



Staff Report to the Zoning Administrator

Application Number: **06-0035**

Applicant: Todd & Kaela Vierra
Owner: Todd & Kaela Vierra
APN: 098-111-64

Agenda Date: 9/15/06
Agenda Item # **1.**
Time: After 10:00 a.m.

Project Description: Proposal to construct a 2-story addition (including living room, 2 bedrooms, kitchen, 2 bathrooms, and attached garage) to an existing nonconforming 678 square foot single-family dwelling, and reconstruct the existing front deck as a covered porch.

Location: Property is located approximately **1.5** miles southeast of the junction of Skyline and Soquel-San Jose Road. (26755 Adams Rd).

Supervisory District: First District (District Supervisor: Beautz)

Permits Required: Residential Development Permit and Variance

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0035, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	1.02 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Adams Rd.
Planning Area:	Summit
Land Use Designation:	R-R (Rural Residential)
Zone District:	R-A (Residential Agriculture)

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

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

Environmental Information

Geologic Hazards: Geology Reports submitted and accepted
Soils: Geotechnical Report submitted and accepted
Fire Hazard: Not a mapped constraint
Slopes: -17.5 – 40 % per soils report
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Archeological site review completed; no cultural resources found

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: septic
Fire District: California Department of Forestry/County Fire
Drainage District: N/A

History and Project Overview

The subject parcel and the parcel on the south side of Adams Road were originally one parcel with the subject structure being the original dwelling on the combined parcel. Variance 80-919-V allowed for an increase in the permitted distance from 100 to 195 feet between the subject dwelling and a proposed main dwelling so that the existing dwelling could be converted to a guesthouse. A main dwelling was subsequently constructed south of the Adams Road right-of-way. Lot Line Adjustment 03-0433 moved the southern lot line to between the new main dwelling and guesthouse, putting the guesthouse on a separate parcel. In 2005, a Special Inspection occurred confirming that the structure meets current code requirements for single-family dwellings.

The current proposal is to add about 2,279 square feet to the existing structure to result in a four bedroom, two and a half bathroom dwelling with an attached garage and covered front porch. The house is proposed to be finished in Hardiplank siding with an asphalt shingle roof.

The dwelling is nonconforming because a portion of the house and deck encroach into the 40-foot front yard setback. Although the addition is to the **back** of the house away from the nonconforming portion of the structure, a variance is needed to allow for the front porch to be rebuilt with a roof.

Project Setting

The subject parcel is roughly triangular in shape and located on the north side of Adams Road about two miles east of Skyline Boulevard. The single-family dwelling is located in the western corner of the parcel and the parcel slopes down north and east away from the structure. A 20-foot wide unnamed right-of-way is adjacent to the eastern boundary of the parcel. Single-family dwellings on relatively large parcels characterize the area.

Zoning & General Plan Consistency

The subject property is a 1.02 acre lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed addition to the existing single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

As noted above, the existing dwelling is nonconforming because a portion of the structure and deck extends into the front yard setback. County Code 13.10.265(b) requires that a Level IV Discretionary Permit be obtained for additions to nonconforming structures which exceed 800 square feet. In addition, because the proposed porch roof represents an intensification of the structure's nonconformance, a variance is required.

The applicant is aware that County Code specifies that no more than 50% of the total length of the exterior walls within the nonconforming portions of the structure, exclusive of the foundation, may be moved, replaced or altered in any way (see letter from project engineer, Exhibit G). In the event that the 50% limit is exceeded, all work will be required to stop and a variance will be required before the project ~~can~~ proceed.

Site Standards

Except for the front yard setback, this proposal is in conformance with the site standards of the Residential Agriculture zone district as shown in the table below.

	RA Standards	Proposed
Front yard setback	40 feet	20 feet (existing structure and porch)
Rear yard setback	20 feet	20 + feet
Side yard setback	20 feet	21 feet (western side), 20+ (eastern side)
Height	28 feet maximum	28 feet
Lot Coverage	10 % maximum	< 5%
Parking	4 bedrooms = 3 parking spaces	3 spaces

The applicant has submitted a roof survey to document that the proposed structure will not exceed the zone district's 28-foot height limit.

