



Staff Report to the Zoning Administrator

Application Number: **04-0164**

Applicant: Nancy Huyck
Owner: Kevin Walters et al
APN: 032-232-04

Agenda Date: September 17, 2004
Agenda Item #: 8
Time: After 10:00 a.m.

Project Description: Proposal to construct a second floor addition to within about 15 feet of the front property line and a bi-level rear yard patio to an existing non-conforming single-family dwelling.

Location: Property is located on the south side of Pleasure Point Drive (2914 Pleasure Point Drive) about 56 feet east of the intersection of Pleasure Point Drive and Rockview Drive.

Supervisory District: 1st District (District Supervisor: Jan Beautz)

Permits Required: Requires a Variance to reduce the required 20 foot front yard to about 15 feet, a Coastal Development Permit, a Geologic Report review, and a Soils Report review.

Staff Recommendation:

- Approval of Application 04-0164, based on the attached findings and conditions.
- Certification that **the** proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Project plans | F. | Zoning, General Plan, and Location maps |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Materials & Colors Board |
| D. | Categorical Exemption (CEQA determination) | I. | Native Bluff Plant List (CCC) |
| E. | Assessor's parcel map | | |

Parcel Information

Parcel Size:	4,661 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Pleasure Point Drive

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 (Single-family residential, 5,000 square feet minimum lot size)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Coastal Bluff – Geology report reviewed and accepted by County
Soils: Soils report reviewed and accepted by County
Fire Hazard: Not a mapped constraint
Slopes: 0 to 2 percent in area of development; other areas very steep
Env. Sen. Habitat: No physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/developed site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Zone 5

Project Setting

The subject property is located in the Pleasure Point area of Live *Oak* in a neighborhood containing single-family homes of various sizes, ages, and architectural styles. The parcel is bordered on the east and west by private residences, on the north by Pleasure Point Drive, **and** on the south by the Monterey Bay. A bluff and seawall separates the subject home from the water.

Project Description

The applicant proposes to add **386** square feet of floor area to the second story and **55** feet to the first story of an existing non-conforming single-family dwelling. The house is non-conforming due to substandard front and west side setbacks, which are 15 feet and **4** feet, respectively (20 feet and **5** feet are required). A Variance is required because the addition is proposed to match the footprint of the existing first floor and will be constructed over the garage. This portion of the existing house, while non-conforming to the 20 foot front setback, does meet both side setback requirements.

The proposed addition on the first floor encloses and extends an existing front porch on the east side of the house and conforms to the required 5 foot side setback. Interior changes result in three bedrooms, a kitchen, a living room, a dining room, and a reconfigured garage.

Additionally, an on-grade concrete or brick bi-level patio of about 700 square feet that matches the topography of the site is proposed on the south side of the house. A Coastal Geologic Investigation established the 100 year bluff retreat line and the required 25 foot setback where the house may not be expanded, however the patio is exempt from the geologic setback requirement provided that proper drainage and erosion control are incorporated into the project.

Zoning & General Plan Consistency

The subject property is a 4,661 square foot lot, located in the R-1-5 (Single-family residential, 5,000 square feet minimum lot size) zone district, a designation which allows residential uses. The single-family dwelling and proposed addition is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

The existing single-family dwelling has non-conforming front and west side setbacks. As required by the Zoning Ordinance, plans contained in Exhibit A show that not more than 50% of the non-conforming exterior walls are proposed to be structurally altered (foundation replacement and changes to wall coverings are not considered in the 50% calculation). A condition of approval that the building plans must also reflect not more than 50% alteration to the non-conforming walls has been attached to this development permit.

Parking

The project does not result in an intensification of use as defined by County Code 13.10.700, since no increase in the number of bedrooms is proposed. Like many homes in the area the size of the garage and the substandard front yard results in no standard on-site parking spaces. To improve the parking situation the applicant has redesigned the garage space to accommodate one standard parking space (8.5 by 18 feet).

Local Coastal Program Consistency

The proposed addition to the single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The design, which utilizes beige stucco walls and clay mission roof tiles, is not inconsistent with the existing range of architectural styles.

The project site 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. Stairs down to the seawall do exist on the eastern property line but they are not publicly used.

