



Staff Report to the Zoning Administrator

Application Number: **05-0486**

Applicant: Betty Cost
Owner: Laurence L. Spitters
APN: 052-591-05

Agenda Date: July 21, 2006
Agenda Item: # 2
Time: After 10:00 a.m.

Project Description: Proposal to reconstruct a single-family dwelling utilizing the existing foundation and to construct an addition to include a family room and a garage, and to demolish the existing third story and swimming pool.

Location: Property located on the east side of Puffin Lane, south of Shearwater Lane, at 43 Puffin Lane, Watsonville CA 95076.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Coastal Development Permit, Preliminary Grading Approval, Design Review.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0486, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|---|----|--|
| A. | Project plans | J. | Letters of Pajaro Dunes dated 7-29-2005, 10-17-2005, 2-21-2006, 4-17-2006 |
| B. | Findings | K. | Letter & Drainage Analysis of Bowman & Williams Engineers dated 2-08-2006, 4-18-2006 |
| C. | Conditions | L. | Site photographs |
| D. | Categorical Exemption (CEQA determination) | M. | Color Board (on file) |
| E. | Assessor's parcel map, Location map | N. | Building Permits 38774, 39157 |
| F. | Zoning map, General Plan map | | |
| G. | Letter of L. Spitters dated 8-02-2005 | | |
| H. | Letters of Betty Cost dated 2-08-2206, 3-07-2006, 4-17-2006 | | |
| I. | Reviewing Agency Comments | | |

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

Parcel Information

Parcel Size: 17,772.5 square feet, 0.408 acres
Existing Land Use - Parcel: Single-family residence
Existing Land Use - Surrounding: Palm Beach State Beach, single-family dwellings
Project Access: West Beach Drive to Rio Boca Road and Puffin Lane
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Residential)
Zone District: SU (Special Use)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Mapped floodplain
Soils: 128 Dune land
Fire Hazard: Not a mapped constraint
Slopes: Gentle slope
Env. Sen. Habitat: Mapped/dune grasses on site/no biotic resources identified
Grading: 220 cubic yards of grading proposed/balanced on site
Tree Removal: No trees proposed to be removed
Scenic: Mapped resource – site not visible from the beach
Drainage: Existing drainage adequate
Archaeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: CDF
Drainage District: Zone 7 Flood Control/Water Conservation District

History

The existing residence and swimming pool were constructed in 1974 under Building Permits 38774 and 39157, receiving final inspection clearance on 12-31-1974 (Exhibit N). The residence is located in the Pajaro Dunes Planned Unit Development, approved on 2-28-1975 and is subject to the development regulations of 74-400-PUD. The current proposal has been reviewed and approved by the Pajaro Dunes Design Review Committee (Exhibit J).

Project Setting

The project is located in Pajaro Dunes South, a 362-unit Planned Unit Development, at the southern tip of the single-family residence area, facing Rio Boca Road, and adjacent to the Pelican Point

Townhouses near the confluence of the Pajaro River and lagoon and Monterey Bay.

Zoning & General Plan Consistency

The subject property is a 17,772.5 square foot lot, located in the **SU** (Special Use) zone district, a designation allowing residential uses. The proposed reconstruction of the single-family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation. The proposed grading for the driveway does not minimize grading as per County Code Section 13.20.130.b.2 in that a driveway off Shearwater Lane would involve less grading than is proposed from Rio Boca, however, the layout of the existing foundation and floor plan and location of existing trees make this access point less viable than the current proposal. Also, by locating the driveway to the new garage off Rio Boca Road, the existing sand dune formation adjacent to Puffin Lane and the existing trees along Shearwater Lane remain undisturbed. The project is consistent with the PUD development regulations specific to Pajaro Dunes as per 74-400-PUD, including the maximum 30-foot height and setbacks of 20 feet front, 10 feet rear, and 6 feet sides. A specific building envelope was not designated for this site as its development occurred prior to the Coastal Zone permit requirements for the subsequent PUD.

Local Coastal Program Consistency

The proposed single-family residence 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. With the removal of the third story deck and sitting room, the overall height of the structure is lower and of a more symmetrical design, consistent with developed parcels in the area with single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The proposal has been reviewed by the Design Committee of the Pajaro Dunes Board of Directors and maintains the neutral, earth tone color exterior consistent with County Code Section 13.20.130.c.3. The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. There are several walkways within Pajaro Dunes, which provide access to the coast as well as public access at Palm State beach in the project vicinity. An undeveloped, County owned parcel was designated for public access and accepted by the County to provide additional public access at APN 052-381-05. 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 residence complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of natural materials and neutral, earth tone colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape (Exhibit I). Elimination of the existing third story and incorporation of pitched rather than flat roofline enhance compatibility with adjacent development.

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.

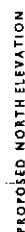
Staff Recommendation

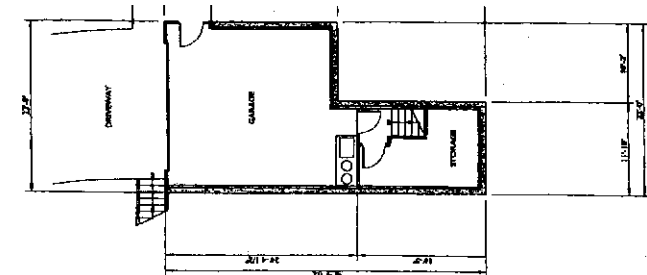
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- e APPROVAL of Application Number **05-0486**, based on the attached findings and conditions.

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

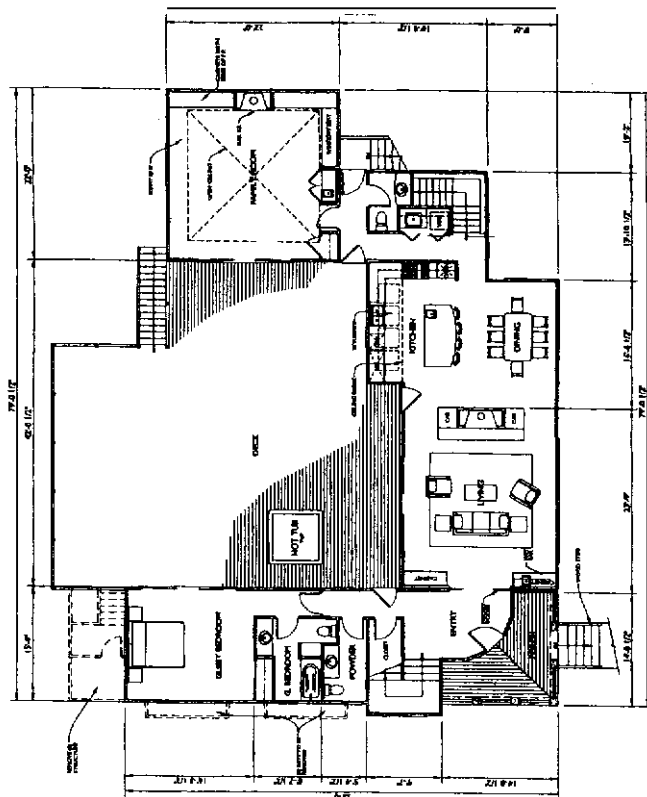
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
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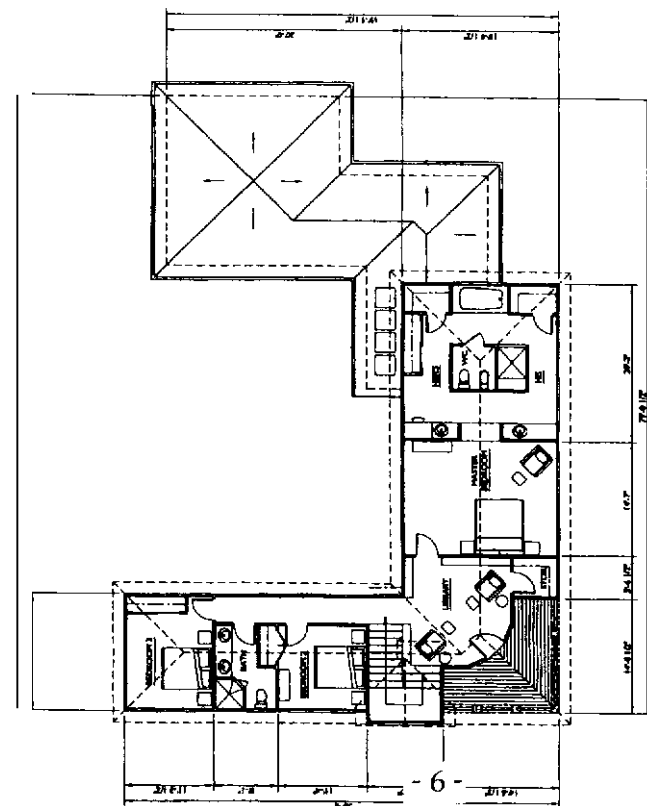




FIRST FLOOR PLAN
1/11/11



FIRST FLOOR PLAN
1/11/11



SECOND FLOOR PLAN
1/11/11



PROPOSED FLOOR PLANS

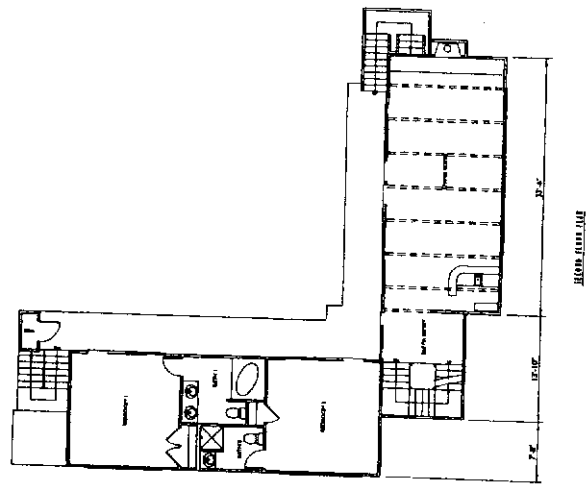
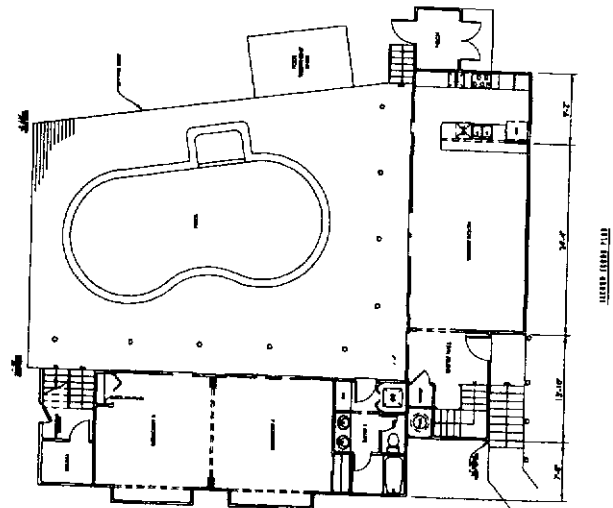
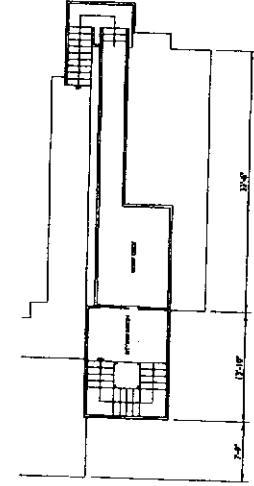
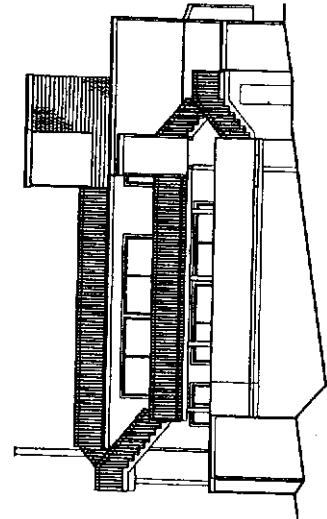
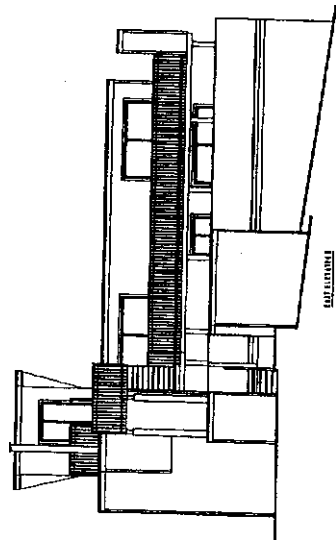
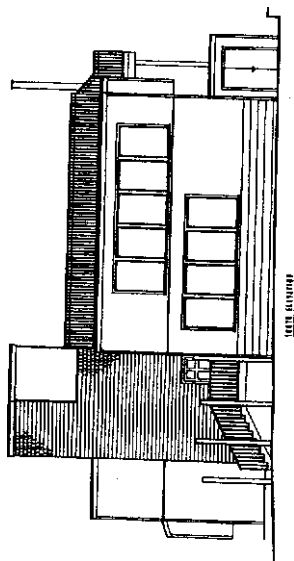
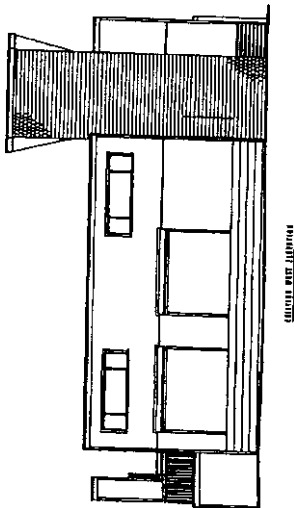
SPITTERS RESIDENCE - 143 PUFFIN LANE

Application # 05-0791
Parcel # 052-591-01

THACHER &
THOMPSON

2

EXHIBIT A



EXISTING FLOOR PLANS & ELEVATIONS

SPITTERS RESIDENCE - 143 PUFFIN LANE

THACHER &
THOMPSON
ARCHITECTS
OCTOBER 21, 2004

EXHIBIT A

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 SU (Special Use), a designation which allows residential uses. The proposed reconstructed single-family residence is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Residential General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site. Elimination of the existing third story reduces the structure's height and results in a more symmetrical form, and a pitched rather than flat roof, consistent with adjacent properties. Exterior finish incorporates the use of neutral earth tone colors and natural materials.

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 although the project site is located between the shoreline and the first public road, the single-family residence will not interfere with public access to the beach, ocean, or any nearby body of water. Public access to the beach is provided at Palm Beach State Park in the project vicinity. Future public access will be provided at the County owned access point at APN 052-381-05 which connects Shell Road through Pajaro Dunes North to the shore. 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 SU (Special Use) 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 reconstructed single-family residence 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. By locating the driveway to the new garage off Rio Boca, the existing sand dune formation adjacent to Puffin Lane and the existing trees along Shearwater Lane remain undisturbed.

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 reconstructed single-family residence on the existing building footprint and addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district in that the primary use of the property remains one single-family residence that meets all current site standards for the Planned Unit Development.

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 continued proposed residential use is consistent with the use and density requirements specified for the Urban **Low** Residential (R-UL) land use designation in the County General Plan.

The proposed reconstructed single-family residence 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 PUD as specified in Coastal Development Permit 74-400-PUD in that the single-family residence will not adversely shade adjacent properties, and will meet current setbacks for the PUD district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family residence 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 reconstructed single-family residence will comply with the site standards for the SU 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. By locating the garage at the Rio Boca side of the parcel, the proposed garage and driveway protects the dune at the Puffin Lane side of the property and the existing trees on the Shearwater Lane side, consistent with General plan Policy 8.6.6.

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 reconstruction of the existing single-family residence is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area of Rio Boca Road.

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 reconstructed single-family residence is consistent with the land use intensity and density of the neighborhood. The existing 2,764 square foot residence is three stories high, has four bedrooms and a swimming pool, which is to be eliminated. The proposed reconstruction with additions would result in a two-story residence of 4,264 square feet with four bedrooms and a family room and garage on a 17,772 square foot parcel. Natural materials and neutral earth tones shall be utilized on exterior surfaces, consistent with General Plan Policy 8.6.6.d.

