



## Staff Report to the Zoning Administrator

Application Number: **04-0296**

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Applicant: Frederick Winslow  
Owner: Frederick Winslow  
APN: 104-171-16

Agenda Date: March 18, 2005  
Agenda Item #: 5  
Time: After 10:00 a.m.

Project Description: Proposal to ~~construct~~ a three bedroom, approximately 2,200 square foot single-family dwelling on a vacant parcel. Requires a Variance to reduce the required 20 foot side setback to approximately 5 feet.

Location: Property located at the end of Prescott Road approximately 2 miles northeast of the intersection of Prescott Road and Cherryvale Avenue (5875 Prescott Road)

Supervisory District: 1<sup>st</sup> District (District Supervisor: J. Beautz)

Permits Required: Variance

### Staff Recommendation:

- Approval of Application 04-0296, 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. USGS Contour Map                       |
| C. Conditions                                 | H. Comments & Correspondence              |
| D. Categorical Exemption (CEQA determination) | I. Colors and Materials Board             |
| E. Assessor's parcel map                      | J. Record of 1972 Building Permit         |

### Parcel Information

Parcel Size:	14.6 acres
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential
Project Access:	Prescott Road
Planning Area:	Soquel

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Land Use Designation: R-M (Mountain Residential)  
Zone District: RA (Residential Agriculture)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Nisene-Aptos complex, 15-30% slopes; Ben Lomond-Felton complex  
50-75% slopes; Soils report required with building permit  
Fire Hazard: Not a mapped constraint  
Slopes: 15 to 75% mapped  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: 6 redwood trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Engineered drainage plan submitted  
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: Well  
Sewage Disposal: Septic  
Fire District: Central Fire Protection District  
Drainage District: None

### Analysis and Discussion

The subject property is a steeply sloped 14.6 acre lot. A single-family dwelling that was constructed in 1972 was demolished after the 1989 earthquake, but the access road and remnants of the building pad remain. The existing access road leads up to a ridgetop where a small flat area exists. Because of surrounding steep slopes and limited area for a septic system, the new two-story dwelling is proposed on the same site as the previous dwelling with a reduced side setback to allow the dwelling to be constructed away from the steep areas.

The design of the dwelling minimizes grading and disturbance of the surrounding slopes by stepping down the hillside in a location where a cut already exists from the previous dwelling. Additionally, a retention basin is proposed to control stormwater runoff and prevent erosion on the hillside below the house.

## **Zoning & General Plan Consistency**

The subject property is located in the Residential Agriculture (RA) 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 Mountain Residential (R-M) General Plan designation. The proposed single-family dwelling meets all site standards for lot coverage and floor area ratio and Variance findings have been made for the reduced setback to the side property line.

The access road is a minimum of 12 feet wide, and 5 turnouts are provided along *the* 1500 foot length of the road. While portions of the access road do exceed 15% slope, no portion exceeds 20% slope, as required by General Plan policy 6.5.1. Comments from the Central Fire Protection District indicate that district requirements are met by the existing access road.

The proposed project is in conformance with General Plan policy 8.6.6 regarding protecting ridgetops in that no other developable land exists on the property. While six trees are proposed for removal, the building site is surrounded by other large *oak* and redwood trees that will help conceal the new development and maintain the ridgeline silhouette. Additionally, the proposed dwelling will use natural colors and materials on the exterior which will integrate the structure into the surrounding landscape.

## **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 **04-0296**, 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](http://www.co.santa-cruz.ca.us)**

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

Application# 04-0296  
APN 104-171-16  
Owner Frederick Winslow

Page 4

Santa Cruz CA 95060  
Phone Number: (831) 454-3134  
E-mail: [karen.mcconaghy@co.santa-cruz.ca.us](mailto:karen.mcconaghy@co.santa-cruz.ca.us)

## Variance Findings

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

This finding can be made, in that the property is characterized by steep slopes as high as 75% that are unsuitable for structures or additional access roads. Reducing the 20 foot setback to approximately 5 feet is recommended due to the steep slope which increases away from the property line. The strict application of the Zoning Ordinance to this parcel would deprive the property owners of enjoying the same development privileges as other property owners in the vicinity under identical zoning classification.

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

This finding can be made, in that the proposed location of the single-family dwelling minimizes the disturbance to the surrounding steep slopes and therefore protects public health, safety, and welfare. The current location of the existing access road and building pad on the lot precludes a building site in any other location without further encroaching into and disturbing the steep slopes. The proposed location of the single-family dwelling will not be detrimental to the light, air, and open space available to surrounding properties as the dwelling meets all height and lot coverage requirements of the zone district and the closest dwelling is over 500 feet away.

