



Staff Report to the Zoning Administrator

Application Number: **04-0627**

Applicant: Derek Van Alstine

Agenda Date: March 17, 2006

Owner: Patricia Damron & Benjamin Harmon

Agenda Item #: **5**

APN: 59-031-08

Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing one-story single family dwelling and construct a replacement two-story single family dwelling; demolish an existing habitable accessory structure and construct a new 455 square foot habitable accessory structure (music studio, no kitchen, no plumbing); demolish an existing tool shed; and install a 5000 gallon water tank. Project includes about 145 cubic yards of grading.

Location: Property located at 5510 Coast Road, on the north side of Coast Road about 400 feet along Coast Road from the west end of Coast Road at its junction with Highway 1.

Supervisory District: Third District (District Supervisor: Mardi Wormhoudt)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0627, 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. Location map |
| C. Conditions | G. Zoning & General Plan maps |
| D. Categorical Exemption (CEQA determination) | H. Agency Comments |

Parcel Information

Parcel Size:	0.53 acre, estimated
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Transportation, Commercial Agriculture
Project Access:	Coast Road, off Highway 1

Planning Area: Bonny Doon
 Land Use Designation: AG (Agriculture)
 Zone District: RA (Residential Agriculture)
 Coastal Zone: X Inside Outside
 Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
 Soils: Elkhorn sandy loam
 Fire Hazard: Not a mapped constraint
 Slopes: Approximate 17% slope at new house footprint
 Env. Sen. Habitat: Mapped/no physical evidence on site
 Grading: About 145 cubic yards grading
 Tree Removal: In/near building footprints, 1 pepper tree and 5 Monterey cypress trees (< 22" diameter) to be removed; others to remain
 Scenic: Mapped scenic resource; see staff report discussion
 Drainage: Existing drainage adequate
 Archeology: Archeological Site Review completed; result negative

Services Information

Urban/Rural Services Line: Inside X Outside
 Water Supply: City of Santa Cruz for potable water; onsite water storage for fire protection requirements
 Sewage Disposal: Private septic system
 Fire District: County Fire
 Drainage District: n/a

Project Overview

The project is located in a neighborhood **of** about 15 homes and various agricultural buildings, served by Coast Road. Coast Road is about 114 mile long, beginning and ending at Highway 1. Coast Road is sited roughly parallel between Highway 1 and the Union Pacific Railroad line, with views across coastal-terrace agricultural fields to coastal bluff areas.

The existing **small** single family dwelling of about 1150 square feet is of a charming old vernacular architecture but is also in dilapidated condition with obvious exterior evidence of substantial termite and rot damage. The house is not a designated historic structure. The majority of the house is located in the front yard setback.

The proposed new dwelling footprint will be located within the limits established by required yard setbacks. **The** architect's design is well-adapted to the neighborhood context, as well as the scale and design circumstances of the site.

Separated by both Coast Road and the Union Pacific right-of-way, the subject parcel is, at

closest, about 200 feet from the boundary of a designated Type 3 agricultural resource parcel (APN 59-023-12,5515 Coast Road) and the proposed new habitable structures will be about 230 feet away. A statement of acknowledgement regarding proximity to commercial agriculture will be required to be recorded by the property owners.

There is an existing secondary habitable structure of about 400 square feet, identified as an existing music studio on the plans. This consists of a very old shed-like structure which has been approximately doubled in size by remodeling, including an addition of more recent construction. The newer construction is without benefit of permits. Habitable features for a separate dwelling, such as utilities, kitchen, and full bath were added. The structure is to some extent used for playing musical instruments. A small portion of *the* unpermitted addition is located in the front yard setback.

The existing outdoor hot tub, which lacks a permit, is over 18" high and in the front yard setback. Permit conditions require that it either be reduced to less than 18" high or be removed from any yard setback.

Site Work: Driveway, Grading, Tree Removal

The existing driveway will receive minor improvements. Coast Road and the first segment of driveway will form the fire truck hammerhead. About 145 cubic yards of grading are proposed, including a minor cut to reduce driveway gradient and a footprint cut in the 17% slope at the new house footprint. A retaining wall will retain the cut to the northwest of the house. Cut material is proposed to be placed in the existing abandoned reservoir west of the house.

