



Staff Report to the Zoning Administrator

Application Number: **05-0446**

Applicant: Dennis Norton
Owners: Ruben & Nora Jauregui
APN: 046-141-53

Agenda Date: May **05,2006**
Agenda Item #: **5**
Time: After 10:00 a.m.

Project Description: Proposal to construct a single-family dwelling with an attached garage, install two 5,000 gallon water storage tanks, and to grade approximately 600 cubic yards of earth.

Location: Property located on the north side of Rancho Road approximately ¼ mile north from Buena Vista Drive (immediately adjacent to 72 Rancho Road) in Watsonville.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Coastal Development Permit, Preliminary Grading Review, Large Dwelling Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0446, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	2.1 acres
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Very low density residential, commercial agriculture
Project Access:	Buena Vista Drive to Rancho Road
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	RA (Residential Agriculture)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elkhorn sandy loam, Pinto loam (Exhibit G, geotechnical report)
Fire Hazard: Mitigatable fire hazard
Slopes: 2 – 15 percent slopes
Env. *Sen.* Habitat: Mapped biotic/no physical evidence on site
Grading: Grading for foundation 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

Urban/Rural Services Line: Inside X Outside
Water Supply: Private well
Sewage Disposal: CSA#12 private septic system
Fire District: Pajaro Valley Fire Protection District
Drainage District: Non-zone

History

The parcel was created by Minor Land Division **76-1460** recorded in the Official Records of the county of Santa Cruz at Volume 24 Page 11 Parcel Maps. A previous Development Permit for the construction of a single-family dwelling on the site was approved as Application 98-0391 but was not exercised. A subsequent Development Permit for a single-family dwelling was applied for as Application 01-0050 but was abandoned.

Project Setting

The vacant parcel is located on the north side of Rancho Drive about ¼ mile north from Buena Vista Drive. The property is mapped biotic and special forest but the project, as proposed, will have no negative effects on either resource. The natural topography of the site slopes downward from the rear of the parcel to Rancho Road, with slopes ranging from 2 – 15 percent. A graded driveway flanks the western property boundary up to the building site on the north edge of the parcel. The parcel is not visible from the Highway One scenic corridor and is more than 200 feet distant from commercial agricultural operations in the vicinity.

Zoning & General Plan Consistency

The subject property is a 2.1-acre lot, located in the RA (Residential Agriculture) zone district, a designation that allows residential uses. The proposed residential development is a principal permitted use within the zone district. The project is consistent with the site's (A) Agriculture

General Plan designation in that one single-family dwelling is permitted on parcels less than 2.5 acres in size where there is no conflict with any adjacent agricultural activity as per Policy 5.14.1.a.

	Max Height	Setbacks	Lot Coverage	Max. No.stories
RA District	28 feet	40/20/20	10 percent	Two stories
Proposal	27	510/20/60	4.6 percent	two

The proposed residence exceeds 7,000 square feet in size (residence and attached garage are 7,176 square feet, Exhibit A), and is subject to the Large Dwelling permit requirements and design guidelines of County Code Section 13.10.325. The project is consistent with large dwelling design guidelines in that changes in the natural topography of the building site are minimized with the proposed dwelling to be located on an existing graded pad with the house and attached garage located below the highest point of the ridge (Exhibit A, Sheet 3, Topographic Map, Mid Coast Engineers). Neutral earth tone colors and natural materials are to be utilized to reduce the appearance of building bulk. The mass of the structure is broken up by the use of the one-story attached garage and the two-story residence punctured with balconies, windows and doors, columns, varying pitched roof-lines and recessed wall planes. Landscaping helps to blend the structure with the natural environmental setting of the site. The proposed structure does not block any public view sheds and setbacks are sufficient to preserve neighboring property privacy and solar access.

Local Coastal Program Consistency

The proposed residential development 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. Public coastal access in the vicinity is available at Manresa, Sand Dollar and Sunset State Beaches.

Design Review

The proposed residential development complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as a varied roofline, punctured large wall expanses with balconies, recessed wall planes, columns, and windows and doors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Neutral earth tone colors and natural materials are to be utilized to reduce the appearance of building bulk. Landscaping helps to blend the structure with the natural environmental setting of the site.

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.

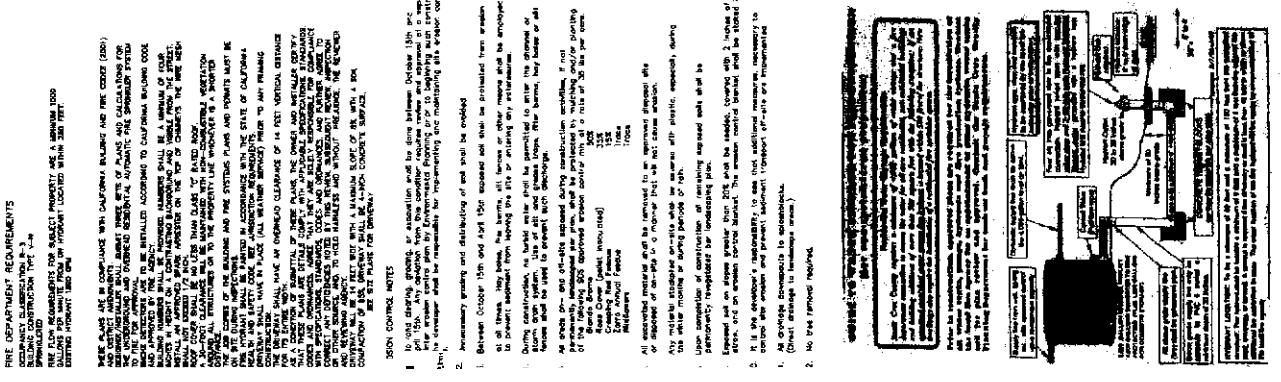
Staff Recommendation

- e APPROVAL of Application Number **05-0446**, based on the attached findings and conditions.
- e Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

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

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
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Santa Cruz CA 95060
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SCALE 1" = 10'-0"

