



Staff Report to the Zoning Administrator

Application Number: **05-0125**

Applicants: Pedro & Maria Abundis
Owners: Pedro & Maria Abundis
APN: 049-221-05

Agenda Date: March **17,2006**
Agenda Item #: **7**
Time: After 10:00 a.m.

Project Description: Proposal to convert an existing duplex back to a single-family dwelling, on site with an existing detached garage, and to construct a second single-family dwelling and second detached garage.

Location: Property located on the west side of Miller Avenue, about 400 feet north from Buena Vista Drive at 29 Miller Avenue in Freedom.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Residential Development Permit for a two-unit dwelling group

Staff Recommendation:

- Approval of Application 05-0125, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

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

Parcel Information

Parcel Size:	22,302.7 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential
Project Access:	Buena Vista Drive to Miller Avenue
Planning Area:	Pajaro Valley

Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single family residential - 6,000 square foot minimum parcel size)
Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Pinto loam
Fire Hazard: Not a mapped constraint
Slopes: 2-9 percent slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archaeology: Mapped/no physical evidence on site (Exhibit H)

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Watsonville
Sewage Disposal: Freedom Sanitation District
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7 Flood Control/Water Conservation District

History

This application was accepted by the Planning Department on February 28, 2005 and deemed complete on January 23, 2006. The proposal would include removal of a duplex conversion in the original single-family dwelling done without permits and restoring the original single-family use in that structure.

Project Setting

The project is located on a private right-of-way, Miller Avenue, a residential neighborhood north of Buena Vista Drive and the Watsonville municipal airport.

Zoning & General Plan Consistency

The subject property is a 22,302 square foot lot, located in the R-1-6 (Single family residential - 6,000 square foot minimum parcel size) zone district, a designation that allows residential uses. The proposal is for a one-story single family dwelling of 1,280 square feet and detached garage of 576 square feet. The site is already developed with an existing single-family dwelling of 1,320 square feet constructed in 1942 and detached storage buildings. This would result in a two-unit dwelling group. A dwelling group is defined by County Code Section 13.10.700-D as a group of two detached one-family or multiple-family dwellings occupying a parcel of land in one ownership and having a

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) as the project qualifies for a Categorical exemption as per Section 15303, New construction of Small Structures.

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 **05-0125**, 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: Joan Van der Hoeven, Santa Cruz County Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060
Phone Number: (831) 454-5174, E-mail: pln140@co.santa-cruz.ca.us

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the **R-1-6** (Single family residential - **6,000**square foot minimum parcel size) zone district in that the primary use of the property remains residential and the two unit dwelling group meets all current site standards for the R-1-6 zone district.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low Density Residential (R-UL) land use designation in the County General Plan. With a two unit dwelling group on the 22,302 square

design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one 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 one-story single family dwelling is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit A: Project Plans, 3 sheets, by Roper Engineering dated December 6, 2005
3 sheets by Freeman Construction dated September 15, 2004

- I. This permit authorizes the construction of a single family dwelling and detached garage. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit 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 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. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - 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 7 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 Pajaro Valley Fire Protection District.

- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for three bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for three bedrooms. Currently, these fees are, respectively, \$1,000 per unit and \$3,000 per unit.
 - I. Provide required off-street parking for six 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 proposed detached garage as a non-habitable accessory structure. **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.
- 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.

Application # 05-0125
APN: 049-221-05
~~Owner~~: Pedro & Maria Abundis

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Joan ~~Van~~ der Hoeven
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: 05-0125

Assessor Parcel Number: 049-221-05

Project Location: 29 Miller Avenue, Freedom CA 95019

Project Description: Proposal to convert an existing duplex to a single-family dwelling and construct a second single-family dwelling & detached garage

Person or Agency Proposing Project: Pedro & Maria Abundis

Contact Phone Number: (831) 234-9323

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

F. Reasons why the project is exempt:

Proposal to construct a single family residence in an area designated for residential uses. New construction of a small structure

