



## Staff Report to the Zoning Administrator

Application Number: **05-0210**

Applicant: Leilani Vevang, of Vevand Design      Agenda Date: November 18, 2005  
Owner: Scott Achelis      Agenda Item # **3**  
APN: 042-051-14      Time: After 10:00 a.m.

**Project Description:** Proposal to demolish a carport, remodel the interior and exterior of a single-family dwelling, and construct a second story addition resulting in a single-family dwelling of three bedrooms and two bathrooms.

**Location:** Property located on Glen Drive, about 250 feet south of the split between Aptos Creek Road and Glen Drive.

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

**Permits Required:** Requires a Coastal Development Permit and a Residential Development Permit to construct a fence greater than 6' within the side yard setback.

### Staff Recommendation:

- Approval of Application 05-0210, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |    |  |    |                              |
|----|--|----|------------------------------|
| A. | Project plans                              | E. | Assessor's parcel map        |
| B. | Findings                                   | F. | Zoning and General Plan maps |
| C. | Conditions                                 | G. | Flood Elevation Certificate  |
| D. | Categorical Exemption (CEQA determination) | H. | Comments & Correspondence    |

### Parcel Information

Parcel Size:	About 3,108 square feet (per survey by applicant)
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences
Project Access:	Glen Drive
Planning Area:	Aptos

Land Use Designation: R-UM (Urban Medium Residential)  
Zone District: R-1-4 (Single-family residential, 4,000 square foot minimum)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

### Environmental Information

Geologic Hazards: FEMA designated Flood Zone A (100 year flood zone)  
Soils: Elder Sandy Loam  
Fire Hazard: Not a mapped constraint  
Slopes: Flat to slightly-sloped (~~max~~ around 12%)  
Env. Sen. Habitat: Mapped riparian woodland and potential Dudley's Lousewort habitat  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped scenic resource area  
Drainage: Existing drainage adequate  
Traffic: Slight increase due to increase of one bedroom  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Not mapped/no physical evidence on site

### 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

### History

According to assessor's records, the existing single-family dwelling was constructed in 1963 with two bedrooms and one bathroom, with no additions since.

On April 8, 2005, the County Planning Department accepted this application to remodel and construct a second addition *to* the existing house. The application became complete for further processing on September 9, 2005.

### Project Setting

The project site is located within a neighborhood of single-family dwellings on small lots (about 3,000 square feet), a neighborhood of mixed architectural styles and multiple two-story dwellings. The project site is located within the 100-year flood plain for Aptos Creek, requiring all structures to be elevated above 16 feet above mean sea level.

	R-1-4 Site Standards	Proposed
Front yard setback	15'	19' to pergola
Rear yard setback	15'	2' to existing deck, 11 %' to existing house, 15 ½' to addition
Side yard setbacks	5' each side	5', 1' to deck on north side
Maximum height	28'	About 25'
Maximum % lot coverage	40%	38.2%
Maximum Floor Area Ratio	50%	41%

#### Non-conforming structure issues

The existing residence is non-conforming with regards to the rear yard setback, as is the existing deck. Alterations to the non-conforming portion of the house are less than 50% of the total wall length, with the window and door openings along the rear elevation remaining in the same location. No structural alterations are proposed to the non-conforming deck, with the exception of the removal of a stairway to the rear yard. Condition of Approval *N. C* requires a variance for any structural changes to the non-conforming deck, beyond the removal of the stairway and ordinary maintenance and repair allowed under Section 13.10.265(e) of the County Code. Furthermore, no structural alterations in excess of 50% of the total length of the non-conforming walls shall be made within any 5 year period (Condition of Approval IV.D), per Section 13.10.265(e) of the County Code.

#### **Flood Plain Issues**

The project site is located within the 100-year flood plain for Aptos creek, requiring the lowest habitable floor to be above 17 feet (one foot above the 16 foot Base Flood Elevation). A Flood Elevation Certificate has been submitted, stating compliance with Flood Elevation Requirements as the lowest habitable floor is 20 feet above sea level (Exhibit G).