Most of the trees on the site are proposed to remain, providing visual screening. 5 Monterey cypress *in/near the* new house footprint will be removed, as will ~~an~~ existing pepper tree close behind *the* proposed habitable accessory structure. These removals are appropriate to the proposed construction, given that the site plan is configured to meet required yard setbacks.

Visual Resources and Neighborhood Compatibility

The subject property is mapped within a visual resources area. Due to a combination of natural topography, a graded cut along Highway 1, other intervening structures, and dense vegetation, the proposed replacement house (including increase to two-story height) is not anticipated to be visible from any point along Highway 1, a designated scenic corridor.

The proposed project will be partially visible from public vistas on the recently-acquired State Park land known as Sand Hill Bluff (APN 59-023-11). At present, with the existing one-story dwelling that is proposed to be demolished, there is a dense row of Monterey cypress trees which substantially screens the existing house from being seen from the Sand Hill Bluff area. The proposed new dwelling will be two stories, as well as being sited higher up on the slope behind the existing house. In addition, the Coast Road neighborhood generally consists of moderate-to-small sized one-story single family dwellings, generally of older construction, with just a few moderate-sized *two* story dwellings. Staff evaluated the proposed project against this setting, with the following conclusions.

that the proposed project will be more visible from Sand Hill Bluff than the present structure, but not to the extent of creating unacceptable visual impact. The existing established cypress trees will be required to continue to provide partial screening. There is also a large barn structure on the adjacent Egeresi property (5500 Coast Rd., 59-031-11) which forms a partial backdrop to the new roofline, so that the new roofline is not particularly out of place. In addition, viewed from the state park lands, there is a substantial cluster of farm buildings sited in a more visually prominent nearby location (5510 Coast Rd., 59-023-12) so that the proposed project is a minor effect within the existing development context.

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 **04-0627**, 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

Report Prepared By: Jack Nelson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3259
E-mail: jack.nelson@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 RA (Residential Agriculture), a designation which allows residential uses. The proposed replacement single family dwelling is a principal permitted use within the zone district, consistent with the site's (AG) Agriculture 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 compatible with the surrounding neighborhood in terms of architectural style and visual impact; site disturbance is minimized; screening vegetation is retained; and the development site is not on a prominent ridge, beach, or bluff top.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the replacement 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 RA (Residential Agriculture) 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. The submitted design is not inconsistent with the

existing range of home size and architectural styles.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

The proposed replacement single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made; in that the proposed location of the replacement 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 RA (Residential Agriculture) zone district in that the primary use of the property will be one replacement single family dwelling that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Agriculture (A) land use designation in the County General Plan.

The proposed replacement 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 replacement single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed replacement 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 replacement single family dwelling will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on other similarly sized lots in the vicinity.

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

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

This finding can be made, in that the proposed replacement single family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be 1 peak trip per day (1 peak trip per dwelling unit); that level 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 replacement single family dwelling is consistent with the land use intensity and density of the neighborhood. The replacement dwelling will be located further (about 230 feet) from a commercial agriculture parcel to the south than the existing dwelling. Visual impact to nearby public vistas on state park land has been evaluated and determined to be very limited and acceptable.

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 replacement single family dwelling will be of an appropriate scale and type of design that is compatible with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Plans by Derek Van Alstine Residential Design, 9 sheets, revised date December 21, 2005

- I. This permit authorizes the construction of a replacement single family dwelling and habitable accessory structure. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building & Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify color and finish of exterior materials and color of roof covering for Planning Department approval. Provide 3 copies in 8.5x11" paper format. High contrast between dark siding and light trim/windows shall be avoided.
 2. Grading, drainage, and erosion control plans.
 3. 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.

