



Staff Report to the Zoning Administrator

Application Number: **05-0620**

Applicant: Dee Murray
Owners: Dr. & Mrs. Ali Oskoorouchi
APN: 046-251-20

Agenda Date: April 7, 2006
Agenda Item #: 8
Time: After 10:00 a.m.

Project Description: Proposal to construct a two-story single-family dwelling.

Location: Located on the west side of Crest Lane, about 800 feet south from Crest Drive, directly south of 31 Crest Lane and just north from 37 Crest Lane in La Selva Beach.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Coastal Development Permit, Agricultural Buffer Setback Determination

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0620, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | F. Comments & Correspondence |
| B. Findings | G. APAC staff report, minutes 2-16-06 |
| C. Conditions | H. Property deeds |
| D. Categorical Exemption (CEQA determination) | I. Geotechnical Investigation, by A. Oskoorouchi, dated 6-29-05 |
| E. Assessor's parcel map, Zoning map | |

Parcel Information

Parcel Size:	16,849 square feet
Existing Land Use - Parcel:	Vacant land
Existing Land Use - Surrounding:	Residential, Commercial Agriculture
Project Access:	San Andreas Road to Crest Drive to Crest Lane
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	<u>X</u> Inside ___ Outside

Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Baywood loamy sand, soils report accepted 10-12-05 (Exhibit F)
Fire Hazard: Not a mapped constraint
Slopes: 2 – 15 percent
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approximately 800 cubic yards of grading proposed
Tree Removal: 5 Fir trees proposed to be removed/replaced w/ 5 24" coast live oaks
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archaeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: San Andreas Mutual Water Company
Sewage Disposal: CSA#12, private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 7

History

Based on information presented to staff, the parcel was created in 1963 in a Record of Survey Volume 44 Page 12, and in Official Grant Deeds Book 1581 Page 259, Official Records of the County of Santa Cruz on November 26, 1963. The area was placed in the A-5 zone district (Agriculture, 5-acre minimum parcel size) by Ordinance 936 on February 3, 1964 and the zoning became effective 30 days after that date (Exhibit H).

The project was reviewed by the Agricultural Policy Advisory Commission on February 16, 2006 (Exhibit G), and a reduction in the required 200-foot setback was approved subject to installation of an approved agricultural buffer and recordation of an Agricultural Statement of Acknowledgement. The Agricultural Statement was recorded as Document 2006-0012452 on March 3, 2006.

Project Setting

The project site is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and may be characterized as being in a low-density residential neighborhood adjacent to commercial agriculture. The 20-acre Kitayama nursery (APN 046-271-22) is across Crest Drive from the subject property. The two parcels immediately adjacent to the site to the east and west are zoned CA but are homesites that are not engaged in commercial agricultural production.

Zoning & General Plan Consistency

The subject property is a 16,849 square foot lot, located in the RA (Residential Agriculture) zone

district, a designation that allows residential uses. The proposed two-story single-family dwelling of approximately 3,738 square feet, is a principal permitted use within the zone district as per County Code Section 13.10.323.

	Setbacks	Parcel Coverage	Height	Max stories
RA Zone	30/15&15/15	20 percent	28 feet	2
Proposed	48/20&38/17	13.34percent	25 feet 4 inches	2 +basement

The proposed residence has six bedrooms (four bedrooms, a media room and office) which requires that five off-street parking spaces be provided as per County Code Section 13.10.552.a. Three parking spaces shall be provided in a below grade basement garage (Exhibit A). A basement is not considered as a story. To qualify as a basement more than 50 percent of the basement exterior perimeter wall area must be below grade and no more than 20 percent of the perimeter exterior wall may exceed 5 feet 6 inches above the exterior grade as per County Code Section 13.10.700-B.

The project is consistent with the site's Agriculture (A), General Plan designation in that on parcels smaller than 2.5 acres, one residence and accessory uses are allowed as per General Plan Policy 5.14.1.

Local Coastal Program Consistency

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance and 13.20.130, in that the proposed project will incorporate site and architectural design features such as a multi-pitched roofline, well articulated windows, doors and balconies, and neutral toned stone, stucco and tile exteriors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The proposal minimizes site disturbance and the landscape plan incorporates a vegetative agricultural buffer to reduce any potential impact of the proposed residential activities on agricultural operations in the area.

Environmental Review

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 **05-0620**, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

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

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

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CREST LANE
LA SELVA BEACH, CA 95067
APN 046-251-20

OWNER: ALLM OSKOROUCHI 420 ESTRELLA DR
SCOTT VALLEY CA 95066
ZONE DISTRICT: RESIDENTIAL AGRICULTURE
GENERAL PLAN LAND USE: AGRICULTURE
PLANNING AREA: SAN ANDREAS
ASSESSOR LAND USE CODE: LOT/RURAL ZONE

L-1 SITE PLAN
 G-1 GRADING AND EROSION CONTROL PLAN
 G-2 GRADING SECTIONS
 K-1 KITCHEN FLOOR PLAN
 K-2 FIRST FLOOR PLAN
 SECOND FLOOR
 ROOF PLAN
 FRONT/REAR ELEVATIONS
 BACK/SIDE ELEVATIONS
 BUILDING CROSS SECTION
 A-6
 A-7 PRELIMINARY LANDSCAPE PLAN
 P-1

(See C-1)

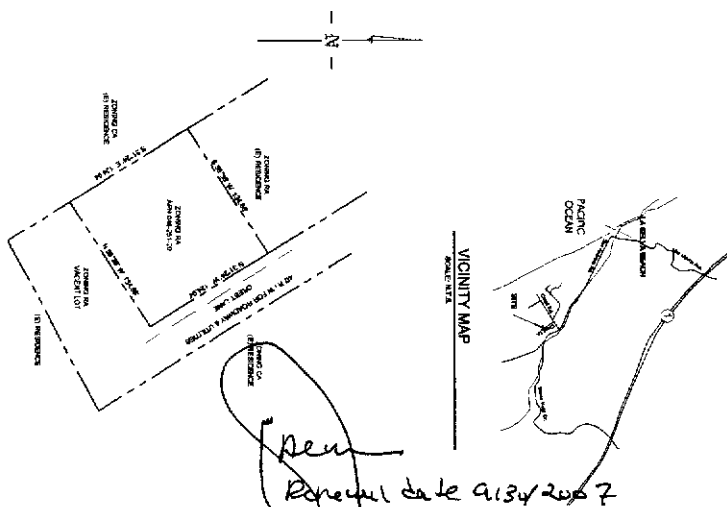
LOT OVERPAGE

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FIRE DEPARTMENT REQUIREMENTS

- [illegible]

SITE/ ZONING MAP
SCALE: 400'



Revised date 9/30/2007

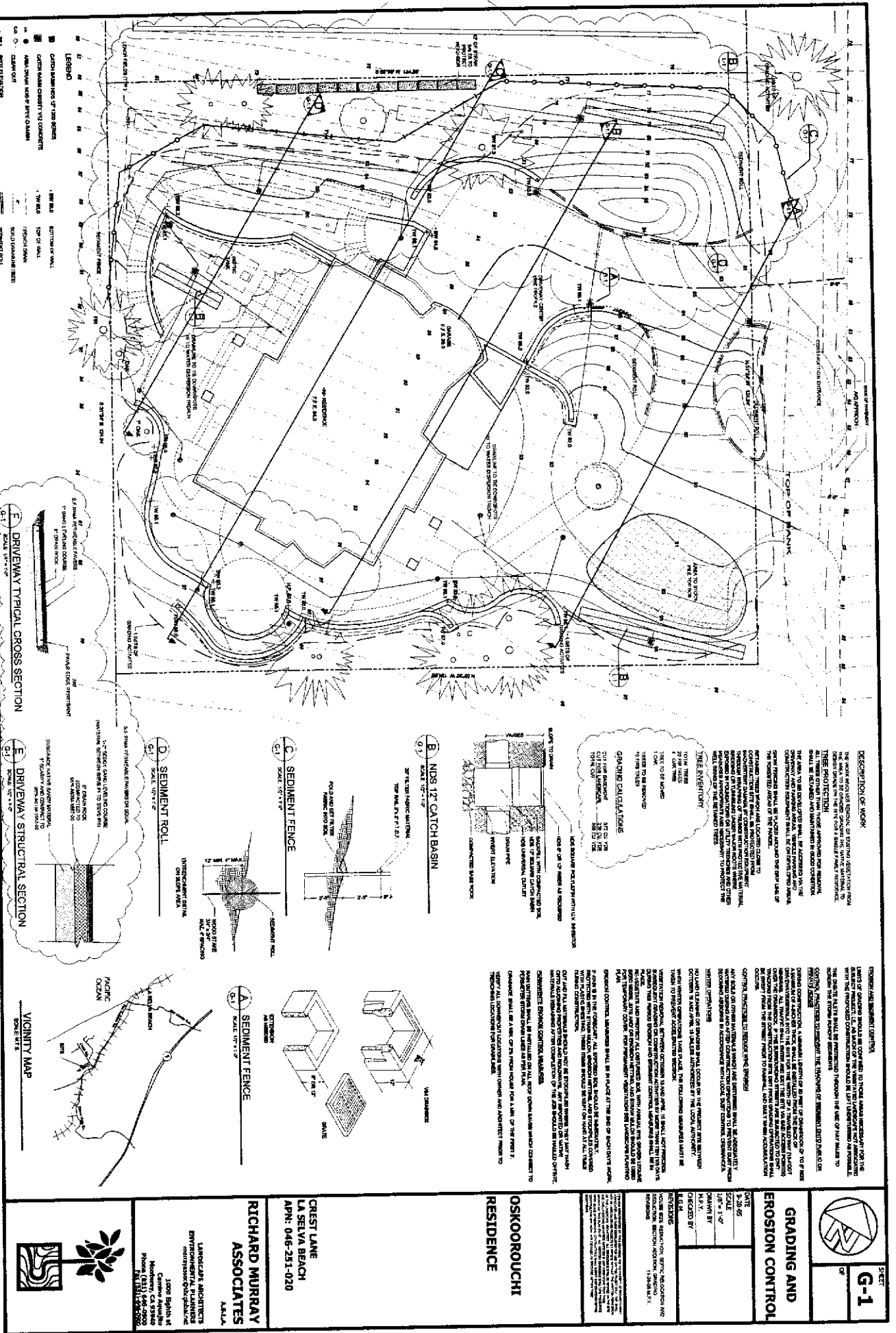
OSKOOROUCHI

CREST LANE
1A SEIVA BEACH, CA APN 046-751-20

ALI M. OSKOROUGH, Ph.D., G.E.
GEOTECHNICAL ENGINEER
 POST OFFICE BOX 3494 FREEDOM, CA95019
<http://www.aliosk.com/> (831) 325-1048 P.E. C82004 G.E.2594

REVISIONS

ADDITION OF FIRE NOTES GRADING
SECTION SHEET 11-28-05 M.P.Y.



OSKOROUCHI RESIDENCE

EROSION CONTROL

GRADING AND

EROSION CONTROL

SCALE: 1" = 10'

DRAWN BY: M.S.V.

CHECKED BY: M.S.V.

DATE: 11-20-00

PROJECT: Oskorouchi Residence

11-20-00

CREST LANE

LA SELVA BEACH

APN: 046-231-020

RICHARD MURRAY ASSOCIATES

LANDSCAPE ARCHITECTS

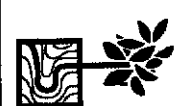
ENVIRONMENTAL PLANNERS

1000 BAYVIEW

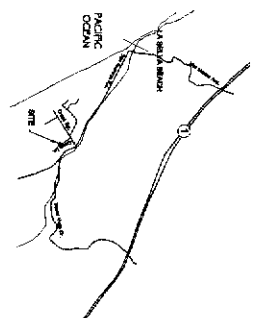
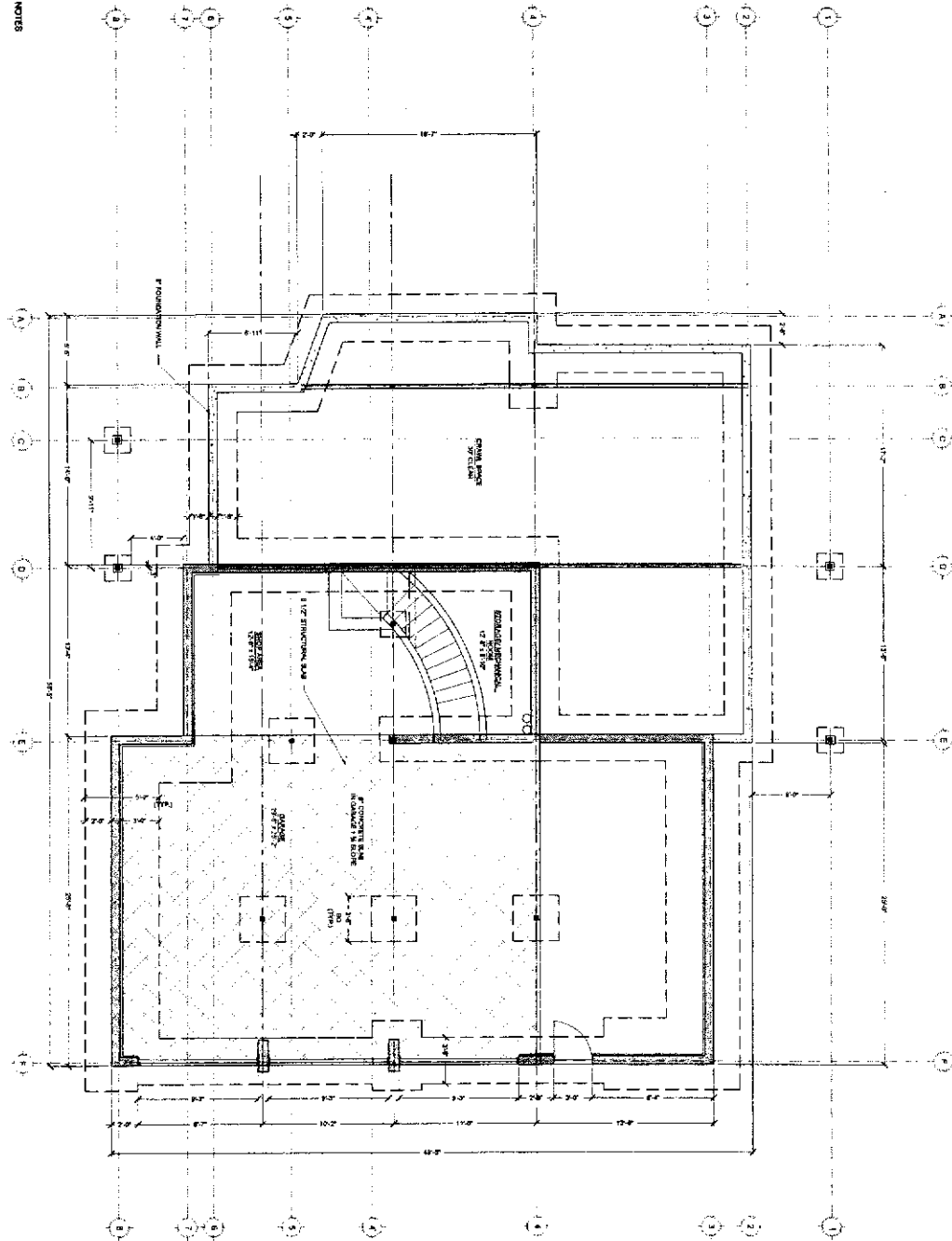
REDWOOD CITY, CA 94061

PHONE: (650) 155-0000

FAX: (650) 155-0000



STRUCTURAL NOTES
 1. FOUNDATION SHALL BE CONCRETE ON GRAVEL.
 2. ALL WALLS SHALL BE CONCRETE.
 3. ALL FLOORS SHALL BE CONCRETE.



SHEETS OF A-1	PROJECT BASEMENT PLAN DATE 08-01-05 SCALE 1/4" = 1'-0" DRAWN BY M.S.V. CHECKED BY R.S.M.	OSKOOROUCHI CREST LANE LA SELVA BEACH, CA 94625-2510 (415) 325-1048 P.E. C82004 G.E.2594	ALI M. OSKOOROUCHI, Ph.D., G.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA95019 http://www.aliosk.com/ (831) 325-1048 P.E. C82004 G.E.2594	REVISIONS SIZE REDUCTION 11-30-05 M.P.Y.
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ABBREVIATION

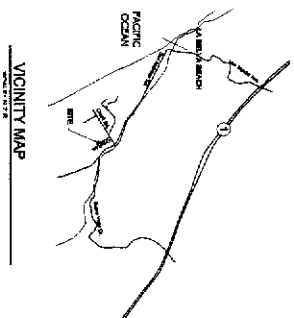
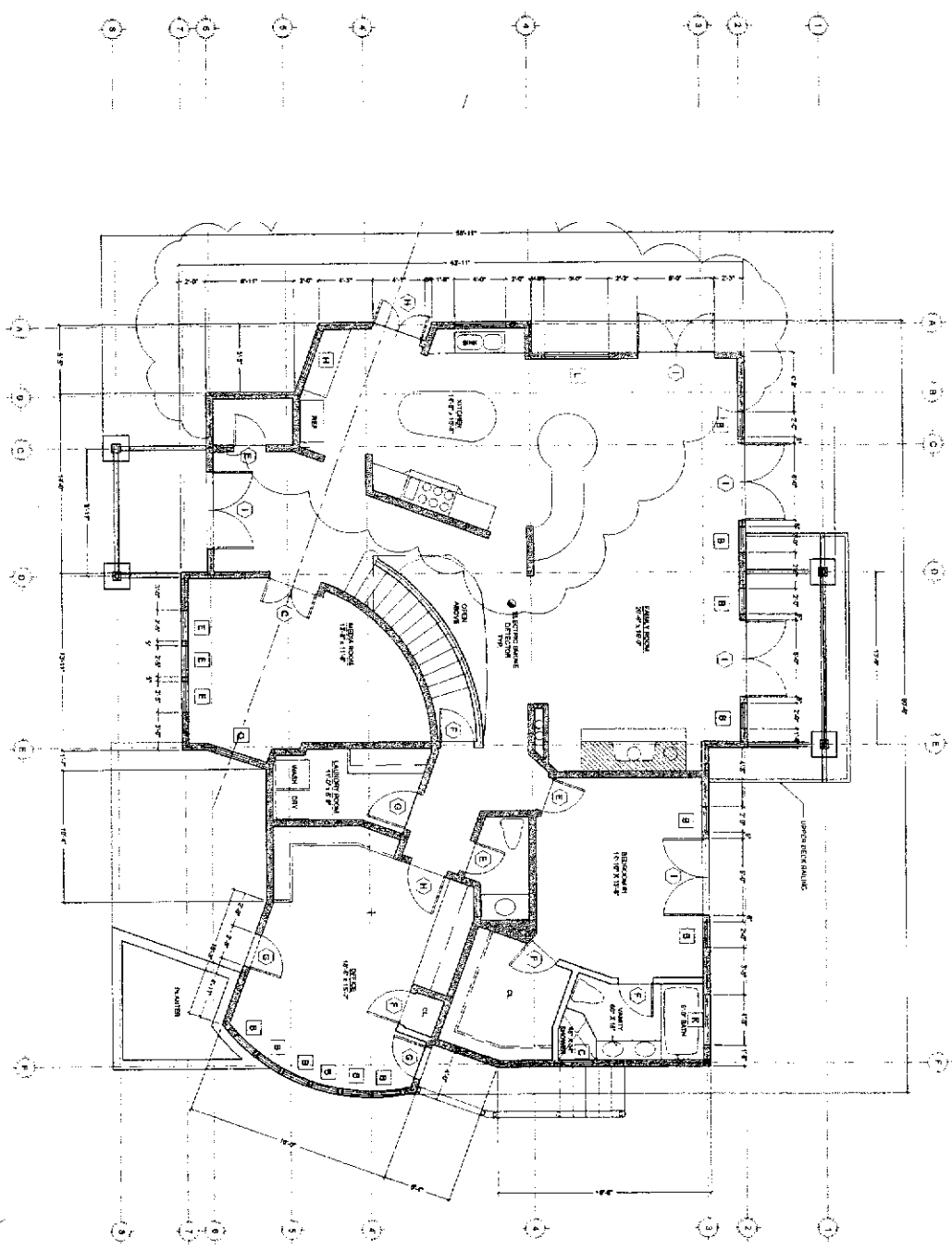
CL	CLIMATE
SW	SWITCH
LD	LOAD
UT	UNIT
MT	MATERIAL
ST	STRUCTURE