#### **Parking**

Currently, the parking in the front yard setback is non-conforming as 100% of the front yard setback is paved, whereas the County standard is for a maximum of **50%**. The owner proposes to

improve the situation by removing some paving for landscaping, while retaining space for three off-street parking spaces as required by the County Code for a three bedroom house. The parking will remain non-conforming, as the width of the lot and location of the residence require most of the front yard to be used for parking.

### **Local Coastal Program Consistency**

The proposed remodel and addition complies with the County's Local Coastal Program as the project will result in a structure that is comparable in size, bulk, and mass to surrounding homes. The house will not impede access to the coast, nor will it be visible from any beach (including the Rio del Mar Esplanade), due to the presence of existing development along Aptos Creek Drive and in the Rio del Mar flats.

### **Design Review**

The proposed remodel and second story addition will result in an increase in floor area over the existing residence, but the resulting residence will have a similar bulk, mass, and scale to homes on surrounding properties. Many two story houses exist in the vicinity, and the size of the house is comparable to houses on surrounding lots (which range from around 1,300 to 1,900 square feet, according to Assessor's records). Architectural styles in the neighborhood vary, and the proposed Spanish/Mediterranean style is a design consistent with other houses in the neighborhood.

### **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 **05-0210**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: David Keyon  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3561  
E-mail: [david.kevon@co.santa-cruz.ca.us](mailto:david.kevon@co.santa-cruz.ca.us)

## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-4 (Single-family residential, 4,000 square foot minimum), a designation which allows residential uses. The proposed single-family residence is a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by many lots developed with two-story residences; the colors shall be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top and is obscured from the public view by existing development along Aptos Creek Drive.

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 located between the shoreline and the first through public road. Consequently, the single-family residence 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 addition and remodel will result in a structure which is visually compatible, in scale with, and integrated with the character of the surrounding neighborhood, where many two-story houses already exist. Additionally, residential uses are allowed uses in the R-1-4 (Single-family residential, 4,000 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 consistent with the existing range.

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## **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, as the proposed addition and remodel will result in a project that meets all applicable building, electrical, and plumbing codes, and will result in all habitable space being located above the 100-year flood level for area (16 feet above MSL). Furthermore, the project will be required to meet all applicable energy codes to ensure energy efficiency.

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 addition and remodel will result in a single-family dwelling that complies with all site standards and the purpose of the R-1-4 zone district, with the exception of the existing non-conforming portion of the house within the rear yard setback, which will not be structurally altered in excess of 50% of the total length of the non-conforming walls.

Three off-street parking spaces will be provided, as required under Section 13.10.552 of the County Code. The parking is currently non-conforming with regards to Section 13.10.554(d) as more than 50% of the front yard is paved (100% currently used for parking), but the proposed improvements will see a reduction in paving to allow some landscaping in the front yard, though the parking will remain non-conforming due to the width of the site and the location of the house. If this were a new development, Variance findings could be made to allow parking to exceed 50% of the front yard setback.

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

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

The proposed addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as the second story will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed project will result in a single-family residence that 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), as the residence will comply with site standards for lot coverage, floor area ratio, height, and number of stories, and will result in a structure consistent with the bulk, mass, and scale of houses on surrounding properties.

The proposed addition and remodel complies with General Plan Policy 6.4.2 (Development Proposals Protected from Flood Hazard), as the lowest habitable floor will continue to be elevated above the Base Flood Elevation as required by the Federal Emergency Management Agency (FEMA) (Exhibit G).

A specific plan has not been adopted for this portion of the Rio del Mar Flats,

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 single-family dwelling is pre-existing, and the addition will only result in an increase of one bedroom. The expected level of traffic generated by the addition is minimal, and such an increase will not adversely impact existing roads and intersections in the surrounding area. Adequate utility service will continue to be available to the site, and the relatively minor addition will not overload existing services.

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 addition and remodel will result in a dwelling which is consistent with the variety of architectural styles, height, and bulk with surrounding residences. The land use intensity and dwelling unit density will remain the same as the existing dwelling.