2a

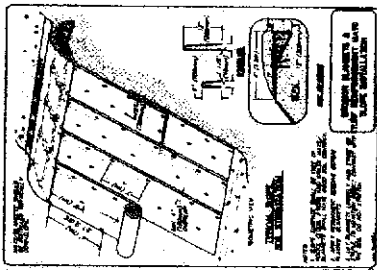
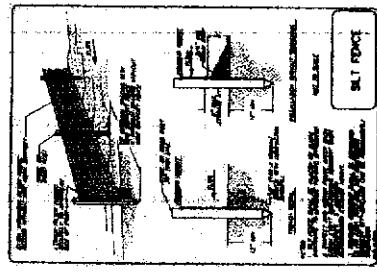
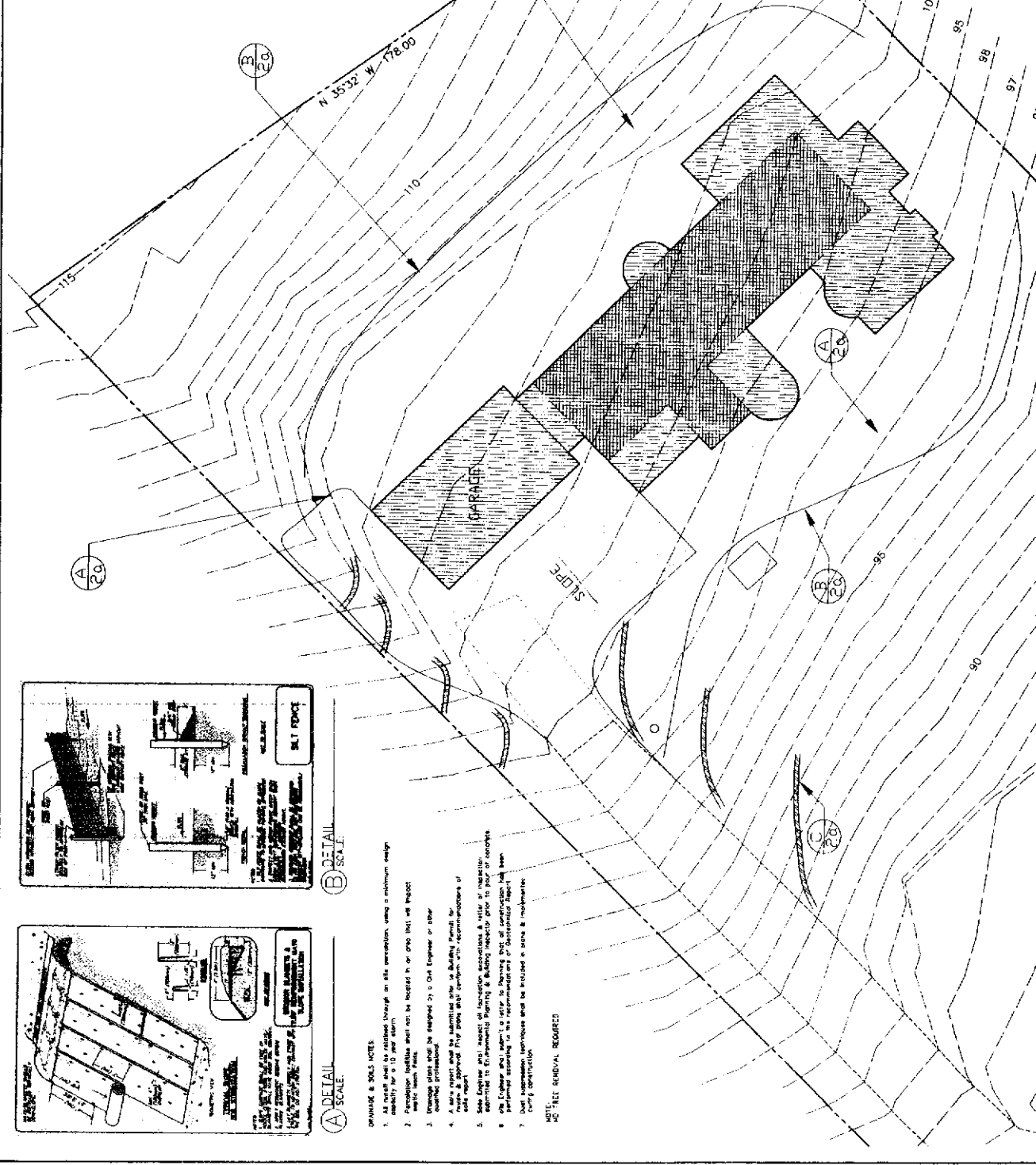
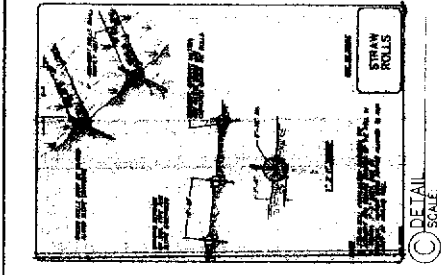
EROSION CONTROL

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING

NO. 04-002

JAUREGUI RESIDENCE
90 RANCHO RD.
WATSONVILLE, CA
APN 046-141-53

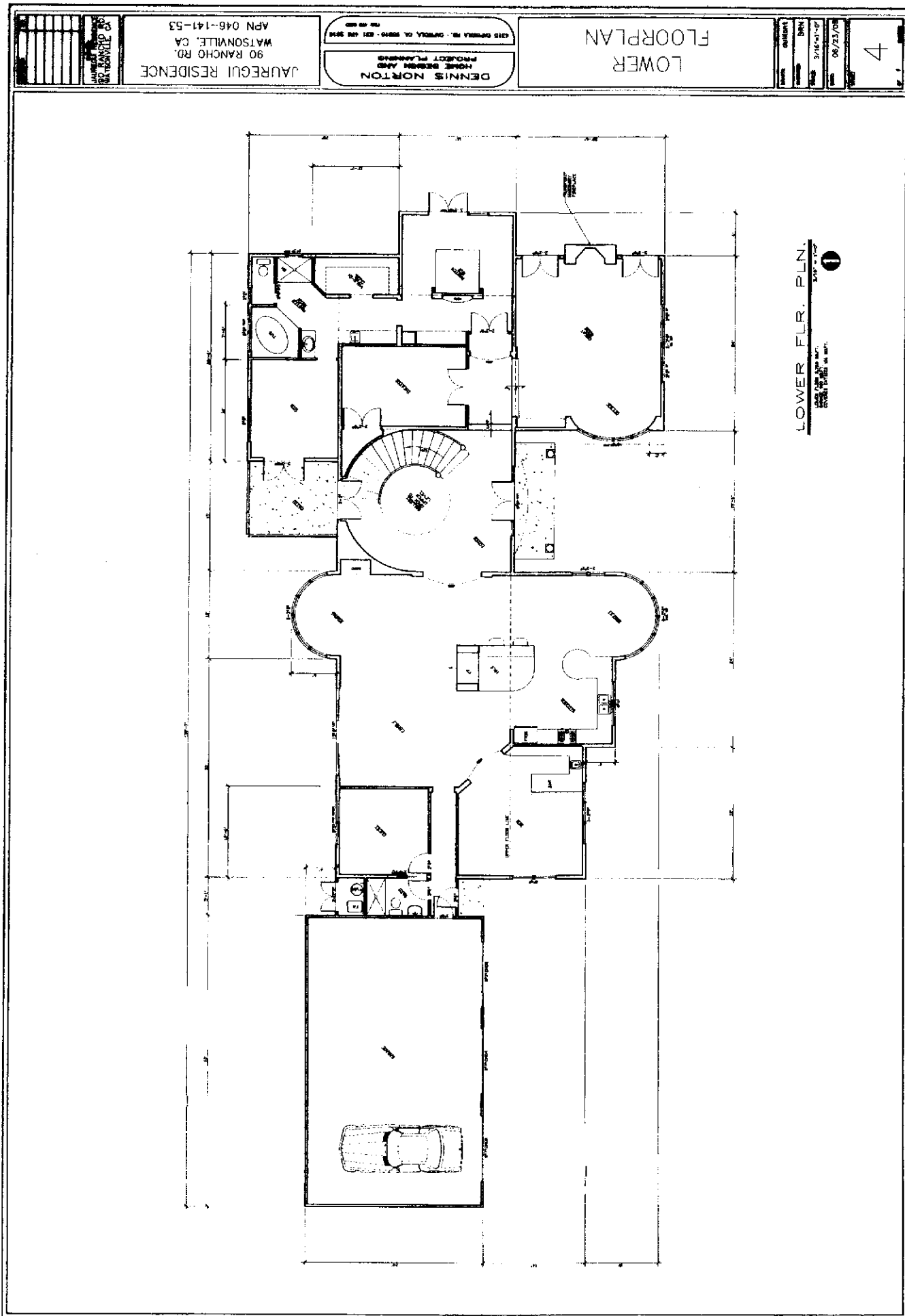
LAURENCE T. JAUREGUI
WATSONVILLE, CA
07/11/05