Variance

A variance to reduce the front yard setback from 40 to 20 feet is proposed for this project in order to rebuild the existing deck as a covered porch. The applicant proposes to reduce the existing

nonconformance by eliminating the **266** square foot portion of the deck closest to the right-of-way. By removing this portion, the deck will be 20 feet from the edge of the right-of-way instead of 13 feet.

A variance is considered appropriate based upon the following rationale. First, given the topography of the parcel with slopes of up to 40%, the location of the existing structure is the most appropriate location in terms of its access to Adams Road, the General Plan requirement to minimize grading, and the desire to retain the existing dwelling and leave the existing vineyard intact.

Although the parcel is over an acre in size, the triangular shape of the parcel poses a barrier to siting the project in another location. The southeastern corner, which is close to Adams Road and thus an appropriate location in terms of access and minimizing grading, is too narrow and oddly shaped to accommodate a dwelling.

Although the existing structure encroaches into the Adams Road right-of-way, the edge of the traveled roadway is about **33** feet away. One of the intents of requiring structures to setback from a right-of-way is to avoid structure/ vehicle conflicts. Given that the effective setback from the traveled roadway will be about **33** feet and that there have been no known conflicts in the past when the deck encroached further, no conflicts with traffic are anticipated.

In addition, the dwelling has existed in the current location since about 1970. This proposal constitutes an effort to both reduce the nonconformance and repair the weathered deck. An aesthetic benefit of this project is that the proposed covered porch will provide a more attractive front façade. With the current design, the house rises abruptly from the deck without a covered entrance. Not only are there practical problems with this design in terms of protection from the elements, but also the front door lacks the presence warranted of a main entrance, appearing instead as a secondary entrance. A covered front porch will emphasize the front door, as well as protect the house and residents from the elements.

Geology & Geotechnical Reports

Given the property's location within a Fault Hazard Zone, a Geologic Hazards Assessment (GHA) was required. The results of the GHA indicated that Geologic and Geotechnical reports were needed to assess the potential for active faulting and landsliding to occur on the parcel. These reports have been reviewed and accepted by the County's Geologist and the project, if approved, will be required to conform to the recommendations made in those reports.

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.
- **APPROVAL** of Application Number **06-0035**, 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:** Annette Olson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: annette.olson@co.santa-cruz.ca.us

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Given the topography of the parcel with slopes of up to 40%, the majority of the property is not suitable for development. In addition, the existing structure is in the most appropriate location in terms of: access to Adams Road, the requirement to minimize grading, and the desire to retain the existing housing and leave the vineyard intact.

Although the parcel is over an acre in size, the triangular shape of the parcel with two acute angles, poses a barrier to siting the project in another location. The southeastern corner, which is less steep and adjacent to Adams Road and thus an appropriate location in terms of access and the goal to minimize grading, is too narrow to accommodate a dwelling. Any dwelling sited there would likely encroach both into the steeper slopes and the vineyard.

Although the structure encroaches into the Adams Road right-of-way, the edge of the traveled roadway is about 33 feet away. The intent of requiring structures to setback from a right-of-way is to avoid structure/ vehicle conflicts. Given that the effective setback from the traveled roadway will be about 33 feet and that there have been no known conflicts in the past when the deck encroached further, no conflicts with traffic are anticipated and a variance is considered appropriate.

Finally, given the configuration of the existing structure, it would be impossible to provide a covered front entrance to the dwelling without a variance.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will recognize the reconstruction of an existing porch with a new roof on a residentially zoned parcel and the structure will be adequately set back (approximately 33 feet) from the existing traveled roadway to prevent potential health and safety impacts. The proposed development complies with the other site standards for the RA (Residential Agriculture) zone district.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding *can* be made, in that other properties in the neighborhood are developed with single-family dwellings with covered entries in similar configurations to the proposed structure. Therefore, it would not be a grant of special privilege to allow the proposed cover porch on the property and the design would be in harmony with the existing pattern of development in the neighborhood.

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 geotechnical and geology reports have been complete to evaluate the siting and construction of the proposed addition. 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 development will not deprive adjacent properties or the neighborhood of light, *air*, or open space, in that the structure meets all current setbacks, except for the front yard setback, that ensure access to light, air, and open space in the neighborhood. The portion of the structure that encroaches into the setback will not adversely impact the light, air, and open space of the adjacent neighbor to the northwest as that neighbor is about **30** feet away and approximately 10 feet higher in elevation.

