Project: Gloria Purdy

Contact Phone Number: (831) 662-0416

- 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).

Specify type:

E. X Categorical Exemption - Specify type:

15303 ~~New~~ construction of small structure.

F. Reasons why the project is exempt:

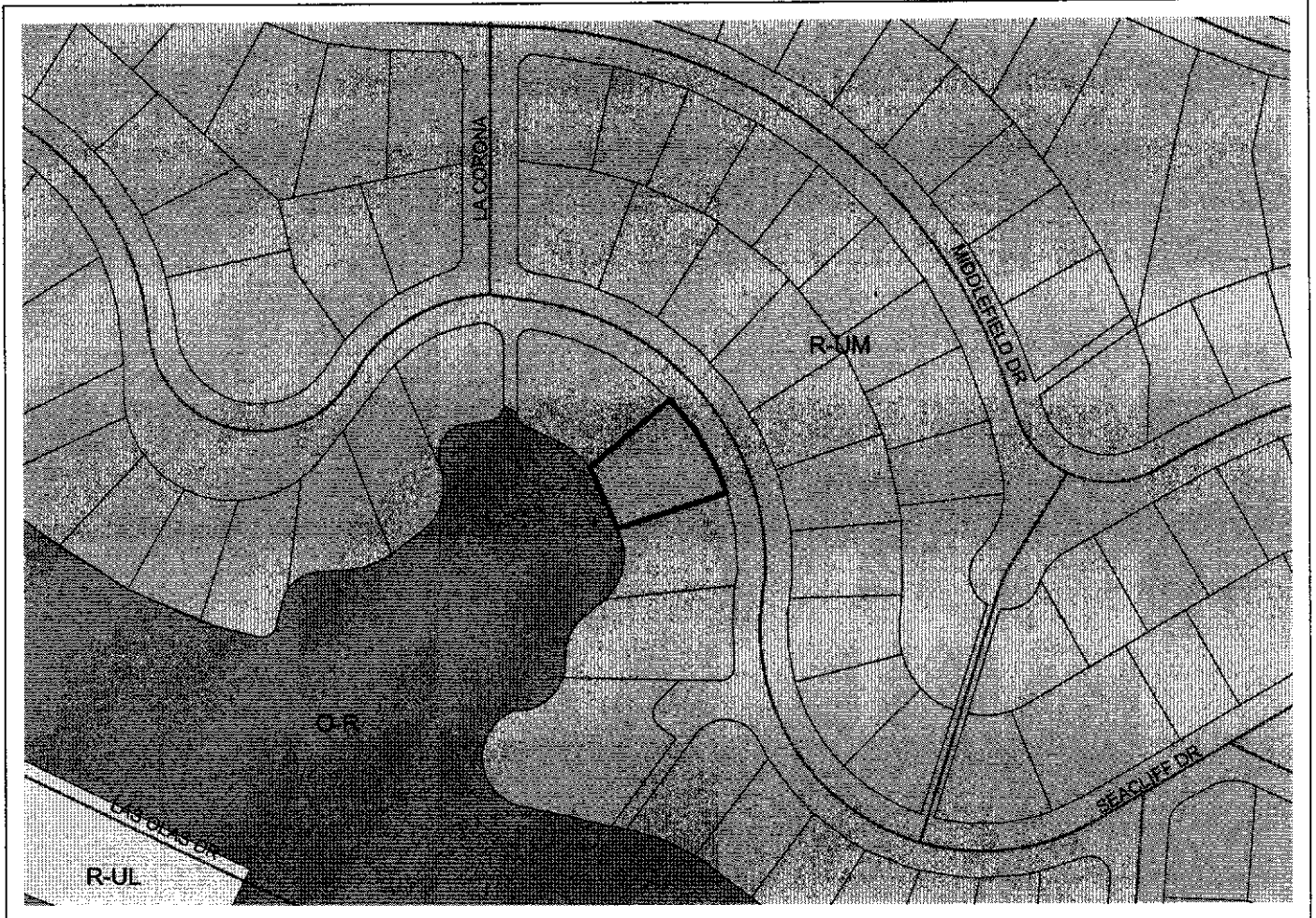
New single-family residence in an existing neighborhood