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

This finding can be made, in that the property is subject to the special circumstance of steep slopes. The Variance proposed for this project does not permit development above or beyond that which has been approved on lots with similar special circumstances. Other properties in the area are developed with single-family dwellings similar in size to the proposed structure.

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. While the site is physically constrained by steep slopes, the proposed dwelling and associated septic system will be constructed on the most level land available on the lot. 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 singlefamily dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed structure meets all height and lot coverage requirements of the zone district and the closest dwelling is over 500 feet away. The subject parcel is subject to physical constraints that do not allow a dwelling to be constructed completely outside of the setback. Variance findings have been made for the proposed dwelling.

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 singlefamily 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 RA (Residential Agriculture) zone district in that the primary use of the property will be one single-family dwelling. The project meets all site standards for lot coverage and floor area ratio and Variance findings have been made for the reduced side yard setback.

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 Mountain Residential (R-M) land use designation in the County General Plan.

As specified in Policy **8.1.3** (Residential Site and Development Standards Ordinance), the proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the proposed structure meets all height and lot coverage requirements of the zone district, the closest dwelling is over 500 feet away, and Variance findings have been made for the reduced side yard setback.

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 meets all height and lot coverage requirements of the zone district for the RA zone district.

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 will be constructed on an existing previously developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day, and such an increase 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 residentially zoned area containing large parcels, and the proposed single-family dwelling is consistent with the land use intensity and density of the area. Natural colors and materials proposed for the exterior of the dwelling will integrate the structure into the surrounding landscape. The property contains many mature *oak* and redwood trees which will help to conceal the structure from surrounding properties.

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 integrate the structure into the surrounding landscape and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

**Exhibit A:** Project Plans, 9 pages, drawn by James Lloyd Design and Base Line Land Surveyors, dated December 14, 2004.

- I. This permit authorizes the construction of a two story, approximately 2,200 square foot single-family dwelling approximately 5 feet from the side property line. 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
    1. Plans should reflect removal of the portion of the upstairs balcony on the south side of the dwelling which was previously proposed over two stories.
    2. 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 and should be consistent with the natural materials and colors contained in Exhibit I.
    3. Grading, drainage, and erosion control plans.
    4. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
    5. Details showing compliance with fire department requirements. The subject property is in the State Responsibility Area and subject to the Urban Wildland Intermix Code (UWIC). Plans shall state the level of



ignition-resistant construction.

- B. Meet all requirements of and pay drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
  - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - F. Pay the current fees for Parks and Child Care mitigation for 3 bedrooms. Currently, these fees are, respectively, \$800 and \$109 per bedroom.
  - G. Pay the current fees for Roadside and Transportation improvements for one dwelling unit. Currently, these fees are, respectively, \$2,000 and \$2,000 per unit.
  - H. 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 and fire turnaround areas. Parking must be clearly designated on the plot plan.
  - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - 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

Application # 04-0296  
APN: 104-171-16  
Owner: Frederick Winslow

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.

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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