DOOR SCHEDULE

NO.	TYPE	SIZE	LOCATION
1	DOOR	3'0" x 7'0"	ENTRANCE
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WINDOW SCHEDULE

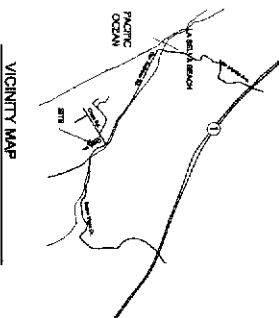
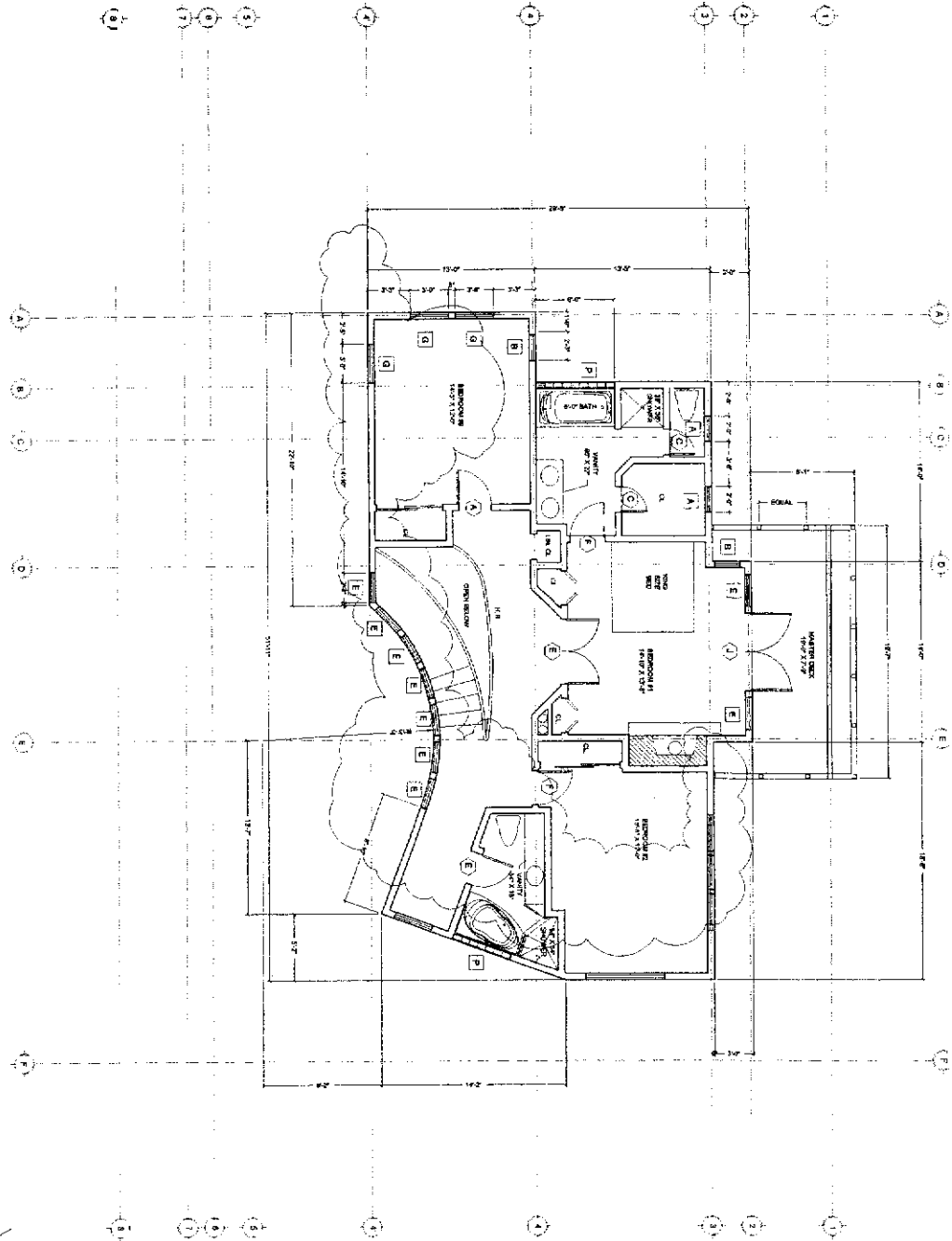
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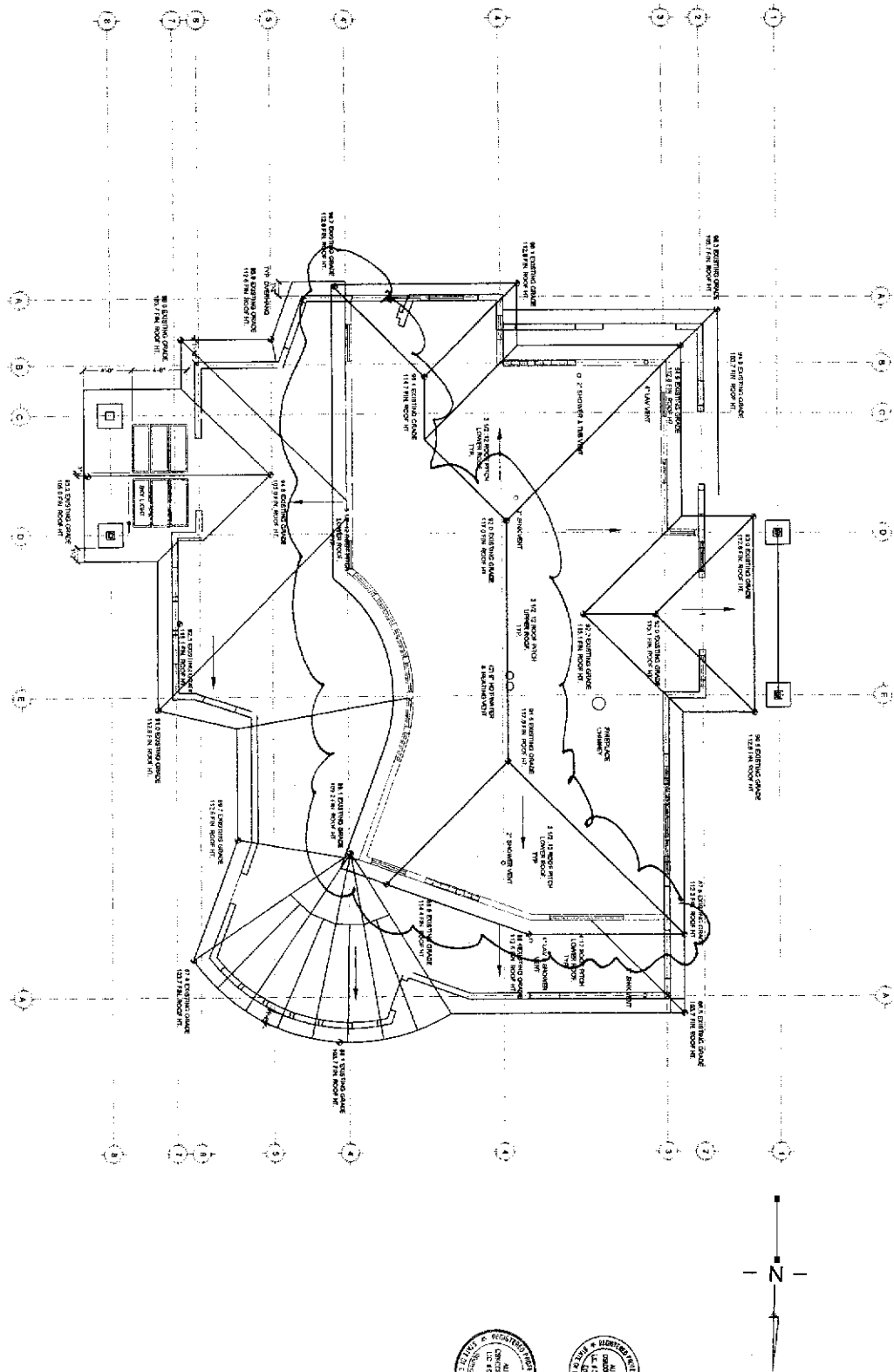
A-2	MAINFLOOR PLAN	OSKOOROUCHI	CREST LANE LA SELVA BEACH, CA APN 045-251-20	ALI M. OSKOOROUCHI, Ph.D., C.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA95019 http://www.aliosk.com/ (851) 325-1048 P.E. CE2004 G.E.2504	REVISIONS SIZE REDUCTION 11-30-05 M.P.V.

EXHIBIT A

ABBREVIATION	
CL	CLOSET
LN	LINE
LN CL	LINE CLOSET
DOOR SCHEDULE (A)	
NO.	TYPE
1	6'-0" x 8'-0" SWING
2	6'-0" x 8'-0" SWING
3	6'-0" x 8'-0" SWING
4	6'-0" x 8'-0" SWING
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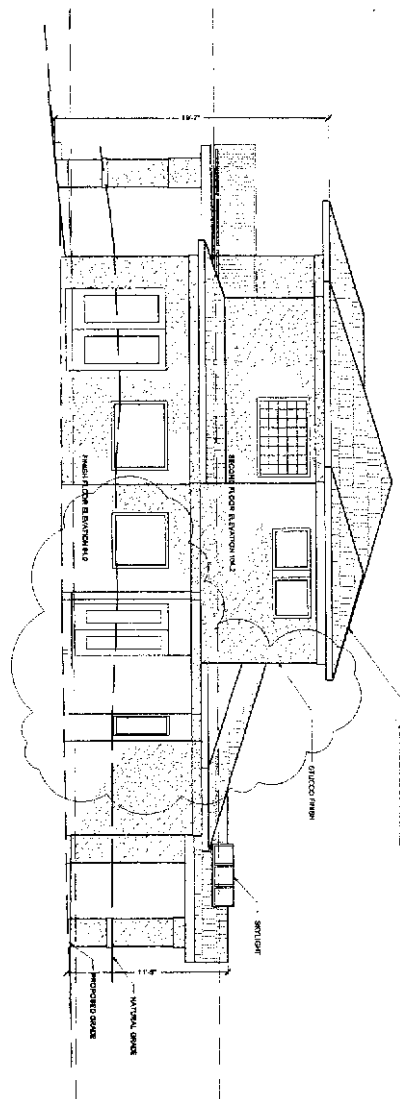
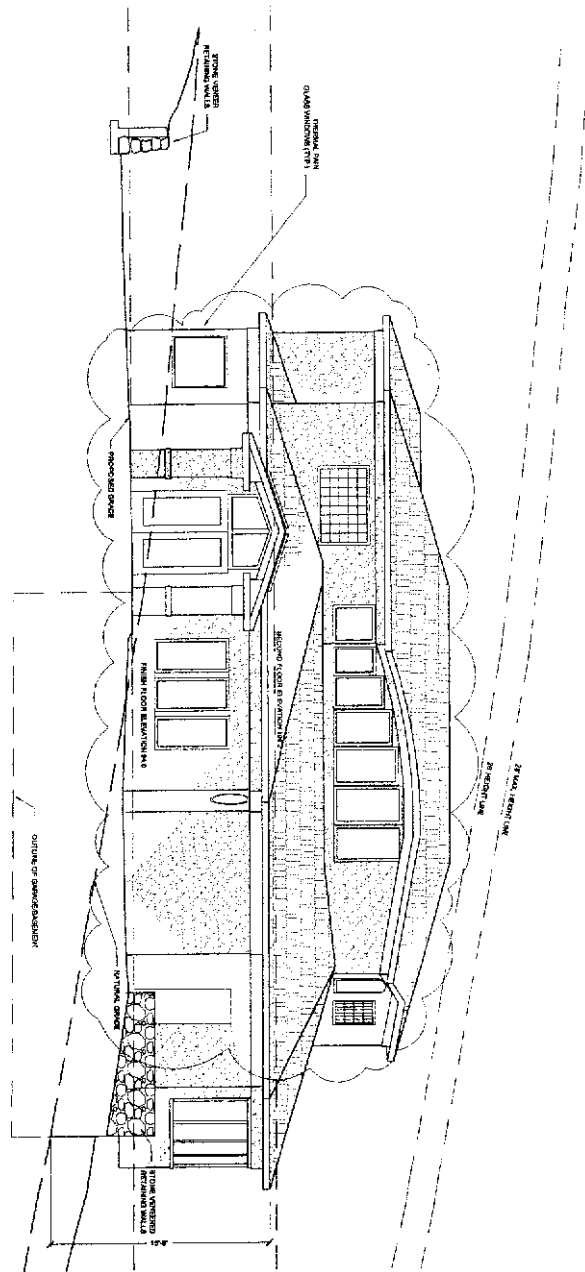


A-3	PROJECT NO. 01-05	SECOND FLOOR PLAN	OSKOOROUCHI CREST LANE LA SELVA BEACH, CA 94024	ALI M. OSKOOROUCHI, Ph.D., C.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA 95019 http://www.aliosk.com/ (531) 325-1040 P.E. C52004 C.E.2504	REVISIONS SIZE REDUCTION 11-15-02 M.P.Y.



REVISIONS	DATE	BY
1	11/28/06	Redacted

A-4	ROOF PLAN	OSKOOROUCHI	ALI M. OSKOOROUCHI, Ph.D., G.E.
		CREST	GEOTECHNICAL ENGINEER
		LA SELVA BEACH, CA APM 046-251-020	POST OFFICE BOX 3494 FREEDOM, CA 95019
			http://www.aliosk.com/ (631) 325-1048 P.E. C82004 C.K.2504



OF SHEETS

A-5

SHEET

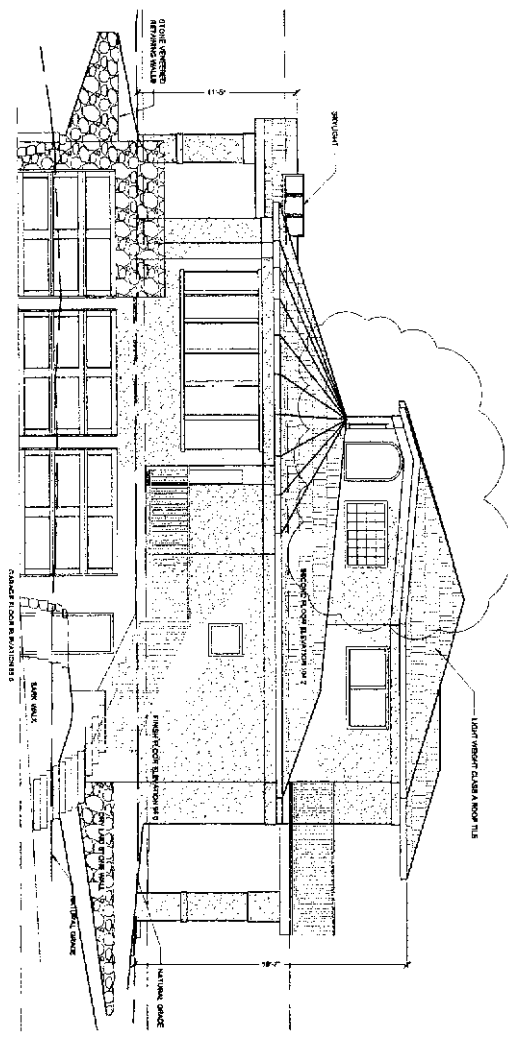
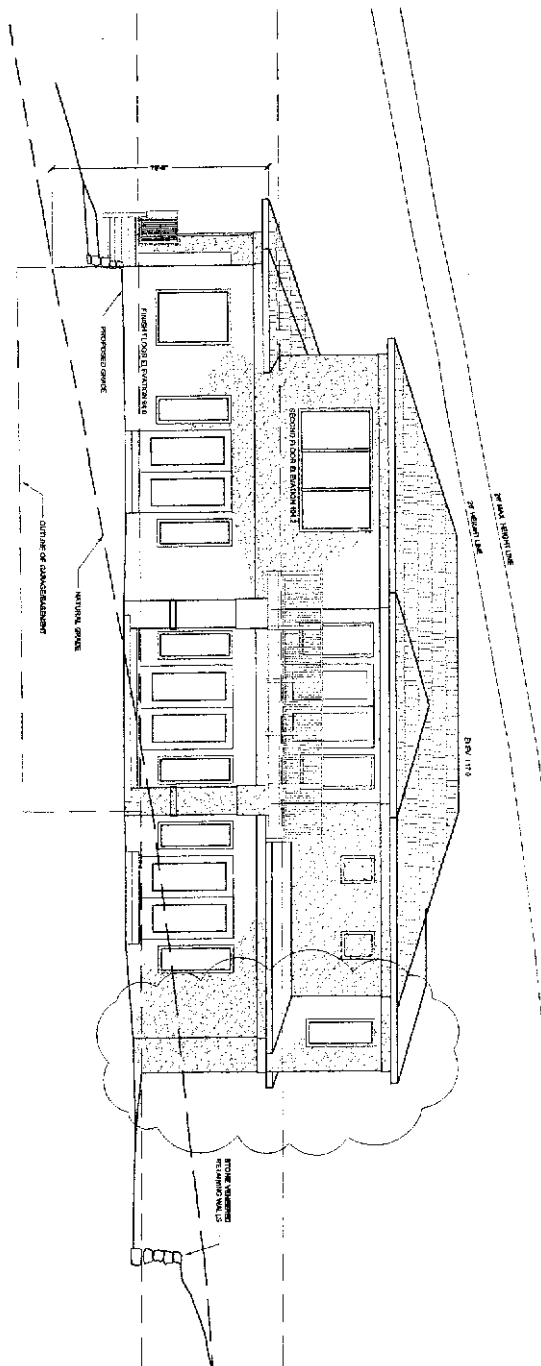
PROJECT
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SCALE
DRAWN BY
CHECKED BY
R.M.