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.

The proposed project is not subject to Design Review under Chapter 13.11 as it is not located within a Coastal Special Community, nor is it visible from a designated scenic road or the beach.



## Conditions of Approval

Exhibit A: Project plans, 7 sheets, prepared by Kevin and Leilani Vevang, dated 4/8/05.

- I. This permit authorizes the remodel and construction of a second story addition to an existing single-family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
    1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Submit a drainage plan.
    3. Submit an erosion/sediment control plan.
    4. Details showing compliance with fire department requirements.
    5. Floor plans for the addition must specifically note that drains from the *sink* in the upstairs wet bar will not exceed ½ inch in diameter.
  - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - D. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.

- E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a California licensed Geotechnical Engineer.
- G. Pay the current fees for Parks and Child Care mitigation for one new bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- H. Pay the current fees for Roadside and Transportation improvements for one bedroom. Currently, these fees total, \$1,334 for one bedroom.
- I. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- K. Complete and record a Declaration of Restriction to maintain the structure as a Single-Family Dwelling. **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 soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100. shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. The second story shall not be converted into a separate living unit, absent approval of a building permit to construct a Second Unit.
  - C. Any changes to the non-conforming deck in the rear and north-side yard beyond the removal of stairs as shown on the plans marked "Exhibit A" shall require the approval of a Variance, with the exception of ordinary maintenance and repair that does not exceed 50% of the structure within any 5 year period.
  - D. Ordinary maintenance and repair to the non-conforming portion of the residence shall not exceed 50% of the total length of the non-conforming walls within any 5-year period.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. **When** representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor's(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
David Keyon  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 05-0210  
Assessor Parcel Number: 042-051-14  
Project Location: 116 Glen Drive

**Project Description: Remodel and reconstruction of a single-family dwelling**

**Person or Agency Proposing Project: Leilani Vevang, of Vevand Design**

**Contact Phone Number: (831) 724-5334**

- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).  
C. \_\_\_\_\_ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. \_\_\_\_\_ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E.   X   **Categorical Exemption**

Specify type: 15303(a): Construction of a single-family dwelling

**F. Reasons why the project is exempt:**

Remodel and addition to an existing single-family dwelling in excess of 50% of existing floor area, counts as a new single-family dwelling

