



Staff Report to the Zoning Administrator

Application Number: **04-0322**

Applicant: Hamilton Swift Land Use
Planning

Agenda Date: January 7, 200**5**

Owner: Mark and Holly Ann Permcci
APN: 043-081-04

Agenda Item#: **2**
Time: After 11:00 a.m.

Project Description: Proposal to construct a two-story, 2,971 square-foot single-family dwelling with an attached, 425 square-foot attached garage, remove one Eucalyptus tree, and construct a fence of up to 8 feet in height along the northern property line outside the front yard setbacks.

Location: Property located on the southwest corner of the intersection of Kingsbury Drive and Rio del Mar Boulevard in Aptos.

Supervisory District: 2nd District (District Supervisor: Ellen Pine)

Permits Required: Coastal Development Permit, Residential Development Permit for an overheight fence, and a Significant Tree Removal Permit

Staff Recommendation:

- Approval of Application 04-0322, 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 | E. Assessor's parcel map |
| B. Findings | F. Zoning and General Plan map |
| C. Conditions | G. Arborist's report |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |

Parcel Information

Parcel Size: **6,533** (*per survey*)
Existing Land Use - Parcel: Vacant lot
Existing Land Use - Surrounding: Single-family dwellings

Project Access: Kingsbury and Rio del Mar Blvd.
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Residential)
Zone District: R-1-6 (Single-family residential, 6,000 square feet minimum lot size per unit)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elkhorn Sandy Loam (Soils Index No. 133)
Fire Hazard: Not a mapped constraint
Slopes: 15% to 30%
Env. Sen. Habitat: No evidence found on site
Grading: About 187 cubic yards
Tree Removal: 12 trees to be removed, replaced with 12 trees replanted in kind
Scenic: Not a mapped resource
Drainage: Proposed drainage adequate
Traffic: Negligible increase in trips from new SFD
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Archeological Site Review negative

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6

History

The subject parcel is a legal lot of record created by the Aptos Beach Country Club Subdivision in 1926. The parcel is vacant and no records exist of previous development.

Project Setting

The property is a corner lot on the southwest corner of the intersection of Rio del Mar Boulevard, Cliff Drive, and Kingsbury Drive. The parcel is bounded by single-family homes of one and two-stories. A small Eucalyptus grove currently exists on site and within the right-of-ways of Rio del Mar Boulevard and Kingsbury Drive, a portion of which is proposed to be removed and replaced with Dogwoods and Maples. The parcel is one of the last undeveloped parcels in the neighborhood.

Zoning & General Plan Consistency

The property is zoned R-1-6 (Single-family residential with a minimum parcel size of 6,000 square feet) with a General Plan/Local Coastal Program Land Use Designation of R-UL (Urban Low Residential). A single-family dwelling is a principal permitted use within the zone district.

The proposed residence complies with all site standards of the R-1-6 zone district, including setbacks, Floor Area Ratio, and lot coverage, as detailed in the table below:

	R-1-6 Site Standards	Proposed
Front yard setback (Rio del Mar Blvd).	20'	20'
Side yard setback	5'	5'
Street side yard setback (Kingsbury Dr.)	10'	10'
Rear yard setback	15'	15'
Maximum height	28'	28'
Maximum % lot coverage	30%	30%
Maximum % Floor Area Ratio	50%	49.5%

Local Coastal Program Consistency

The proposed single-family dwelling will conform 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 Spanish style is among the common architectural styles in the neighborhood in a neighborhood with a variety of architectural styles. The site will not interfere with public access to the beach, as it is not located between the ocean and the first through public road.

Design Review and Neighborhood Compatibility

The County's Urban Designer reviewed the proposed development for conformance with the Coastal Zone Design Criteria laid out in Section 13.10.130 of the County Code, and found the proposal to meet all applicable criteria. The size, bulk, mass, and scale of the dwelling is similar to other dwellings on similarly sized parcels in the vicinity.

Tree Removal

The site is heavily wooded with Eucalyptus and Monterey Cypress trees, some of which will be removed due to damage from construction and safety concerns. In total, the owner proposed to

remove seven Eucalyptus trees, one Monterey Cypress, and four smaller trees (with a DBA of less than 20"), two of which exist within the County right-of-way for Kingsbury Drive. All recommendations of the arborists report must be followed (Exhibit G), and the removed trees must be replaced on a one-for-one basis per Condition of Approval II.B.6.