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

Lawrence Kasparowitz, Project Planner

Date: _____

General Plan Map



200 0 200 400 600 Feet

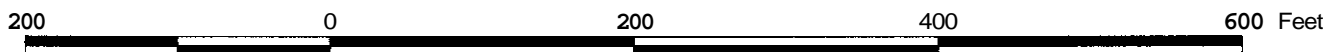
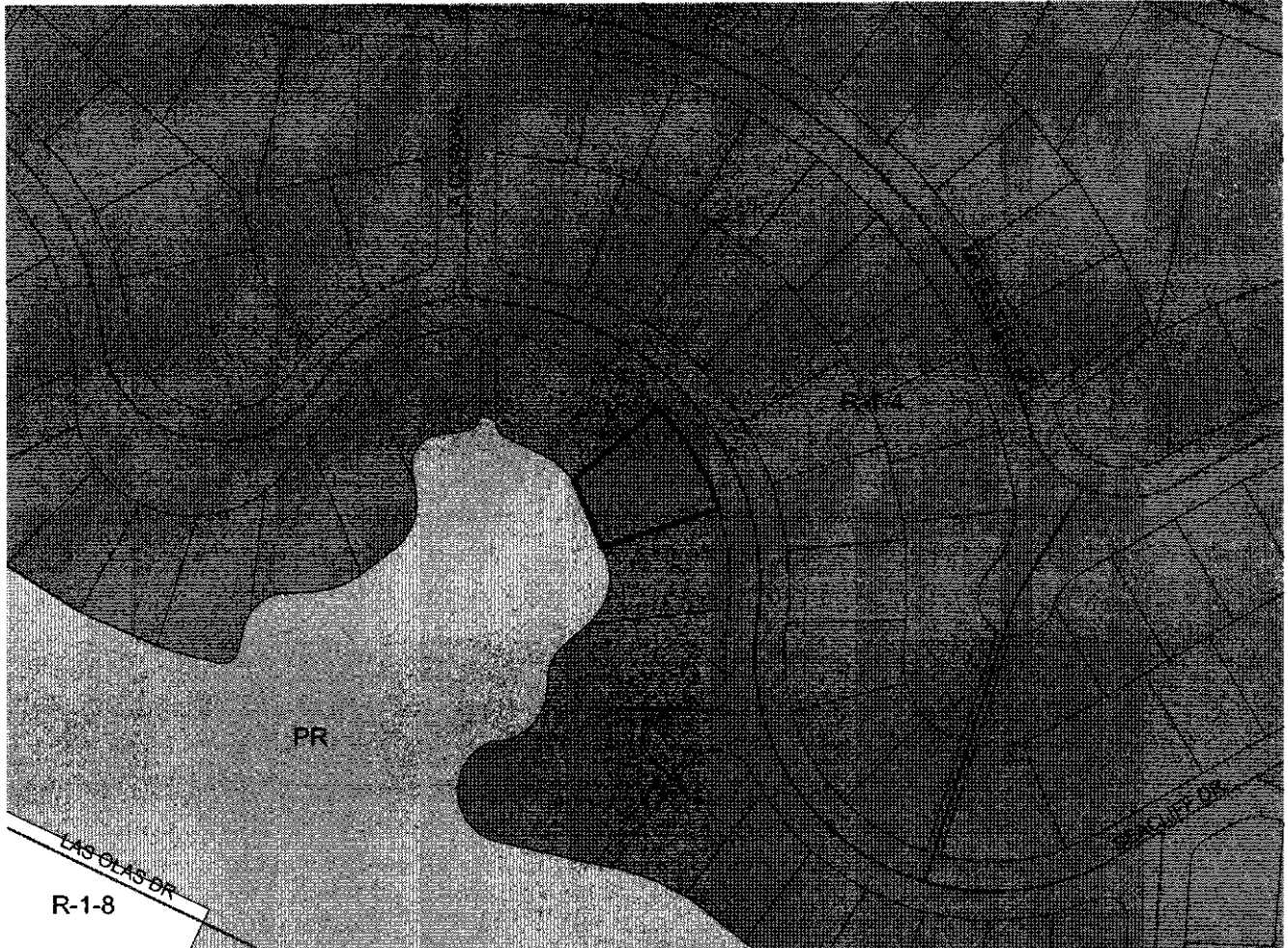
Legend

- APN 038-173-02
- Streets
- Parks and Recreation
- Residential - Urban Low Density
- Residential - Urban Medium Density