ELEVATIONS

OSKOOROUCHI
CREST LANE
LA SELVA BEACH, CA

ALI M. OSKOOROUCHI, Ph.D., G.E.
GEOTECHNICAL ENGINEER
POST OFFICE BOX 3494 FREEDOM, CA95019
<http://www.alios.com/> (831) 325-1048 P.Z. C82004 G.E.2594

REVISIONS
RESIDENCE SHORTENED, SECOND
STORY SIZE REDUCED, M.P.V. 11-29-05



<p>OF SHEETS</p>	<p>A-6</p>	<p>ELEVATIONS</p>	<p>OSKOOROUCHI CREST LANE LA SELVA BEACH, CA</p>	<p>ALI M. OSKOOROUCHI, Ph.D., G.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3404 FREEDOM, CA 95019 http://www.aliosk.com/ (931) 325-1049 F.E. C62804 G.E.2594</p>	<p>REVISIONS RESIDENCE SHORTENED, SECOND STORY SIZE REDUCED, M.P.Y. 11-28-05</p>
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[illegible]

DATE	9-20-05
SCALE	1/8" = 1'-0"
DRAWN BY	M.P.Y.
CHECKED BY	
REVISIONS	

CREST LANE
LA SELVA BEACH
APN: 046-251-020

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1000 Eighth St.
Carmine Aquilino
Manchester, CA 93940
Phone (801) 646-0900



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 single-family dwelling is a principal permitted use within the zone district, consistent with the site's (A) 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. Public access to the coastline is available at Sunset and Manresa State Beaches in the project vicinity.

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 lots developed to a low residential density; the colors shall be natural in appearance and complementary to the site; 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 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. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses 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 RA (Residential Agriculture) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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 single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the RA zone district (including setbacks, lot coverage, height, and number of stories) and will result in a structure consistent with a 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 undeveloped 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 single-family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance and 13.20.130, in that the proposed project will incorporate site and architectural design features such as a multi-pitched roofline, well articulated windows, doors and balconies, and neutral toned stone, stucco and tile exteriors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The proposal minimizes site disturbance and the landscape plan incorporates a vegetative agricultural buffer to reduce any potential impact of the proposed residential activities on agricultural operations in the area.

Conditions of Approval

Exhibit A: Project plans, 11 sheets by Richard Murray, A.S.L.A., dated 9-20-05 revised 11-28-05, 3-03-06.

- I. This permit authorizes the construction of a two-story single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
- 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. The drainage dispersion trench shall be located away from any fill slopes. No winter grading is allowed.
 - 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, including all requirements of the Urban Wildland Intermix Code, if applicable.
 5. A final landscape plan shall include all requirements of the approved agricultural buffer determination. A development setback of a minimum of 15 feet and 35 feet from the single-family dwelling to the adjacent Commercial Agriculture (CA) zoned parcels APN 046-251-08 and 046-251-17.
- 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. Submit a "Plan Review" letter from the project geotechnical engineer.
 - E. 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.
 - F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - G. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - H. Pay the current fees for Parks and Child Care mitigation for six bedrooms. Currently, these fees are, respectively, \$800 and \$109 per bedroom.
 - I. Provide required off-street parking for five 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.
- 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. All required Agricultural buffer setbacks shall be maintained. The vegetative and physical barrier shall be permanently maintained.

V. As a condition of this development approval, the bolder 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 on the expiration date listed below unless you obtain the required permits and commence construction.

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: 05-0620

Assessor Parcel Number: 046-251-20

Project Location: Crest Lane, La Selva Beach

Project Description: Proposal to construct a two-story single-family dwelling

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

- 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. ☒ **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 two-story single-family dwelling - small structure

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

Joan Van der Hoeven, Project Planner

Date: April 07, 2006

FOR TAX PURPOSES ONLY

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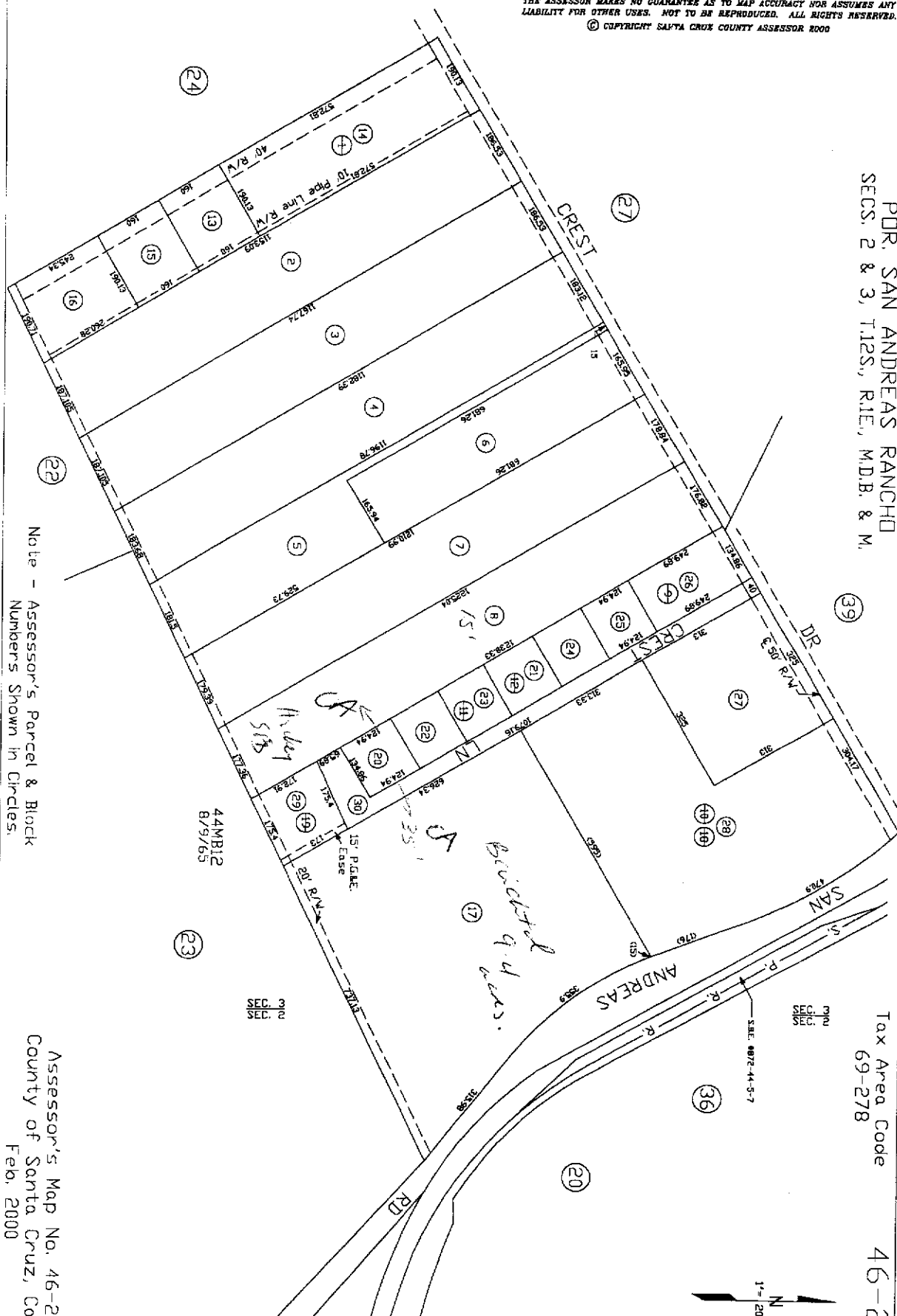
POR. SAN ANDREAS RANCHO
SECS. 2 & 3, T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-278

46-25

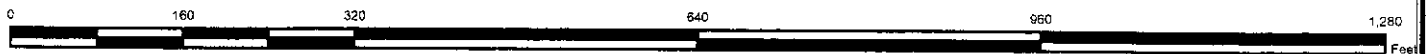
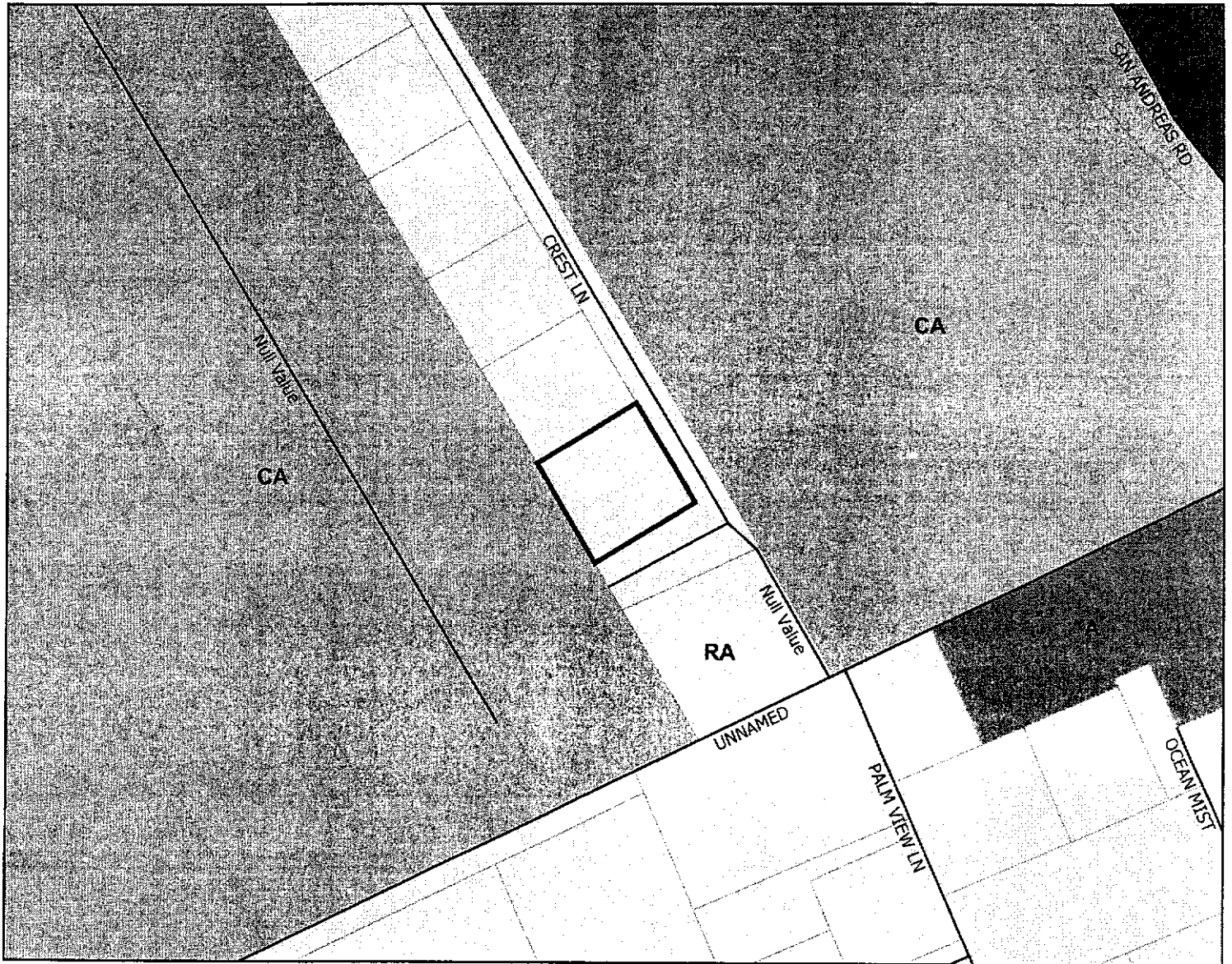
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 46-25
County of Santa Cruz, Calif.
Feb, 2000



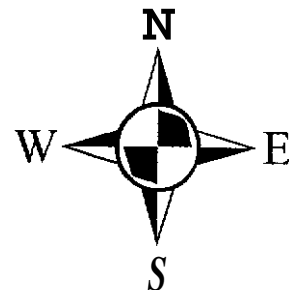


Zoning Map



Legend

-  APN 046-251-20
-  Streets
-  Assessors Parcels
-  AGRICULTURE (A)
-  AGRICULTURE COM IERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  PUBLIC FACILITY (PF)



Map Created by
County of Santa Cruz
Planning Department

October 2005

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: Joan Van Der Hoeven
Application No. : 05-0620
APN: 046-251-20

Date: March 17, 2006
Time: 10:17:10
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 11, 2005 BY ROBERT S LOVELAND =====

1. Please provide the four grading cross-sections identified on Sheet G-1.
2. Please separate out the grading quantities: Indicate the quantities for the base-ment (which is exempt from grading ordinance). the remainder of the grading for the residence, site work, and overexcavation / recompaction.
3. Clearly identify where the erosion control practices (silt fencing and straw rolls) are to be installed throughout the site. What will be used along the entire length of the north property line?
4. The north property line area contains numerous trees. If these trees are on this property please identify. The plan (Sheet G-1) currently states that the area is covered in brush. NOTE: Some trees may be allowed to be removed but that those removed will need to be replaced with new trees (coast live oaks, monterey cypress).
5. There appears to be an additional coast live oak tree on the property that is not shown, please identify.

===== UPDATED ON OCTOBER 12, 2005 BY KENT M EDLER ===== 1. Show the septic system on the grading plans. Please note that Env. Health generally does not allow-ing gradin gin the area of septic systems, so the grading in this area will most likely need to be eliminated.

2. Fill slopes are shown on the plans as steeper than 2:1 in some locations. This is not acceptable per County Code. Revise plans accordingly.
3. Grading should be revised so as not to conflict with the trees to remain per Bob Loveland's comments.
4. The soils report has been accepted
5. The dispersion trench northwest of the residence is located above a fill slope and should be relocated away from the fill slope.
6. Show finished pad elevations on sheet G-1.

===== UPDATED ON JANUARY 6, 2006 BY KENT M EDLER =====

The drainage dispersion trench is located in the keyway for the fill slope which has the potential to create instability of the fill slope. Relocate the dispersion trench to an area away from fill locations.

===== UPDATED ON MARCH 16, 2006 BY KENT M EDLER =====

Project is complete for E? issues

Environmental Planning Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: March 17, 2006
Time: 10:17:10
Page: 2

===== REVIEW ON OCTOBER 11, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Obtain a grading permit
2. Submit a "Plan Review" letter from the project geotechnical engineer prior to building permit issuance.
3. The landscaping plan shall be revised to show the installation of five new California coast live oak trees (24" box) on the property.

===== UPDATED ON JANUARY 6, 2006 BY KENT M EDLER =====

Additional Condition of Approval:

4. Site grading must commence prior to September 1. If grading does not start by September 1, site grading must not start until the following April 15.

Project Review Completeness Comments

===== REVIEW ON OCTOBER 20, 2005 BY JOAN VAN DER HOEVEN =====
Show details of fencing - what height/materials?

Project Review Miscellaneous Comments

===== REVIEW ON OCTOBER 20, 2005 BY JOAN VAN DER HOEVEN =====
Applicant shall be required to record an Agricultural Statement of Acknowledgement form.

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 13, 2005 BY DAVID W SIMS =====
General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 5.8.4 Drainage Design in Primary Ground-water Recharge Areas 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

A drainage plan was submitted with the application. and was reviewed for completeness of discretionary development, and compliance with stormwater management controls and County policies listed above. The plan was found to need the following additional information and revisions prior to approving discretionary stage Stormwater Management review.

- 1) The stormwater plan indicates use of two water dispersion trenches (retention) with connection to the structure roof, and to landscape area drains serving a small portion of the parcel. Conceptually, these structures are potentially an acceptable method of addressing policies 5.8.4 and 7.23.1. Because significant areas of pavement are not connected to the dispersion trenches and instead concentrate and slope

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: March 17, 2006
Time: 10:17:10
Page: 3

these surfaces offsite. it is not apparent whether the mitigation proposal adequately controls runoff rates. The assumption of infiltration through the bottom of transport ~~ditches/swales~~ will not be accepted as an adequate measure to mitigate concentrated runoff. Please clarify how adequate mitigation levels will be achieved See item 2.

2) There are significant areas of impervious surfacing proposed. This coverage needs to be minimized by reducing the extents, or by making effective and substantial use of porous pavement materials. Site soil mapping indicates permeability conditions very conducive to use of such materials. Please indicate how policy 7.23.2 will be met

3) As presently proposed the driveway layout and associated grading concentrates and discharges runoff offsite onto Crest Lane and possibly into neighboring properties downstream. Apart from mitigation requirements previously mentioned, it is not clear whether the discharge increase is adequately controlled (Policy 7.23.5). The sandy soils in the area may be erosive if subject to concentrated discharge. If such proposal for concentrated discharge is maintained, provide complete details on the plans for the offsite flow path to a point of disposal in a County maintained inlet or to a natural drainage channel. Identify any present inadequacies and propose all necessary improvements. It is recommended that the site design be revised to avoid all concentrated runoff from leaving the property boundaries, and to take advantage of the high soil permeability present onsite.

4) Are culverts or swales needed across the new driveway entrances? Topography and grades are insufficiently shown to allow review evaluation. Please clarify.

===== UPDATED ON JANUARY 13, 2006 BY DAVID W SIMS =====

2nd Routing:

The discretionary review is complete. The applicant did an excellent job of addressing stormwater control requirements

Prior item 1) Complete. The change to significant areas of porous jointed driveway pavers, addition of a third percolation trench with attachment of additional site drains to this facility, and confirmation of site soil permeability have adequately addressed policies 5.8.4 and 7.23.1.

Prior item 2) Complete. The proposal to change 2,450 square feet of driveway surfacing to porous jointed pavers fully meets policy 7.23.2. The applicant has reduced total impervious coverage by about 36%.

Prior item 3) Complete. Significant concentrated discharge of runoff from site should not occur for the County standard storm with the mitigation measures implemented, so policy 7.23.5 is met. The mitigations should be effective for much higher storm levels as well due to the high permeability of site soils. Over time the paver joints may become less effective, and it may be necessary to replace the joint fill media.

Prior item 4) Complete. Additional topography has been provided, and driveway entrances incorporate a swale to conduct any roadside drainage that may be present

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0620
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Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 13, 2005 BY DAVID W SIMS =====

A) Provide with the building application full construction details of the water dispersion trenches

B) Detention will be required only to the extent that predevelopment runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved.

C) Detail A, sheet G-1 is mislabeled

D) What is the condition of runoff received from upstream land areas and developments? Please clarify.

E) County design criteria requires topography be shown a minimum of 50 feet beyond the project work limits. Please provide this extent.

F) 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>

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JANUARY 13, 2006 BY DAVID W SIMS =====

Miscellaneous: Items may be addressed with the building plans.

G) Complete. Construction details of the water dispersion trenches have been provided. The detail differs slightly from the plan view representations in placement of the sediment trap and ease of pipe clean out access. Either is acceptable, but the detail appears preferable.

H) Complete. Proposed mitigation measures are sufficient and do not necessitate detention.

I) Incomplete. Detail A, sheet G-1 is still mislabeled. The catch basin is titled as a sediment fence. The notation as a V64 drainbox does not agree with the legend for a V12 catch basin.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
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Date: March 17, 2006
Time: 10:17:10
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J) Incomplete. Applicant has stated that the upslope land grade reaches a knoll top approximately 65 feet upslope. Aerial contour maps support this. The soil survey indicates soil type changes upslope, and higher runoff yield could be expected from this soil, particularly if the access road grading on the parcel upslope directs concentrated runoff onto the project parcel. This possibility should be considered. Retaining walls appear to help protect the home. Good vegetation cover or mulches should be established and maintained on the slope immediately above the guest parking spaces so soil fines don't run onto this porous surface and clog the pavement joints.