Privacy concerns

The location and layout of the proposed residence is oriented to the west, potentially compromising the privacy of the neighbor to the immediate west of the site. To preserve **privacy**, the owner proposes to construct an eight-foot high fence parallel to the western property line to satisfy concerns of the neighbor. This fence will be offset from the property line about 12" to 14" to allow the neighbor adequate access for maintenance and repair of his house, a non-conforming structure.

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 **04-0322**, 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 LUP designation.

This finding can be made, in that a single-family residence is a principal permitted use within the R-1-6 zone district, an implementing zone district for the R-UL General Plan/Local Coastal Program LUP designation.

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

This finding can be made, in that no easements or special development restrictions exist on the 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 proposed single-family dwelling will be visually compatible with the character of the neighborhood in that the bulk, mass, and scale will be similar to similarly sized lots in the vicinity. Landscaping will preserve the wooded setting of the site.

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 the project site is not located between the beach ~~and~~ the first through public road and 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. 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 proposed single-family dwelling will be required to comply with all applicable building, plumbing, electrical, and energy codes prior to final inspection for the building permit. All requirements of the Aptos/La Selva Fire Protection District will be incorporated into the final plans prior to approval of the building permit.

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

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single-family residential, 6,000 square feet minimum lot size per unit) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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

This finding can be made; in that the proposed single-family dwelling is consistent with the use and density requirements specified for the Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties as all current site and development standards for the zone district will be met as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The proposed eight foot high fence will be offset from the property line by about 12 to 14 inches to provide adequate access for light and solar opportunities to the existing non-conforming dwelling to the immediate west of the project site.

The proposed 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 single-family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure with a similar height, bulk, mass, and scale as existing houses on similarly sized parcels in the vicinity.

The proposed single-family dwelling will step down the hillside, complying with General Plan Policy 8.6.5 (Designing With the Environment).

The proposed single-family dwelling will comply with General Plan Policy 8.6.3 (Story Limitation) in that the house will be a two-story dwelling with a central elevator shaft and stairway.

A specific plan has not been adopted for this **portion** of Aptos.

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 adequate utility services are available and the additional traffic generated by one single-family dwelling will be accommodated by the existing road system.

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 will incorporate an architectural style that is common in the surrounding neighborhood and will have a bulk, mass, size, and scale similar to other similarly sized parcels in the vicinity.

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

This project does not require Design Review under Section 13.11 as it is a single-family dwelling of less than 7,000 square feet outside of a designated Coastal Special Community or Sensitive Site.

Conditions of Approval

Exhibit A: Project plans, pages 1-5 drawn by Thacher and Thompson Architects (7/6/04), pages 6-7 drawn by Ellen Cooper-Landscape Architect (6/3/04), and pages 8-9 drawn by Bowman & Willams- Consulting Civil Engineers (9/21/04).

- I. This permit authorizes the construction of a two-story, five-bedroom, single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, including landscaping, the proposed rock swales, and tree removal.
- 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. A grading plan showing the limits of grading, existing and proposed contours, cross-sections through all pads showing cut and fill, estimated earthwork volume, and the destination for any excavated material.
 3. A drainage plan.
 4. An erosion control plan showing including the locations and construction details for all proposed erosion/sediment control devices. Erosion control plan must also address the construction of entrance and exist areas so as to prevent tracking sediment from the site onto public roadways.
 5. Details showing compliance with fire department requirements.

6. A landscape plan showing the replacement of all removed significant trees on a one-for-one basis. This plan shall detail the location, size, and species of all replacement trees.
 - C. Meet all requirements of and pay Zone 6 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 Aptos/La Selva Fire Protection District.
 - E. Submit 2 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. After soils report review and acceptance, a plan review letter must be submitted stating that the final building, grading, and drainage plans are in general conformance with the recommendations made in the report prepared for the site.
 - G. Pay the current fees for Parks and Child Care mitigation for five bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for one single-family dwelling. Currently, these fees are, respectively, \$2,000 and \$2,000 per bedroom.
 - I. Provide required off-street parking for four 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.
 - J. 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.

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APN: 043-081-04

Owner: Mark and Holly Ann Permcci

- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The rock swales located within the County right-of-way must be maintained by the property owner at all times.

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

David Keyon
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.