A DETAIL SCALE

B DETAIL SCALE

- EROSION & SOILS NOTES:**
1. All erosion control measures shall be installed prior to any grading or construction.
 2. Erosion control measures shall not be installed in any area where they would interfere with the construction of any other structure.
 3. Erosion control measures shall be installed in accordance with the specifications of the local jurisdiction.
 4. A site report and a detailed plan of the erosion control measures shall be submitted to the local jurisdiction for review and approval.
 5. The Engineer and the local jurisdiction shall be responsible for the inspection and maintenance of the erosion control measures.
 6. The Engineer and the local jurisdiction shall be responsible for the removal of the erosion control measures after the construction is completed.
 7. The local jurisdiction shall be responsible for the maintenance of the erosion control measures during the construction.
- NOTE:**
NO TREE REMOVAL REQUIRED



LOWER FLR. PLN.
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 1/8" = 1'-0"
 3/16" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
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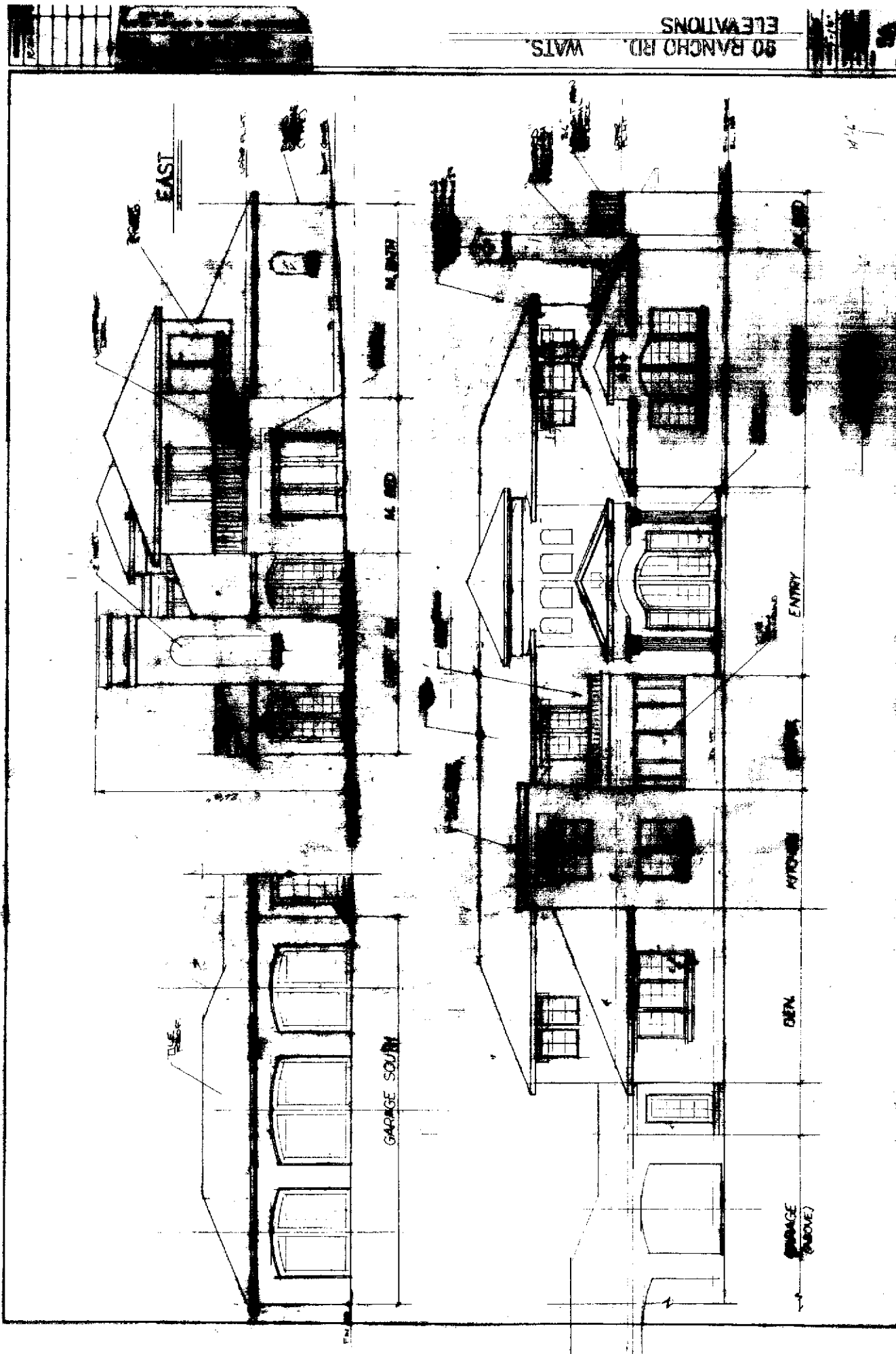
LOWER
 FLOORPLAN

DENNIS NORTON
 PROJECT PLANNER
 1315 DOWNEY BL. - DOWNEY, CA 90241 - TEL 408 598 5555

JAUREGUI RESIDENCE
 90 RANCHO RD.
 WATSONVILLE, CA
 APN 046-141-53

WATSONVILLE, CA
 95070

DATE: 08/22/01
 DRAWN BY: JLN
 CHECKED BY: JLN
 SCALE: 1/8" = 1'-0"



(ENCLAVE)

