



Staff Report to the Zoning Administrator

Application Number: **02-0633**

Applicant: Dee Murray
Owner: Floyd Brady
APN: 028-304-77

Agenda Date: February 4, 2004
Agenda Item #: **4**
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing non-habitable accessory structure and construct a two-story single-family dwelling with basement.

Location: Property located on the south side of Chesterfield Drive approximately 50 feet east from the intersection of Chesterfield Drive and East Cliff Drive.

Supervisory District: 1st District (District Supervisor: J. Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 02-0633, 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 map |
| B. Findings | G. Comments & Correspondence |
| C. Conditions | H. Percolation Test |
| D. Categorical Exemption (CEQA determination) | I. Road Maintenance Agreement |
| E. Assessor's parcel map | |

Parcel Information

Parcel Size:	3,357 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Chesterfield Drive and Palisades Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)

Zone District: R-1-5 (Single-family Residential - 5,000 square feet minimum site area)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Percolation tests performed; Soils report required with building permit application
Fire Hazard: Not a mapped constraint
Slopes: Relatively flat; 0-2% slope
Env. Sen. Habitat: Biotic pre-site completed; no physical evidence on site
Grading: 250 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Percolation pits proposed
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

A Certificate of Compliance was issued September 6, 2001 for APN 028-304-66, which recognized a portion of the lot as a separate legal parcel. That portion was later assigned a new APN of 028-304-77. The lot was created by the original subdivision map in 1925 and currently contains a non-habitable accessory structure. The current proposal to demolish the accessory structure and construct a single-family dwelling was submitted to the Planning Department on December 18, 2002 and was deemed complete on December 10, 2004.

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 Chesterfield Drive, and on the south by the a private right-of-way known as Palisades Avenue. Monterey Bay is located approximately 150 feet to the south.

Analysis and Discussion

The subject property is a **3,357**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 proposed single-family dwelling 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.

Because the site area is less than **80%** of what is required for the R-1-5 zone district, the site and dimensional standards for the **R-1-3.5** zone district are applied. **All** site and structural dimension standards will be met.

	R-1-3.5 Standards	Proposed Residence
Front yard setback: Chesterfield Drive	15 feet	17 feet to front stairway
Side yard setbacks:	5 feet	5 feet
Rear yard setback:	15 feet	19 feet
Lot Coverage:	40 % maximum	34.5%
Building Height:	28 feet maximum	27.5 feet
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50%)	48.7%
Parking	4 bedrooms – 3 spaces (18'x 8.5')	One accessed from Chesterfield; two accessed from Palisades

Local Coastal Program Consistency

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings of various sizes and architectural styles. The design submitted is not inconsistent with the existing range. The project site is located between the shoreline and the first public road, but is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project is well articulated and contains design features such as multi-paned windows and detailed balcony railings which reduce the visual impact of the proposed development on surrounding land uses. Although the Urban Designer's suggestion was to alter the flat portion of the roof to better integrate the structure with the character of surrounding development (see memo in Exhibit G), it is staff's opinion that architectural styles in the Pleasure Point neighborhood vary sufficiently enough so that the roof, as designed, can be considered compatible with the area. Other flat roofs do exist in the immediate area.

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

- e **APPROVAL** of Application Number **02-0633**, based on the attached findings and conditions.
- e 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

Report Prepared By: Karen McConaghy
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor

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Santa Cruz CA 95060
Phone Number: (831) 454-3 134
E-mail: karen.mcconaghy@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.

This finding can be made, in that the property is zoned R-1-5 (Single-family Residential - 5,000 square feet minimum site area), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium 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; the colors shall be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the 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 while the project site is located between the shoreline and the first public road, the single-family dwelling 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.

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 zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings of various sizes and architectural styles. 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 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 dwelling 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.

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-1-5 (Single-family Residential - 5,000 square feet minimum site area) zone district in that the primary use of the property will be one single-family dwelling. Because of the substandard lot size, **R-1-3.5** site standards are applied. The project meets all current site standards for the required zone district.

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

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

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and in that the single-family dwelling meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), that ensure access to light, air, and open space in the neighborhood.

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-1-3.5 zone district (including setbacks, lot coverage: floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single-family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day, which 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.

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 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 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single-family dwelling will be of ~~an~~ appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans, 10 pages, drawn by Derek Van Alstine and Robert L. DeWitt, dated October 1, 2004.

- I. This permit authorizes the construction of a two-story single-family dwelling with basement. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from *the* Santa Cruz County Building Official.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
11. 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 proof that a declaration of restriction to maintain the proposed structure as a single-family dwelling has been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - C. Submit proof that the previously recorded declaration to maintain a non-habitable accessory structure, which was recorded on APN 028-304-66, has been rescinded. This is done by recording a document titled "Rescission of Declaration of Restriction" in the official records of the County of Santa Cruz (Office of the County Recorder).
 - D. 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. Colors should be natural in appearance.
 2. Grading, drainage, and erosion control plans.

3. Details showing compliance with fire department requirements.
- E. 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.
 - F. Lots shall be connected for water service to City of Santa Cruz Water District. All requirements and conditions of the Sanitation District shall be met.
 - G. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 - H. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - I. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - J. Pay the current fees for Parks and Child Care mitigation for 4 bedrooms. Currently, these fees are, respectively, \$1 000 and \$109 per bedroom.
 - K. Pay the current fees for Roadside and Transportation improvements for 4 bedrooms. Currently, these fees are, respectively, \$2,000 and \$2,000 per bedroom.
 - L. Provide required off-street parking for 3 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.
 - M. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 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. Use of the flat roof of the structure for human activity, other than for repair and maintenance, is prohibited as second story rooftop decks are prohibited by County Code Section 13.10.323(e)(1). A permanent ladder or stairs shall not be installed to access the roof of the structure, either internally or externally
- B. 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: 02-0633

Assessor Parcel Number: 028-304-77

Project Location: 2870 Chesterfield Drive

Project Description: Single-family dwelling

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of one single-family residence in a residential zone

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


Karen McConaghy, Project Planner

Date: 1/6/05

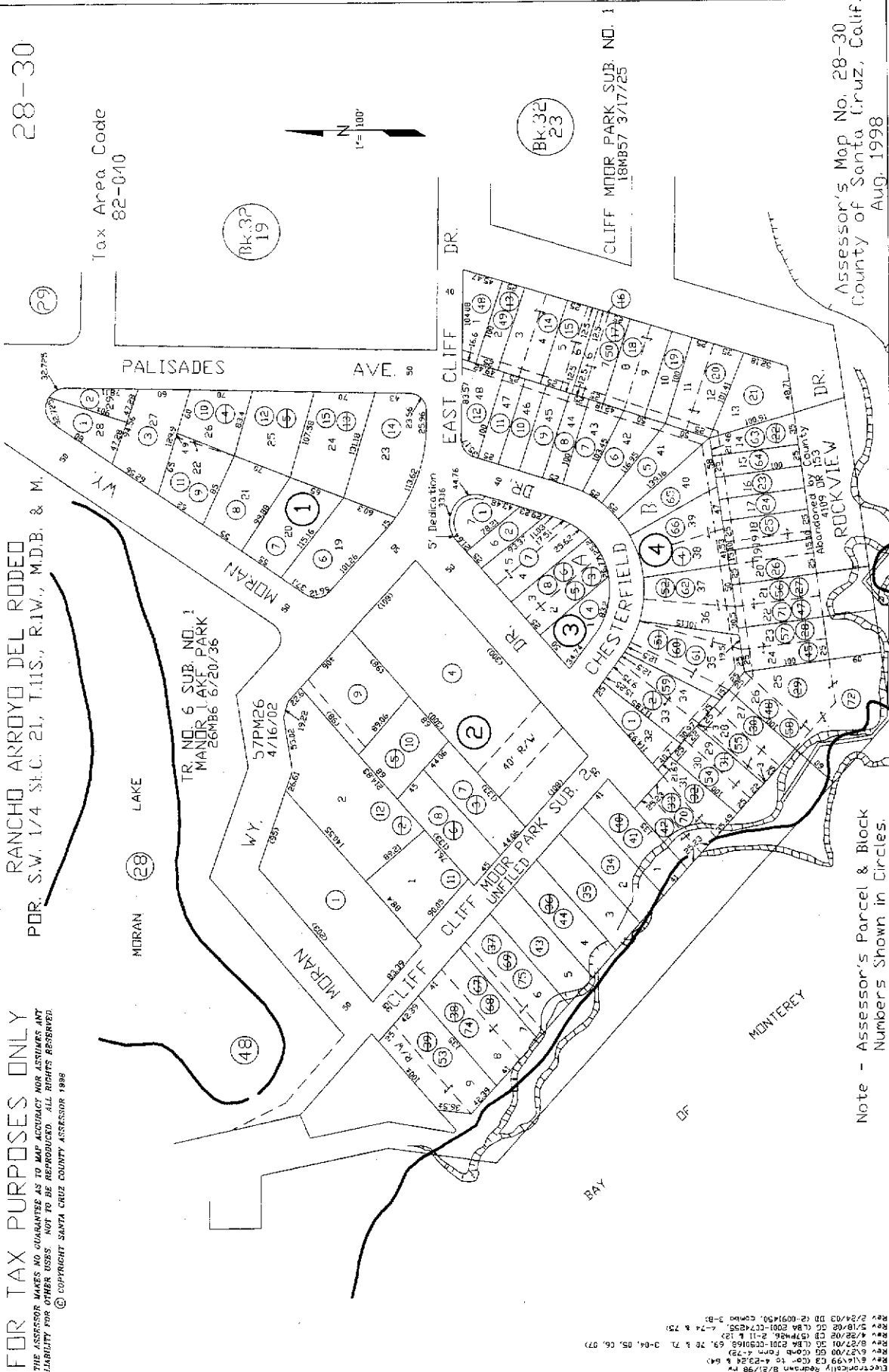
EXHIBIT D

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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RANCHO ARROYO DEL RODEO
 POR. S.W. 1/4 SEC. 21, T.11S., R.1W., MDB. & M.