K) Complete. Additional topography has been shown.

L) Complete. Applicant has provided sufficient drainage information for review

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 27, 2005 BY RUTH L ZADESKY =====
No Comment. project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

----- REVIEW ON SEPTEMBER 27, 2005 BY RUTH L ZADESKY -----
No comment.

Dpw Road Engineering Completeness Comments

- ===== REVIEW ON OCTOBER 13, 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 sections, a centerline profile, and typical cross sections.
 2. The eastern driveway entrance should have 15' minimum turn radius.
 3. Show appropriate scales for all plan views. Correct scale should be 1/8"=1'-0"
 4. North arrows should be placed on all plan views and where appropriate

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 13, 2005 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 5, 2005 BY JIM G SAFRANEK ===== Landscape plan must be revised to show removal of retaining walls above proposed leachfields.
===== UPDATED ON JANUARY 12, 2006 BY JIM G SAFRANEK ===== The plan is now acceptable.

Environmental Health Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0620
APN: 046-251-20

Date: March 17, 2006
Time: 10:17:10
Page: 6

===== REVIEW ON OCTOBER 5, 2005 BY JIM G SAFRANEK ===== Septic permit ap-
plic. was approved by EHS.
===== UPDATED ON DECEMBER 13, 2005 BY JIM G SAFRANEK =====

===== UPDATED ON JANUARY 12, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON DECEMBER 21, 2005 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
All Fire Department building requirements and fees will be addressed in the Building
Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations
shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON DECEMBER 21, 2005 BY ERIN K STOW =====
NO COMMENT



County of Santa Cruz

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
DAVID W. MOELLER Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES -- February 16, 2006

Members Present

Ken Kimes
Frank "Lud" McCrary
Sam Earnshaw

Staff Present

Joan Van der Hoeven
Hilda Haro
Nell Sulborski

Others Present

Dee Murphy
Dr. Ali Oskoorouchi
Susan Bushman
James Rendon
Jeff Silva

1. The meeting was called to order by Ken Kimes at 1:31 p.m.

2. (a) Approval of September 15, 2005 and November 17, 2005 Minutes

M/S/P to approve the minutes.

(b) Additions/Corrections to Agenda

Planning Department website information was added to the agenda

(c) Agricultural consultants

Joan Van der Hoeven explained the need for expanding the list of agricultural consultants

(d) Planning Department website

The Commissioners discussed the project.

M/S/P to approve staffs recommendation.

10. Proposal to construct a two-story single-family dwelling. Requires an Agricultural Setback Determination. Property located on the west side of Crest Lane, about 800 feet south from Crest Drive, directly south of 31 Crest lane and just north of 37 Crest Lane, in La Selva Beach.

Application: #05-0620 APN: 046-251-20

Applicant: Dee Murray

Owners: Dr. & Mrs. Ali Oskoorouchi

Project Planner: Joan Van der Hoeven, phone 454-5 174,pln140@co.santa-cruz.ca.us

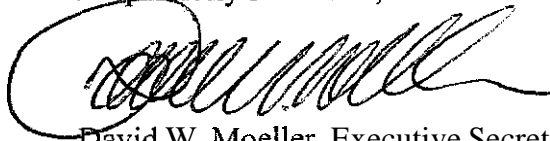
Joan Van der Hoeven gave the staff report

The Commissioners discussed the project.

M/S/P to approve staffs recommendation.

There being no further business, the meeting was adjourned.

Respectfully submitted,



David W. Moeller, Executive Secretary

DWM:ll



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0620**

Applicant: Dee Murray
Owner: Dr. Ali Oskoorouchi
APN: 046-251-20

Date: February **16, 2006**
Agenda Item #: **10**
Time: 1:30 p.m.

Project Description: Proposal to construct a two-story single-family dwelling.

Location: Located on the west side of Crest Lane, about 800 feet south from Crest Drive: directly south of 31 Crest Lane and just north of 37 Crest Lane in La Selva Beach.

Permits Required: A-micultural Buffer Setback Determination

Staff Recommendation:

- Approval of Application 05-0620, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------------------|---------------------------------|
| A. Project plans | E. Zoning map, General Plan map |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | G. Landscape plan |
| D. Assessor's parcel & Location maps | |

Parcel Information

Parcel Size:	17,337 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential, commercial agriculture
Project Access:	San Andreas Road to Crest Drive to Crest Lane
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	RA (Residential Agriculture)
Supervisory District:	Second (District Supervisor: Pirie)
Within Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Baywood loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 2 – 15 percent
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approximately 800 cubic yards proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archaeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: San Andreas Mutual Water Company
Sewage Disposal: CSA#12, private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Non-zone

Analysis and Discussion

The proposed project is to construct a two- story single-family dwelling of approximately 3,738 square feet on a 17,337 square foot parcel. The project is located at 33 Crest Lane in La Selva Beach. The building site is within 200 feet of Commercial Agriculture land to the east and west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 15 and 35 feet from Assessor's Parcel Numbers 046-251-08 and 046-251-17.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and maybe characterized as a low-density residential neighborhood adjacent to commercial agriculture. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (RA) Residential Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the east and west sides of the parcel at Assessor's Parcel Numbers 046-251-08 and 046-251-17.

A reduced agricultural buffer is recommended due to the fact that the narrow width of the lot, just 135 feet, would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is proposing a solid six-foot garden walls and native *oaks* at the west side of the parcel with an evergreen hedge of planting to the east to reduce the impact of proposed residential activities on the adjacent CA zoned lands, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall further be required to 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.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 15 and 35 feet to the single-family dwelling from the adjacent CA ~~zoned~~ properties known as APN 046-251-08 and 046-251-17, proposed under Application # 05-0620, based on the attached findings and recommended 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, AICP
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

Report Reviewed By:



Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

APN 046-251-20

ALIM. OSKOROUCHI 420 ESTRELLA M.

RESIDENTIAL AGRICULTURE

SAN ANDREAS

ASSESSOR LAND USE CODE: LOT/RURAL ZONE

SITE PLAN

- G-1 SITE PLAN
 G-2 GRADING AND EROSION CONTROL PLAN
 G-3 (INLAND SECTIONS)
 G-4 (WATER SECTIONS)
 G-5 WATER CONVEYANCE PLAN
 A-1 FIRST FLOOR PLAN
 A-2 SECOND FLOOR
 A-3 ROOF PLAN
 A-4 PROPOSED ELEVATIONS
 A-5 B. LANDSCAPE PLANTINGS
 A-6 BULBING CROSS SECTION
 A-7 PICNIC AREAS LANDSCAPE PLAN

JOHN DISTRICT - 44 RESIDENTIAL, 2000-2001
PARTIAL AREA - 18,410 SQ FT

[illegible][illegible]

OLIVER LUNING'S MAIL

ENGINEER

STATION OF CALIFORNIA LEADERSHIP CONFERENCE
P.O. BOX 3412
SUNNYVALE, CA 95084
PHONE: (415) 353-1644
FAX: (415) 353-1644

CALIFORNIA LABORERS AND
TEAM BUILT STRONG BROTHERHOOD

AGENT
Dore Anderson
217 North Ely St
Beverly Hills, CA 90210
Phone: (310) 712-1212

WILLIAM L. MONTGOMERY
ROBERT M. HARRIS

WILLIAM L. MONTGOMERY
ROBERT M. HARRIS

Renewed date 9/30/2027

ALI M. OSKOOROUCHI, Ph.D., G.E.
GEOTECHNICAL ENGINEER
 POST OFFICE BOX 3494 FREEDOM, CA95019
<http://www.aliosk.com/> (831) 325-1048 P.E. C02004 G.E.250

REVISIONS
ADDITION OF FIRE NOTES GRADING
SECTION SHEET 11-28-05 M.P.Y.

CREST LANE
LA SELVA BEACH, CA APN 046-251-20

CS
OF SHE



SHEET
G-1

**GRADING AND
EROSION CONTROL**

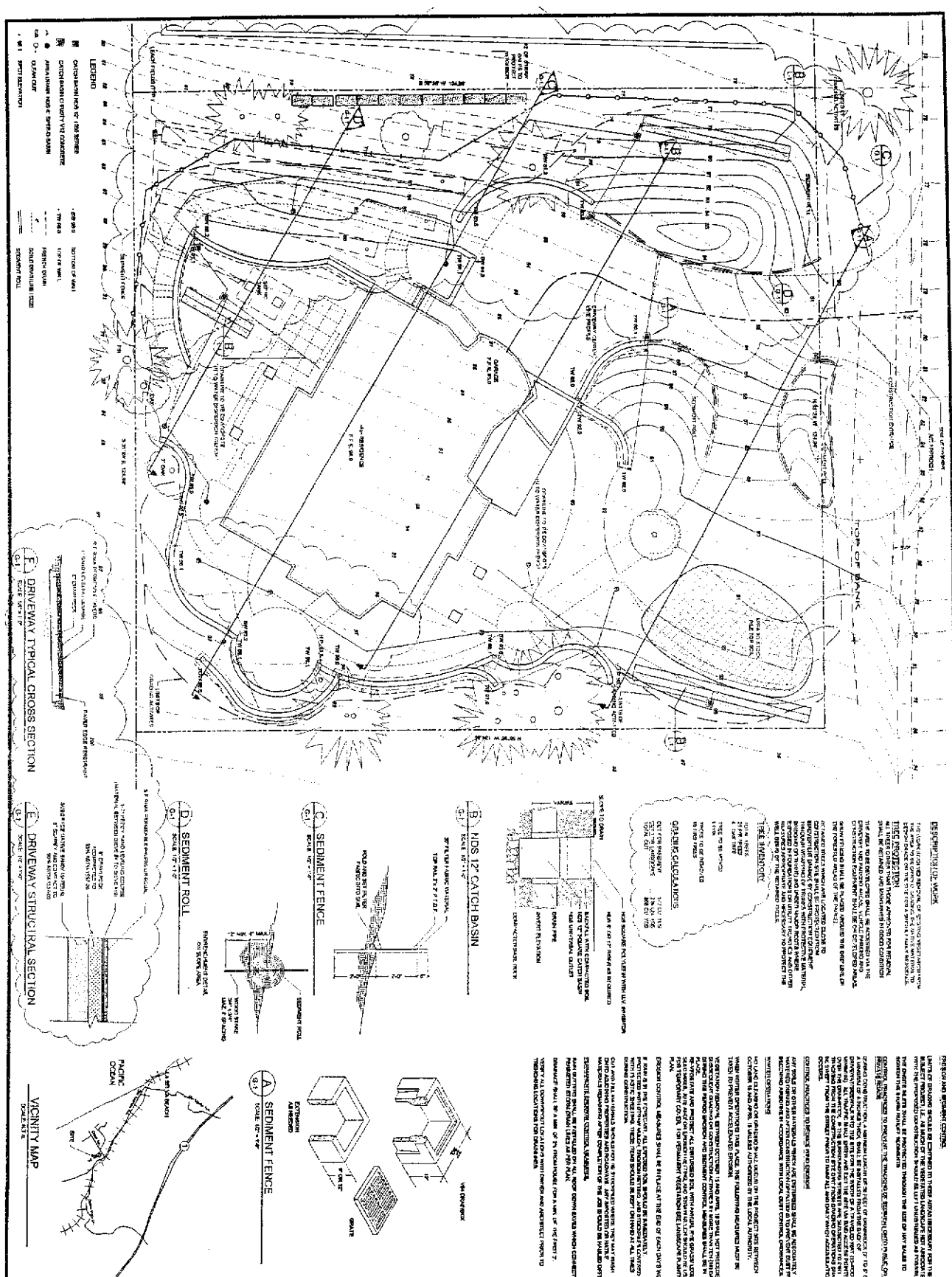
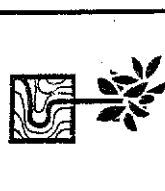
DATE: 9-28-95
SCALE: 1" = 10'
DRAWN BY: H.P.T.
CHECKED BY: H.P.T.
REVISIONS:
1. ADDED EROSION CONTROL MEASURES TO PROTECT EXISTING AND PROPOSED DRIVEWAYS AND DRIVEWAYS TO BE CONSTRUCTED IN THE FUTURE.
2. ADDED EROSION CONTROL MEASURES TO PROTECT EXISTING AND PROPOSED DRIVEWAYS AND DRIVEWAYS TO BE CONSTRUCTED IN THE FUTURE.

**OSKOROUCHI
RESIDENCE**

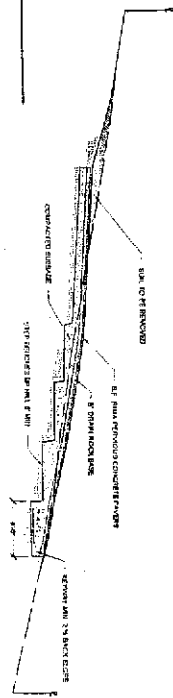
**CREST LANE
LA SELVA BEACH
APN: 946-251-020**

**RICHARD MURRAY
ASSOCIATES
A.L.L.A.**

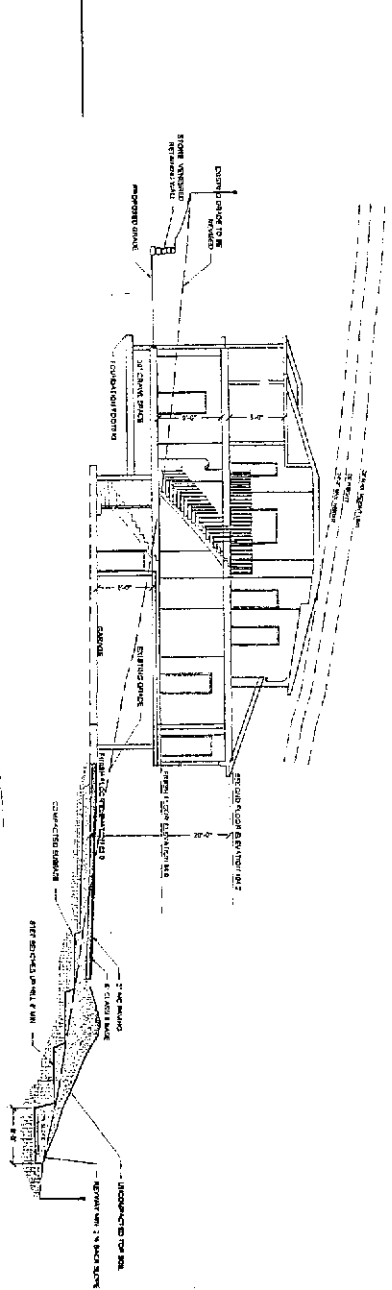
**LANDSCAPE ARCHITECTS
DIVISION OF PLANNERS
AND ENGINEERS
3000 Bldg. #1
Carmichael, CA 95608
Phone: (916) 485-9900
Fax: (916) 485-9901**



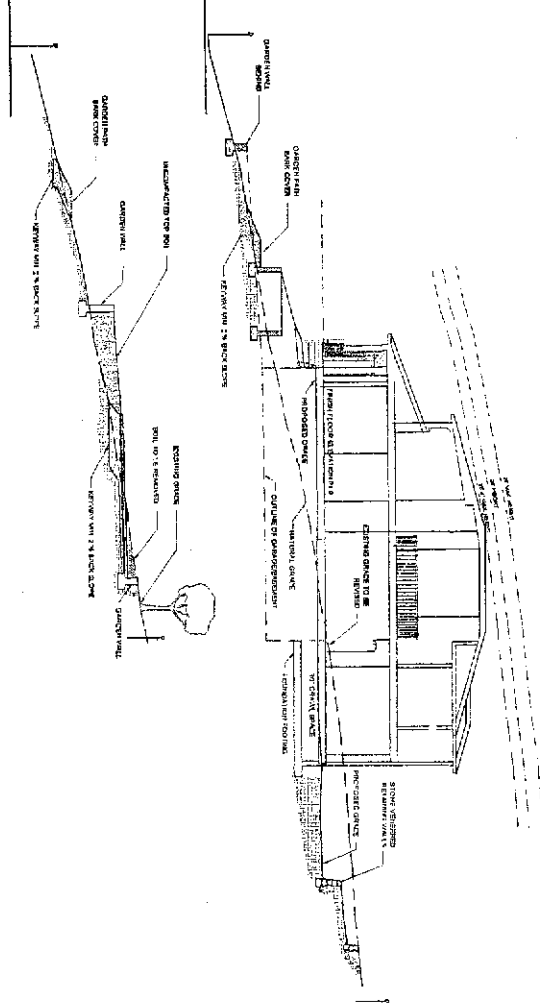
A SITE SECTION
SCALE: 1/8" = 1'-0"



B SITE SECTION
SCALE: 1/8" = 1'-0"



C SITE SECTION
SCALE: 1/8" = 1'-0"



D SITE SECTION
SCALE: 1/8" = 1'-0"



E DRIVE CENTERLINE PROFILE
SCALE: 1/8" = 1'-0"



G-1.1

GRADING SECTIONS

DATE: 11-14-05
SCALE: 1/8" = 1'-0"
DRAWN BY: JOHANN BR
CHECKED BY: H.A.V.
DESIGNED BY: RICHARD MURRAY ASSOCIATES

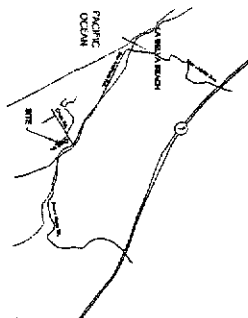
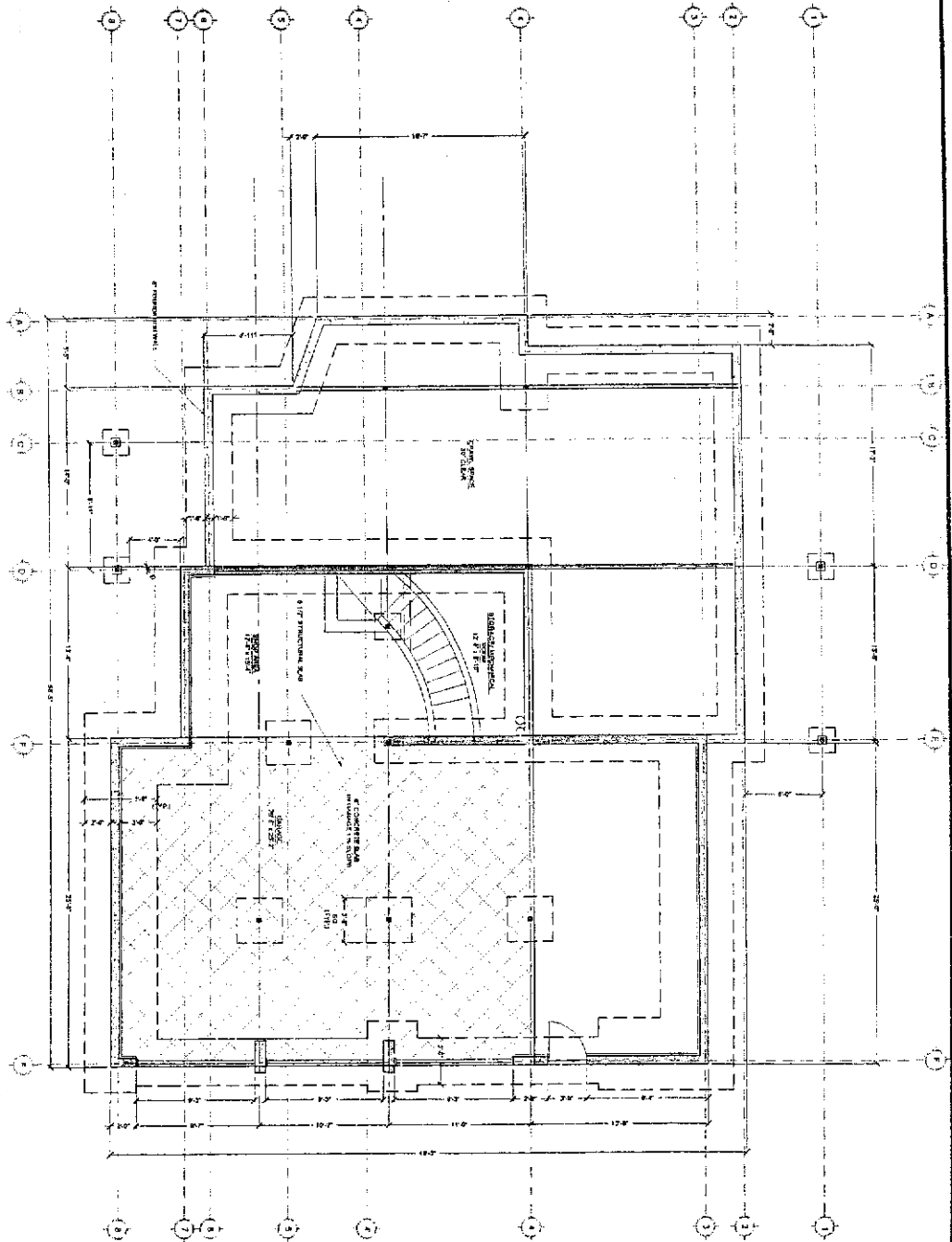
OSKOOROUCHI RESIDENCE

CREST LANE LA SELVA BEACH APN: 046-231-020

RICHARD MURRAY ASSOCIATES

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS
1000 24th St.
Santa Monica, CA 90404
Phone: (310) 908-0900





VICINITY MAP

OF SHEETS

A-1

SHEET

DATE

BY

SCALE

1/4" = 1'-0"

DRAWN BY

H.P.T.