2009

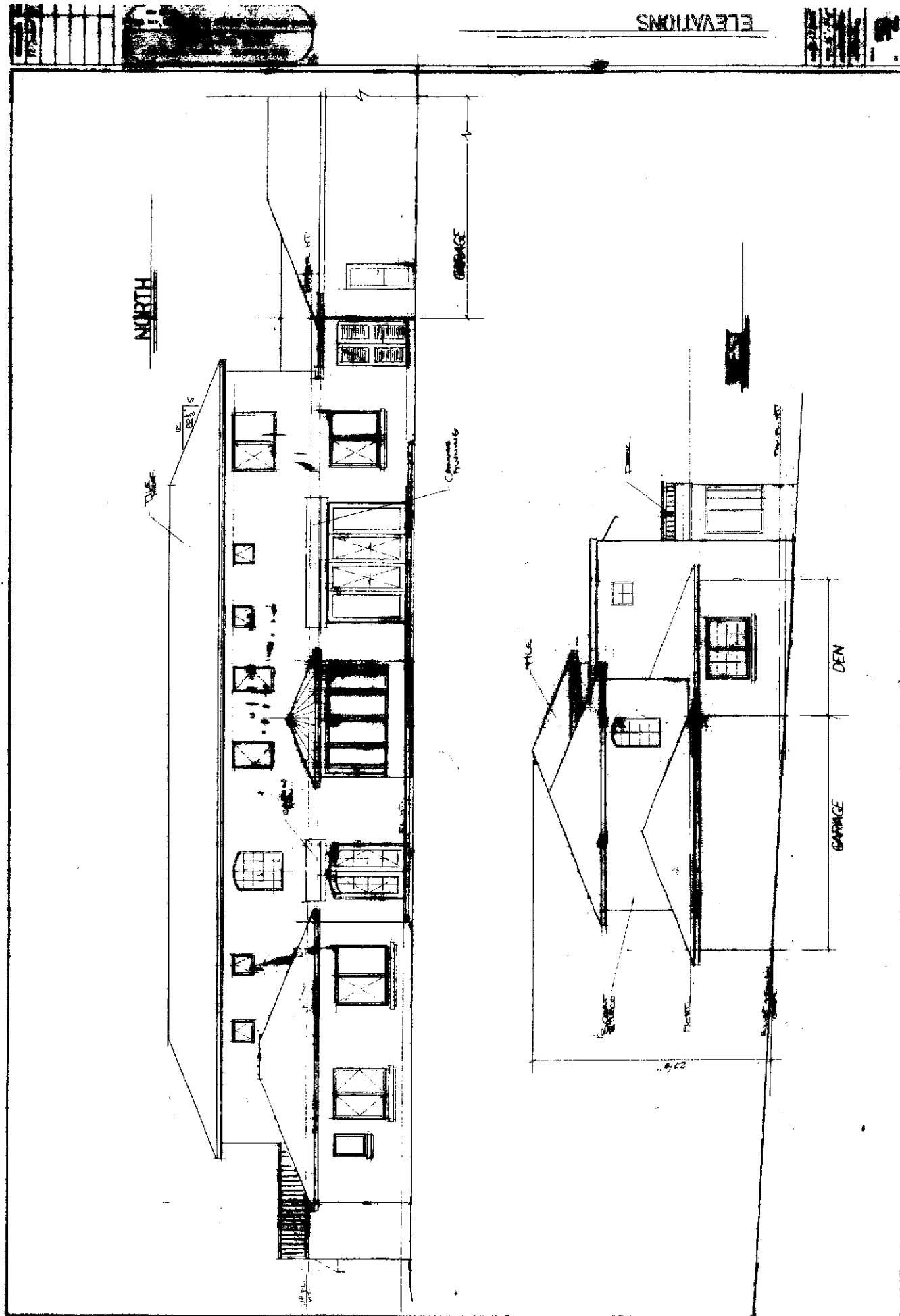
Activity 3

100

GARAGE SOURCE

FAST

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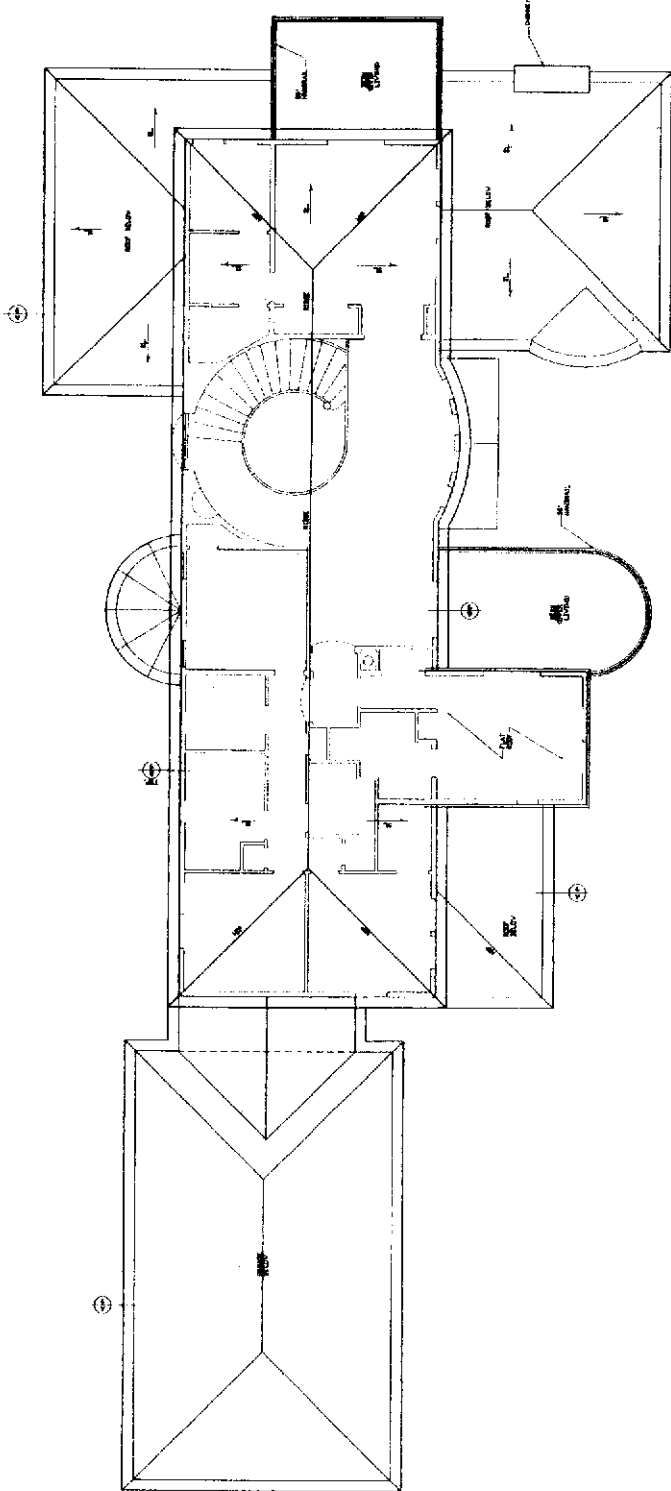
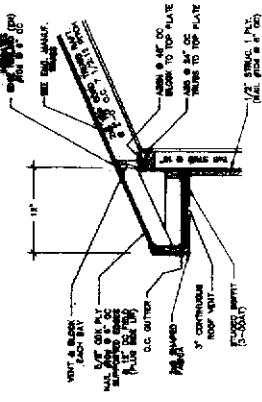


MAKING SCHEDULE AND 2002 CALIFORNIA BUILDING CODE

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① TYPICAL EYE SCALE: 1" = 1'-0"



ROOF PLANS

MANUFACTURED TRUSSES, TRUSSES MANUFACTURED TO SUPPLY CALCULATIONS & SHOP DRAWINGS FOR APPROVAL BY THE BUILDING DEPARTMENT. PRIOR TO SUBMITTING TO BUILDING DEPARTMENT.

JAUREGUI RESIDENCE
90 RANCHO RD.
WATSONVILLE, CA
APN 046-141-53

DENNIS NORTON
ARCHITECT
1000 17TH ST. N. SUITE 100
DENVER, CO 80202

ROOF
PLANS

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 residential development is a principal permitted use within the RA zone district. The project is consistent with the site's (A) Agriculture General Plan/LCP designation as one single-family dwelling is permitted on parcels less than 2.5 acres in size where there is no conflict with any adjacent agricultural activity as per Policy 5.14.1.a.

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

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

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

This finding can be made, in that the proposed single-family dwelling is consistent with all the design criteria and special use standards and conditions of this chapter pursuant to County Code Section 13.20.130 in that the project does not require excessive grading, is not located on a prominent ridge, and will be visually compatible with the character of the surrounding rural residential neighborhood. Coastal design criteria require that development be located on the site to be least visible from public view, and that development not block public views of the shoreline. The site is not located within the public view shed and the single-family dwelling is designed to be consistent with the surrounding neighborhood. The proposed height of the structure is 27 feet, which is consistent with other homes in the neighborhood. The driveway and building pad have already been established and the overall topography of the parcel remains in tact. Exterior surfaces of the residence shall be natural in appearance, neutral earth tone in color, and complementary to the site. Landscaping shall blend the structure with the natural environmental setting of 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 residential development 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. Fee supported public coastal access in the

vicinity is available at Manresa, Sand Dollar and Sunset State Beaches.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the proposed single-family residence 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 residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets and exceeds 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 residential development 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 residence that meets all current site standards for the RA zone district. The proposed single-family dwelling complies with the residential site standards for building height, setbacks, lot coverage, number of stories, and parking requirements.

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 residential development 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 residential development 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 residential development will not be improperly proportioned to the 2.1-acre 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 residential development will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on 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 residential development 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 along Buena Vista Drive.

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 residential development 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 residential development 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.

Large Dwelling Findings

1. The proposed structure is compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the Large Dwelling Design Guidelines; or

The proposed residential development complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as

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APN 046-141-53

Owner: Ruben & Nora Jauregui

a varied roofline, punctured large wall expanses with balconies, recessed wall planes, columns, and windows and doors to reduce the visual impact **of** the proposed development on surrounding land uses and the natural landscape. Neutral earth tone colors and natural materials are to be utilized to reduce the appearance of building bulk. Landscaping is required to mitigate the visual impact of the proposed single-family dwelling with the natural environmental setting of the site.