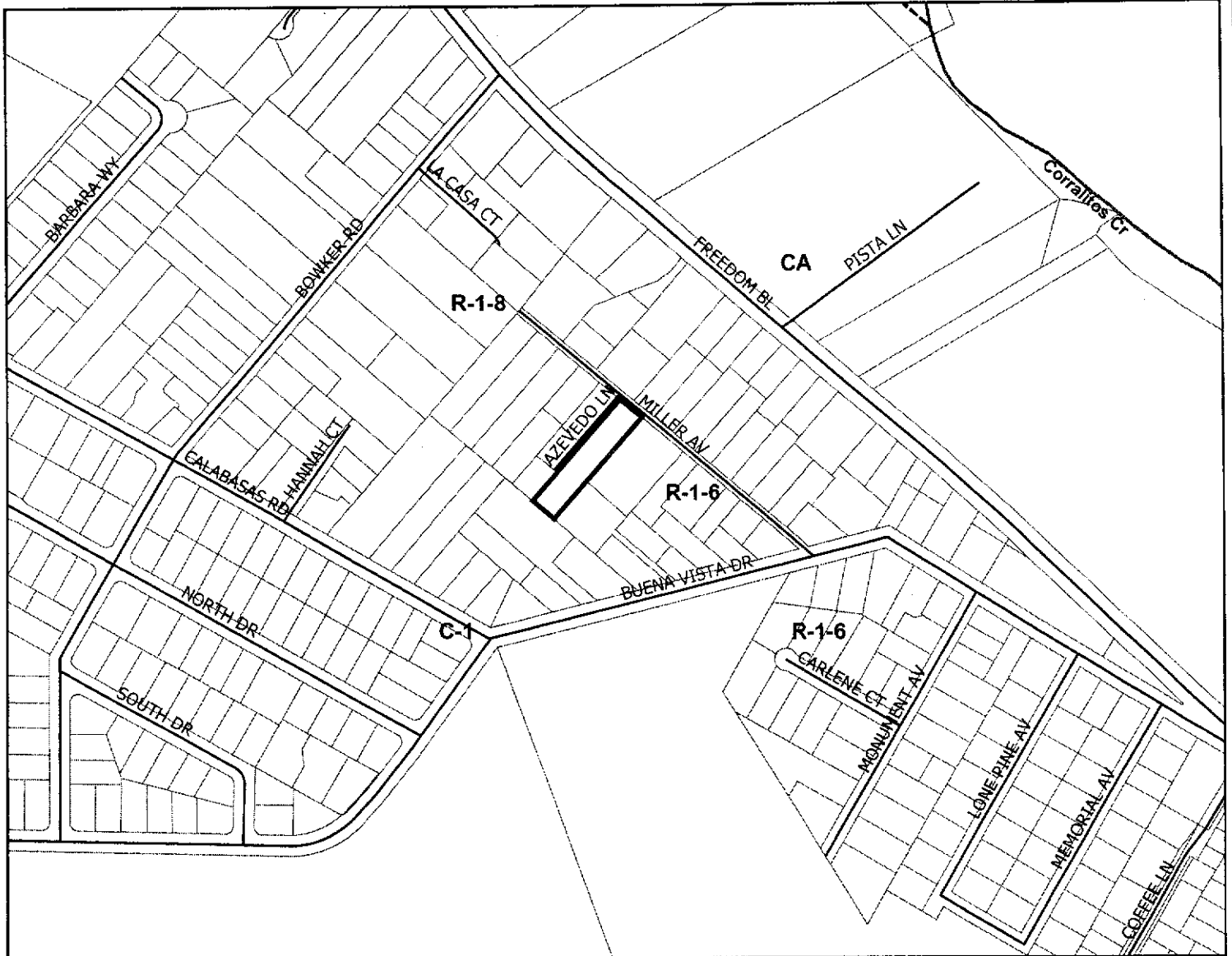
In addition, none of the conditions described in Section 15300.2 apply to this project.