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 reconstructed single-family residence and addition 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 of Pajaro Dunes. The project is consistent with County Code section 13.20.130.c.3 in that the roofline shall be upgraded to a pitched rather than flat roof and the third story will be eliminated. Natural materials and colors, which blend with the existing dunes and coastal vegetative cover of the site shall be utilized. Development shall avoid disturbance to the existing dune at Puffin Lane and existing trees on the site.

Conditions of Approval

Exhibit A: Project plans, 5 sheets by Thacher & Thompson dated 10-21-04, revised 4-18-06, Landscape Plan, 1 sheet; Grading/Drainage/Erosion Control by Bowman & Williams, 3 sheets dated 02-02-06.

- I. This permit authorizes the reconstruction of a two-story single-family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain 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 system shall be maintained as per the plans and installed by this development, including semi-pervious driveway and associated retention trench, to maintain capacity and function as intended by the design
 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. Dune restoration consistent with Environmental planning requirements.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the CDF Fire Protection District.
- F. Submit **3** copies **of** a soils report prepared and stamped by a licensed Geotechnical Engineer.
- G. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- H. 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.
- 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.

Application#: 05-0486
APN: 052-591-05
Owner: Laurence L. Spitters

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 properly 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 ~~CNZ~~ 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: 05-0486

Assessor Parcel Number: 052-591-05

Project Location: 143 Puffin Lane, Pajaro Dunes, Watsonville CA 95076

Project Description: Proposal to demolish an existing single-family dwelling and to reconstruct a two-story single-family dwelling with an attached garage

Person or Agency Proposing Project: Betty Cost Planning Permit Services

Contact Phone Number: **(831) 724-4597**

- 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. ☒ Cateorical 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 - single-family dwelling

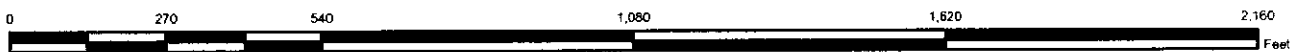
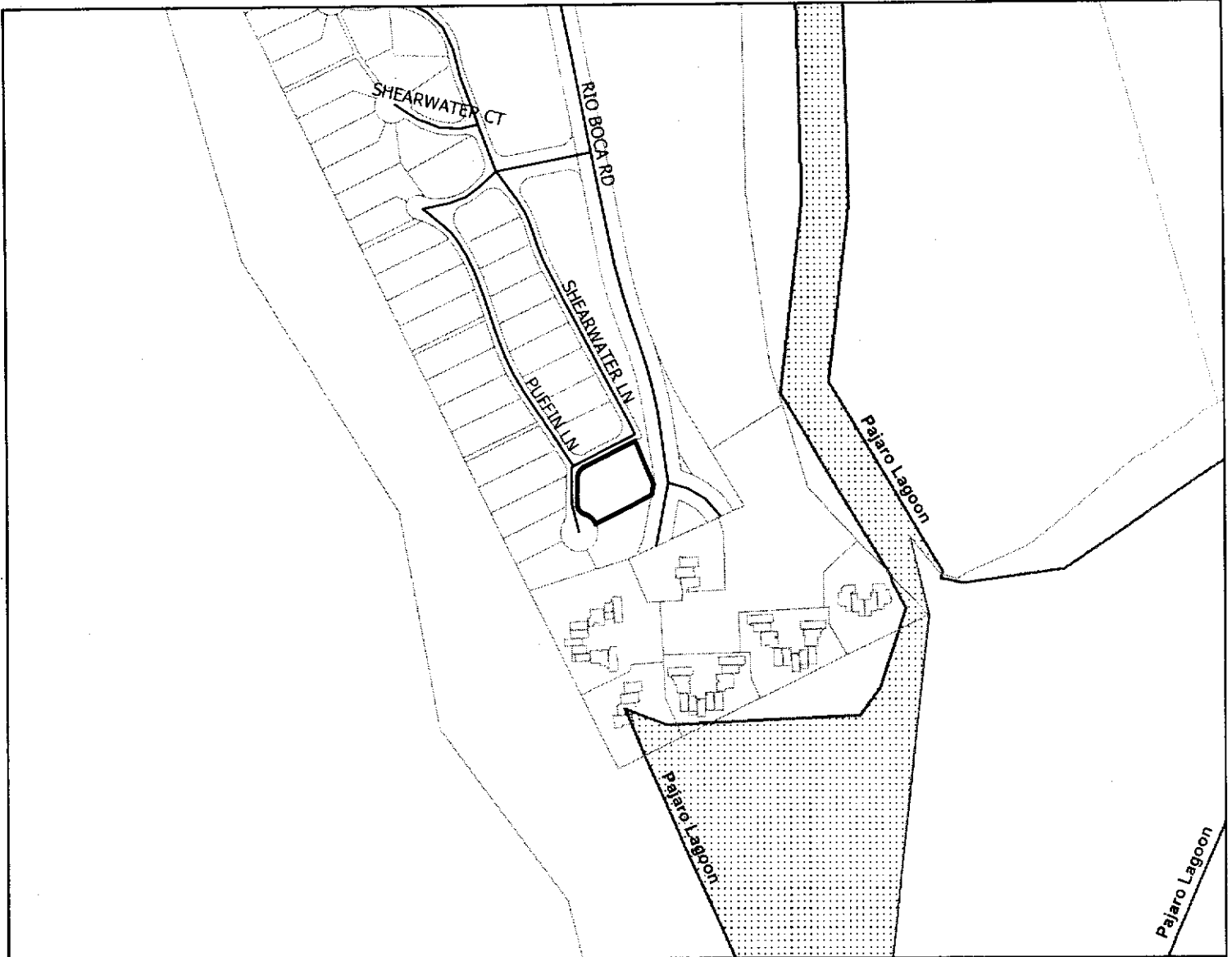
In addition, none of the conditions described in Section 15300.2 apply to this project

Joan Van der Hoeven, Project Planner

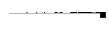


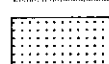

Date: July 21, 2006

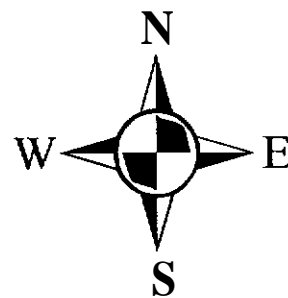


Location Map



Legend

-  APN 052-591-05
-  Streets
-  Assessors Parcels
-  Lakes
-  PERENNIAL STREAM



Map Created by
County of Santa Cruz
Planning Department
August 2005

EXHIBIT E

FOR TAX PURPOSES ONLY

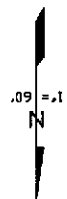
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

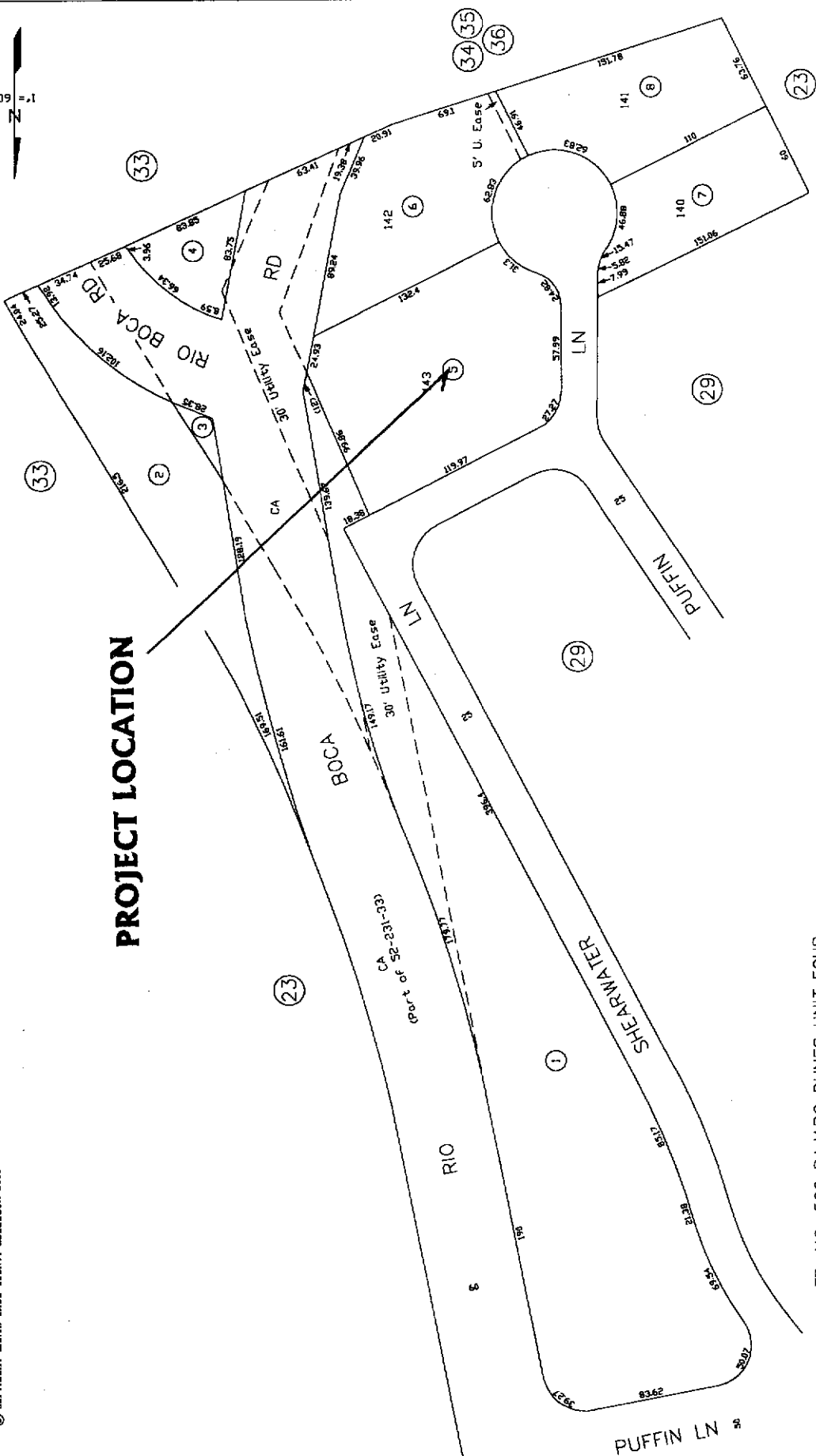
PUR. SEC. 25, 112S., R1E., M.D.B. & M.

10X AREA CODE
69-261

02-07



PROJECT LOCATION



TR. NO. 506 PAJARO DUNES UNIT FOUR
49MB26
12/3/88

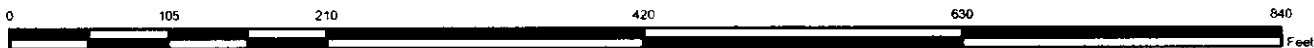
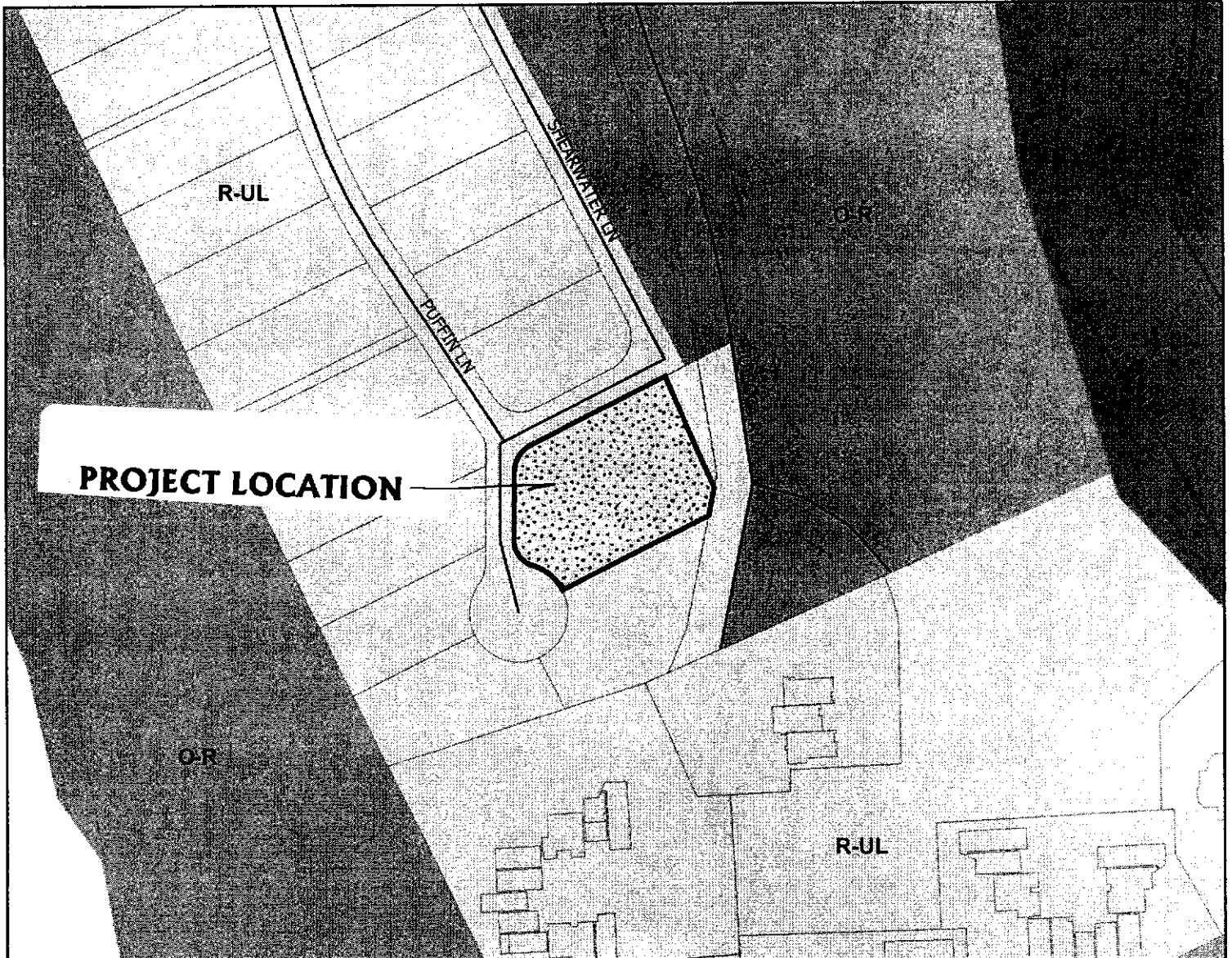
Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

Assessor's Map No. 52-59
County of Santa Cruz, Calif.
Aug. 2000








EXHIBIT E

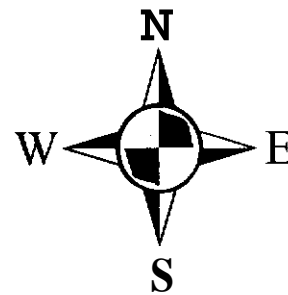


General Plan Designation Map



Legend

-  APN 052-591-05
-  Streets
-  Assessors Parcels
-  Lakes
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)
-  Agriculture (AG)