2. The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public view sheds, neighboring property privacy or solar access, and its design is consistent with the Large Dwelling Guidelines.

Conditions of Approval

Exhibit **A** Project Plans, 9 sheets by Dennis Norton, dated 6/23/05 revised 12/29/05.
Landscape Plan, Michael Arnone, Landscape Architect, dated 3/30/06.

- I. This permit authorizes the construction of a two-story single-family dwelling with an attached garage. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official. Grading shall not exceed 1,000 cubic yards.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format. Only neutral, earth tone colors shall be permitted on exterior surfaces.
 2. Grading, drainage, and erosion control plans. The grading plan shall be prepared by a licensed civil engineer or licensed architect for review.
 3. **An** original signed and stamped "Plan Review" letter from the project geotechnical engineer is required.
 4. 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.

5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Obtain ~~an~~ Environmental Health Clearance for this project from the County Department of Environmental Health **Services**.
 - F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - G. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. Pay the current fees for San Andreas Parks and Child Care mitigation for ten bedrooms. Currently, these fees are, respectively, \$800 and \$109 per bedroom.
 - I. Provide required off-street parking for 9 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 report by Redwood Geotechnical Engineering, Inc. dated January 2006.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall

Application #: 05-0446

APN: 046-141-53

Owner: Ruben & Nora Jauregui

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: 05-0446

Assessor Parcel Number: 046-14 1-53

Project Location: 90 Rancho Road, Watsonville CA 95076

Project Description: proposal to construct a single-family dwelling

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 476-2616

- 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 small structure, a single-family dwelling.

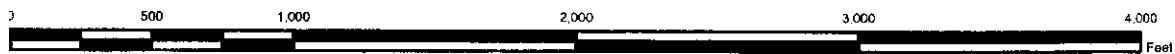
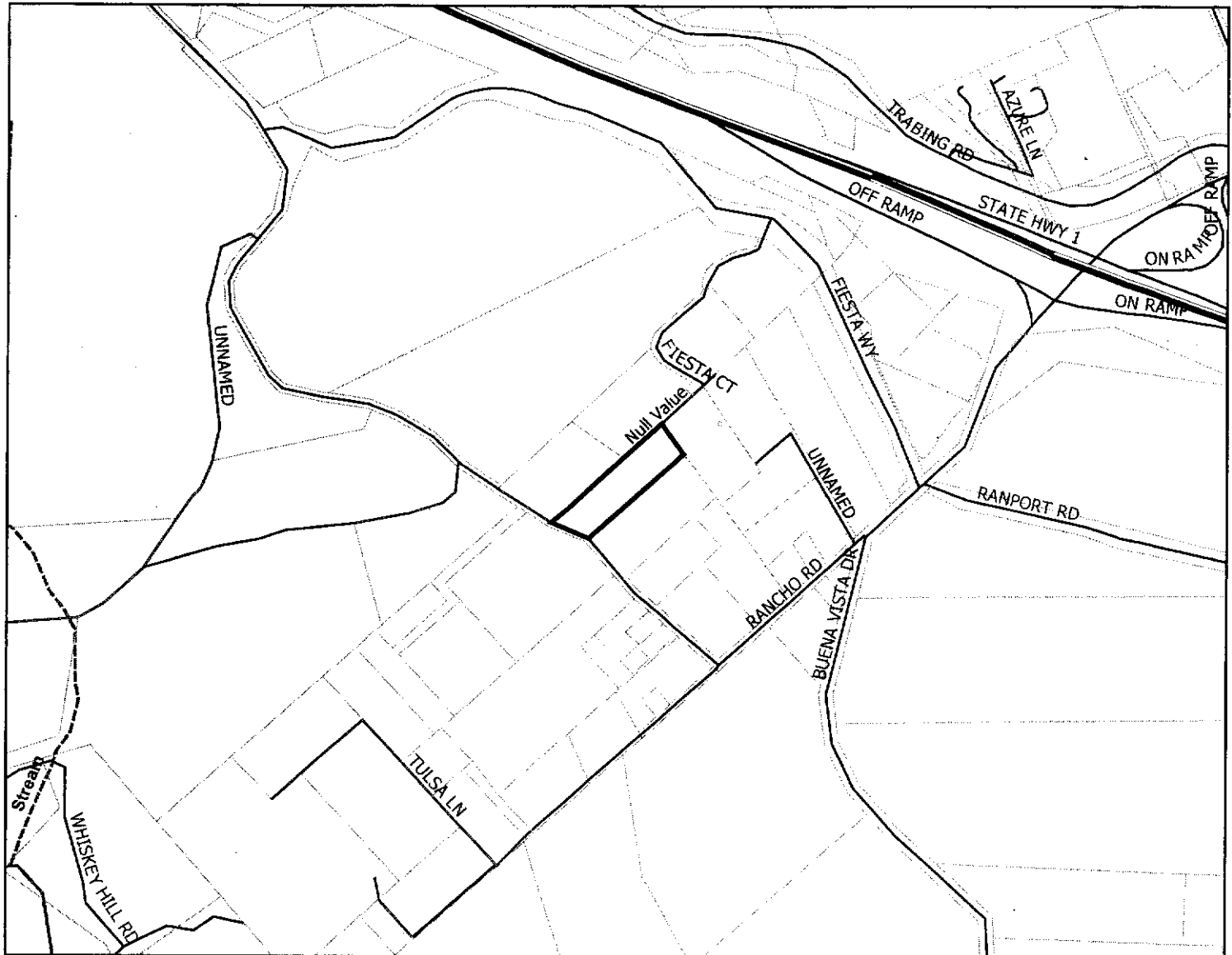
In addition, none of the conditions described in Section 15300.2 apply to this project.

Joan Van der Hoeven, Project Planner






Date: May 5, 2006

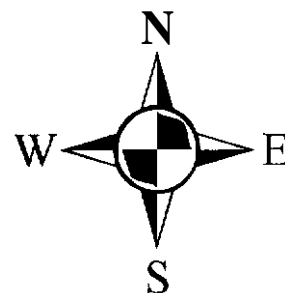


Location Map



Legend

-  APN 046-141-53
-  Assessors Parcels
-  State Highways
-  Streets
-  INTERMITTENT STREAM



Map Created by
County of Santa Cruz
Planning Department
July 2005

EXHIBIT E

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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PROJECT LOCATION

PDR. SAN ANDREAS RANCHO
W. 1/2 SEC. 36, T.11S, R.1E, M.D.B. & M.