EXHIBIT C

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: 04-0322

Assessor Parcel Number: 043-081-04

Project Location: No address (vacant lot)

Project Description: Construct new single-family dwelling on an existing lot of record

Person or Agency Proposing Project: Hamilton Swift Land Use Planning

Contact Phone Number: (831) 459-9992

- 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(a): One single-family residence in a residential zone

F. Reasons why the project is exempt:

Construction of one single-family dwelling in a residential zone is exempt from CEQA

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

David Keyon, Project Planner

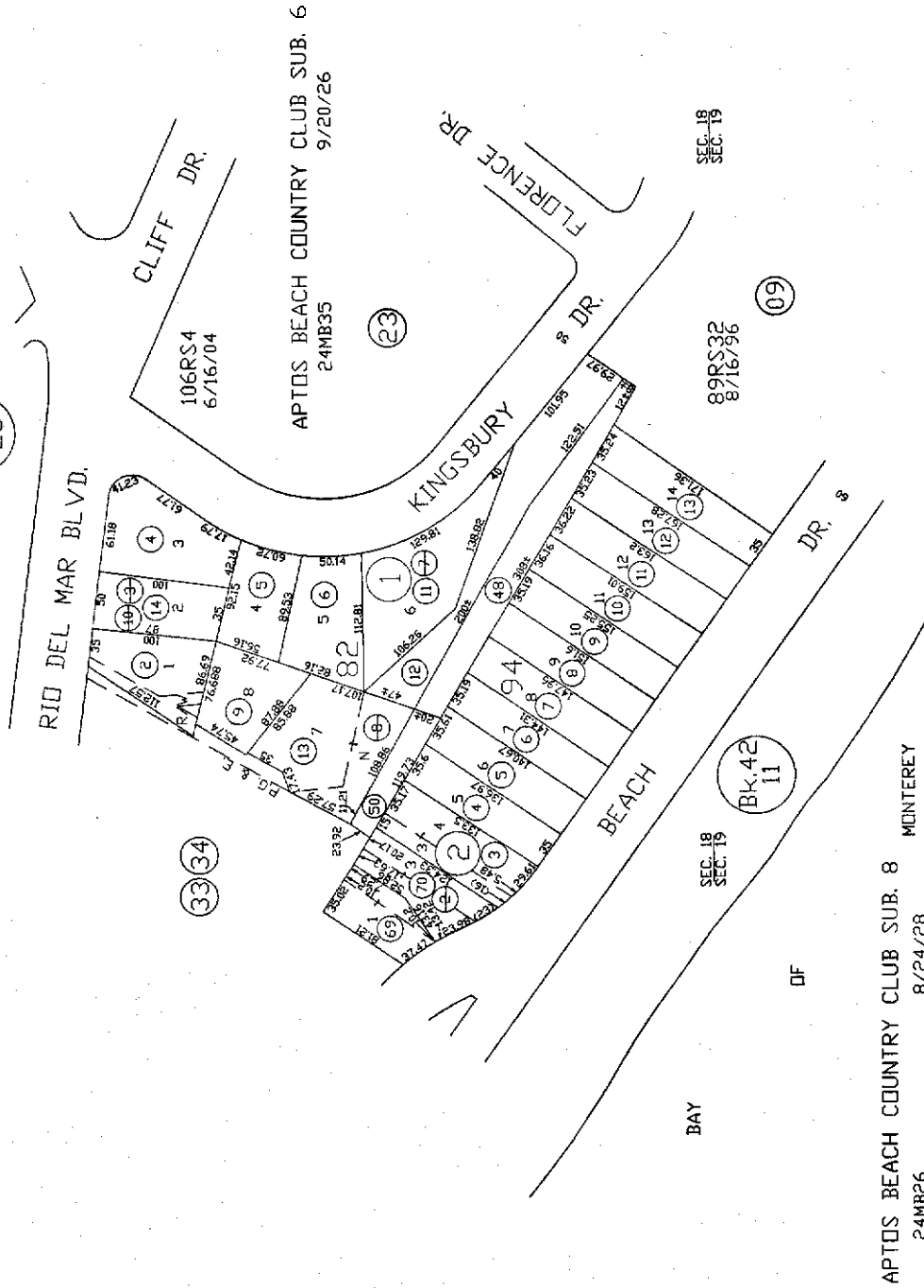
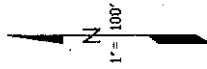
Date: _____

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR, APTOS RANCHO
 SE. 1/4 SEC. 18, & NE. 1/4
 T.11S., R.1E., M.D.B. & M

