



Staff Report to the Zoning Administrator

Application Number: **04-0379**

Applicant: Winston George Whittaker
Owner: Mary E. Gates
APN: 046-131-30

Agenda Date: November 17, 2006
Agenda Item #: 3
Time: After 10:00 a.m.

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

Location: Property located on the southwest side of Rancho Road, about ¼ mile southwest from Buena Vista Drive in Watsonville. (Between 81 and 91 Rancho Road in Watsonville.)

Supervisory District: Second District (District Supervisor: Pine)

Permits Required: Coastal Development Permit, Grading Permit

Staff Recommendation:

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- Approval of Application 04-0379, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | F. Zoning map, General Plan map |
| B. Findings | G. Comments & Correspondence |
| C. Conditions | H. Re-vegetation Plan, Suzanne Schettler, dated 7-19-2006 |
| D. Categorical Exemption (CEQA determination) | I. Geotechnical Plan Review, 2-17-2004, Acceptance letter 2-7-06 |
| E. Assessor's parcel map, Location map | |

Parcel Information

Parcel Size:	2.17 acres
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Low density residential, commercial agriculture
Project Access:	Buena Vista Drive to Rancho Road
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside

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

Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elkhorn sandy loam
Fire Hazard: Mitigatable fire hazard
Slopes: 0 – 15 percent
Env. Sen. Habitat: Mapped re-vegetation plan required (Exhibit H)
Grading: Approximately 350 cubic yards of grading proposed
Tree Removal: Non native trees and grasses proposed to be removed
Scenic: Mapped resource – site not visible from Highway One
Drainage: Existing drainage adequate
Archaeology: Not mapped/no physical evidence on site

Services Information

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

History

A Pre-Development Site Review was completed for the property as Application 99-0191. Coastal Development Permit 02-0029, to construct a single-family dwelling was not completed.

Project Setting

The project site is located in the San Andreas Planning Area on the northern outskirts of the City of Watsonville, on the coastal side of Highway One. The 2.1-acre parcel is an irregular shape with a long and narrow access driveway off Rancho Road. The Re-vegetation Plan prepared for the site (Exhibit H) identified the driveway as crossing through an area of San Andreas Oak Woodland.

Zoning & General Plan Consistency

The subject property is a 2.1-acre parcel, located in the RA (Residential Agriculture) zone district, a designation allowing residential uses. The proposed single-family dwelling is a principal permitted use within the zone district. The building site has a flag lot configuration, and is accessed by a 900-foot long driveway. Approximately 350 cubic yards of grading is required to prepare the 12-foot wide driveway bed within the 40-foot wide right-of-way and the foundation for the residence. Two fire department turnouts are required along the driveway and a turnaround at the end of the driveway as per General Plan Policy 6.5.1. Although the required re-vegetation study found that the building site does not contain any sensitive plant habitat, the driveway access traverses San Andreas Oak Woodland, a habitat protected by County Code Section 16.32, Sensitive Habitat Protection. No grading is allowed or proposed near the Hooker's Manzanita plants identified on the site. A dense

stand of non-native, invasive Silver Wattle Acacia, Monterey Pines, Cape Ivy and Pampas Grass are to be eliminated from the driveway alignment.

The proposed residence is a manufactured home to be placed on a permanent foundation. The one-story residence has four bedrooms plus a den and is approximately 2,213.2 square feet in area. The proposal is consistent with the development regulations of the RA zone district **as** follows:

	Setbacks	Height	Lot Coverage	No. of stones
RA Zone District	40/20/20	28 feet	10 percent	2
Proposed	130/20 & 40/100	14 feet	2 percent	1

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.
- APPROVAL of Application Number **04-0379**, 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
E-mail: pln140@co.santa-cruz.ca.us

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, consistent with the site's (A) Agriculture General Plan designation. General Plan Policy 5.14.1.a, allows a single-family dwelling on parcels 2.5 acres **or** smaller, where the residential use can be shown to not conflict with any adjacent agricultural activity.

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 colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding *can* be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district of the area, **as** well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the **area**, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district. The project is also consistent with County Code Section 13.10.682 in that it shall be occupied only as a single-family dwelling and conforms with all of the residential site standards of the RA zone district.

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

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

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

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

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

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

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

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

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

Conditions of Approval

Exhibit A: Project plans, 2 sheets by Winston George Whittaker, undated
Grading Plan, Roper Engineering, 4 Sheets dated Nov 22, 2005