Tax Area Code
69-264

46-14

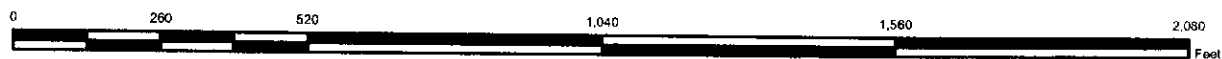
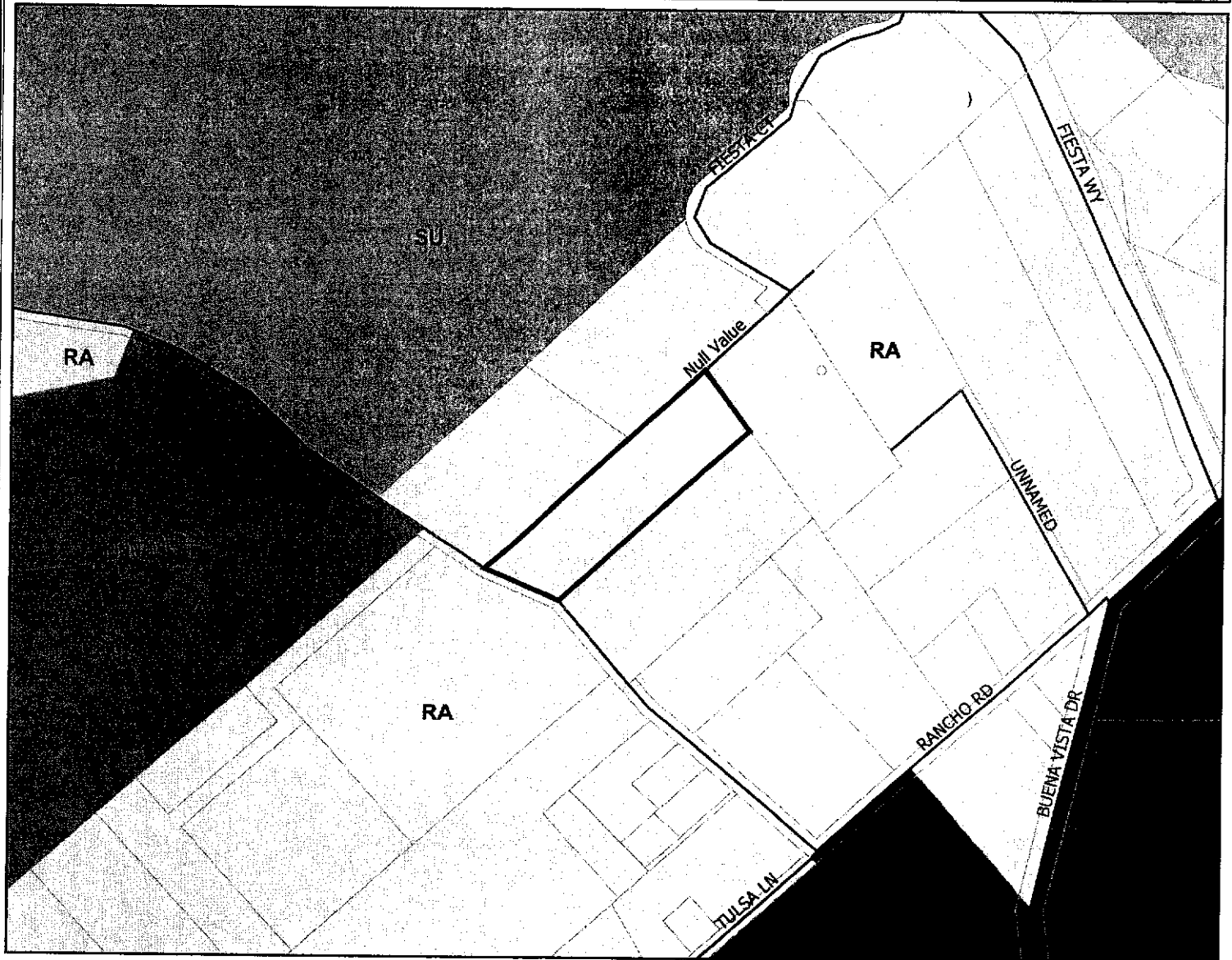
Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 46-14
County of Santa Cruz, Calif.




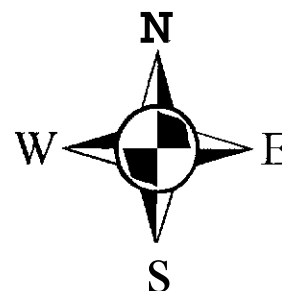


Zoning Map



Legend

-  APN 046-141-53
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL (RA)
-  SPECIAL USE (SU)
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)



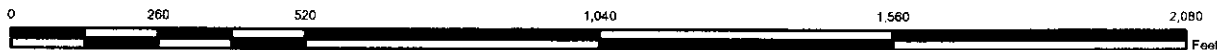
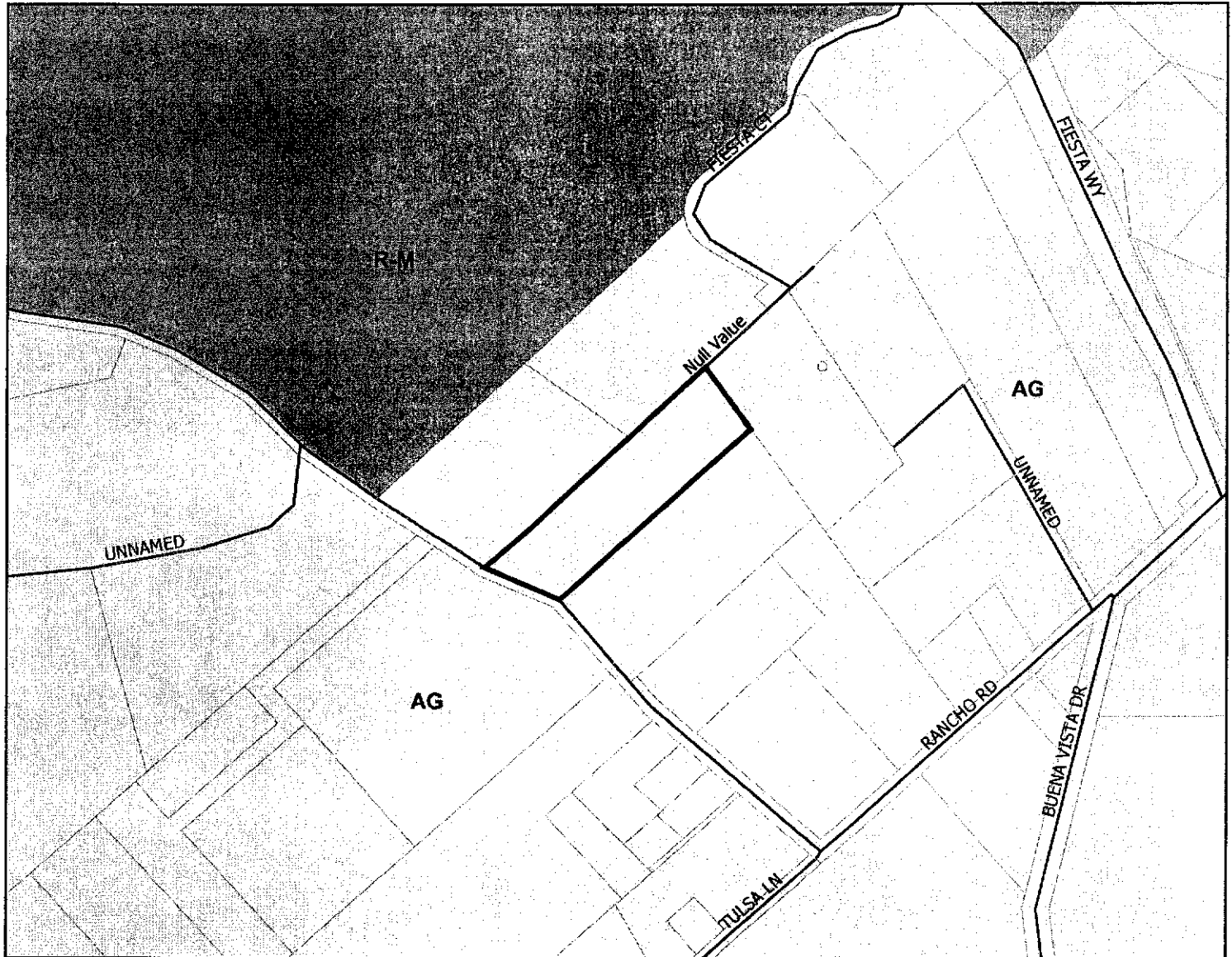
Map Created by
County of Santa Cruz
Planning Department
July 2005