The northern portion of the project site adjacent to Pleasure Point Drive is relatively level. The southern portion of the site contains a 10 foot high bluff that slopes down towards an existing concrete seawall. The seawall closely represents the location of the southern property line. Geotechnical and Coastal Geologic Investigations were submitted by the applicant and reviewed and accepted by the County Geologist. Staff recommendations are contained in the acceptance letter in Attachment G.

The Geologic Investigation concluded that the long term coastal bluff retreat rate has been negligible since the seawall installation in 1940. The 100-year bluff retreat line was designated 4 feet landward from the top of the modern day bluff. This line is approximately 18 to 20 feet away from the existing dwelling at its closest point. The Geologic Hazards Ordinance requires that all development be located at least 25 feet away from the top edge of the coastal bluff. For this reason, the only location available for an addition to the home is on the side facing Pleasure Point Drive.

The Geologic Hazards Ordinance contains an exemption for projects such as decks which do not require a building permit and do not unfavorably alter drainage patterns. The bi-level patio is proposed to be **less** than 18 inches in height and will have an engineered drainage system to avoid any concentration of runoff over the nearby bluff, or, increase in infiltration into the bluff.

Recommendations contained in the Coastal Geologic Investigation specify that all runoff from improved surfaces such as walkways, patios, roofs, and driveways be collected and dispersed on site in such a way as to avoid ponding adjacent to the building or spilling over the bluff without erosion protection. The Geotechnical Investigation supports this recommendation and suggests concentrated storm water be discharged to Pleasure Point Drive, wherever feasible. Currently the house does not have gutters or other controlled drainage systems. Rainfall flows directly off the roof onto the surrounding landscape and sheetflows towards Pleasure Point Drive and towards the bluff. The project has been conditioned to have the project geologic engineer and County Geologist review and approve the drainage design and appropriate erosion control measures prior to issuance of a Building Permit.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number **04-0164**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

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

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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 (LCP) designation.

This finding can be made, in that the property is zoned R-1-5 (Single-family residential, 5,000 square feet minimum lot size), a designation which allows residential uses. The single-family dwelling and proposed addition is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

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

This finding can be made, in that 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.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style, the site is surrounded by lots developed to an urban density, and the colors shall be natural in appearance and complementary to the site. While the existing development site is located on a bluff top, the addition will take place away from the bluff. The proposed patio on the south side of the dwelling is designed on grade to avoid any visual impact to the seaward side of the property.

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.

This finding can be made, in that since the project site has been developed with a single-family dwelling since 1937, the proposed addition will not interfere with public access to the beach, ocean, or any nearby body of water. While stairs down to the seawall do exist on the eastern property line, they are not publicly used. 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.

This finding can be made, 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 lot size) 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.

This finding can be made, in that the project is located in an area designated for residential uses. While the site is physically constrained by the coastal bluff on the south side of the property, the proposed addition will take place outside of the 25 foot setback from the 100 year bluff retreat line. 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. In addition, the project geologic and geotechnical engineers are required as a condition of approval of this permit to review and accept that the final building plans are in accordance with all recommendations of the Coastal Geologic and Geotechnical Investigations submitted with this application.

The proposed addition to the existing single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed addition will be consistent with the setbacks of the existing structure and will not encroach any closer to the front or west side property line. The subject parcel is subject to physical constraints that do not allow an addition to take place outside of the setback. Variance findings have been made for the proposed addition.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single-family residential, 5,000 square foot minimum lot size) zone district in that the primary use of the property will continue to be one single-family dwelling. The project meets all site standards for lot coverage and floor area ratio and Variance findings have been made for the 15 foot setback to the front property line for the second floor addition.

The existing single-family dwelling is non-conforming due to substandard front and west side setbacks. Plans contained in Exhibit A show that less than 50% of the exterior walls that are non-conforming are proposed to be altered. A condition of approval that the building plans must also reflect not more than 50% alteration to the non-conforming walls has been attached to this permit.

No structural additions are proposed within the 25 foot geologic setback from the coastal bluff. The on-grade patio proposed in the setback meets the requirements of the exemption contained in the Geologic Hazards Ordinance provided that the drainage design and erosion control measures incorporated into the project at the building permit phase prevent a concentration or increase of

runoff over the bluff. The County Geologist, project Geotechnical Engineer, and project Geologist are required to approved the drainage plan at the building permit phase.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding *can* be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Medium Density Residential (R-UM) land use designation in the County General Plan.