4. Details showing compliance with fire department requirements. The fire protection water tank is required to be pressurized.
 5. Plans for the new music studio shall include notations specifying no plumbing, no toilet, no kitchen in this structure.
 6. Provide tree root zone protection measures on the plans. Show the specific plan-view locations of temporary construction fencing to maximize root zone protection for trees which are to remain, including at all areas of site disturbance, including east side of driveway. Specify fencing installation in advance of all site disturbance. Specify a verification pre-construction site meeting with Environmental Planning (831-454-3259) is required. Specify hand-trenching of new leachfield, with hand-pruning of roots encountered. If a first submittal of building & grading plans is deficient in showing tree protection measures, the County may require this plan aspect to be prepared under direction of a certified arborist.
 7. Show the location of septic system features. Construction such as a terrace or raised garden boxes must be 5 feet or more from approved leachfields.
 8. Show the existing hot tub either removed from the front yard setback, or show how it will be reduced to less than 18" in height.
- 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 any applicable drainage fees to the County Department of Public Works, Drainage.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.

- G. Pay the current fees for Parks and Child Care mitigation for 4 bedroom(s).
 - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - J. Complete and record a Declaration of Restriction to to maintain a structure as a habitable accessory structure, not be occupied, rented, or leased as an independent dwelling unit (use declaration form to be provided by the Planning Department). Follow the instructions to record and return the form to the Planning Department.
 - K. Complete and record a *Statement of Acknowledgement Regarding the Issuance of a County Building Permit in an Area Determined by the County of Santa Cruz to be Subject to Agricultural-Residential Use Conflicts*. Use declaration form to be provided by 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. Only those trees specified on the plans to be removed, may be removed.
 - B. Prior to the start of all other construction, the existing habitable accessory structure ("music studio") shall be demolished. Alternately, a Building/ Demolition Permit is to be obtained to remove all habitable features including plumbing, heating, **and** electrical, temporarily converting the structure to a non-habitable storage structure for use during construction of the new single family dwelling, with this work to be completed and passed building inspection, prior to or at first building inspection on the new dwelling construction. Second, this temporary non-habitable storage structure shall be demolished prior to final inspection on the new residence.
 - C. All site improvements shown on the final approved Building Permit plans shall be installed.
 - D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - E. 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. The habitable accessory structure ("music studio") shall be for private residential use only, potentially including home occupation use for which no home occupation development permit is required under the Home Occupations ordinance, County Code section 13.10.613. A separate permit is required for any other uses.
- B. The row of Monterey cypress trees along the south and west sides of the house, which provide visual buffering, shall be permanently maintained for that purpose. The several trees on the south side which are pruned lower (as shown on Exhibit A, sheet T1) may be maintained in that pruned condition.
- C. 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.

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) in interest, transferee(s), and assign(s) of the applicant.

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

Jack Nelson
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: 04-0627

Assessor Parcel Number: 59-031-08

Project Location: 5510 Coast Road, Santa Cruz

Project Description: Replacement single family dwelling + habitable accessory structure

Person or Agency Proposing Project: Derek Van Alstine

Contact Phone Number: (831) 426-8400

- 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: New construction of small structures (Section 15303)

F. Reasons why the project is exempt:

Demolition of existing single family dwelling and construction of a replacement dwelling on a parcel zoned for residential development

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

Jack Nelson, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. MAP TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