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0296

Assessor Parcel Number: 104-171-16

Project Location: 5875 Prescott Road

**Project Description: Single-family dwelling**

**Person or Agency Proposing Project: Frederick Winslow**

**Contact Phone Number: (831) 465-6789**

- 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:**

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: \_\_\_\_\_

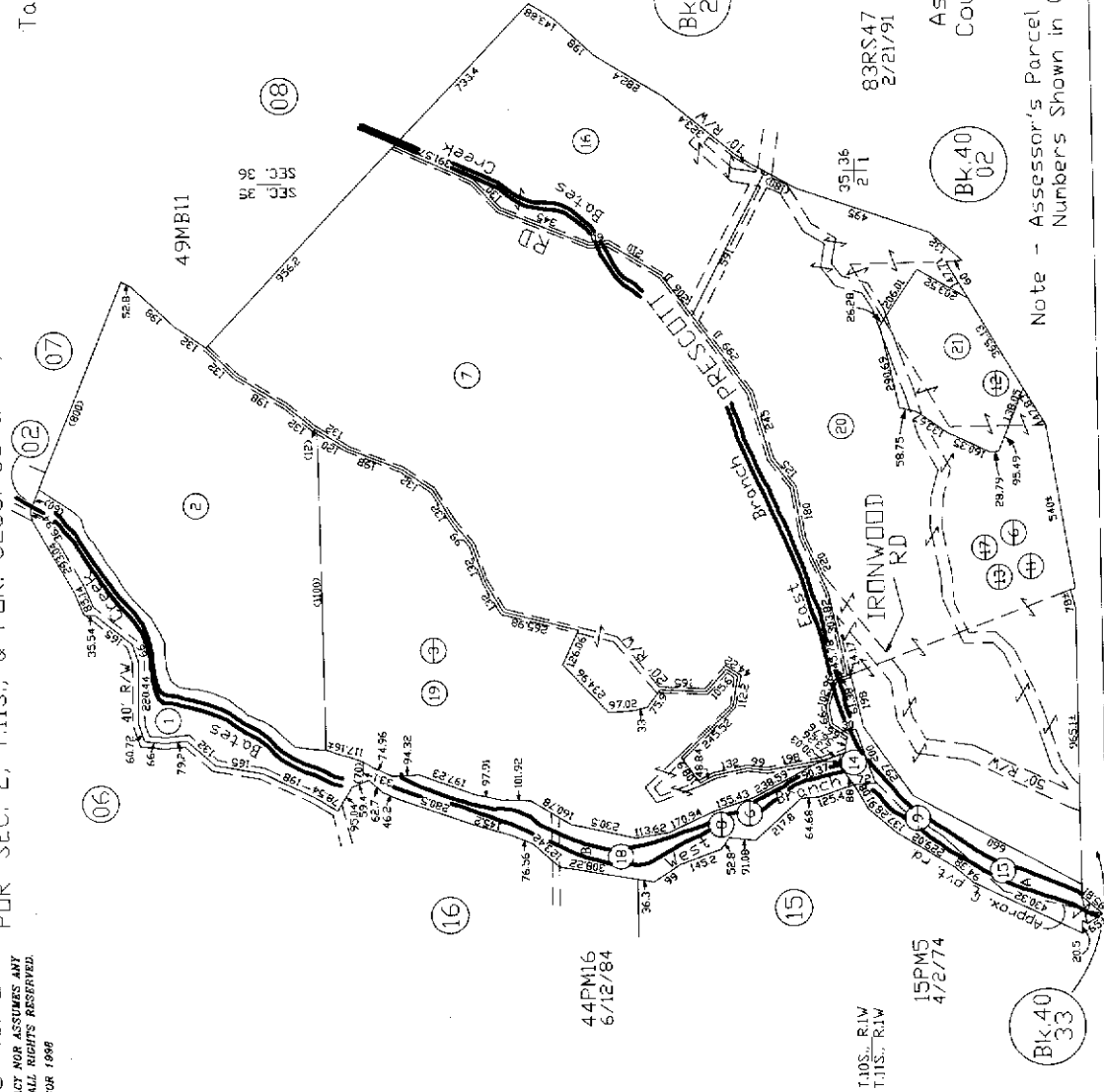
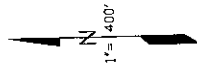
FOR TAX PURPOSES ONLY  
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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PUR SEC. 2, T.11S., & POR. SECS. 35 & 36, T.10S., R.1W., M.D.B. & M.

SOQUEL AUGMENTATION RANCH

104-17

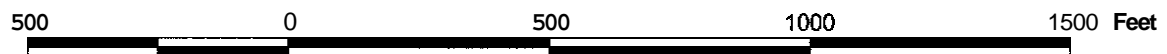
Tax Area Code  
96-044



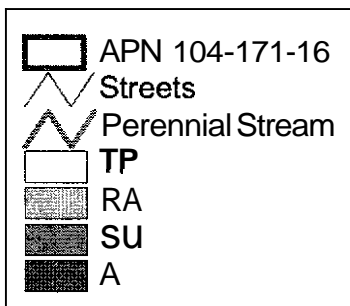
Assessor's Map No. 104-17  
County of Santa Cruz, Calif.  
July, 1998