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

\_\_\_\_\_  
David Keyon, Project Planner

Date: \_\_\_\_\_

42-05

Tax Area Code  
69-270 69-273

POR. APTOS RANCHO  
W. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

46MB9  
10/17/66

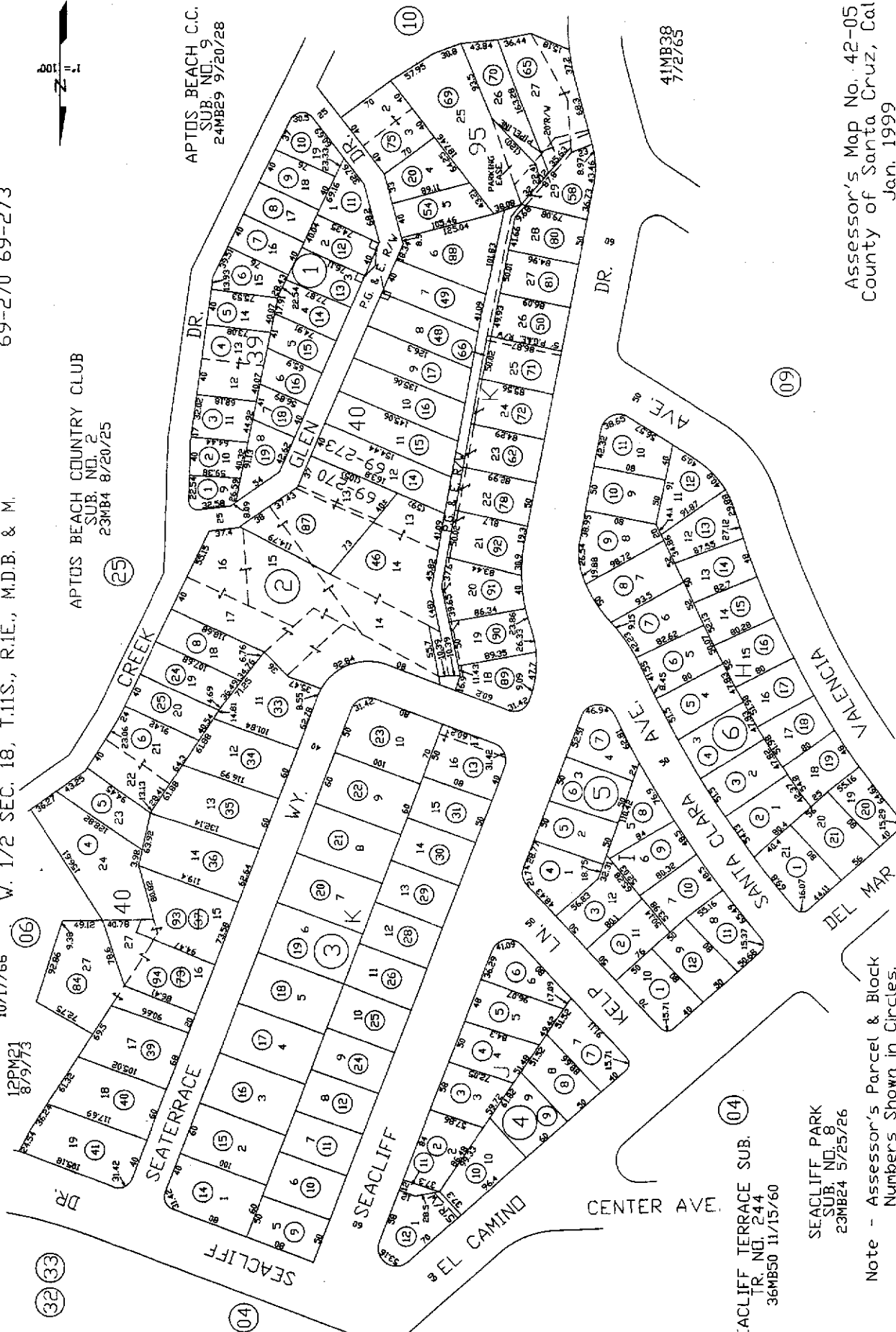
12PM21  
8/9/73

FOR TAX PURPOSES ONLY  
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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APTOS BEACH COUNTRY CLUB  
SUB. NO. 2  
23MB4 8/20/25