- I. This permit authorizes the construction of a one story, manufactured single-family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit a landscape plan for review and approval by Environmental Planning. The landscaping plan shall show the areas where **Hookers** Manzanita will be preserved and protected and the plan will include all activities to be completed as identified in the "Draft Revegetation and Maintenance Plan" completed by Suzanne Schettler dated 7-19-2006.
 - C. 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. Exterior materials shall be compatible with conventionally built residential structures in the neighborhood.
 2. Grading drainage, and erosion control plans.
 3. For any structure proposed to be within 2 feet of the maximum height limit

for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 5. A cleanout pipe shall be added in the percolation pit for overflow and maintenance as per Public Works Drainage requirements.
 6. Exterior covering material shall extend to *the* top of the concrete foundation.
 7. Submit evidence that the structure was manufactured within ten (10) years prior to the date of the application for the issuance of a permit to install the manufactured home; has been certified under the National Mobile Home Construction and Safety Standards Act of **1974**, and has not been altered in violation of applicable codes.
 8. The manufactured home shall be anchored to a permanent foundation to withstand wind and seismic forces of Zone **4**, Seismic Risk Map of the United States, according to the regulations of *the* Uniform Building Code currently adopted for the County of Santa Cruz.
- D. 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.
- E. Meet all requirements of and pay any required drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- G. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- H. Submit a plan review letter from the project licensed Geotechnical Engineer.
- I. Pay the current fees for Parks and Child Care mitigation for five bedrooms. Currently, these **fees** are, respectively, \$800 and **\$109** per bedroom in the San

Andreas Planning Area.

- J. Provide required off-street parking for four 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.
- K. 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.
- M. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource **or** a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all **further** site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified,

or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: 11-17-2006

Effective Date: 12-01-2006

Expiration Date: 12-01-2008

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 04-0379

Assessor Parcel Number: 046-131-30

Project Location: Rancho Road, Watsonville CA 95076

Project Description: Proposal to construct a singlefamily dwelling

Person or Agency Proposing Project: Winston George Whittaker

Contact Phone Number: (408) 230-4309

- 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** &her than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

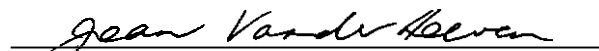
E. ☒ **Categorical Exemption**

Specify type: Class 3 - Small Structure (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: November 17, 2006

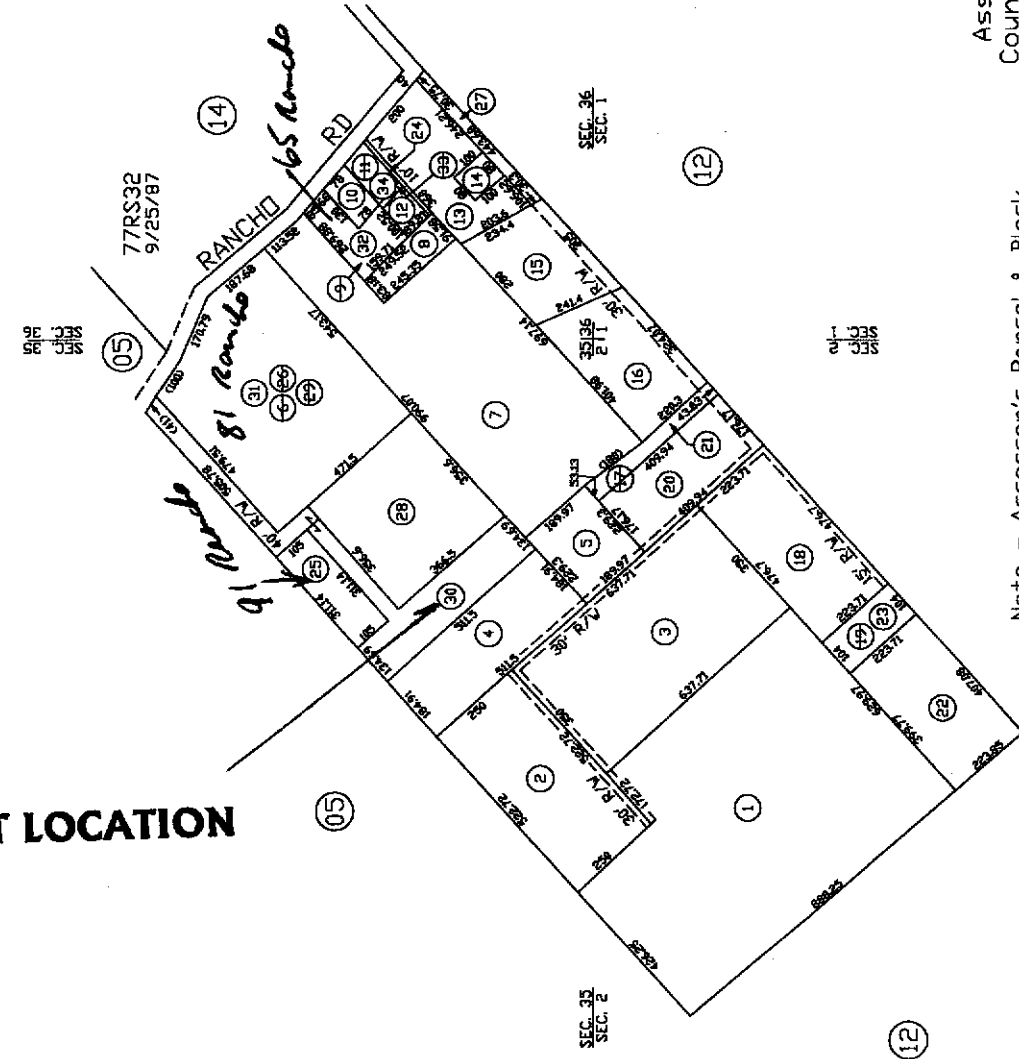
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PROJECT LOCATION

PDR. SAN ANDREAS RANCHO
 SECS. 35 & 36, T.11S., R.1E., &
 ECS. 1 & 2, T.12S., R.1E., M.D.B. & M.