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

# Zoning Map

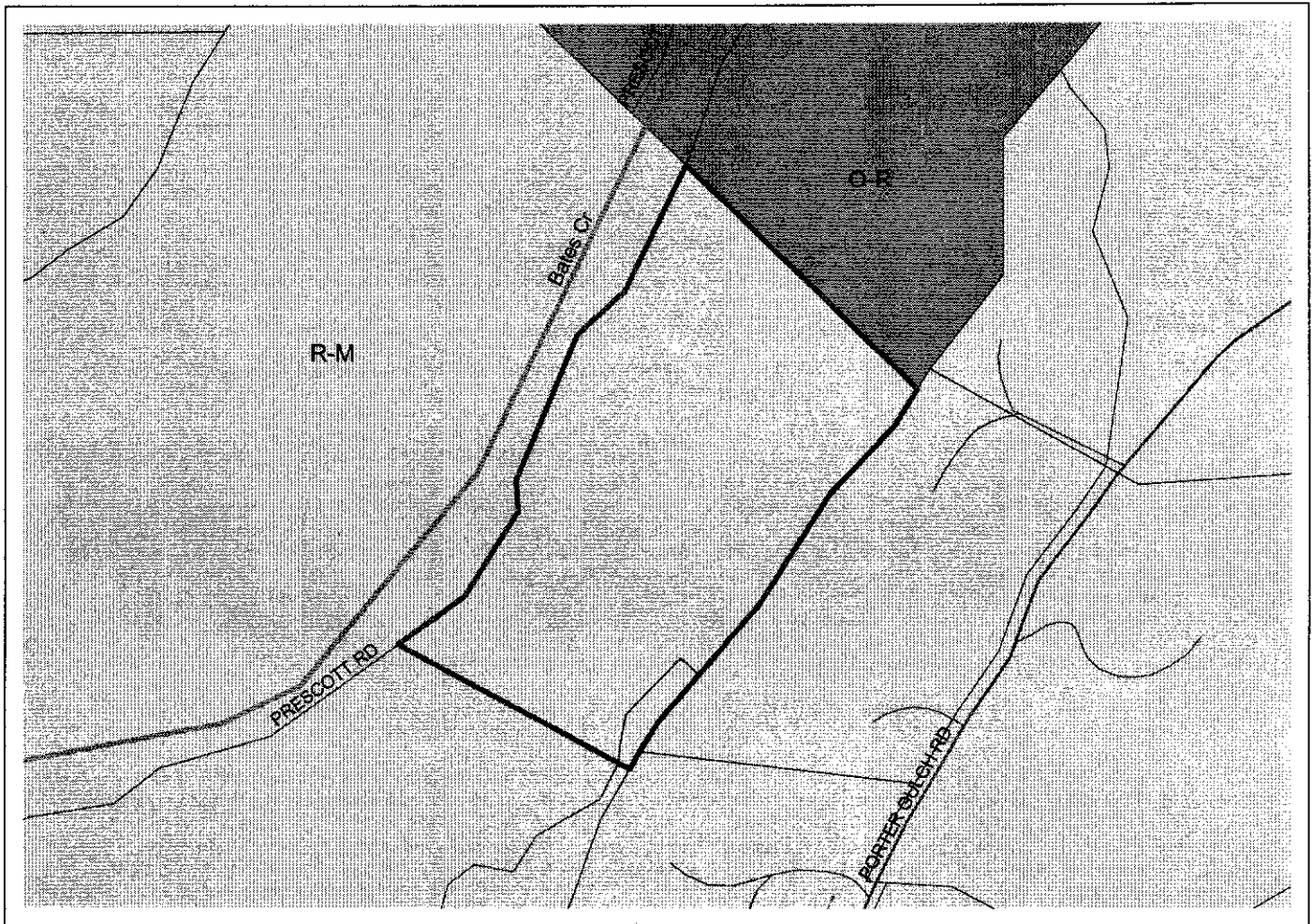


## Legend



Map created by Santa Cruz County  
Planning Department:  
June 2004