Tax Area Code
 69-273

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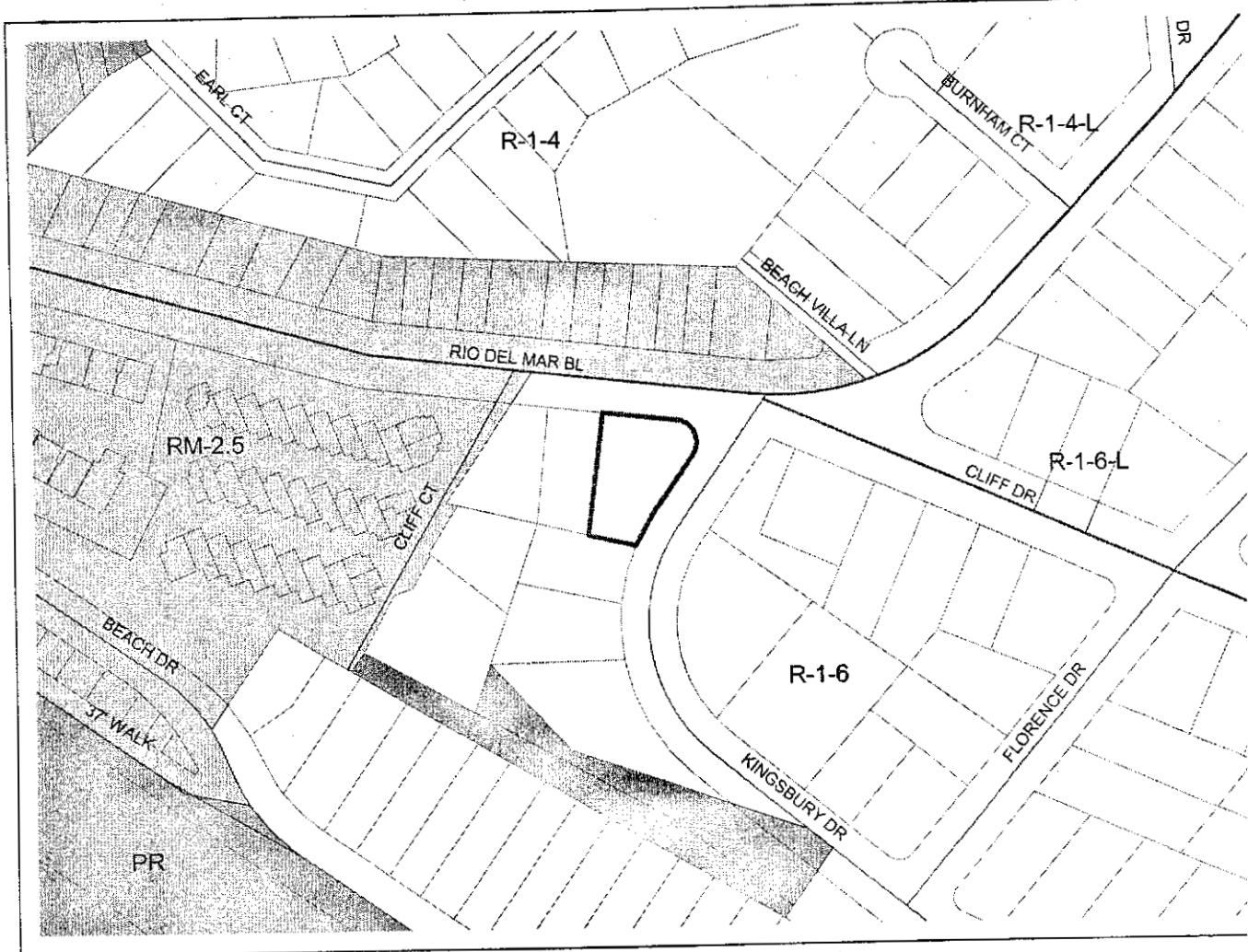
APTOS BEACH COUNTRY CLUB SUB. 8
 24MB26 8/24/28 MONTEREY

Assessor's Map No. 43-08
 County of Santa Cruz, Calif.
 February, 1999

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

Electronically Redrawn 2/5/99
 Rev. 5/25/01 mwn (changed page refs.)
 Rev. 6/29/04 CB (06RS4)