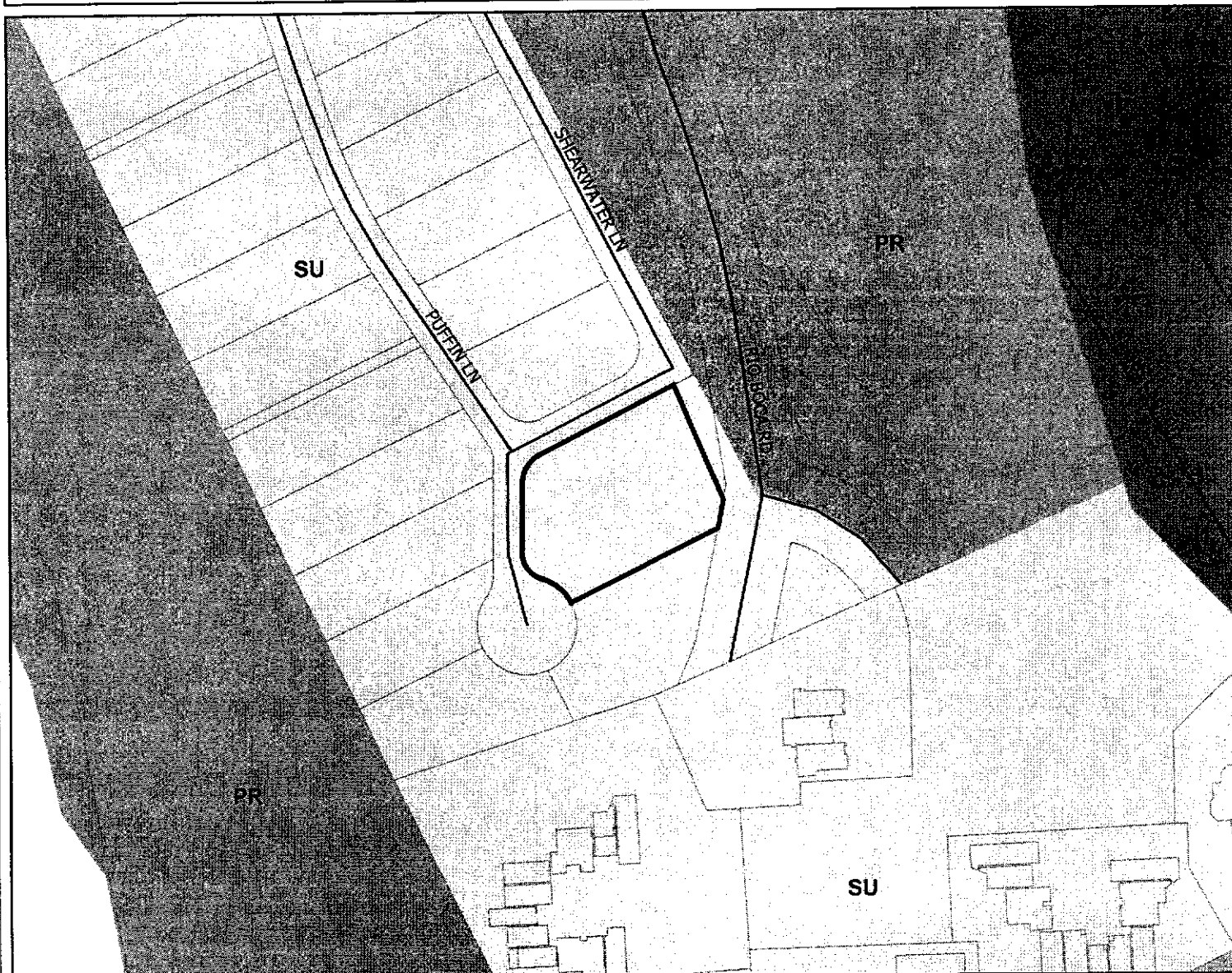


Map Created by
County of Santa Cruz
Planning Department
August 2005

EXHIBIT F

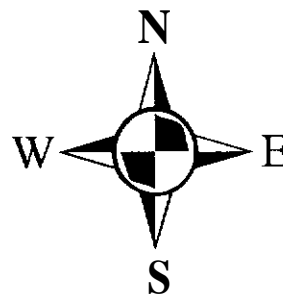


Zoning Map



Legend

- APN 052-591-05
- Streets
- Assessors Parcels
- Lakes
- SPECIAL USE (SU)
- PARK (PR)
- AGRICULTURE COMMERCIAL (CA)



Map Created by
County of Santa Cruz
Planning Department
August 2005

EXHIBIT F

Laurence L. Spitters
746 Webster Street, Palo Alto, CA 94301
650-324-1775 Fax 650-327-5149

August 2, 2005

Ms. Joan Van Der Hoeven, AICP
Planner, Development Review
County of Santa Cruz
Planning Department
701 Ocean Street, Room 400
Santa Cruz, CA 95060

Re: Application #05-0391 APN 052-591-05
Lot 143 Shearwater Lane (Puffin Lane)
Pajaro Dunes, Watsonville, CA


Dear Ms. Van Der Hoeven:

My thanks for your assistance in filing the application and documents yesterday. I'm looking forward to the response which you indicated would be forthcoming in 30 days.

As we discussed, I shall be traveling in Europe from August 27 through October 5, but I don't wish my absence to delay the processing of my application. For that reason, yesterday I engaged Ms. Betty Cost, AICP, 100 Doyle Street, Santa Cruz, CA, to assist me in the process, and I have given her complete authority to make commitments on my behalf.

As you consider the proposal for an attached garage and driveway, please discuss with Ms. Cost any mitigation measures which will make my plans acceptable. House #143 will be the home in which I retire next year. I want it to accommodate weekend visits by my children and grandchildren (this Spitters family totals 26 people). So, the attached garage and driveway will be particularly desirable for us to bring groceries, luggage, etc., into the home, especially in rainy weather.

I have anticipated the County's concern regarding the impact of the driveway on the dune. I propose to plant extensive groundcover and shrubs on all other areas of the dune which are not now protected. The civil engineer's plan for drainage of the site will accomplish the County's objective for dealing with groundwater. There is another proposed mitigation: my plans provide for removal of the two asphalt parking strips (approximately 60' long and 25' long) which were paved when House 143 was constructed. Finally, because Lot 143 is an extraordinarily lot in the Pajaro Dunes project--the developer selected it for his own home--the length of the proposed driveway is necessitated by the location of the house on a very large lot.

Sincerely,

Laurence L. Spitters

copy: Ms. Betty Cost

BETTY COST, AICP
PLANNING AND PERMIT SERVICES, LLC



100 Doyle St., Suite E. Phone: (831) 425-6522 Santa Cruz (831) 724-4597 Watsonville
Santa Cruz, CA 95062 Cell: (831) 227-3903 Fax: (831) 425-1565 BC@BettyCostPPS.com

February 8, 2006

Joan Van der Hoeven
County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

RE: Spitters APN 052-591-05 App No 04-0486

Dear Joan:

This letter is in response to your letter of August 26, 2005, which is attached for your reference

A. The project has been redesigned to minimize grading and site disturbance by moving the driveway to the Boca Rio Road side of the parcel and designing it to follow the contours of the ground. See Site Plan, Page 1, and Civil plans, Pages C1-3.

B. We are addressing the departmental comments, as follows:

Environmental Planning

Sheet C-1: 1) The soils report will be completed at the construction phase of this project, Data will be added to the building plans per this comment. 2) The Planning Dept. has been added to the General Note #2. Note #3 has been changed to Resource Planner and the phone *no.* has been changed to 454-3163. Note 4 has been changed to Planning Director. 3) Notes and callouts related to Erosion Control are now on sheet C2: Erosion Control Plan and Notes. 4) Top and bottom wall elevations are now provided on the **wall** elevations on Sheet C3. 5) Notes have been clarified. 6) We have received permission from the Pajaro Dunes Homeowners Assoc. for the entrance onto Boca Rio Road. Permission letter is attached, 7) Note has been added at end of Earthwork Quantities.

Sheet C-2: Location of straw wattles and symbols in legend have been added,

Sheet C-3: Dimensional range has been added to driveway section. It is 12 feet to 41 feet. The 41 foot width is at the turn around area.

Landscape plan: a preliminary landscape plan is attached. Dune plants have been used

Project Review

Grading has now been minimized, Exterior samples/color board is attached

DPW / Road Engineering

Driveway no longer enters at Shearwater Lane, and instead crosses a paved pathway onto Boca Rio Road. Sheet C-1 shows the driveway surfacing as interlocking pavers. Driveway profile and section are shown on Sheet C-2.

County Fire

Fire notes have been added to the Site Plan, Sheet 1.

If you have any questions, please call Betty Cost at 425-6522. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Betty Cost", with a long horizontal flourish extending to the right.

Betty Cost, AICP

Attachments: Joan's letter of August 20, 2005.
Pajaro Dunes encroachment permission letter
6 sets revised plans dated **January** 23, 2006

cc: Spitters

BETTY COST, AICP
PLANNING AND PERMIT SERVICES, LLC



100 Doyle St., Suite E. Phone: (831) 425-6522 Santa Cruz (831) 724-4597 Watsonville
Santa Cruz. CA 95062 Cell: (831) 227-3903 Fax: (831) 425-1565 BC@BettyCostPPS.com

March 7, 2006

RE: SPITTERS APP 04-0486 APN 052-591-05

Dear Joan:

Attached is the official Pajaro Dunes letter granting Spitters permission to have his driveway go onto Rio Boca Road, for your files. The final easement will be done by Pajaro Dunes when the Spitters Coastal Development Permit has been issued by the County.

Also, Thacher has begun working on the building plans for this project. In so doing, they have discovered that the walls and second floor of the structure are unsafe and cannot be retained. The foundation and first floor platform can and will be used, but the rest of the structure will be entirely remodeled. Since the setbacks, height, lot coverage and floor area ratio of the proposed house all meet County requirements, I am assuming this will not be a problem. Attached are revised plans which show the most recent revisions in clouded areas. The revisions include adding 1 foot to the ceiling height of the first floor (~~final~~ building height still not over 28 feet: see height calculations on sheet 2) and popping out one portion of the house wall a little further (see sheets 1, 2 and 3).

Previous revisions (submitted 2/8/06) included the relocation of the driveway to lessen the amount of grading necessary, and accompanying grading, drainage, and landscape plans.

I have included 4 sets of the most recent plans (dated March 1, 2006) for your review. Please let me know if you will need more for the Zoning Administration hearing.

Thanks Joan!

Sincerely,

A handwritten signature in cursive script, appearing to read 'Betty Cost', is written over a horizontal line.

Betty Cost, AICP

Attachments: 4 sets revised plans dated March 1, 2006
Pajaro Dunes letter

cc: Spitters
Thacher

BETTY COST, AICP
PLANNING AND PERMIT SERVICES, LLC



100 Doyle St., Suite E. Phone: (831) 425-6522 Santa Cruz (831) 724-4597 Watsonville
Santa Cruz, CA 95062 Cell: (831) 227-3903 Fax: (831) 425-1565 BC@BettyCostPPS.com

April 17, 2006

Joan Van der Hoeven
County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

RE: SPITTERS APN 052-591-05 APP NO 04-0486 143 PUFFIN LANE, PAJARO DUNES

Dear Joan:

Pursuant to our meeting with you, Bob, Kent and Larry on April 6, 2005, we are providing you with a comparative analysis which addresses the advantages and disadvantages of the three options for driveway design for the Spitters project which were suggested in the discussion:

Option 1: Current project design with the attached garage at the southeasterly corner of the house with driveway access from Rio Boca Road.

Option 2: Option of garage located at the northeasterly corner of the house with driveway access from Shearwater.

Option 3: Option of garage located at the southwesterly corner of the house with driveway access from Puffin Lane.

The following are the advantages and disadvantages we see for each option:

Option 1 (Current Plan):

Advantages:

1. Option 1 is the option that has been chosen, reviewed and approved in November 2005 by the Pajaro Dunes Association Board. The Board chose this condition because of its minimum visual impact. They also imposed conditions regarding landscaping and construction to ensure this minimum impact. As such, Option 1 has the support of the neighboring homeowners.
2. This Option locates the garage closest to the rear entrance of the house and the kitchen.
3. The driveway allows for turnaround on-site to allow for a head-in approach onto the street. The driveway allows room for off-street parking for guests.

4. The driveway drains to an existing drainage course without directing runoff to adjacent streets, and the drainage and runoff water quality can be controlled on-site. The driveway will not add to the periodic flooding problem at the bend of Shearwater Lane.
5. The driveway will be visually well screened by landscaping from neighboring properties and will be relatively inconspicuous from Rio Boca Road.
6. The driveway follows the natural grade of the site more than the other options. The driveway does not cut into the large landscaped dune off of Puffin Lane, or the dune along the side of the house along Shearwater Lane. These dunes now provide visual buffers and retain attractive dune landforms around the house.
7. This parcel is the only one in this area with direct access onto Rio Boca Road, so this does not set a precedent for other properties in the area to use Boca Rio as access. The Pajaro Dunes Association Board of Directors has discussed this issue and concurs.
8. The size of this lot, about twice the size of typical lots at Pajaro Dunes, could afford a possible alternative design and location of a sprawling, larger footprint, single-story house closer to Rio Boca Road, allowing a shorter driveway, but causing more site disturbance than the current plan of retaining the existing structure's smaller footprint with a slightly longer driveway.
9. If necessary, in order to minimize grading even further, the garage and driveway could be lowered an additional 12" from the current proposal, which would reduce the grading quantity for Option 1 from 220 cy to 175 cy.

Disadvantages:

1. The driveway is slightly longer with this option, resulting in a greater driveway footprint than the other two options.
2. The-grading quantity is also slightly greater (by about 100 cy) with this Option,

Option 2:

Advantages:

1. The area of disturbance (footprint) is the least of all options.
2. The total amount of grading (121 cy) is slightly less ~~than~~ that for Option 1

Disadvantages:

1. The driveway is relatively short, making the garage door close and very visible to the street. The user has to back into the adjacent street to exit the property. Retaining walls and landscaping on each side of the driveway may present sight safety issues when backing out.
2. Option 2 would make worse the periodic flooding at the bend of Shearwater Lane. Runoff from the driveway will flow onto Shearwater Lane.
3. There are substantial trees on the easterly side of the driveway and garage. Two of these mature trees would probably be adversely impacted by cutting for the garage foundation, retaining walls, and driveway.
4. This Option results in excess cut material, requiring export from the site.
5. **The** garage is located the farthest distance from the rear entrance of the house and the kitchen.

Option 3:

Advantages:

1. The area of disturbance and total grading volume (98 to 127 cy) is less than that for Option 1.
2. The garage door is further away from the street than in Option 2.

Disadvantages:

1. The Pajaro Dunes Association believes this option to have the most unattractive aesthetic impact on neighboring lots. The driveway and garage may also be visible from the beach.
2. The user has to back onto the street to exit the property. This is a safety issue, particularly with the driveway's retaining walls presenting a sight problem.
3. The driveway would cut through a significant dune which has a USGS monument in it. Relocation of this monument could involve substantial cost.
4. A large utility box located adjacent to the south of the driveway may indicate close proximity to underground conduits. Given that the driveway will be cut, these conduits may require relocation, again at substantial cost.
5. Runoff will drain to Puffin Lane and Shearwater Lane from the driveway. This will add to the existing periodic flooding problem at the bend in Shearwater Lane.
6. This Option also results in export of cut material from the site.

Some Applicable General Plan Policies:

Preserving natural buffers and natural landforms (GP 5.10.4 & 8.6.6). We believe that Option 1 does the best job of preserving the natural landforms present at the site, including the dune on Puffin Lane which visually blocks some view of the house from the public beach.

Prohibition of significant tree removal (GP 5.10.8). Option 2 could damage the existing large trees along the eastern side of the house. Option 1 preserves these trees while still allowing adequate access and turning area on-site.

Erosion control and limitation on the removal of existing vegetation (GP 6.3.4). Erosion from the site will be completely controlled. Option 1 follows the natural contours of the land forms of the site. The extensive vegetation of the dune on Puffin Lane will be retained.

Contain sediment on-site and use Best Management Practices to control drainage (GP 6.3.8). Option 1 allows on-site sediment and drainage control.

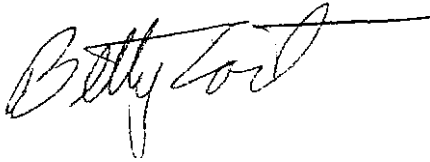
Minimize grading and vegetation removal: a) cluster structures, b) access should not cross slopes of >30%, c) foundations should minimize cut and fill, d) avoid particularly erodible areas, e) recompact, seed and mulch fill and sidecast materials. (GP 6.3.9). Option 1 involves slightly more grading (approximately 100 cy) than the other Options, however, Options 2 & 3 would involve far more cutting into the dunes and altering the existing land forms. Additionally, the existing vegetation on the dune on Puffin Lane would have to be completely removed for Option 3.