APTOS BEACH C.C.  
SUB. NO. 9  
24MB29 9/20/28



41MB38  
7/2/65

SEACIFF TERRACE SUB. (04)  
TR. NO. 244  
36MB50 11/15/60

SEACIFF PARK  
SUB. NO. 8  
23MB24 5/25/26

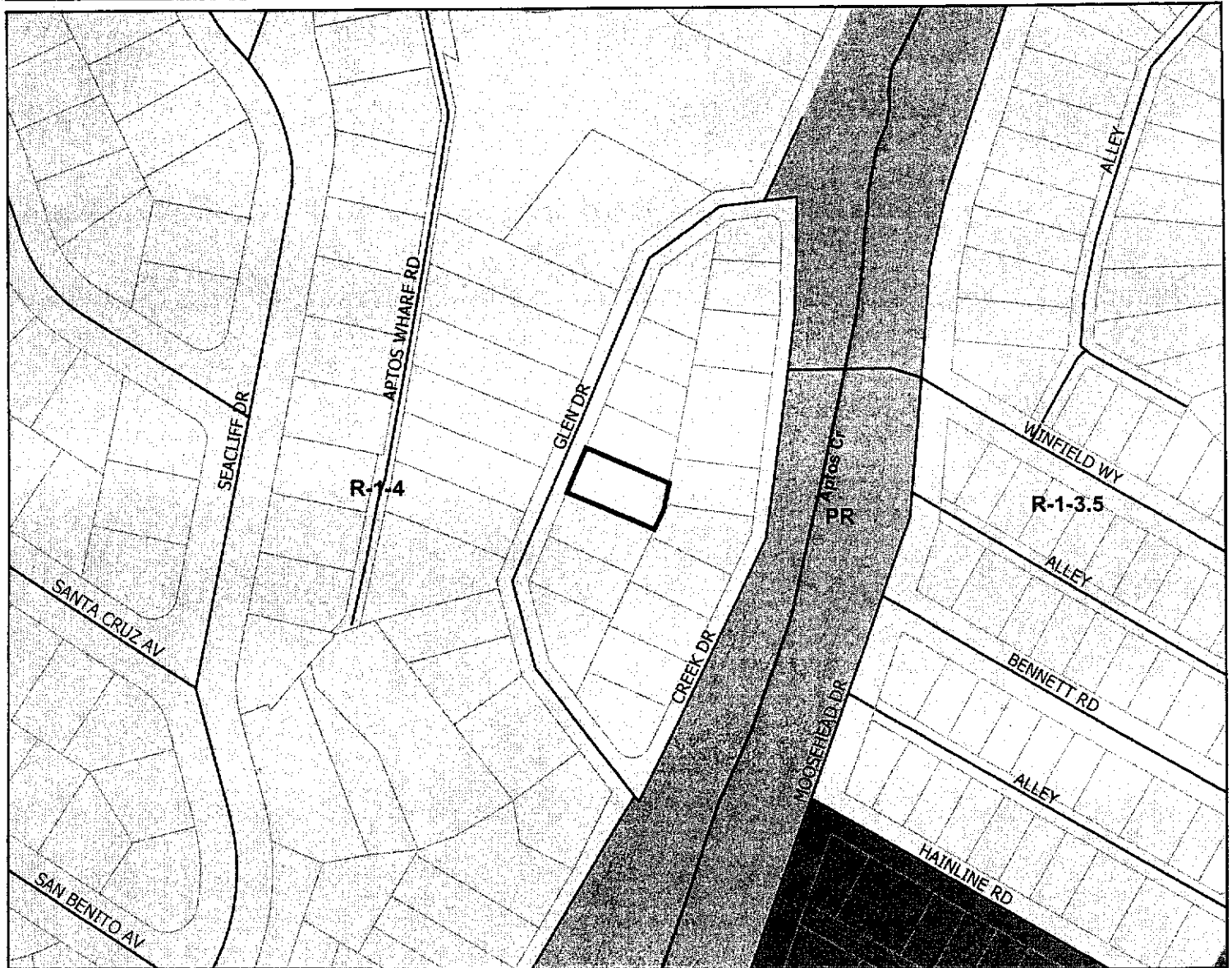
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 42-05  
County of Santa Cruz, Calif.  
Jan. 1999