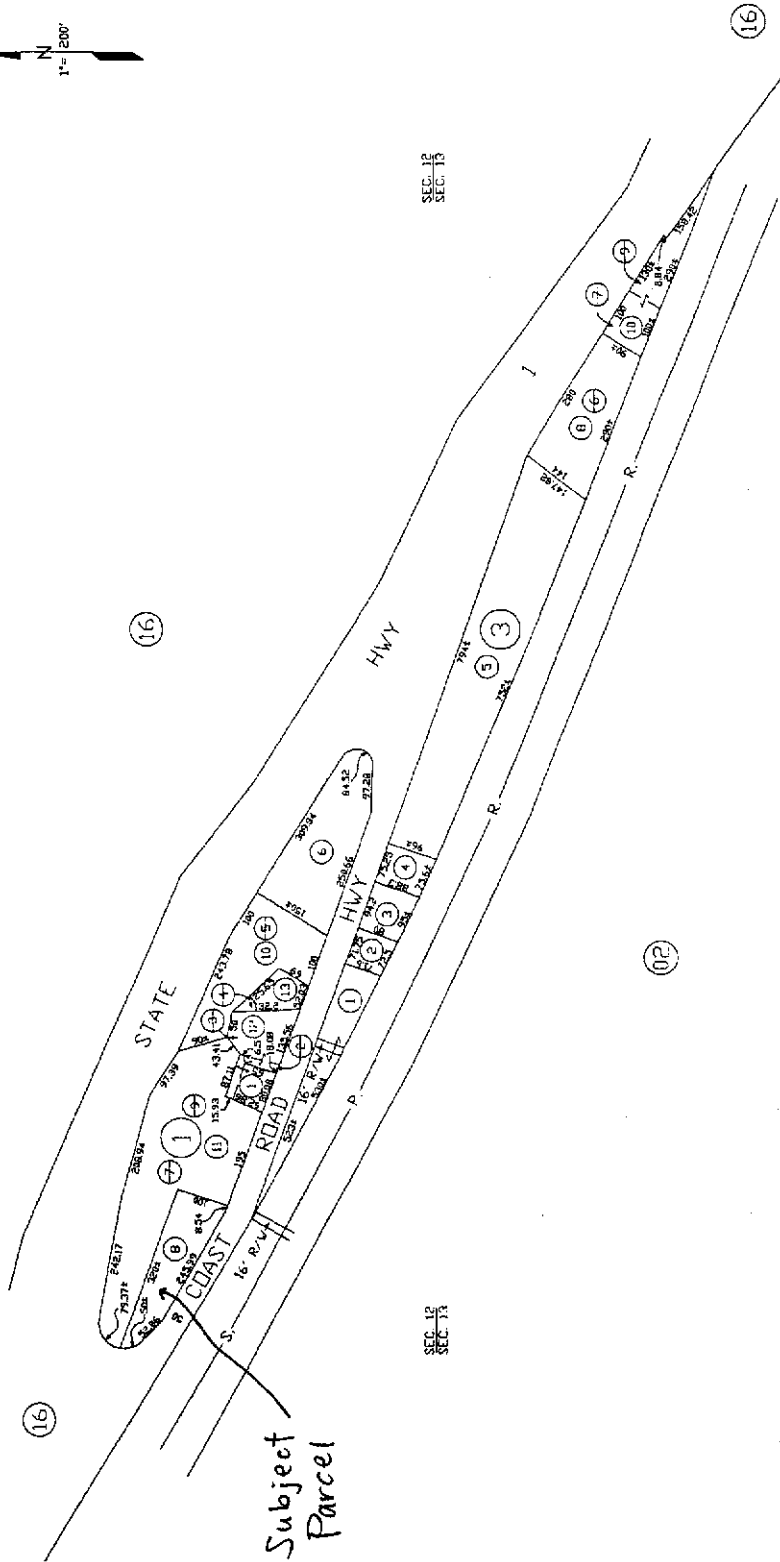
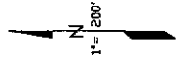
REFUGIO RANCHO

POR. SECS. 12 & 13, T.11S., R.3W., M.D.B. & M.