EXHIBIT F



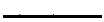


25

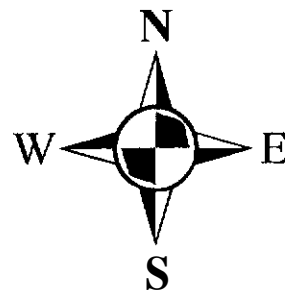


General Plan Designation Map



Legend

-  APN 046-141-53
-  Assessors Parcels
-  Streets
-  Agriculture (AG)
-  Residential-Mountain(R-M)



Map Created by
County of Santa Cruz
Planning Department
July 2005

EXHIBIT F

UM

Application No: **05-0446**

Date: March 22, 2006

To: Joan Vanderhoeven, Project Planner
Bob Loveland, Environmental Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a new residence at 90 Rancho Road, Watsonville

COMPLETENESS ISSUES

- *Grading **must** be shown around the house to evaluate the elevations. There ~~is~~ a five feet height differential at the southeast elevation. The designer has labeled "fill area" and "berm" but shows zero cu. yds. **total fill**. Proposed contours should be indicated - patio doors are shown on the rear elevation which would not open to a flat area*
- 8 *The designer should also indicate how drainage around the residence will be accommodated.*

GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority**

- 13.11.040 (c)** New single family residences or remodels of 7,000 square feet or larger as regulated by Section 13.10.325.

Design Review Evaluation**13.10.325 (d)**

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Changes in the natural topography of the building site are minimized.	✓		
Grading cuts and fills are minimized, and when allowed are balanced.		✓	<i>Further information is required See above.</i>
House design and accessory structure horizontal elements follow hillside contours, where applicable.	✓		
Colors and materials are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.			?

Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.	✓		
Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.	✓		
The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood	✓		
Architectural features break up massing. This can be accomplished by varying rooflines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.	✓		
Landscaping helps blend the structure(s) with the natural environmental setting of the site.		✓	
Existing vegetation is preserved as much as possible.	✓		
The structure(s) is sited to take advantage of existing trees and land forms.	✓		
Fast-growing, native landscaping is planted to screen elements visible from viewpoints located off the parcel on which the structure is located		✓	
The view to adjacent properties is controlled.	✓		
Second story windows facing close neighboring properties are minimized.	✓		
Upper floor balconies and decks are oriented toward large yard areas.	✓		
The structure is located on the site as far from property lines as possible.	✓		
Landscaping is used to enhance privacy.		✓	
The location of the structure(s) on the site minimizes view blockage within public viewsheds.	✓		

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. : 05-0446
APN: 046-141-53

Date: March 24, 2006
Time: 10:14:59
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 5, 2005 BY ROBERT S LOVELAND =====

The parcel is mapped biotic and special forest. The project as proposed, will have no negative effect on either resource.

1. The grading proposed for this project is excessive. Please look at ways to minimize grading and balance the cut/fill quantities.

===== UPDATED ON FEBRUARY 3, 2006 BY KENT M EDLER ===== The soils report has been accepted.

===== UPDATED ON FEBRUARY 14, 2006 BY ROBERT S LOVELAND =====
Comment 1 has been addressed for completeness purposes. ===== UPDATED ON
FEBRUARY 14, 2006 BY ROBERT S LOVELAND =====

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 5, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit an original signed and stamped "Plan Review" letter from the project geotechnical engineer upon building permit submittal

2. Obtain a grading permit.

3. Submit a grading plan prepared by a licensed civil engineer or licensed architect for review.

4. Submit an erosion control plan for review. ===== UPDATED ON FEBRUARY 14, 2006
BY ROBERT S LOVELAND =====

Project Review Completeness Comments

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

===== REVIEW ON AUGUST 12, 2005 BY JOAN VAN DER HOEVEN =====
Project does not minimize grading as required by General Plan policy 6.3.9.
===== UPDATED ON AUGUST 12, 2005 BY JOAN VAN DER HOEVEN =====
Public Works Drainage requires additional review fees. David Sims 454-2160.

Project Review Miscellaneous Comments

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

===== REVIEW ON AUGUST 12, 2005 BY JOAN VAN DER HOEVEN =====
Exterior elevations are not consistent within the structure - arched and
===== UPDATED ON AUGUST 12, 2005 BY JOAN VAN DER HOEVEN =====
rectangular windows. peaked and flat roof - lacks the symmetry of the original sub-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0446
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Date: March 24, 2006
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mittal 01-0050

Fire Agency comments include excess slope to driveway - review requirements

Dpw Drainage Completeness Comments

===== REVIEW ON AUGUST 8, 2005 BY DAVID W SIMS =====

Prior to completeness, an additional \$240.00 review fee is due. since the application is for a significant sized dwelling. ===== UPDATED ON FEBRUARY 21, 2006 BY DAVID W SIMS =====
Full review fees still due.

===== UPDATED ON FEBRUARY 22, 2006 BY DAVID W SIMS =====

Full review fees have been paid. Review is complete.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON AUGUST 8, 2005 BY DAVID W SIMS =====

An application was submitted without a stormwater plan, and was reviewed for compliance with stormwater management controls and County policies. The plan was found to need the following additional information and revisions with the submittal of the building plans.

1) Meet the following 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

2) 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>

3) Clarify that the first 115 feet of driveway paving is proposed or existing

4) Indicate whether a culvert or swale is actually present at the driveway approach, or if one is needed.

5) The parcel is designated in a Ground Water Recharge area, and soils in the near vicinity are mapped highly permeable. However, site soils are mapped as being low permeability. The soils report should address the characteristic of site soils specifically for permeability and the ability to achieve recharge. Route a copy of this report to stormwater review.

6) Fully describe offsite routing of runoff to either a natural drainage channel or a County maintained inlet.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and pos-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0446
APN: 046-141-53

Date: March 24, 2006
Time: 10:14:59
Page: 3

sibly 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 FEBRUARY 21, 2006 BY DAVID W SIMS =====
NO COMMENT

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 1, 2005 BY TIM N NYUGEN =====

The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required.

Please revise project plans to include an "approved" fire department turnaround. ===== UPDATED ON AUGUST 1, 2005 BY TIM N NYUGEN ===== 2/16/06: The driveway must meet County of Santa Cruz standards. Please label "correct" slope percentages along Centerline Profile. Provide typical cross sections of proposed/existing driveway.

2. There were sections of driveway calculated to greater than 15% slope which require an "all weather surface". Labeled slopes on plan view are incorrect.

3. The driveway needs to meet fire department requirements. Therefore, show on project plans how the existing/proposed driveway will meet required access standards. Description of turnarounds and turnouts Required.

Note: Parking spaces can not be located within the approved Fire turnaround area

===== UPDATED ON FEBRUARY 16, 2006 BY TIM N NYUGEN =====

===== UPDATED ON FEBRUARY 16, 2006 BY TIM N NYUGEN =====

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 1, 2005 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON FEBRUARY 16, 2006 BY TIM N NYUGEN =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 5, 2005 BY JIM G SAFRANEK ===== Previously approved septic application has expired for this APN. Applicant will need to reapply. pay fees. receive approval. Contact Ruben Sanchez of

EHS at 454-2751.

===== UPDATED ON AUGUST 5, 2005 BY JIM G SAFRANEK =====

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0446
APN: 046-141-53

Date: March 24, 2006
Time: 10:14:59
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===== UPDATED ON AUGUST 5, 2005 BY JIM G SAFRANEK =====
===== UPDATED ON FEBRUARY 14, 2006 BY JIM G SAFRANEK ===== See comment from
Aug 05.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 5, 2005 BY JIM G SAFRANEK ===== Check fee for EH
review (as of new fiscal year) and bill remainder as necessary.
===== UPDATED ON AUGUST 5, 2005 BY JIM G SAFRANEK =====
===== UPDATED ON FEBRUARY 14, 2006 BY JIM G SAFRANEK ===== No Comment.