EXHIBIT E

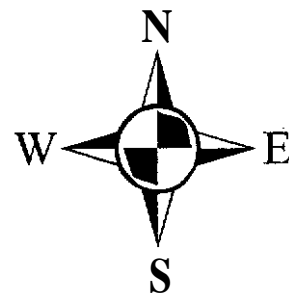


# Zoning Map



## Legend

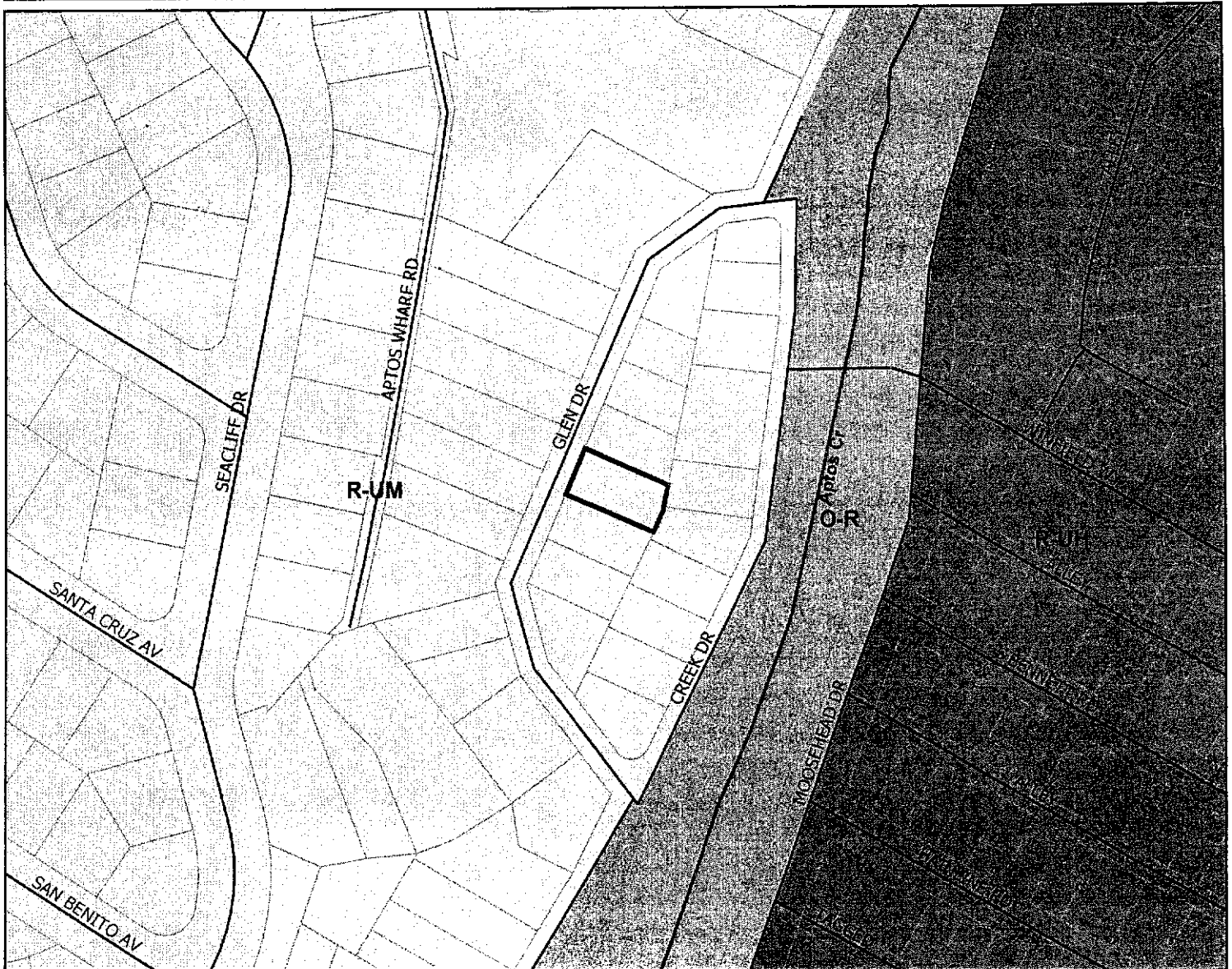
-  APN 042-051-14
-  PERENNIAL STREAM
-  Assessors Parcels
-  Streets
-  PARK (PR)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  RESIDENTIAL-SINGLE FAMILY (R-1)










Map Created by  
County of Santa Cruz  
Planning Department  
April 2005

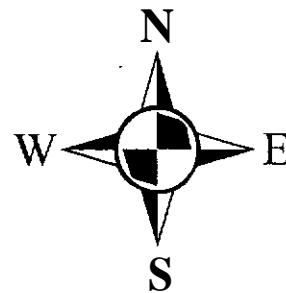


# General Plan Designation Map



## Legend

-  APN 042-051-14
-  PERENNIAL STREAM
-  Assessors Parcels
-  Streets
-  Parks and Recreation (O-R)
-  Residential- Urban Medium Density (R-UM)
-  Residential- Urban High Density (R-UH)



Map Created by  
County of Santa Cruz  
Planning Department  
April 2005



## ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

## SECTION A - PROPERTY OWNER INFORMATION

For Insurance Company Use

BUILDING OWNERS NAME

Scott Achelis

Policy Number

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.