Zoning Map



200 0 200 400 600 Feet

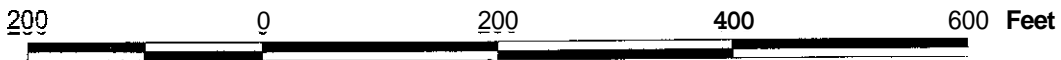
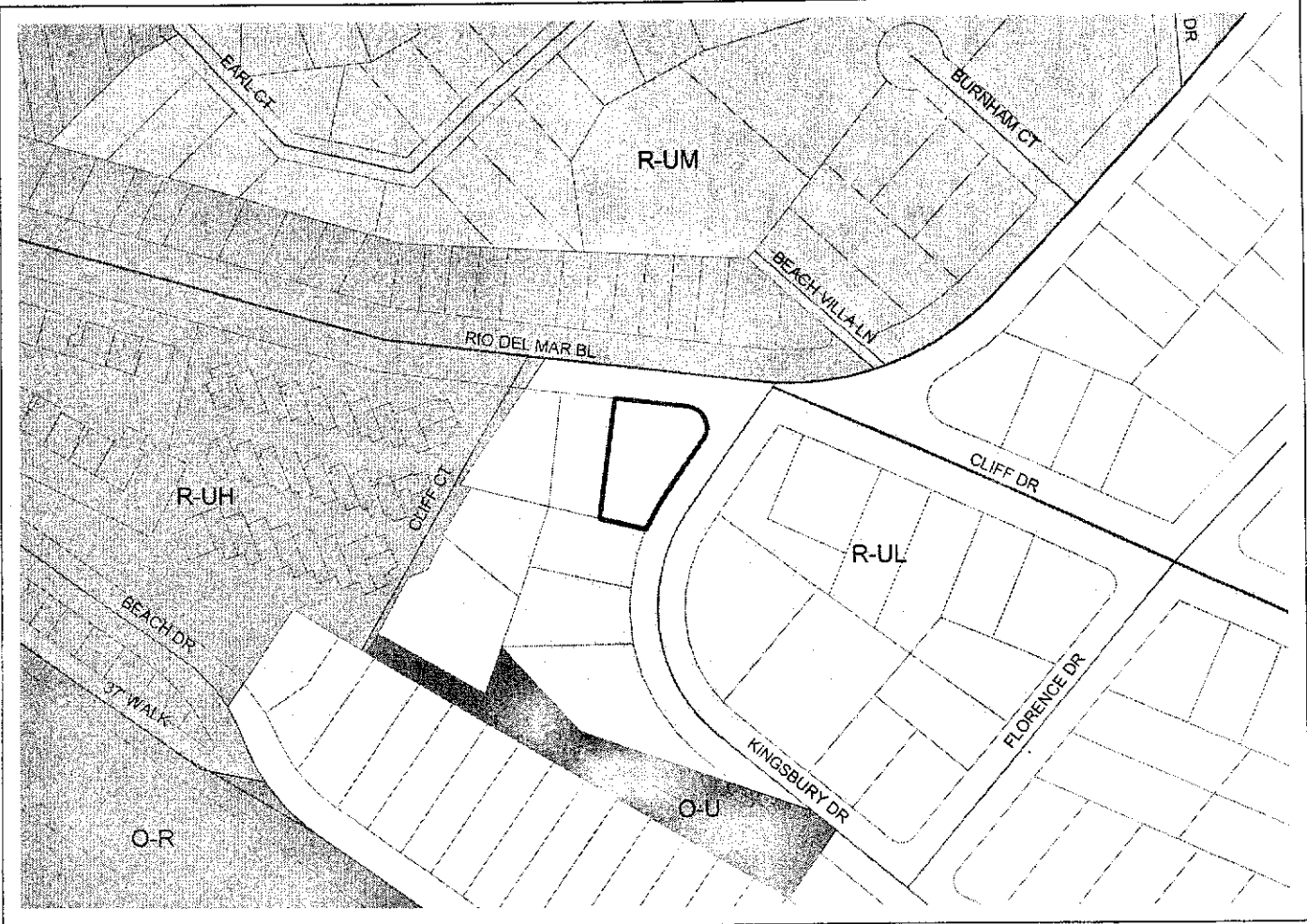
Legend

