



Staff Report to the Zoning Administrator

Application Number: **04-0393**

Applicant: Laren Hirst
Owner: Lynne Morrin, et al.
APN: 042-181-25

Agenda Date: 5/20/05
Agenda Item #: 10
Time: After 10:00 a.m.

Project Description: Proposal to construct a single family dwelling, with two habitable floors above a non-habitable garage on a vacant parcel.

Requires a Coastal Development Permit, a Variance to reduce the required 20 foot front yard setback to zero feet, to increase the maximum allowed height from 28 feet to about 31 feet, and to increase the maximum allowed number of stories within the Urban Service Line from two stories to three stories in height, a Residential Development Permit for approval of a less than 40 foot wide right of way for access, and the removal of one significant tree (20 inches in diameter).

Location: Property located on the north end of Treasure Island Drive, approximately 275 feet northwest of the easement access to the intersection of Treasure Island Avenue and Aptos Beach Drive.

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

Permits Required: Coastal Development Permit, Variance, Residential Development Permit (less than 40' right-of-way), Riparian Exception, Archaeological Site Review, Geologic Report Review, Soils Report Review, Biotic Report Review

Staff Recommendation:

- Approval of Application 04-0393, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Site photographs |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |
-

Parcel Information

Parcel Size: 8,176 square feet (after Lot Line Adjustment)
8,612 sq. ft. (per applicant) - 436 sq. ft. (Lot Line Adj. 04-0661)
Existing Land Use - Parcel: Vacant
Existing Land Use - Surrounding: **Single** family residential neighborhood
Project Access: Treasure Island Drive (off Aptos Beach Drive)
Planning Area: Aptos
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: R-1-3.5 (Single family residential - 3,500 square foot minimum)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm X Yes NO

Environmental Information

Geologic Hazards: Geologic report reviewed and accepted, 1/26/05
Soils: Geotechnical report reviewed and accepted, 1/26/05
Fire Hazard: Not a mapped constraint
Slopes: 2-50%
Env. Sen. Habitat: Wetland at north end of property
Grading: Building foundation and parking area (136 yards cut / 11 yards fill)
Tree Removal: 5 trees proposed to be removed (1 significant 20" dia. oak tree)
Scenic: Mapped scenic resource
Drainage: Located within a mapped floodplain
Archeology: Archaeological Site Review – Negative, 1/10/05

Services Information

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

Project Setting

The subject property is a vacant parcel in an existing neighborhood of single family residences. The parcel is located at the end of a narrow paved roadway and is characterized by a flat area at the end of the roadway with a pond to the north side of the level area and a steep slope up to the east. The pond area contains typical species associated with wetland areas and the sloped area contains oak trees

Zoning & General Plan Consistency

The subject property is an approximately 8,176 square foot lot, located in the R-1-3.5 (Single

familyresidential - 3,500 square foot minimum) 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-UH) Urban High Density Residential General Plan designation.

Biotic Resources -Wetland

The pond on the northern half of the subject property is considered as a wetland and is a protected biotic resource. The applicant has designed the project to maximize separation from the wetland area and has included a comprehensive wetland restoration plan. Both of these actions will adequately ensure protection of the biotic resource.

A riparian exception is required for development within 100 feet of a wetland area. As the subject property is not large enough for a residential structure to be built outside of the required riparian setback, a riparian exception is appropriate for this development proposal.

Geologic Hazards –Flood plain & Slope Stability

The subject property is located within a mapped floodplain and may be subject to flooding during heavy rainfall, runoff, or storm surge events. The project is designed to elevate the habitable areas above the 100 year flood level and to withstand flood forces, which adequately addresses concerns related to flooding.

In order to avoid the wetland area described above, the applicant has designed the residential structure to be built into the slope on the eastern portion of the property. Although this area contains slopes in excess of 30 percent, the proposed design is considered as acceptable in that it maximizes avoidance of the biotic resource and will use engineered construction methods to address safety slope stability concerns.

A Geologic Hazards Assessment has been completed and the geologic and geotechnical reports have been reviewed and accepted for this application. The recommendations of the Geologic Hazards Assessment and the geologic and geotechnical report reviews are included as recommended conditions.

Variance

This application includes a request for variances to the required front yard setback, the maximum height of the residential structure, and the total number of stories allowed within the Urban Services Line. These variance requests are an additional component of the applicant's design which seeks to maximize avoidance of the wetland area. In moving the structure away from the biotic resource, the **structure** will need to encroach into the required front yard setback and be constructed up the slope on the eastern portion of the property.

The proposed reduction in the required front yard setback is appropriate in that it will maximize avoidance of the biotic resource. The proposed increase in the maximum height and number of stories is appropriate in that it will allow for the habitable floors of the residential structure to be elevated above of the 100 year flood level.

Drainage

The pond on the subject property is a low spot in the neighborhood, where water pools and creates the appropriate conditions for a wetland area. In response to rainfall, or high water conditions, the pond will fill and the water level will increase until water leaves the project site and travels down Treasure Island Drive to Aptos Beach Drive.

The applicant has designed a system that will detain the increased runoff generated by the new impervious surfaces, which will be released into the wetland area at a metered rate to match pre-development levels. This will adequately address drainage concerns on the project site and will not impede the current drainage flow pattern.

The Department of Public Works, Drainage division has reviewed this project, but their comments do not reflect the unique nature of the conditions on the project site. Because the drainage comments are related only to policies related to drainage, and do not reflect the competing policies that influenced project design, Planning Department staff is unable to incorporate their comments into the conditions of approval. As a result, it is recommended that the review of Department of Public Works, Drainage division be limited to on-site improvements only at the Building Permit stage, with no further off site analysis or improvements to be required.

Tree Removals

Five *oak* trees are proposed to be removed from the sloped portion of the project site to allow for construction of the proposed residence. These oaks range in size from **8-20** inches in diameter. The one *oak* that is **20** inches in diameter is considered as a significant tree within the coastal zone. The removal of this tree is necessary to facilitate the residential development of this property.

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. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as varied roof planes and finish materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Project Access

The subject property is served by Treasure Island Drive, a 15 foot wide right of way. The less than 40 foot right of way proposed to access the project site is recommended, in that no other suitable access is available to serve the subject property.

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 **04-0393**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

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

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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 reduction of the required front yard setback from 20 feet to 0 feet, the increase of the maximum height from 28 feet to 31 feet, and the increase in the maximum number of stories within the Urban Services Line from two stories to three stories, are recommended in order to allow residential development on the subject property. The existing wetland area and the location of the parcel within the mapped floodplain create the special circumstance in this case.

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 variance will allow development of a single family dwelling on a residentially zoned parcel and the structure will be adequately separated from surrounding residences and will be properly elevated above the 100 year flood level.

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

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings similar to the proposed structure. Therefore, it would not be grant of a special privilege for the proposed project to be constructed on the property and the design would be in harmony with the existing pattern of development in the neighborhood.

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-1-3.5 (Single family residential - 3,500 square foot minimum), 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-UH) Urban High Density Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that all development will avoid the existing utility easements on 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 and the site is surrounded by lots developed to an urban density.

4. That the project conforms with the public access, recreation, and visitor-sewing policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, 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-1-3.5 (Single family residential - 3,500 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. 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, with the exception of the front yard setback, 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-1-3.5 (Single family residential - 3,500 square foot minimum) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district, with the exception of the variances granted.

The less than 40 foot right of way proposed to access the project site is recommended, in that no other suitable access is available to serve the subject property.

The proposed development will comply with County Code section 16.34 (Significant Trees Protection), in that the trees are proposed to be removed in conjunction with an approved development and are exempt from further review per County Code section 16.34.090(c).

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 High Density Residential (R-UH) 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 meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district, with the exception of the

front yard setback, 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, with the exception of the variances granted, for the R-1-3.5 zone district (including lot coverage and floor area ratio) and will result in a structure consistent with a design that could be approved on any similarly constrained lot in the vicinity.

The proposed development will comply with General Plan Policy 5.2.3 (Activities within Riparian Comdors and Wetlands), in that a biotic report has been reviewed and accepted and a riparian exception is recommended for this project.

The proposed development will comply with General Plan Policy 5.10.3 (Protection of Public Vistas), in that the subject property is not visible from any public open space, beach area or scenic roadway.

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 (1 peak trip per dwelling unit), 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 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.

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

This finding can be made, in that the subject property is constrained by the existing wetland area and steep topography. There is no location on the subject property that would be outside of the 100 foot required setback from the existing wetland area.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

This finding can be made, in that a Riparian Exception is necessary to allow any form of residential development on the subject property.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

This finding can be made, in that proper erosion control methods will prevent impacts to water quality downstream or on the project site.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

This finding can be made, in that the proposed development has been sited away from the wetland area to the greatest extent feasible. The structure is designed to be built into the existing slope on the subject property and up to the front yard property boundary in order to maximize avoidance of the wetland area.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use plan.

This finding *can* be made, in that the proposed project will allow residential use of the subject property, and will provide protection of the wetland area through site-sensitive design, erosion control and revegetation.

Conditions of Approval

Exhibit A: Project plans, prepared by Graphics, Arts & Presentations, 10 sheets, dated 4/05.

- I. This permit authorizes the construction of a single family dwelling with two habitable floors over one non-habitable floor, with variances to increase the maximum ~~two~~ stories within the Urban Services Line to three stories, to increase the maximum **28** foot height limitation to about 31 feet, and to reduce the required 20 foot front yard setback to zero feet. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the ~~Santa~~ Cruz County Building Official, if required.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if applicable.
 - E. Obtain final water service approval from the Soquel Creek Water District.
 - F. Obtain final sanitary sewer approval from the Santa Cruz County Sanitation District.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. A revegetation plan for the wetland portion of the project site.
 4. All requirements of the Geologic and Geotechnical Report Review ~~Letter~~, dated 1/26/05, must be incorporated into the design of the proposed

development.

5. All requirements of the Geologic Hazards Assessment, dated 9/9/04, must be incorporated into the design of the proposed development.
 6. All requirements of the Biotic Report Review Letter, dated 4/13/05, must be incorporated into the design of the proposed development.
 7. 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.
 8. Details showing compliance with fire department requirements.
 9. Any changes or deviations from the approved Exhibit "A" for this development permit must be indicated as revisions on the submitted drawings per standard architectural methods (revisions must be indicated both graphically and in written text).
- C. Pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. The requirements of the Department of Public Works, Drainage shall be limited to the on-site improvements indicated on the approved Exhibit "A" for this permit only, and no **further** off-site analysis or improvements shall be required.
- D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- E. Submit 3 copies of a plan review and acceptance letter prepared and stamped by a licensed Geotechnical Engineer.
- F. Submit 3 copies of a plan review and acceptance letter prepared and stamped by a licensed Geologist.
- G. Submit 3 copies of a plan review and acceptance letter prepared by the project biologist.
- H. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.

- I. Pay the current fees for Roadside and Transportation improvements for 1 unit(s). Currently, these fees are, respectively, \$2,000 and \$2,000 per unit.
 - J. 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.
 - K. 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.
 - L. Complete and record a Declaration regarding development within an area of known Geologic Hazards. This form will be prepared by Environmental Planning staff at the Building Permit stage. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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 geologic reports.
 - D. The project must comply with all recommendations **of** the approved soils reports.
 - E. The project must comply with all recommendations of the Geologic Hazards Assessment.
 - F. A flood elevation certificate, prepared by a registered civil engineer or licensed architect must be submitted to Environmental Planning for review and acceptance.
 - G. The project must comply with all recommendations of the approved biotic reports.
 - H. The wetland areas shall be restored to the satisfaction of the Environmental Planning section.
 - I. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at anytime during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological

resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist **from** all **further** site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

Minor variations to **this** permit which do not **affect** the overall concept or density may be approved by the **Planning** Director at the request of the applicant or staff in accordance with Chapter **18.10** of the County Code.

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 04-0393

Assessor Parcel Number: 042-181-25

Project Location: No Situs

Project Description: Proposal to construct a single family dwelling.

Person or Agency Proposing Project: Laren Hirst

Contact Phone Number: (925) 858-6543

- 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 a single family dwelling within an area designated for residential development.