116 Glen Drive

Company NAIC Number

CITY

Aptos

STATE

CA

ZIP CODE

95003

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

Assessor's Parcel 042-05114; Lot 4 in Block 39, Subdivision #2, Aptos Beach Country Club Properties

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc.) - Use a Comments area, if necessary.)

Residential

LATITUDE/LONGITUDE (OPTIONAL)

(##° - ##' - ##" or ##.####°)

HORIZONTAL DATUM:

☒ NAD 1927 ☐ NAD 1983SOURCE: ☐ GPS (Type).☐ USGS Quad Map☐ Other:

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME &amp; COMMUNITY NUMBER

060353

B2. COUNTY NAME

SANTA CRUZ

B3. STATE

CA

B4. MAP AND PANEL

NUMBER  
0360

B5. SUFFIX

B

B6. FIRM INDEX DATE

4/15/86

B7. FIRM PANEL

EFFECTIVE/REVISED DATE  
4/15/86B8. FLOOD ZONE(S)  
ABB9. BASE FLOOD ELEVATION(S)  
(Zone AD, use depth of flooding)  
16.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.

☐ FIS Profile☒ FIRM☐ Community Determined☐ Other (Describe):B11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929☐ NAVD 1988☐ Other (Describe):B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction.

\*A new Elevation Certificate will be required when construction of the building is complete.

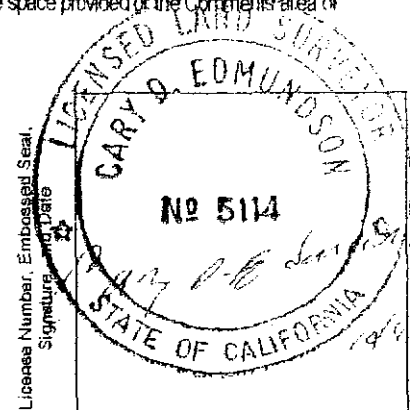
C2. Building Diagram Number 8 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO

Complete Items C3-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum NGVD29 Conversion/CommentsElevation reference mark used BM 35 Does the elevation reference mark used appear on the FIRM? ☐ Yes ☒ No

- a) Top of bottom floor (including basement or enclosure) 20.07 ft.(m)
- b) Top of next higher floor \_\_\_\_\_ ft.(m)
- c) Bottom of lowest horizontal structural member (V zones only) \_\_\_\_\_ ft.(m)
- d) Attached garage (top of slab) \_\_\_\_\_ ft.(m)
- e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 20.07 ft.(m)
- f) Lowest adjacent (finished) grade (LAG) 13.99 ft.(m)
- g) Highest adjacent (finished) grade (HAG) 19.50 ft.(m)
- h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 6
- i) Total area of all permanent openings (flood vents) in C3.h 2144 sq. in. (sq. cm)



## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.

I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Cary D. Edmundson

LICENSE NUMBER FLS 5114

TITLE Surveyor

COMPANY NAME Cary Edmundson &amp; Associates Land Surveying

ADDRESS

1512 Seabright Avenue

CITY

Santa Cruz

STATE

CA

ZIP CODE

95062

SIGNATURE

Cary Edmundson

DATE

10/6/04

TELEPHONE

(831) 425-1796

BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 116 Glen Avenue			Priority Number
CITY Aplos	STATE CA	ZIP CODE 95003	Company NAIC Number

### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

☐ Check here if attachments

### SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number \_\_\_\_ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is \_\_\_\_ ft.(m) \_\_\_\_ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_\_\_ ft.(m) \_\_\_\_ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is \_\_\_\_ ft.(m) \_\_\_\_ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  
☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

### SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	
COMMENTS			

☐ Check here if attachments

### SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is:

\_\_\_\_ ft.(m) Datum:  
 \_\_\_\_ ft.(m) Datum:

G9. BFE or (in Zone AO) depth of flooding at the building site is:

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE
COMMENTS	