	APN 043-081-04
	Streets
	R-1-X
	RM
	PR

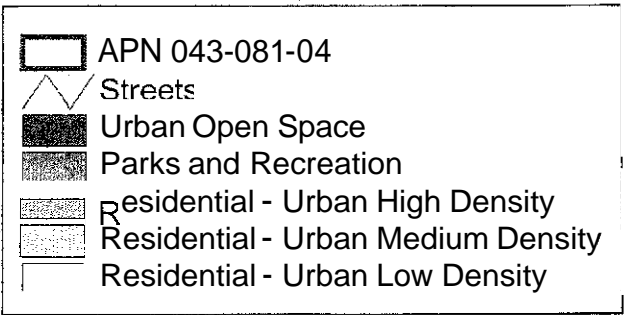


Map created by Santa Cruz County
Planning Department:
July 2004

General Plan Map



Legend



Map Created by Santa Cruz County
Planning Department:
July 2004

*Laureen Hamb-WCISA Certified Arborist #2280
Professional Consulting Services*



TREE RESOURCE EVALUATION
CONSTRUCTION IMPACT ANALYSIS

KINGSBURY DRIVE
APN 043-081-004

PREPARED FOR
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EXHIBIT G

ASSIGNMENT/SCOPE OF SERVICES

Residential development plans have been completed for an undeveloped property located at the corner of Kingsbury Drive and Rio Del Mar Blvd. A number of trees growing on the site could be affected by the construction. The property owners Mark and Holly Perrucci have retained me to evaluate the condition of the trees and review the plans to determine potential construction impacts. To complete the evaluation I have completed the following:

- Review plans drawn by Thacher and Thompson Architects to evaluate construction impacts.
- Visually inspect each tree to evaluate health, structural integrity and suitability for incorporation into the project.
- Provide recommendations for tree retention/tree removal based on tree condition and construction related impacts.
- Create tree preservation specifications that include a protection fencing plan

SUMMARY

The condition of 19 trees growing on an undeveloped property located at the corner of Kingsbury Drive and Rio Del Mar Blvd has been evaluated and proposed development plans reviewed to determine potential construction impacts.

The site is populated with blue gum eucalyptus and Monterey cypress trees. The eucalyptus are tall with large diameter trunks. In general the eucalyptus are poorly structured as a result of previous pruning that removed all lower branching. The cypress are in fair health with structural form typical of the species.

Eucalyptus as a species is not suitable for incorporation into development projects. They are not tolerant of impacts to the root zone. Damage or decay to the structural roots can lead to uprooting.

A total of 12 trees will require removal to construct the site as proposed. Seven eucalyptus, one Monterey cypress, one small black acacia and three immature coast live oaks.

The remaining seven trees will be retained and incorporated into the project. These trees will be protected from the impacts of construction by creating exclusion zones with fencing and straw bale barricades.

BACKGROUND

On June 7, 2004 I completed a visual assessment of 19 trees growing on an undeveloped property located at the corner of Kingsbury Drive and Rio Del Mar Blvd. For purposes of identification numbered metal tags have been attached to the tree trunks with corresponding locations documented on an attached site map.

The attached inventory documents tree species, trunk diameter at 4.5 feet above natural grade and ratings for tree health, structural integrity and suitability for incorporation into a development project. Comments summarizing tree condition and the construction impacts are also included in the inventory.

Ratings for health, structure and suitability are determined following the completion of a visual tree assessment. This type of evaluation is based on methods developed by Claus Mattheck and documented in The Body Language of Trees. The assessment involves an analysis of the biology and mechanics of each tree, which are then rated as "good", "fair" or "poor".

Suitability ratings are determined using overall condition and data on species tolerances. Trees that are structurally unstable may represent a risk to the users of the site. Trees in poor health or those species that are intolerant of site alterations may not survive the impacts of construction.

The biological assessment is used to determine health status and includes an evaluation of the following:

- Vitality of the leaves, bark and twigs
- Presence of fungi or decay
- Percentage and size of dead branching
- Status of old wounds or cavities

Healthy trees display dense full canopies with dark green foliage. Dead branching is limited to small twigs and branches less than one inch in diameter. No evidence of disease, decay or insect activity is visible.

Trees in "fair" health have 10-30% foliar dieback minor dieback of branches greater than one-inch diameter and minor evidence of disease, decay or insect activity.

Trees in "poor" health display greater than 30% foliar dieback, dead branches greater than two inches in diameter and/or areas of decay, disease or insect activity.

The mechanical assessment determines the structural integrity of the tree and includes and evaluation of the following:

- Integrity of the framework of the tree (supporting trunk and major branches)
 - External symptoms (bulges, ribs or cracks) that can indicate internal defects
- Lean of main trunk and canopy configuration
- Development of root buttress

Trees with "good" structure are well rooted with visible taper in the lower trunk, leading to buttress root development. These qualities indicate that the tree is solidly rooted in its growing site. No significant structural defects such as codominant stems (two stems of similar size that emerge from the same point on the trunk), weakly attached branches, cavities or decay are present.