# General Plan Map



500 0 500 1000 1500 2000 Feet

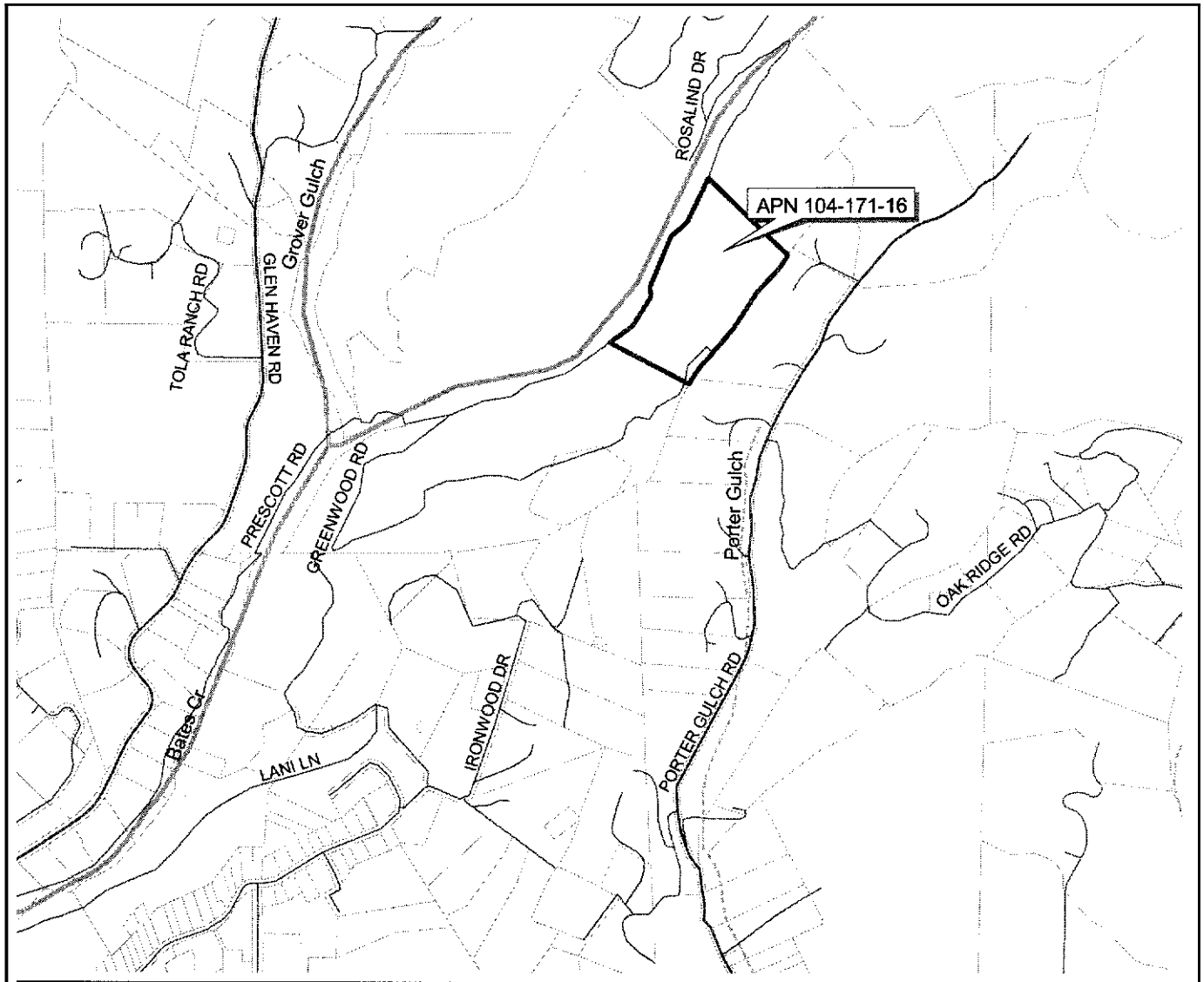
## Legend

	APN 104-171-16
	Streets
	Perennial Stream
	Parks and Recreation
	Mountain Residential