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 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 R-R (Rural Residential) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards, except for the front yard setback, for the zone district. Given that the primary impact of the reduced front yard setback is to the right-of-way, and not to an adjacent property owner, the reduction of the front yard setback will not adversely affect the neighbors' access to light, air, and open space.

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

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

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

The proposed development 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

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Owner: Todd & Kaela Viera

Between Structure and Parcel Sizes), in that the proposed structure will comply with the site standards for the Rural Residential zone district (including lot coverage, height, and rear and side setbacks) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed addition is to be constructed on an existing residentially zoned lot. The expected level of traffic generated by the proposed project is anticipated to remain at only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit A: Six sheets by Carolyn Elizabeth Scott, dated 6/15/06. 1 Sheet showing existing dwelling by Robert Crowder, dated 10/1/04.

- I. This permit authorizes the construction of an addition, including a covered front porch, to an existing single-family dwelling. Prior to exercising any rights granted by **this** permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Final plans shall reference the Engineering Geology Report and Geotechnical Engineering Report by UPP Geotechnical Engineering, dated June 6, 2006 and include a statement that the project shall conform to the report's recommendations.
 4. Submit plan review letter by the author of the Engineering Geology Report

and Geotechnical Engineering Report by UPP Geotechnical Engineering, dated June **6,2006** stating that the project plans conform to the report's recommendations.

5. No portion of the proposed addition may exceed **28** feet. 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.
 6. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code.
- 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. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee to the California Department of Forestry/County Fire District.
 - F. Pay the current fees for Parks and Child Care mitigation for **3** bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
 - G. 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 construction shall comply with the recommendations of the Engineering Geology Report and Geotechnical Engineering Report by UPP Geotechnical Engineering, dated June **6,2006**.
 - B. If deemed necessary by the Building Inspector, a boundary survey of the western property line may be required to ensure that the proposed addition does not encroach into the side yard setback.

- C. No more than 50% of the total length of the exterior walls within the nonconforming portions of the structure, exclusive of the foundation, shall be moved, replaced or altered in any way. In the event that the 50% limit is exceeded, all work will be required to stop and a variance will be required before the project will be allowed to proceed.
- D. All site improvements shown on the final approved Building Permit plans shall be installed.
- E. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- F. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

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

defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees **and** costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires 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

Annette Olson
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the **Zoning** Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 06-0035

Assessor Parcel Number: 098-111-64

Project Location: 26755 Adams Rd.

Project Description: Proposal to construct an addition to an existing single-family dwelling.

Person or Agency Proposing Project: Todd & Kaela Vierra

Contact Phone Number: (408) 234-3815

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

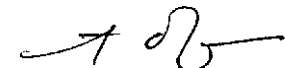
E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Addition to an existing single-family dwelling in an area zoned for residential use.