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

Randall Adams, Project Planner

Date: _____

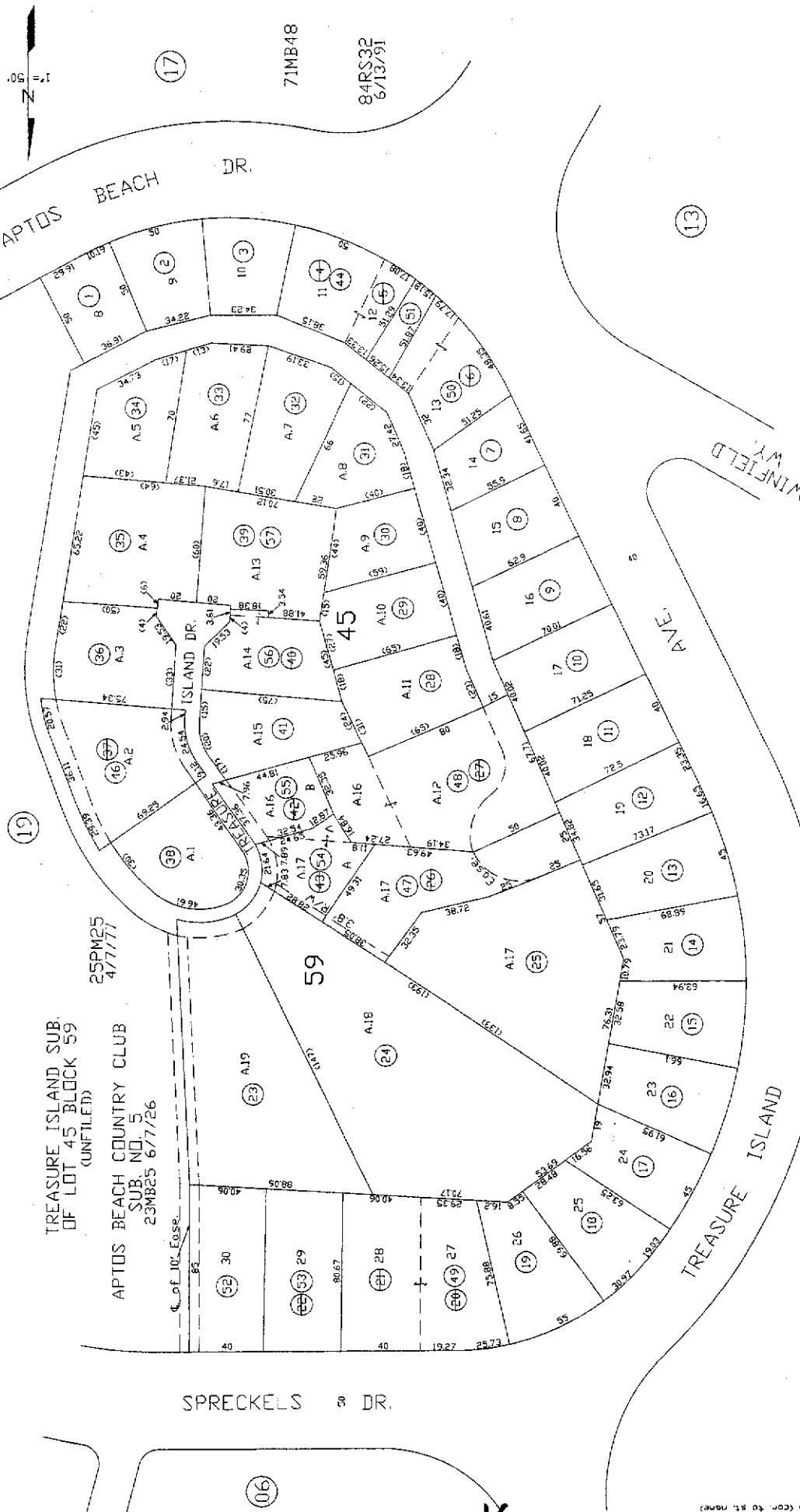
FOR TAX PURPOSES ONLY

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PDR. APTOS RANCHO
S.W. 1/4 SEC. 18, T.11S., R.1E, M.D.B. & M.

Tax Area Code
69-273

42-18

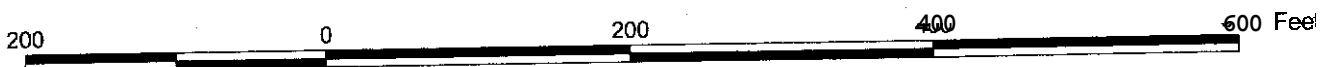
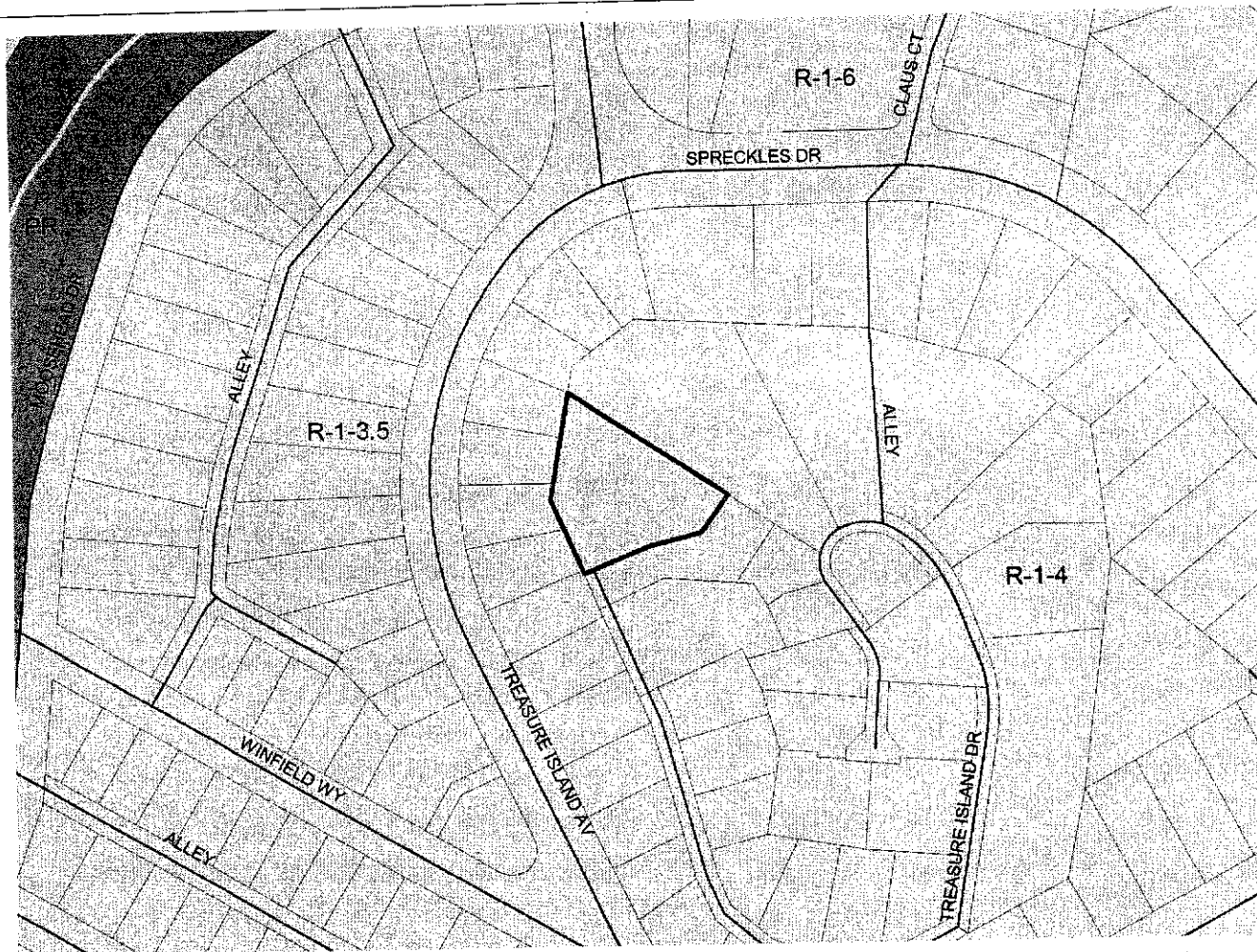


Assessor's Map No. 42-18
County of Santa Cruz, Calif.
January, 1999






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

EXHIBIT E

Zoning Map



Legend

-  APN 042-181-25
-  Streets
-  Perennial Stream
-  R-1-X
-  PR



Map created by Santa Cruz County
Planning Department.
August 2004

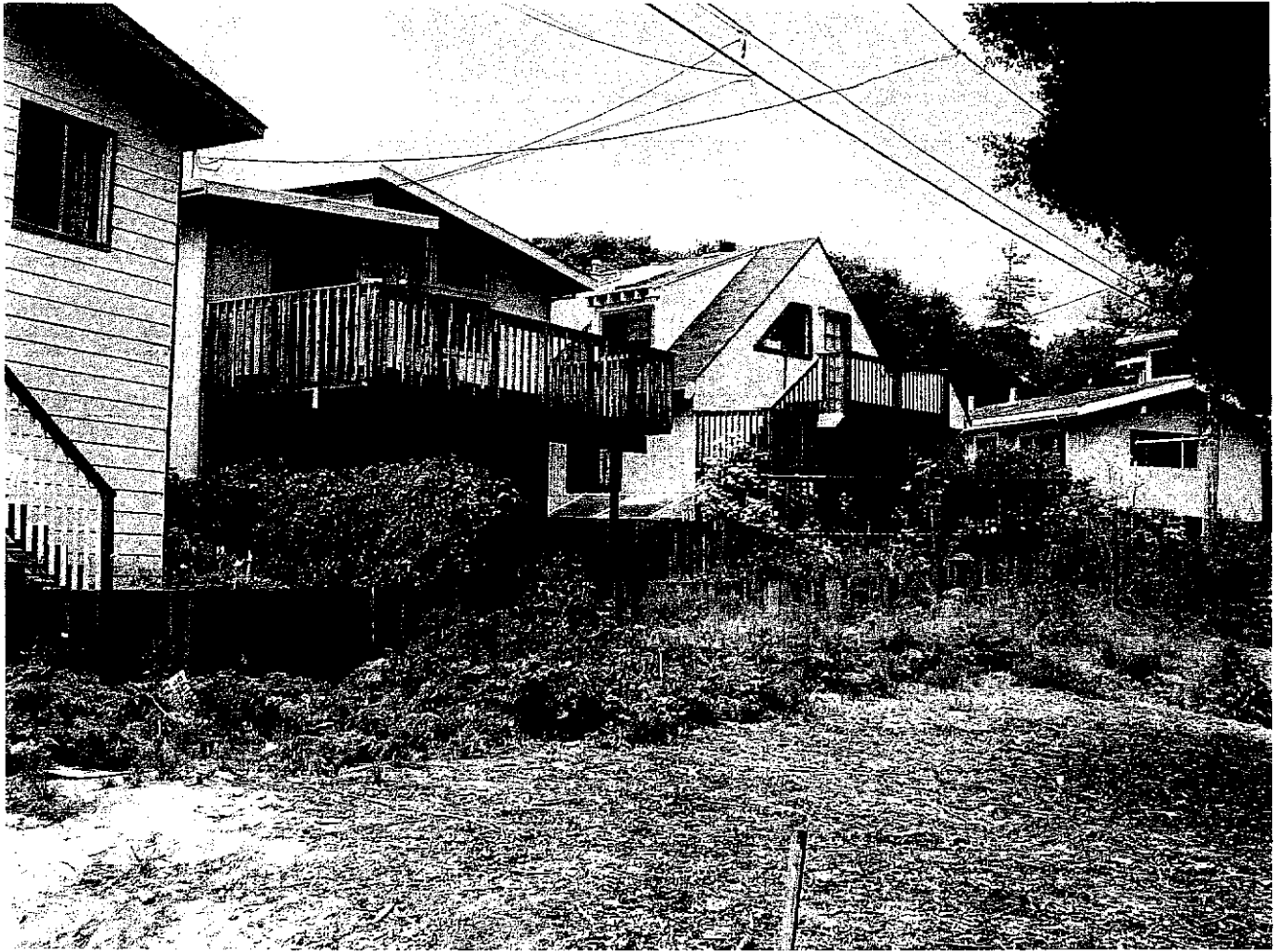
EXHIBIT F



Adj. structure to south~~east~~ of project site



Adj. structure to west of project site



Adj. structures to west of project site



Adj. structure to southwest of project site



Treasure Island Dr. looking south

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Randal Adams
Application No.: 04-0393
APN: 042-181-25

Date: April 13, 2005
Time: 15:03:37
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 9, 2004 BY ROBIN M BOLSTER =====

1) The proposed footprint is not consistently drawn on the various plan sheets. The title sheet shows one configuration. while the Restoration Plan and more importantly the Grading and Drainage Plans, show different footprints. Please revise to show the same footprint on all plan sheets.