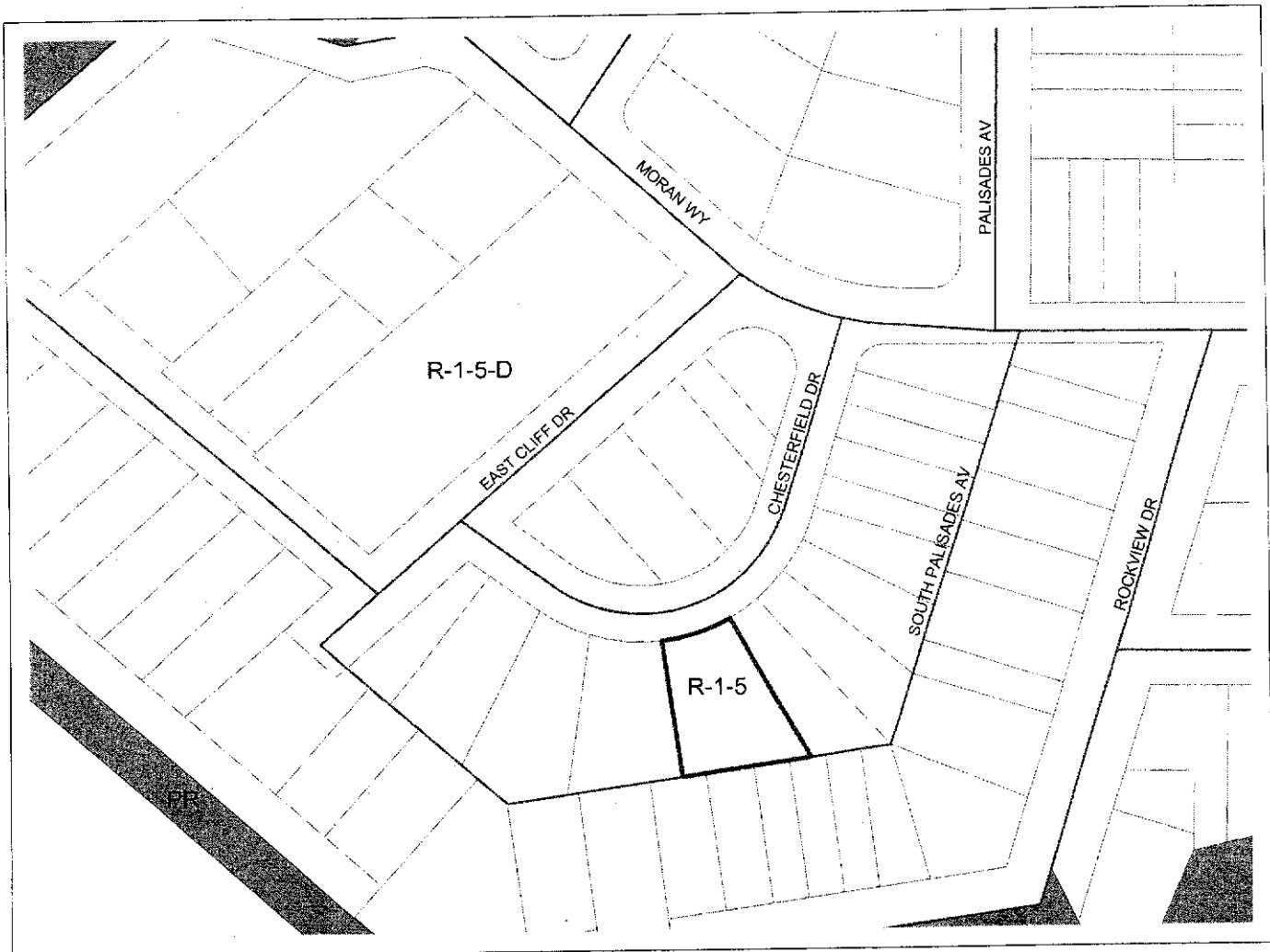
28-30

Tax Area Code
82-040








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

Zoning Map



200 0 200 400 600 Feet

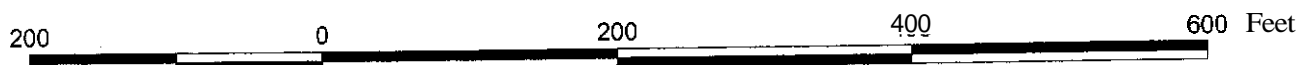
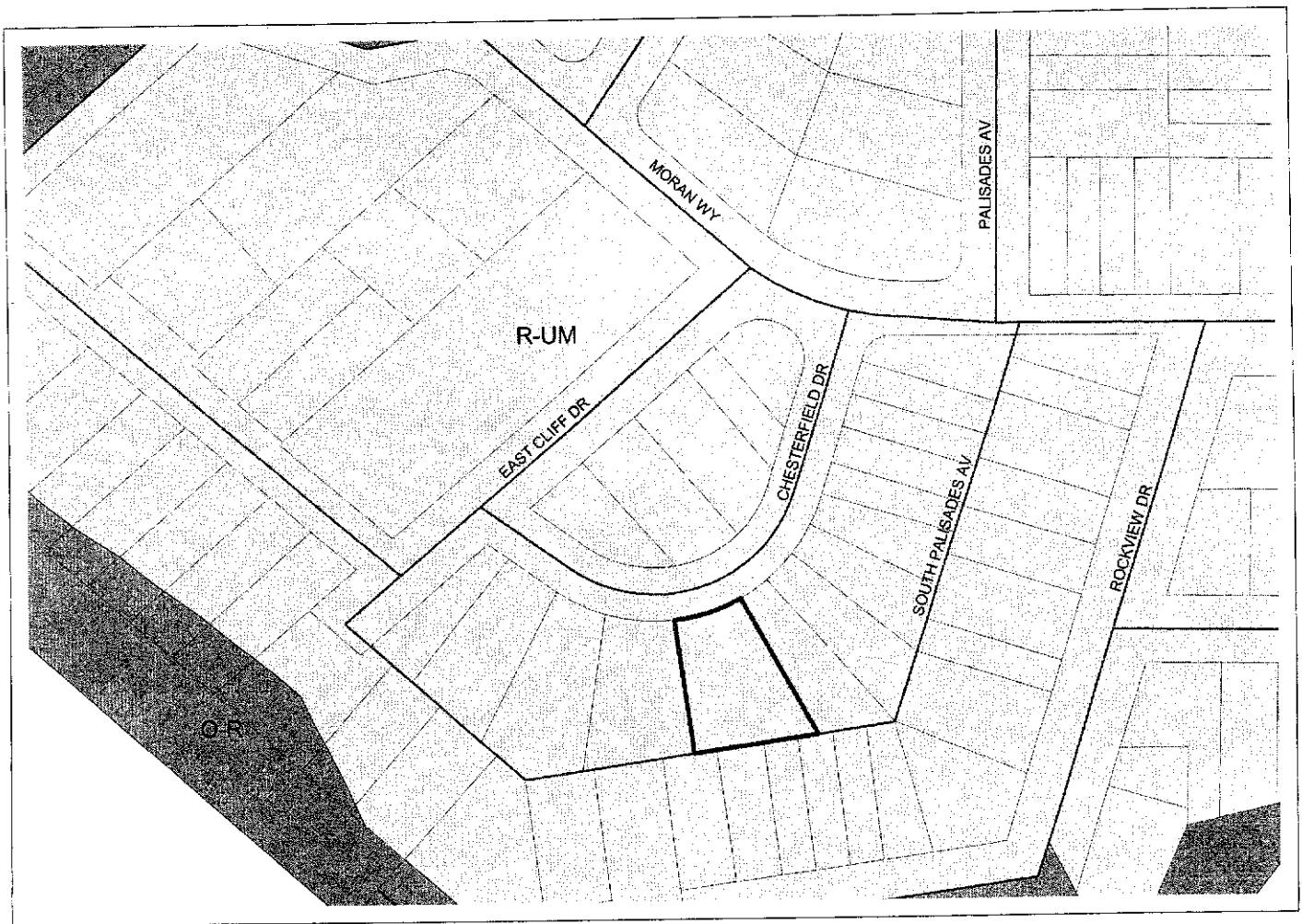
Legend