Map created by Santa Cruz County  
Planning Department:  
June 2004

# Location Map

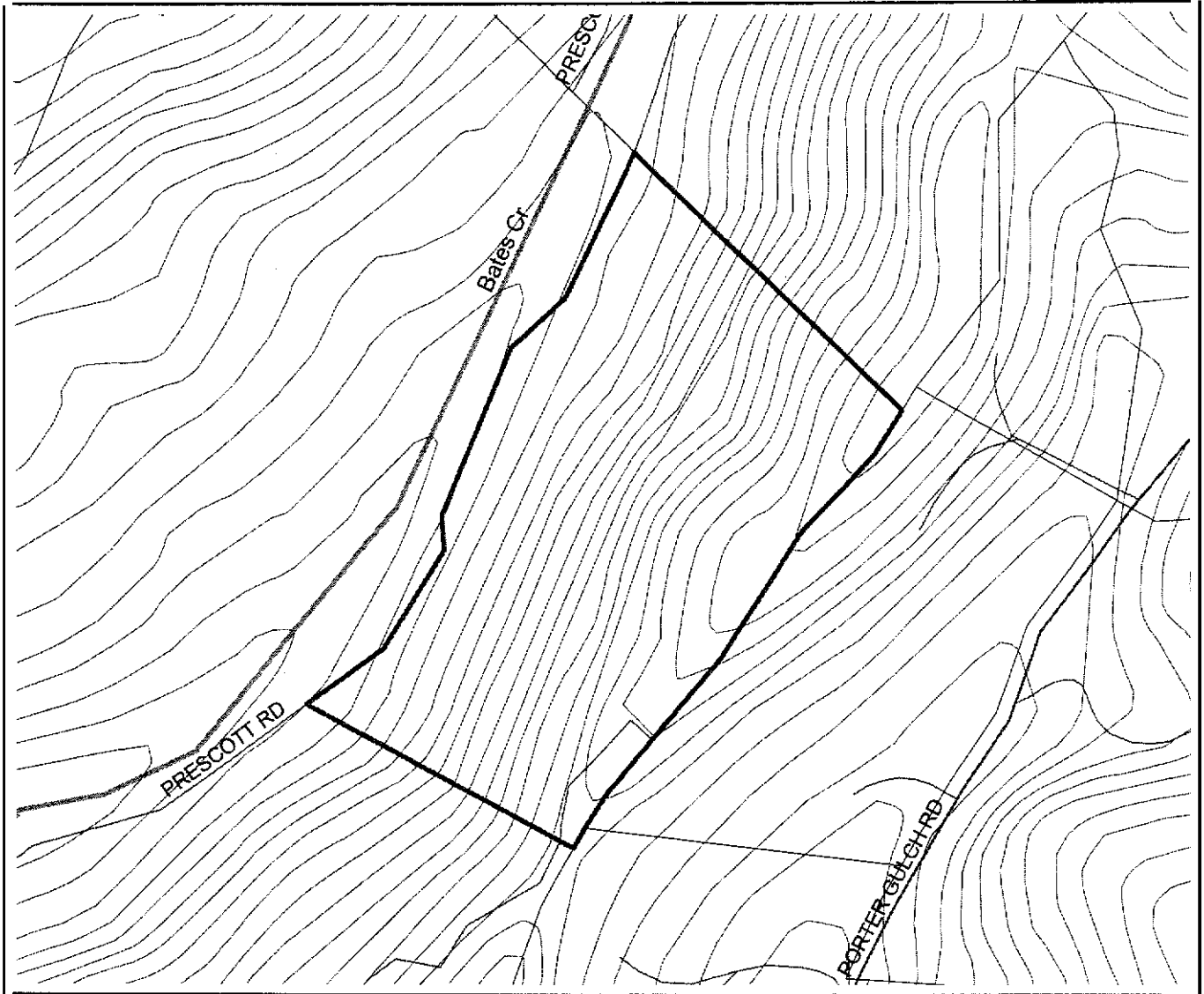


0.25 0 0.25 0.5 0.75 1 Miles

Map created by Santa Cruz County  
Planning Department:  
June 2004



# USGS Contour Map



1000 0 1000 Feet

Map created by Santa Cruz County  
Planning Department:  
July 2004





Statement from property owner, Frederick Winston, 6/24/09

Proposed building requires variance predicated on following circumstances.

1. The closer to the boundary ~~line~~ the structure is the farther from a steep slope it can be. Despite the size of the property this narrow building envelop is the only site for a home. Pat Gill designated the only spot possible for a septic field and the remainder of the site is sandwiched between a slope and a boundary line.

2. a precedent was set by the original structure that was located at this site in that it was located less than 4 feet from the boundary line. I have the original foundation plan demonstrating the setback of the original structure. There exist archeological evidence as well.

3. A setback variance does not impact any of my neighbors in any way. Nor does it provide me with any advantage over neighboring properties.

4. The entire property is a wooded hillside with <sup>EXISTING</sup> access only possible to this small site on the ridgetop.

5. The septic field was located in the only spot available with previously undisturbed soil leaving the original building site as the only option.

**BONNY DOON ENVIRONMENTAL CONSULTING  
REGISTERED ENVIRONMENTAL HEALTH SPECIALISTS  
P. O. BOX 28, FELTON, CA 95018  
(831) 423-8022 - Office  
(831) 423-8052 - Fax  
thegills@cruzio.com**

July 6, 2004

Fred Winslow  
5875 Prescott Rd.  
Soquel, CA 95073

**SUBJECT: Septic System Design Criteria - APN 104-171-16  
Leach Field Location**

Dear Mr. Winslow:

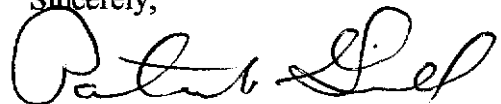
You have requested clarification for the decision making in locating the leach fields for the above parcel **as** specified in **OUT** plan dated 11/13/02. This letter provides the background for the location chosen as shown on the plan.

The primary concern for locating the leach fields for the subject property was complying with the 30% maximum slope requirement in Chapter 7.38 of the County Code. Additionally, the leach fields are required to be located **out** of driveways and be setback from steep slopes 25' (Section 7.38.150.B.4). The site is quite limited for leach field locations that meet the above requirements. The location chosen is the only area in the development envelope that complies with these requirements.

I understand that Santa Cruz County Planning Department staff has requested **this** clarification. I will be glad to discuss the septic system design directly with anyone processing your application.

Please contact me if you have any questions,

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Gill".