CHECKED BY

K.S.M.

BASEMENT PLAN

OSKOOROUCHI

CREST LANE
LA SELVA BEACH, CA APN 046-251-20

ALI M. OSKOOROUCHI, Ph.D., G.E.

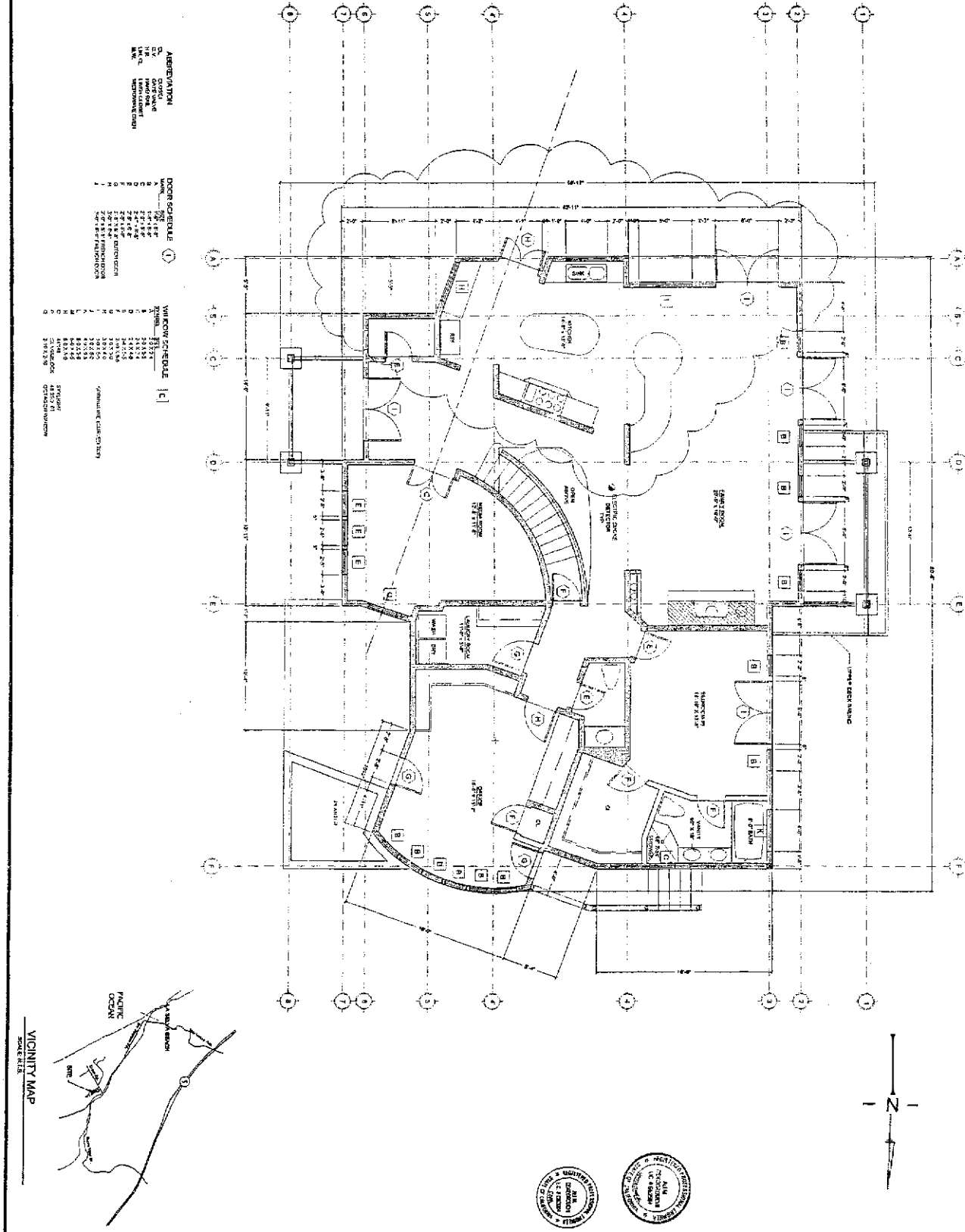
GEOTECHNICAL ENGINEER

POST OFFICE BOX 3494 FREEDOM, CA 95019

<http://www.aliosk.com/> (931) 325-1048 P.E. C02004 G.E.2594

REVISIONS

SIZE REDUCTION 11-30-25 M.P.Y.



ASSIGNMENT

1. CIVIL
2. ARCHITECTURE
3. MECHANICAL
4. ELECTRICAL
5. PLUMBING
6. STRUCTURAL
7. LANDSCAPE ARCHITECTURE
8. INTERIOR DESIGN
9. ENVIRONMENTAL ENGINEERING
10. SAFETY ENGINEERING
11. PROJECT MANAGEMENT
12. COMMUNITY DEVELOPMENT
13. HISTORIC PRESERVATION
14. TRANSPORTATION
15. WATER RESOURCES
16. ENVIRONMENTAL IMPACT STATEMENT
17. PUBLIC WORKS
18. UTILITIES
19. AIR QUALITY
20. NOISE
21. CLIMATE
22. ENERGY
23. RENEWABLES
24. WASTE
25. RISK MANAGEMENT
26. POLICY
27. LEGAL
28. ETHICS
29. PROFESSIONAL RESPONSIBILITY
30. COMMUNICATIONS
31. TEAMWORK
32. PROBLEM SOLVING
33. CRITICAL THINKING
34. DECISION MAKING
35. LEADERSHIP
36. INFLUENCE
37. COOPERATION
38. COMPROMISE
39. NEGOTIATION
40. CONFLICT RESOLUTION
41. MEDIATION
42. ARBITRATION
43. LITIGATION
44. TRIAL
45. JURY
46. VERDICT
47. APPEAL
48. REVERSAL
49. AFFIRMATION
50. DISMISSAL

DOOR SCHEDULE

1. 1/2\"

WINDOW SCHEDULE

1. 1/2\"

FINISHES

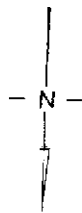
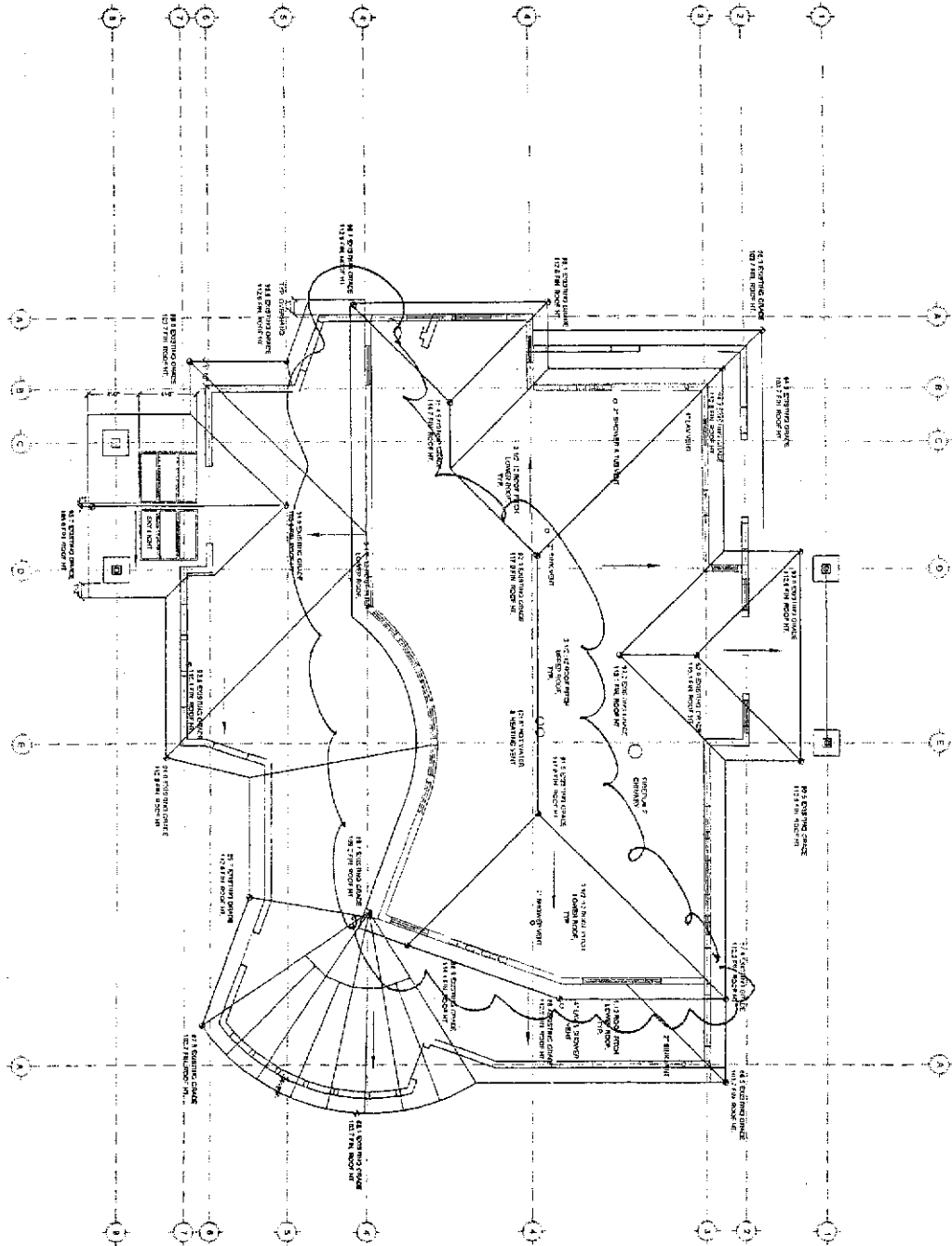
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NOTES

1. 1/2\"

PROJECT OSK-01-05 DATE 2-28-08 SCALE 1/8" = 1'-0" BY A.M. OSKOOROUCHI CHECKED BY K. LEW SHEET A-2 OF 2 SHEETS	MAINFLOOR PLAN	OSKOOROUCHI CREST LANE LA SELVA BEACH, CA 94026-2512 APN 046-251-20	ALI M. OSKOOROUCHI, Ph.D., G.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA 95019 http://www.abosk.com/ (851) 325-1048 P.E. C82004 G.E.2504	REVISIONS SIZE REDUCTION 11-30-08 M.P.Y.
	EXHIBIT			

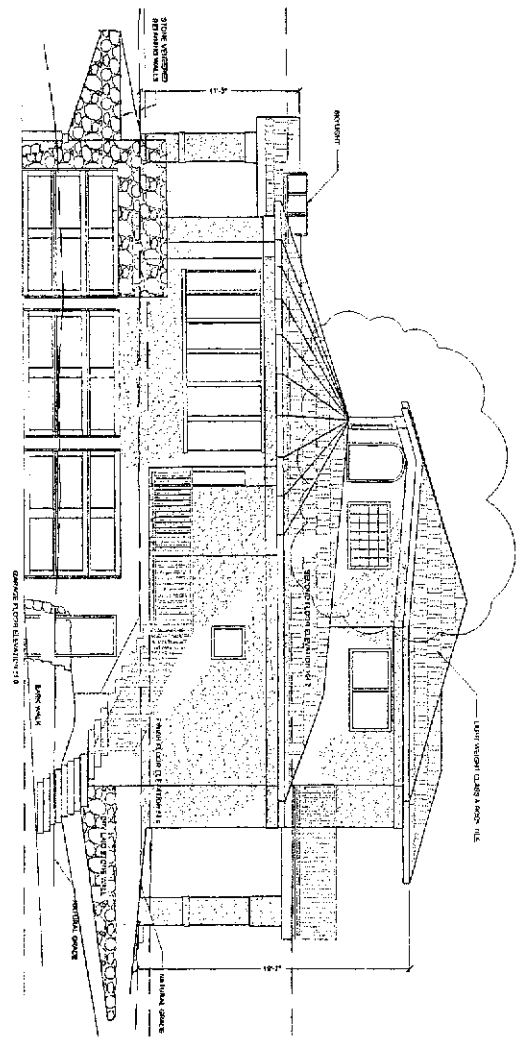
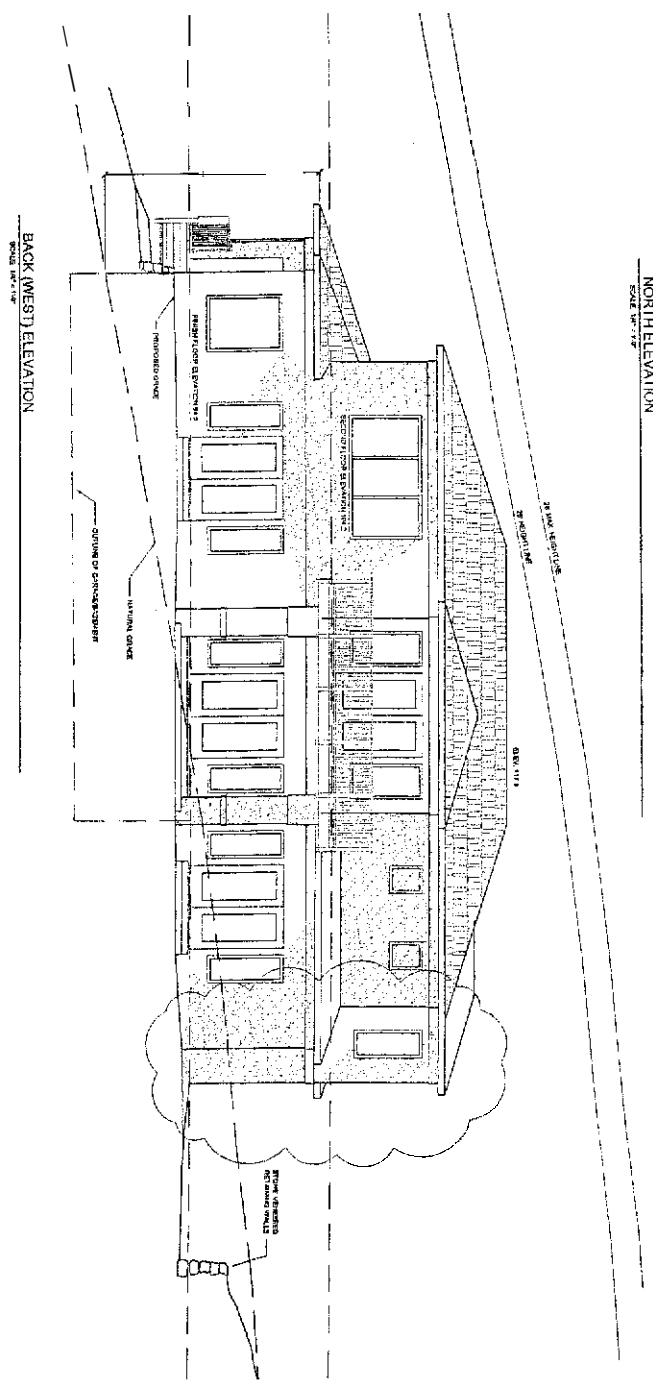
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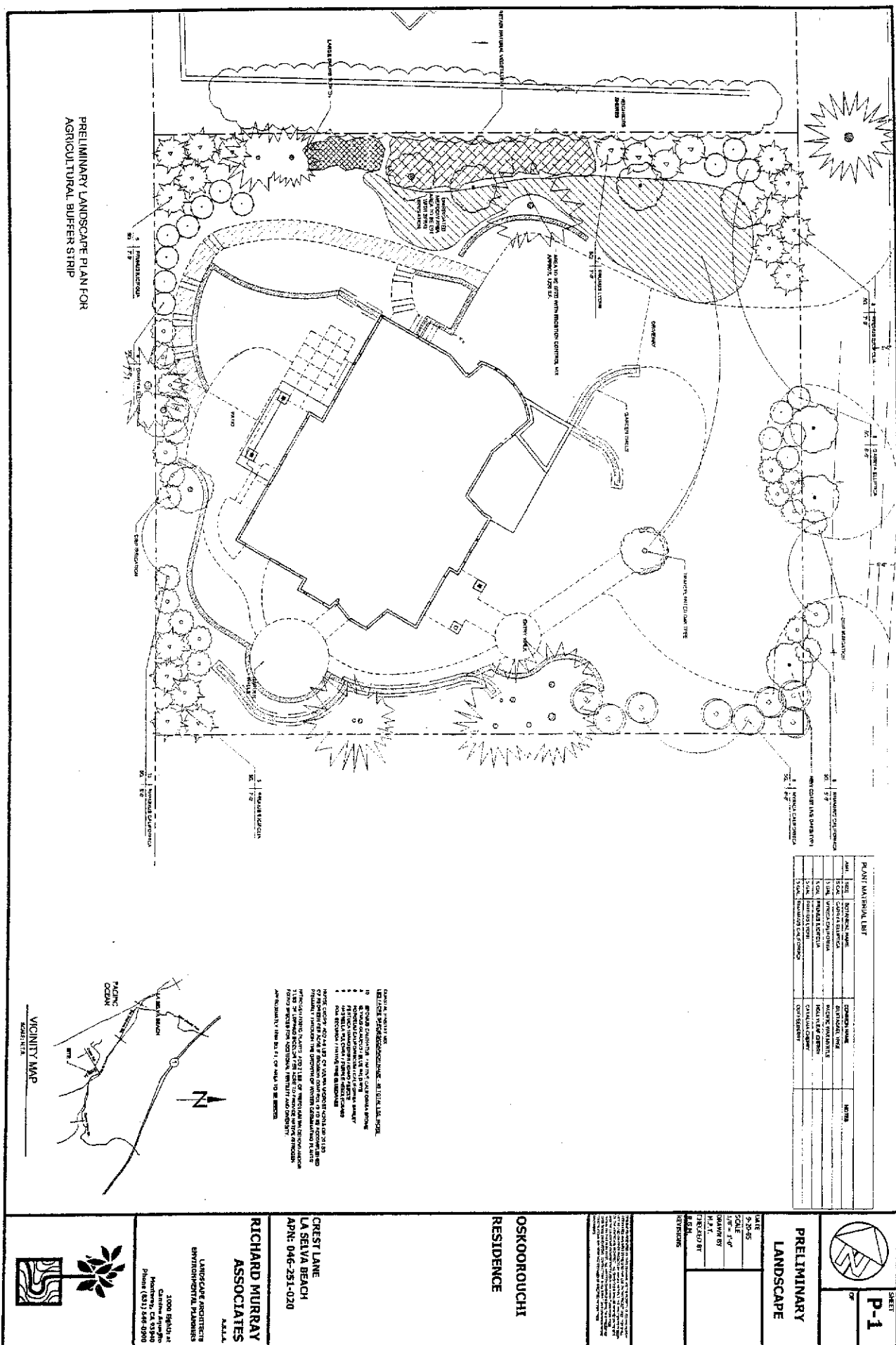
SHEET	A-4	PROJECT: CSE-01-06 DATE: 9-20-05 SCALE: 1/4" = 1'-0" DRAWN BY: [blank] CHECKED BY: [blank] DESIGNED BY: [blank] IN CHARGE: [blank]	ROOF PLAN	OSKOOROUCHI CREST LA SELVA BEACH, CA APN 046-251-020	ALI M. OSKOOROUCHI, Ph.D., G.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA 95018 http://www.aliosk.com/ (831) 325-1848 P.E. C62004 G.E.2584	REVISIONS 11/24/15 Reduced
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45