Joan Van der Hoeven, Project Planner





Date: March 17, 2006

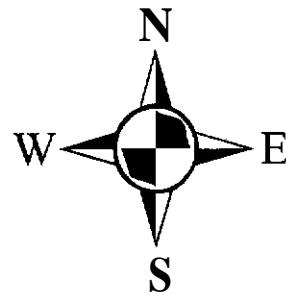


Location Map



Legend

-  APN 049-221-05
-  Streets
-  Assessors Parcels
-  PERENNIAL STREAM



Map Created by
County of Santa Cruz
Planning Department
February 2005

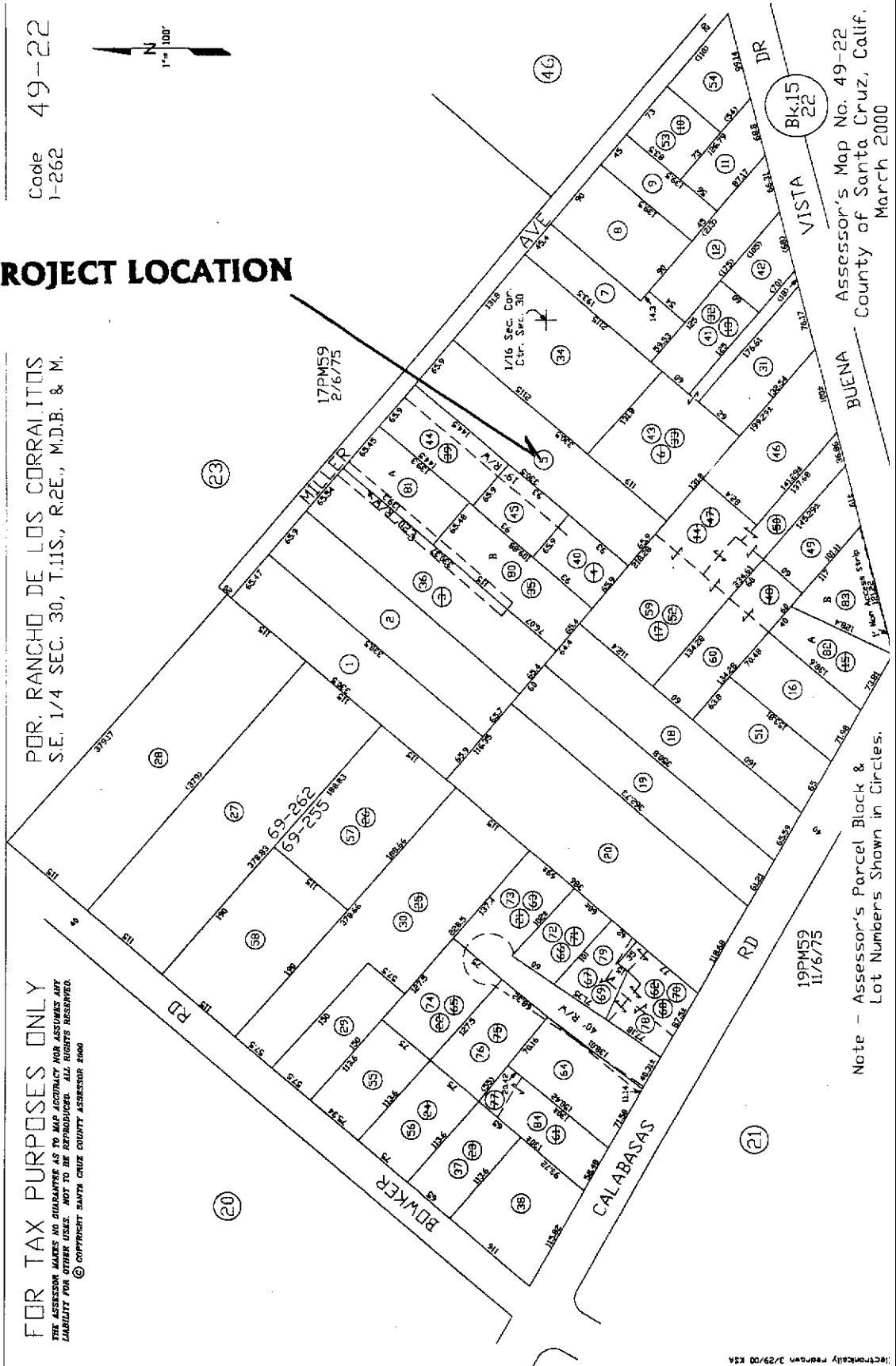
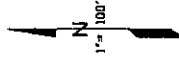
EXHIBIT E

PROJECT LOCATION

Code 49-22
1-262

POR. RANCHO DE LOS CORRALITOS
SE. 1/4 SEC. 30, T.11S, R.2E., M.D.B. & M.