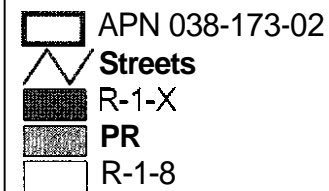


Map created by Santa Cruz County
Planning Department:
February 2004

Zoning Map



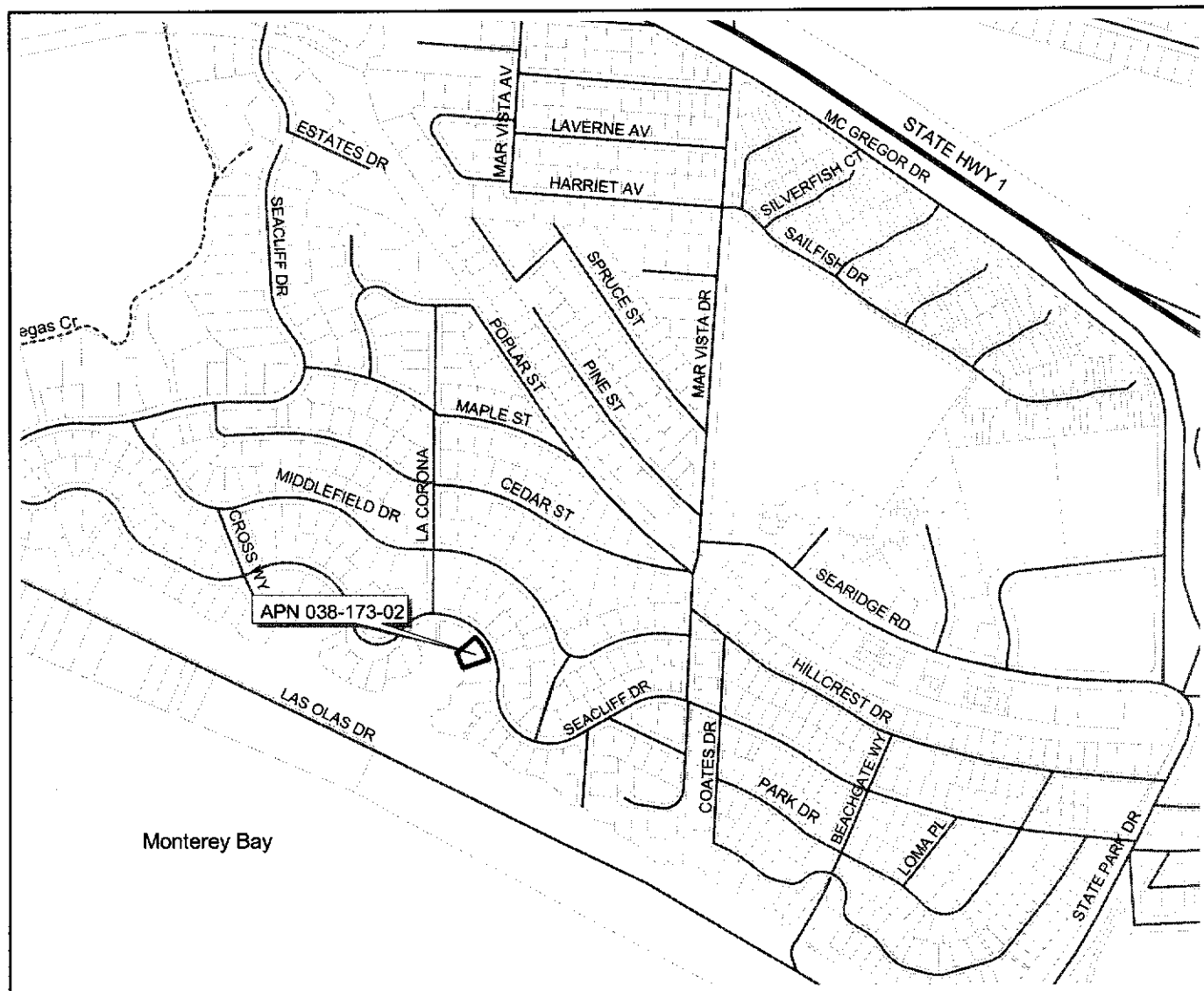
Legend



Map created by Santa Cruz County
Planning Department:
February 2004

EXHIBIT F

Location Map



1000 0 1000 2000 Feet

Map created by Santa Cruz County
Planning Department:
February 2004



EXHIBIT G

FOR TAX PURPOSES ONLY

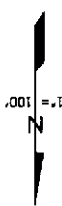
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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APTOS RANCHO

18 POR. SEC. 13, T.11S., R.1W., M.D.B. & M.

Tax Area Code
69-270 69-273

38-17



Note - Assessor's Parcel & Block

Assessor's Map No. 38-17
County of Santa Cruz, Calif
11-1-1997

69-273
69-270

EXHIBIT H

Electronically Redrawn 11/04/97 wrp
Rev. 12/1/98 (LBA 1998-0049213, por. of str comb W-3-17)
Rev. 5/19/99 CB (Tax Consolidation)
Rev. 4/27/01 MWM (changed page refs.)

Lawrence Kasparowitz

From: Joseph Hanna
Sent: Monday, May 17, 2004 7:08 AM
To: Lawrence Kasparowitz
Subject: RE: 04-0051

This project does have my blessing. How do you want me to communicate this to you?

Joe

-----Original Message-----

From: Lawrence Kasparowitz
Sent: Thursday, May 13, 2004 2:24 PM
To: Joseph Hanna
Subject: 04-0051

I need your blessing or curse for this project....real soon !!

Lawrence Kasparowitz

Urban Designer,
Planning Department
County of Santa Cruz
831-454-2676

C O U N T Y O F S A N T A 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: Larry Kasparowitz
Application No.: 04-0051
APN: 038-173-02

Date: May 13, 2004
Time: 14:21:48
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 13, 2004 BY JOSEPH L HANNA ===== The project is not a Coastal Bluff. Please submit a survey of the property that indicates property boundaries, relief and drainage along with existing and proposed building foot prints. The plan should be prepared by either a surveyor or an authorized civil engineer and must include a topographic map. The soil engineer must indicate the location of any fills on this map along with the location of their exploration borings.

===== UPDATED ON FEBRUARY 13, 2004 BY JOSEPH L HANNA ===== The geotechnical engineer must elaborate on their analysis of the stability of the surrounding slopes and must use the required survey map to document where the slope instability is located. Please provide a cross-section through these slopes. Note: Although the County Geologist does not believe that the slope is a Coastal Bluff Coastal Commission staff has indicated that they consider the bluff to be a Coastal Bluff. Consequently, the County Geologist recommends that the geotechnical engineer demonstrate that the bluff has "is set-back an adequate distance from the blufftop edge so as to provide the LCP required 100-year stability." The County Geologist believes that a qualitative approach on this property is adequate to indicate that there is a 100-year site stability.

===== UPDATED ON FEBRUARY 13, 2004 BY ROBIN M BOLSTER =====

Please revise plans to show location of all existing and proposed drainage features.

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 13, 2004 BY JOSEPH L HANNA =====
NO COMMENT

===== UPDATED ON FEBRUARY 13, 2004 BY JOSEPH L HANNA =====
NO COMMENT

===== UPDATED ON FEBRUARY 13, 2004 BY ROBIN M BOLSTER =====

At the time of building application submittal please submit a detailed erosion control plan, which includes location and construction details for all erosion control devices (e.g. silt fences, straw bales, etc.)

Dpw Drainage Completeness Comments

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

===== REVIEW ON FEBRUARY 26, 2004 BY DAVID W SIMS =====

The proposed plan is approved for discretionary stage stormwater management review. Please see miscellaneous comments for items to be addressed in the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 26, 2004 BY DAVID W SIMS =====

Project Planner: Larry Kasparowitz
Application No. : 04-0051
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Time: 14:21:48
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Applicant should provide drainage information to a level addressed in the Guidelines for Single Family residences provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance. To obtain fee credit for existing impervious surfaces being removed, the full extent of all such areas must be clearly shown on the plans as existing.