Tax Area Code
 69-264

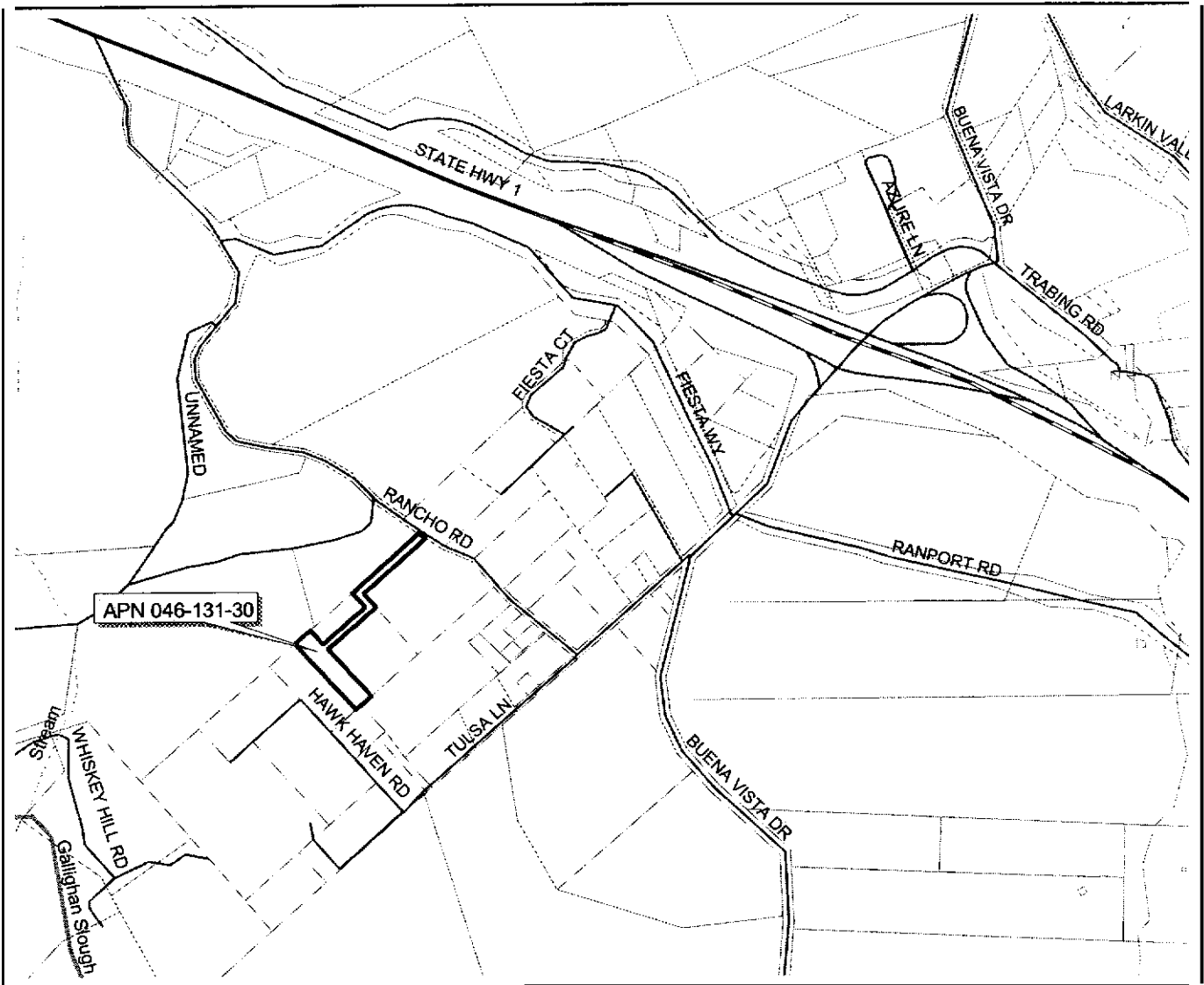
46-13



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

Assessor's Map No. 46-13
 County of Santa Cruz, Calif.