EXHIBIT



<p>A-6</p>	<p>ELEVATIONS</p>	<p>OSKOOROUCHI CREST LANE LA SELVA BEACH, CA</p>	<p>ALI M. OSKOOROUCHI, Ph.D., G.E. GEOTECHNICAL ENGINEER POST OFFICE BOX 3494 FREEDOM, CA 95019 http://www.aliosko.com/ (931) 325-1046 F.E. C82004 C.E.2594</p>	<p>REVISIONS RESIDENCE SHORTENED SECOND STORY SIZE REDUCED (M.P.Y. 11/02)</p>
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**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or
2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses; based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The habitable structure is proposed to be set back 15 and 35 feet from the adjacent Commercial Agriculture zoned land. With the 40 foot width of the Crest Lane right-of-way, the effective agricultural setback would be proposed to be 15 and 75 feet where 200 feet are required. An effective barrier consisting of a six foot tall solid garden walls enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 046-251-08 and 046-251-17. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Conditions of Approval

Exhibit A: Project Plans by Richard Murray, ASLA, 5 sheets and
Ali Oskoorouchi, Ph.D., P.E., G.E., 6 sheets

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's 046-251-08 and 046-251-17. 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 and Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. 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. A development setback of a minimum of 15 and 35 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN 046-251-08 and 046-251-17.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative and/or physical barrier shall be installed. The applicant's owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. In the event that future County inspections of the subject property disclose non-compliance 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, 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: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa CNZ County Code.

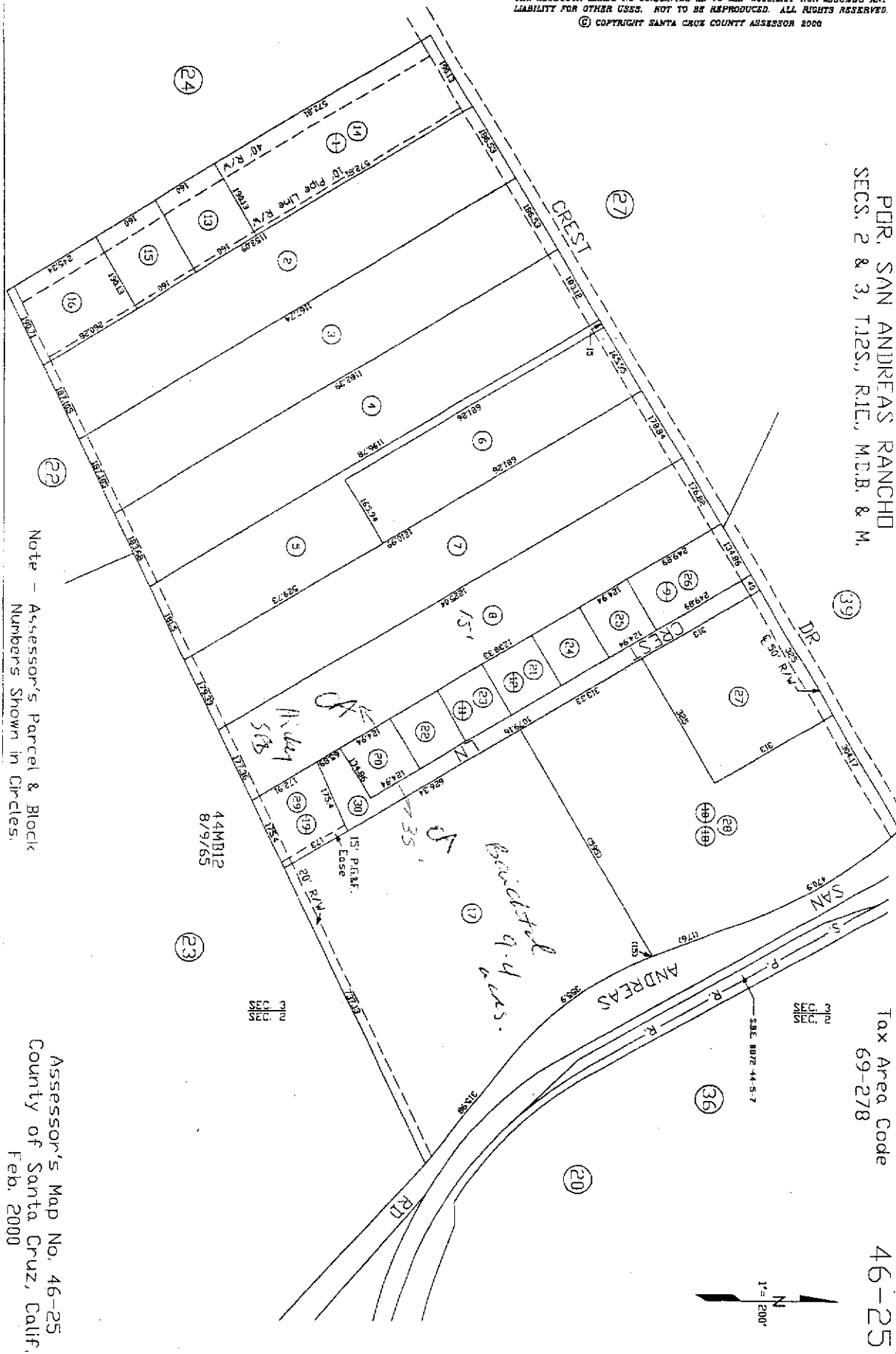
FOR TAX PURPOSES ONLY

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LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SAN ANDREAS RANCHO
SECS. 2 & 3, T12S, R1E, M.D.B. & M.

Tax Area Code
69-278

46-25

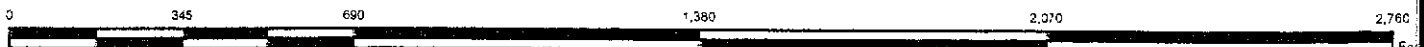
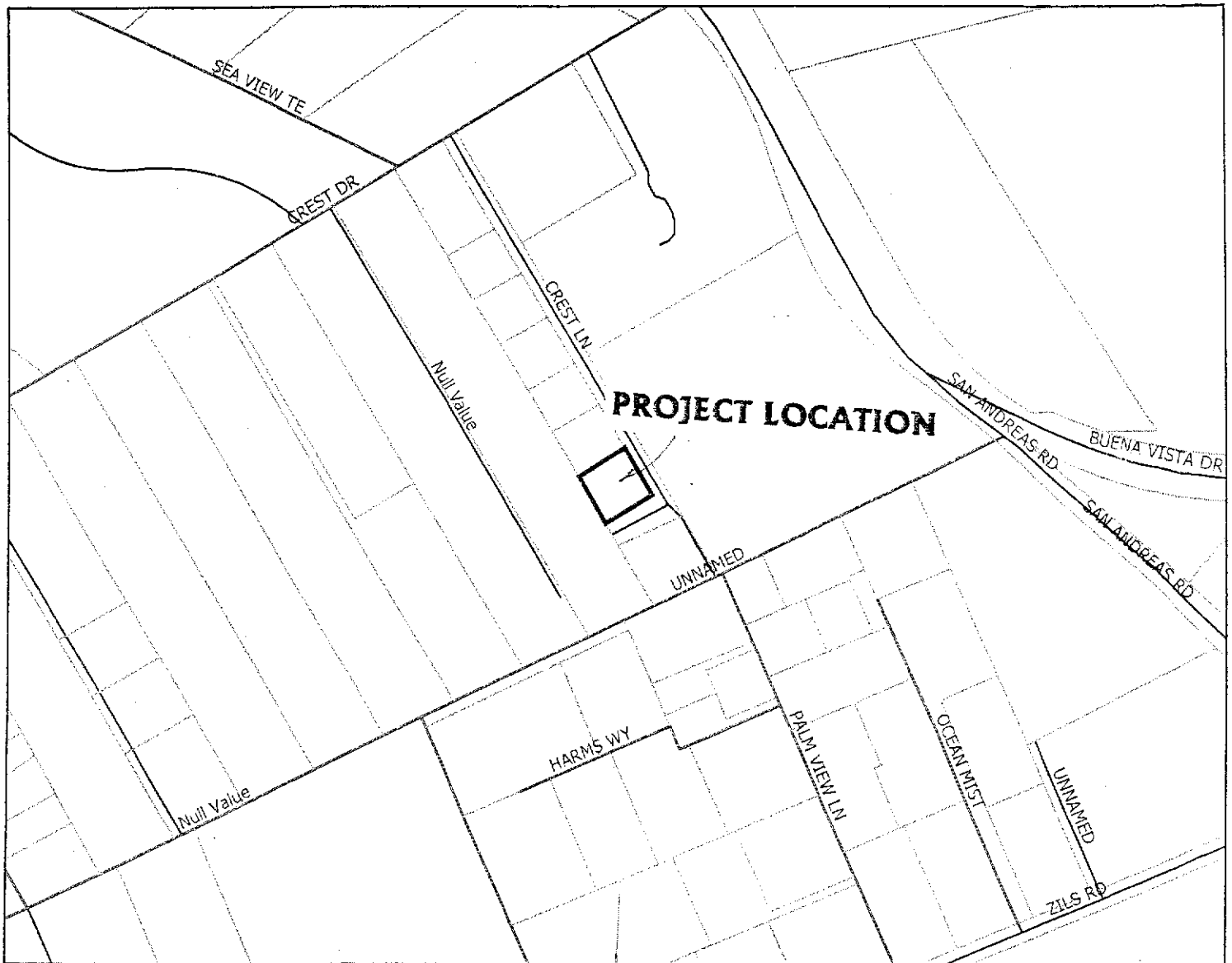


Note - Assessor's Parcel & Block
Numbers Shown in Circles.

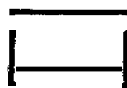


Assessor's Map No. 46-25
County of Santa Cruz, Calif.
Feb. 2000

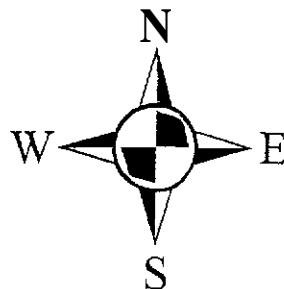


Location Map



Legend

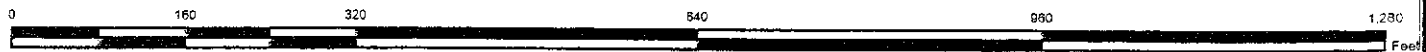
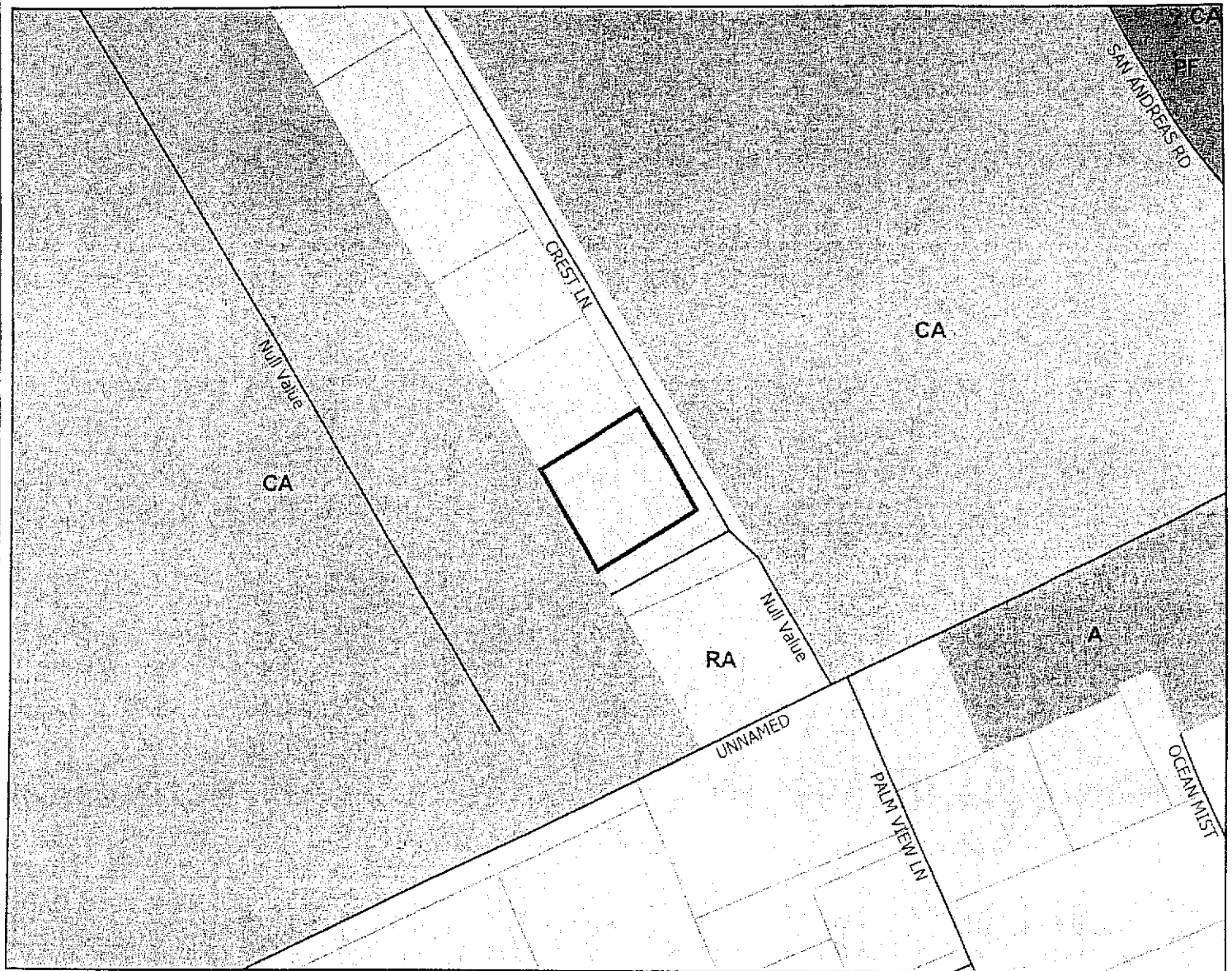
-  APN 046-251-20
-  Assessors Parcels
-  Streets










Map Created by
County of Santa Cruz
Planning Department
October 2005

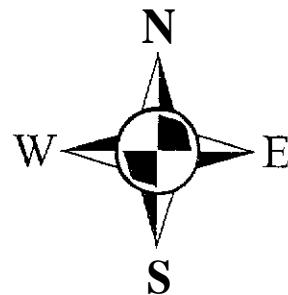


Zoning Map



Legend

-  APN 046-251-20
-  Streets
-  Assessors Parcels
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  PUBLIC FACILITY (PF)

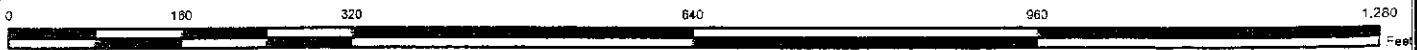
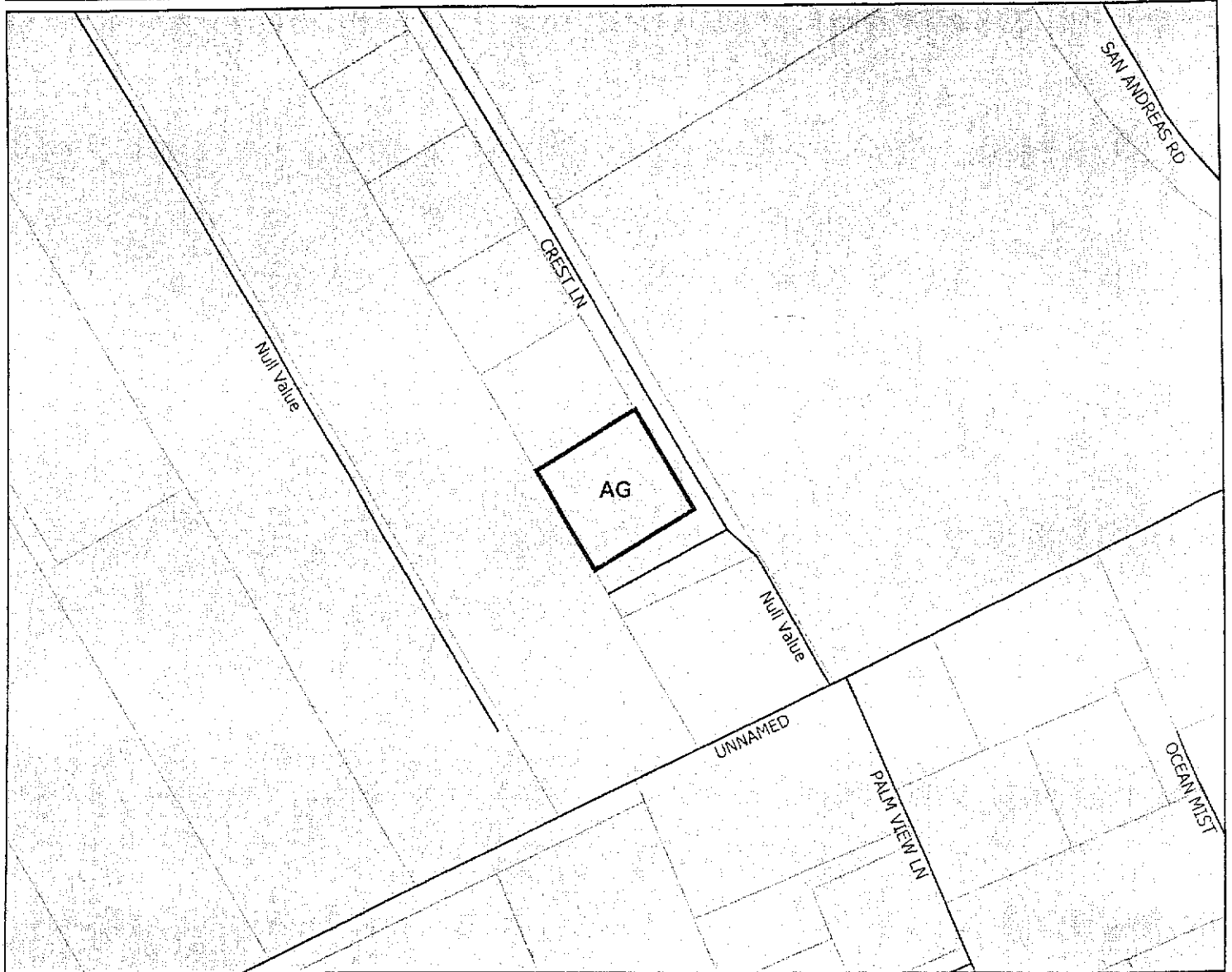