All resubmittals of plans, calculations, reports, faxes, extra copies, etc-shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON FEBRUARY 12, 2004 BY RUTH L ZAOESKY =====
Show driveway plan view and centerline profile.
Show existing ground and driveway elevations on profile.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON FEBRUARY 12, 2004 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 23, 2004 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 23, 2004 BY RODOLFO N RIVAS =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON FEBRUARY 11, 2004 BY ERIN K STOW =====
DEPARTMENT NAME:Aptos/La Selva Fire Oept. APPROVED

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON FEBRUARY 11, 2004 BY ERIN K STOW =====
NO COMMENT

EXHIBIT I

Project No. SC8430
29 March 2004

MRS. GLORIA PURDY
P.O. Box 2829
Aptos, California 95001

Subject: Response to Santa Cruz County Comments

Reference: Residential Construction
539 Seacliff Drive
Santa Cruz County, California

Dear Mrs. Purdy:

At your request, we are providing addendum data to answer specific questions and comments by the Santa Cruz County Environmental Planning Department. We have attached a boring site plan and a cross-section to clarify the site conditions. The cross-section was created using a field tape and clinometer and our exploratory borings. In addition, we have shown the top of the slope in relation to the property line on the boring site plan.

The property line is located approximately 35 to 40 feet east of the existing top of the arroyo bank. Our cross-section shows that the bank has been infilled in the past with non-engineered fill.

100-Year Setback

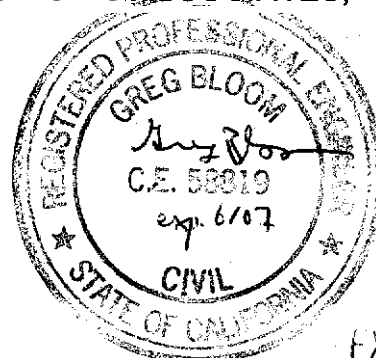
The Santa Cruz County Environmental Planning Department has requested that our firm qualitatively demonstrate that the proposed residence is adequately setback from the arroyo.

It is our opinion that any potential failures of the bank of the arroyo will occur within the zone of non-engineered fill. Even if the non-engineered fill were to fail, the property line would still be setback 20 feet from the head of the failure. It is our opinion that the native earth materials are not subject to landsliding based on the site geometry and the density of the soil and bedrock. If you have any questions, please call our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.

Greg Bloom
C.E. 58819



GB/sq
Attachments
Copies: 4 to Addressee

21

EXHIBIT

(missing page)

map to
large to
scan
online

EDGE OF EXISTING
RESIDENCE

A

PROPERTY LINE

TOP OF SLOPE

Terrace Deposits

NON-ENGINEERED
FILL

A' ARROYO

Purisima Sandstone

B-2

B-1

23

PROJECT No: 568430

DATE: 3-22-04

SCALE: 1" = 10'

DRAWN BY: J.B.

CROSS-SECTION A-A'

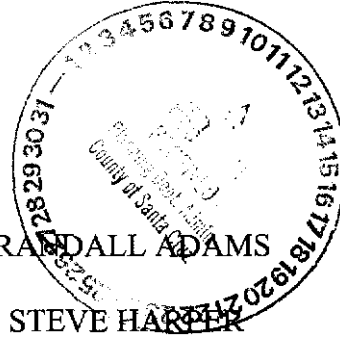
539 Seaclyff Drive
Santa Cruz County, California

HARO, KASUNICH & ASSOCIATES

FIGURE No. 2

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE



DATE: February 11, 2004

TO: Planning Department, ATTENTION: RANDALL ADAMS

FROM: Santa Cruz County Sanitation District, STEVE HARPER

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN 038-173-02 APPLICATION NO.: 04-0051

PARCEL ADDRESS: 539 SEACLIFF DRIVE

PROJECT DESCRIPTION: DEMOLISH - REPLACEMENT SINGLE FAMILY DWELLING

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

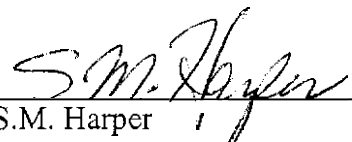
Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

EXHIBIT 1

Other: Backflow preventive device may be required.



S.M. Harper
Sanitation Engineering

SMH:abc/259

c: Applicant: Gloria Purdy
 P.O. Box 2829
 Aptos CA 95001

(Rev. 3-96)



Aptos/La Selva Fire Protection District

6934 Soquel Drive. Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

February 10, 2004

Planning Department
County of Santa Cruz
Attention: Randall Adams
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 38-173-02 / Appl #04-0051
539 Seacliff Drive

Dear Mr. Adams:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

RECOMMEND you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT**.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (**2001**) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING , and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.

(e.g. R-3, Type V-N, Sprinklered)

EXHIBIT I

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.

FIRE FLOW requirements for the subject property are 1000 gallons. **NOTE** on the plans the **REQUIRED** and **AVAILABLE FIRE FLOW**. The **AVAILABLE FIRE FLOW** information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and adopted standards of the Aptos/La Selva Fire Protection District.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an **UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING** must be prepared by the designer/installer. The plans shall comply with the **UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT**.

SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four(4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Sincerely,



Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/ La Selva Fire Protection District

Cc: Gloria Purdy
P.O. Box 2829
Aptos, CA 95001



P.O. Box 158
 Mail to: 5180 Soquel Drive
 Soquel CA 95073.0158
 PHONE (831) 475-8500 PAY (831) 475-4291

PROJECT COMMENT SHEET

Date of Review: 02/09/04
 Reviewed By: carol Carr

Returned	Randall Adams
Proj	county of santa Cruz
Comments to:	Planning Department
	701 Ocean St., Ste. 400
	Santa Cruz, CA 95060-4073

Owner: Gloria —
 PO Box 2829
 Aptos, CA 96001

Applicant: Gloria Purdy
 PO Box 2829
 Aptos, CA 95001

Type of Permit: Development Permit
 County Application # 040051

Subject APN: 088-178-02

Location: Property located on the south side of Seacliff Drive (539 Seacliff Dr.), about 1/4 mile west from State Park Drive.

Project Description: ~~Proposal to demolish an existing single family~~ dwelling and construct a replacement two story, three bedroom single family dwelling.