The proposed addition to the single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), with the exception of the front setback which is proposed to match the existing 15 foot setback instead of 20 feet as required by the R-1-5 Zone district. As other single-family dwellings and additions in the vicinity have been built with similar reduced front setbacks, the addition above the existing garage will not adversely impact neighboring properties. The proposed addition will not encroach into the side setbacks.

The proposed addition to the single-family dwelling 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 addition to a single-family dwelling will comply with lot coverage and floor area ratio standards for the R-1-5 zone district and will result in a structure consistent with other dwellings in the vicinity.

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

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

This finding can be made, in that the proposed addition to a single-family dwelling is to be constructed on an existing developed lot. Since the project does not result in an intensification of use according to County Code 13.10.700, in that the number of bedrooms will not increase, the expected level of traffic is not anticipated to increase above what 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.

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

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.1.1.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed addition to a single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties. As other properties in the vicinity have been built with similar setbacks, the addition will not visually impact available open space in the surrounding area.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the property is constrained by a 25 foot setback from the coastal bluff where no new habitable development may occur. This limits the location where an addition could be constructed. Many surrounding single-family dwellings have been constructed with the same 15 foot front setback as the subject parcel. Similarly, modest home expansions such as the proposed project are not uncommon in the vicinity. Strict application of the Zoning Ordinance to this parcel would deprive the property owners of enjoying the same development privileges as other property owners in the vicinity under identical zoning classification.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

The finding that the proposed addition is in harmony with the general intent of zoning objectives can be made, in that it is sited as far away from the coastal bluff as possible to avoid a known geologic hazard and therefore protects public health, safety, or welfare. The current location of the single-family dwelling on the lot precludes an addition in any other location without encroaching into the geologic setback or a side setback. The proposed addition above the garage will not encroach into the front setback any more than the existing structure and will not be detrimental to light, air, and open space of the surrounding properties as several have been constructed with similar front setbacks.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other property owners in the vicinity have been permitted to construct modest additions despite substandard front setbacks and/or geologic constraints. The size and form of the proposed addition is consistent with similar permitted home expansions in the area, and does not increase the degree to which the subject home is non-conforming.

Conditions of Approval

Exhibit A: Project Plans, 5 sheets, prepared by Nancy Huyck, dated April 15, 2004.

- I. This permit authorizes the construction of an addition to a single-family dwelling to within about 15 feet of the front property line and a rear patio of about 675 square feet (approximately 19 by 36 feet). 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. Engineered grading, drainage, and erosion control plans for the dwelling and patio. For the patio to meet the exemption to the geologic setback contained in County Code Section 16.10.070(h), it must not unfavorably alter drainage patterns by significantly increasing or concentrating runoff over the bluff edge or by significantly increasing infiltration into the bluff. All details relating to this requirement must be shown on the plans
 3. Landscape plan consistent with all recommendations of the accepted Geotechnical and Geologic reports. The plan must also be consistent with the California Coastal Commission's recommended native bluff plant list (Exhibit I).
 4. State on the plans that all development shall conform to the Geotechnical and Geologic Investigation recommendations.

5. Show where alterations to exterior walls are proposed. Not more than 50% of the non-conforming exterior walls may be structurally altered..
 - 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. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Submit 2 copies of the approved Geologic and Geotechnical Investigations prepared and stamped by the appropriate licensed Geologic or Geotechnical Engineer.
 - F. Submit letters from licensed Geologic and Geotechnical Engineers that the building, grading, and drainage plans are in conformance with the respective Geologic and Geotechnical Investigation recommendations
 - G. The applicant must sign and record a Declaration regarding the issuance of a Development Permit in an area subject to geologic hazards. The Declaration contains an agreement to maintain the seawall to prevent **future** bluff retreat related to wave erosion.
- 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 geology and soils reports.
 - 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.