Patrick Gill, REHS



# CENTRAL FIRE PROTECTION DISTRICT

of Santa Cruz County  
Fire Prevention Division

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93017<sup>th</sup> Avenue, Santa Cruz, CA 95062  
phone (831)479-6843 fax (831)479-6847

**Date:** December 28, 2004  
**To:** Frederick Winslow  
**Applicant** same  
**From:** Tom Wiley  
**subject:** **04-0296**  
**Address** 5875 Prescott R d  
**APN:** 104-171-16  
**OCC:** 10417116  
**Permit:** 20040405

We have reviewed plans for the above subject project.

We have reviewed plans for the above subject project. District requirements appear to have been met

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application ~~for~~ Building **Permit**.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 722-2393, or email me at [tomw@centralfod.com](mailto:tomw@centralfod.com). All other questions may be directed to Fire Prevention at (831)479-6843

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

10417 116-122804

**C O U N T Y O F S A N T A C R U Z**  
**DISCRETIONARY APPLICATION COMMENTS**

**Project Planner:** Karen Mcconaghy  
**Application No.:** 04-0296  
**APN:** 104-171-16

**Date:** January 13, 2005  
**Time:** 17:17:59  
**Page:** 1

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**Environmental Planning Completeness Comments**

REVIEW ON JULY 15, 2004 BY ROBIN M BOLSTER =====

1) Additional drainage information is required for the lower portion of the structure. How will retaining wall subdrains daylight? What drainage devices are proposed to capture stormwater runoff at the steep slopes to the southwest?

2) The right elevation depicts the retaining wall extending southward past the building envelope. however the site plan does not show this. Please clarify.

===== UPDATED ON DECEMBER 22, 2004 BY ROBIN M BOLSTER =====

NO COMMENT

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON JULY 15, 2004 BY ROBIN M BOLSTER =====

At the time of building application the following items must be addressed:

1) A soils report must be completed for this project. The report must address the foundation, retaining wall design, drainage, grading and erosion potential on site. Please submit two copies of the report for review by the County civil engineer.

2) Following County review and acceptance of soils report, a plan review letter must be submitted, which states that the final building, grading, and drainage plans are in conformance with the recommendations made in the report prepared for the site.

3) Please submit an engineered drainage plan, which provides details of all proposed area drainage (drainage courses and off-site drainage), drainage device construction details (to scale or with dimensions).

4) Please submit engineered grading plans, which conform to the minimum grading plan intake checklist.

5) Please submit a detailed erosion control plan that includes locations and construction details for all proposed erosion/sediment control devices. Plan must be of sufficient detail to ensure that no sediment is allowed to flow offsite.

**Dpw Drainage Completeness Comments**

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

REVIEW ON JULY 13, 2004 BY JOHN G LUMICAO ===== The retention basin should not be located above a leach field or other structures that may adversely be affected as a result of the function of the retention basin. On the other hand, retention basins may not be required if it can be shown that the runoff from the proposed impervious areas will be retained onsite long enough to allow for sufficient percolation of the runoff back into the water table before reaching the property line.

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Disc iionary Comments - Continued

Project Planner: Karen Mcconaghy  
Application No.: 04-0296  
APN: 104-171-16

Date: January 13, 2005  
Time: 17:17:59  
Page: 2

===== UPDATED ON JANUARY 7, 2005 BY JOHN G LUMICAO =====  
NO COMMENT

**Dpw Drainage Miscellaneous Comments**

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

===== REVIEW ON JULY 13, 2004 BY JOHN G LUMICAO ===== A more detailed drawing of the retention basin should be presented in the building application phase to provide direction for construction (i.e. dimensions, pipe sizes, etc.) an overflow pipe should also be included in the retention basin.

===== UPDATED ON JANUARY 7, 2005 BY JOHN G LUMICAO =====  
see previous comments.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON JULY 12, 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. If access is gained from the adjacent parcels, reference information regarding deeded access will have to be included in the project plans.

3. Show on project plans how driveway connects to the access road. Show entire length of driveway in relation to parcel. ===== UPDATED ON DECEMBER 27, 2004 BY TIM N NYUGEN =====

The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required.

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON JULY 12, 2004 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON DECEMBER 27, 2004 BY TIM N NYUGEN =====

NO COMMENT

**Environmental Health Completeness Comments**

===== REVIEW ON JULY 12, 2004 BY JIM G SAFRANEK =====

Applicant received a sewage disposal permit for the new development. Applicant has an approved water supply.

UPDATED ON JANUARY 7, 2005 BY JIM G SAFRANEK ===== Approved for 4 bedrooms.