Notice

Notice is hereby given that the Board of Directors of the Soquel Creek Water District is considering adopting policies to mitigate the impact of development on the local groundwater basins. The proposed project would be subject to these and any other conditions of service that the District may adopt prior to granting water service.

It should not be taken as a guarantee that service will be available to the project in the future or that additional conditions will not be imposed by the District prior to granting water service.

Requirements

The developer/applicant, without cost to the District, shall:

- 1) Destroy any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfy all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) All applicants for new water service from Soquel Creek Water District shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.
 - b) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;

EXHIBIT 1



P.O. Box 158
 Mail to: 5180 Soquel Drive
 Soquel, CA 95073-0158
 PHONE (831) 475-4500 FAX (831) 475-4291

PROJECT COMMENT SHEET

c) All interior plumbing fixtures shall be **low-flow** and have the EPA Energy Star label;

District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing water service;

4) Complete LAFCO annexation requirements, if applicable;

5) All units shall be individually metered with a minimum size of **5/8-inch** by **3/4-inch** standard domestic water meters;

A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure ~~that~~ any future property owners are **notified** of the conditions set forth herein.

Soquel Creek Water District Project Review Comments:

1. SCWD has reviewed plans prepared by Dennis Grady Residential Drafting and Design and has made comments. 1) A New Water Service Application Request will need to be completed and submitted to the SCWD Board of Directors; however, please be advised that additional conditions may be imposed as per the above Notice. 2) The applicant shall be required to **offset** the expected water use of their respective development by a 1.2 to 1 ratio by **retrofitting** existing developed property **within** the Soquel Creek Water District service area. Applicants for new service **shall** bear those costs **associated** with the **retrofit**. Calculations for the expected water demand of this project have been provided. These calculations are based on the preliminary plans and are subject to change. Final calculations are pending finalization of the project plans. 3) All interior plumbing fixtures shall be low flow and have the EPA Energy Star label. 4) The landscape-planting plans will need to be reviewed and approved by District Conservation Staff. 5) A Fire Protection Requirements Form will need to be completed and reviewed by the appropriate Fire District..

Attachments:

- ☐ Soquel Creek Water District Procedures for Processing Minor Land Divisions (MLD) dated November 9, 1992
- ☐ Soquel Creek Water District Procedures for Processing Water Service Requests for Subdivisions and Multiple Unit Developments
- ☐ Resolution 79-7, Resolution of the Board of Directors of the Soquel Creek County Water District Establishing Landscape Design and Irrigation Water Use Policy
- ☒ Water Demand Offset Policy Fact Sheet
- ☒ Soquel Creek Water District New Water Service Application Request.
- ☐ Soquel Creek Water District Variance Application
- ☐ Soquel Creek Water District Water Waiver For Pressure and/or Flow
- ☒ Fire Protection Requirements Form

EXHIBIT 1



Water Demand Offset Policy Fact Sheet

On Tuesday, **August 5, 2003**, the Board of Directors of the Soquel Creek Water District adopted Resolution No. 0331 establishing a Water Demand Offset Policy for New Development.

Overview

The policy requires applicants for new water service to purchase and install sufficient numbers of showerheads, faucet aerators, and low-flow toilets to offset 12 times the amount of water the new development is projected to use so that there is a "zero impact" on the District's water supply.

Retrofit Offset Requirements

To meet the Water Demand Offset requirement, applicants for new service must replace (retrofit) high water use fixtures in existing homes and businesses in the District's service area with low-flow fixtures. The retrofit requirement is dependent on the type of project that is being built.

The District uses a schedule of water use factors to determine the number of retrofits a developer has to complete, which reflect average water use over the life of a project. Water use factors are expressed as annual use in acre-feet. In most cases, the water use factors are the average metered water use of a sample of similar projects, covering a period of several non-drought years.

Finding and Retrofitting Existing Property

When available, the District will provide a list of property owners desiring retrofits, which may be utilized by the applicant to accomplish the requirement, or the applicant may find their own retrofit candidates. If the applicant supplies their own list of retrofit candidates, District staff will contact and schedule a Water Use Efficiency Survey to determine the offset credit from each site. Applicants may be assessed a charge for District staff/representative to verify that all properties were properly retrofitted for the applicant's project. Applicants cannot pay fees to the District in lieu of doing actual retrofits.

Applicants must retrofit each toilet and shower, and each faucet other than a laundry faucet, which does not already meet minimum District standards for water efficiency. The offset credit for a unit is not reduced if the shower heads or faucets are already low-flow. Applicants are not required to replace the whole sink if that's the only way to make it low-flow. Flow restrictors and aerators are generally sufficient for faucets. Showerheads have to be replaced: flow restrictors alone are not acceptable. Toilets must be chosen from the District's **Recommended ULF Toilet List**, or be equal to or better than those on the list. The maximum cost per bathroom retrofit is \$460.

The District does not give offset credits for changes in irrigation systems or planting because landscape water use is so dependent on the habits and preferences of the property owner maintaining the landscape.

Procedures

To assure applicants receive the proper credit, they must first contact the District and arrange for the necessary District inspections. There is no time limit for completing retrofits. However, completion of retrofit is a requirement to receive water service.

Once the total required offset credit has been earned, changing the ownership of the site or minor details of the project will not affect the offset credit that has been approved. However, changes in water use or additions to the project may require additional water demand offsets. Water credits may not be transferred to another site.

Who can complete the Retrofit?

Retrofits must be completed by a licensed plumbing or general contractor. Owners of properties being retrofitted are responsible for any structural issues (such as sub flooring on toilet replacement) and are responsible for the cost difference exceeding the price of the pre-selected toilet from the **District's Recommended ULF Toilet List** if requesting upgrades such as color, style, etc.