2) An engineered drainage plan must be completed for this project. The plan show and label existing and proposed area drainage (locations of ravines, drainage courses and pathways of off-site drainage). Show how drainage will flow across and off the parcel. Provide device construction details (to scale or dimensioned) including retaining wall backdrains. culverts. storm drains, energy dissipators. retention/detention pits, etc.)

3) Based on the staking in the field. it does not seem feasible to retain one or more of the large oaks on the slope. Please clarify the number of trees proposed for removal. In the event that you still propose to maintain the large oaks on the slope, an arborist will be required to verify that the proposed development will not have a negative impact on the health of the oaks. Conversely, removal of significant trees in the Coastal Zone may warrant the inclusion of additional replacement trees.

4) Based on the Geologic Hazards Assessment completed for this site. an Engineering Geology Report must be completed for the project and submitted to the County Geologist for review and acceptance. Following the review of the Engineering Geology Report, additional comments may be forthcoming.

5) It is evident that there will be a loss of wetlands as a result of the proposed development. This loss must be mitigated by a restoration of wetlands elsewhere. The findings for the Riparian Exception cannot be made until the offsite mitigation plan has been developed,

===== UPDATED ON JANUARY 11, 2005 BY ROBIN M BOLSTER =====

The Engineering Geology Report and Biotic Report are currently under review by Environmental Planning. For information pertaining to the progress of the Engineering Geology Report. please contact Joe Hanna at 454-3175. For information regarding the Biotic Review please contact Paia Levine at 454-3178.

A portion of the Biotic Report Review is to assess the extent of impact to the riparian corridor and to determine proper mitigation measures, The findings and Conditions of Approval for the Riparian Exception cannot be completed until the technical reports have been reviewed and accepted.

===== UPDATED ON MARCH 17, 2005 BY ROBIN M BOLSTER =====

The Biotic Report Review has been completed and the report accepted.

Environmental Planning Miscellaneous Comments

Project Planner: Randal Adams
Application No.: 04-0393
APN: 042-181-25

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===== REVIEW ON SEPTEMBER 9, 2004 BY ROBIN M BOLSTER =====

The following items may be addressed prior to building application approval:

- 1) The lowest finished floor and elements that function as a part of the structure such as a furnace or hot water heater, must be elevated or the entire structure must be elevated 1 foot above the base flood elevation of 17'6" above mean sea level. Designs for meeting this requirement must either be certified by a registered professional engineer or architect.
- 2) The structure must be capable of resisting hydrostatic and hydrodynamic loads and effect of buoyance and the building plans must indicate the specific floodproofing measures which have been designed for the structure and the elevation relative to mean sea level and native grade.
- 3) Plan review letters from the project geotechnical engineer and/or engineering geologist must be submitted, which state that the final building, grading and drainage plans are in conformance with the recommendations made in the technical reports prepared for this site.

Additional permit conditions will be developed following receipt of the Engineering Geology report required as a result of the Geologic Hazards Assessment performed for this site.

Prior to issuing a permit final, the following items must be submitted:

- 1) An elevation certificate, completed by a registered civil engineer or licensed architect. The certificate must indicate the elevation to which floodproofing was achieved.
- 2) A Declaration of Development in an area of Geologic Hazards

Code Compliance Completeness Comments

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

===== REVIEW ON AUGUST 26, 2004 BY KEVIN M FITZPATRICK =====
NO COMMENT

The proposal will address the concerns of Code Compliance in that a riparain exception and coastal permit are required. (KMF)

Code Compliance Miscellaneous Comments

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

===== REVIEW ON AUGUST 26, 2004 BY KEVIN M FITZPATRICK =====
No Comment

Dpw Drainage Completeness Comments

Project Planner: Randal Adams
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===== REVIEW ON SEPTEMBER 9, 2004 BY DAVID W SIMS =====

===== UPDATED ON SEPTEMBER 14, 2004 BY DAVID W SIMS =====

Part 1: This section is directed to the applicant as information, as concerns of the Public Works Storm Water Management Section, and as issues requiring resolution with the Planning Department on their interpretation and implementation of County policy. This proposed new development is located in the low-lying Rio Del Mar Flats in proximity to the Aptos Creek channel. The parcel is partially located within a mapped floodplain, and is affected by ponding or slow moving waters which inundate the low-lying neighborhood of Rio Del Mar Flats. Such flooding also affecting this APN occurs from multiple sources. These are: 1) Localized runoff and direct rainfall that is concentrated and trapped in the bottom grounds causing ponding. typically occurring annually and often multiple times each winter. This is a flood problem that is distinctly different in both cause and frequency from the floodplain/floodway hazards relating to creek flows. 2) Normal ocean storm surge occurs often into the flats and corrosive sea water frequently penetrates into the street areas, and likely occasionally onto this parcel. Tsunami is a severe, but remote risk potential that has not occurred since development of the neighborhood.

If it occurred it could destroy most of the neighborhood, including this parcel.
 3) High flows from the creek, exceeding channel capacity occur infrequently, Serious damage from a 1982 storm is well documented and has been estimated by separate and independent studies at approximately a 40-year return flow event. The Aptos channel is estimated to have slightly less than a 10-year flow capacity throughout the lower Rio Del Mar Flats reach. Despite the very serious damage incurred from past storms, far greater damage within the neighborhood is an eventuality, given the present level of development. This site is somewhat protected from the brunt of dynamic floodway flows, and the potential for related impact and erosion damage should be considered low. However, the actual conditions occurring in a 100-year flow event have not been experienced and are not fully predictable.

The County General Plan policy 6.4.7 'New Construction to be Outside Flood Hazard Areas', specifically requires that any new construction be located outside the 100-year floodplain, when a buildable portion of the parcel exists outside such areas. This parcel does appear to have a buildable portion outside the floodplain, but a large portion of the proposed structure is still shown to occupy the floodplain. The term 'construction' while not individually defined, is used within the formal County definition of 'development' and is applied to 'structures' which are defined to include buildings, roads, pipes, various utilities, etc... This indicates that the non-habitable portions of the proposed development must also not be placed within the floodplain, where other buildable land is available. The flood concern for this parcel should be the dominant restriction when considering buildability, and the preservation of desirable trees, the observance of yard setbacks, or project economics should not supersede the flood issue. The definition of 'developable land' also considers the following areas not to be developable land: riparian vegetation, riparian corridors, wooded arroyos, marshes, wetlands, water areas. areas within the 100-year flood-plain, and areas subject to coastal inundation. Portions of this parcel meet some if not all. of these land types. This proposed construction of a new raised house structure does not adequately meet the multiple elements found within the public health and safety goals. The problems in this neighborhood are a chronic source of complaints and create unreasonably high public expenditures. Emergency personnel will be forced to respond to yet another resident family. with higher safety risks to all. Pollution problems will be ag-

Project Planner: Randal Adams
 Application No.: 04-0393
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gravated when flood waters inundate the garage and storage room structures where hazardous chemicals and other pollutants will inevitably be stored. Any approval of this development will add to these public burdens and public and private hazards which are supposed to be specifically safeguarded against by County policy. For these reasons the Stormwater Management Section cannot give review approval of this application.

Part 2: In the event feasibility of the project is supported from the Planning Department, the following policies and comments will need to be met.

An engineered drainage plan dated July 2004 was submitted with the application, and was reviewed for completeness of discretionary development and compliance with County policies listed below. The plan was found to need the following additional information prior to approving discretionary stage Storm Water Management review.
 6.4.3 Development on or Adjacent to Coastal Bluffs and Beaches 6.4.7 New Construction to be Outside Flood Hazard Areas 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

Required items: 1) Please indicate how the proposed project adequately meets the requirements of the policies and issues discussed above in part 1 comments. Specifically include responses to County General Plan policy 6.4.3 (covering tsunami), policy 6.4.7 (covering structure siting), and the intent of the Public Health and Safety section's stated goals. 2) The topographic mapping provided differs from some sources of County data by approximately 4 feet. Please specify what elevation datum and its relationship to sea level is being used for both the contour mapping as well as the 100-year flood elevation reference so review comparison and check can be made. 3) The house footprint (storage and staircase) appears to obstruct the lowest flowline for water (approx 10 ft contour) shown to pond behind the home. If the proposed house location is supported by Planning, clarify how this potential blockage will be avoided without filling of the floodplain. 4) No floor elevations are given for the parking and storage areas. It is not clear that these surfaces can be constructed as shown without providing fill that obstructs flood flows and site drainage. Fill is not allowed within the floodplain. Please clearly label elevation intervals on sections and elevation views. 5) Please indicate how common home chemicals and other harmful products typically stored in a garage and storage room will be prevented from contact with flood waters. Indicate how this will be maintained over the long term, and under potential change of home occupation. 6) Please provide contour information down the entire width of the private access road to the point of the first storm drain inlet. Contour a greater area if necessary to fully describe the conditions of this flowpath. Potential road ponding on the neighbor's property may require correction. Propose this correction where the need is anticipated.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance. Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans. All resubmittals of plans, calculations, reports, taxes, extra copies, etc. ... shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Project Planner: Randal Adams
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Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JANUARY 14, 2005 BY DAVID W SIMS ===== 2nd Routing:

The County Stormwater Management section continues to be very concerned that this application is being developed inconsistent with multiple County policies directly relating to stormwater management that do prohibit this development as proposed. Adherence to these policies is expected. Discussion of these issues was provided in previous comments. Prior Item #1: Incomplete. This item has not been addressed. Prior Item #2: Complete. Topographic survey elevation has been found as NGVO 1929. No datum has been provided for the floodplain elevation shown. It will need to be verified to also be based on NGVD 1929. Prior Item #3: Incomplete. Under the revised proposed configuration the house foundation and the driveway pad continue to obstruct the low water flowline. Flow along this path probably travels in either direction dependent upon the stage of the storm and local ponding elevations. Existing elevations on sheets A3, A4, A5 and the site survey show low flow channel elevations near 9.5 ft. The pad elevation and the house and driveway is 11.5 feet with about a 6 inch depression depicted. This represents about 1.5 ft. of fill placement obstructing flow passage, which cannot be accepted. Due to this fill, flooding will be aggravated on a chronic basis both behind the home and within the private street area used by other residents and may potentially extend further onto other private parcels. See also item #6. Prior Item #4: Incomplete. Fill is not allowed within the floodplain. Prior Item #5: Incomplete. This item has not been addressed. The enclosed garage and under-house 'crawl' space (fitted with a full height door) still appears to make possible, and highly likely, the storage of chemicals and other harmful products that should not come in contact with flood waters. Prior Item #6: Incomplete. The spot elevations provided down the access road do not fully depict drainage conditions. Survey a greater area and provide sufficient contour intervals to fully describe the conditions of this flow path and ponding extents. Ponding on the road (now aggravated by this project's finished grading elevations) and on the neighbor's property appears to require correction. Provide on the plans all necessary correction such that ponding water does not remain in the road following the recession of flooding elsewhere in the neighborhood. Prior Item #7: This item has been made a completeness issue due to substantial revisions to the project and calculations. The proposed detention configuration and elevations are not acceptable. The separation of the garage from the house has necessitated splitting the detention system into two facilities. This along with uncapturable driveway surfacing has resulted in designed orifice diameters that are not practical and cannot be accepted.