===== UPDATED ON JANUARY 7, 2005 BY JIM G SAFRANEK =====

Disc ionary Comments - Continued

Project Planner: Karen Mcconaghy  
Application No.: 04-0296  
APN: 104-171-16

Date: January 13, 2005  
Time: 17:17:59  
Page: 3

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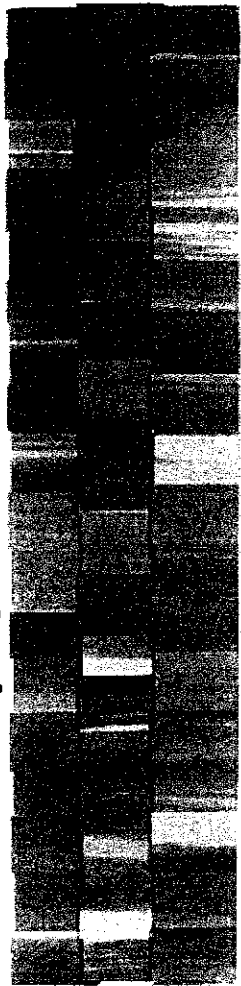
Environmental Health Miscellaneous Coments

===== REVIEW ON JULY 12, 2004 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON JANUARY 7, 2005 BY JIM G SAFRANEK =====

NO COMMENT



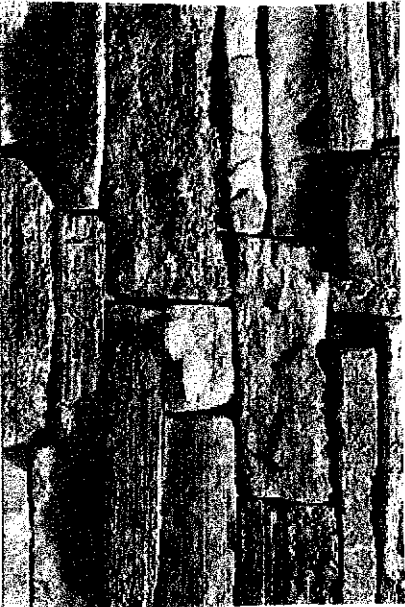
**CEDAR SIDING/ALL  
SHINGLES (ON DORMERS)  
W/ SEMI-TRANSPARENT NATURAL STAIN**



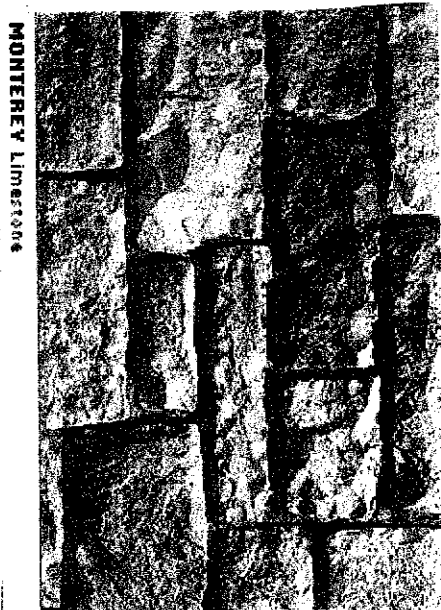
**High Definition Shingled Roof  
Composition Cedar**



**CEDAR SIDING  
W/ SEMI TRANSPARENT  
STAIN**



**CHLSTON Weather Edge**



**MONTEREY Limestone**

**COLOR BOARD**

**FRED WINSLOW A.P.N. 104-171-16**



OWNER

WITHROW, ED

PARCEL NUMBER

104-817-16

LOCATION

end Prescott Road, Soquel

TYPE

2 BR, 2 1/2 bath, 2 story SFD  
w/att gar.

VALUATION

33.100.

drive:

add:

BUILDING		PLUMBING AND GAS		ELECTRIC	
PERMIT NUMBER	DATE	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE
31346	10-13-72	31346	10-13-72	31346	10-13-72

mech: 31346, 10-13-72

INSPECTIONS

BUILDING		PLUMBING AND GAS		ELECTRIC	
FOUNDATION	ROUGH	ROUGH	ROUGH	ROUGH	ROUGH
FRAME	VENT	VENT	VENT	FINISH	FINISH
STUCCO	FINISH	FINISH	FINISH		
WIRE					
LATH	GAS - ROUGH				
	GAS - P.T.				
FINISH COMPLETE	GAS - FINISH			SERVICE CLEARED	SERVICE CLEARED

BUILDING INSPECTION JOB RECORD  
S.D. - 3 (REV.)

WITHROW, ED

REMARKS ON REVERSE  
end Prescott Rd

Porter Gulch Rd, SFD

EXHIBIT J