Recommended ULF Toilet List

The District maintains a list of recommended ULF toilets. The District's list is based on a study conducted by the National Association of Home Builders Research Center, Inc. Report No. POI-1660902, September 2002. The study evaluated toilet performance, water savings reliability, and physical characteristics. See the back of this fact sheet for the District's **Recommended ULF Toilet List**.

What can get a credit?

A schedule of offset credits for common retrofit situations is provided on the back of this fact sheet. Some types of retrofits may be more cost effective than others.

Comments or questions

If you have questions:

TEL: (831) 475-8500
 FAX: (831) 475-4291
 EMAIL: custserv@soquelcreekwater.org
 MAIL TO: P.O. Box 156
 Soquel, CA 95073-4158
 WEB SITE: w.ScquelCreekWater.org

FIXTURE OFFSET CREDIT VALUES

These values apply to a house, condo, apartment, mobile home, or motel/hotel unit. Assumes new showerheads are 2.5 gallons per minute (gpm) or less and new bathroom and kitchen faucets are 2.2 gpm or less. The larger "before" toilet gallonage is considered the first toilet if a dwelling has two different toilets of different sizes.

	acre-ft credit
First 5-gallon toilet (5-gal. to 1.6-gal.)	0.0350
No. of additional 5-gallon toilets	0.0150
First 3.5-gallon toilet (3.5-gal. to 1.6-gal.)	0.0234
No. of additional 3.5-gallon toilets	0.0100
First showerhead	0.0175
No. of additional showerheads	0.0050
First bathroom sink faucet	0.0050
No. of additional bathroom sink faucets	0.0012
Old kitchen sink faucet	0.0025

NONRESIDENTIAL OFFSET CREDIT VALUES

Credit factor in acre-feet per 1,000 square-feet gross building area. Assumes all toilets and urinals serving the building are replaced: new are 1.6-gallon maximum no other features are modified.

Type of Use	acre-ft credit from:	
	5-gal.	3.5-gal.
Auto Repair/Sales	0.013	0.011
Bank or S&L	0.031	0.025
Bank	0.17	0.14
Church	0.031	0.026
Church (w/ school or day care)	0.05	0.041
Commercial, Service	0.03	0.024
Commercial, Neighborhood	0.17	0.14
Group Housing (per occupant)	0.017	0.014
Grocery Store	0.0756	0.054
Hair Salon, Barber	0.079	0.064
Health Club (w/ aquatics)	0.072	0.058
Health Club (w/o aquatics)	0.031	0.026
Manufacturing (excl. beverages, chemicals)	0.071	0.057
Offices (Building trades contracting)	0.015	0.012
Office (Other nonmedical)	0.03	0.025
Offices (Medical, Dental)	0.079	0.064
Restaurant (Full service, dish washing)	0.73	0.59
Restaurant (Fast-food/take-out prep on-site)	0.30	0.24
Restaurant (Take-out w/ min. prep/assembly)	0.17	0.14
Service Station (w/ Mini Mart)	0.29	0.21
Service Station (w/o Mini Mart)	0.20	0.14
Store (retail)	0.020	0.016
Warehouse (wholesale)	0.029	0.024

RECOMMENDED ULF TOILET LIST

Brand	Model Number	Flush
American Standard		
Dual Flush*	Dual Flush Asia Model	(G)
Compact	4010-012-020/3027-012-020	(G)
Plabe	4395.312-020/334.312.020	(G)
Cadet	4112-016-020/3417 016.020	(G)
Briggs (Proflo)		
Aldma	4232 = 4430W/4320b	(G)
Vacutty	4200	(V)
Abington III	4229 = 4430W/4320b	(G)
Corona		
Orchid*	8510	(G)
Crane		
VIP Flush	3995	(V)
Crane Universal Rundle		
Atlas*	4480 tank, 4285 bowl	(G)
Gerber		
Ultra*	21-712	(G)
Kohler		
Memoirs	4454-0/4254-0	(P)
Wellworth	4620-0/4277-0	(G)
Wellworth	4620-0/4276-0	(G)
Devonshire	4618-0/4269-0	(G)
Sent	4608 tank, 4277 bowl	(G)
Santa Rosa	3386-0	(G)
Mansfield		
Ato*	130-160	(G)
Quantum	150-100	(P)
Niagara		
Flapperless*	N2216	(G)
St. Thomas		
Mariner II	6207.020 (1.0gpf)	(P)
Marathon	6201.010	(G)
Toto		
Ultramax*	MS854114S	(G)
Ultimate (elongated)*	MS854114	(G)
Ultimate (round)*	MS853113	(G)
Drake	CST744S	(G)
CST703	CST703	(G)
Western Pottery		
Aris*	822	(G)

G - Gravity, V - Volume, P - Pressure

*Indicates the 10 highest performing toilets in the study.

List based on National Association of Home Builders Research Center, Inc. Report No. P01-1660902, September 2002.



New Applicant Water Demand Offset Form

APPLICANT INFORMATION

Property owner name

PURDY
Last name or company name

GLORIA
First name (if applicable)

Contact person

(if different from property owner)

First and last name

Title (if applicable) example: manager

Mailing address

PO Box 2829
Street address, apartment no., P.O. box

APTOS 95001
City Zip Code

Telephone number

662-0416
Home

Work

PROJECT INFORMATION

Project address

539 SEACREE DR
Street address, apartment no., P.O. box

APTOS 95001
City Zip Code

APN number

038-173-02

Residential water use factors in acre-feet

- ☐ Apartment (in complex) - 0.18/apartment
☐ Apartment (Added to site) - 0.12/apartment
☐ Apartment (Senior complex) - 0.10/apartment
☐ Condominium, Residential - 0.21/dwelling
☐ Single-family (Lot 0 - 0.08 acre) - 0.21/dwelling
☒ Single-family (Lot 0.1 - 0.25 acre) - 0.30/dwelling
☐ Single-family (Lot .26 - acre or more) - 0.60/dwelling
☐ Mobile Home - 0.14/mobile home