-  **APN 028-303-66**
-  Parcel boundaries
-  Streets
-  R-1-5
-  PR








Map created by Santa Cruz County
Planning Department:
January 2005

General Plan Map



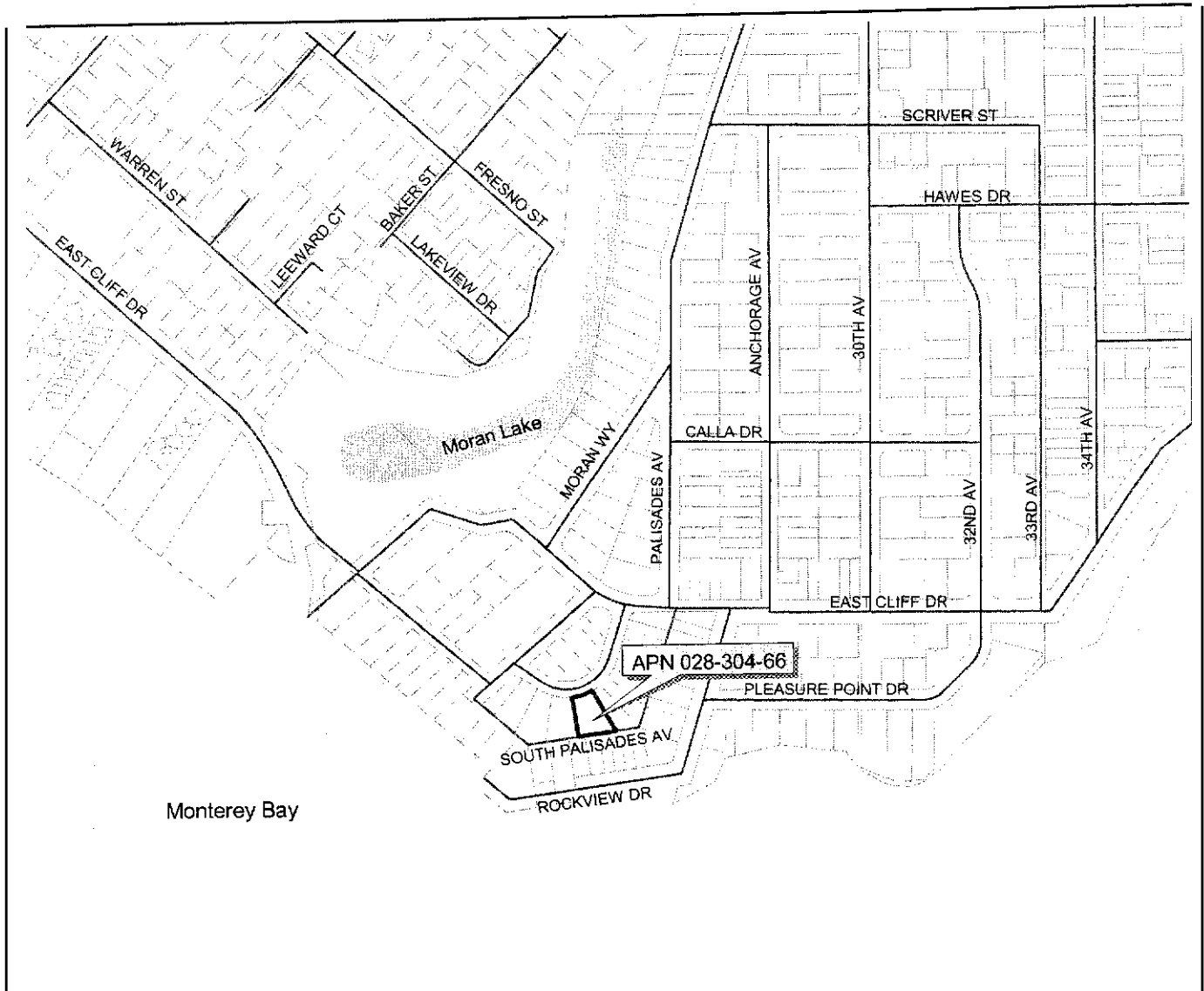
Legend

-  **APN 028-304-66**
-  **Parcel boundaries**
-  **Streets**
-  **Parks and Recreation(O-R)**
-  **Residential - Urban Medium Density (R-UM)**



Map created by Santa Cruz County
Planning Department:
January 2005

Location Map



1000 0 1000 Feet

Map created by Santa Cruz County
Planning Department:
January 2005



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: Karen Mcconaghy
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Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 9, 2003 BY ROBERT S LOVELAND =====

1. Please clarify if the palm tree is to be relocated on site or off site. If on site, please show the location.

2. The biotic pre-site has been completed. No biotic concerns at this location

===== UPDATED ON SEPTEMBER 24, 2004 BY ROBERT S LOVELAND =====

Comment above has been addressed

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 9, 2003 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a soils report completed by a California licensed geotechnical engineer for review.

2. Submit a detailed erosion control plan for review

3. If the palm tree is to remain on-site, include details on how the tree will be protected during construction.

4. Obtain a grading permit from the Planning Department.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JANUARY 13, 2003 BY ALYSON B TOM ===== Application with plans dated 12/18/02 is not complete with regards to drainage for the discretionary stage. All potential off-site impacts and mitigations must be identified prior to discretionary completeness.

1) Please provide topographic information for the site so that drainage patterns (existing and proposed) are clear.

2) Provide a drainage plan that describes where and how runoff from the proposed impervious areas (roof, parking, impervious patio, etc.) will exit the site.

3) Neither Chesterfield nor S. Palisades are county maintained roads. Describe how runoff and drainage improvements from the site will tie into existing improvements (if any exist) on the two non-county maintained roads. Describe the off-site drainage patterns and demonstrate that the downstream systems are adequate to handle the added runoff from the site, Include mitigations measures required to upgrade the downstream system if necessary for adequate capacity and/or condition.

EXHIBIT e

Discretionary Comments - Continued

Project Planner: Karen McConaghy
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Please see miscellaneous comments for issues that can be addressed in the building application stage.

===== UPDATED ON FEBRUARY 13, 2004 BY ALYSON B TOM ===== Application with civil plans dated 11/6/03 has been received, Please address the following comments for discretionary completeness:

- 1) The percolation pits are sized based on an assumed release rate of 0.04 cfs. How will this discharge be accommodated? If it is designed such that 0.04 cfs will percolate into the ground please provide written verification from the project geotechnical engineer stating that percolation rate will be at least the allowable discharge rate and that the proposed plan is feasible and safe (considering there is a proposed basement).
- 2) Describe the safe overflow paths from each of the proposed pits. Since the roof drains are proposed to be hard-piped to the pits can the proposed swales be graded to allow for safe overflow? Demonstrate the overflow will not adversely impact adjacent properties. Describe the downstream, off-site path.
- 3) The percolation pits as designed appear to meet the requirements of EPA's regulated Class V injection well. It is the applicant's responsibility to ensure that the proposed facilities meet EPA's requirements.

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

----- UPDATED ON MARCH 19, 2004 BY ALYSON B TOM ----- Application with civil plans with a revision date of 4/5/04 (this date should be corrected) has been received. Please address the following:

- 1) Previous comment No. 1 has not been fully addressed. Site specific information is needed to verify that the proposed retention facilities will function as designed. Note 2 on sheet C2 states that a percolation rate of 1 in/min was determined by the soil survey for Santa Cruz County. Please further explain where this information came from. The information available from the soil survey for Santa Cruz County from the NRCS/USDA shows a soil with permeability of 0.6-2 in/hr for the first 26 inches. the permeability drops to less than 0.06 in/hr for depths 26-41 inches, and is 0.06 - 0.2 in/hr for depths of 41-63 inches. It is not clear that this soil will allow for the 0.04 cfs given the proposed percolation configuration. Please provide site specific background information for review that supports the project design.
- 2) Previous comment No. 2 has not been fully addressed. How will safe overflow be accommodated for the pits that are located in depressions?
- 3) The long term maintenance and function of the proposed pits is questionable given the proposed plan. How will sediment from the proposed earth swales and parking areas be removed from the system prior to release to the pits? If sediment enters the pits the percolation capabilities will be lost over time. Filtering or treatment of surface runoff should be provided prior to discharge to the pits.

Please note that previous comment No. 3 is still valid and should be disclosed to the property owners who will be responsible for the long term compliance with EPA regulations.

Project Planner: Karen McConaghy
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Previous miscellaneous comments are still required to be addressed prior to building permit issuance.

All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F.