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

Karen McConaghy
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: 04-0164
Assessor Parcel Number: 032-232-04
Project Location: 2914 Pleasure Point Drive

Project Description: Proposal to construct a second floor addition to a single-family residence

Person or Agency Proposing Project: Nancy Huyck

Contact Phone Number: (408) 399-6250

- 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. ☒ **Categorical Exemption**

Specify type: Class 1 Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Minor alteration of existing private structure

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

Karen McConaghy, Project Planner

Date: _____

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

Assessor's Map
County of Santa
Dec. 1998

Tax Area Code
82-003 82-040

PR. RANCHO ARROYO DEL RODEO
S 1/2 SEC. 21, T.11S, R.1W., M.D.B. & M.

$$1.50' \leq \dot{\theta} \leq 1.50'$$

MINUTEMAN

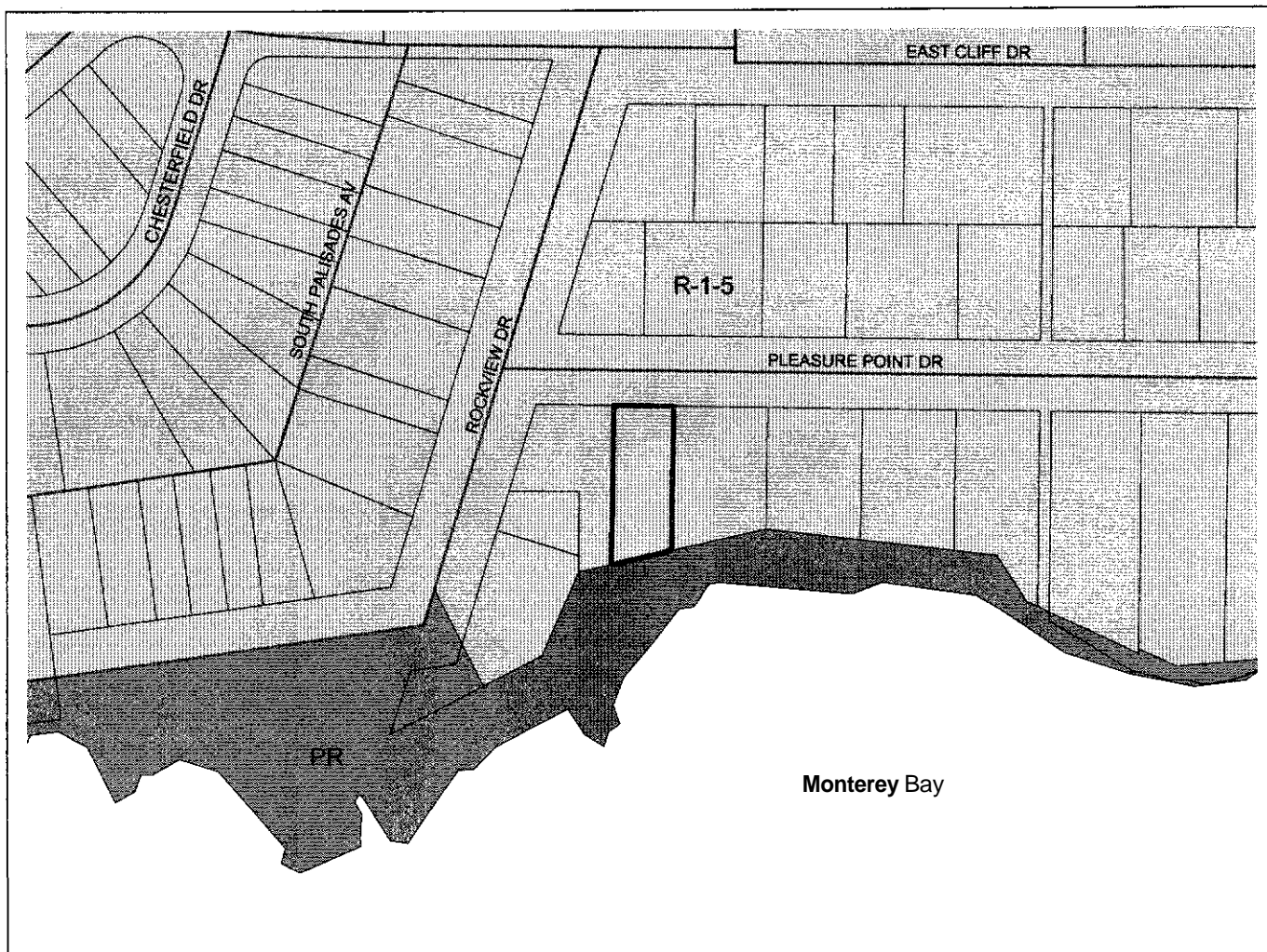
PLEASE PRINT

DR.