Commercial water use factors in acre-feet

- ☐ Auto Repair - 0.03/1,000 sq.ft. (gross floor area)
☐ Auto Sales - 0.37/acre
☐ Bank or S&L (Downtown w/o landscaping) - 0.04/1,000 sq.ft. (gross floor area)
☐ Bank or S&L (Suburban w/ landscaping) - 0.16/1,000 sq.ft. (gross floor area)
☐ Bar - 0.30/1,000 sq.ft. (gross floor area)
☐ Carwash (Mechanical w/ recovery) - 0.12/1,000 vehicles/day
☐ Carwash (added to service station site) - 2.78/site
☐ Church - 0.11/1,000/sq.ft. (gross floor area)
☐ Church (w/ school or day care) - 0.14/1,000 sq.ft. (gross floor area)
☐ Commercial (Service or manufacturing zone) - 0.06/1,000 sq.ft. (gross floor area)
☐ Commercial (Neighborhood office and retail) - 0.30/1,000 sq.ft. (gross floor area)
☐ Group Housing (Fraternal, sororities, boarding, convalescent) - 0.08/occupant
☐ Hair Salon, Barber - 0.20/1,000 sq.ft. (gross floor area)

- ☐ Health Club (w/ aquatics) - 0.26/1,000 sq.ft. (gross floor area)
☐ Health Club (w/o aquatics) - 0.14/1,000 sq.ft. (gross floor area)
☐ Laboratory - 0.10/1,000 sq.ft. (gross floor area)
☐ Laundromat - 11/site
☐ Manufacturing (Other than beverages, chemicals) - 0.068/1,000 sq.ft.
☐ Motel/Hotel (Guest rooms only) - 0.13/room
☐ Motel/Hotel (Guest rooms plus restaurant, shop, meeting rooms) - 0.43/room
☐ Offices (Building trades contracting) - 0.032/1,000 sq.ft. (gross floor area)
☐ Office (General, nonmedical, includes chiropractor) - 0.066/1,000 sq.ft. (gross floor area)
☐ Offices (Medical, Dental) - 0.20/1,000 sq.ft. (gross floor area)
☐ Offices (Converted from house - Nonmedical) - none
☐ Offices (Converted from house - Medical/dental) - 0.21/house converted
☐ Park (w/ restroom, irrigated turf) - 1.4/acre
☐ Park (w/ community building) - 1.7/acre
☐ Restaurant (Full service - 3 meals, dish washing) - 1.32/1,000 sq.ft. (gross floor area)
☐ Restaurant (Fast-food/takeout w/ on-site prep) - 0.54/1,000 sq.ft. (gross floor area)
☐ Restaurant (Take-out w/ minimal on-site prep) - 0.30/1,000 sq.ft. (gross floor area)
☐ Service Station (w/ Mini Mart) - 0.77/site
☐ Service Station (w/o Mini Mart) - 0.52/site
☐ Store (Downtown w/ existing landscape) - 0.028/1,000 sq.ft. (gross floor area)
☐ Store (Freestanding, w/ landscape) - 0.088/1,000 sq.ft. (gross floor area)
☐ Store (Department w/ incidental salon/coffee) - 0.05/1,000 sq.ft. (gross floor area)
☐ Store (Grocery w/ produce) - 0.30/1,000 sq.ft. (gross floor area)
☐ Warehouse, wholesale - 0.056/1,000 sq.ft. (gross floor area)

OFFSET CALCULATIONS

Single-family

Number of units = 1 x 0.30 (water use factor) x 1.2 = 0.36 offset (acre-feet)

Condominium

Number of units = x (water use factor) x 1.2 = offset (acre-feet)

Apartment

Number of units = x (water use factor) x 1.2 = offset (acre-feet)

Mobile home

Number of units = x (water use factor) x 1.2 = offset (acre-feet)

Motel/Hotel

Number of rooms = x (water use factor) x 1.2 = offset (acre-feet)

Commercial (square feet)

Total square feet /1,000 = x (water use factor) x 1.2 = offset (acre-feet)

Commercial (acre)

Total acreage = x (water use factor) x 1.2 = offset (acre-feet)

Commercial (other)

(water use factor) x 1.2 = offset (acre-feet)Total Offset Required for this Development: = 0.36 AFY (One acre-foot equals 325,851 gallons)

Staff signature

[Signature] 33

Date

02/09/04

EXHIBIT 1



New Water Service Application Request

Applicant is requesting:☐ Will Serve Letter☐ New Service Installation then ☐ Copy of Building Permit provided.☐ New Irrigation Service Installation**Please Print**

Date of request: _____ .Date stamp by District _____

Applicant's Name: _____

Address: _____

City: _____ Zip code: _____

Daytime telephone number (including area code): _____

Assessor's Parcel No.: _____

Property street location: _____

Check one:☐ Single-Family ☐ Minor Land Division ☐ Subdivision ☐ Commercial ☐ Vacant Parcel**Description of project and name, if applicable:**

Property Owner's Name & address (if different from applicant)

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Daytime telephone number (including area code): _____

Anticipated date for Board consideration: Regularly Scheduled Meeting of: _____



5180 SOQUEL DR.
PO BOX 158
SOQUEL, CA 95073
TEL 831-475-8500
FAX 831-475-4291

BOARD OF
DIRECTORS

BRUCE DANIELS, KRIEGER

JOHN W. BEEBE
Vice President

BRUCE DANIELS
DR. BRUCE JAFFE
DR. THOMAS LAHUE

LAURA D. BROWN
General Manager

For SCWD Use Only

CWO: _____

Date of Approved
Agreement: _____

Date of Acceptance: _____

FIRE PROTECTION REQUIREMENTS FORM

This form **must** be completed by the appropriate Fire Protection District for any new water service or change in water service and returned to the **Water** District.