===== UPDATED ON SEPTEMBER 29, 2004 BY CARISA REGALADO =====
* * 4th ROUTING * *

Revised civil plans dated 5/24/04 were received. (Please note, date of 4/5/04 for previous revised plans was not corrected as pointed out in the 3rd routing comments posted on 3/19/04.) The plans cannot be accepted as submitted. Please address the following comments:

- 1) As requested on the 2nd and 3rd routings under comment #1, a site specific percolation rate for this project must be submitted. A value is not given on sheet C2. Nor was a copy of the Percolation Test Report done by Pacific Crest Engineering, Inc. submitted for reference. (The Planning Dept. also did not have this information.)
- 2) As notified during the 3rd routing, comment #1, it is not clear that the drainage design proposed for this development is feasible for on-site soil conditions. The NRCS/USDA soil survey shows a highly restrictive **sub-soil** layer that would not be suitable for the depths proposed for the percolation pit. Until site specific permeability is submitted to substantiate the feasibility of the drainage design, the proposal for percolation pits cannot be accepted as submitted. Please submit this information.
- 3) A letter from Pacific Crest Engineering, Inc. was received regarding the drainage design. This letter has been "... limited solely to commenting on the adequacy of the drainage plan for taking surface runoff from the **site** and discharging **it** to the percolation pit areas." As notified during the 2nd routing, comment #1, the written verification to be provided by the project geotechnical engineer needs to address not only that the percolation rate would be at least the allowable discharge rate but that the plan was also feasible and safe considering there is a proposed basement. Since the geotechnical engineer exempted the letter from this aspect of the design, the letter cannot be accepted. The proposed drainage design; **i.e.**, the percolation pits, earth swales, and percolation rate used in design must be verified by the geotechnical engineer as being feasible for this project at this site. This includes consideration of the drainage design in proximity to the proposed structure and to adjacent properties.
- 4) 3rd routing, comment #3, has not been addressed. Please clarify.
- 5) Although some information has been given, notes on the plans on sheet C2 for off-site drainage systems to which overflow will drain must further describe this path. Please add a description of the distances to the first inlets and locations both in the alley and Chesterfield Drive (rather than referring to BP No.135430). Also, this path should be shown on the drainage plan. Within the alley, is the flow channeled into a swale?

Discretionary Comments - Continued

Project Planner: Karen Mcconaghy
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6) The trench drain proposed for the driveway from the alley should be positioned within the length of the driveway. It is currently shown with more than half of it outside the driveway layout: therefore, not making the use of this feature as efficient as possible. Consider using pervious pavement in the driveways to lessen impacts of this development,

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 5, 2004 BY CARISA REGALADO =====
* * 5th ROUTING * *

Revised civil plans from Robert L. DeWitt and Associates, Inc. dated 10/1/04 and letter dated 10/20/04, along with Percolation Test Report from Pacific Crest Engineering Inc. dated 5/18/04 and letter dated 10/21/04 were received.

Submitted materials address previous review comments; therefore, this application is considered complete for the discretionary phase.

Please see Miscellaneous Comments for additional notes, ===== UPDATED ON DECEMBER 8, 2004 BY CARISA REGALADO =====

Revised plans and documentation submitted are consistent with those submitted by the applicant in October 2004. Items have been accepted and the application is considered complete for the discretionary phase.

Please see Miscellaneous Comments for additional notes

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JANUARY 13, 2003 BY ALYSON B TOM ===== The following must be addressed prior to building permit issuance.

1) Please provide a detailed drainage plan that describes how all of the proposed impervious areas will drain. Consider methods that allow for on-site dissipation and infiltration rather than hard piping directly off-site (ex: cross slope driveway to drain to lawn/landscape area rather than draining to the street) as well as ways to limit proposed impervious area coverage (patio and driveways to be built with pervious materials)

2) Zone 5 fees will be assessed on the net increase in impervious area due to this project. Please provide a site plan that clearly shows and labels all existing and proposed impervious areas.

3) For questions regarding this review Public Works drainage staff is available from

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Karen Mcconaghy
Application No. : 02-0633
APN: 028-304-66

Date: December 10, 2004
Time: 13:19:22
Page: 5

8-12 Monday through Friday,

----- UPDATED ON FEBRUARY 13, 2004 BY ALYSON B TOM ===== Please address the following in addition to the previous miscellaneous comments prior to building permit issuance.

- 1) Label the minimum swale depth on the civil detail
- 2) Specify rock size and grading requirements on the detail for the percolation pit.
- 3) Submit a review letter from the project geotechnical engineer approving of the final drainage plan and stating that the plan is feasible based on site specific soils.
- 4) Are there plans to install a pump in the proposed basement area? If so, describe where this pump will discharge and that the runoff will not adversely impact adjacent or downstream properties

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

===== UPDATED ON SEPTEMBER 29, 2004 BY CARISA REGALADO =====

Refer to all previous Miscellaneous Comments. These are to be addressed at the building application stage. ===== UPDATED ON NOVEMBER 5, 2004 BY CARISA REGALADO =====

The following items are to be addressed at the building application stage:

- 1) Please add to the notes on Sheet C2 regarding existing off-site drainage systems from Chesterfield Dr. and the alley that reference back to Sheet C1 for further information.
- 2) Please add Paragraph 2 from Robert L. DeWitt and Associates, Inc. letter dated 8/4/04 to Sheet C1. This complete description of the existing off-site system must be part of the final plans.
- 3) As a recommendation and not a requirement, consider sloping the flowline of driveway trench drains to achieve a minimum velocity of 2 ft per second to avoid sediment and debris settlement.
- 4) All previous Miscellaneous Comments

For this site, results found by the geotechnical engineer of 1 min/inch as the average percolation rate has been accepted. However, please be advised that the revised County Design Criteria soon-to-be adopted will limit saturated permeability to 8 in/hr for design of retention systems. ===== UPDATED ON DECEMBER 8, 2004 BY CARISA REGALADO =====

All previously given Miscellaneous Comments are to be addressed at the building application stage.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JANUARY 8, 2003 BY RUSSELL M ALBRECHT =====

No Comment, project adjacent to a non-County maintained road.

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Karen Mcconaghy
Application No.: 02-0633
APN: 028-304-66

Date: December 10, 2004
Time: 13:19:22
Page: 6

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JANUARY 8, 2003 BY RUSSELL M ALBRECHT =====
No comment

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 26, 2003 BY RODOLFO N RIVAS =====
Plans with the building permit application will need to include the following information for the driveway: a) Structural section and b) Centerline profile.

===== UPDATED ON FEBRUARY 5, 2004 BY RODOLFO N RIVAS =====
The proposed driveway at the alley does not meet County design criteria standards As per County of Santa Cruz Design Criteria, a driveway alignment of less than 60 degrees from the intersected road is not allowed. ===== UPDATED ON MARCH 22, 2004 BY GREG J MARTIN =====

No Comment. ===== UPDATED ON MAY 4, 2004 BY RODOLFO N RIVAS =====
The proposed driveway at the alley does not meet County Design Criteria standards. As per County of Santa Cruz Design Criteria, a driveway alignment of less than 60 degrees from the intersected road is not allowed. Please revise parking layout at the alley in order to meet County of Santa Cruz Design Criteria standards. =====
UPDATE ON SEPTEMBER 20, 2004 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 26, 2003 BY RODOLFO N RIVAS =====
NO COMMENT

===== UPDATED ON FEBRUARY 5, 2004 BY RODOLFO N RIVAS =====
NO COMMENT

===== UPDATED ON MARCH 22, 2004 BY GREG J MARTIN =====
No Comment. ===== UPDATE ON MAY 4, 2004 BY RODOLFO N RIVAS =====
NO COMMENT

===== UPDATED ON SEPTEMBER 20, 2004 BY TIM N NYUGEN =====
NO COMMENT

NEW WATER SERVICE INFORMATION FORM

Multiple APN? ☐

APN #: 028-304-66

SANTA CRUZ MUNICIPAL UTILITIES

DATE: 12/24/02

Revision Date:

809 Center Street, Room 102
Santa Cruz, CA 95060
Telephone (831) 420-5210

Project Address 2870 Chesterfield Dr.

SECTION 1 PROJECT INFORMATION

Applicant: Floyd W Brady
Phone: (831) 476-0732 Fax:
Mail Street: 560 Hidden Valley Rd.
City/State/Zip: Soquel CA 95073-

Project Description:

Proposal to demolish an (e) non-habitable accessory structure and construct a new 2 story SFD. Rep: Dee Murray 2272 Kinsley St. Scruc, 95062 475-5334. Arch: Derek Van Alstine 716-A Soquel Ave. 95062

SECTION 2 EXISTING MAIN AND SERVICES

Main Size/Type: 6" PVC on S. Palisades Elevation zone: N

Sires	Account #'s	Old SIO #'s	Status	Date Closed	Type
3/4"	085-0390		Active		Multi Res 3 unit

No connection fee credit(s) for services unused over 24 months

SECTION 3 FIREFLOWS

Hyd # 1110 Size/Type: 6" Stmr Static 88 Res 62 Flow 1187 Flow w/20# Res. 1995 FF Date 05/99

Location: On E. Cliff @ Palisades

Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date

Location:

SECTION 4 WATER SERVICE REQUIREMENTS AND FEES

Res. Size		Res Water Conn. Fee (per unit)	\$3,356.00
Irrigation Size		Irr. Water Conn. Fee (plans required)	
Bus. Sire		Bus. Water Conn. Fee	
Fire Service Size	2"	Large Meter	
Zone Capacity Fee		Service Install Fee (if installed)	
Front Foot Fee		Contractor Installation Pmt. Fee (ea.)	\$46.00
Land/Irr Plan Review		Backflow Permit Fee (ea.)	
Eng. Plan Review	\$35.00	Res. Sewer Conn. Fee (per unit)	\$1,200.00
Hydrant Req.		Bas. Sewer Conn. Fee	

BACKFLOW DEVICE RES. SERV. IRRIG. SRV. BUS. SRV. FIRE SRV.

ADDITIONAL COMMENTS Water main is located on S. Palisades. Existing service is copper, does not need to be replaced. Fire service or hydrant requirement to be determined by Fire Marshall. Please provide evidence describing number of legal residential units on parcel.