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



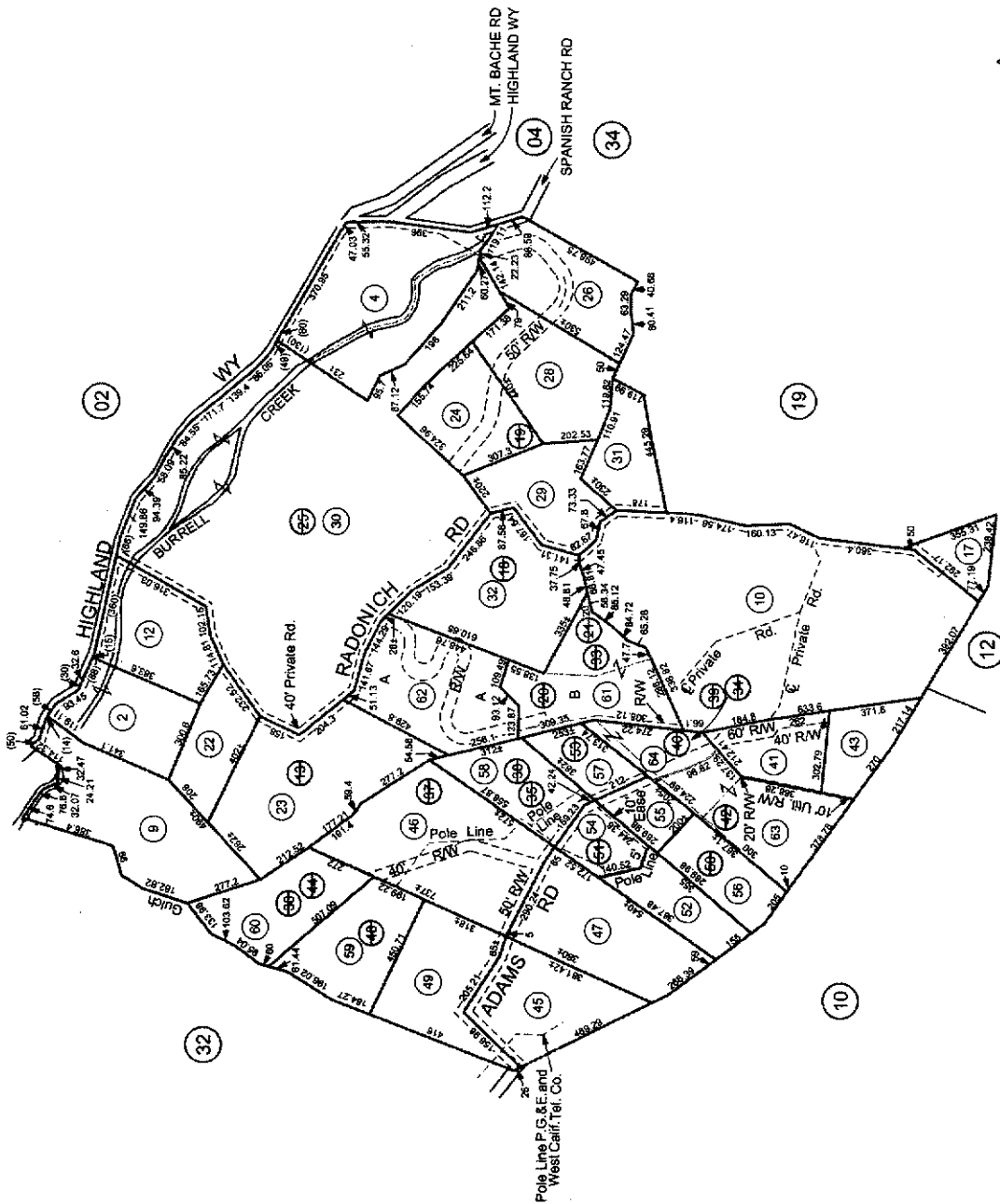
Annette Olson, Project Planner

Date: 2/15/06

FOR TAX PURPOSES ONLY

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

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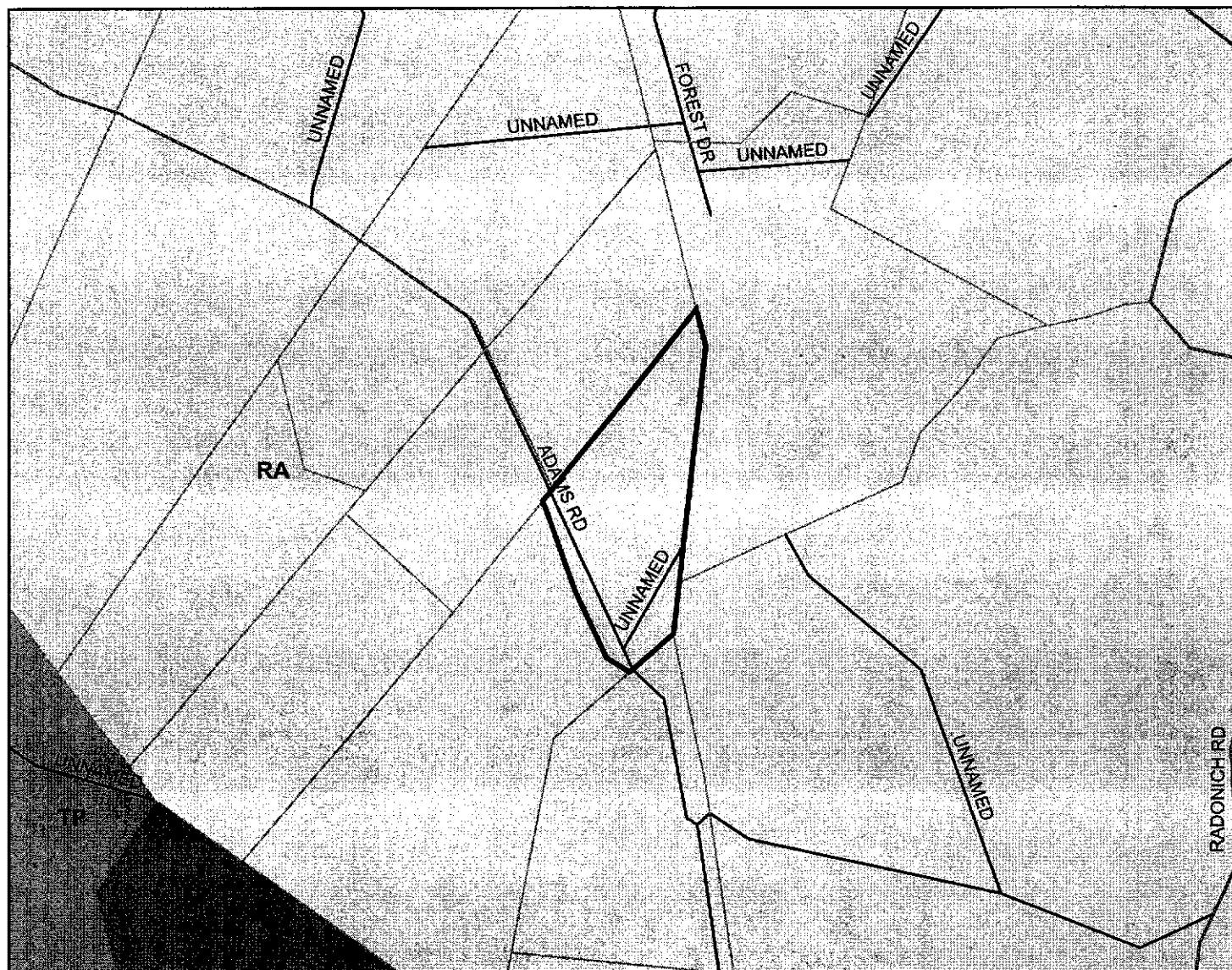
Assessor's Map No. 98-11
County of Santa Cruz, Calif.
Dec. 1998

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

Electronically redrawn 12/15/98 KSA
Rev. 12/15/98 KSA (Per to Pg. 34)
Rev. 12/15/98 KSA (changed page refs.)
Rev. 3/7/95 DD (4-0086376 LBA, 1-63 & 64)

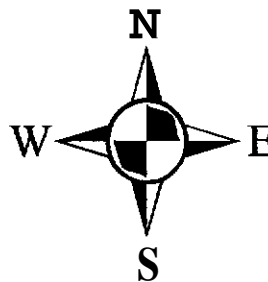


Zoning Map



Legend

-  APN 098-111-64
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL (RA)
-  TIMBER PRODUCTION (TP)
-  SPECIAL USE (SU)



Map Created by
County of Santa Cruz
Planning Department
August 2006

C O U N T Y O F S A B T A C R U Z
Discretionary Application Comments

Project Planner: Annette Olson
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Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 13, 2006 BY ANDREA M KOCH =====

1) This project requires preparation of a Geologic Hazards Assessment (GHA) by Environmental Planning staff. Preparation of the GHA is currently in process.

2) This project requires an Archaeologic Site Review, which is currently in process

3) Please submit a soils report prepared by an engineer experienced in soil engineering.

4) More completeness comments may follow after completion of the GHA and Archaeologic Site Review. ===== UPDATED ON FEBRUARY 13, 2006 BY ANDREA M KOCH =====

The engineering geology and geotechnical report (a combined report) has been reviewed and accepted. ===== UPDATED ON JUNE 30, 2006 BY JOSEPH L HANNA =====

===== UPDATED ON JULY 12, 2006 BY ANDREA M KOCH =====

1) All Environmental Planning completeness comments have been satisfied.