Protect natural landforms, such as dunes (GP 8.6.6). Option 1 protects both the natural seeming dune on Puffin Lane and the side sloping dune along Shearwater Lane.

We believe that Option 1 is a superior design. Judged by a wider array of criteria than only footprint and quantity of grading, we believe that Option 1 actually involves less disturbance to the area in terms of visual intrusion and disturbance to the natural landforms of the site than the other ~~two~~ Options. The Homeowners Association also ascribes greater importance to these other criteria and strongly favors this Option.

We trust our cooperative discussions with ~~staff~~ and this analysis have been helpful, and that you and the Zoning Administrator will also conclude that Option 1 is the better alternative.

Sincerely,

A handwritten signature in black ink, appearing to read "Betty Cost", with a long horizontal flourish extending to the right.

Betty Cost, AICP

Attachments: Sketches and approximate grading quantities of Options 2 and 3 (Option 1 is the current plan proposal)

cc: Spitters
Thacher
Henry

facsimile TRANSMITTAL

to: Joan Van der Heoven
fax #: 454-2131
re: 143 Puffin Lane
date: August 26, 2005
pages: 2, including this cover sheet.

No comments, **as proposed** project will **use existing** water and sewer

Please contact me at (831) 768-3077 if you have any questions.

From the desk of

Jay Bader
Assistant Engineer
City of Watsonville
Community Development Department
P O Box 50000
Watsonville, CA 95077-5000
jbader@ci.watsonville.ca.us
(831) 768-3077
Fax: (831) 728-6173

MEMORANDUM

Application No: **05-0486** (fifth routing)

Date: May 4, 2006

To: Joan Van der Hoeven, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a remodeled residence at 143 Puffin Lane, Pajaro Dunes

URBAN DESIGNERs COMMENTS

The review of options naturally is slanted toward Option 1, the applicant's choice. I would suggest that the following be addressed:

*In the review for Option 3, it was **not** noted as an advantage that the floor level of the garage would be approximately 2 feet below that of the main floor. In Option 1, the floor level is ten feet below the main floor. (Staff was informed that the applicant has a heart condition)*

*In the review for all the Options, the planner did **not** discuss the pattern of the driveways in the neighborhood. Option 1 would be the **only** driveway to approach a lot from Boca RW Rd. Please include an aerial view of the neighborhood (available from the County).*

The report should discuss the impact of disturbing a dune that is between a home and a road, on a lot that is not on the beach. I assume this is not the first dune in Pajaro Dunes to be eliminated, nor would I guess that this is a highly critical dune in terms of planting, protection, or other rationale.

The USGS marker on a dune is the most unusual location I have seen for one of these markers. Every marker I have seen is located on a concrete surface, such as a sidewalk or a bridge. The history of the location of the marker on something that would move (as dunes naturally do) would be interesting.

In Option 3, doesn't every home along Puffin Lane back onto the street? Wouldn't this be one of the safest places along Puffin Lane to back out since there is a cul-de-sac available?

If drainage to Puffin Lane is a problem (doesn't the sandy soil absorb the water?), isn't the driveway made of a pervious material as proposed in Option 1?

MEMORANDUM

Application No: **05-0486**

Date: August 22, 2005

To: Joan Van der Hoeven, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a remodeled residence at 143 Puffin Lane, Pajaro Dunes

GENERAL PLAN/ ZONING CODE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Materials, scale, location and orientation of signs shall harmonize			N/A
Directly lighted, brightly colored, rotating, reflective , blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes that harmonize with the character of the area. Natural materials are preferred.	✓		

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

Project Planner: Joan Van Der Hoeven
Application No.: 05-0486
APN: 052-591-05

Date: June 6, 2006
Time: 09:48:42
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 3, 2005 BY KEVIN D CRAWFORD =====

Review of plans by Bowman & Williams dated 7/28/05. 3 sheets. Application is complete from a grading standpoint. See Miscellaneous Comments for plan review issues Kevin Crawford ===== UPDATED ON AUGUST 24, 2005 BY ROBERT S LOVELAND =====

1. The following General Plan policies apply to this project: "Site Design to Minimize Grading (6.3.9 (b)) and "Designing for Environmental Protection" (8.2.2). The proposed driveway crosses slopes greater than 30% (6.3.9) and does not minimize grading nor conforms to the physical constraints and topography of the site (8.2.2). Please look at alternative designs for the garage. Possible alternatives: Detached garage located in the northeast corner of the property (where the asphalt off street parking spaces exist) or an attached garage accessed by a new driveway near the southwest corner of the property (near the existing wood pathway). NOTE: This option would require the construction of retaining walls

Biotic pre-site completed and mapped resources were not identified. No further biotic information is required. ===== UPDATED ON MARCH 8, 2006 BY ROBERT S LOVELAND =====

Background information: The initial project consisted of remodeling an existing 2 story structure. The first driveway design was not accepted by EP and a recommendation to minimize grading and design with the environment was made. The next driveway design was an improvement over the first proposal and was approved by EP on the assumption that the overall structure and floor plan were to be retained. During the 3rd/4th submittal, information was supplied by the applicant informing the planner that unforeseen structural damage had been identified and the structure was going to be taken down to the subfloor. Based on this information, the issues of minimizing grading and designing with the environment were again a concern. During a meeting with the owner, architect, civil engineer, land use consultant and county planning staff, a decision was made for the civil engineer to look at two additional sites on the property in which the garage could be located. ===== UPDATED ON MAY 11, 2006 BY ROBERT S LOVELAND =====

5th Routing:

Plans submitted contained three driveway options discussed in our meeting with the architect and owner on 4/6/05. EP still does not approve of "Option 1" which the owner desires. EP has reviewed the other two options and the department can support "Option 2". This option minimizes the grading volume and has the least amount of overall ground disturbance.

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 3, 2005 BY KEVIN D CRAWFORD =====

Sht. C-1: 1) Earthwork & Grading Notes indicate preparation of a Soils Report for this project. Please add specific information (author, date, reportno.) for reference purposes. 2) General Notes--Note 2: Change "DPW" to "Planning Dept".: Note 3: Change "Inspection Engr" to "Resource Planner" & phone no. to 454-3163: Note 4:

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0486
APN: 052-591-05

Date: June 6, 2006
Time: 09:48:42
Page: 2

Change "Public Works" to "Planning Dept." 3) Remove notes and callouts related to Erosion Control. They belong on E.C. Plan. 4) Provide Top and Bottom Wall Elevations along all proposed retaining walls. 5) Clarify Notes located below driveway at upper left corner of parcel beginning with "Use (E) Driveway Parking . . ." (text over-write) 6) Provide either an Encroachment Permit (if public R/W) or other acknowledgement & approval for work in that easement and off the subject parcel. 7) Add note "Provide landfill receipts or other location of exported material" at end of last note under "Earthwork Quantities"

Sht. C-2: 1) Indicate location of silt fences or straw wattles at end of arrows on callouts for same. Also provide symbols for same in Legend.

Sht C-3: 1) Provide dimensional range for driveway width in Typical Driveway Section (instead of "Varies"). 2) Provide compaction specifications for Keyway and Bench Detail. ===== UPDATEU ON AUGUST 24, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed civil engineer for review and county approval
2. Submit a landscaping plan for all areas of disturbance. NOTE: All new plant materials shall consists of native California dune species.
3. Submit a detailed *grading/erosion* control plan for review
4. Obtain a grading permit from the county.

===== UPDATED ON FEBRUARY 14, 2006 BY KEVIN D CRAWFORU =====

02/14/06 - Review of 2nd submittal, 3 sheets by Boman & Williams, dated 2/2/06: Permission letter from Pajaro Dunes Homeowner's Assoc. mentioned in Betty Cost It r was not. included in package submitted. Please provide

Sheet C1: 1. Note 2 still refers to DPW approval for revisions. Please remove DPW as previously requested. 2. Provide a typical cross section for proposed driveway that includes the south property line and the fill grading adjacent to it. Provide at least one foot clearance between PL and proposed grading. 3. Previous comment requested top and bottom ret. wall elevations. Plan now shows "TW" and either "FG" or "P". Please provide bottom wall elevations as requested. These elevations should be at all angle points and beginning and endings of curves as well.

Sheet C2: Suggest addition of E.C. protection around entire perimeter of site for erosion protection against site disturbance due to structural work.

NOTE: Please correct Architectural Site Plan and Landscape Plan to conform to driveway configuration shown on Civil plans. ===== UPDATEU ON MAY 11, 2006 BY KEVIN D CRAWFDRU ===== 05/11/06 - Previous comments by Kevin Crawford have been addressed. I am satisfied with plans with latest revision date of 4/17 & 4/18/06.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0486
APN: 052-591-05

Date: June 6, 2006
Time: 09:48:42
Page: 3

Project Review Completeness Comments

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

===== REVIEW ON AUGUST 25, 2005 BY JOAN VAN DER HOEVEN =====
Extensive paving over dunes is inconsistent with General Plan/LCP 6.3.9
===== UPDATED ON AUGUST 25, 2005 BY JOAN VAN DER HOEVEN =====
Minimum site disturbance County Code Chapter 13.20.130b.1.2.

Project Review Miscellaneous Comments

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

===== REVIEW ON AUGUST 25, 2005 BY JOAN VAN DER HOEVEN =====
Provide exterior color samples, dune restoration plan.

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 26, 2005 BY CARISA REGALADO =====
A drainage plan for runoff from the proposed development was received and reviewed for completeness of the discretionary development application and compliance with County General Plan policies (g.p.p.). The submittal needs to address the following items prior to being approved for the discretionary stage

- 1) (g.p.p. #7.23.1 - New Development) Projects are required to maintain predevelopment rates where feasible. Please show that this is being met. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.
- 2) **It** is noted that retention for driveway runoff is proposed; however, no information is given on the plans showing that runoff rates have been limited to pre-development rates. Please clarify. (See #1 above.)
- 3) **How** will roof runoff be dealt with? Please show method to be used. (See #1 above.)
- 4) (g.p.p. #7.23.2 - Minimizing Impervious Surfaces) Extensive impervious surfaces are proposed. **New** development is required to limit such coverage to minimize post-development runoff. Consider limiting the amount of impervious surface. using pervious or semi- pervious type surfaces for driveways. etc.
- 5) For discretionary application stage review. **it** is required that impacts to off-site areas be mitigated. Please show how overflow will be dealt with from the percolation box so as not to impact offsite areas.
- 6) Per detail 4. sheet C3. the perforated pipe will be 6-inches; however, per sheet

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0486
APN: 052-591-05

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C1 it will be 4-inch. Please correct.

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division. from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON MARCH 29, 2006
BY CARISA R DURAN =====
2ND ROUTING

Revised plans dated January and February 2006 and drainage calculations dated February 8, 2006 were received. The application cannot be accepted as submitted

Please address the following items:

- 1) Routing ~~##~~ Item #1 - Proposed mitigating measures of a semi- pervious driveway was noted on the plans along with roof runoff being directed into landscaping. Please clarify the latter on the plans. See items below regarding proposed retention.
- 2) Routing #1, Item #2 - Further information is needed. See items below regarding proposed retention.
- 3) Routing ~~##~~ Item #3 - Per Bowman & Williams memorandum dated February 8, 2006. roof runoff will be directed into landscaping. The area being accounted for in retention sizing per the calculations is the majority of the parcel and therefore appears to be including the roof. Please clarify. Also, see items below regarding proposed retention.
- 4) Routing ~~##~~ Item #4 - Proposal of a semi-pervious driveway noted on resubmittal. Item closed.
- 5) Routing #1, Item #5 - From Bowman & Williams memorandum dated February 8, 2006, there is an existing culvert and roadside swale for overflow from retention system. As part of the original comment, please clarify if this existing system is adequate to accept the overflow so that downstream offsite areas will not be adversely impacted.
- 6) Routing ~~##~~ Item #6 - Response noted. Item closed
- 7) Driveway shown in Architectural Site Plan. Neighborhood Area Plan. and Landscape Plan must match. Please revise as appropriate.
- 8) Show 12-inch culvert in driveway profile.
- 9) Please label the flow line of the downstream end of the 12-inch culvert
- 10) Show detail of proposed retention pit
- 11) No details given of proposed retention pit; however, structure may be subject to

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0486
APN: 052-591-05

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EPA Underground Injection Control regulations. Please see
<http://www.epa.gov/npdes/pubs/swclassvwellsfs.pdf> for more information

12) Calculations use an area of 16,100 sf for retention sizing: however, from information submitted, the area to be directed into the pit would be much smaller. Please show the actual watershed to be captured for retention. Revise calculations as appropriate.

13) Per the civil drawings, a 5-foot retention / infiltration pit is proposed. Per the calculations, a horizontal-type structure is used in the retention spreadsheet rather than a vertical-type structure as proposed in the plans. Plans and calculations must match. Please revise as appropriate.

For the Drainage Analysis & Stormwater Management report, please verify the following or revise as needed:

14) Should "asphalt driveway" read interlocking pavers under section 1.0?

15) Should "Area 1" read Area 2 under section 3.0?

16) Should "the weighted runoff coefficient for the development area is 0.60" read 0.52 under section 3.07

Further information is needed for this project. Once submitted, additional items may need to be addressed before the application can be deemed complete. ===== UP-
DATED ON MAY 12, 2006 BY CARISA R DURAN =====
3RD ROUTING - 5/12/06

Revised plans and drainage calculations dated April 17, 2006 were received

Items accepted as submitted. Discretionary stage application review is complete for this division. (See Miscellaneous Comments for additional notes to be addressed at the Building application stage.)

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 26, 2005 BY CARISA REGALADO =====
Consider using a larger percolation box for ease of maintenance.

For increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.90 per square foot. ===== UPDATED ON MARCH 29, 2006 BY CARISA R DURAN =====

No comment. ===== UPDATED ON MAY 12, 2006 BY CARISA R DURAN =====
Please address the following items at the Building application stage:

1) For the building application, it must be noted in the plans that the property owner is required to maintain the drainage system as shown on the plans and installed by this development, including the semi-pervious driveway and associated retention trench, to maintain capacity and function as intended by the design.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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2) Add retention details shown on sheet C3.1 in Drainage Analysis & Stormwater Management report to plans.

3) Plan View detail on sheet C3.1 in Drainage Analysis & Stormwater Management report shows pipe from driveway perpendicular to retention trench which is opposite to layout depicted in plans. Please match detail to layout shown on sheet C1 of plans.

4) Note in plans the amount of new impervious area resulting from development.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 8, 2005 BY RUTH L ZADESKY =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 8, 2005 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 22, 2005 BY GREG J MARTIN =====
Thirteen foot returns are required at the intersection of the driveway and Shearwater Lane. Please identify the composition of the driveway. Show a profile of the driveway. Show a typical section of the driveway.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED
ON MARCH 21, 2006 BY GREG J MARTIN =====
Previous comments have been addressed

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 22, 2005 BY GREG J MARTIN =====

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON AUGUST 11, 2005 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT. with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company. If the existing building is equipped with an automatic fire sprinkler system... NOTE on the plans that all buildings shall be protected by an approved automatic

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0486
APN: 052-591-05

Date: June 6, 2006
Time: 09:48:42
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fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of the California Building Code and adopted standards of the authority having jurisdiction.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

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

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

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5% and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is 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

===== UPDATED ON FEBRUARY 22, 2006 BY COLLEEN L BAXTER =====

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON AUGUST 11, 2005 BY COLLEEN L BAXTER =====

Attachment F CC&R's Statement

Application #05-0391
Assessors Parcel Number 052-591-05
Lot #143 Puffin Lane, Pajaro Dunes
2661 Beach Road, Watsonville, CA 95076

July 29,2005

To: Santa Cruz County

Re: CC&R Compliance Statement

Be advised that the preliminary plans dated October 21,2004, and revised December 14, 2005, for the remodeling and additions to House #143, Pajaro Dunes, Watsonville, CA, which are submitted by the undersigned applicant in support of Application #05-0391 for the Coastal Permit, have been reviewed by the Design Committee of the Pajaro Dunes Association. The Committee has determined said plans to be in compliance with the CC&R's of the Association.