Tax Area Code

92-007

59-03



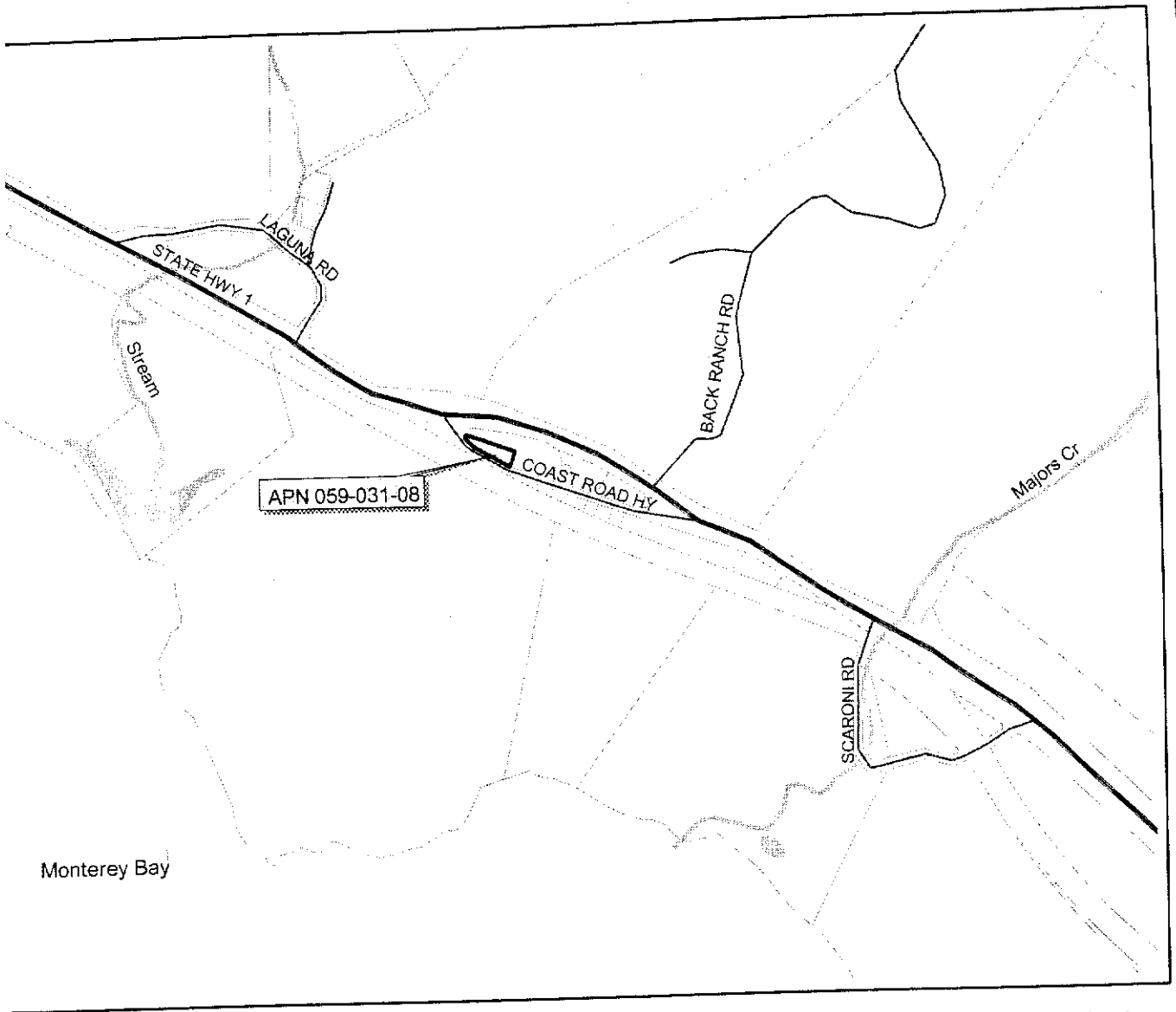
Assessor's Map No. 59-03
County of Santa Cruz, Ca
July 1999