SEA W
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104RS15
9/16/03

Zoning Map



200 0 200 400 600 Feet

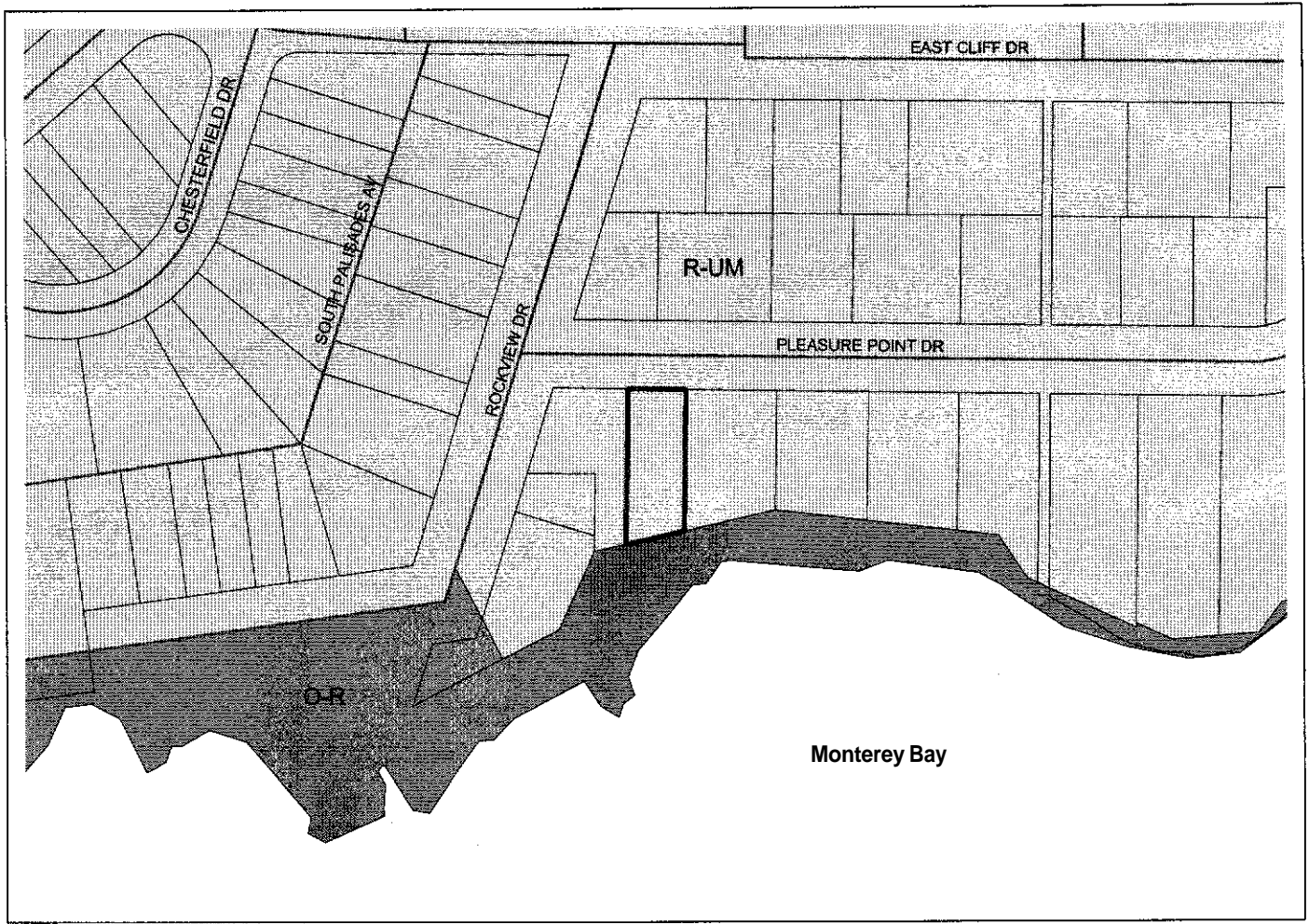
Legend

- APN 032-232-04
- Streets
- R-1-X
- PR