APPLICANT INFORMATION To be completed by Applicant

Name: _____

Mailing Address: _____

Phone No.: _____ Fax No.: _____

Name of Property Owner's Agent/Representative (if applicable): _____

Phone No. for Property Owner's Agent/Representative: _____

Proposed Property Address: _____

Proposed APN: _____

Proposed Property: ☐ Commercial Use ☐ Residential Use (Single-Family)
(check One) ☐ MLD (less than 4 units) ☐ Subdivision (more than 4 units)

FIRE PROTECTION DISTRICT INFORMATION To be completed by Fire District

The Fire District requires the following improvements to be made by the owner as a condition for project acceptance:

☐ FIRE HYDRANT (Size, Type, Location) _____

☐ FIRE SERVICE (Size, Type) _____

☐ NO FIRE PROTECTION IMPROVEMENTS REQUIRED AT THIS TIME.

Signed _____ District _____

Title _____

Date _____

Randall Adams

From: Dan Carl [dcarl@coastal.ca.gov]
Sent: Friday, February 27, 2004 11:23 AM
To: Randall Adams
Subject: RE: 04-0051 (Purdy)

Thanks for the update. I'll look forward to the staff report for the full reasoning behind these findings. Good luck with this. Dan

Original Message
From: F Adams [mailto:f.adams@santa-cruz.ca.us]
Sent: Friday, February 27, 2004 11:15 AM
To: Dan Carl
Subject: RE: 04-0051 (Purdy)

Hi Dan,

Thank you for your comments.

I have reviewed this project with Joe Hanna, and he has determined that the project site is located at the top of an inland drainage and is not located at the edge of a coastal bluff.

The County will be requiring an adequate setback from the top of the slope, as necessary to provide stability for the proposed improvements, but may not be requiring proof of 100 year stability.

I wanted to let you know of this determination at this time, so you would know that your comments were received and discussed in the review of this project. If the CCC finds it necessary to appeal this determination, that act should be taken after the project has completed the local review process.

Planning staff will address the drainage and visual concerns that you have identified. Please note that storm water directed to the street ultimately outlets into the same drainage below the subject property through a small canal located one parcel over to the west.

Please let me know if you have any further concerns or questions regarding this project.

Randall

-----Original Message-----

From: Dan Carl [mailto:dcarl@coastal.ca.gov]
Sent: Friday, February 06, 2004 9:51 AM
To: Randall Adams
Subject: 04-0051 (Purdy)

Hi Randall,

Rec'd your request for comments on this one.

It appears that this site is located atop the bluffs above Seacliff Beach and the State park. The plans do not show the relation of the site to the bluff edge in this regard. In any event, please ensure that the development is set back an adequate distance from the blufftop edge so as to provide the LCP required 100-year stability (without reliance on bluff retaining walls or other structures).

The plans do not identify how drainage is to be addressed. We recommend that all drainage be captured and directed back inland to Seacliff Drive (and not

allowed to be directed seaward of the bluff edge).

It is difficult to know whether the site is prominent in the beach viewshed from the plans. If so, measures to reduce any massing in the viewshed may need be considered (such as redistributing mass inland and away from the bluff edge, stepping back the second story from the first, eliminating any cantilevered components, etc.) It is hard to say more on this point without a clearer sense of the site in relation to the beach and public viewshed below. In any event, please take these viewshed issues into your consideration

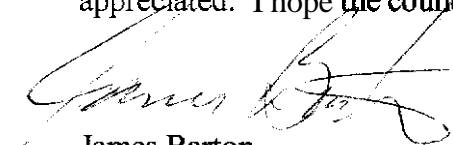
Thanks for the opportunity to comment. I hope that this is helpful. Feel free to call/email to discuss.
Dan

June 26,2004

Mr. Larry Kasparowitz
County of Santa Cruz
701 Ocean Street
Santa Cruz, Ca 95060

RE: 539 Seacliff Drive, Aptos, Ca

My property shares a boundry with 539 Seacliff on the left side of the lot. Ms. **Purdy** has reviewed the plans to build a new residence at this location and I **am** in **full** support of her project. The current **house** does not meet set-back requirements and in fact the roof is one foot from the property line. The new plan gives **an** 8 foot set-back which will be appreciated. I hope **the county** will see fit to grant permits for this project.



James Barton
527 Seacliff Drive
Aptos, Ca

June 26, 2004

Mr. Larry Kasparowitz
County of Santa Cruz
701 Ocean Street
Santa Cruz, Ca 95660

Subject: 539 Seacliff Drive, Aptos, Ca

We own the property directly across the street from 539 Seacliff Drive. **Ms.** Purdy has reviewed the plans for construction of a new 2-story house at 539 Seacliff and we find her design to be in keeping with the neighborhood and support this project.

542 Seacliff Drive
Aptos, Ca 95003

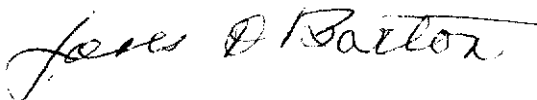
Mary Lou Bowyer

June 24,2004

Mr. Larry Kasparowitz
Project Planner
county of ~~santa~~ Cruz
701 Ocean Street - 4th Floor
Santa Cruz, Ca 95060

RE: 539 Seacliff Drive, Aptos, Ca

We live directly across the street from 539 Seacliff Drive. We are aware of the plan to construct a new house at this location. We have reviewed Ms. Purdy's plan to build a 2-story house and are not opposed to the new design. We believe new construction will further improve our neighborhood. Thank you.

A handwritten signature in cursive script, reading "James D. Barton".

Mr. & Mrs. James Barton
538 Seacliff Drive
Aptos, Ca