 Jan. 2000

Location Map



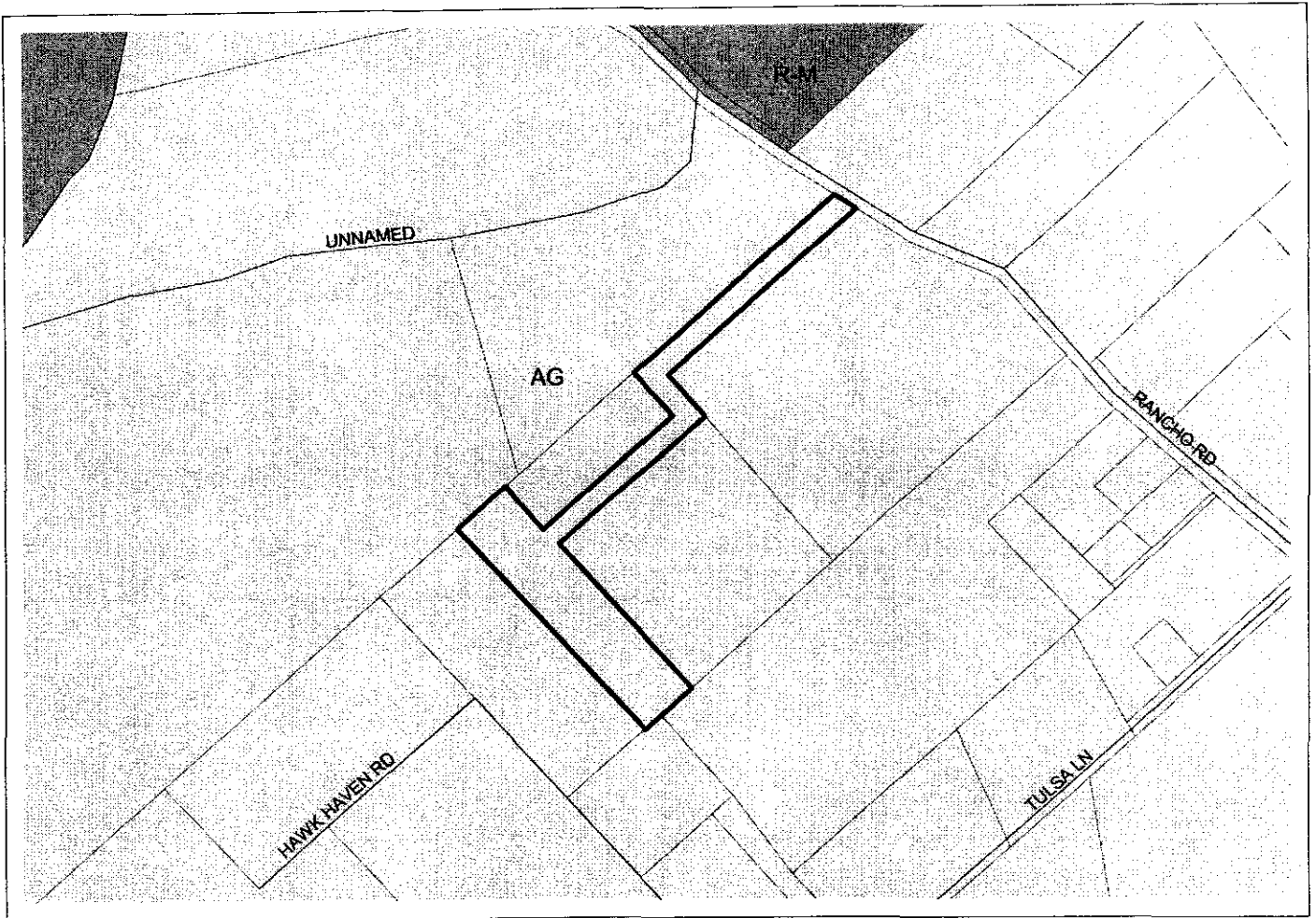
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Map created by Santa Cruz County
Planning Department:
August **2004**