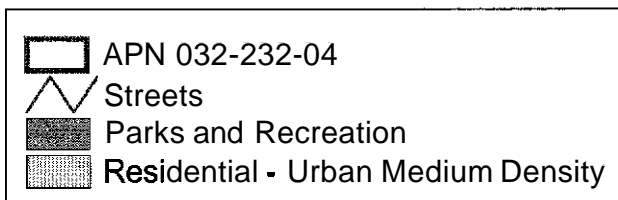
Map created by Santa Cruz County
Planning Department:
April 2004

General Plan Map



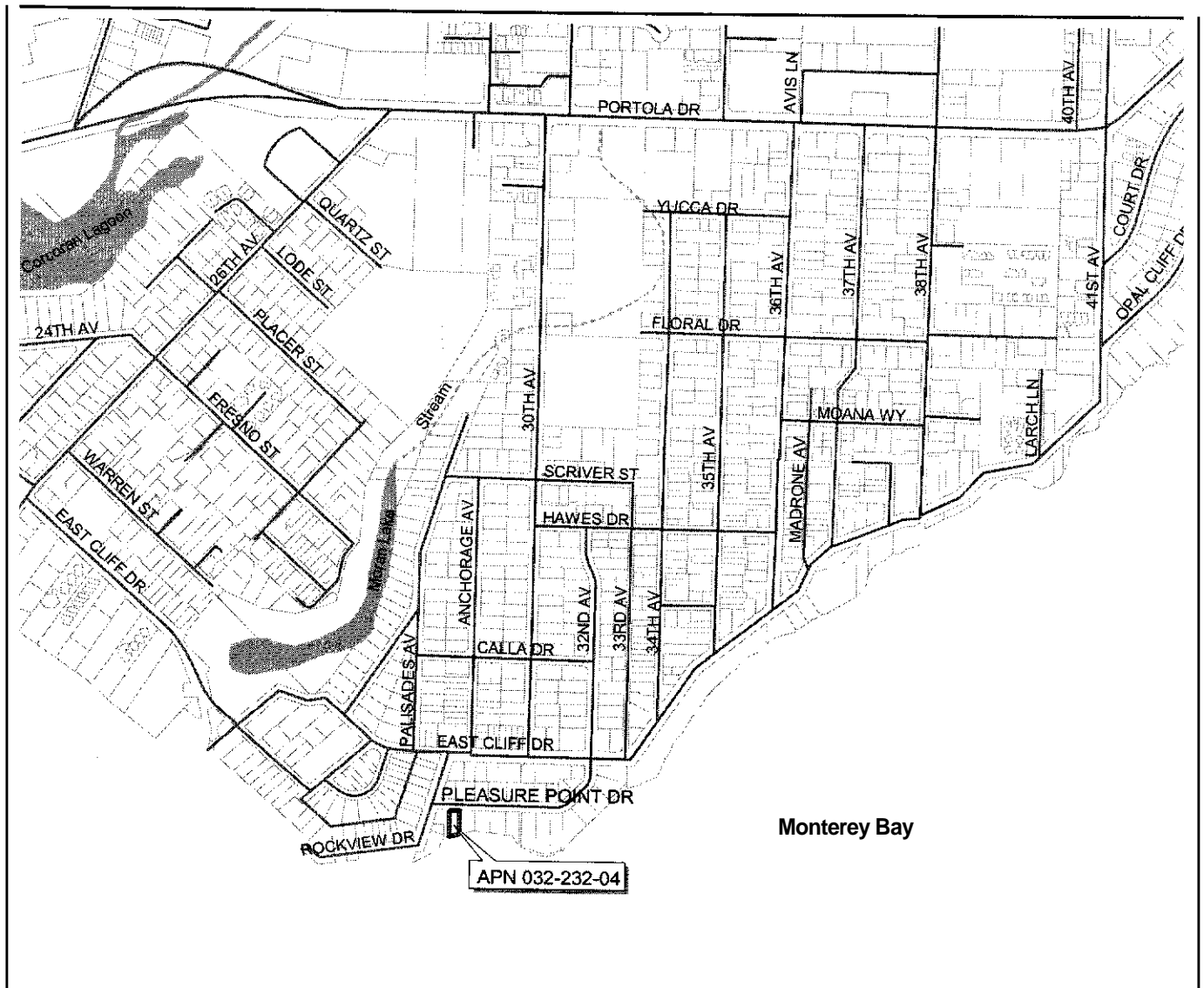
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Legend