Environmental ~~Planning~~ Miscellaneous Comments

===== REVIEW ON FEBRUARY 13, 2006 BY ANDREA M KOCH =====

1) Submit a grading plan showing the entire parcel, existing and proposed topographic contours in the vicinity of the house, grading calculations, and finish pad elevations.

Identify on the site plan the location of Structural Section A (shown on Sheet A-1). Also, ensure that the estimate for grading quantities includes not only the cut for the driveway, but the cut for the garage as well. Finally, identify the finished pad elevation of the garage, and indicate where the excavation spoils will be taken.

2) Submit structural calculations for all retaining walls over 4 feet in height (such as the retaining wall at the garage).

3) On the erosion control plan, show proposed locations of the straw wattles

4) Submit a plan review letter from the soils engineer stating that the final plans are in conformance with the recommendations of the soils report. ===== UPDATED ON FEBRUARY 13, 2006 BY ANDREA M KOCH =====

===== UPDATED ON JULY 12, 2006 BY ANDREA M KOCH =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON FEBRUARY 22, 2006 BY CARISA R DURAN =====

Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined: therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

project Planner: Annette Olson
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- The site is being adequately drained.
- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.
- The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

Please address the following items:

- 1) Please specify the amount of impervious surface that will result from the proposed project and clearly show these areas in the plan. Impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc.
- 2) This project is for development of impervious areas greater than 500 sf in a Water Supply Watershed; therefore, it is required that on-site runoff generated by new impervious and semi-impervious areas from new development be retained on-site. It must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads or downslope properties.
- 3) If it is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer is required. Such determinations (unfeasibility) should be included in documentation or plans submitted for this application. Offsite analysis includes making use of any existing offsite drainage systems. All existing and proposed drainage systems and connections must be shown. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified.
- 4) It appears from sheet S-6 that the site contains steep slopes. Please submit the geotechnical investigation and recommendations for this project. Submitted information should address the increase in runoff as a result of the development and affects on slope stability to this parcel and adjacent areas off-site.
- 5) Please submit a letter from the geotechnical engineer confirming that the proposed drainage plan will not cause adverse impacts to adjacent areas or compromise stability of steep slopes. The letter should also include confirmation that the project is in compliance with the project geologist recommendations, if any.

Please Note: Mitigation measures should be used on-site to limit increases in post-development runoff leaving the parcel. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include limiting impervious area, using pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Discretionary Comments - Continued

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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 JULY 11, 2006 BY CARISA R DURAN =====
2nd ROUTING, 7/11/06:

Revised plans dated 6/15/06 were received. Plans partially addressed 1st routing comments; however, follow-up information was provided by Christopher Hundemer by phone. As stated in plans, energy dissipaters will be used for the increase in run-off. Per Christopher, dissipaters will be placed far enough away from parcel lines to allow for on-site dissipation to meet Water Supply Watershed requirements.

Based on this information, this application is deemed complete. Please see Miscellaneous Comments for additional items.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 22, 2006 BY CARISA R DURAN =====
No comment. ===== UPDATED ON JULY 11, 2006 BY CARISA R DURAN =====
Please complete the following items for the building application submittal:

- 1) Specify location of energy dissipaters on the plans
- 2) Submit drainage plan approval letter from the Geotechnical Engineer confirming that there will be no adverse impacts to this parcel or adjacent areas and no compromise to slope stability. Letter should also confirm that the drainage plan is in compliance with recommendations contained in the Geotechnical Investigation by Upp Technology, Inc. dated June 6, 2006.
- 3) For the building application, it must be noted in the plans that the property owner is required to maintain the drainage system as installed by this development to maintain capacity and function, including on-site dissipation of development run-off, as intended by the civil design.