SECTION 5 QUALIFICATIONS

1. Service will be furnished upon:

- (1) payment of the required fees due at the time service is requested (a building permit is required); and;
- (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

2. Fees and charges noted above are accurate as of the date hereof; and are subject to change at any time without notice to applicant.

BP# 02-0633 PLAN APP # REVIEWED BY A. Hogan

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: January 6, 2003

TO: Planning Department, ATTENTION: David Heinlein

FROM: Santa Cruz County Sanitation District, STEVE HARPER

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

APN: 28-304-66

APPLICATION NO.: 02-0633

PARCEL ADDRESS: 2870 Chesterfield


PROJECT DESCRIPTION: Demolish Accessory Structure & Construct 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.


S.M. Harper
Sanitation Engineering

SMH/af:339

c: Survey

Applicant: Dee Murray
2272 Kinsley St
Santa Cruz CA 95062

Property Owner: Floyd Brady
560 Hidden Valley
Soquel CA 95073

INTEROFFICE MEMO

APPLICATION NO 02-0633 (4" routing)

Date: September 8, 2004

To: Karen McConaghy, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a single family residence at 2870 Chesterfield Drive, Santa Cruz (Brady and Weintraub / owner, Dee Murray / applicant)

GENERAL PLAN / ZONING CODE ISSUESDesign Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✗)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas		✓	See comments below.
major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			?
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A

Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the			N/A
Feasible elimination or mitigation of unsightly, visually disruptive or			N/A
development			
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			

Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

URBAN DESIGNERS COMMENTS:

- *This design **CLEARLY** has the potential to be three separate units.*
A flat roof is not appropriate in this location. See suggested elevations attached





D E R E K V A N A L S T I N E R E S I D E N T I A L D E S I G N

August 27, 2004

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

Re: 2870 Chesterfield Dr.
Appl. #: 02-0633
APN: 028-304-66

Please find this letter in response to comments of 6/24/03 by Larry Kasparowitz, Urban Designer. This building **is** well articulated **and** is in keeping with the numerous flat roofs in the surrounding neighborhood. We believe it to be entirely compatible **as** designed.

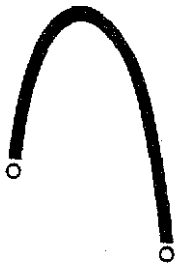
Sincerely,



Derek Van Alstine

716 A SOQUEL AVE., SANTA CRUZ, CA 95062
phone 831-426-8400 • 831-426-8446 fax

**Robert L. DeWitt
and Associates, Inc.**
Civil Engineers & Land Surveyors



1607 Ocean Street - Suite 1
Santa Cruz, CA 95060

Telephone 831 425-1617

Fax Number 831 425-0224

email ridewitt@aol.com

August 4, 2004
Job No. R03119

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

Re: Application No. 02-0633
APN 028-304-66
Brady & Weintraub 2870 Chesterfield Drive

Dear sir or Madam,

We offer the following responses to the Discretionary Application comments dated June 9, 2004:

DPW DRAINAGE COMMENTS UPDATED 3/19/04 BY ALYSON TOM

1. A soil testing firm has conducted percolation tests to determine design rates for disposal of runoff. Please refer to the attached report by Pacific Crest Engineering. The recommendations have been incorporated into the plan revisions, and the geotechnical engineer has reviewed the plans. An acceptance letter by the geotechnical engineer is included for your information.
2. Runoff from the impervious roof surfaces is directed to the percolation trenches as shown on the plans. In the event the percolation trenches overflow, the overflow path is as follows:
 - a. Front of residence: The overflows flow toward the concrete valley gutter in the center of Chesterfield Drive. This gutter has been connected to an underground system installed in East Cliff Drive with discharge into the box culvert under East Cliff Drive at Moran Lake, which drains to Monterey Bay.
 - b. Rear of residence: Overflows flow toward the common alley at the rear of the residence. Our investigation has determined that runoff in the alley is directed to a series of surface inlets, connected by an underground drain system, which discharges to the rear of the homes fronting on Monterey Bay.

Please forward our responses to DPW Drainage and our office would be available to answer any questions regarding this matter.

Thank you for your attention to this matter.

Sincerely,

Robert L. DeWitt, PE

RLD:klm
enclosure

cc: Derek Van Alstine (w/enclosure)
Brady & Weintraub (w/enclosure)

R03119.8-4-04



Geotechnical Group
444 Airport Blvd, Suite 106
Watsonville, CA 95076
Phone: 831-722-9446
Fax: 831-722-9158

Chemical Process Group
195 Aviation Way, Suite 203
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

August 2, 2004

Project No. 0443-SZ68-H62

Bill Brady and Pat Weintraub
2870 Chesterfield Drive
Santa Cruz, CA 95006

Subject: Drainage Plan Review
New Residence (AFN 028-304-66)
2870 Chesterfield Drive, Santa Cruz, California

Dear **Mr.** Brady and **Ms.** Weintraub:

As requested, Pacific Crest Engineering Inc. (PCEI) has reviewed the project drainage plans prepared by Robert L. DeWitt & Associates, Inc. and dated June 24, 2004 (latest revision date). The plans we reviewed included Sheets C1, C2 and C3.

Based on our review of the plans, it is our professional opinion they are in general conformance with the recommendations of our percolation test report dated May 18, 2004, however, included herewith are some comments we feel should be considered in the final project design:

1. Sheet C1, Percolation Pit & Swale Volume Notes, Note 1: Revise first sentence to "Tie on-site drainage and percolation plan is based on a Percolation Test Report prepared by Pacific Crest Engineering Inc. dated May 18, 2004." Continue with rest of the paragraph **as** written.
2. As noted in our Proposal dated April 14, 2004, the Client understands that we are not providing a Geotechnical Investigation for the project site, and therefore cannot attest to the adequacy of the currently planned foundation design, including basement design issues, such **as:** design for lateral earth pressures, design for interception of subsurface runoff (both behind the basement wall and beneath the basement slab), or **any** other issue associated with grading, drainage and foundation issues. **Our** scope of work for the plan review has been **limited solely** to commenting on the adequacy of the drainage plan for taking surface runoff

from the site and discharging it to the percolation pit areas. How this surface runoff may or may not affect the basement area will need to be addressed by others based on their design for removal of water from behind and beneath the basement area.

Should you have any questions, we can be reached at (831) 722-9446.

Sincerely,

PACIFIC CREST ENGINEERING INC.



Michael D. Kleames, GE
Vice President/Principal Geotechnical Engineer
GE 2204
Expires 3/31/06

cc: Mr. Derek Van Alstine, Derek Van Alstine Residential Design
Ms. Martha Shedden, R.L. DeWitt & Associates, Inc.



Geotechnical Group
444 Airport Blvd, Suite 106
Watsonville, CA 95076
Phone: 831-722-9446
Fax: 831-722-9158

Chemical Process Group
195 Aviation Way, Suite 203
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

May 18, 2004

Project No. 0443-SZ68-H62

Bill Brady and Pat Weintraub
c/o Salamander Graphix
10 Hangar Way
Watsonville, CA 95076

Subject: Percolation Test for Storm Water Retention
New Residence (APN 028-304-66)
2870 Chesterfield Drive, Santa Cruz County, California

Dear Mr. Brady and Ms. Weintraub:

Pacific Crest Engineering Inc. (PCEI) is pleased to present this percolation test report for the proposed new residence located in Santa Cruz County, California.

INTRODUCTION

The project site is located on the west side of Chesterfield Drive, just south of East Cliff Drive. The property is relatively flat, and has an existing two-story home present. We assume the new home will be demolished to make way for the new residence.

It is our understanding that percolation take surface runoff from the residence water will be directed to seven percolation pits and two feet in diameter.

Exhibit
A

the suitability of the soils to accept surface runoff. The surface pits are designed to be 6 feet deep

SCOPE OF WORK

Our scope of work for the percolation testing was limited to the following:

1. We marked the proposed test boring locations and contacted Underground Service Alert (USA) at least 72 hours prior to drilling our test borings.
2. We drilled three (3) shallow test borings on the undeveloped area of the lot. We drilled three test borings to depths of 5, 10 and 15 feet. The three shallow percolation test holes had a perforated PVC pipe placed within them and were surrounded by gravel. The three holes were pre-saturated at least 48 hours prior to performing the actual test.

- .3. Percolation tests were performed within each of the three test borings over a four hour period. Both static and falling head percolation tests were performed within the test borings.
4. A summary of the percolation test results ~~was~~ provided in this written report

The purpose of the percolation test was to provide the requested soils data to the project Civil Engineer.

FIELD INVESTIGATION

On April 30, 2003, three soil profile test borings were drilled on the property to determine the general soil profile within the property boundaries. The soils encountered consisted of a surface stratum of dark brown silty sand to a depth of 3 feet, which was underlain by a less permeable stratum of clay from a depth of 3 to 6 feet. Underlying the clays the soils were more permeable strata of clayey sands, extending to the bottom of the test boring at a depth of 15 feet.

Groundwater, or more likely perched groundwater, was encountered in Boring No.1 at the bottom of the test boring (about 15 feet). This eliminated the need for a deeper boring.