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Planning Department
October 2005

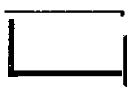
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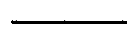
General Plan Designation Map



Legend



APN 046-251-20



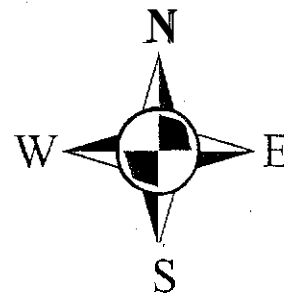
Streets



Assessors Parcels



Agriculture (AG)



Map Created by
County of Santa Cruz
Planning Department
October 2005

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EXHIBIT E

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: Joan Van Der Hoeven
Application No. : 05-0620
APN: 046-251-20

Date: January *ii*, 2006
Time: 08:27:36
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 11, 2005 BY ROBERT S LOVELAND =====

1. Please provide the four grading cross-sections identified on Sheet G-1
2. Please separate out the grading quantities: Indicate the quantities for the basement (which is exempt from grading ordinance), the remainder of the grading for the residence, site work, and overexcavation / recompaction..
3. Clearly identify where the erosion control practices (silt fencing and straw rolls) are to be installed throughout the site. What will be used along the entire length of the north property line?
4. The north property line area contains numerous trees. If these trees are on this property please identify. The plan (Sheet G-1) currently states that the area is covered in brush. NOTE: Some trees may be allowed to be removed @utthat those removed will need to be replaced with new trees (coast live oaks, monterey cypress).
5. There appears to be an additional coast live oak tree on the property that is not shown, please identify.

===== UPDATED ON OCTOBER 12, 2005 BY KENT M EDLER ===== 1. Show the septic system on the grading plans. Please note that Env. Health generally does not allow grading in the area of septic systems. so the grading in this area will most likely need to be eliminated.

2. Fill slopes are shown on the plans as steeper than 2:1 in some locations. This is not acceptable per County Code. Revise plans accordingly.
3. Grading should be revised so as not to conflict with the trees to remain per Bob Lowland's comments.
4. The soils report has been accepted.
5. The dispersion trench northwest of the residence is located above a fill slope and should be relocated away from the fill slope.
6. Show finished pad elevations on sheet G-1.

===== UPDATED ON JANUARY 6, 2006 BY KENT M EGLER =====

The drainage dispersion trench is located in the keyway for the fill slope which has the potential to create instability of the fill slope. Relocate the dispersion trench to an area away from fill locations.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 11, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval:

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2306
Time: 08:27:36
Page: 2

1. Obtain a grading permit
2. Submit a "Plan Review" letter from the project geotechnical engineer prior to building permit issuance.
3. The landscaping plan shall be revised to show the installation of five new California coast live oak trees (24" box) on the property.

===== UPDATED ON JANUARY 6, 2006 BY KENT M EDLER =====

Additional Condition of Approval:

4. Site grading must commence prior to September 1. If grading does not start by September 1, site grading must not start until the following April 15.

Project Review Completeness Comments

===== REVIEW ON OCTOBER 20, 2005 BY JOAN VAN DER HOEVEN =====
Show details of fencing - what height/materials?

Project Review Miscellaneous Comments

----- REVIEW ON OCTOBER 20, 2005 BY JOAN VAN DER HOEVEN -----
Applicant shall be required to record an Agricultural Statement of Acknowledgement form.

Dpw Drainage Completeness Comments

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

----- REVIEW ON OCTOBER 13, 2005 BY DAVID W SIMS -----
General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 5.8.4 Drainage Design in Primary Groundwater Recharge Areas 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

A drainage plan was submitted with the application, and was reviewed for completeness of discretionary development, and compliance with stormwater management controls and County policies listed above. The plan was found to need the following additional information and revisions prior to approving discretionary stage Stormwater Management review.

1) The stormwater plan indicates use of two water dispersion trenches (retention) with connection to the structure roof, and to landscape area drains serving a small portion of the parcel. Conceptually, these structures are potentially an acceptable method of addressing policies 5.8.4 and 7.23.1. Because significant areas of pavement are not connected to the dispersion trenches and instead concentrate and slope these surfaces offsite, it is not apparent whether the mitigation proposal adequately controls runoff rates. The assumption of infiltration through the bottom of transport ditches/swales will not be accepted as an adequate measure to mitigate concentrated runoff. Please clarify how adequate mitigation levels will be achieved

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 3

See item 2

2) There are significant areas of impervious surfacing proposed. This coverage needs to be minimized by reducing the extents, or by making effective and substantial use of porous pavement materials. Site soil mapping indicates permeability conditions very conducive to use of such materials. Please indicate how policy 7.23.2 will be met

3) As presently proposed the driveway layout and associated grading concentrates and discharges runoff offsite onto Crest Lane and possibly into neighboring properties downstream. Apart from mitigation requirements previously mentioned, it is not clear whether the discharge increase is adequately controlled (Policy 7.23.5). The sandy soils in the area may be erosive if subject to concentrated discharge. If such proposal for concentrated discharge is maintained, provide complete details on the plans for the offsite flow path to a point of disposal in a County maintained inlet or to a natural drainage channel. Identify any present inadequacies and propose all necessary improvements. It is recommended that the site design be revised to avoid all concentrated runoff from leaving the property boundaries, and to take advantage of the high soil permeability present onsite.

4) Are culverts or swales needed across the new driveway entrances? Topography and grades are insufficiently shown to allow review evaluation. Please clarify.

----- UPDATED ON JANUARY 13, 2006 BY DAVID W SIMS -----

2nd Routing:

The discretionary review is Complete. The applicant did an excellent job of addressing stormwater control requirements

Prior item 1) Complete. The change to significant areas of porous jointed driveway pavers, addition of a third percolation trench with attachment of additional site drains to this facility, and confirmation of site soil permeability have adequately addressed policies 5.8.4 and 7.23.1.

Prior item 2) Complete. The proposal to change 2,450 square feet of driveway surfacing to porous jointed pavers fully meets policy 7.23.2. The applicant has reduced total impervious coverage by about 36%.

Prior item 3) Complete. Significant concentrated discharge of runoff from site should not occur for the County standard storm with the mitigation measures implemented, so policy 7.23.5 is met. The mitigations should be effective for much higher storm levels as well due to the high permeability of site soils. Over time the paver joints may become less effective, and it may be necessary to replace the joint fill media.

Prior item 4) Complete. Additional topography has been provided, and driveway entrances incorporate a swale to conduct any roadside drainage that may be present

Dpw Drainage Miscellaneous Comments

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

Discretionary Comments - Continued

Project Planner: Joan Van Ger Eoeven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 4

===== REVIEW ON OCTOBER 13, 2005 BY DAVID W SIMS =====

- A) Provide with the building application full construction details of the water dispersion trenches.
- B) Detention will be required only to the extent that predevelopment runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved.
- C) Detail A, sheet G-1 is mislabeled
- D) What is the condition of runoff received from upstream land areas and developments? Please clarify.
- E) County design criteria requires topography be shown a minimum of 50 feet beyond the project work limits. Please provide this extent.
- F) 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>

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JANUARY 13, 2006 BY DAVID W SIMS =====

Miscellaneous: Items may be addressed with the building plans.

- G) Complete. Construction details of the water dispersion trenches have been provided. The detail differs slightly from the plan view representations in placement of the sediment trap and ease of pipe clean out access. Either is acceptable, but the detail appears preferable.
- H) Complete. Proposed mitigation measures are sufficient and do not necessitate detention.
- I) Incomplete. Detail A, sheet G-1 is still mislabeled. The catch basin is titled as a sediment fence. The notation as a V64 drainbox does not agree with the legend for a V12 catch basin.
- J) Incomplete. Applicant has stated that the upslope land grade reaches a knoll top approximately 65 feet upslope. Aerial contour maps support this. The soil survey indicates soil type changes upslope, and higher runoff yield could be expected from this soil, particularly if the access road grading on the parcel upslope directs

Discretionary Comments - Continued

Project Planner: Joan Van Der Hceven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 5

concentrated runoff onto the project parcel, This possibility should be considered. Retaining walls appear to help protect the home. Good vegetation cover or mulches should be established and maintained on the slope immediately above the guest parking spaces so soil fines don't run onto this porous surface and clog the pavement joints.

K) Complete. Additional topography has been shown.

L) Complete. Applicant has provided sufficient drainage information for review

Dpw Driveway/Encroachment Completeness Comments

----- REVIEW ON SEPTEMBER 27, 2005 BY RUTH L ZADESKY =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 27, 2005 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 13, 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 sections, a centerline profile, and typical cross sections.

2. The eastern driveway entrance should have 15' minimum turn radius.

3. Show appropriate scales for all plan views. Correct scale should be 1/8"=1'-0"

4. North arrows should be placed on all plan views and where appropriate.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 13, 2005 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 5, 2005 BY JIM G SAFRANEK ===== Landscape plan must be revised to show removal of retaining walls above proposed leachfields.

===== UPDATED ON JANUARY 12, 2006 BY JIM G SAFRANEK ===== The plan is now acceptable.

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 5, 2005 BY JIM G SAFRANEK ===== Septic permit application was approved by EHS.

===== UPDATED ON DECEMBER 13, 2005 BY JIM G SAFRANEK =====

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0620
APN: 046-251-20

Date: January 17, 2006
Time: 08:27:36
Page: 6

===== UPDATED CN JANUARY 12, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON DECEMBER 21, 2005 BY ERIN K STCW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON DECEMBER 21, 2005 BY ERIN K STOW =====
NC COMMENT



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003

Phone # 831-685-6690. Fax # 831-685-6699

December 21, 2005

Planning Department
County of Santa Cruz
Attention: Joan Van der Hoeven
701 Ocean Street
Santa Cruz, CA 93060

Subject: APN: 46-251-20/ Appl #05-0620
Crest Lane

Dear Ms. Van der Hoeven:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements 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.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on the **plans that are submitted for BUILDING PERMIT.**

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (**2001**) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING , and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.
(e.g. R-3, Type V-N, Sprinklered)

SHOW on the plans a public fire hydrant within 250 feet of **any** portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW 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 adopted standards of the Aptos/La Selva Fire Protection District.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire 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. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions.

SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four(4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of *the* chimney. The wire mesh not to exceed 1/2 inch.

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

SHOW on the plans, DETAILS of the Fire Department Turn-a-round in compliance **with** District Standard. Include dimensions. (See attached).

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.

EXCEPTION: 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.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

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

Sincerely,



Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

cc: Robert & Katharin McElroy
1431 Pembroke Lane
Topeka, KS 66604

Cc: Dee Murray
2272 Kinsley Street
Santa Cruz, CA 93062

cc: Ali Oskoorouchi
420 Estrella Drive
Scotts Valley, CA 95066

05-0620

Joan Vanderhoeven

From: Matthew Yurus [murrayassoc@sbcglobal.net]
Sent: Friday, January 20, 2006 5:10 PM
To: Joan Vanderhoeven; Ali Oskor
Subject: Oskoorouchi Residence

Joan Vanderhoeven,

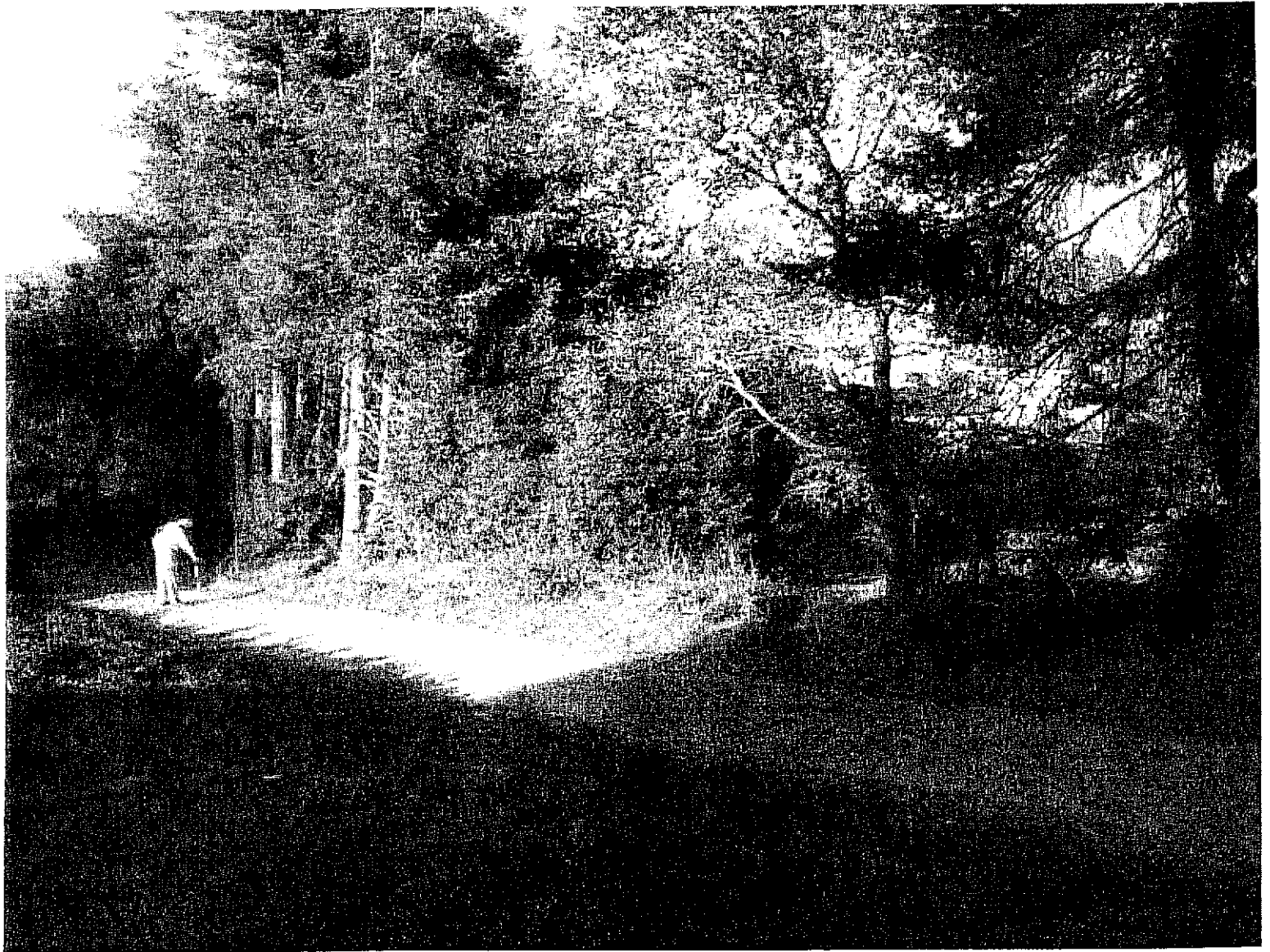
This info is to follow up our phone conversation of this afternoon January 20th.
 These are the plants we are using along the Ag buffer along with Coast Live Oaks.
 All these plants are from the recommended Ag Buffer Planting list. I have also attached a photo
 looking across Crest lane and the west side of the property showing the existing shrubs .

Please call me or e-mail if you have any other questions.

<u>Botanical Name</u>	<u>Common Name</u>
Garrya elliptica	Coast Silktassel, Densely foliated reaching 10-20 ft. high and as wide.
Myrica californica	Pacific Wax Myrtle, Big shrub 10-30 ft. tall and wide.
Prunus ilicifolia	Hollyleaf Cherry, Native to Cal. coastal range. To 10-25 ft. tall and wide.
Prunus lyonii	Catalina Cherry , Big shrub to 15-20 ft. high and wide.
Rhamnus californica	Coffeeberry, Native to Cal. 5-15 ft. tall and 8 ft. wide

Source: Sunset Western Garden Book

Matthew Yurus A.S.L.A.
 Licensed California Landscape Architect # 4355
 Richard Murray Associates
 (831) 646-0900
 (831) 646-9156 fax



RECORDING REQUESTED BY

BOOK 1581 PAGE 259

34407

05-0620

AND WHEN RECORDED MAIL TO

TITLE INSURANCE & TRUST CO.

NOV 26 10 09 AM '63

BOOK 1581 PAGE 259

34407

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX I.R.S. \$.....IN THIS SPACE

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TI NO. 71903

CR

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FREDERICK C. CORFMAN and HILDA V. CORFMAN, his wife, and
RUSSELL J. SHAVELY

hereby GRANT(S) to

VIOLA M. SHAVELY, his wife, as her separate property,

the following described real property in the

County of Santa Cruz

, State of California:

BEING a part of the San Andreas Rancho and being also a part of the lands conveyed to John W. Miller, et ux, by Deed recorded May 18, 1948 in Volume 648 of Official Records at Page 170, Santa Cruz County Records, and further bounded and described as follows:

BEGINNING on the southwest boundary of said lands at a station from which the most western corner of said lands bears North 31° 24' West 875 feet distant; running thence South 31° 24' East 125.0 feet; thence leaving said boundary and running parallel to the northwest boundary North 58° 36' East 134.86 feet; thence North 31° 24' West 125.0 feet; thence South 58° 36' West 134.86 feet to the place of beginning.

TOGETHER WITH a Right of Way over a strip of land 40.0 feet in width, measured at right angles to its side lines, the southwest boundary of which is the northeast boundary of the above-described parcel of land and extending North 31° 24' West to the 50 foot road mentioned in said Deed to Miller.

TOGETHER WITH a Right of Way over said 50 foot road extending North 58° 36' East to San Andreas Road.