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON AUGUST 8, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: PAJARO VALLEY FIRE Add the appropriate NOTES and DETAILS showing this informa-
tion on your plans and RESUBMIT. with an annotated copy of this letter: Each APN
(lot) shall have separate submittals for building and sprinkler system plans. The
job copies of the building and fire systems plans and permits must be onsite during
inspections. 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.
The access road shall be 12 feet minimum width and maximum twenty percent slope.
All bridges, culverts and crossings shall be certified by a registered engineer.
Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.
The access road shall be in place to the following standards prior to any framing
construction, or construction will be stopped:
- The access road surface shall be "all weather". a minimum 6" of compacted ag-
gregate base rock. Class 2 or equivalent. certified by a licensed engineer to 95%
compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of
compacted Class II base rock for grades up to and including 5%. oil and screened for
grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but
in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%.
with grades greater than 15% not permitted for distances of more than 200 feet at a
time. The access road shall have a vertical clearance of 14 feet for its entire
width and length, including turnouts. A turn-around area which meets the require-
ments of the fire department shall be provided for access roads and driveways in ex-
cess of 150 feet in length. Drainage details for the road or driveway shall conform
to current engineering practices. including erosion control measures. All private
access roads, driveways, turn-around and bridges are the responsibility of the
owner(s) of record and shall be maintained to ensure the fire department safe and
expedient passage at all times.
SHOW on the plans, DETAILS of compliance with the driveway requirements. The
driveway shall be 12 feet minimum width and maximum twenty percent slope. 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 al-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0446
APN: 046-141-53

Date: March 24, 2006
Time: 10:14:59
Page: 5

terations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test.

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

YOUR TURNAROUND AS SHOWN ON YOUR PLANS IS NOT A COMPLYING TURNAROUND. THE DIMENSIONS OF A "HAMMERHEAD" TURNAROUND ARE AN 86' SPAN WITH A 16' ENTRY FOR 51' LONG. THE INSIDE RADIUS FROM BOTH ENTRANCES IS 20'. IF YOUR DRIVEWAY IS 500 FEET OR LONGER, YOU ARE REQUIRED TO HAVE A CDF APPROVED TURNOUT EVERY 500 FEET. AN APPROVED TURNOUT IS 35 FEET LONG, 12 FEET WIDE WITH A 20 FOOT EASE IN, EASE OUT. FOR HANDOUTS ON THESE DIMENSIONS, CONTACT THE FIRE MARSHALLS OFFICE AT 335-6748. YOUR DRIVEWAY PROFILE SHOWS A 25% GRADE. IF THIS PROFILE IDENTIFIES YOUR GRADE, THIS GRADE IS NOT ACCEPTABLE IN SANTA CRUZ COUNTY. GRADES OF MORE THAN 20% ARE NOT ALLOWED. ===== UP-DATED ON AUGUST 8, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON FEBRUARY 6, 2006 BY ROBERT J SHERMAN =====

DEPARTMENT NAME: CDF/COUNTY FIRE

NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

Your project is subject to the requirements of the Urban Wildland Intermix Code (UWIC) as deemed by the Planning Department as a new residential development and is in the State Responsibility Area (SRA). Contact your Local Fire Agency at 831-335-6748 for a copy of the UWIC Requirements.

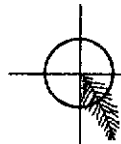
There seems to be some confusion regarding water. You show on the plans that a hydrant will be located within 250 feet of the driveway but you also show a 10,000 water storage tank. If your dwelling is supplied by a public water system then the 10,000 storage tank is not required. If you are not supplied by public water then the water storage requirements would be applicable. please clarify. ===== UP-DATED ON FEBRUARY 6, 2006 BY ROBERT J SHERMAN =====

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON AUGUST 8, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON FEBRUARY 6, 2006 BY ROBERT J SHERMAN =====



**REDWOOD GEOTECHNICAL
ENGINEERING, INC.**

CONSULTING **GEOTECHNICAL** ENGINEERING
FORENSICS, & ENGINEERING GEOLOGY

Nora & Ruben Juaregui
1813 Freedom Boulevard
Freedom, CA 95014

Project No. 1843SCR
January 19, 2006

Subject: Geotechnical Investigation

Reference: Proposed New Replacement Single-Family Residence
90 Rancho Drive
Santa Cruz County, California

Dear Mr. & Mrs. Juaregui:

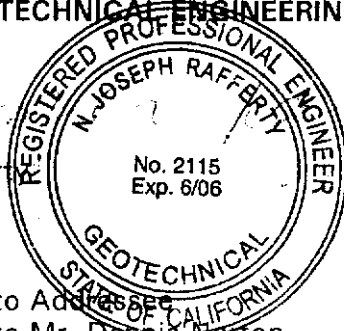
As requested, we completed a geotechnical investigation for a proposed new single-family residence at the referenced site. Our exploratory excavations encountered firm native soil at shallow depths. Shallow fills along the southern margin of the graded pad were found to be about two feet thick. Static groundwater was not encountered in the exploratory borings.

Conventional spread footings appear feasible at this site. Primary geotechnical considerations will include embedding foundation support into firm native materials; providing firm, uniform subgrade support for new concrete slabs-on-grade; and providing positive surface drainage. Proposed site clearing and removal of existing improvements may disturb the surficial soil in the vicinity of proposed improvements. In shallow fill areas, we anticipate that conventional footings could be locally deepened about one to two additional feet to extend the foundation support into firm native materials. However, fills and loose native soil below proposed new concrete slabs-on-grade, pavements, or other hardscaping improvements should be cleared to firm native soil, and then backfilled to grade with compacted lifts of engineered fill. Positive site drainage will be critical both during construction and after the project is completed.

We encountered no unusual subsurface conditions which would preclude a well-built single-family home at this site. Our report presents our geotechnical recommendations for design and construction of the project, as well as the findings of our investigation upon which they are based. We request the opportunity to review final project plans prior to construction and to observe geotechnical aspects of the project during construction. If you have additional questions regarding this report, please call our office.

Very truly yours,
REDWOOD GEOTECHNICAL ENGINEERING, INC.

N. Joseph Rafferty
G.E. 2115



Copies: 4 to Addressee
2 to Mr. Dennis Norton



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

February 3, 2006

Dennis Norton
4315 Capitola Road
Capitola, CA, 95010

**Subject: Review of Geotechnical Investigation by Redwood Geotechnical Engineering
Dated January 19, 2006; Project #: 1843SCR
APN 046-141-53, Application #: 05-0446**

Dear Applicant:

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

1. **All** construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

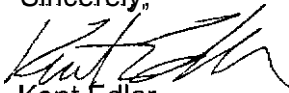
After building permit issuance the soils engineer must remain involved with the project during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please submit two copies of the report at the time of building permit application

Please call the undersigned at (831) 454-3168 if we can be of any further assistance

Sincerely,


Kent Edler
Civil Engineer

Cc: Joan Van der Hoeven, Project Planner
Bob Loveland, Environmental Planning
Redwood Geotechnical Engineering, Inc
Ruben and Nora Jauregui, Owner

(over)

EXHIBIT G

35

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. When a project has engineered **fills** and / or grading, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior** to placing concrete **for** foundations, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report
3. **At** the completion **of** construction, a *final letter* from your soils engineer **is** required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the final soils letter identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.