Dpw Road Engineering Completeness Comments

- ===== REVIEW ON FEBRUARY 16, 2006 BY TIM N NYUGEN =====
1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: A centerline profile for the entire length of driveway and typical cross sections.
 2. County zoning regulations section 13.10.552 requires 3 parking spaces onsite for a 4 bedroom single family dwelling. A parking space is defined as 8.5 feet wide by 18 feet long. Please show numbered parking spaces on plan view.
 3. If access is gained from the adjacent parcels, reference information regarding deeded access will have to be included in the project plans. ===== UPDATED ON JULY 17, 2006 BY TIM N NYUGEN =====
NO COMMENT

Project Planner: Annette Olson
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Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 16, 2006 BY TIM N NYUGEN =====
NO COMMENT
===== UPDATED ON JULY 17, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental ~~Health~~ Completeness Comments

===== REVIEW ON FEBRUARY 14, 2006 BY JIM G SAFRANEK ===== For EH project approval the applicant will need to obtain an approved septic system application. Contact Troy Boone of EHS at 454-3069 for permitting questions.
===== UPDATED ON JULY 6, 2006 BY JIM G SAFRANEK ===== Applicant satisfied septic appl.requirement requested in Feb.

Environmental ~~Health~~ Miscellaneous Comments

===== REVIEW ON FEBRUARY 14, 2006 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON JULY 6, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON FEBRUARY 22, 2006 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. The job copies of the building and fire systems plans and permits must be onsite during inspections. FIRE FLOW requirements for the subject property are 200 GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.
A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. 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 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 100 foot clearance will be

Project manner: Annette Olson
Application No.: 06-0035
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maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

The access road shall be 12 feet minimum width and maximum twenty percent slope. All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - **ALL WEATHER SURFACE:** shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%. with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

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

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

Discretionary Comments - Continued

Project Planner: Annette Olson
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other source, and, to hold harmless and without prejudice, the reviewing agency,
===== UPDATED ON JULY 13. 2006 BY COLLEEN L BAXTER =====
ALL FIRE NOTES MET ON UPDATED PLANS. HOUSE IS WITHIN-150 FEET OF A THOROUGHFARE
===== UPDATED ON JULY 20. 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 FEBRUARY 22. 2006 BY COLLEEN L BAXTER =====

CES

Engineering
Residential & Commercial

PROJECT TV 05.10
DATE 4-17-06 BY CES
SHEET NO. 1 OF 1

Carollyn E. Scott, P.E.
Owner

859 University #29, Los Gatos, CA 95032
(408) 354-4537

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
GOVERNMENTAL CENTER
701 OCEAN STREET, ROOM 420
SANTA CRUZ, CALIF. 95060

RE: VERIFICATION OF EXIST. WALL CHANGE
KAELA & TODD VIEIRA
26755 ADAMS ROAD
LOS GATOS, CALIF. 95033
APN 098-111-64

APRIL 17, 2006 FLOOR PLANS OF EXISTING HOUSE REPRESENT
LESS THEN 50% CHANGE IN TOTAL LENGTH OF EXTERIOR
WALLS, WITH IN THE NON CONFORMING PORTIONS OF THE STRUCTURE.

13,10,265(2)3



6-30-2006



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123

TOM BURNS, PLANNING DIRECTOR

June 30, 2006

Todd Vierra
26755 Adams Road
Los Gatos, CA 95033

Subject: Review of Engineering Geology Report and Geotechnical Engineering Report by
UPP Geotechnical Engineering, Dated June 6, 2006, , Project Number
3043.1R1

APN 098-111-64, Application 06-0035

Dear Todd Vierra,

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

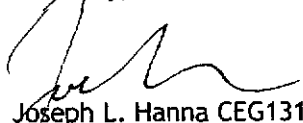
1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the reports and include a statement that the project shall conform to the report's recommendations.
3. Before building permit issuance a **plon** review letter shall be submitted to Environmental Planning.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

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

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

Please call the undersigned at (831)454-3175, e-mail: pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joseph L. Hanna CEG1313
County Geologist

Cc: Andrea Kock, Environmental Planning
UPP Geotechnical

EXHIBIT G



COUNTY OF SANTA CRUZ

"PLANNING DEPARTMENT"

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

April 25, 2006

Todd and Kaela Vierra
26755 Adams Road
Los Gatos, CA 95033

SUBJECT: Archaeological Reconnaissance Survey for APN 098-111-64

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831 454-3207 if you have any questions regarding this review.

Sincerely,

Antonella Gentile
Planning Technician

Enclosure