Laurence L. Spitters
Agent for Owner

Confirmed by Pajaro Dunes Association

By Carol L. Turley
Carol L. Turley, Manager
Pajaro Dunes Association



Pájaro Dunes Association
2661 Beach Road • Watsonville, CA 95076
gatehouse@pajarodunesassociation.com
(831) 761-7744

H-143

SECTION 2 (Design Committee to Complete)

Approved ☒ **Approved** with Contingencies ☒ Denied ☐ Incomplete Application ☐

Major remodel

Design Committee communication to homeowner/Agent - The Committee grants preliminary approval of the plans that were submitted on November 10, 2004 and the supplements that were received on 11-26-04 and 12-16-04. Prior to final approval, owner must obtain approval for propane tank screening, landscaping, material samples and colors. Also, the preliminary plans have not been signed by the architect. The plans that have already been submitted must be signed.

Design Committee Approval Date: December 16, 2004 Design Committee Fees \$ 500.00

Approval Expiration Date: June 16, 2006 - 18 months from date of approval or an extension must be obtained.

Committee signature: _____

(print Design Committee representative name) Ann Ainsworth

SECTION 3 (Homeowner to complete)

I/We are aware that this form **MUST** be approved and on **file** before any workers will be admitted.

I/We are aware that all work done to the exterior of our house must have written Design Committee approval prior to work commencing. In addition to new construction or remodeling, I/We are aware that this includes:

- Repainting with the existing color
- Replacing existing windows, roof windows or skylights. (Approval for windows will only be given for replacement of **ALL** windows.)
- Replacing **existing** exterior light fixtures
- Relocating utility lines, cables, dishes and appurtenant structures
- Replanting existing landscaping
- Placement of a dumpster
- Placement of a portable toilet (placement on common area is discouraged)

I/We are aware that work is only permitted to be done during the following hours:

Monday through Friday - 8:00 a.m. to 5:00 p.m.

Saturday - with prior WRITTEN approval from the PDA Manager

Exceptions are situations where further damage to the structure will occur

I/We are aware that no one will be permitted to bring any animals into the complex even if they are confined to the vehicle.

I/We understand that most work requires regulatory agency permits. Design Committee approval is NOT in lieu of a permit. Copy of Santa Cruz County permit attached ☐

Owner Signature acknowledges Design Committee approval/contingencies

Signature Laurence L. Spitters

Print Name LAURENCE L. SPITTERS Date: 12/22/04

Gatehouse received signed copy - date: 12/22/04 initials _____

EXHIBIT J

PAJARO DUNES BOARD MINUTES

The proposed location of the driveway (re: remodel and addition of **House 143 Puffin Lane**) having been referred to the Board of Directors of Pajaro Dunes Association, (the question was considered by the Board at its meeting on October 7, 2005).

The Board visited the site for the purpose of confirming their understanding of topographical gradings, site disturbance, landscape impact and drainage of the proposed location and alternative locations. The Board observed that the proposed driveway which would access the garage from Puffin Lane cul-de-sac would necessitate a deep cut through the well vegetated established dune, requiring unattractive and possibly hazardous retaining walls.

The Board's findings were:

- (1) The Puffin cul-de-sac driveway would significantly violate the natural landform of the dune.
- (2) The cul-de-sac driveway and its retaining walls would have a severe and unattractive impact upon the neighborhood.
- (3) The cul-de-sac driveway would require relocation of the PG&E box serving Puffin Lane and would crowd the adjacent 141 Puffin Lane residence.
- (4) An alternative driveway location from Rin Boca Road could be suitably sited, designed and landscaped to be compatible with its neighborhood and the Association's landscaping plans for the adjacent common area.

In discussion, the Board received commitments from the homeowner of House 143 to remove the paving, including base rock, of the two existing parking strips at the site and to landscape the dune, including surrounding common area, adjacent to Rio Boca Road.

Following discussion, the Board unanimously adopted the resolution (a) to express strong opposition to the proposed Puffin cul-de-sac driveway and (b) to urge the homeowner of House 143 to locate a driveway from Rin Boca Road which involves minimal change in the natural landform, encroachment of the dune, and minimizes required grading. ←



Pajaro Dunes Association
2661 Beach Road . Watsonville. CA 95076
gatehouse@pajarodunesassociation.com
(831)761-7744

October 17,2005

Mr. Laurence Spitters
746 Webster Street
Palo Alto, CA 94301

Re: Location of Driveway to Attached Garage 143 Puffin Lane

Dear Mr. Spitters:

The question of the location of the proposed driveway having been referred by the Design Committee to the Board of Directors, the subject was considered by the Board at its October 7, 2005 meeting. The Board visited the site to confirm their understanding of topographical data and potential site disturbance, landscape impact, and drainage of the proposed location and alternative locations. The Board observed that the proposed Puffin cul-de-sac driveway to access the garage would necessitate a deep cut through the well-landscaped established dune and require unusually high retaining walls.

The Board also noted the following:

- (1) The Puffin cul-de-sac driveway would substantially alter the natural landform of the dune.
- (2) The cul-de-sac driveway would have a severe and unattractive impact upon the neighborhood.
- (3) The cul-de-sac driveway may require removal of the PG&E transformer **box** serving the Puffin Lane neighborhood.
- (4) **The** cul-de-sac driveway would crowd the 142 Puffin Lane residence which is located at a **minimum** setback from **the** property line.

The Board strongly recommends that you investigate alternatives other than constructing a driveway **from** Puffin Lane on the ocean facing side of your home.

Sincerely,

Carol Turley
Manager
Pajaro-Dunes Association



Pajaro Dunes Association

2661 Beach Road Bldg. 1 • Watsonville, CA 95076
gatehouse@pajarodunesassociation.com
(831) 761-7744

February 21, 2006

county of santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Dear Madam/Sir:

Pajaro Dunes Association has been requested by Laurence L. Spitters to grant an easement across the Association's real **property** which is adjacent to the southeast corner of Lot 143 in the Pajaro Dunes Development.

The requested easement at the southeast corner of Lot 143 will enable use of a planned driveway which will access Ri8o Boca Road. The driveway will **be** constructed in connection with construction of a new garage attached to House 143. The driveway is **part** of the planned remodeling and improvements to Lot 143, which have been approved by the Pajaro Dunes Association Design Committee.

The purpose of this letter is to assure the County of Santa Cruz that the Board of Directors of the Association will grant the requested easement in due course.

Legal description of the easement and the form of the grant will be prepared and delivered to Mr. Spitters when the pending application for a Coastal Permit for the remodeling and improvements is approved by the County.

Sincerely,

Carol Turley
Manager
Pajaro Dunes Association



Pájaro Dunes Association

2661 Beach Road Bldg. 1 • Watsonville, CA 95076
gatehouse@pajarodunesassociation.com
(831)761-7744

April 17,2006

Mr. Laurence L. Spitters:

The Pajaro Dunes Association Board of Directors will not hold a regular meeting until June 10,2006. Unfortunately, it will be impossible before that date for the Board to reconsider alternatives to Lot **143's** driveway off of Rio Boca Road.

The question of the location of the proposed driveway having been referred by the Design Committee to the Board of Directors, the subject was considered by the Board at its October 7,2005 meeting. The Board visited the site to confirm their understanding of topographical data and potential site disturbance, landscape impact, and drainage of the proposed location and alternative locations. The Board observed that the proposed Puffin cul-de-sac driveway to access the garage would necessitate a deep cut through the well-landscaped established dune and require unusually high retaining walls.

The Board also noted the following:

- (1) The Puffin cul-de-sac driveway would substantially alter the natural landform of the dune.
- (2) The cul-de-sac driveway would have a severe and unattractive **impact** upon *the* neighborhood.
- (3) The cul-de-sac driveway may require removal of the PG&E transformer **box** serving the Puffin Lane neighborhood.
- (4) The cul-de-sac driveway would crowd the 142 Puffin Lane residence which is located at a **minimum** setback from the property line.

The Board anticipates that the information we requested regarding drainage and landscaping will quell any concern about runoff problems and visual impact of the driveway and home.

Consequently, I **am** not recommending a reconsideration of the Board's October 2005 decision which preliminarily approved the Rio Boca driveway location.

Sincerely,

Carol Turley
Carol Turley

Manager

Pajaro Dunes Association



BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION

1011 CEDAR • PO BOX 1621 • SANTA CRUZ, CA 95061-1621
PHONE (831) 426-3560 FAX (831) 426-9182 www.bowmanandwilliams.com

February 8, 2006

Betty Cost, AICP
Planning & Permit Services, LLC
100 Doyle Street, Suite E
Santa Cruz, CA 95062

RE: Spitters – Pajaro Dunes SFR
B&W File No. 23240

Dear Betty,

In addition to the plans that we submitted to Thacher and Thompson Architects, we provide to you this letter in response to the Pajaro Dunes Association letter, dated January 10, 2006, and the County deficiency comments dated August 26, 2005.

Pajaro Dunes Association

We have added a culvert to pass under the proposed driveway to facilitate the flow of storm water runoff along Rio Boca Road. We have had to modify the roadside swale to the existing culvert as part of the proposed improvements.

The amount of cover over the sanitary sewer line is of sufficient depth that no special section is required. The invert of the City of Watsonville sewer line is seven feet below grade.

The easement agreement will be performed by Mr. Spitters. Should a description be required, please contact our office and we can prepare.

County Comments

Environmental Planning

No soils report is on record. We're not sure what the design mechanism is that is creating this requirement.

Landscape plan has been prepared by Mr. Spitters

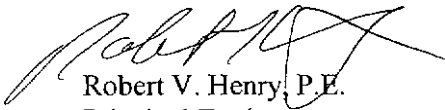
DPW Drainage

1. Predevelopment runoff rates are being maintained through stormwater management. We have included the use of interlocking pavers with a Class 1 base rock, which will allow for infiltration and storage for any rainfall that falls on the pavement.
2. We are providing calculations showing this requirement is being met.
3. Given the high permeability of the soil, the roof runoff is being directed to the landscape areas. Gravel or splashblocks will be provided to dissipate energy and minimize erosion potential.
4. The driveway pavement section is now interlocking pavers, which is considered semi pervious.
5. Overflow from the percolation box will flow to the roadside swale and existing culvert.
6. Plans have been corrected.

We hope this letter: with the revised plans and calculations are sufficient for the planning department to deem the project complete. Should you require any additional information, please don't hesitate to contact our office.

Sincerely,

Bowman & Williams

A handwritten signature in black ink, appearing to read 'Robert V. Henry', written over the printed name.

Robert V. Henry, P.E.
Principal Engineer
RCE# 60443



BOWMAN & WILLIAMS
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1011 CEDAR - PO BOX 1621 • SANTA CRUZ, CA 95061
(831) 426 3560 • FAX (831) 476 9162
www.bowmanandwilliams.com

JOB 23240 - SPITTERS

SHEET NO. _____

OF _____

CALCULATED BY RWH

DATE 4/11/06

CHECKED BY _____

DATE _____

SCALE _____

OPTION 2

	<u>C</u>	<u>E</u>
CARTRIDGE	63	4
DWY	48	0
SITE	10	0
IMP/EXPORT	0	121 (EXPORT)
	121 cy	121 cy

NOTE: OPTION 1 = CURRENT
DESIGN: 220 cy

OPTION 3A - MINIMAL WALLS

	<u>C</u>	<u>E</u>
CARTRIDGE	2	41
DWY	87	0
SITE	38	0
IMP/EXP	0	86 (EXPORT)
	127 cy	127 cy

OPTION 3B - WALLS & DWY

	<u>C</u>	<u>E</u>
CARTRIDGE	2	41
DWY	87	0
SITE	9	0
IMP/EXP	0	57 (EXPORT)
	98 cy	98 cy

SHEARWATER LANE

County
Dwy
D-2

(E) 1040± SQUARE FEET OF
DRIVEWAY & PARKING TO BE
REMOVED AFTER CONSTRUCTION OF
RESIDENCE.

EXIST. SSMH
RIM 14.67
INV. 9.24

(E) 14.3
14.67
8.8mh

FF GARAGE
16.30

BACKOUT,

TEMPORARY BENCHMARK
PK & BRASS WASH
ELEV. 17.33 FT

1"=10'