Other new calculation items: a) The calculation report's site description still states that the entire project site is within the 100-year floodplain. This is not correct and needs to be revised. b) Floodway maps indicate that the corresponding 10-yr floodplain elevation is 14 ft 7 inches. This is three feet higher than the finish elevation of 11 ft 6 inches. The function of the detention system for the garage, which is placed on grade, will be greatly reduced during a 10-year flood event. The detention facility for the house will also be compromised due to its outlet control structure (set at 12 ft.) being backwatered. Design configurations that would rely upon estimates of backwater conditions are to be avoided. All detention storage vessels and their control structures must be placed higher than the flood elevation of the design storm they are to mitigate. Please revise all detention design to avoid these problems. c) Page three of the calculations says: "The DF

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outflow rate is limited by the pre-development runoff rate at each respective duration." Application of this approach to the calculations has created the inability to determine a peak volume because the pre-development rate is diminishing virtually in parallel with the post-development rates. Detention design volumes provided appear to have been selected for some arbitrary duration and may be unnecessarily large. By procedural definition, the pre-development hydro-graph rises to a rate limit termed the allowable release rate, which thereafter is held constant. As longer duration post-development storms are evaluated at diminishing intensities, the subtraction of the constant pre-development rate results in determination of a peak storage volume for some duration. Please revise the calculations to more closely follow the County's standard procedure. This procedure is detailed in the reference "Practices in Detention of Urban Stormwater Runoff". APWA Special Report No. 43. The first calculation submittal appeared to have this procedure performed more appropriately. Please contact your reviewer if you have questions. d) New time of concentrations (Tc) were calculated but apparently were not used in the calculations. Explanation should be given for this and an appropriate pre-development Tc needs to be incorporated into the detention calculations. e) The proportioning of the driveway area into each detention facility appeared to be particularly out of balance relative to the garage detention system, and would need to be revised. Other corrections may make this a moot point. f) A means of reducing the detention design burden of uncaptured impervious pavements would be to use porous pavement. The County will recognize this at 50% normal coverage.

Prior Item #8: Complete Prior Item #9: Still applicable at time of the building application.

Transferred Comment Item #10: The County General Plan policy 6.4.7 -New Construction to be Outside Flood Hazard Areas-, specifically requires that any new construction be located outside the 100-year floodplain, when a buildable portion of the parcel exists outside such areas. This parcel does appear to have a buildable portion outside the floodplain extents, but extensive portions of the proposed development are still shown to occupy the floodplain. Elevating living space above the floodplain elevation does not address this policy for new construction.

===== UPDATED ON MARCH 30, 2005 BY DAVID W SIMS =====

3rd Routing:

The County Stormwater Management section continues to be very concerned that this application is being developed inconsistent with multiple County policies directly relating to stormwater management that do prohibit this development as proposed. To the extent that it is feasible to achieve these policies, adherence is expected. Discussion of these issues was provided in previous comments.

Prior Item #1: Incomplete. The explanation addressing tsunami evacuations has been addressed. Other explanations communicated for this comment still do not address GP policy 6.4.7 and the issue of build-ability outside the floodplain, but instead have referenced policy 6.4.8. Alternative foundation designs may make it feasible to locate the structure fully outside of the floodplain. The intent of some of the Public Health and Safety sections stated goals remain unaddressed.

Prior Item #2: Complete.

Project Planner: Randal1 Adams
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Prior Item #3: Complete: The proposed driveway shown on sheet G1 is considerably improved over the previous proposal in that it has maintained a low grade and a defined swale that reasonably accommodates passage of low-flow, ponded waters in a manner similar to the existing channel. This change satisfies the issue of obstructing the flow path.

Prior Item #4: Incomplete. It is proposed to place a zone of fill under the front wall area of the house and extending outwards around the foundation perimeter, including fill into an area indicated to contain ponding waters. It appears that to be consistent with the soils engineer's recommendations, the plan is to place sloped fill around the perimeter of the foundation to displace water away from the foundation, in an effort to keep it dry. With the finished floor elevation of the garage set at 10.7 ft, there will be a net displacement of floodwaters below this elevation. Such displaced waters will be pushed offsite crossing at the maintained elevation of the channel highpoint of approximately 10.38 feet. (see item 6) This is an unnecessary displacement of water and is more than is necessary to accommodate a foundation design for the house. The only known exceptions to allowing fill in the floodplain are for the adequate design of leach fields (GP 6.4.9, not applicable), and a minimal amount necessary for floodproofing structures (GP 6.4.8) in the advent that GP policy 6.4.7 has been determined not feasible. This has not been established or communicated.

Prior Item #5: Incomplete. This item has not been addressed. Please indicate how common home chemical and other harmful products typically stored in a garage and storage room will be prevented from frequent contact with flood waters. Indicate how this will be maintained over the long term, and under potential change of home occupation. Provide the flood elevation line for the 10 year storm on all elevation views, so that it is readily apparent to the approving body how frequently and to what depths flooding of the garage and storage area will occur. There is no plan view of the garage and storage area provided. The storage area is not labeled.

Prior Item #6: Incomplete. Because the proposed development will make use of an inadequate flowpath and displaces water offsite into regions already known to have chronic drainage problems, the applicant is required to provide off-site assessment and design of off-site improvements per County policy 7.23.4. The spot elevations provided down the access road do not fully depict drainage conditions. Survey a greater area and provide sufficient contour intervals to fully describe the conditions of this flow path and ponding extents. Ponding on the road and on the neighbor's property, now aggravated by this project's finished grading elevations and proposed fill zones, will require correction. Provide on the plans all necessary off-site correction (i.e. drainage pipes or grading corrections) such that ponding water does not remain in the private access road leading to the property following the recession of flooding elsewhere in the neighborhood. Assessment and design is to be performed by a licensed civil engineer.

Prior Item #7: Complete for discretionary stage. See miscellaneous comments.

Prior Item #8: Complete.

Prior Item #9: Complete. Still applicable at time of the building application.

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Prior Item #10: Incomplete. This item has not been addressed.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON SEPTEMBER 14, 2004 BY DAVID W SIMS =====

Miscellaneous items: 7) Detention Calculations were generally good. The following comments are made: a) Site description states that the entire project site is within the 100-year floodplain. This is not correct. b) The use of 10 and 15 minutes time of concentration is an approximative practice that should be limited to composite areas, and to applications where such ranges are reasonable. If you wish to look at the property in subsets of areas, or in more detail, then actual estimates for Tc should be made. c) Footnote #3. The stated factors of slope, ground water and soil permeability do not influence intensity. Incorporate any applicable adjustments into the C-factor only. Over-conservativeness may affect the calculated allowable release rate, possibly over sizing the release orifice, leading to a non-functional detention design. d) All new impervious surfaces must be mitigated. The driveway was not included in the calculations. If it cannot be captured, its equivalent impact must be over-detained from an area of the house that is captured. e) Ponding water elevations during flood events less than a 10-year storm in the neighborhood may be higher than the base of the detention tank and the designed release orifice elevations (see Sheet G1, Section). which would affect the design function. Please assure that the design designates an appropriate elevation at which to make the installation. 8) Building footprints and rooflines are inconsistent from sheet to sheet and in the calculation package. Please clarify. 9) A maintenance agreement will be needed for the detention system at the time of the building application. =====

UPDATED ON JANUARY 14, 2005 BY DAVID W SIMS ===== NO COMMENT

===== UPDATED ON MARCH 30, 2005 BY DAVID W SIMS =====

- 1) It is recommended that the Environmental Health Department (HSA Health Officer) specifically be asked to review for the non-typical pollutant hazard presented by this proposed location in a chronically flooded environment. The Stormwater Management section believes that the hazardous materials exclusion for consumer products used by the general public is inappropriate for this unique site location, and that any such allowance would be inconsistent with Phase II water quality permit intents that the County is currently subject to accomplishing. We further recommend that if this development is approved that it be conditioned to utilize a carport parking area without any enclosed walls to facilitate storage below the 100 year floodline. Any desired storage should be provided above this elevation.
- 2) The drainage design indicates use of porous driveway materials to allow for adequate detention design solution (Note 5, sheet G1) and to meet County policy 7.23.2. Other plan sheets indicate a solid concrete driveway. This will need to be corrected to be consistent. Provide sub-grade design and notes for the pervious driveway with the building plans.
- 3) The A.C. Driveway approach offsite also must be equivalently mitigated similar to the driveway. Please update detention calculations with the building plans to include this area,
- 4) The pre-development runoff coefficient of 0.55 has been selected from the high end of a range for Low Residential, which will actually reflect the post-development condition. The pre-development area of the lot being evaluated more appropriately

Discretionary Comments - Continued

Project Planner: Randal Adams
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matches the Rural-Forested area type. Using the higher end of this area type may be appropriate for the reasons stated.

5) More detailed comment on detention calculations may be made at the time of the building plan submittal.

6) The building plans should include detailed spot elevations for the sloped driveway surface in all views.

7) The design orifice size should appear on the building plans, or a note to contact the design engineer for final 'as-built' determination. Reference to an appendix C may not be adequate under construction conditions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 20, 2004 BY RUTH L ZADESKY =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 20, 2004 BY RUTH L ZADESKY =====
No comment,

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 8, 2004 BY TIM N NYUGEN =====

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

2. Indicate on plans how the driveway will connect to the Treasure Island Dr. and if there is existing curb, gutter, and sidewalk.

3. If access is gained from the adjacent parcels, reference information regarding deeded access will have to be included in the project plans. ===== UPDATED ON JANUARY 10, 2005 BY GREG J MARTIN =====
Previous comments not addressed. Vehicles must be able to turnaround. This may be either onsite or through an approved turnaround on Treasure Island Drive. If you have any questions please contact Greg Martin at 831-454-2811. ===== UPDATED ON MARCH 23, 2005 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON MARCH 23, 2005 BY TIM N NYUGEN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 8, 2004 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON JANUARY 10, 2005 BY GREG J MARTIN =====

===== UPDATED ON MARCH 23, 2005 BY TIM N NYUGEN =====

Discretionary Comments - Continued

Project Planner: Randal1 Adams
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NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON SEPTEMBER 2, 2004 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

A30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

All Fire Department building requirements and fees will be addressed in the Building Permit phase,

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON SEPTEMBER 2, 2004 BY ERIN K STOW =====

NO COMMENT



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX (831) 454-2131 Too. (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

January 26, 2005

Laren Hirst
1852 Tanglewood Lane
Pleasanton, CA 95466

Subject: Review of Geotechnical Report by U.S.E., Dated July 12, 2004, File No. 5360-SI;
Review of Engineering Geology Report by Joyce Associates, Dated December
15, 2004, Project No. 221.04; APN: 042-181-25; Application No: 04-0393

Dear Laren Hirst:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and that the following items shall be required:

1. All construction shall comply with the recommendations of the reports.
2. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations.
3. Prior to building permit issuance *plan* review letters shall be submitted to Environmental Planning. The authors of the reports shall write these letters and shall state that the project plans conform to the reports' recommendations.
4. The County would recommend (*but not* require) that a debris fence be constructed on the slope above the proposed retaining wall.
5. The proposed building plans must show the setbacks from the natural slope and the rear of the house required by the County Grading Ordinance and the State Building Code.
6. A Declaration of Geologic Hazard is required to be recorded with the County Recorder. This Declaration will indicate the level of geologic study performed and the results of the study, and will be prepared when the building permit has been submitted.

After building permit issuance, the engineering geologist and soils engineer *must* remain involved *with the project* during construction. Please review the Notice to Permit Holders (attached).

Our acceptance of these reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies. The following commentary is informational only.

No response to the following information is required: In a recent set of Discretionary Comments made relative to this application, the Department of Public Works Storm Water Management Section made several comments that might have bearing on the acceptance of the Engineering Geology Report. To avoid any misunderstanding of our acceptance of the report, we have clarified our position in the following section. Storm Water Management Section's Comments are repeated in bold font and our comments follow.