Please refer to the attached Site Plan (**Figure 2**) showing the general locations of the three soil profile borings performed by PCEI, as well as log of test borings within the appendix.

Materials encountered during subsurface exploration are described on the appended Test Boring Logs. The logs depict subsurface conditions at the locations and on the date the holes were drilled. Subsurface conditions at other locations are expected to differ. Stratification lines shown on the logs represent the approximate boundaries between soil types; the actual transitions from one soil type to another may be gradual.

PERCOLATION TEST

Three percolation test borings were drilled on the property at depths of 5, 10 and 15 feet. These test borings were completed on April 30, 2004. The bottom six inches of the test boring was filled with gravel, and a PVC pipe was then inserted into the hole. The annular space between the PVC pipe and native soil ~~was~~ then backfilled with gravel as well.

The holes were pre-saturated (by filling with water) on April 30, 2004, with the percolation tests performed on May 3, 2004. Two separate percolation methods were performed. The first ~~was~~ the "falling head" method, where the percolation holes were filled to the surface with water, and the water level drop measured every 30 minutes over a four hour period. The second method was the "static head" method. This method is where the water level is maintained at a depth of 6 inches at the bottom of the boring, and the water level measured every 30 minutes over a four hour period (and the hole re-filled to the 6 inch level if it runs ~~dry~~ during that period). The static head method is more common for design of septic field systems, but it is our opinion that the falling head method is more appropriate for design of percolation pit systems.

The purpose of the percolation tests was to observe the percolation rate of the subsurface soils. The test approximates the horizontal component of flow through soils by sidewall absorption and is therefore relevant to leach field and retention basin systems designed to discharge water to subsurface soils.

Percolation Test Results

The three percolation test borings had final percolation rates as follows:

Falling Head Method:

Boring Depth	Final Perc Rate
5'	2.20 min\inch
10'	0.66 min\inch
15'	0.24 min\inch

Average of above tests = **1 min\inch**

Static Head Method:

Boring Depth	Final Perc Rate
5'	31.3 min\inch
10'	16.7 min\inch
15'	5.20 min\inch

Average of above tests = **17.7 min\inch**

The average percolation rate of all percolation tests was 9.4 min\inch. See attached for a *summary* of percolation test results.

CONCLUSIONS AND RECOMMENDATIONS

The site appears suitable for a percolation pit system for retention of storm water runoff based on the findings of this percolation study. We would recommend the depth of percolation trenches extend to at least 10 feet, but no deeper than 12 feet. We believe the falling head method is a more appropriate method for determining the percolation rate of the subsurface soils, since the percolation pits are designed to fill with water and percolate in a similar fashion to the test method.

Should you have any questions, we can be reached at (831) 722-9446.

Sincerely,

PACIFIC CREST ENGINEERING INC.



Michael D. Kleames, GE
President/Principal Geotechnical Engineer
GE 3304
Expires 3/31/06

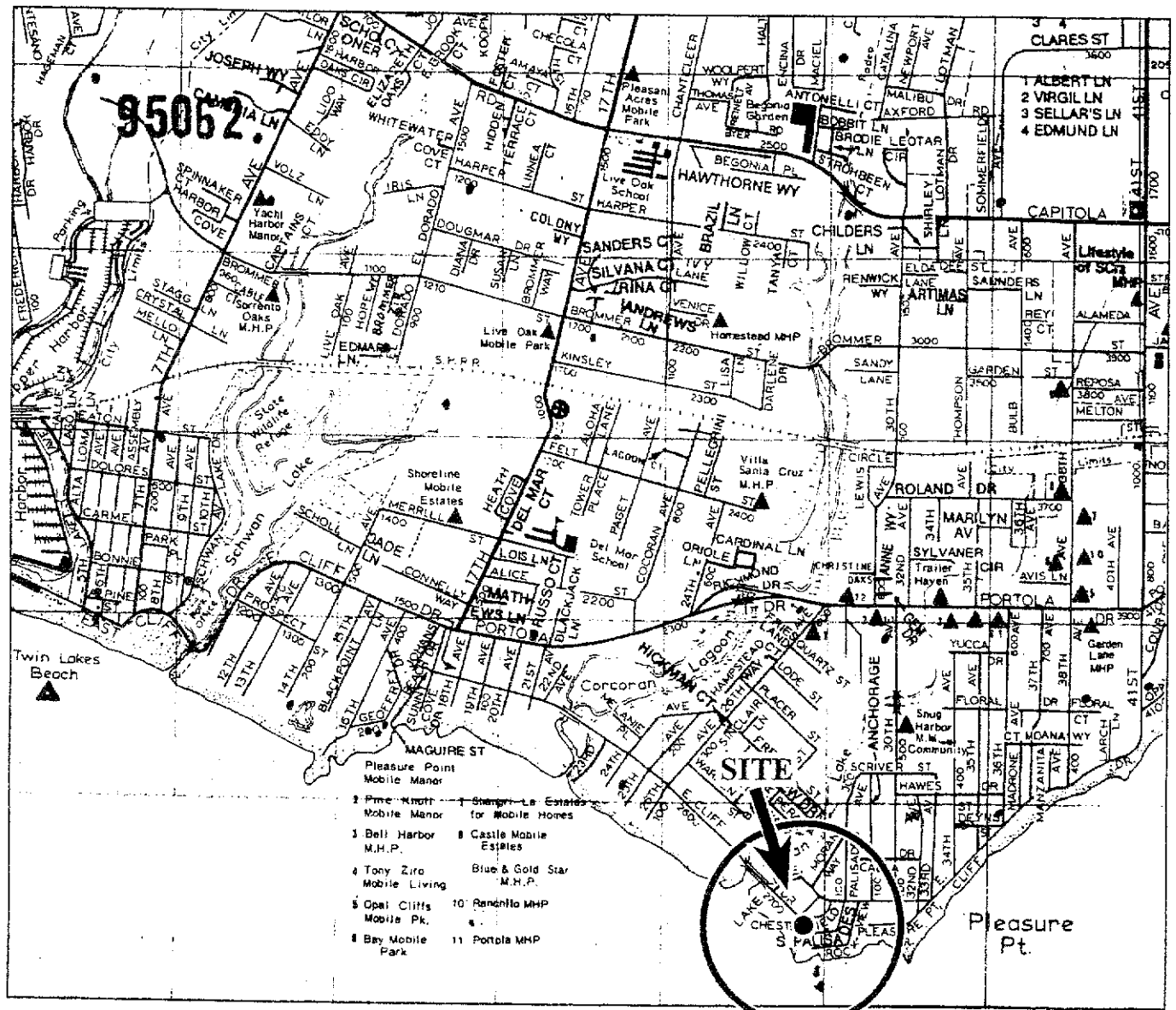
cc: Mr. Derek Van Alstine
Mr. Bob DeWitt, R.L. DeWitt & Associates, Inc

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, *or* if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to insure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to insure that the Contractors and Subcontractors carry out such recommendations in the field.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural process or the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside of our control. This report should therefore be reviewed in light of future planned construction and then current applicable codes.
4. This report was prepared upon your request for our services in accordance with currently accepted standards of professional geotechnical engineering practice. No warranty as to the contents of this report is intended, and none shall be inferred from the statements or opinions expressed.
5. The scope of our services mutually agreed upon for this project did not include any environmental assessment or study for the presence of hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site.

APPENDIX

Regional Site Plan
Site Plan of Test Borings
Boring Log Explanation
Log of Test Borings
Percolation Test Results



0 1600 ft.