OPTION 2

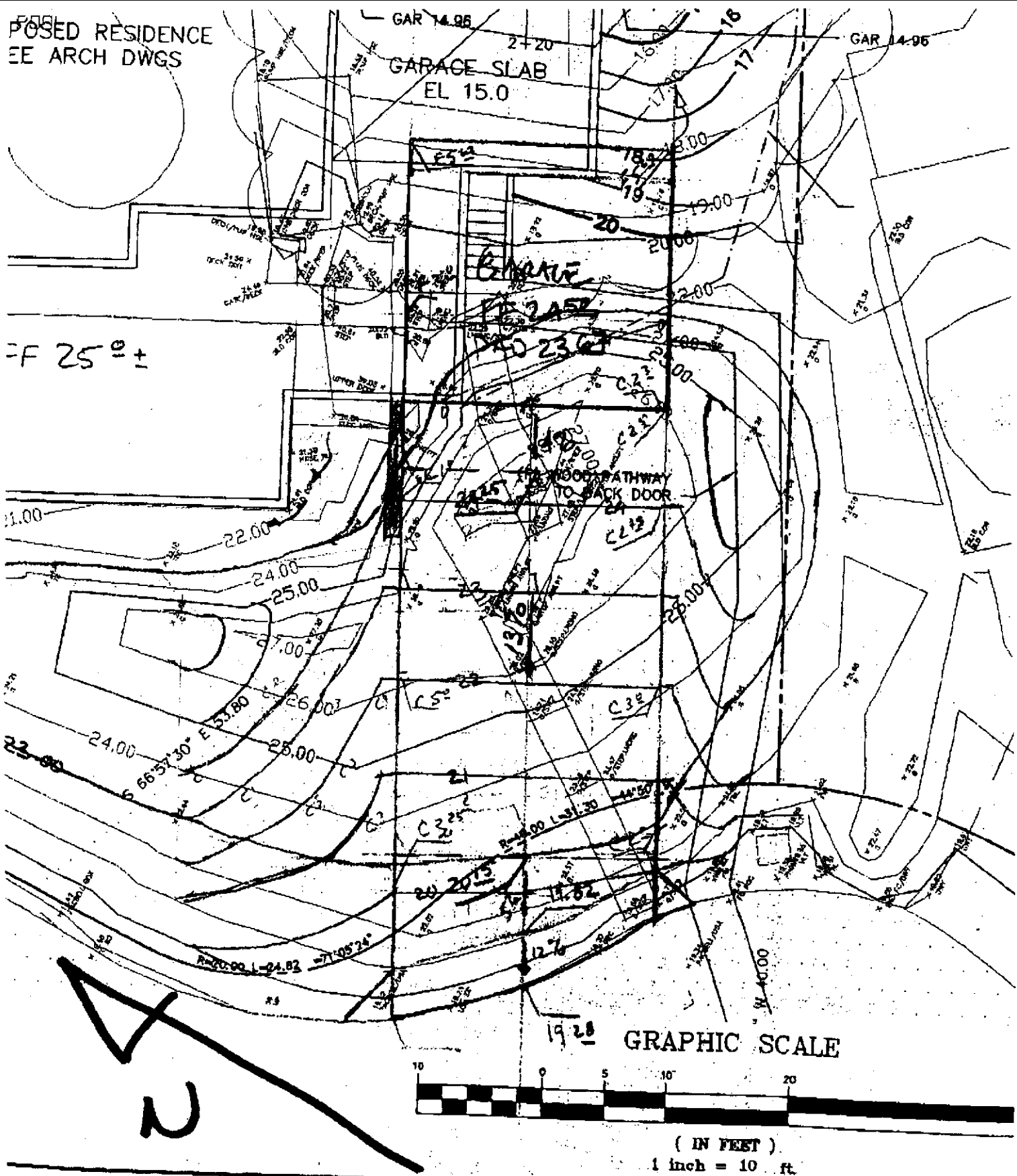
EXIST. SSMH
RIM 17.40

POSED RESIDENCE
EE ARCH DWGS

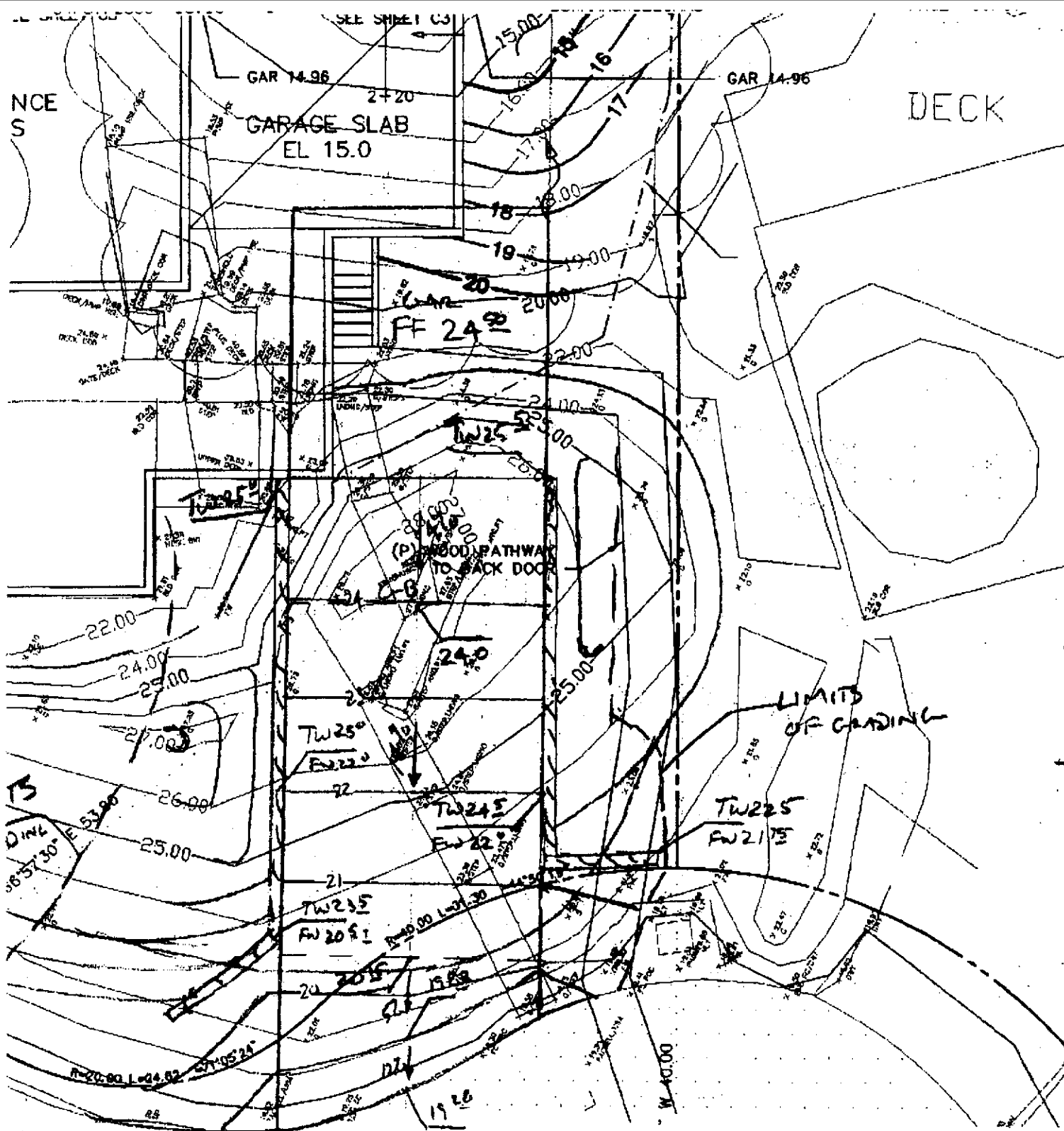
GAR 14.95
24.20
GARAGE SLAB
EL 15.0

GAR 14.95

F 25.0 ±



1"=10' OPTION 3A



GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.

OPTION 3B

EXHIBIT K



BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION

1011 CEDAR • PO BOX 1621 • SANTACRUZ, CA 95061-1621
PHONE (831) 426-3560 FAX (831) 426-9182 www.bowmanandwilliams.com

April 18, 2006

Mr. Laurence Spitters
746 Webster Street
Palo Alto, CA 94301

RE: Response to County Comments – Routing 2
143 Puffin Lane, Pajaro Dunes
Application No. 05-0486; APN: 052-591-05
B&W File No. 23240

Dear Mr. Spitters,

Bowman & Williams has revised our plans and calculations to address comments made by County Planning on the second routing for the above project. In addition, we provide to you this letter which provides written response to comments pertaining to the civil engineering portion of the project.

Environmental Planning 2/14/06:

- 9 Sheet C1/1 – Note has been changed as requested
- 9 Sheet C1/2 – Section has been added to sheet C3 which shows fill in proximity of property line. Limits of grading line has also been revised on sheet C1 to show grading setback.
- 9 Sheet C1/3 – There are retaining wall profiles which show top of wall and bottom of wall on sheet C3. Although elevations are not called out, they can be determined from the profiles. Further annotation would render the profiles unreadable. As this is a planning submittal, the full profiles with all of the information requested seems excessive. We will address these issues in the building permit phase and hope the reviewer can ascertain the needed information as currently shown on the plans.
- 9 Sheet C2 – Additional Erosion Control Measures have been added to our plan as requested

DPW Drainage 3/29/06

- 9 Comment 1 – Note has been added to sheet C1 that downspouts are being discharged to site.
- 9 Comment 2 – Calculations were provided which address runoff rates. Calculations have been revised to address additional comments.
- 9 Comment 3 – Although the downspouts are not directly connected to the storm drain system, and the detention/infiltration trench, the trench is sized to accommodate the added development. What will happen is that runoff from the driveway (which doesn't permeate through the pavers) will be "over detained." What this means is that the volume captured is that which is required to mitigate flow rates.
- 9 Comment 4 – No action taken.

- Comment 5 – The existing downstream culvert has been analyzed and deemed to have more than adequate capacity to convey runoff for current and post development runoff rates. This information has been added to the revised Drainage Analysis.
- Comment 6 – No action taken
- Comment 7 – Coordination efforts have been made. Civil plan governs in the event of discrepancy.
- Comment 8 – Culvert is shown in the profile per request.
- Comment 9 – Flowline invert is now shown.
- Comment 10 – We have switched from a pit, back to a trench as it is more economical to do so. A detail has been included in the revised Drainage Analysis.
- 9 Comment 11 – It is **our** opinion that a stormwater ~~detention~~/retention pit does not qualify as a Class V injection well as the feature is not above an underground source of drinking water. In addition, the pit has been revised to be a trench (which could still be called a pit), but no action regarding this item is taken.
- Comment 12 – The retention/infiltration volume is based on overall site conditions. In order to ensure that runoff is mitigated, we **look** at the total picture and base our volume on that picture. **As** such, we may over detain in one area to compensate for runoff from other areas that cannot be readily captured, as is the case here. The volume **is** relatively small, and we have changed the pit to a trench. It **is** our opinion, this is the correct way to mitigate the flow from the site to meet County criteria, and be feasible from a construction standpoint, and from a maintenance standpoint.
- Comment 13 – The calculations for the retention storage have been coordinated with the current design mitigation method.
- Comments 14-16 – Errors in the report have been corrected.

We sincerely hope this addresses **all** of the planning departments comments with regards to the civil plans and is sufficient to have the application is deemed complete.

Should **you** have any questions, or require additional information, please don't hesitate to contact our office.

Sincerely,

Bowman & Williams



Robert V. Henry, P.E.
Principal Engineer
RCE#60443

EXHIBIT K



BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION

1011 CEDAR • PO BOX 1621 • SANTA CRUZ, CA 95061-1621
PHONE (831) 426-3560 FAX (831) 426-9182 www.bowmanandwilliams.com

**DRAINAGE ANALYSIS
&
STORMWATER MANAGEMENT**

Prepared For
Laurence Spitters

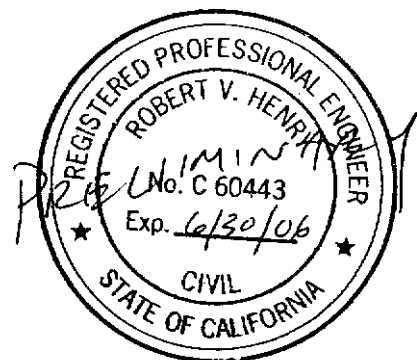
Puffin Lane
Situates in
Pajaro Dunes, CA
APN 052-591-05
B&W File No **23240**

February 8, 2006

Δ April 17, 2006 – Address County Comments

BASIS OF ANALYSIS:

1. County of Santa Cruz Design Criteria.
2. ASCE Manual of Engineering Practices No. 37



4-18-06

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4.0 STORMWATER MANAGEMENT PLAN.....	2
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APPENDIX A – SITE PLAN & CALCUATIONS

APPENDIX B – COUNTY DESIGN STANDARD INFORMATION

1.0 INTRODUCTION

The drainage analysis and stormwater management presented herein has been performed at the request of Laurence Spitters, owner of APN: 052-591-05. Mr. Spitters is proposing to construct an addition to an existing single family residence and associated site improvements at said parcel. The proposed improvements include the construction of a semi pervious driveway (interlocking pavers), addition to residence, and garage. Bowman & Williams was asked to perform this analysis and formulate a storm water management plan to mitigate the increase in runoff associated with said improvements to meet or exceed County of Santa Cruz drainage requirements.

2.0 METHOD OF ANALYSIS

The Rational Formula (shown below) is used to estimate peak runoff rates.

$$Q = C_a C_i i_a A$$

Where:

Q= Estimated Peak Runoff from site (cfs)

C_a = Antecedent Moisture Factor (Unitless)

C= Runoff Coefficient (Unitless)

i_a = Rainfall Intensity Adjustment Factor (Unitless)

i= Rainfall Intensity (in/hr)

A= Area of Site (Acres)

Retention is calculated using the Storage Percolation Method, see attached spreadsheet.

The retention volumes for the 10-year event are determined by using the 10 year estimated predevelopment runoff rate for the 2-hour duration as the allowable release rate.

Precipitation data/runoff coefficients are obtained from the Santa Cruz County Design Criteria Manual. Precipitation intensity is based upon the P60 Isopleth for Santa Cruz County (see attached map).

To determine culvert capacity, the Manning's Equation is used

$$Q = \frac{1}{n} A R^{2/3} S^{1/2}$$

Where:

Q = Estimated Peak Flow (capacity)

n = Pipe Roughness Coefficient

A = Cross Sectional Area of Pipe

R = Hydraulic Radius

S = Slope of Pipe

3.0 ANALYSIS

Refer to Appendix A for maps and calculations. Pre development intensity is based upon a 15 minute time of concentration, and the post development intensity is based upon a 10 minute time of concentration.

The development area is approximately 0.42 acres, and is referred to as Area 2. Under current conditions the weighted runoff coefficient is 0.49. Under post development conditions, the weighted runoff coefficient for the development area is 0.52.

This information is used in conjunction with the Rational Formula to estimate peak runoff rates. Based on the topography of the land and the county time of concentration nomograph with an initial lag time of 10 minutes, a time of concentration, t_c , of 11 minutes and a rainfall intensity, i , of 1.8 in/hr were determined. Based on the above method, the estimated peak runoff rates for pre development and post development conditions are as follows:

$$Q_{PRE} = ciA = 0.49(1.6 \text{ in/hr})(0.42 \text{ ac}) = 0.33 \text{ cfs}$$
$$Q_{POST} = ciA = 0.52(1.8 \text{ in/hr})(0.28 \text{ ac}) = 0.39 \text{ cfs}$$

Based on the above flow rates, a permeability rate of 11 inches/hour, and using the Storage Percolation Method, the estimated required storage volume to mitigate the increase in peak runoff is 130 cf.

Area 1 was also analyzed to evaluate the performance of the proposed culvert. Based upon calculations, the flow to the culvert is approximately 0.2 cfs, and the capacity of the proposed culvert is 2.8 cfs.

The flow to the existing culvert which drains under Rio Boca is the sum of Areas 1, 2, & 3, which totals 1.46 acres, more or less. Looking at the entire area with a weighted runoff coefficient of 0.6 and an intensity of 1.6 inches per hour, the total flow to the downstream culvert is 1.4 cfs. Based on the size and slope of the culvert, the estimated peak capacity is 4.5 cfs, which is greater than the estimated peak flow. Therefore, the downstream culvert is sufficient for existing and proposed conditions.

4.0 STORMWATER MANAGEMENT PLAN

The increase in peak runoff will be mitigated through the use of a retention/percolation trench. A typical detail of this type of trench is given in Appendix A. The storage volume that the proposed trench will provide is calculated to be 130 cubic feet, and will allow the detention volume, based on pre development and post development runoff rates, to percolate back into the soil, providing groundwater recharge. Although not all runoff from the development area will be directed to the trench, the trench is sized to over detain the total estimated volume. Therefore, runoff from the driveway will essentially be over detained to meet volume requirements.

The site is located on dune land and is estimated to have a relatively high permeability rate of 11 inches/hour. Any runoff from the site which does not enter the retention/percolation pit, will be designed to sheet flow into landscape areas, as it does under current conditions, and percolate readily back into the soil.

The owner is to maintain the retention/percolation trench, and to repair any minor erosion soon after it occurs.

5.0 CONCLUSIONS

Under current development conditions, the peak runoff from the development area was determined to be **0.33** cfs. Under post development conditions, due to an increase in impervious area, the peak runoff rate for the development area was determined to be 0.39 cfs. This is an increase of 0.06 cfs, which is relatively insignificant. The storage volume required to reduce this peak runoff to pre development rates is **130** cubic feet.

Under current conditions, the majority of the runoff from the Spitters property sheet flows to the easterly property line and an existing culvert. A retentiodpercolation pit has been designed to mitigate the additional runoff created **by** the proposed improvements. This retentiodpercolation trench will provide an estimated storage volume of 130 cubic feet, and will allow the runoff to percolate back into the soil. Any overflow will sheet flow over the easterly property line and the existing culvert. Calculations have determined that the existing and proposed culverts have sufficient capacity to convey flows after development.

It is our opinion that should the proposed improvements be constructed, and mitigation measures as outlined herein be used; the proposed development should have little to no impact on downstream structures.