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THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OR ASSURES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED WITHOUT PERMISSION.
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Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

Assessor's Map No. 49-22
County of Santa Cruz, Calif.
March 2000



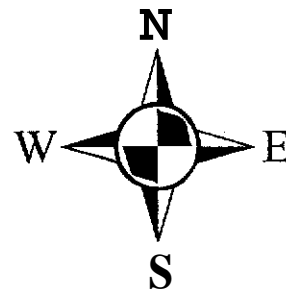
Zoning Map



590 295 0 590 Feet

Legend

-  APN 049-221-05
-  Streets
-  Assessors Parcels
-  AGRICULTURE COMMERCIAL (CA)
-  COMMERCIAL-NEIGHBORHOOD(C-1)
-  RESIDENTIAL-SINGLE FAMILY(R-1)
-  CITY PROPERTY



Map Created by
County of Santa Cruz
Planning Department
February 2005

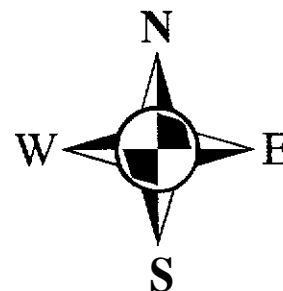


General Plan Designation Map



Legend

-  APN 049-221-05
-  Streets
-  Assessors Parcels
-  Agriculture (AG)
-  Commercial-Neighborhood (C-N)
-  Residential - Urban **Low** Density (R-UL)



Map Created by
County of Santa Cruz
Planning Department
February 2005

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

Project Planner: Joan Van Der Hoeven
Application No.: 05-0125
APN: 049-221-05

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Environmental Planning Completeness Comments

===== REVIEW ON MARCH 21, 2005 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 21, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed erosion control plan for review.
2. Obtain a grading permit should one be required

Project Review Completeness Comments

===== REVIEW ON MARCH 25, 2005 BY JOAN VAN DER HOEVEN =====
Project is in the Freedom County Sanitation District. Please provide a floor plan of the existing house which shows only one kitchen - no details of the existing house were with the 3 sheets. The plan should show all of the rooms in the existing house at the front of the lot.

Public Works Drainage (John Lumicao telephone 454-2160) has listed more information needed. Please call him if you have questions.

Project Review Miscellaneous Comments

===== REVIEW ON MARCH 25, 2005 BY JOAN VAN DER HOEVEN =====

Code Compliance Completeness Comments

County records shown no existing violations on the property. <GAG> ===== REVIEW
ON MARCH 17, 2005 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Code Compliance Miscellaneous Comments

===== REVIEW ON MARCH 17, 2005 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON MARCH 21, 2005 BY JOHN G LUMICAO ===== 1. The building applicant has NOT provided sufficient detail to constitute a complete a drainage plan. The applicant should provide drainage information to a level addressed on the guidelines for single family dwelling provided by the Planning Department. The drainage requirement may be obtained online at <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/Resbpreq.htm>

===== UPDATED ON OCTOBER 31, 2005 BY JOHN G LUMICAO ===== 1. The storm

Discretionary Comments - Continued

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drainage system design shows that the roof runoff will be conveyed by downspouts to splash blocks and allowed to sheet flow into existing offsite swales and drainage system. It is not clear though if offsite swales are capable of accepting additional storm runoff. Also existing offsite swales are not designated as drainage easements therefore permission to discharge runoff to this area is required. Offsite storm discharge should be maintained at pre-developed levels