Dated: November 20, 1963

STATE OF California } 33.
COUNTY OF San Cruz

On Nov 20 1963 before me, the undersigned, a Notary Public in and for said State, personally appeared
Frederick C. Corfman
Hilda V. Corfman
Russell J. Shavely

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)

Signature

Title Order No. _____

Escrow No. _____

TO 440C (1925)
(Individual)

BOOK 1581 PAGE 260

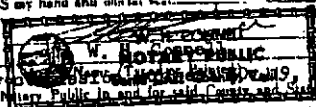
STATE OF CALIFORNIA

COUNTY OF Santa Cruz

On November 26, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUSSELL J. SNAVELY

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

(Seal)
Signature



05-0620

GEOTECHNICAL INVESTIGATION

**Proposed New Residential Building at
Crest Lane, Manresa Beach, CA
APN 046-251-20**

June 29, 2005

**Prepared for:
Dr. Oskoorouchi
420 Estrella Drive
Scotts Valley, CA 95066**

Prepared By

***Ali M. Oskoorouchi, Ph.D., P.E., G.E.
P.O. Box 3494 Freedom, CA, 95019
Ph: (831) 325-1043
FAX: (866) 716-4785
www.aliosk.com***

Project OS-01-05

June 29, 2005

INTRODUCTION

We are pleased to present this report summarizing the results of our geotechnical investigation for the proposed residential building located at Crest Lane San Andreas Road, Manresa Beach, California. Please refer to the Vicinity Map (Figure 1) within the Appendix "A" for the general location of the site. The purpose of this Geotechnical Investigation is to provide soil and foundation design criteria for the proposed building. Conclusions and recommendations pertaining to site preparation, grading and compaction, foundations and allowable bearing capacities, slabs-on-grade, backfill for utility trenches, and surface drainage control are presented herein.

The subject site is gently sloped to flat, with approximately 18,000 sq ft in area. The proposed additional building at this subject site will include a single family residence with approximately 3,100 sq ft. living area. Dr. Oskoorouchi has requested us to prepare a Geotechnical Investigation to provide soil and foundations design criteria, and address liquefaction potential at the subject site.

INFORMATION PROVIDED

A site plan was provided to us by the owner to be used as the base of our Site Plan (See Figure 2, Appendix "A").

SCOPE OF WORK

Our scope of work is limited to the following:

Under the responsible charge of a Licensed Geotechnical Engineer:

1. Soil sampling and classification of soil by drilling three (3) test holes, at least one up to Fifty (50) feet deep (to be drilled to 20 and 13 feet) soil samples were obtained at the expected depth of the footings, followed by the rest for the 5 feet of drilling. At the end of drilling activities, the area was filled with soil excavated from the same area.
2. Laboratory testing of a limited selected soil samples to determine their relevant engineering properties.
3. Compilation and analysis of collected field and laboratory data.
4. Preparation of this written wet stamped geotechnical investigation report presenting our findings and conclusions, and providing additional geotechnical information and professional opinion to the Architect and Structural Engineer of the project with soil data required to design the foundation system for the building.

June 29, 2005

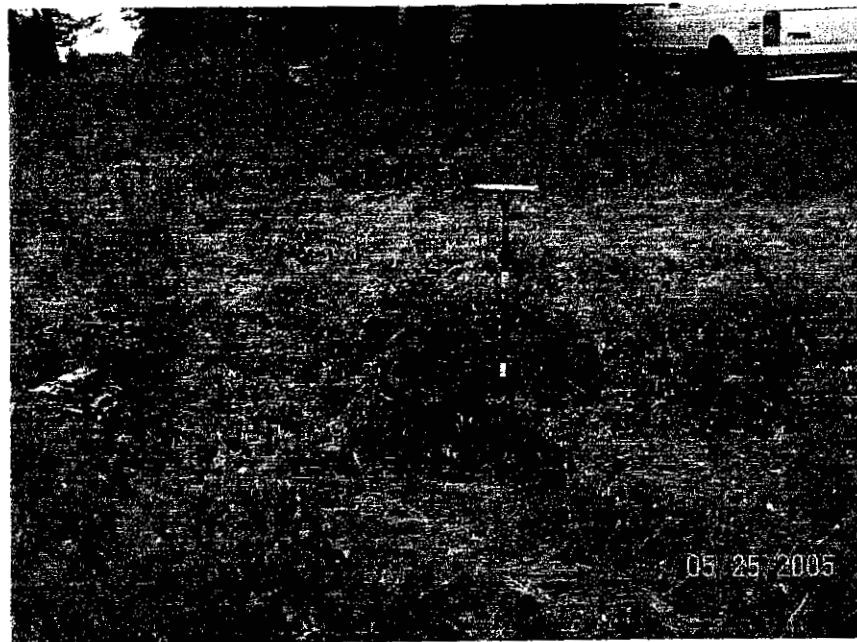
FINDINGS

Existing Site Conditions

The subject site is **flat** with trees and some bushes (See Pictures 1 to 6), where the proposed building will be located on this section. Additionally, there are no signs of fill, cut or any changes having been placed on the site.



Picture 1. Location of Borehole B-1 at the subject site, looking south

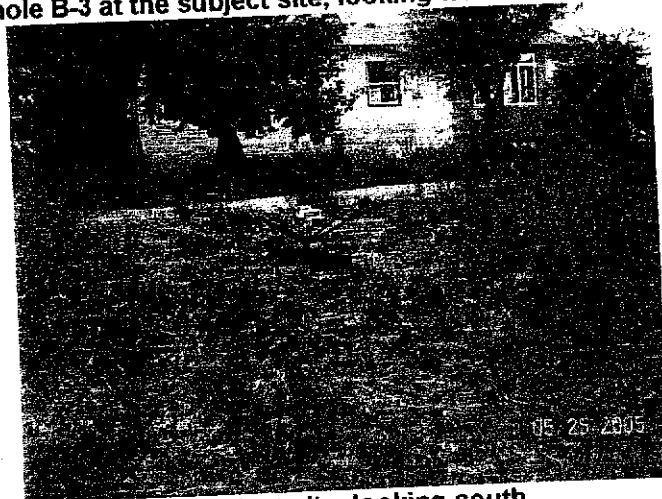


June 29, 2005

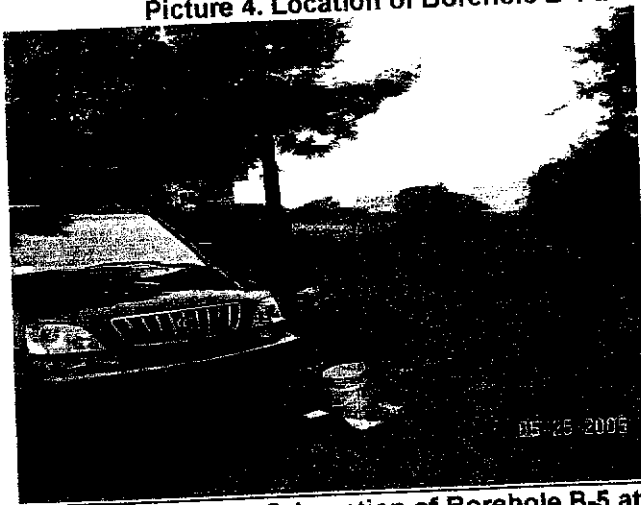
Picture 2. Location of Borehole B-2 at the subject site, looking south



Picture 3. Location of Borehole B-3 at the subject site, looking west



Picture 4. Location of Borehole B-4 at the subject site, looking south



Picture 5. Location of Borehole B-5 at the subject site, looking west

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Picture 6. Location of Borehole B-6 at the subject site, looking SW

Laboratory Investigation

A limited number of field and laboratory classification tests were chosen and performed on samples obtained from boreholes 1 to 6, to assist in classifying the surface soils, which could then be related to allowable bearing capacities, compactability, compressibility and other geotechnical design criteria. Laboratory tests performed during our investigations included the following: Moisture Density, Percent Passing #200 Sieves, and Gradation tests (ASTM D422).

Surface Soil Conditions

Based on our present soil investigations, the project site has a surface stratum of dark brown to brown sand with traces of organic and roots, as well as some traces of silty materials. This soil is believed to be native to the site. No fill was encountered on the site.

The description of these soils and their approximate depths could be found on the Boring Logs in Appendix "A". The logs depict soil conditions at the locations and on the date the holes were drilled.

Subsurface Soil Conditions

Based on the present soil investigation, underlying the surface soils, up to a depth of 50 feet, are poorly graded Sand, brown to gray with traces of silt at some locations. During this investigation, ground water table was not encountered to a depth of 50 feet below the existing grade.

Materials encountered during the present subsurface exploration are described on the appended Test Boring Logs. The logs depict subsurface conditions at the locations and on the date the borings were drilled. Subsurface conditions at other locations might be different. Stratification lines shown on the logs represent the approximate boundaries between soil types; the actual transitions from one soil type to another may be gradual.

June 29, 2005

- a. The parcel is located within the seismically active Monterey Bay Region, and will be subject to severe ground shaking.
- b. Known Active or potentially active faults nearest to the site include: the Zayante-Vergeles Fault, 7.1 km, the San Andreas (1906), 11.6 km, the Sargent Fault, 17.4 km, and Monterey Bay-Tularcitos Fault 19.3 km.
- c. The site is likely to be shaken by earthquakes of approximate magnitude 8.0 (Similar to the "San Francisco: earthquake of 1906), with an average recurrence interval between 138 to 188 years along the North coast segment of the San Andreas Fault. Also, earthquakes of magnitude 6 to 7 are likely along many of the faults within the Monterey Bay area.
- d. The potential for liquefaction or lateral spreading to occur on the site is considered low due to lack of groundwater at depths sufficient to form a stem.

Seismic hazards can be divided into two general categories: hazards due to ground rupture and hazards due to ground shaking. Since no known active or potentially active faults cross the site, the risk of earthquake-induced ground rupture occurring across the property is considered low.

Should a major earthquake occur with an epicentral location close to the site, ground shaking at the site will be severe. The effects of the ground shaking on the proposed additions, future planned structures and other improvements can be reduced by earthquake resistant design in accordance with the latest edition of the Uniform Building Code (UBC). If the 1997 version of the UBC is utilized for seismic design, the recommendations of the "1997" UBC Design Considerations" section of this report should be followed.

CONCLUSIONS AND RECOMMENDATIONS

From a geotechnical engineering viewpoint, the site we studied is suitable for the proposed development provided the recommendations in this report are closely followed.

Our recommendations are presented as guidelines to be used by project planners and designers for the project. These recommendations have been prepared assuming that we will be commissioned to review project grading and design, and to observe and test during earthwork operations on-site. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during construction with those encountered during this investigation.

Site Preparation, Grading and Compaction

Prior to grading, the site should be cleared of obstructions and deleterious material such as abandoned utility lines (if present). Debris and materials arising from clearing and removal operations should be properly disposed of off-site.

Surface vegetation at the site should be stripped, and removed. Soil containing more than 2% organic matter by weight, should be considered organic. For planning purposes, assume a depth of 4 inches for stripping of surface vegetation and organic material. The actual stripping depth should be determined by the Geotechnical Engineer in the field at the time of stripping.

Structural fill should be placed on firm native material that has been approved by the Geotechnical Engineer. Loose material should be removed before placement of structural fill. The depth of fill should be determined by the Geotechnical Engineer at the time of construction.

TRAFFIC INDEX	ASPHALTIC CONCRETE (INCHES)	CLASS 2 AGGREGATE BASE (INCHES)	TOTAL THICKNESS (INCHES)
4.0	2.5	8.0	10.5
6.0	3.5	12.0	15.5

All aggregate bases should be compacted to a relative compaction of at least **95** percent, based on the ASTM D1557-00 Test Procedure.

2001 CBC Seismic Design Considerations

If the 2001 CBC is utilized for structural design of the proposed residential site, the following design criteria should apply. The San Andreas Fault (Seismic source Type A) is considered the critical fault segment with respect to **2001** CBC seismic design. At a distance of approximately 11.6 kilometers from the site, with Soil Profile Source Type S_e , this fault generates the following values: $N_a = 1.0$ $N_v = 1.1$ $C_a = 0.44$; $C_v = 0.72$; $T_s = 0.654$ and $T_o = 0.131$. These are recommended values. The structural designer may utilize different values at his or her discretion.

Drilled Piers

The following recommendations apply to buildings of wood, steel or concrete construction limited to a height of no more than two stories. Should planned development differ from these assumed conditions, **we** should be notified to determine if additional investigation is warranted.

The proposed new structures may be supported by drilled pier, they should be **12-18"** in diameter, and must be the larger of **12** feet deep, or **3** feet into dense native material. Passive soil pressure against the sides of drilled piers may be taken as equivalent to the pressure exerted by a fluid

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weighing 300 pounds per cubic foot (ultimate). The piers may be designed to impose an allowable bearing capacity of 7,000 to 12,000 (depends on the pier diameter) pounds in compression and 4,000 to 7,000 pounds in tension from dead plus normal live loading. This value may be increased by one-third for wind or seismic loading. To improve side friction, we recommend removal of the casings (if possible) in place. Also a geotechnical engineer prior to placing steel reinforcing should observe all drilled piers.

Concrete should be placed in drilled excavations that have been kept moist and which are free from water, loose or soft soil or debris. All drilled pier excavations should be observed by a representative from our company, prior to placing steel reinforcing.

Conventional Shallow Footings

The following recommendations apply to buildings of wood, steel or concrete construction limited to a height of no more than two stories. Should planned development differ from these assumed conditions, we should be notified to determine if additional investigation is warranted.

The proposed new structures may be supported by perimeter conventional continuous strip footings and structural grade beams or slabs as outlined herein, if the top 3 to 4 feet of the soil is modified. The perimeter footings should have a minimum depth of 18 inches below the lowest adjacent grade, with a minimum width of 15 inches. The footings may be designed to impose pressures up to 2500 pounds per square foot on foundation soils, from dead plus normal live loading. This value may be increased by one-third for wind or seismic loading. Using these criteria, total and differential settlements are expected to be less than 1.0 and 0.75 inches respectively. To improve the foundation capabilities to resist possible low settlement during earthquake and possible local saturation, it is strongly recommended to interconnect the strip footings (Grid System) approximately every 16 feet, if perimeter foundation is used. The interconnection elements should meet the footing specifications.

Concrete should be placed in foundation excavations that have been kept moist and which are free from drying cracks and contain no loose or soft soil or debris. Subgrade in footing areas should be prepared per the recommendations of the "Site Preparation, Grading and Compaction" section of this report.

All foundation excavations should be observed by a representative from our company, prior to placing form work and steel reinforcing.

Concrete Slabs-on Grade

Slab-on-grade areas should have the top 12 inches sub-excavated, mixed with 5- 10% binder, backfilled, and re-compacted per following specifications. To improve bearing capacity, and reduce settlement potential and floor dampness, the following steps must be taken:

- a minimum 6 inch section of Caltrans Class II Aggregate Base should be placed immediately over the compacted soil sub-grade
- next, a minimum 4 inch section of capillary break material should be placed on top of the Caltrans Class II Aggregate Base. Capillary break material should be free-draining, clean 3/4-inch crushed gravel (or Drain Rock).
- Next a vapor barrier is recommended to further reduce floor dampness. The type of vapor barrier should be specified by the design engineer, but if visqueen or similar material is to be utilized, it should have a minimum thickness of 10 mils.
- Finally, the vapor barrier should be covered by a 2-inch sand cushion to protect the membrane and to aid in curing of the concrete.

If joints exist between the footings and slabs, we recommend 30 pound felt to be used as a separator between the edges of slabs-on-grade and footing areas.

Utility Trenches

The sidewalls of trenches constructed in these materials **will** be prone to sudden collapse (for trenches deeper than 4 feet) unless they are properly shored and braced or laid back at an appropriate angle. Project designers should make a clear note of this fact in the project specifications and on the project plans and should draw attention to contractors and particularly the underground contractor, to the need to properly shore and brace or lay back the side walls of trenches.

All work should comply with the State of California Construction Safety Orders for "Excavations, Trenches, and Earthwork".

For the purpose of this Section of the report, backfill is defined as material placed in a trench starting 1 foot above the pipe, and bedding is all material placed in a trench below the backfill.

Unless concrete bedding is required around utility pipes, free draining sand should be used as bedding. Sand bedding should be compacted to at least 90 percent relative compaction based on ASTM Test Procedure D1557-00, or to the degree of compaction specified by the utility designer.

Approved import sand should be used as utility trench backfill. Backfill in trenches located under and adjacent to structural fill, foundations, concrete slabs and pavements should be placed in horizontal layers no more than 8 inches thick. Each layer of imported trench backfill should be water conditioned and compacted to at least 95 percent relative compaction, if it is underneath the pavement area. Compaction of backfill by water jetting should not be permitted.

We recommend that within three feet of the structure foundation, a dense material or control density fill (CDF) be used for the trench backfill and bedding, to seal the trench and prevent a conduit for water to enter beneath the structure foundation.

Surface Drainage

Surface drainage gradients should be planned to prevent ponding and to promote drainage of surface water away from structure foundations, slabs, edges of pavements and sidewalk, toward suitable collection and discharge facilities. We recommend that within 5 feet of the perimeter foundations, the ground surface be sloped at least 2 percent away from the structure.

Building roof eaves should have rain gutters, with outlets from the down spouts provided with adequate capacity to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion by cobble blankets or other suitable measures.

Post-Report Geotechnical Services

We recommend our company be commissioned to provide the following services:

- 1) Review project grading and foundation plans during project design.
- 2) Observe, test and advise during site preparation, grading and compaction.
- 3) Observe foundation excavation for conventional shallow footings.
- 4) Observe, test and advise during backfilling and compaction of on-site utility trenches.
- 5) Observe, test and advise during slab-on-grade pavement sub-base and aggregate base construction.

Dr. and Mrs. Oskoorouchi
Geotechnical Investigation
Crest Lane, Manresa Beach, California
APN 046-251-20

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June 29, 2005

LIMITATIONS

Changes in **project** design will render our recommendations invalid unless our Staff reviews such changes and our specific recommendations are modified accordingly.

Our recommendations have been made in accordance with the **principles** and practices generally employed by the geotechnical engineering profession. This is in lieu of all other warranties, express or implied.

Subsurface exploration of any site is necessarily confined to selected locations and conditions may, and often do vary between and around these locations. If varied conditions are encountered during construction, additional exploration, testing and construction modification may be required. To compare the generalized site conditions assumed in this report with those found on the site at the time of construction, **all earthwork** and associated operations should be observed and tested by our field representative.

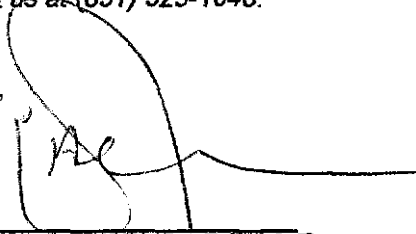
This report is issued with the understanding that it is the responsibility of the Owner, or his representative, to ensure that the information and recommendations contained within this report are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field.

The findings of this report are valid as of the present date. However, changes in the conditions of the property could occur with the passage of time, whether they are due to natural processes or the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from **legislation** or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, **wholly** or partially, by changes outside our control. This report should be reviewed in **light** of future planned construction and then current applicable codes.

Any person concerned with this **project** who observes conditions or features of the site or the surrounding areas that are different from those described in this report should report them immediately to us and the owner for evaluation.

If you should have any questions, or if we can be of any further assistance, please do not hesitate to contact us at (831) 325-1048.

Sincerely,



Ali M. Oskoorouchi, Ph.D., P.E., G.E.
Geotechnical Engineer of Project
C62004
GE 2594
Expires 9/30/2005