Trees with "fair" structural integrity may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Small areas of decay or evidence of small limb loss may be present in these trees. Trees in this condition can be improved using common maintenance procedures.

Poorly structured trees display one or more serious structural defects that may lead to the failure of branches, trunk or the whole tree due to uprooting. Trees in this condition may have had root loss due to decay or site conditions. The supporting trunk or large stems could be compromised by decay or structural defect (large codominant stems with included bark). Trees in this condition present a risk. In some situations maintenance can reduce, but not eliminate the potential hazard.

Trees that contain large dead branches, decayed areas or other structural defects that cannot be mitigated are not suitable for preservation on developed sites and should not be retained in areas where improvements are proposed.

Construction impacts were assessed using plans prepared by Thacher and Thompson Architects.

OBSERVATIONS

The development site is a corner property that is slightly sloping. Tree growth is dense for a site of this size. The trees are concentrated around the perimeter with the central portions absent of tree growth.

Blue gum eucalyptus (*Eucalyptus globulus*) is the dominant species on the site, growing near the edge of Kingsbury Drive. Two large Monterey cypress (*Cupressus macrocarpa*), are growing along Rio Del Mar Blvd. The coast live oaks (*Quercus agrifolia*) growing near the property boundary.

Several of the eucalyptus and one cypress have been pruned in the recent past. All branching between the ground and 40 feet above grade has been removed from several eucalyptus, and one cypress has had the top removed.

The **removal** of lower branching on large trees can create stresses in the supporting roots. Ideally trees should have a live crown ratio (the ratio of live canopy to overall tree height) of 50% or more. Trees that have 30% or less live crown ratios do not have the ability to disperse the affects of wind or compensate for changes in their growing site. Root loss or site changes (erosion, grading, alterations to drainage patterns) can exacerbate the problem.

The two mature cypress (trees #15 and #16) growing on the Rio Del Mar Blvd frontage are tall with spreading canopies that provide a moderate level of screening from the road.

DISCUSSION OF CONSTRUCTION IMPACTS

More than half the trees on this site could be impacted to varying degrees by the proposed construction. Activities that typically occur on construction sites can affect both the health and structural integrity of trees.

Reduction of natural grade adjacent to eucalyptus trees can have both immediate and long term affects on tree health. Small fibrous roots (absorbing roots) are present in the upper soil layers and can extend beyond the canopy of the tree. A small cut of two to four inches can remove a portion of the absorbing root layer. This layer is responsible for supplying the tree with moisture and nutrients.

Increasing native grade adjacent to eucalyptus can be damaging as well. The fill holds moisture around the trunk and inhibits the natural exchange of gases. Disease and decay can develop in the structural roots responsible for keeping the tree upright.

Trenching is necessary to construct footings for retaining walls, foundations and underground supply lines. The equipment used for these procedures can cause serious damage to the trees structural roots. When roots are torn or damaged by equipment they cannot seal properly and decay can enter the root. Damage, removal or decay of the structural roots can cause destabilization.

RECOMMENDATIONS

Ideally, the critical root zone of retained trees would remain undisturbed during development, eliminating the opportunity for damage and the resulting decline of the retained trees. In order to achieve maximum tree retention on construction sites it is often necessary to encroach into the root zone,

Tree Removal will be a necessary component of this development project. Mature eucalyptus trees require at least 40 feet of undisturbed area on construction sites. The low live crown ratios in conjunction with potential root loss or damage could lead to whole tree failure. These trees cannot tolerate root damage or loss without the possibility of destabilization.

Trees # 2, 3, 4, 6, 7, 8, and 12 are growing in proximity to site changes and their removal is recommended. Trees 17, 18 and 19 are young coast live oaks that are growing in the proposed driveway. Tree # 13 is a young black acacia with severe structural defects. Tree #5 is a small Monterey cypress that displays symptoms of cypress canker and has been topped. It is growing in close proximity to the proposed foundation and removal is recommended.

Protection **Fencing/Barricades** are a simple and effective way to protect the remaining seven trees during construction. Chain link fencing supported by posts in the ground *can* create both a physical and visual barrier between the trees, the construction workers **and** their equipment.

Straw bale bamcades places end to **end** outside the fence holds back **any** excess soils that often result from grading. The barricade can also divert excess moisture that *can* develop when natural drainage patterns are altered.

Irrigation trenches must be located at least **10** feet from any retained tree or above ground.

Soil Compaction caused by men and equipment will be reduced by the installation of a tree chip mulch layer at least three inches thick.