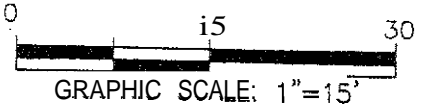
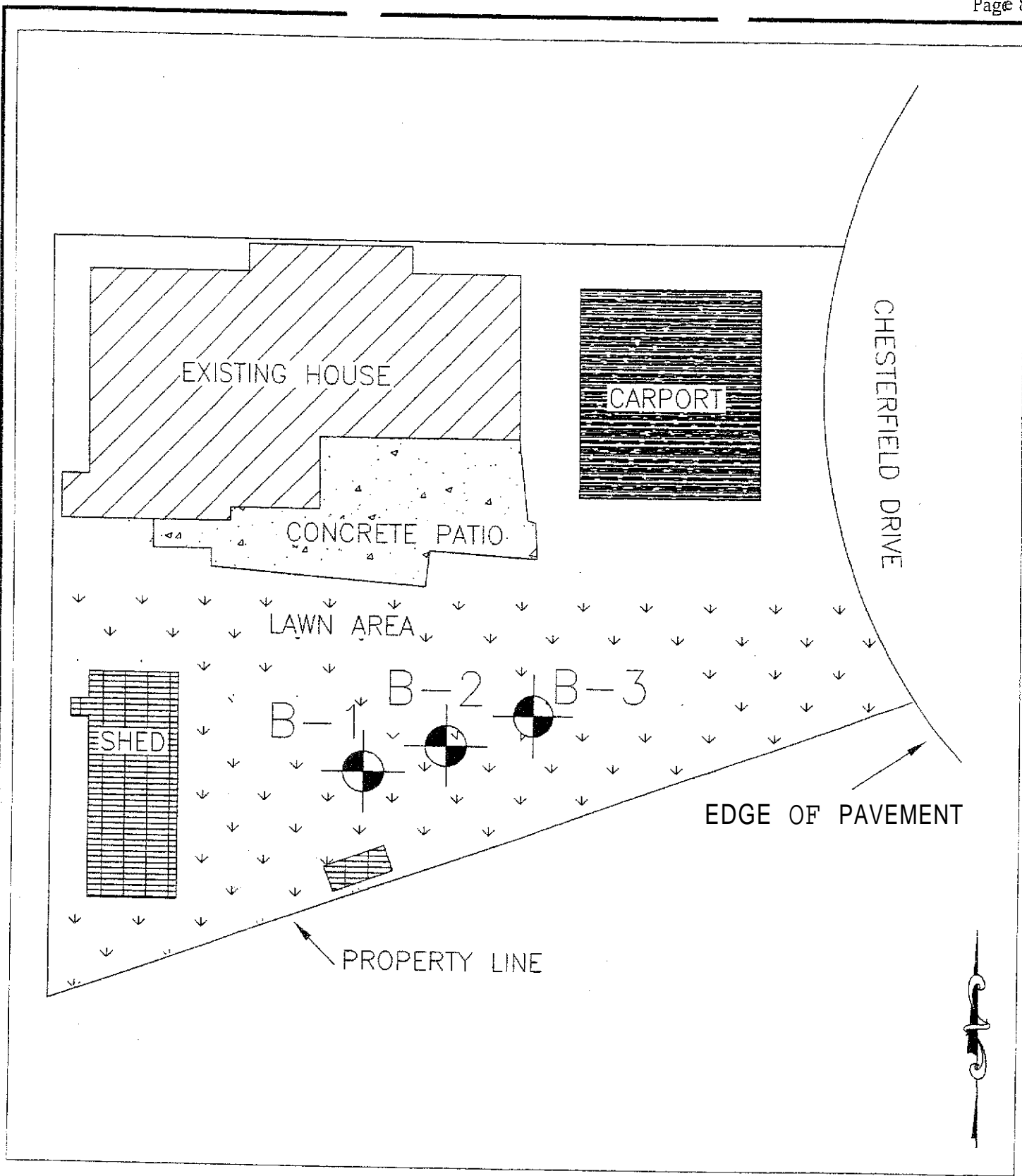



Base Map from Thomas Bros. Maps

Pacific Crest Engineering Inc.
444 Airport Blvd., Suite 106
Watsonville, CA 95076

Regional Site Plan
2870 Chesterfield Drive
Santa Cruz, California

Figure No. 1
Project No. 0443
Date: 05/1 Si04



 = APPROXIMATE LOCATION OF PERCOLATION TEST BORING
SCALE: 1 INCH = 15 FEET

Crest Engineering, Inc. 05/15/2004 4:24 PM SitePlan.dwg

PACIFIC CREST ENGINEERING INC. 

2870 CHESTERFIELD DRIVE
SANTA CRUZ, CALIFORNIA

05/18/04 0443
REV. 0 DME


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UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D2488 (Modified)

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS	
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN #200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN #4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines	
			GP	Poorly graded gravels or gravels-sand mixtures, little or no fines	
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN #4 SIEVE	GRAVELS (MORE THAN 12% FINES)	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines	
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines	
		CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines	
			SP	Poorly graded sands or gravelly sands, little or no fines	
			SANDS (MORE THAN 12% FINES)	SM	Silty sands, sand-silt mixtures, non-plastic fines
				SC	Clayey sands, sand-clay mixtures, plastic fines
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN #200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 35%		ML	Inorganic silts and very fine clayey sand silty sands, with slight plasticity	
			CL	Inorganic clays of low to medium plasticity, gravelly, sand, silty or lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	SILTS AND CLAYS LIQUID LIMIT IS BETWEEN 35% AND 50%		MI	Inorganic silts, clayey silts and silty fine sands of intermediate plasticity	
			CI	Inorganic clays, gravelly/sandy clays and silty clays of intermediate plasticity	
			OI	Organic clays and silty clays of intermediate plasticity	
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts; micaceous or diatomaceous fine sandy or silty soils, elastic silts	
			CH	Organic clays oihigh plasticity, fat clays	
			OH	Organic clays of medium to high plasticity, organic silts	
			HIGHLY ORGANIC SOILS		PT

BORING LOG EXPLANATION

LOGGED BY _____ DATE DRILLED _____ BORING DIAMETER _____ BORING NO. _____

Depth, ft.	Sample No. and Type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density, p.c.f.	Moisture % of Dry Wt.	MISC. LAB RESULTS
1			 Groundwater elevation						
2	1-1		← Soil Sample Number ← Soil Sampler Size/Type L = 3" Outside Diameter M = 2 1/2" Outside Diameter T = 2" Outside Diameter ST = Shelby Tube BAG = Bag Sample						
3									
4									
5									

NOTE: All blows/foot are normalized to 2" outside diameter sampler size

RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FOOT
VERY LOOSE	
LOOSE	
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	BLOWS/FOOT
VERY SOFT	0-2
SOFT	2-4
FIRM	4-8
STIFF	8-16
VERY STIFF	16-32
HARD	OVER 32

Pacific Crest Engineering Inc.
444 Airport Blvd., Suite 106
Watsonville, CA 95076

Boring Log Explanation
2870 Chesterfield Drive
Santa Cruz, California

Figure No. 3
Project No. 0443
Date: 05/18/04

LOGGED BY DE DATE DRILLED 04/30/04 BORING DIAMETER 6" SS BORING NO. 1

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
1	1-1		Dark brown Silty SAND, fine gamed sand, moist	SM					
2	B								
3									
4	1-2		Yellowish brown CLAY with fine grained sand, very moist	CH					
5	B								
6									
7	1-3		Yellowish brown Clayey SAND, medium gamed sand. very moist	SC					
8	B								
9									
10	1-4		Yellowish brown Gravely Clayey SAND, medium grained sand subrounded gravels to > 3", very moist	SP-SC					
11	B								
12									
13									
14									
15			▼						
16			Boring Terminated at 15 ft.						
17									
18									
19									
20									
21									
22									
23									
24									

Pacific Crest Engineering Inc.
444 Airport Blvd., Suite 106
Watsonville, CA 95076

Log of Test Borings
2870 Chesterfield Drive
Santa Cruz, California

Figure No. 4
Project No. 0443
Date: 05/18/04

LOGGED BY DE DATE DRILLED 04/30/04 BORING DIAMETER 6" SS BORING NO. 2

Depth (feet)	Sample No.	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
1	2-B		Dark brown Silty SAND, fine grained sand, moist	SM					
2									
3									
4	2-C		Yellowish brown CLAY with fine grained sand, very moist	CH					
5									
6									
7	2-D		Yellowish brown Clayey SAND, medium grained sand, very moist	SC					
8									
9									
10	2-E		Yellowish brown Gravelly Clayey SAND, medium grained sand, subrounded gravels to > 3", very moist	SP-SC					
11									
12									
13			Boring Terminated at 10 ft.						
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Watsonville, CA 95076

Santa Cruz, California

Figure No.
Project No. 0443
Date: 05/18/04

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LOGGED BY DE DATE DRILLED 04/30/04 BORING DIAMETER 6" SS BORING NO. 3

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
1	3-1 B		Dark brown Silty SAND, fine grained sand, moist	SM					
2									
3									
4	3-2 B		Yellowish brown CLAY with fine grained sand, very moist	CH					
5									
6									
7			Boring Terminated at 5 ft.						
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Test E1

Watsonville, CA 95076

Santa Cruz, California

 Figure No. 6
 Project No. 0343
 Date: 05/18/04

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Falling Head Percolation Test Results - 2870 Chesterfield Drive

BORING #1		DEPTH: 15.00'		DATE: 05/03/04		
READING #	WATER DEPTH (feet)	REFILLED TO	FALL (inches)	ELAPSED TIME	REAL TIME	FALL (min\inch)
0	0.00	-	0	0:00	8:15 AM	-
1	12.42	0	149.04	0:30	8:45 AM	0.20
2	11.13	0	133.56	1:00	9:15 AM	0.22
3	10.85	0	130.20	1:30	9:45 AM	0.23
4	11.11	0	133.32	2:00	10:15 AM	0.23
5	10.79	0	129.48	2:30	10:45 AM	0.23
6	10.58	0	126.96	3:00	11:15 AM	0.24
7	10.59	0	127.08	3:30	11:45 AM	0.24
8	10.58	-	126.96	4:00	12:15 PM	0.24

FINAL PERCOLATION RATE (last hour) = 0.24 min\inch

BORING #2		DEPTH: 10.00'		DATE: 05/03/04		
READING #	WATER DEPTH (feet)	REFILLED TO	FALL (inches)	ELAPSED TIME	REAL TIME	FALL (min\inch)
0	0.00	-	0.00	0:00	8:16 AM	-
1	4.82	0	57.84	0:30	8:46 AM	0.52
2	3.51	0	42.12	1:00	9:16 AM	0.71
3	4.10	0	49.20	1:30	9:46 AM	0.61
4	3.90	0	46.80	2:00	10:16 AM	0.64
5	3.90	0	46.80	2:30	10:46 AM	0.64
6	3.90	0	46.80	3:00	11:16 AM	0.64
7	3.81	0	45.72	3:30	11:46 AM	0.66
8	3.81	-	45.72	4:00	12:16 PM	0.66