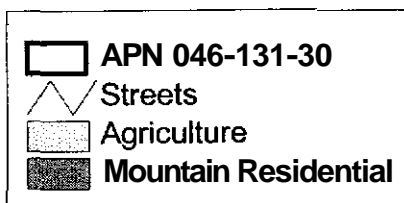
EXHIBIT 1

General Plan Map



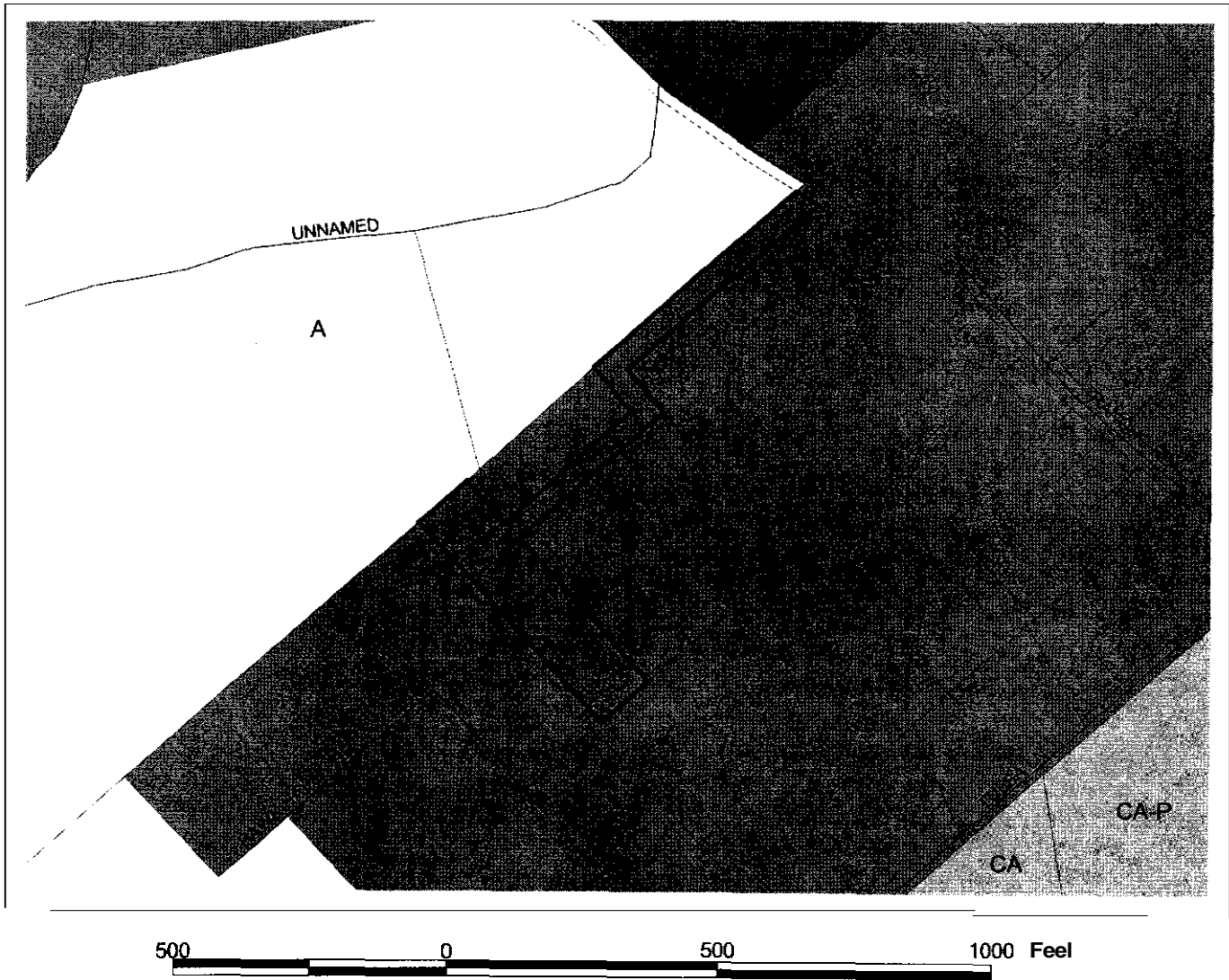
500 0 500 1000 Feet

Legend



Map created by Santa Cruz County
Planning Department:
August 2004

Zoning Map



Legend

	APN 046-131-30
	Streets
	A
	CA
	RA



Map created by Santa Cruz County
Planning Department:
August 2004

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No. : 04-0379
APN: 046-131-30

Date: October 16, 2006
Time: 13:52:53
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Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 2, 2004 BY ROBERT S LOVELAND =====

1. This project requires a grading and drainage plan prepared by a licensed civil engineer for the length of the access road. Drainage details for the interface between the new access road and Rancho Road are required.

2. The submitted soils report is in review status. ===== UPDATED ON FEBRUARY 6, 2006 BY ROBERT S LOVELAND =====

Reviewed the submitted grading plan (Roper Engineering 11/22/05). This plan is acceptable for completeness purposes.

1. The entire parcel is mapped within an identified sensitive habitat (Special Forest- San Andreas Oak Woodland/Maritime Chaparral). There are acacia trees (highly invasive non-native) running parallel to both sides of the new lower driveway (approx. 460 ft.). These trees will need to be removed and treated to minimize resprouting. The recommendation is to replant with California Coast live oaks and associated under story plants for this area and the first driveway bend (104 ft.). Please submit a revegetation and maintenance plan for this area. The plan should be completed by a revegetation specialist that is familiar with this habitat type. I have included a list of consultants for you to review. NOTE: With the first set of plans it was not clear if the acacia trees were on the property or not.

2. The soils report has been accepted. ===== UPDATED ON AUGUST 17, 2006 BY ROBERT S LOVELAND =====

I have reviewed and accepted the "Draft Revegetation & Maintenance Plan" ,dated 7/19/06 (by Suzanne Schettler). Please review "Conditions of Approval" for further comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 2, 2004 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed erosion control plan for review
2. Obtain a grading permit.
3. Submit a "Plan Review" letter from the project geotechnical engineer.
4. A landscaping plan shall be submitted for review and approval. The landscaping plan shall show the areas where hookers manzanita will be protected: and the plan will include all activities to be completed as identified in the "Draft Revegetation & Maintenance Plan" completed by Suzanne Schettler (dated 7/19/06).