===== UPDATED ON JANUARY 13, 2006 BY JOHN G LUMICAO =====

Drainage plans submitted by Roper Engineering is accepted in the discretionary stage. Plans are complete in this stage.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MARCH 21, 2005 BY JOHN G LUMICAO =====

NO COMMENT

===== UPDATED ON OCTOBER 31, 2005 BY JOHN G LUMICAO ===== see completeness comments (offsite storm drainage issues should be addressed at the discretionary phase)

A zone 7 drainage fee will be assessed on the net increase in impervious area

===== UPDATED ON JANUARY 13, 2006 BY JOHN G LUMICAO ===== Engineering calculations to support storm drainage design will be required in the building application

A zone 7 drainage fee will be assessed on the net increase in impervious area

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 7, 2005 BY RUTH L ZADESKY =====

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

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 7, 2005 BY RUTH L ZADESKY =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 15, 2005 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 NOVEMBER 4, 2005 BY TIM N NYUGEN =====

1. A centerline profile with slopes labeled and cross section is still needed in the project plans for approval. 6" AB (aggregate base) Class II compacted to 90% is typical for driveways with slope less than 15%.

Discretionary Comments - Continued

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2. County zoning regulations section 13.10.552 requires 3 parking spaces onsite for a two to four bedroom single family dwelling. A parking space is defined as 8.5 feet wide by 18 feet long. Please revise project plans to meet parking requirements for each home on the parcel,

Note: Parking spaces can not be located within the approved fire department turn-around. Number each parking space on plans. ===== UPDATED ON JANUARY 17, 2006 BY TIM N NYUGEN =====

Proposed driveway design is approved. 1/17/06

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 15, 2005 BY TIM N NYUGEN =====
NO COMMENT

===== UPDATED ON NOVEMBER 4, 2005 BY TIM N NYUGEN =====
NO COMMENT

===== UPDATED ON JANUARY 17, 2006 BY TIM N NYUGEN =====
Proposed driveway design is approved. 1/17/06

Environmental Health Completeness Comments

===== REVIEW ON MARCH 18, 2005 BY JIM G SAFRANEK ===== No septic records exist in EHS file. For completeness EHS requires an approved onsite sewage disposal application for a septic system to serve both units. Contact Ruben Sanchez of EHS for permitting questions at 454-2751, 8-9:30 am M-Th.

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 18, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON MARCH 17, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON MARCH 17, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: CDF/PAJARO VALLEY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company. NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire

Discretionary Comments - Continued

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Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

NOTE on the plans that a 30 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. 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

Discretionary Comments - Continued

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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 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.

Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON MARCH 17, 2005 BY COLLEEN L BAXTER =====



NOTICE OF FILING/REQUEST FOR COMMENT

PC #: 05-0125
Date: February 9, 2006
Subject: construct second dwelling unit
Address: 29 Miller Ave
PC By: Joy Bader, Assistant Engineer, (831) 768-3077

1. To obtain City water, the new unit **must** be a deed-restricted accessory dwelling unit.
2. Complete and submit a City water service application. Pay applicable connection, construction, and groundwater impact fees.
3. The accessory dwelling unit shall have an address assigned by the County prior to construction of a new water service.



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

May 4, 2005

Pedro and Maria Abundis
29 Miller Avenue
Freedom, CA 95019

SUBJECT: Archaeological Reconnaissance Survey for APN 049-221-05

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcels 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,

Elizabeth Hayward
Planning Technician

Enclosure

Santa Cruz County Survey Project

Exhibit B


Santa Cruz Archaeological Society
1305 ~~East~~ Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN: 049-221-05 SCAS Project number: SE-05-1016

Development Permit Application No. 05-0125 Parcel Size 22,302.7 sq ft.

Applicant: MARIA Abundis

Nearest Recorded Cultural Resource. 

On 4/16/05 (date) 2 (#) members of the Santa Cruz Archaeological Society spent a total of 1 hours on the above described parcel for the purpose of ascertaining the presence or absence of 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 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, 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 cultural resources on the parcel. The proposed project would therefore, **have** no direct impact on cultural 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, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95003, (831) 479-6294, or email redwards@cabrillo.edu.



EXISTING SFD



EXISTING SHED