- ***“Normal ocean storm surge occurs often into the (Rio Del Mar) flats and corrosive sea water frequently penetrates into the street areas, and likely occasionally into this property. . . This parcel does appear to have a buildable portion outside of the floodplain . . .”***

The project does comply with General Plan Section 6.4.8 that requires the elevation of structures in accordance with FEMA Floodplain Guidelines and the County's Geologic Hazards Code 16.10.070. These regulations compensate for flooding from Aptos Creek and from ocean storm flooding. Essentially the proposed home will be elevated above the floodplain on the sloped part of the property, and a small, vented garage will be constructed within the floodplain.

- ***“Tsunami is a severe, but remote risk potential that has not occurred since the development of the neighborhood, If it occurred it could destroy most of the neighborhood, including this parcel.”***

Tsunamis have affected the Rio Del Mar area since its development. Most tsunamis will not have a significant impact on the proposed structures or occupants, but a very large tsunami could pose a real threat to life and property. The current state of practice in mitigating tsunami hazards is by evacuation of the affected areas. The West Coast / Alaska Tsunami Warning Center continually monitors the potential for tsunamis and warns the County of Santa Cruz Emergency Operations Center of potential tsunami threats so that the affected areas may be evacuated.

Temporary evacuation is an appropriate means of mitigating the threat from tsunamis for a single-family dwelling on a legal lot of record. In addition to evacuation, the FEMA requirements for elevating the structure will reduce the likelihood that the home will be damaged by a tsunami. It will also provide significantly greater protection than other homes located in Rio Del Mar area.

- ***“General Plan Policy 6.4.3 Development on or Adjacent to the Coastal Bluffs or Beach.”***

The parcel is located adjacent to and within an abandoned portion of Aptos Creek. It is neither a coastal bluff nor a beach. The proposed house will be elevated out of the flood plain. Both the project's engineering geologist and geotechnical engineer have evaluated the slope's stability and found it to be stable.

- ***“Fill ~~is~~ not allowed within the floodplain.”***

General Plan Policy 6.4.9 states: “Allow the placement of *fill* within the 100-year flood plain in the minimum amount necessary, not to exceed 50 cubic yards. . . .” The County has approved projects within the floodplain that have required a small amount of grading to allow for proper drainage and flat areas for garages. FEMA standards for filling in

floodplains are less restrictive than the County's, and this project complies with those standards as well.

Please call the undersigned at 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna
County Geologist

Cc: U.S.E., 3476 Edward Avenue, Santa Clara, CA 95054
Joyce Associates, 8041 Hill Drive, Sebastopol, CA 95472
Lynne Morrin, 12433 Regent Avenue NE, Albuquerque, NM 87112
Lauren Spencer, 7979 Soquel Drive, Aptos, CA 95003
Jonathan Katz, Pocket-Structures, 2887 College Avenue, Berkeley, CA 94705
Robin Bolster, Environmental Planning
Randall Adams, Project Planner



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123
TOM BURNS, DIRECTOR

September 9, 2004

Laren Hirst
1852 Tanglewood Lane
Pleasanton, CA 94566

Subject: GEOLOGIC HAZARDS ASSESSMENT
LOCATION: Treasure Island Drive
APN 042-181-25
OWNER: Lynne Morrin
APPLICATION NUMBER: 04-0393

Dear Laren Hirst,

I performed a site reconnaissance of the parcel referenced above on August 27, 2004, where a single family dwelling is proposed. The parcel was evaluated for possible geologic hazards due to its location adjacent to steep slopes. This letter briefly discusses my site observations, outlines permit conditions and any requirements for further technical investigation, and completes the hazard assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered consultant.

SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 7 miles southwest of the San Andreas fault zone, and 5 miles southwest of the Zayante Fault zone.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes. In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of liquefaction or subsidence and seismically-induced landsliding during a large magnitude earthquake occurring along one of the above-mentioned faults.

SLOPE STABILITY HAZARDS

Landslides are activated by a number of interrelated factors. These factors can include heavy precipitation, over-steepened slopes due to natural or artificial causes, local structural geology and seismicity. Earthquakes, especially, can be the causal factor if one or more of the related factors are present. Long-term stability of hillsides is difficult to predict or quantify, although past performance can be indicative of future landsliding. Slopes can be destabilized by the loss of support at the bottom of the slope by stream erosion or an increase in adverse groundwater conditions caused by excessive precipitation. Further, man can contribute to landsliding through improper grading activities, the introduction of excessive water through irrigation, leachfields or poorly-controlled water runoff.

A "Preliminary Map of Landslide Deposits in Santa Cruz County" was prepared in 1975 as part of the County's General Plan. This interpretive map was prepared from aerial photographs and was designed only for "regional land use evaluations." The map indicates areas where questionable, probable, or definite past instability is suspected. While not a susceptibility map indicating potential site-specific stability problems, when utilized in conjunction with other published data and documents the map is a useful planning resource.

A portion of the map is attached which shows the parcel outside an area where, prior to 1975, instability is suspected to have occurred. A survey of aerial photographs and observations noted during my site visit suggest that the parcel is subject to sloughing of very steep slopes (figure A) located within your proposed development envelope.

The potential risk associated with slope failure at this location must be reduced to a reasonable level. A thorough evaluation of slope stability at and adjacent the proposed homesite must unequivocally demonstrate site suitability as regards slope stability, or an alternate site must be identified. Further, drainage issues must be investigated, and an engineered drainage plan will be required for development on this parcel.

FLOOD HAZARDS

The subject parcel is located near Aptos Creek. Published maps on file with the Planning Department indicate that the parcel is within this stream's federally-designated 100-year floodplain.

Enclosed copies of the federal flood maps indicate the flood hazard boundaries in this area and the approximate parcel location (see Figure B). The flood hazard maps delineate the extent of flooding which is anticipated during a 100-year flood, an event with a one percent chance of occurring in any given year. Flooding to an approximate level of 17.5' feet above mean sea level is anticipated to occur once every hundred years on the basis of this mapping. However, this does not preclude flooding from occurring due to events smaller in magnitude than the 100-year flood or for the

Laren Hirst
042-181-25
04-0393

"100-year flood" from occurring two years in a row. For your information, the January, 1982 storm did not result in 100-year flood levels for any of the streams monitored in Santa Cruz County.

The flood hazard maps for the County were recently revised by the federal government due to the County's participation in the National Flood Insurance Program. This program enables property owners to obtain insurance coverage for flood damage to residential and commercial structures and their contents. In return for making flood insurance available, the federal government requires that the County's land use regulations be consistent with federal standards for construction activities in areas where potential flood hazards are identified on the maps

Therefore, to comply with federal floodplain management requirements as well as section 16.10 of the County Code (Geologic Hazards Ordinance) and to receive approval for the proposed project with respect to geologic planning issues, the following conditions must be met:

1. No development activity may occur within the floodway
2. The lowest finished floor and elements that function as a part of the structure such as a furnace or hot water heater must be elevated or the entire structure must be elevated 1-foot above the level of flooding anticipated during the 100-year flood event. At this site elevation or floodproofing to an elevation of at least 18.5 feet above mean sea level must occur.
3. Designs for meeting this requirement must either be certified by a registered professional engineer or architect; or meet or exceed the following minimum criteria:
 - a. EITHER a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. The openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters
4. Non-residential structures shall be floodproofed if elevation above the 100-year floodplain is not feasible. Floodproofed structures shall meet the following criteria:
 - a. The structure and elements that function as a part of the structure such as a furnace or hot water heater must be floodproofed so that below the level indicated above, the structure is watertight with walls substantially impermeable to the passage of water.

- b. The structure must be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. The building plans must indicate the specific floodproofing measures which have been designed for the structure and the elevation relative to mean sea level and native grade to which these floodproofing measures will be constructed before the building permit can be approved by the Environmental and Technical Review Section of the Planning Department. The plans must be certified by a registered professional architect or engineer.
5. After the building plans are approved, an Elevation/Floodproofing Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which floodproofing was achieved before a final building inspection of the structure can occur.
6. New septic systems and leachfields shall not be located within the 100-year floodplain. No expansion of existing septic systems or leachfields shall be allowed within the 100-year floodplain.
7. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.

REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas....". Therefore, based on my site visit and review of maps and air photos, a full engineering geologic report is required to evaluate any homesite on this parcel with respect to slope stability, seismic and drainage issues. A suitable development envelope (including a building site, septic system site, and an access roadway which conforms to County Codes) must be identified by your engineering geologic consultant.

If geologic risks can be mitigated and a building site is determined to be suitable for a residence, it will be necessary to complete a soil report to assist in the determination of the appropriate engineered foundation and render an engineered drainage plan for the site.

It is entirely likely that a soils engineer will need to assist the project engineering geologist in evaluating the potential slope stability hazards affecting the development envelope. I have included a list of consultants and County guidelines for engineering geologic reports. The guidelines must be strictly adhered to. I encourage you to have the consultant you select contact me before beginning work so that the County's concerns will be clearly understood and properly addressed in an acceptable report.

PERMIT CONDITIONS

Permit conditions will be developed for your proposal after the technical report has been reviewed. At a minimum, however, you can expect to be required to follow all the recommendations contained in the report in addition to the following items:

1. Grading activities must be kept to a minimum; if grading volumes in excess of 100 cubic yards, fill spreading or placement greater than two feet in depth or cut slopes in excess of five feet in height are envisioned, a grading permit must be secured. Additionally,
2. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner. An engineered drainage plan formulated by the project engineer, and reflecting the findings of the geologic report is required for any development on the parcel.
3. A Declaration form acknowledging a possible geologic hazard to the parcel and completion of technical studies must be completed prior to permit issuance, and will be forwarded to you when your technical studies have been reviewed and accepted by the Planning Department.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above prior to issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3162. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal and/or its specific location.

Sincerely,



JOE HANNA
County Geologist
CEG #1313

9-11-04

Date



JESSICA DE GRASSI
Resource Planner
Environmental Planning

FOR: KEN HART
Principal Planner
Environmental Planning



Environmental Worksheets for Application # 04-0393



Legend

- APN 042-181-25
- Streets
- Assessor's Parcel
- County Wide 2' & 10' Contours
- TYPE
- INDEX
- INDEX-DEP
- INDEX-DEP-OBS
- INDEX-OBS
- INTER
- INTER-DEP
- INTER-DEP-OBS
- INTER-OBS
- Y