Staging of equipment, supplies and **parking** *will* be restricted to areas at least 10 feet from retained trees.

Contractors and sub contractors will be **supplied** with a copy of the Tree Preservation Specifications before entering the construction site.

CONCLUSION

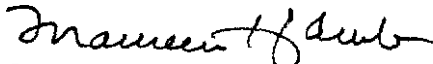
The proposed development of this site can be completed with the removal **of 12 trees**. This is the minimum tree removal necessary to construct **the** site as planned.

Construction Impact Analysis
Kingsbury Drive/APN 043-081-004
June 8, 2004
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The retained trees include three significant Monterey cypress that provide screening from the public roadway. These trees will be protected by the implementation of the attached Tree Preservation Specifications and the recommendations made in this report.

Any questions regarding the trees on this site or the content of this report can be directed to my office.

Respectfully submitted,



Maureen Hamb- WCISA Certified Arborist #2280

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

Project Planner: David Keyon
Application No.: 04-0322
APN: 043-081-04

Date: November 18, 2004
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Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 4, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 4, 2004 BY ROBIN M BOLSTER =====

The following issues can be addressed at the time of building application submittal:

- 1) All significant trees proposed for removal must be replaced on a one-to one basis. Please submit a landscape plan that details the trees proposed for removal and specifies location, size and species of all replacement trees.
- 2) The plans reference a soils report performed for this site. Please submit two copies of the report for review,
- 3) Following soils report review and acceptance a plan review letter must be submitted, which states that the final building, grading and drainage plans are in general conformance with the recommendations made in the report prepared for the site.
- 4) Please submit a detailed erosion control plan, which includes locations and construction details for all proposed erosion/sediment control devices. Erosion control plan must also address the construction entrance/exit areas so as to prevent tracking sediment from the site onto the public roadways
- 5) Please submit a grading plan that shows limits of grading, existing and proposed contours, cross sections through all pads showing cut and fill, estimated earthwork volume, and destination for any excavated material.

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 10, 2004 BY CARISA REGALADO =====

Not enough drainage information has been shown to consider acceptance of this application. To be approved by this division at the discretionary application stage, proposed projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained
- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release.

The project will not adversely impact roads and adjacent or downslope properties

Discretionary Comments - Continued

Project Planner: David Keyon
Application No. : 04-0322
APN: 043-081-04

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Please address the following items:

- 1) Please submit more information on the existing off-site system and its condition and adequacy for the increase in runoff from this development. Also, will any downstream parcels be impacted by this increase?
- 2) Consider moving the rock swale to the east of the proposed driveway into the parcel, allowing some dissipation of collected runoff into the landscaped area.

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON NOVEMBER 4, 2004 BY CARISA REGALADO =====
2nd ROUTING:

Revised preliminary landscape plans dated 9/15/04, civil plans dated 9/21/04, and civil documents describing off-site drainage path and photos dated 9/27/04 were received.

Submitted materials address first routing comments: therefore, this application is considered complete for the discretionary phase.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 10, 2004 BY CARISA REGALADO =====

An encroachment permit will be needed from Public Works for construction in the County right-of-way (ROW). The proposed rock swales in the ROW are for the exclusive service of the property owner in handling the runoff from this development as proposed and therefore must be maintained at all times by the property owner upon completion of this project.

For increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.85 per square foot. (See 2004/05 Santa Cruz County Department of Public Works Service & Capital Improvement Fees,) ===== UPDATED ON NOVEMBER 4, 2004 BY CARISA REGALADO =====
No comment.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 19, 2004 BY RUTH L ZADESKY =====
Show driveway plan view and centerline profile.

Dpw Driveway/Encroachment Miscellaneous Comments

EXHIBIT

H

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 04-0322
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===== REVIEW ON JULY 19, 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 JULY 21, 2004 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

2. Indicate on plans how the driveway will connect to Rio Del Mar Blvd and if there is existing curb, gutter, and sidewalk.

3. Onsite parking along Kingsbury Drive is not allowed within the County Right of Way. ===== UPDATED ON OCTOBER 22, 2004 BY TIM N NYUGEN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 21, 2004 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON OCTOBER 22, 2004 BY TIM N NYUGEN =====

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 AUGUST 5, 2004 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

Address shall be a Kingsbury Drive address.

A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). 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 are exempt.

All Fire Department building requirements and fees 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.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON AUGUST 5, 2004 BY ERIN K STOW =====

NO COMMENT

EXHIBIT

H