FINAL PERCOLATION RATE (last hour) = 0.66 min\inch

BORING #3		DEPTH: 5.00'		DATE: 05/03/04		
READING #	WATER DEPTH (feet)	REFILLED TO	FALL (inches)	ELAPSED TIME	REAL TIME	FALL (min\inch)
0	0.00	-	0.00	0:00	8:17 AM	-
1	1.11	0	13.32	0:30	8:47 AM	2.25
2	1.21	0	14.52	1:00	9:17 AM	2.07
3	1.19	0	14.28	1:30	9:47 AM	2.10
4	1.15	0	13.80	2:00	10:17 AM	2.17
5	1.14	0	13.68	2:30	10:47 AM	2.19
6	1.14	0	13.68	3:00	11:17 AM	2.19
7	1.14	0	13.68	3:30	11:47 AM	2.19
8	1.14	-	13.68	4:00	12:17 PM	2.19

FINAL PERCOLATION RATE (last hour) = 2.19 min\inch

PACIFIC CREST ENGINEERING INC.	PERCOLATION TEST RESULTS	TABLE 1
	2870 Chesterfield Drive APN 028-304-66 SANTA CRUZ, CALIFORNIA	PROJECT NO. 0443 DATE: 05/18/04

6 Inch Static Head Percolation Test Results - 2870 Chesterfield Drive

BORING #1		DEPTH: 15.00'		DATE: 05/03/04		
READING #	WATER DEPTH (feet)	REFILLED TO	FALL (inches)	ELAPSED TIME	REAL TIME	FALL (min/inch)
0	14.40	-	0	0:00	12:30 PM	-
1	14.88	14.40	5.76	0:30	1:00 PM	5.21
2	14.88	14.40	5.76	1:00	1:30 PM	5.21
3	14.88	14.40	5.76	1:30	2:00 PM	5.21
4	14.88	14.40	5.76	2:00	2:30 PM	5.21
5	14.88	14.40	5.76	2:30	3:00 PM	5.21
6	14.88	14.40	5.76	3:00	3:30 PM	5.21
7	14.88	14.40	5.76	3:30	4:00 PM	5.21
8	14.88	-	5.76	4:00	4:30 PM	5.21

FINAL PERCOLATION RATE (last hour) = 5.21 min/inch

BORING #2		DEPTH: 10.00'		DATE: 05/03/04		
READING #	WATER DEPTH (feet)	REFILLED TO	FALL (inches)	ELAPSED TIME	REAL TIME	FALL (min/inch)
0	8.80	-	0.00	0:00	12:31 PM	-
1	8.95	8.80	1.80	0:30	1:01 PM	16.67
2	8.94	8.80	1.68	1:00	1:31 PM	17.86
3	8.95	8.80	1.80	1:30	2:01 PM	16.67
4	8.95	8.80	1.80	2:00	2:31 PM	16.67
5	8.96	8.80	1.92	2:30	3:01 PM	15.63
6	8.95	8.80	1.80	3:00	3:31 PM	16.67
7	8.95	8.80	1.80	3:30	4:01 PM	16.67
8	8.95	-	1.80	4:00	4:31 PM	16.67

FINAL PERCOLATION RATE (last hour) = 16.67 min/inch

BORING #3		DEPTH: 5.00'		DATE: 05/03/04		
READING #	WATER DEPTH (feet)	REFILLED TO	FALL (inches)	ELAPSED TIME	REAL TIME	FALL (min/inch)
0	4.40	-	0.00	0:00	12:32 PM	-
1	4.48	4.40	0.96	0:30	1:02 PM	31.25
2	4.48	4.40	0.96	1:00	1:32 PM	31.25
3	4.47	4.40	0.84	1:30	2:02 PM	35.71
4	4.47	4.40	0.84	2:00	2:32 PM	35.71
5	4.48	4.40	0.96	2:30	3:02 PM	31.25
6	4.48	4.40	0.96	3:00	3:32 PM	31.25
7	4.48	4.40	0.96	3:30	4:02 PM	31.25
8	4.48	-	0.96	4:00	4:32 PM	31.25

FINAL PERCOLATION RATE (last hour) = 31.25 min/inch

PACIFIC CREST ENGINEERING INC.	PERCOLATION TEST RESULTS	TABLE 2
	2870 Chesterfield Drive APN 028-304-66 SANTA CRUZ, CALIFORNIA	PROJECT NO. 0443 DATE: 05/18/04

RECORDED AT THE REQUEST OF:

YOL 5827 PAGE 913

19886

WHEN RECORDED MAIL TO:

LOVE BERTS

21 STANFORD AVE

SANTA CRUZ, CA 95062

RE 9-4
MI 1
OF 5
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CO
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RECORDED

APR 12 1988

RICHARD W. SEJAL, Recorder
SANTA CRUZ COUNTY, Official Records

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

ROAD - MAINTENANCE AGREEMENT
(Document Title)

Exhibit

I

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (Cal. Gov. Code §27361.

REC 33 (1-93)

Description: Santa Cruz, CA Document-Book, Page 5827.913 Page: 1 of 5
Order: hnsd Comment:

ROAD-MAINTENANCE AGREEMENT

1. The parties to this agreement own separate parcels of real property as described in Exhibit "A" and have access to one or more rights-of-way also described in Exhibit "A."
2. A road exists or will be constructed along said right-of-way to provide vehicle access to private driveways on said parcels.
3. The purpose and intent of this agreement is to provide for the maintenance of and repairs to the road and appurtenant storm drain facilities, after their initial construction, by those owners to whose properties these roads provide vehicle access.
4. The parties agree to maintain the road to minimum standards which shall consist of whatever work is needed to keep the road mud-free, dust-free, safe, and adequate for year-round two-way traffic, and the storm drainage facilities functioning effectively. All work shall be done by a contractor or other qualified person acceptable to the majority of the parties.
5. Costs of maintaining the road shall be borne proportionately by all the parties according to the portion of the road used by each one. All parties shall submit their fair share of necessary funds to meet a grading contractor's estimate before the work is done. Funds shall be held in a joint checking account at a bank, or in some other escrow arrangement acceptable to all the parties. Co-owners of any parcel of land shall be considered a single owner for contribution purposes.
6. This agreement anticipates residential development and use of the road by passenger automobiles primarily. Should any regular use of the road be made by vehicles or equipment heavier than passenger automobiles or trucks, of 3/4-ton capacity or less, or should any resident cause the road to be used at a significantly heavier volume than normally associated with single-family residential occupancy, the landowners shall agree upon an equitable plan under which the owner of the property which is the source of such use shall pay more toward road maintenance and repair in proportion to the use made.
7. If a dispute should arise over the standards of maintenance and repair or over the contributions to be made for maintenance and repair, the matter shall be submitted to arbitration. Two arbitrators shall be selected by a majority vote, with one vote to be cast for each parcel. Should the owners fail to appoint arbitrators, any property owner may apply to a court having jurisdiction of such matters, which shall appoint two arbitrators, who shall then select a third arbitrator. A decision of

A majority of the arbitrators shall control. If then it becomes necessary to file suit to collect a contribution, the person or persons filing the suit shall be entitled to reasonable attorney's fees based on services rendered, rather than on the amount sued for. Arbitrators' fees and expenses shall be shared on the same basis as road costs.

8. This agreement shall bind the successors in ownership of parcels described in Exhibit "A," including any subsequent divisions of said parcels.
9. This agreement shall not become effective until all owners of parcels described in Exhibit "A" have properly recorded agreement.

Applies to Assessor's Parcels

1 020-704-15Owner's Name (One name per parcel is sufficient.) John D. TuckerSignature [Signature]Print Name John D. TuckerAddress 1365 Rindale Dr
San Jose, CA 95128STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ _____ ss

On _____, before me the undersigned, a Notary Public in and for said State, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal

(Notary Seal)

(Signature of Notary Public)

(Attach sheets with names of owners of other parcels, with a notary's certificate for each name.)

EXHIBIT "A"

1. All the real property conveyed to James and Karen Tucker on August 12, 1989, by deed recorded in Volume 4549, Page 295, Santa Cruz County Official Records. Assessor's Parcel No. 028-304-15

A 20-foot right-of-way extending 287.5 feet southwest, 275 feet west, and 187.5 feet northwest, from East Cliff Drive to East Cliff Drive along the boundary between Assessor's Parcels:

028-304-48	urd	028-304-12
028-304-14	urd	028-304-11
028-304-13	and	028-304-10
028-304-30	a d	028-304-09
028-304-18	and	028-304-08
028-304-19	and	028-304-07
028-304-20	and	028-304-06
028-304-21	and	028-304-05
028-304-63	and	028-304-65
028-304-64	and	028-304-66
028-304-23	and	028-304-62
028-304-24	and	028-304-61
028-304-25	and	028-304-59
028-304-26	and	028-304-58
028-304-56	and	028-304-57
028-304-57	and	028-304-56
028-304-58	and	028-304-55
028-304-55	and	028-304-54
028-304-54	and	028-304-53

Key Words: *depression, mood, mood disorder, mood disorder, mood disorder, mood disorder*

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