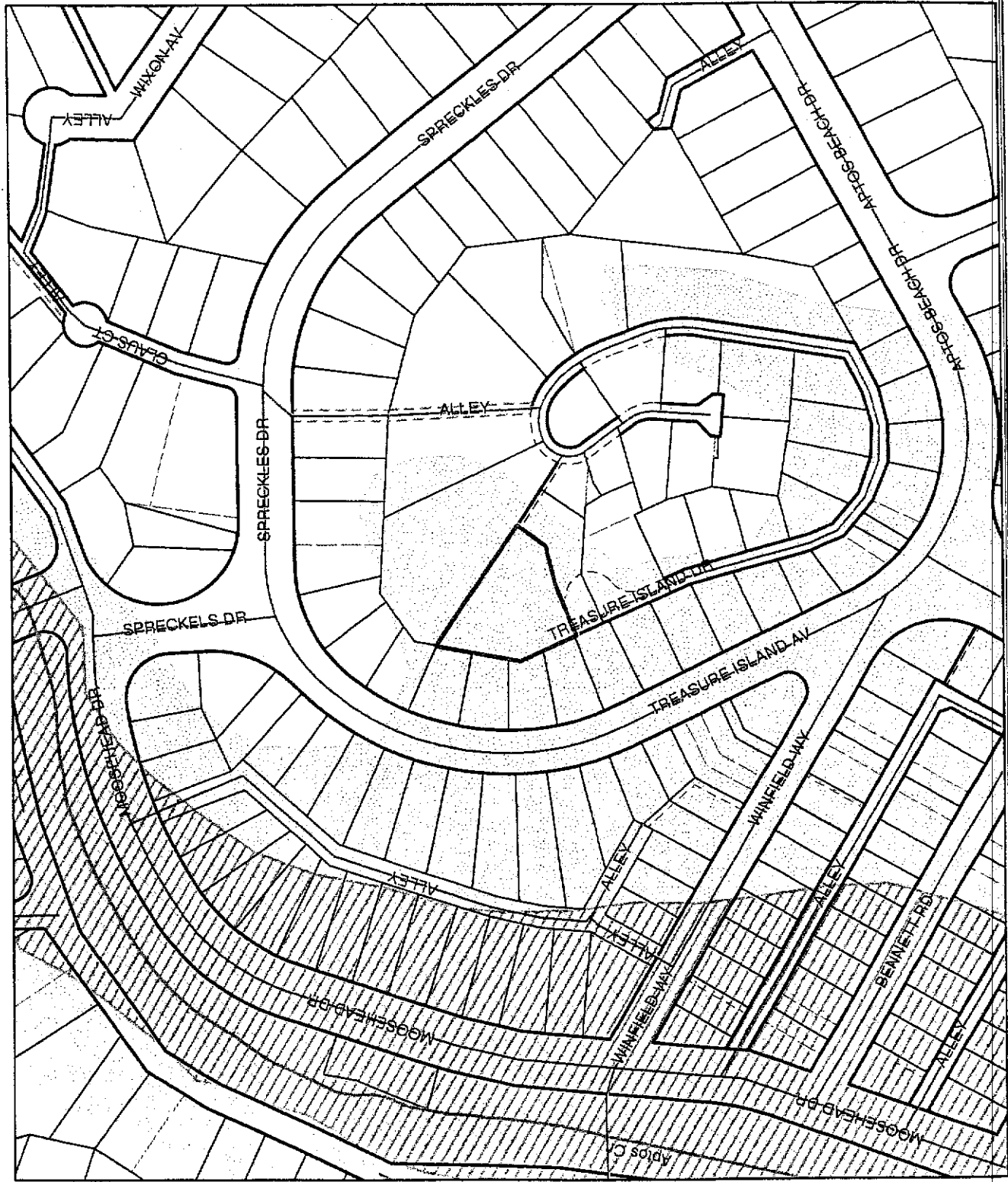


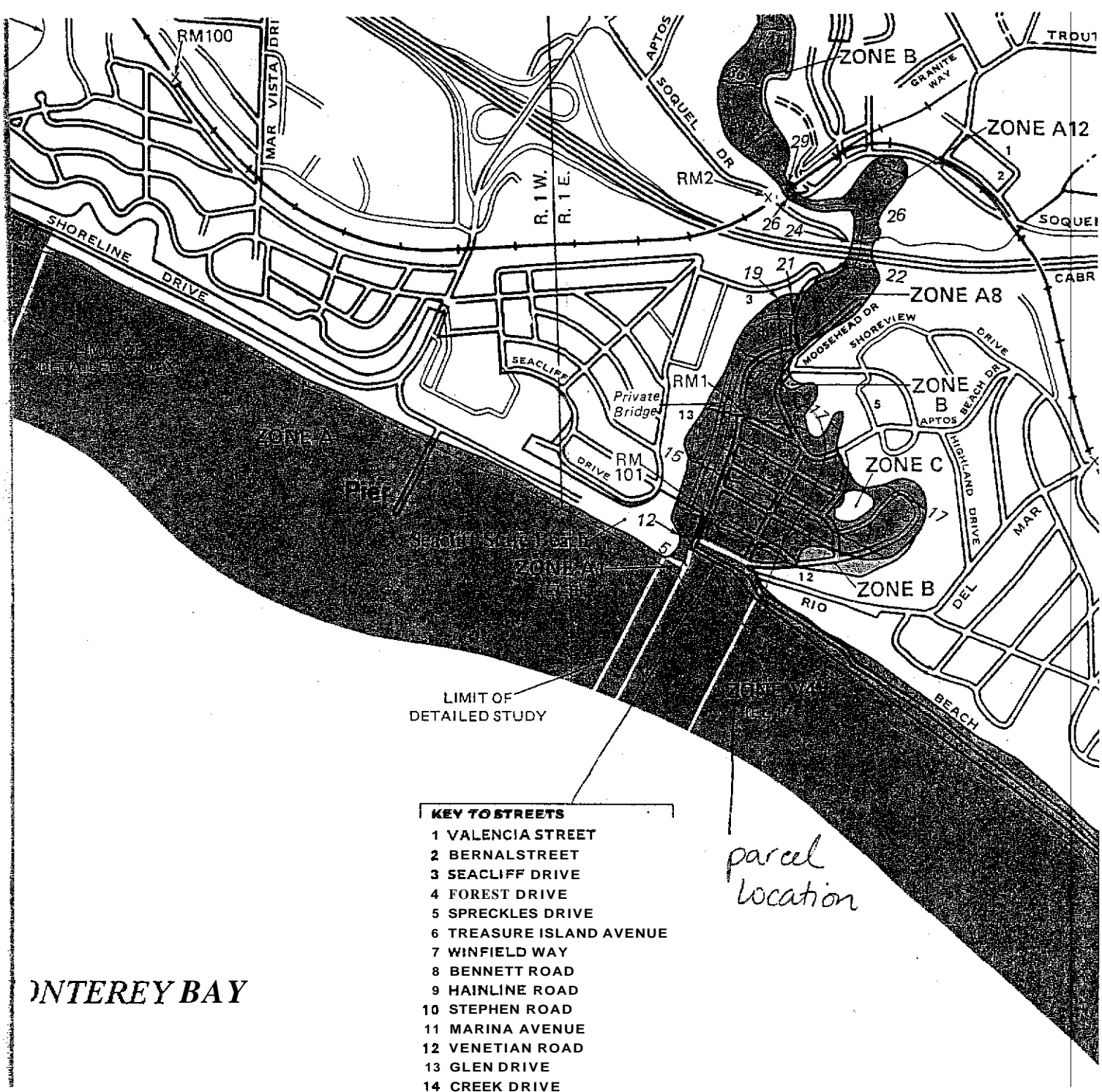
Map created by
County of Santa Cruz
August 2004

EXHIBIT H



Environmental Constraints for Application # 04-0393





NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**SANTA CRUZ COUNTY,
CALIFORNIA
(UNINCORPORATED AREAS)**

PANEL 360 OF 450

(SEE MAP INDEX FOR PANELS NOT PRINTED)

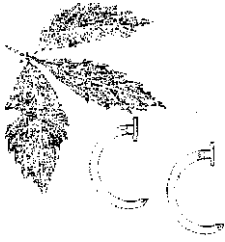
**COMMUNITY-PANEL NUMBER
060353 0360 B**

**EFFECTIVE DATE:
APRIL 15, 1986**



Federal Emergency Management Agency

EXHIBIT H



Forest City Consulting

Matt Horowitz

PMB # 305

225 Crossroads Boulevard

Carmel, CA 93923

831-464-9302

December 15, 2004

Laren Hirst
1852 Tanglewood Way
Pleasanton, CA

Re: Arborist Report for APN#042-181-25

Dear Mr. Hirst:

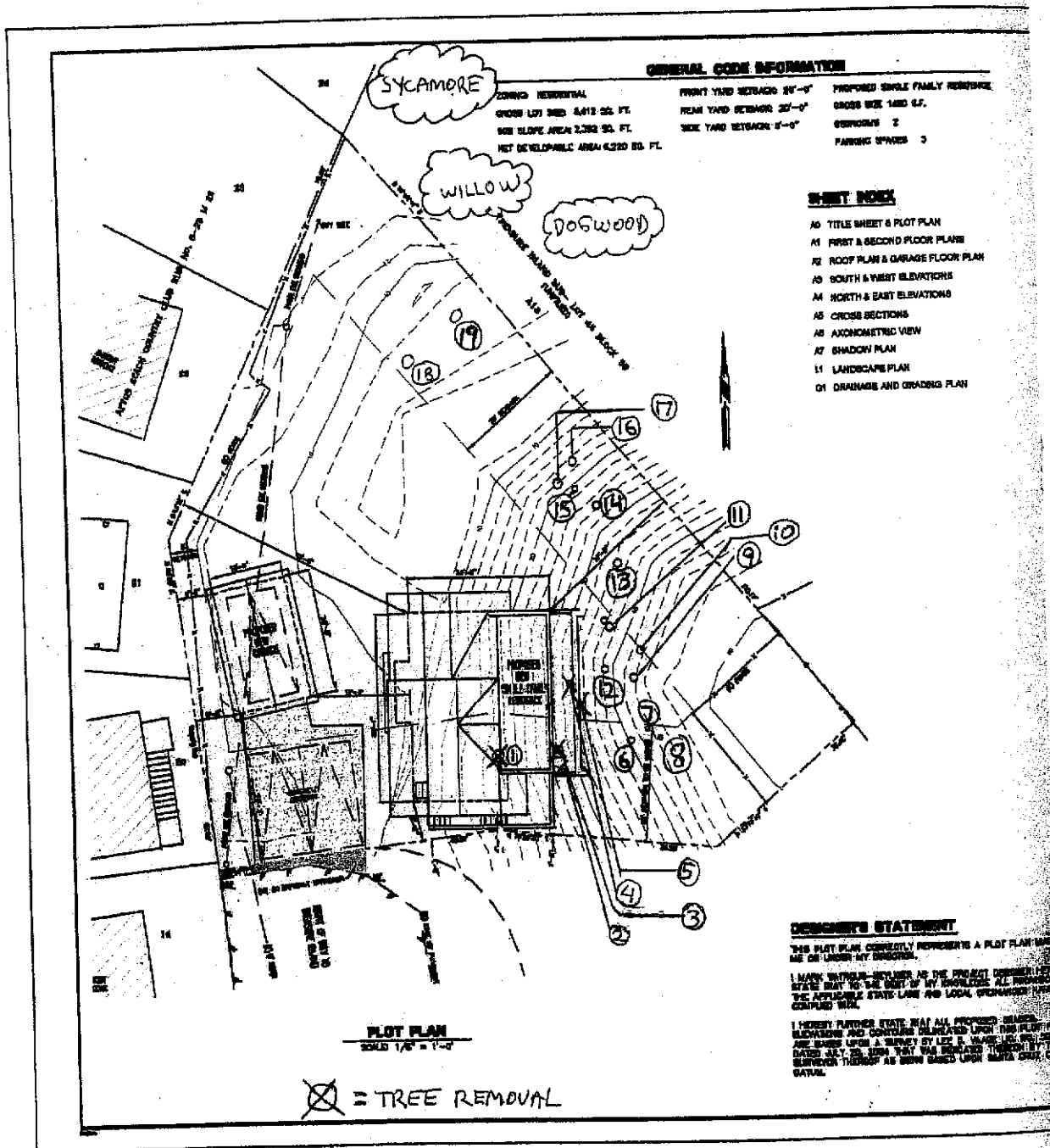
Introduction

This letter is to present my findings on the trees located on the parcel described as APN 042-181-25 located in Aptos California. Please refer to the Tree Map below for the exact location of these trees, (numbered 1 through 19). You asked me to document the condition of the trees, describe protection measures for retained trees and recommend potential replacement trees.

I inspected the trees on December 15, 2004 and made the following observations:

Observations

The site is at the end of a small street located in a residential neighborhood in Aptos. The eastern site of the parcel is steeply sloped with a western aspect. There is a hilltop at the eastern most corner of the parcel. The western side of the parcel is at the bottom of the slope and has standing water present at the northern most corner of the parcel. Invasive English Ivy (*Hedra Helix*) covers most of the eastern slope. This ivy is climbing the Coastal Live Oaks (*Quercus agrifolia*) growing on the east side of the site. There is also a small colony of French Broom (*Genista monspessulana*) growing at the hilltop in the eastern corner. There are willows (*Salix sp*) and other riparian species growing in and near the standing water at the north corner of the parcel. There are high voltage power lines running along the western and northern edges of the site.