APPENDIX A

SITE PLAN & CALCULATIONS



AREA 1 ^{Dwy} (CULVERT)

$$A_1 = 9415 \text{ SF} = 0.22 \text{ Ac}$$

$$\text{IMPERVIOUS AREA} = 2665 + 550 = 3215 \text{ SF}$$

$$\text{PERVIOUS " } = 6200 \text{ SF}$$

$$\bar{C} = \frac{(0.9)(3215) + 0.3(6200)}{9415} = 0.51$$

$$Q_1 = \bar{C} i A_1 = (0.51)(1.6 \text{ in/hr})(0.22 \text{ Ac})$$

$$Q_1 = 0.18 \text{ cfs} \quad \left(\begin{array}{l} \text{FLOW INTO NEW} \\ \text{12" CULVERT} \end{array} \right)$$

$$\begin{aligned} P_{60} &= 1.2 \\ t_c &= 15 \text{ MIN} \\ \therefore i &= 1.6 \text{ in/hr} \end{aligned}$$

BASED ON DESIGN, CULVERT CAPACITY = 2.8 cfs > 0.18 cfs
(S=0.6%, 12" RCP)

\therefore 12" CULVERT
OK



+ AREA 2 - PRE DEVELOPMENT

$$A_T = 16,100 \text{ SF} = 0.42 \text{ Ac}$$

$$\text{IMPERVIOUS AREA} = 3320 + 835 + 985 = 5140$$

$$\text{PERVIOUS AREA} = 10,960$$

$$\bar{C} = \frac{(0.9)(5140) + 0.3(10960)}{16,100} = 0.49$$

$$Q_{2 \text{ PRE}} = (0.49)(1.6 \text{ in/hr})(0.42 \text{ Ac}) = 0.33 \text{ cfs}$$

AREA 2 POST DEVELOPMENT

$$A_T = 16,100 \text{ SF} = 0.42 \text{ Ac}$$

$$\text{IMPERVIOUS AREA} = 4240 + 1100 = 5340$$

$$\text{SEMI PERVIOUS AREA} = 1650$$

$$\text{PERVIOUS AREA} = 9110$$

$$\bar{C} = \frac{0.9(5340) + 0.5(1650) + 0.3(9110)}{16,100} = 0.52$$

$$Q_{2 \text{ POST}} = (0.52)(1.8 \text{ in/hr})(0.42) = 0.39 \text{ cfs}$$

$\Delta = 0.06 \text{ cfs}$ TO BE MITIGATED w/
PERCOLATION PIT



DRAINAGE TO (E) 15" RCP CULVERT (RIO BOCA)

FROM OLD AERIAL TOPO MAPS (BE'W) & CURRENT
TOPO MAPS, $A_T = A_1 + A_2 + 0.82 A_c$

$$A_T = 0.22 A_c + 0.42 A_c + 0.82 A_c = 1.46 A_c$$

$$\bar{C} = 0.60 \text{ ASSUMED}$$

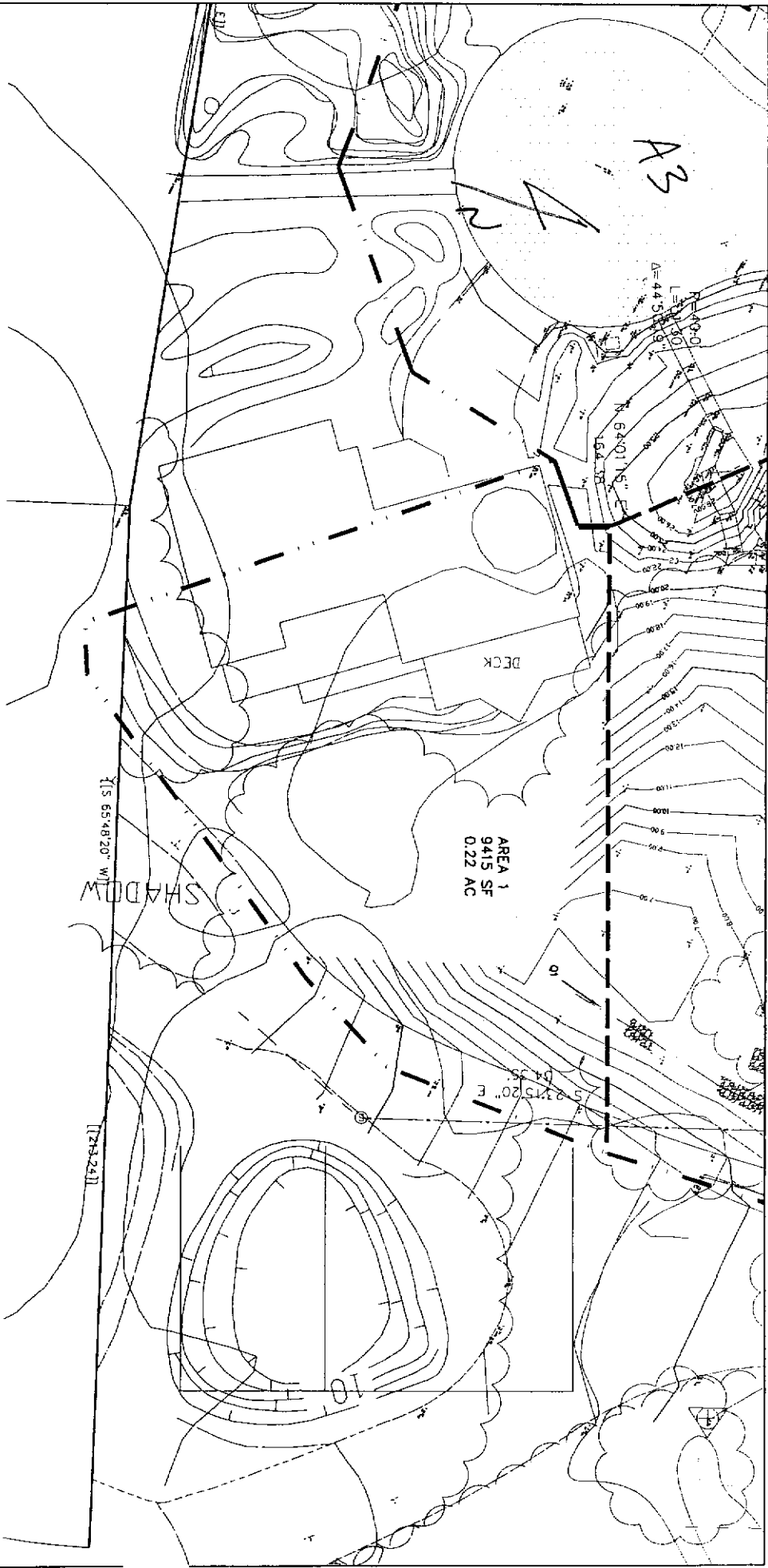
$$t_c = 15 \text{ MIN ASSUMED}$$

$$\therefore \bar{v} = 1.6 \text{ in/hr}$$

$$Q = \bar{C} \bar{v} A = (0.6)(1.6)(1.46) = 1.4 \text{ cfs CONSERVATIVE}$$

CAPACITY OF (E) CULVERT FLOWING FULL, NO HEAD, NO
TAILWATER. $n = 0.013$

$$Q_{cap} = 4.5 \text{ cfs} > 1.4 \text{ cfs} \therefore \text{OK}$$



TOPOGRAPHIC MAP

THE TOPOGRAPHY AND BOUNDARY FOR THIS MAP WAS PREPARED BY DUNBAR AND CRAIG LICENSED LAND SURVEYORS, 1011 CEDAR STREET, SANTA CRUZ CALIFORNIA, DATED SEPTEMBER 2004, JOB NUMBER 04377.

THE BASIS OF BEARINGS IS THE NORTHWESTERN BOUNDARY OF PROJECT PROPERTY AS SHOWN - S62°46'30"W TAKEN FROM VOLUME 49 OF MAPS, PAGE 28, COUNTY OF SANTA CRUZ.

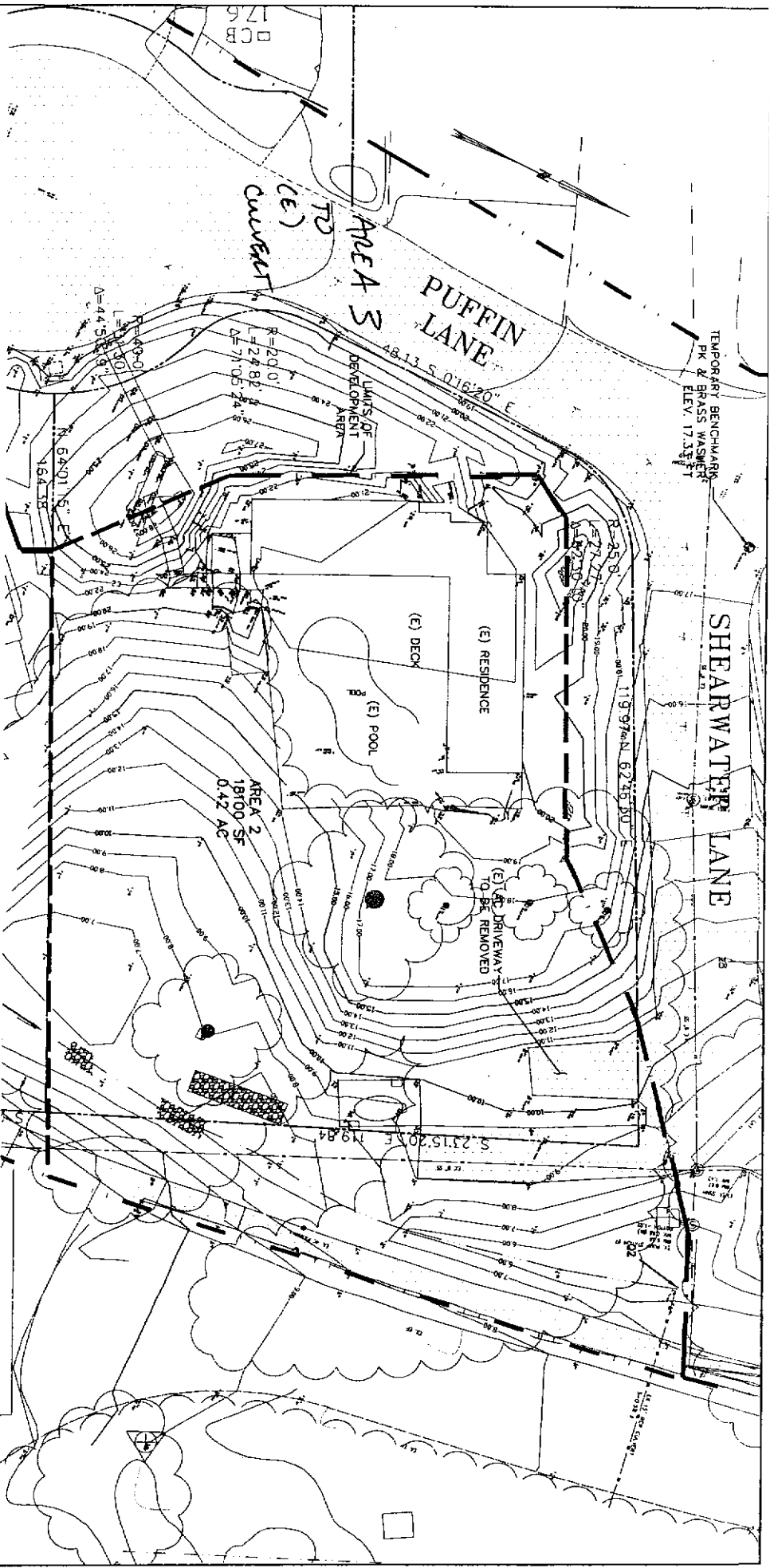
BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THE SURVEY SHOWN HEREON IS THE COUNTY OF SANTA CRUZ BENCHMARK #141A, A BRASS DISK, ELEVATION 6.52 FT (NGVD 29 ADJ.) TEMPORARY BENCHMARK CONTROL SET IN SHEARWATER LANE - PK NAIL AND BRASS WASHER, ELEV. 17.33 FT.

**PRE-DEVELOPMENT CONDITIONS
AREA 1 1/3**

BOWMAN & WILLIAMS			
CONSULTING CIVIL ENGINEERS			
1011 CEDAR STREET SANTA CRUZ CALIFORNIA			
(831) 426-3560			
SCALE 1" = 20'	JOB NO.	23240	
DATE FEBRUARY 2006	DWG NAME	23240GR-3	
DRAWN JOE	FILE NO.	23240	

EXHIBIT K



TOPOGRAPHIC MAP

THE TOPOGRAPHY AND BOUNDARY FOR THIS MAP WAS PREPARED BY DUNBAR AND CRAIG LICENSED LAND SURVEYORS, 1011 CEDAR STREET, SANTA CRUZ CALIFORNIA, DATED SEPTEMBER 2004, JOB NUMBER 04377.

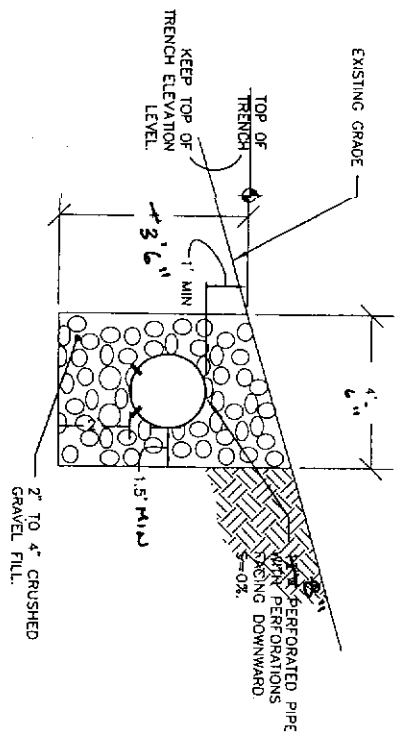
THE BASIS OF ELEVATION FOR THE SURVEY SHOWN HEREON IS THE COUNTY OF SANTA CRUZ BENCHMARK #141A, A BRASS DISK, ELEVATION 6.52 FT (NGVD 29 AD). TEMPORARY BENCHMARK CONTROL SET IN SHEARWATER LANE - PK NAIL AND BRASS WASHER, ELEV. 17.33 FT.

BASIS OF ELEVATIONS

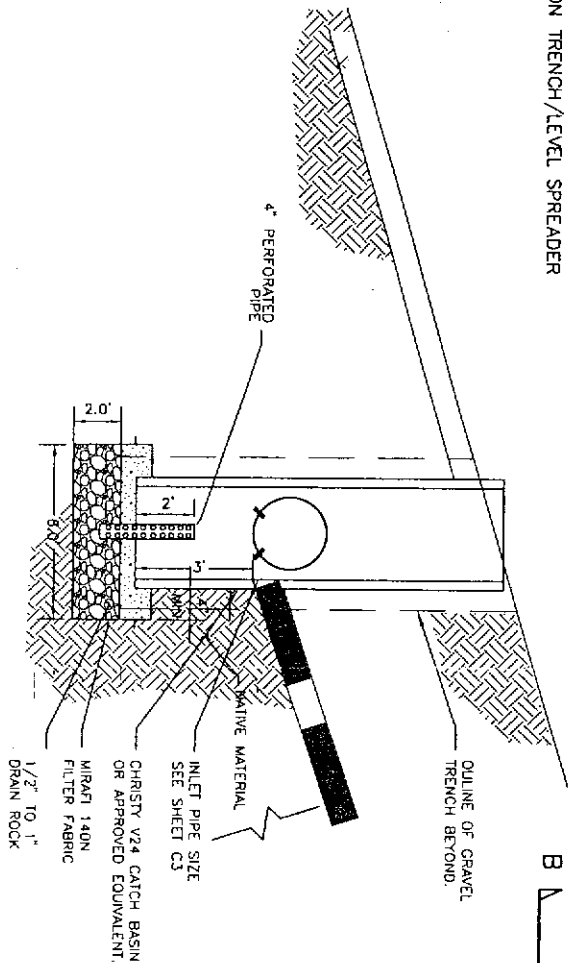
PRE-DEVELOPMENT CONDITIONS
AREA 2 & 3

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ CALIFORNIA (831) 420-3560			
SCALE 1" = 20'	JOB NO.	23240	
DATE FEBRUARY 2006	OWG NAME	23240CR-J	
DRAWN JOE	FILE NO.	23240	

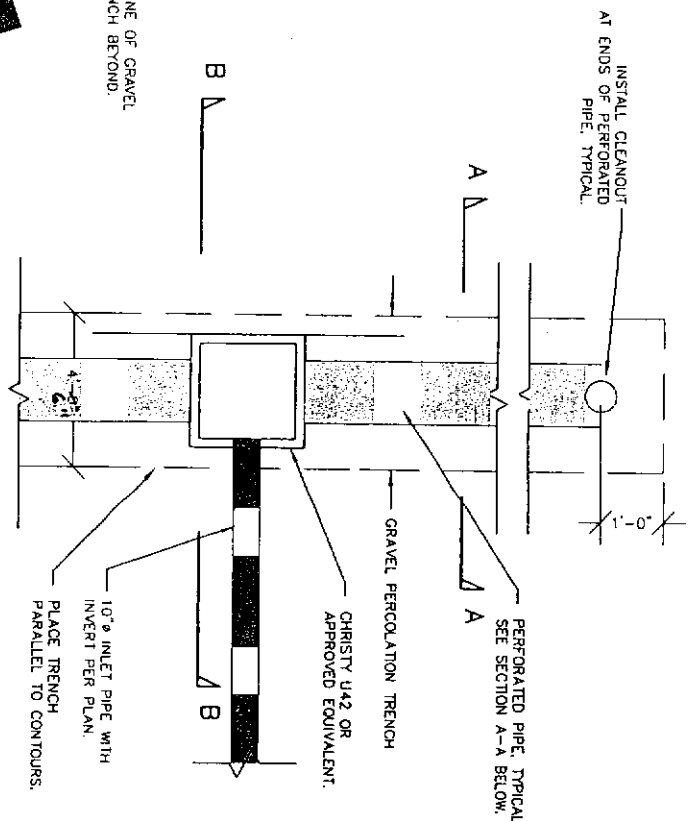
EXT 11111 K



SECTION A-A
PERCOLATION TRENCH/LEVEL SPREADER



SECTION B-B
PERCOLATION TRENCH/LEVEL SPREADER



PLAN VIEW

INFILTRATION TRENCH/LEVEL SPREADER

SCALE: NTS

2332001

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ CALIFORNIA (831) 426-3560			
TYPICAL RETENTION/INFILTRATION			
SCALE: NTS	JOB NO. 23240	PAGE: C3.1	
DATE: APRIL 17, 2006	DWG NAME: RET_TRENCH		
DRAWN: RVH	FILE NO. 23240		