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0379
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Project Review Completeness Comments

===== REVIEW ON AUGUST 30, 2004 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON AUGUST 30, 2004 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON AUGUST 31, 2004 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

===== REVIEW ON AUGUST 31, 2004 BY JOHN G LUMICAO ===== 1. Add a cleanout
pipe in the percolation pit for overflow and maintenance.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 17, 2004 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 17, 2004 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 27, 2004 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 27, 2004 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 17, 2004 BY JIM G SAFRANEK =====
===== UPDATED ON AUGUST 27, 2004 BY JIM G SAFRANEK ===== Applicant 's sewage
permit is approved for up to 3 bedrooms. Review fee for this project is \$462. not
\$280. Remainder is due and payable to the Planning Dept.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 27, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0379
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Cal Dept of Forestry/County Fire Completeness Comm

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

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. A minimum fire flow 500 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 10,000 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. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. 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 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. All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. 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

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 04-0379
APN: 046-131-30

Date: October 16, 2006
Time: 13:52:53
Page: 4

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. ON JULY 22, THE COUNTY ADOPTED THE URBAN WILDLAND INTERMIX CODE WHICH WILL AFFECT BUILDING REQUIREMENTS FOR HOMES LOCATED IN THE STATE RESPONSIBILITY AREA. A PACKET IS AVAILABLE FROM THE COUNTY BUILDING OR FROM CDF COUNTY FIRE.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON AUGUST 26, 2004 BY COLLEEN L BAXTER =====

July 19,2006

Ms. Loretta Sanchez
160 Pioneer Road
Watsonville, CA 95076

RE: DRAFT REVEGETATION AND MAINTENANCE PLAN

Dear Loretta,

Enclosed is the draft of the plan that **I** am simultaneously e-mailing to Winston so you can both review it, It will have a cover and a title page added, but otherwise this is the content of the plan.

Since the county will require a bond, **I** have also enclosed a cost estimate for bonding purposes. Winston can fill you in on how bonds work. They are essentially a guarantee that if the project is not completed by the applicant, the permitting agency **has** money available to complete it instead. Using your own forces, you may be able to trim the costs for labor by "Others". That would make your actual cost less than the amount the county will require to be bonded.

I know you are concerned about finances, so **I** have slimmed the project down **as** much as possible. For instance, although Winston's notes (and my conversation with the county planner) placed some emphasis on planting 15-gallon Coast Live *Oaks*, **I** am specifying 1-gallon plants. These cost about one-tenth to purchase, and about one-third the labor to install compared to 15-gallonoaks. If Bob Loveland questions this approach, **I** will tell him the rationale is twofold: Once you establish a matrix of native shrubs, the local bluejays will plant acorns that are genetically local (i.e., superior) stock; also, that the **3:1** ratio for remedial replacements, plus two additional years of maintenance and monitoring, should be sufficient incentive to stand by the initial planting and achieve the success criteria by the end of Year 2.

This plan covers all the **normal** topics required by the county, and keeps it short. Please read it carefully, as my writing style tends to compress a lot of content into a few words. **I** believe this approach makes a document both useable and accessible.

When **I** have received comments **from** you and Winston, **I** will send a copy of the finished document to you, and two to Winston (one for his files and one to submit to the county), within two weeks.

I look forward to your and Winston's comments.

Sincerely,

Suzanne Schettler
Principal

cc: Winston Whittaker, via e-mail

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**REVEGETATION AND MAINTENANCE PLAN
FOR
SENSITIVE HABITAT
APN 046-131-30, RANCHO ROAD, WATSONVILLE**

I. INTRODUCTION

Loretta Sanchez owns property located on Rancho Road on the outskirts of Watsonville, California. The parcel is a flag lot, with a building site located at the top of a hill and a 40-foot wide driveway access sloping approximately 900 feet downslope to connect with Rancho Road. The driveway is mostly straight, with a short jog where the slope meets level ground on the approach to the building site. The building site has been significantly altered by past land use and does not contain any sensitive plant habitat. However, the driveway access traverses San Andreas *Oak* Woodland, a habitat protected by Santa Cruz County's Sensitive Habitat Protection Ordinance; it also contains 25 plants of Hooker's Manzanita (*Arctostaphylos hookeri*), a species protected under the California Environmental Quality Act. Hooker's Manzanita occurs only on the Aromas Red Sands of northern Monterey County and southern Santa Cruz County. It is not listed as endangered or threatened by state or federal agencies, but it is on the California Native Plant Society's List 1B, which means it must be considered during environmental review.

II. GOALS OF REVEGETATION AT THIS SITE

The goals of this revegetation plan are threefold:

- To protect the Hooker's Manzanitas that lie outside the limits of grading for the driveway construction, as shown on Roper Engineering's plan sheets C2 and C3 dated November 22, 2005.
- To eliminate a dense stand of Silver Wattle Acacia (*Acacia dealbata*) that is present on approximately half of the driveway alignment, along with non-native Monterey Pines (*Pinus radiata*) and invasive Cape Ivy (*Delairea odorata*) and Pampas Grass (*Cortaderia jubata*).
- To revegetate the disturbed portions of the driveway alignment with native species that are compatible with San Andreas *Oak* Woodland, including Hooker's Manzanita.

111. ACTIVITIES TO BE CARRIED OUT BEFORE CONSTRUCTION BEGINS

Several tasks will be carried out before the grading or construction commence. The overall project timeline is shown on the next page.