Tree Map



Tree Inventory

Tree Inventory	APN 042-181-25			Forest City Consulting
Tree #	Species	dbh in inches	Remove	Comments
1	Oak	18	yes	partial uproot
2	Oak	16	yes	partial uproot
3	Oak	20	yes	partial uproot
4	Oak	14	yes	partial uproot
5	Oak	16	yes	partial uproot
6	Oak	16	no	
7	Oak	6	no	
8	Oak	7	no	
9	Oak	23	no	
10	Oak	19	no	
11	Oak	14	no	4 stem 14,13,8,7
12	Oak	20	no	
13	Oak	21	no	
14	Oak	12	no	
15	Oak	8	no	
16	Oak	16	no	
17	Oak	15	no	
18	Willow	13	no	partial uproot
19	Willow	19	no	topped

Trees at the site include California Live **Oak** and Willow species. Trees 1 through 5 are proposed for removal. Trees 6 through 19 are to be retained.

Trees 1 through 5 are **Coast Live Oaks**. The trees are slowly uprooting and pathogenic growth was noted in tree #1's root structure. Ivy is climbing up onto all of the oaks boles (trunks) into the crowns. This ivy is holding moisture against the boles and creating an unhealthy situation for the trees hygiene. The ivy is also replacing the oaks foliage and reducing the trees ability to photosensitize. Symptoms of stress from the ivy include reduced growth and vigor as well as dying limbs. Tree #1 has a tree fort in it, which hangs over the bottom of the slope.

Trees 6 through 17 are **Coast Live Oaks**. The trees appear stable at this time although ivy is covering much of the root crown. This ivy is also growing up the boles and into the crowns of these oaks. Symptoms of stress from the ivy include reduced growth and vigor as well as dying limbs. Trees 16 and 17 are near high voltage power lines and are subject to the California Public

3 of 6



Clearing the ivy in late spring can reduce erosion caused by rain and allow time for native plants to reclaim the slopes. The ivy will need to be re-cleared periodically to protect the oaks. Please refer to the publication "A Plague of Plants" published by the Wildlands Restoration Team for more details on controlling ivy.

Dead and diseased wood should be removed from the oaks periodically.

The French Broom growing at the eastern side of the parcel should be removed.

Tree 18 should be monitored for continued uprooting. If uprooting continues, crown reduction may become necessary.

As tree 19 continues to grow, its top should be monitored for proper growth structure. Crown restoration should be performed if one dominant leader does not emerge.

Protection of retained trees

The trees to be retained will be protected from damage by the construction related activities. Most of the retained trees will be located away from development activities and can be easily protected by staging demolition and construction activities away from the trees. The primary method of limiting work areas away from the trees will be by installing a Tree Protection Fence.

Tree Protection Fence (TPF)

A temporary fence should be erected on the property and maintained through construction. The fence will incorporate the dripline of each retained tree, where possible.

All areas protected by the TPF shall be considered off-limits during all stages of development. These areas shall not be used to park cars, store materials, pile debris, or place equipment. Gates into the protected areas may be installed to allow normal residential use of the property.

Utility trenching

When possible, utilities should be placed in the same trench. Care will be taken to avoid trenching on two sides of a tree. Major roots encountered will be tunneled under or bridged over and retained when possible. The portion of the utility trenching within the area protected by the TPF shall be dug using hand-tools or with light equipment under the supervision of a qualified arborist or forester.

Roots encountered

Roots encountered during trenching, grading and excavation that are not to be retained will be cleanly cut to promote re-growth and to prevent increased damage from breaking the root closer to the tree than is necessary. If cutting the root(s) will significantly affect the stability or vitality of the tree, the roots will either be bridged over or tunneled under where feasible.



Pruning for construction

Branches located close to construction activities are subject to breakage from contact with heavy equipment and materials. A properly pruned branch will heal faster and is generally less damaging to the tree than a broken branch. Branches subject to breakage should be pruned when such pruning will not cause significant damage to the health, vitality and **safety** of the tree. Pruning should be conducted under the supervision of an Arborist certified by the International Society of Arboriculture.

Construction contracts

All construction contracts for the project shall include a provision **requiring** that all contractors and subcontractors performing work on this project be given **a** copy of the arborist report and conditions of approval and agree to implement the provisions of the arborist report and conditions of approval. In addition, the contracts shall also identify a County approved Arborist or Forester to be available to interpret *this* report or provide additional recommendations.

Replacement trees

Coast live oak is the recommended replacement species on the slope. Trees should be of local origin and shall be from a nursery that is or can be certified free from Sudden Oak Death. Smaller trees tend to become established quicker, require less irrigation for a shorter duration, and obtain the same **size as** larger nursery trees over the long-term. The only real advantage of larger nursery trees is to create an immediate visual impact. This property will have many retained trees and tree replacement is not necessary to mitigate any visual impacts of tree removal. Therefore, small #1 (gallon) container trees are suitable for replacement trees

The replacement trees will need supplemental irrigation until they become established. Any irrigation system should be as temporary in nature as possible and watering from an existing garden hose is acceptable. The numerous large oaks on the property will not tolerate supplemental summer irrigation. Irrigation needs to be kept out of the dripline of the retained oaks.

Willows, alders, dogwood and other native riparian species are suitable for the northern side of the parcel.

Sincerely,

Matt Horowitz

Certified Arborist/Utility Specialist #3163
Member International Society Of Arboriculture
Member California Invasive Plant Council

OLBERDING ENVIRONMENTAL, INC.

Wetland Regulation and Permitting

December 17, 2004

Mr. Laren Hirst
Hirst Shafer Construction and Development
1852 Tanglewood Way
Pleasanton, California 94566

SUBJECT: Wetland Impact Evaluation for the Treasure Island Property (Lot #25), Aptos, California.

Dear Mr. Hirst:

Thank you for contacting Olberding Environmental, Inc. (Olberding Environmental) regarding the need for professional consulting services involving the preparation of a wetland impact evaluation letter report and map associated with development of Lot # 25 (APN. 042-181-25), located in the Community of Aptos, Santa Cruz County, California.

Olberding Environmental has evaluated potential impacts that proposed residential development would have on a seasonal wetland feature located within a topographical depression on the northern portion of the subject property. The boundary of the seasonal wetland has been identified on the attached map. Based on our observation of development documents, plans and the location of wetland habitats, none of the proposed structures would directly encroach into the existing wetland. Development does occur approximately six feet to the south of the seasonal wetland feature.

No structures will be located within the wetland boundary. However, indirect impacts would occur as a result of construction activity and site grading. Santa Cruz County recognizes a 100-foot setback buffer from wetland features. Based on the measured building setback of six feet, the project encroaches 94 feet into the buffer. Encroachment within the setback buffer should be mitigated to retain the functionality of the seasonal wetland.

Proposed mitigation measures may include the following:

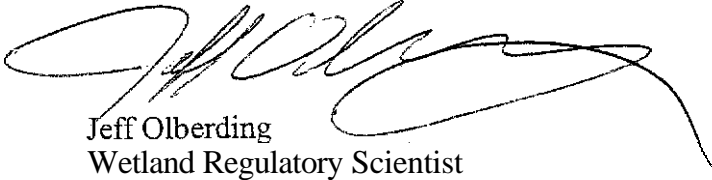
- Fencing off the wetland area during construction;
Installation of temporary erosion control measures;
Installation of a permanent fence structure to separate development from the wetland feature. (split rail fence);
Infill planting of the western embankment with native riparian species. Species should include arroyo willow, valley oak, California blackberry, elderberry, and deer grass, all of which are growing in the project vicinity.

EXHIBIT H

50

I appreciate this opportunity to provide my services. If you have any questions, please feel free to contact me at (408) 448-2322.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Olberding", with a long, sweeping horizontal stroke extending to the right.

Jeff Olberding
Wetland Regulatory Scientist

GENERAL CODE INFORMATION

ZONING: RESIDENTIAL
 FRONT YARD SETBACK: 20'-0"
 REAR YARD SETBACK: 10'-0"
 SIDE YARD SETBACK: 5'-0"
 PROPOSED SINGLE FAMILY RESIDENCE
 GROSS LOT SIZE: 8,812 SQ. FT.
 GROSS SIZE: 1480 S.F.
 BEDROOMS: 2
 PARKING SPACES: 3

SHEET INDEX

- A0 TITLE SHEET & PLOT PLAN
- A1 FIRST & SECOND FLOOR PLANS
- A2 ROOF PLAN & GARAGE FLOOR PLAN
- A3 SOUTH & WEST ELEVATIONS
- A4 NORTH & EAST ELEVATIONS
- A5 CROSS SECTIONS
- A6 AXONOMETRIC VIEW
- A7 SHADOW PLAN
- L1 LANDSCAPE PLAN
- G1 DRAINAGE AND GRADING PLAN

LEGEND

- Arroyo Willow
- Valley Oak
- Lindberry
- California Blackberry
- Deer Grass

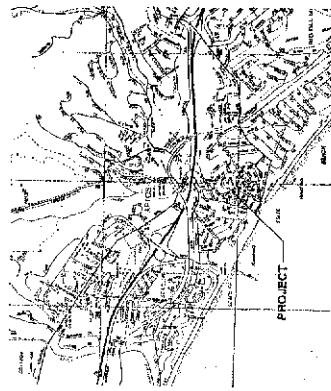
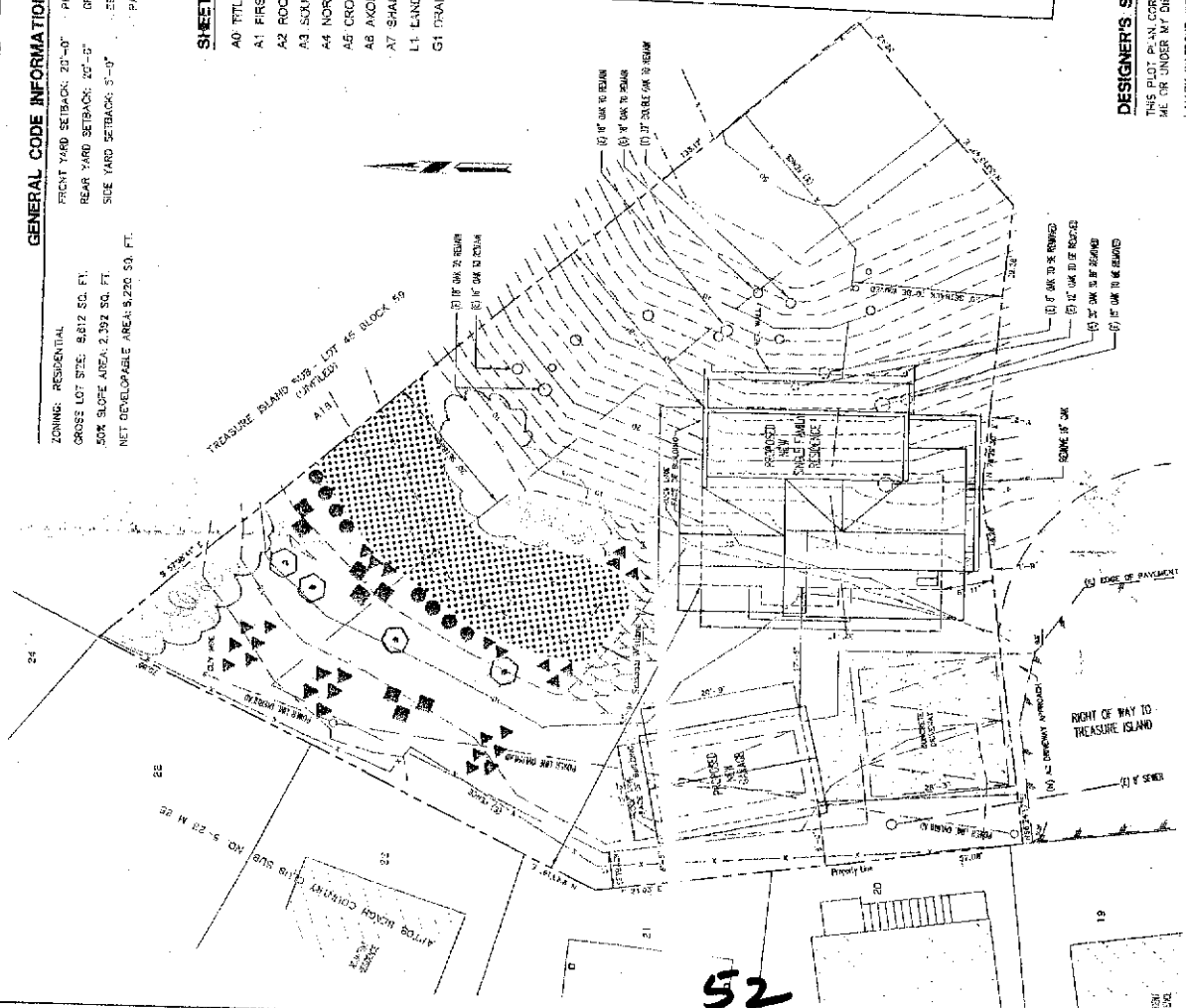
DESIGNER'S STATEMENT

THIS PLOT PLAN CORRECTLY REPRESENTS A PL. PLAN MADE BY ME OR UNDER MY DIRECTION.