Exhibit K

APPENDIX B

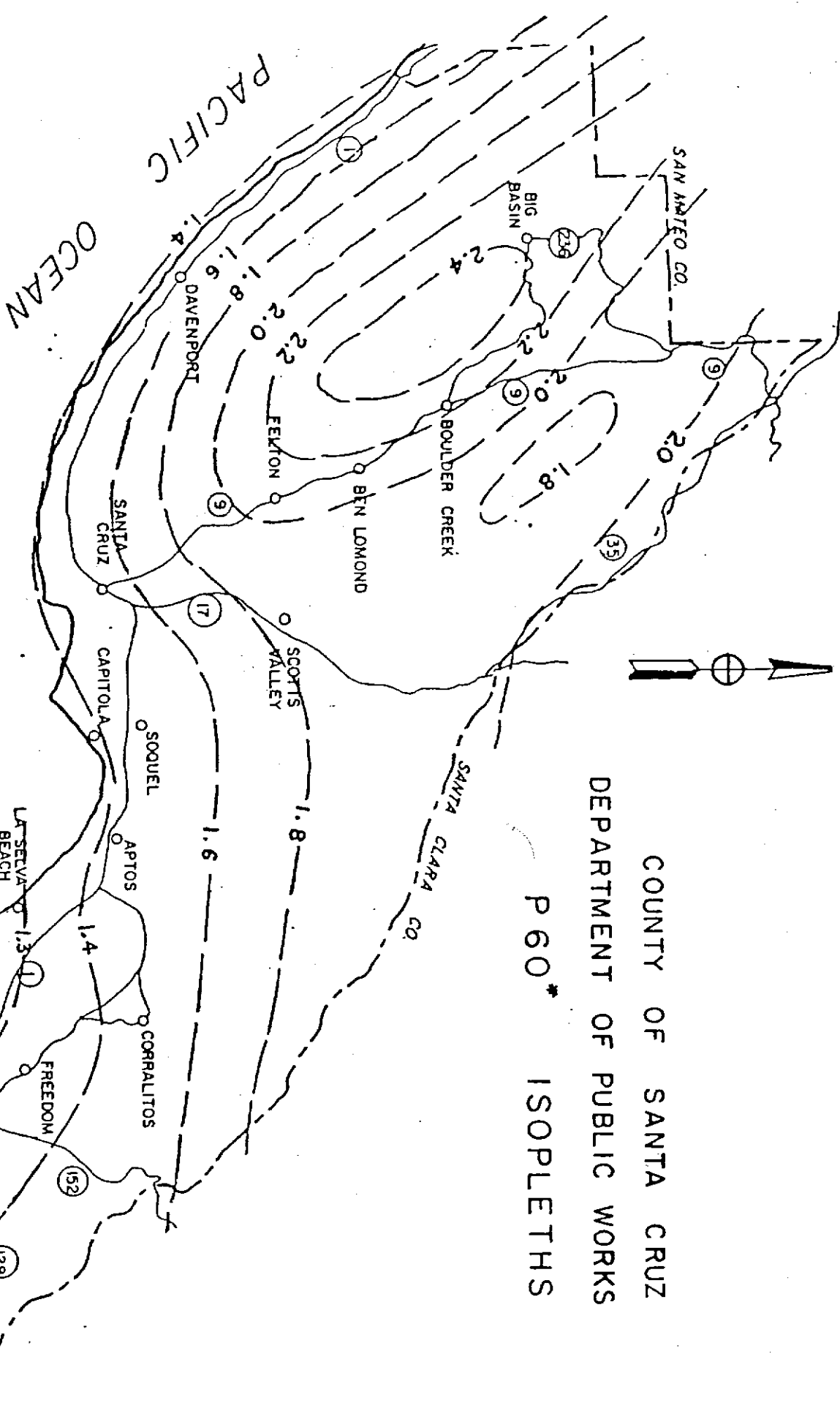
COUNTY DESIGN STANDARD INFORMATION

EXHIBIT K

*P60 DENOTES RAINFALL INTENSITY IN INCHES/HR
FOR 60 MINUTE DURATION AND A 100 YEAR STORM

RAIN FALL SOURCE FROM

1 2 3 4 5



COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
P 60* ISOPLETHS

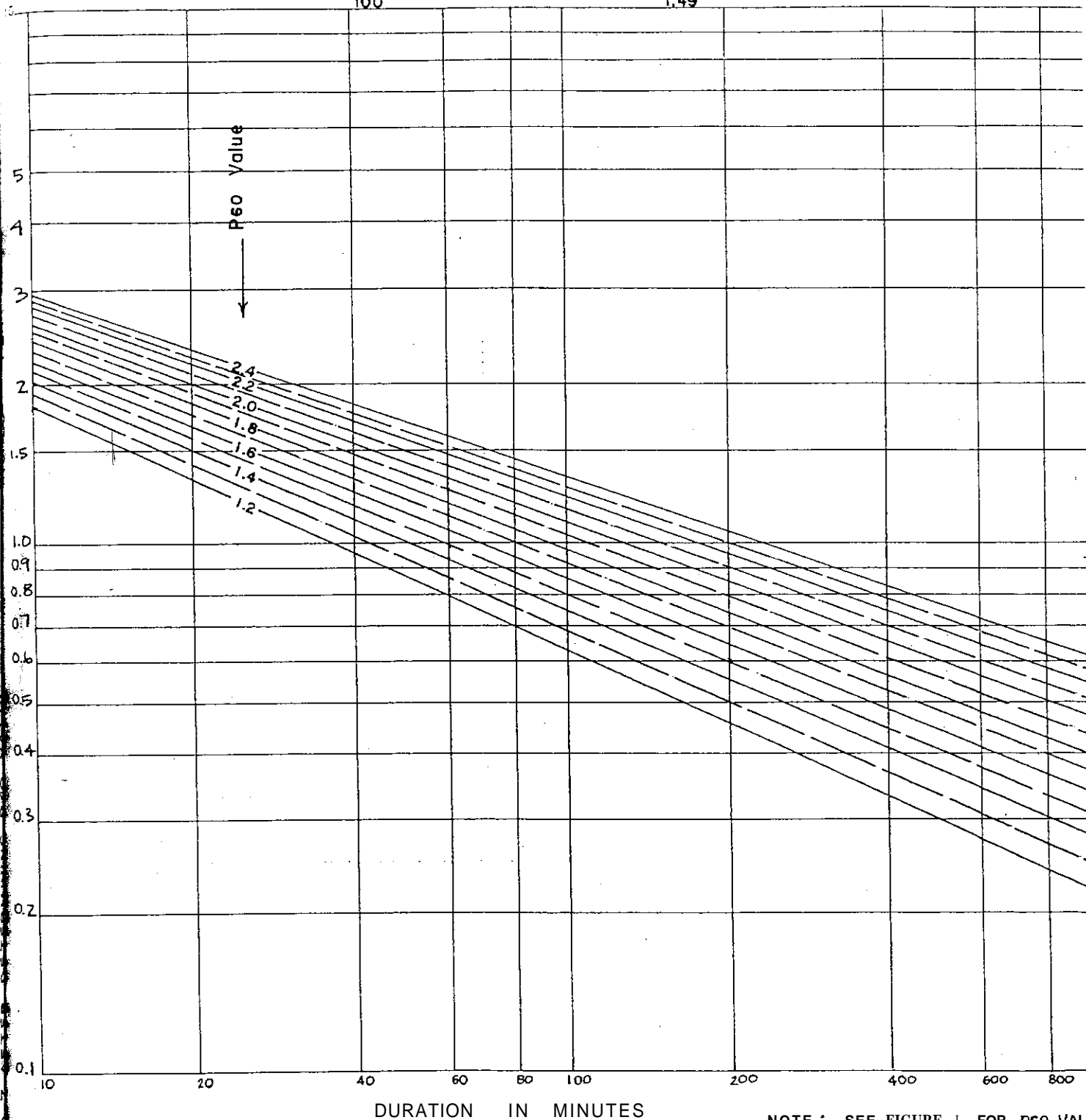
multiply curve intensities by the following factors

Return Period

Factors

5 YEARS	0.84
15 "	1.09
25 "	1.20
50 "	1.34
100 "	1.49

FOR 60 MINUTE DURATION AND A 100 YEAR STORM
SELECT PROPER INTENSITY DURATION CURVE FROM



NOTE : SEE FIGURE 1 FOR P60 VALUE

RAINFALL INTENSITY DURATION CURVE

10 YEAR- RETURN PERIOD

REV. 8-76

-71- 61

-7

FIG. 5D-7
EXHIBIT K

05-0486

Existing SFD



05-0486

Area of proposed driveway

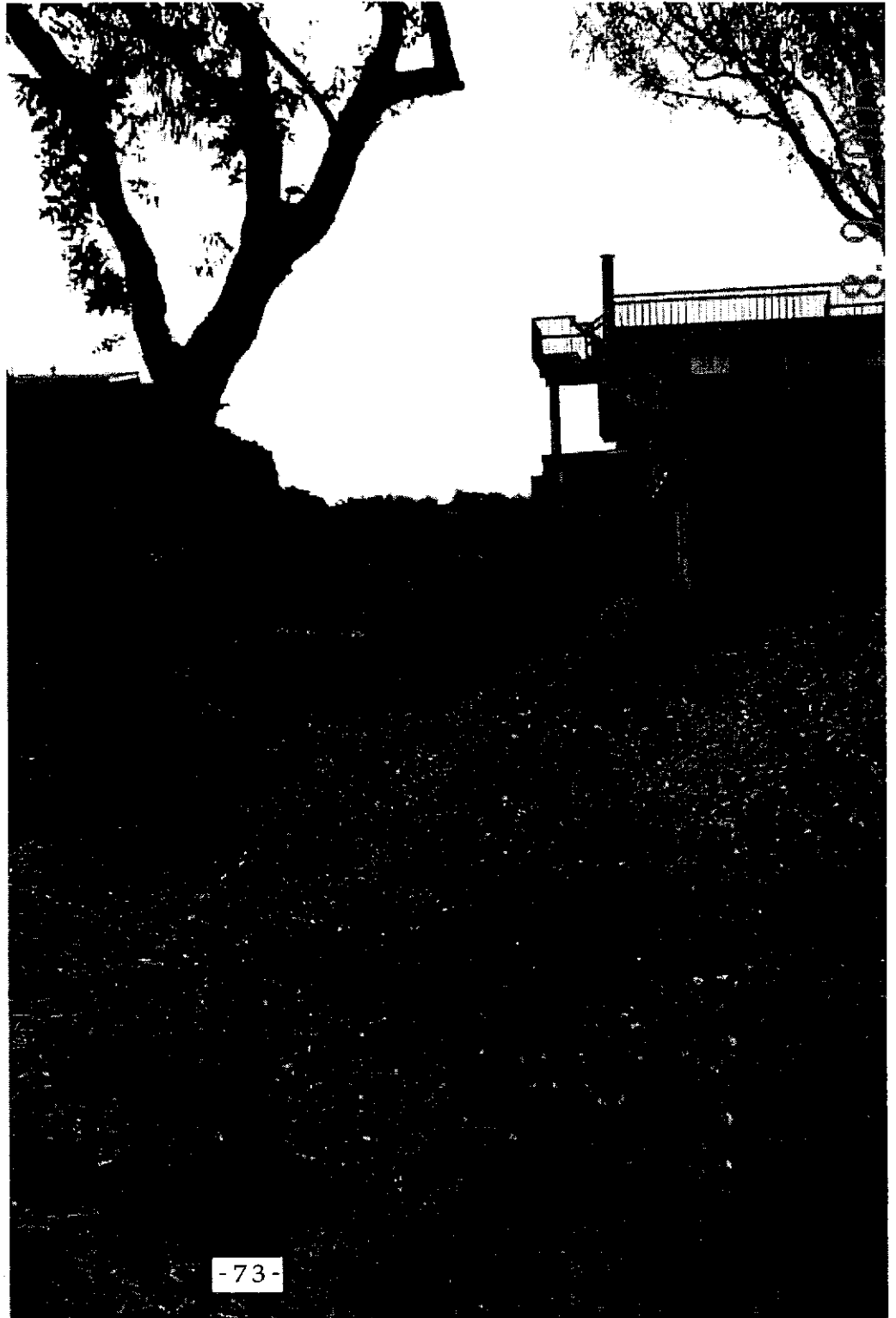


EXHIBIT L

Kelley, W.

52-291-40

10t 143 Shearwater Lane, Pajaro Dunes, Mats-

BP# 39157 BP# 38774
7-22-74 6-18-74

OWNER

PARCEL NUMBER

KELLEY, WILLIAM

52-291-40

LOCATION

Shearwater Lane, Pajaro Dunes, Mats.

TYPE

4 BR, 2 bath, 2 story SFD

VALUATION

48,800.

sewer insp: 38774, 6-18-74

CONTRACTORS

tpp: 38774, 6-18-74 *OK 8-8-74*

PLUMBING

PLUMBING AND GAS

ELECTRIC

NAME

Opdyke Const

Opdyke Const

Opdyke Const

PERMIT NUMBER

DATE

6 10 74

PERMIT NUMBER

DATE

6-18-74

PERMIT NUMBER

DATE

6-18-74

INSPECTIONS

FOUNDATION

OK 7-25-74 *8D*

ROUGH

OK 8-22-74 *Good*

ROUGH

OK 12-74 *us*

FINISH

OK 11-18 *74 us*

STUCCO WIRE

FINISH

OK 11-18 *74 us*

LATH

GAS - ROUGH

PLUES

OK plumbing work 10/8/74

FINISH COMPLETE

OK 11-18 *74 us*

GAS - FINISH

OK 11-18 *74 us*

SERVICE CLEARED

OK

BUILDING INSPECTION JOB RECORD

REMARKS ON REVERSE

OK KELLEY, William

Shearwater Lane

OK 12-31-74 *SFD*

OWNER **KELLEY, WILLIAM** PARCEL NUMBER **52-291-40**
 LOCATION **101 143 Shearwater Ln, Pajaro Dunes** TYPE **16 x 32' res, gunite swim** VALUATION **3,500**
 Matconvilla

CONTRACTOR		PLUMBING AND GAS		ELECTRIC	
PERMIT NUMBER	DATE	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE
Jack Opdyke	7-22-74	Jack Opdyke	7-22-74	Jack Opdyke	7-22-74
39157		39157		39157	

INSPECTIONS

BUILDING	PLUMBING AND GAS	ELECTRIC
FOUNDATION	ROUGH OK 10-8-74 UB	ROUGH NO BAND
FRAME	OK 8-28-74 UB	banding OK 8-28-74 UB
STUCCO WIRE	FINISH OK 11-18-74 UB	FINISH OK 11-18-74 UB
LATH	GAS, ROUGH	FIXTURES, ETC.
FLUES	G.S. P.T. OK 10-8-74 UB	
FINISH COMPLETE	GAS, FINISH OK 11-18-74 UB	SERVICE CLEARED
OK 11-18-74 UB		

BUILDING INSPECTION JOB RECORD
 BLD - 3 (REV.)
 REMARKS ON REVERSE
KELLEY, William Shearwater Ln

SP