Table 1. PROJECT TIMELINE
SANCHEZ DRIVEWAY, RANCHO ROAD

REMOVAL OF VEGETATION INCOMPATIBLE WITH SAN ANDREAS OAK WOODLAND
AND
REVEGETATION WITH COMPATIBLE NATIVE SPECIES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
YEAR MINUS 1		Cut and treat Oaks & Coyote Brush growing in Hooker's Manzanitas outside limit of grading. Prune & fence 9 Manzanitas to be saved. Flag natives in Acacia thicket. Coord. w/ vegetation removal personnel and driveway contractor to protect native trees & shrubs.		Dig out Pampas Grass. Cut and treat Acacias. Cut pines. Herbicide Cape Ivy.	Construction begins after April tasks are completed.		Control re-sprouts of Acacias.					
YEAR ZERO		Control seedlings and re-sprouts of Acacias, remove French Broom & Pampas Grass.								Monitor status of Acacias, Broom, Cape Ivy, Pampas Grass.	Plant natives, install mulch.	
YEAR 1				Monitor status.						Monitor status, prepare Year 1 report.		
YEAR 2				Monitor status.						Monitor status, prepare final report.		Contingency: Implement remedial measures if success criteria were not met.
YEAR 3			Monitor implementation of remedial measures.							Monitor status, prepare Year 3 report.		
YEAR 4			Monitor status.							Monitor status, prepare report.		
NOTE: Most tasks will be performed one time during the window shown. Control of Acacias, Broom, Pampas Grass, Cape Ivy and Pine seedlings will be continuous throughout the life of the project.												

A. TRIM AND FENCE HOOKER'S MANZANITAS

Nine of the 25 Hooker's Manzanitas present on the property are located at least 50% outside the limits of grading and can be retained. Before Acacia removal or grading begins, a botanist or horticulturist will carefully trim the manzanitas along the limit of grading and install four foot tall orange construction fencing to protect them from construction activities. The plants whose crowns lie entirely outside the limit of grading will be fenced the same way as those that will be trimmed. See also item B below.

B. REMOVE NATIVE SPECIES THAT WOULD EVENTUALLY SHADE OUT THE MANZANITAS

Hooker's Manzanita requires full sun. The botanist or horticulturist will protect the Hooker's Manzanitas from being shaded out by removing all Live Oaks (*Quercus agrifolia*) and Coyote Brush (*Baccharis pilularis*) growing within the crowns of the Manzanitas or within ten feet of their foliage. The Oaks and Coyote Brush will be cut and the stumps will be painted immediately (within one minute) with a 50% solution of glyphosate to prevent re-sprouting. Care shall be taken to keep the herbicide from contacting the Manzanitas. This task is best carried out simultaneously with the preceeding task: trim the Manzanitas, remove the Oaks and Coyote Brush, and then fence the prepared Manzanitas.

The Oaks and Coyote Brush are not expected to produce a large quantity of cut material. They may be chipped and stored at an out-of- the-way location on the building site for later use as mulch, or may be piled out of the way on the building site and burned on a legal bum day, or may be hauled to a waste disposal facility.

C. FLAG NATIVE TREES AND SHRUBS AMONG THE ACACIAS

A few native shrubs are present in the Acacia thicket, and possibly a few young Live Oaks. These will be flagged and the arborist removing the Acacias will be encouraged to avoid damaging them.

D. COORDINATE WITH VEGETATION REMOVAL PERSONNEL AND DRIVEWAY CONTRACTOR

The botanist or horticulturist will coordinate with personnel who will remove the Acacias and Pines and with the driveway contractor, both to schedule preparation of the Hooker's Manzanitas in advance of others' work and to confer regarding details of protecting the Manzanitas during subsequent site work. The parties will agree on a meeting time at least five working days in advance; they will meet at the site to walk the driveway alignment and identify the Manzanitas to be protected, and discuss the measures necessary to protect them.

E. ELIMINATE ACACIAS, MONTEREY PINES, PAMPAS GRASS AND CAPE IVY

Silver-wattle Acacias, Pampas Grass and Cape Ivy can crowd out all other plant life, and the tall non-native Monterey Pines are incompatible with the Special Forest on the site because they

shade out the shorter trees and shrubs of the San Andreas *Oak* Woodland. All Acacias, Pines, Pampas Grass and Cape Ivy will be removed prior to grading or construction according to the procedures described below.

1. ACACIAS

Silver-wattle Acacia is one of many species of Acacia that respond to cutting or fire by sending up shoots from their lateral roots. Past efforts to eliminate the Acacias did not include prompt application of herbicide to the cut stumps. Where there were formerly a few tree-sized Acacias there are now hundreds of 20-30 foot tall shoots resembling a bamboo thicket in appearance.

The normal treatments to keep Acacias from re-sprouting involve killing the stump and its root system:

...One way to do this is to prevent exposure of the stump to sunlight. Cut the stump level, close to the ground, and cover it with one or more layers of **10mm** black plastic. The edges of the plastic must be completely buried, as light will keep the stump alive. Alternatively, the stump can be treated with a **1:1** mixture of Roundup to water. This must be completed within **1** or **2** minutes of cutting to be effective. Painting this mixture on with a brush rather than spraying localizes herbicide application. (Elkhorn Slough National Estuarine Research Reserve 2002.).