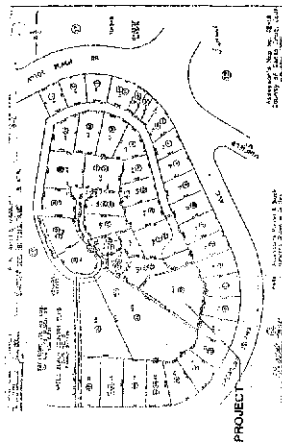
I MARK WATERWAYS-NEIGHBOR AS THE PROJECT DESIGNER HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF THE APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS AND CONTOURS DELINEATED UPON THIS PLOT PLAN, ARE BASED UPON A SURVEY BY LEE O. VAUGHN, L.C. NO. 5079, LICENSED PROFESSIONAL SURVEYOR, OF THE COUNTY OF SANTA CRUZ COUNTY, CALIFORNIA.

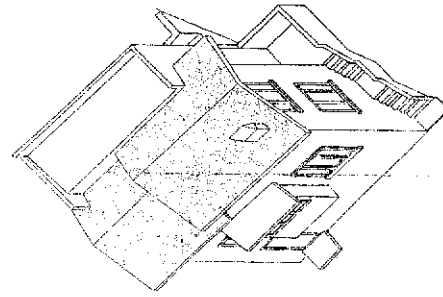
PLOT PLAN
 SCALE: 1/8" = 1'-0"



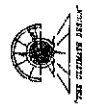
LOCATION MAP
 SCALE: NOT TO SCALE



ASSESSOR PARCEL MAP
 SCALE: NOT TO SCALE



SCHEMATIC
 SCALE: NOT TO SCALE



THE DESIGNER'S
 GRAPHICS, ARTS,
 & PRESENTATIONS
 ARCHITECTURAL

**LAREN
 HURST**
 1852 TANGLEWOOD WAY
 PLEASANTON, CALIFORNIA
 925-558-6545 CELL
 925-482-4107 FAX
 laren@thedesigndesign.com

**NEW SINGLE
 FAMILY RESIDENCE**
 APRIL 042-181-25
 TREASURE ISLAND
 APTOS,
 CALIFORNIA

**NEW CONSTRUCTION
 & SITE
 DEVELOPMENT**

**TITLE SHEET
 &
 PLOT PLAN**

DATE: 07/14/01
SCALE: 1/8" = 1'-0"
DATE: 07/14/01
DATE: 07/14/01
DATE: 07/14/01
DATE: 07/14/01

A-0



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

April 13, 2005

Laren Hirst
1852 Tanglewood Lane
Pleasanton, CA 94566

APN: 042-181-25
App #: 04-0393
Biotic Report Review

Dear Mr. Hirst:

INTRODUCTION

This discussion about the sensitive habitat on the parcel and the conditions that will be attached to the development permits is a follow up to my letter of October 15, 2004. That letter accepted your biotic report ("Biological Resource Analysis for the Treasure Island Property", Olberding Environmental, July 2004) in concept and requested additional information about the wetland and the drainage plan. We received revised plans in March, 2005 and an addendum letter from Olberding Environmental dated December 17, 2004. The report has now been accepted .

DISCUSSION:

The boundary of the wetland has been mapped by your consultant. The map shows that the closest part of the home is within approximately six feet of the wetland, and therefore encroaches 94 feet into the 100 foot buffer specified in County Code Chapter 16.30. The wetland boundary on the ground is probably more gradational than that, varying with seasonal conditions. The report states that there will not be loss of wetland due to construction but that there will be indirect impacts.

The history of this project is that the development has been moved forward from the initial proposed location in order to avoid the wetland, the garage has been moved under the house for a more compact situation, and improvements such as a pathway and rockwork in the wetland area have been removed. Given this effort to minimize impacts, and the constraint of the hillside on the east side which prevents further avoidance, as long as the development is confined to the portion of the parcel shown on the plans significant impacts to sensitive habitat are not expected.

I understand that the drainage plans have not been finalized at this time. In general, it is preferred that clean water such as roof runoff be returned to wetland areas, however in

this case the handling of drainage and runoff is best treated as an engineering rather than biotic issue.

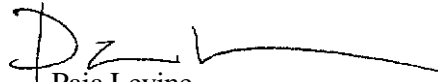
CONDITIONS REGARDING BIOTIC RESOURCES:

In order to comply with the Sensitive Habit Ordinance (Chapter 16.32) and the Santa Cruz County General Plan, the following conditions will be attached to development on the parcel(s):

1. Prior to approval the plans shall be revised to indicate a permanent, open style fence marking edge of the wetland.
2. Prior to approval the landscape plan (Native Revival, undated) shall be revised to serve as a mitigation plan as well, as follows:
 - Riparian and wetland plantings such as those shown on the west side of the drainage channel shall be extended to the east side as well,
 - The plan shall provide for maintenance of the riparian and wetland area free of nonnative, invasive plants;
 - Plan shall indicate the permanent fence.
3. Prior to building permit issuance, the erosion control plan shall be revised as follows:
 - Santa Cruz Erosion Control Mix shall be deleted. Consult with the project revegetation specialist and substitute a ~~mix~~ that does not include nonnative, invasive plants,
 - Add a silt fence along the wetland boundary and temporary chain link fence to prevent accidental incursion by equipment,
 - Include a plan view showing location of erosion control elements,
 - Indicate no winter grading or earthwork October 15 through April 15.
4. Prior to building permit issuance record a Declaration of Restriction acknowledging the sensitive habitat, mitigation plan and restrictions. The Declaration can be prepared for you once the Landscape and Mitigation Plan is revised and approved as a copy of that plan will be an Exhibit to the Declaration.
5. Future development that increases the disturbance area on the parcel that is not a **part** of this permit shall not be approved without separate biotic review and approval.

Please call me at 831-454-3178 if you have any questions.

Sincerely,


Paia Levine

Environmental Planning

For: Ken ~~Hart~~
Principal Planner

CC: Robin Bolster, Resource Planner
Randall Adams, Project Planner



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

January 10, 2005

Laren Hirst
1852 Tangelwood Lane
Pleasanton, CA 95466

SUBJECT: Archaeological Reconnaissance Survey for APN 042-181-25

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that Pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review Will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Hayward".

Elizabeth Hayward
Planning Technician

Enclosure

EXHIBIT B

**SANTA CRUZ ARCHAEOLOGICAL SOCIETY
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062**

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

Parcel APN: 042-181-25

SCAS Project #: SE-05-1009

Planning Permit #: 04-0393

Parcel Size 8994.2 SQ FT (EMIS)

Applicant: HIRST LARIN

Nearest Recorded Prehistoric Site. CA-SCR-52

On 1/6/05 (2) members of the Santa Cruz Archaeological Society spent a total of (.3) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did *not* reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program. Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo.cc.ca.us.



P.O. Box 158
Mail to: 5180 Soquel Drive
Soquel, CA 95073-0158
PHONE (431) 475-8500 FAX (431) 475-

PROJECT COMMENT SHEET

Date of Review: **08/31/04**
Reviewed By: **Carol Carr**

Returned Project Comments to: **Randall Adams**
County of Santa Cruz
Planning Department
701 Ocean St., Ste. 400
Santa Cruz, CA 95060-4073

Owner: **Lynne Morrin**
12433 Regent Ave.
Albuquerque, NM 87112

Applicant: **Laren Hirst**
1852 Tanglewood Lane
Pleasanton, CA 94706

Type of Permit: **Development Permit**
County Application #: **04-0393**

Subject APN: **042-181-25**

Location: **Property is located on the north end of Treasure Island Drive, approximately 275 feet north of the easement connecting with Treasure Island Avenue, Rio Del Mar.**

Project Description: **Proposal to construct a three bedroom single-family dwelling of approximately 1,365 sq. ft. on a vacant parcel. Requires a Coastal Development Permit, a Geologic Hazards Assessment, a Soils Report Review, a Riparian Exception, Environmental Resource Review, and approval of a less than 40-foot right of way as principal access.**

Notice

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

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

Requirements

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

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

EXHIBIT H



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PROJECT COMMENT SHEET

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

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

4) Complete LAFCO annexation requirements, if applicable;

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

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

Soquel Creek Water District Project Review Comments:

1. SCWD has reviewed the plans prepared by Pocket Structures and has made comments. 1) A New Water Service Application Request will need to be completed and submitted to the SCWD Board of Directors; however, please be advised that additional conditions may be imposed as per the above Notice. The applicant has applied for a Will Serve Letter, which is the preliminary step in the New Service process (a copy has been provided here). 2) The applicant has applied for a Variance from the requirement of frontage on a water main. They are requesting a long service line (approximately 90-100 feet) from the end of the main to their parcel. 3) The applicant shall be required to offset the expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area. Applicants for new service shall bear those costs associated with the retrofit. Calculations for the expected water demand of this project were generated at the time of the request for a Will Serve Letter (a copy has been provided here). These calculations are based on the preliminary plans, and are subject to change. Final calculations are pending finalization of the project plans. 4) All interior plumbing fixtures shall be low flow and have the EPA Energy Star label. 5) The landscape-planting plan will need to be reviewed and approved by District Conservation Staff. 6) A Fire Protection Requirements Form will need to be completed and reviewed by the appropriate Fire District. 7) Water pressure in this area is high. A Water Waiver for Pressure and/or Flow will need to be recorded.

Attachments:

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

SOQUEL CREEK
WATER DISTRICT

New Water Service Application Request

Applicant is requesting:

☒ Will Serve Letter☐ New Service Installation then ☐ Copy of Building Permit provided.
☐ New Irrigation Service Installation

Please Print

Date of request: 6-11-04

Date stamp by District:

Applicant's Name: Laren Hirst

Address: 1852 Tanglewood Way

City: Pleasanton CA

Zip code: 94566

Daytime telephone number (including area code):

925-858-6543

Assessor's Parcel No.: 042-181-25

Property street location: Treasure Island Dr.

Check one:

☒ Single-Family ☐ Minor Land Division ☐ Subdivision ☐ Commercial ☐ Vacant Parcel

Description of project and name, if applicable:

To build one (1) Single family home on a vacant lot.

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

Name: Laren Hirst

Address: 1852 Tanglewood Way

City: Pleasanton

State: CA

Zip: 94566

Daytime telephone number (including area code):

925-858-6543

Anticipated date for Board consideration: Regularly Scheduled Meeting of: July 2004

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: August 25, 2004

TO: Planning Department, ATTENTION: RANDALL ADAMS

FROM: Santa Cruz County Sanitation District

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

APN: 042-181-25 APPLICATION NO.: 04-0393

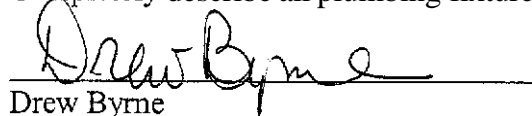
PARCEL ADDRESS: TREASURE ISLAND DRIVE, APTOS

PROJECT DESCRIPTION: 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.

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.



Drew Byrne
Sanitation Engineering

DB:abc/103

c: Applicant: LAREN HIRST
1852 TANGLEWOOD LANE
PLEASANTON CA 94566

Property Owner: LYNNE MORRIN
12433 REGENT AVENUE, NE
ALBUQUERQUE, NM 87112

(Rev. 3-96)