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

EXHIBIT E

14

Location Map

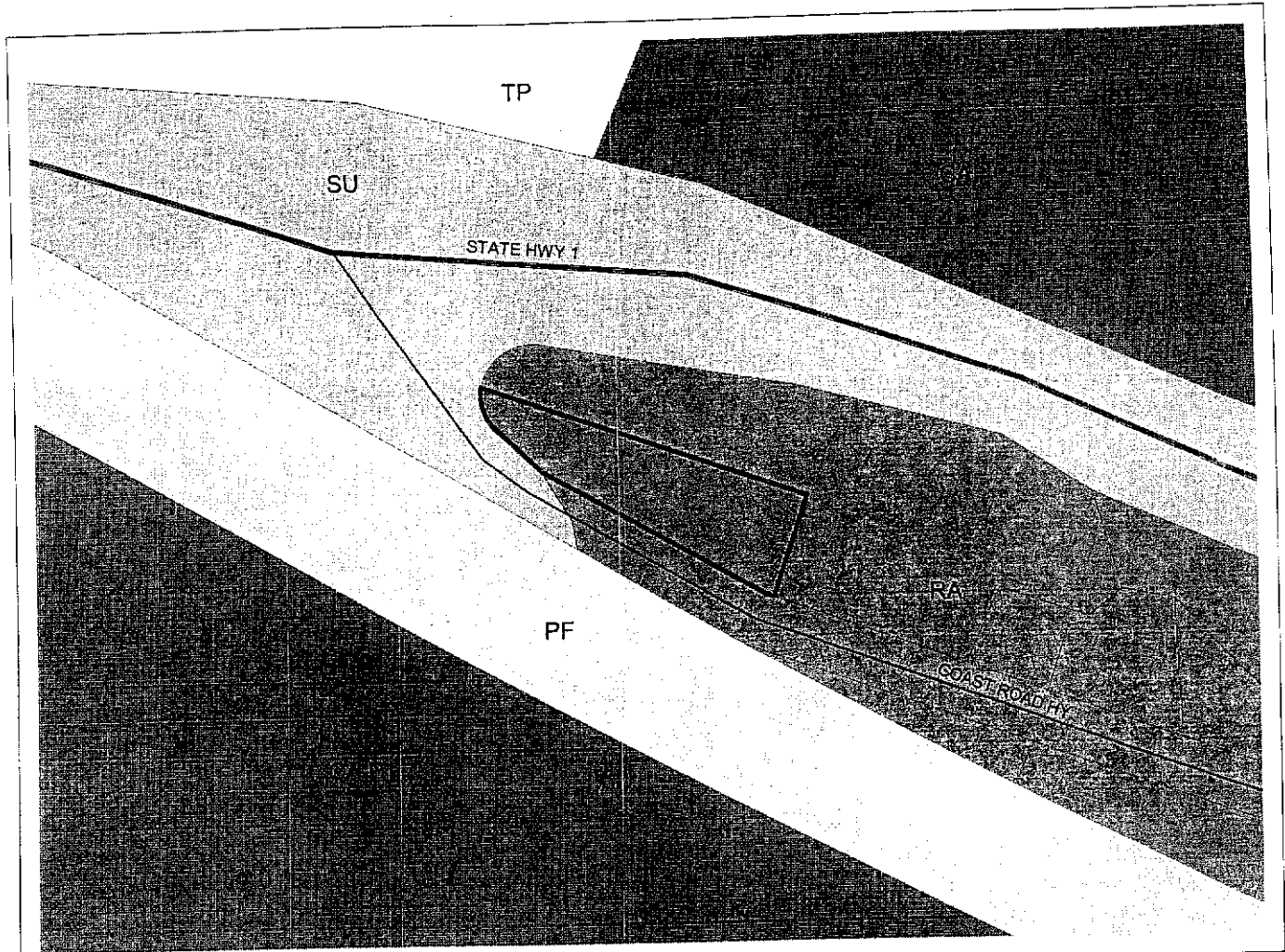


Map created by Santa Cruz County
Planning Department:
December 2004



EXHIBIT F

Zoning Map



500 0 500 Feet

Legend

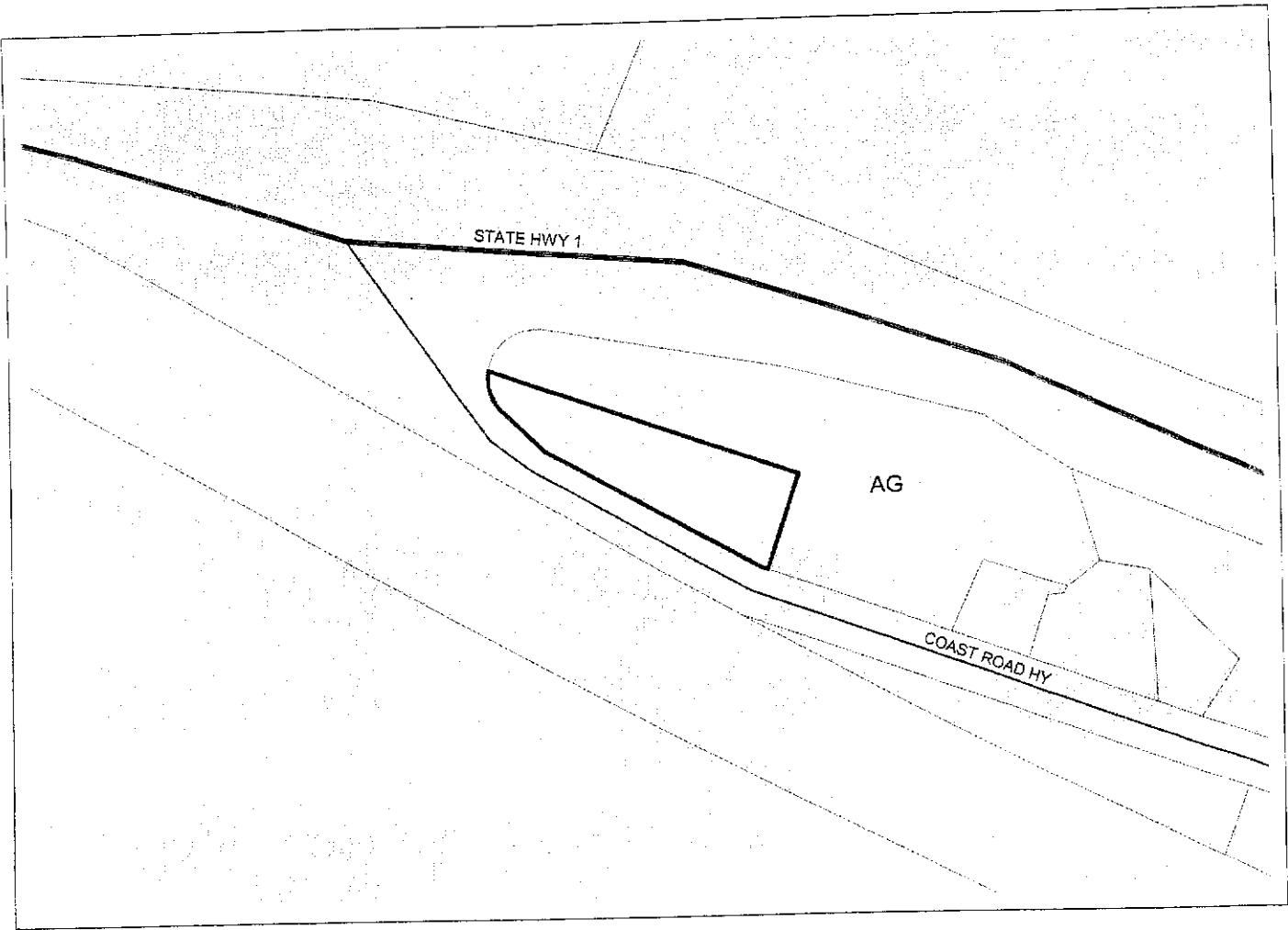
- APN 059-031-08
- Parcel boundaries
- Streets
- State Highway
- Commercial Agriculture (CA)
- Residential Agriculture (RA)
- Public and Community Facilities (PF)
- Special Use (SU)
- Timber Production (TP)



Map created by Santa Cruz County
Planning Department:
December 2004

EXHIBIT G

General Plan Map



Legend

	APN 059-031-08
	Parcel boundaries
	Streets
	State Highway
	Agriculture (AG)



Map created by Santa Cruz County
Planning Department:
December 2004

EXHIBIT G

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

Project Planner: Jack Nelson
Application No.: 04-0627
APN: 059-031-08

Date: February 2, 2006
Time: 16:16:57
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON JANUARY 7, 2005 BY DAVID W SIMS =====

The proposed plan is approved for discretionary stage Stormwater Management review. Please see miscellaneous comments for items to be addressed in the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JANUARY 7, 2005 BY DAVID W SIMS =====

General Plan policies:

7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

Impacts from this development appear to be small. However, no stormwater management plan has been developed. This plan will be required with the building application, and will be reviewed for compliance with the above policies and the County Design Criteria as applicable. Refer to Section 7.23 - Drainage, of the County General Plan for flood control and drainage policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/Chapter7.pdf>

Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Indicate on the plans the manner in which building downspouts will be discharged.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON DECEMBER 30, 2004 BY DEBBIE F LOCATELLI =====

Show driveway plan view and centerline profile.