Map created by Santa Cruz County
Planning Department:
April 2004

Location Map



1000 0 1000 2000 Feet

Planning Department:
April 2004





County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831) 454-2580 FAX (831) 454-2131 TDO (831) 454-2123
TOM BURNS, DIRECTOR

April 29, 2004

Nancy Huyck
55 Roberts Road Suite D
Los Gatos. CA 95032

**SUBJECT: Review of Engineering Geology Report by Nolan, Zinn, and Associates
Dated April 14, 2004, Job # 03051 - SC
And,
Geotechnical Report by Bauldry and Associates,
Dated April 16, 2004, 0336-SZ993-A24
APN: 032-232-04, Applic. No.: 04-0164**

Dear Nancy Huyck:

Thank you for submitting the subject reports for the parcel referenced above. The Report was reviewed for conformance with County Guidelines for Geotechnical and Engineering Geology Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has **accepted** the Report, and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. The seawall must be maintained to prevent future bluff retreat related to wave erosion. The applicant must sign and record an agreement stating that they will maintain this seawall.
3. An engineered drainage plan and a landscape plan will be required as part of the building plans.
4. Final building and grading plans shall reference the approved Geotechnical and Engineering Geology Reports, and shall state that all development shall conform to the Report recommendations,
5. Prior to building permit issuance, the Geotechnical Engineer and Engineering Geologist must submit a brief building, grading and drainage plan review letters to Environmental Planning stating that the plans and foundation design are in general conformance with the Report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the Report recommendations.

RECORDED AT REQUEST OF:
County of Santa Cruz

WHEN RECORDED MAIL TO:
Environmental Planning Section
Santa Cruz County Planning Dept.
701 Ocean St.
Santa Cruz, CA 95060

(Space above this line for Recorder's use only)

Note to County Recorder:

Please return to the staff geologist in the Planning Department when completed.

DECLARATION REGARDING THE ISSUANCE OF A DEVELOPMENT PERMIT
IN AH AREA SUBJECT TO GEOLOGIC HAZARDS

The undersigned _____ (names of property owners) (does) (do) hereby certify to be the owner(s) of the real property located in the County of Santa Cruz, State of California, commonly known as:

_____ (street address); legally described in that certain deed recorded in Book _____ on Page _____ of the Official Records of the Santa Cruz County Recorder on _____ (recordation date); **Assessor's Parcel Number: 032-232-04.**

And, acknowledge that records and reports, filed with the Santa Cruz County Planning Department, indicates that the above described property is located within an area that is subject to geologic hazards, to wit:

The proposed home site is located near a Coastal Bluff. An engineering geologist and geotechnical engineer has examined the site and has determined that, with maintenance of the existing seawall; the home is protected from coastal erosion process (see Planning File 04-0164.) The home is located in a seismically active area and will be subject to server ground shaking and secondary seismic hazards such as tsunamis.

And, having full understanding of said hazards, (I) (We) elect to pursue development activities in an area subject to geologic hazards and do hereby agree to release the County from any liability and consequences arising from the issuance of the development permit.

This Declaration shall run with the land and shall be binding upon the undersigned, any future owners, encumbrancers, their successors, heirs, or assignees. This document should be disclosed to the forgoing individuals. This Declaration may not be altered or removed from the records of the County Recorder without the prior consent of the Planning Director of the County of Santa Cruz.

OWNER : _____
Signature

OWNER : _____
Signature

ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. IF A CORPORATION, THE CORPATE FORM OF ACKNOWLEDGEMENT SHALL BE USED.

Native Bluff Plant List (Updated 4.18.2002)

[illegible]