Show existing ground and driveway elevations on profile.

Show existing roadside improvements, ie. curb and gutter or valley gutter or"

Items listed above required at the time of building permit submittal. If existing culvert is less than 12 inch diameter, culvert shall be replaced to meet current requirement of 12 inch minimum. If culvert does meet the minimum requirement, then culvert shall be flushed out and ditches cleaned to allow runoff to flow. Paved area of driveway shall meet minimum requirement of 10 foot width, per County of Santa Design Critiera. ===== UPDATED ON APRIL 29, 2005 BY DEBBIE F LOCATELLI =====

Information requested has been provided, no further information required at this time. thank you

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 04-0627
APN: 059-031-08

Date: February 2, 2006
Time: 16:16:57
Page: 2

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON DECEMBER 30, 2004 BY DEBBIE F LOCATELLI =====
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.
Fencing is not allowed within the County road right-of-way.
Proposed fencing shall not block sight distance for motorists at adjacent intersections and driveways

===== UPDATED ON APRIL 29, 2005 BY DEBBIE F LOCATELLI =====
Information requested has been provided. No further information required at this time. thank you

Dpw Road Engineering Completeness Comments

===== REVIEW ON DECEMBER 27, 2004 BY TIM N NYUGEN =====
1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

2. The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required. ===== UPDATED ON MAY 9, 2005 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 27, 2004 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON MAY 9, 2005 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 3, 2005 BY JIM G SAFRANEK ===== Applicant received EHS septic approval for up to 4 bedrooms in the replacement structure.
===== UPDATED ON SEPTEMBER 6, 2005 BY JIM G SAFRANEK ===== Applicant received approval from EHS for a max of 4 BEDROOMS for this APN.

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 3, 2005 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON SEPTEMBER 6, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

This project not subject to UWIC. Project is in LRA lands. 5,000 gallon water re

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 04-0627
APN: 059-031-08

Date: February 2, 2006
Time: 16:16:57
Page: 3

requirement only. ===== UPDATED ON JANUARY 24, 2006 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: CDF/COUNTY FIRE

SHOW on the plans a 5,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction.

The access road shall be 12 feet minimum width and maximum twenty percent slope.

All bridges, culverts and crossings shall be certified by a registered engineer.

Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%. with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%. with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

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. 72 hour minimum notice is

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 04-0627
APN: 059-031-08

Date: February 2, 2006
Time: 16:16:57
Page: 4

required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Your project is subject to the requirements of the Urban Wildland Intermix Code (UWIC) as deemed by the Planning Department as a new residential development and is in the State Responsibility Area (SRA). Contact your Local Fire Agency at 335-6348 for a copy of the UWIC Requirements. *

===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
DEPARTMENT NAME

===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON JANUARY 25, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON MAY 19, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON MAY 23, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON MAY 23, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON SEPTEMBER 9, 2005 BY ROBERT J SHERMAN =====
===== UPDATED ON SEPTEMBER 9, 2005 BY ROBERT J SHERMAN =====
===== UPDATED ON SEPTEMBER 28, 2005 BY ROBERT J SHERMAN =====
===== UPDATED ON JANUARY 24, 2006 BY COLLEEN L BAXTER =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====
===== UPDATED ON JANUARY 31, 2006 BY LOREEN G BORELLI =====

* Per phone conversation 1-31-06, Project Planner Jack Nelson with Deputy Fire Marshall Loreen Borelli: this project is NOT subject to UWIC requirements. This site is in the LRA (Local Responsibility Area), not the SRA. -J.N.

EXHIBIT H