The cut Acacias will be hauled away and legally disposed of off-site. The litter of leaves and seeds will be raked up and similarly disposed of off-site.

At least twice a year following treatment, the location of the Acacias will be patrolled to remove any new growth. Seedlings can easily be pulled by hand when small, but sprouts from lateral roots will have to be dug out together with the connecting root (*Ibid.*). It is not known to what extent treatment will be effective on Acacias that have been cut and have already vigorously re-sprouted. If re-sprouting persists, a licensed pesticide applicator will be consulted to identify additional control methods.

The Acacia removal will take place at least one growing season before replanting with natives, in order to be certain that re-sprouting does not interfere with establishment of the revegetation. The project timeline is shown on Table 1.

2. MONTEREY PINES

Monterey Pines are relatively easy to eliminate because they do not re-sprout. All Monterey Pines on the property will be cut down and bucked into manageable length pieces. The slash can either be chipped and reserved for use as mulch later, piled and burned on a bum day, or hauled away. The larger wood may be removed or used for firewood.

3. CAPE IVY

Cape Ivy is present just below the dogleg in the driveway. Attempts to remove it manually are usually followed by vigorous re-sprouting from each fragment of root that is left in the ground. Therefore, chemical control is recommended:

. . .A mixture of foliar-sprayed 0.5 percent glyphosate (as Roundup®) + 0.5 percent triclopyr (as Garlon 48) + 0.1 percent silicone surfactant (as Silwit®) in water, applied as a foliar spray at 6.4 liters/ha proved effective in killing . . .infestations of cape ivy in two applications, one year apart. . . .Application must be done in late spring when the plant is photosynthesizing actively but is past flowering, so the active ingredients move down with the sugars that are transported to underground storage organs. This mixture has a low concentration of active ingredients, which results in a slow, progressively deadly impact on dense cape ivy infestations with no measurable damage to non-target species (Bossard *et al.* 2000).

It should be noted that a strong herbicide solution will kill the foliage of this species before the active ingredients can reach the roots; stronger is not better. Treatment must be repeated a year later.

IV. PLANTING PLAN

A. PLANTING SCHEDULE

As shown in the project timeline on Table 1, planting will take place in October or November more than a year after the Acacias have been treated, in order to allow sufficient time for follow-up control of Acacias that may regenerate from seed or from re-sprouts. The botanist or horticulturist will make a site inspection prior to planting to determine that Acacia regeneration will not interfere with establishment of the planting.

B. PLANTING PALETTE AND LAYOUT

The numbers, species and sizes of native plants to be installed are shown on Table 2. These numbers are based on an assumption that the disturbed area to be revegetated will be approximately 6,750 square feet. If the actual footprint of the disturbed area is more than ten percent smaller or larger, the numbers of plants will be adjusted proportionately.

The plants will be placed in a somewhat random and naturalistic layout, with some exceptions. The Hooker's Manzanitas will be installed along the higher, more level portion of the driveway beginning in the vicinity of the dog-leg, corresponding to their existing distribution. The larger-growing trees and shrubs will be planted a minimum of eight to ten feet from the driveway edge (see Table 2), and the others will be planted at least five feet from the edge of the driveway.

LATIN NAME	COMMON NAME	SIZE	NUMBER	COMMENTS
<i>Arctostaphylos hooker</i> ;	Hooker's Manzanita	1-gallon	20	Local non-clonal selection 'Wayside' is best for this site.
<i>Ceanothus thyrsiflorus</i>	Blue Blossom	1-gallon	15	Plant at least 8 feet from edge of paving.
<i>Holodiscus discolor</i>	Cream Bush, Ocean Spray	1-gallon	10	May substitute 10 <i>Garrya elliptica</i> (Coast Silk Tassel) or 10 additional <i>Rhamnus californica</i> if <i>Holodiscus</i> is unavailable.
<i>Mimulus aurantiacus</i>	Bush Monkeyflower	1-gallon	10	
<i>Quercus agrifolia</i>	Coast Live Oak	1-gallon	10'	Plant at least 10 feet from edge of paving.
<i>Rhamnus californica</i>	Coffeeberry	1-gallon	10	
<i>Ribes sanguineum</i> var. <i>glutinosum</i>	Pink-flowering Currant	1-gallon	10	
TOTAL			85	

SUGGESTED SOURCES

Alladin Nursery, 2905 Freedom Boulevard, Watsonville, 724-7517
 Elkhorn Native Plant Nursery, Highway 1, Moss Landing, 763-1207 (limited retail hours)
 Far West Nursery, 2669 Mattison Lane, Santa Cruz, 476-8855
 San Lorenzo Lumber, 235 River Street, Santa Cruz. 423-0223
 Scarborough Gardens, 33 El Pueblo Road, Scotts Valley, 438-4106
 Sierra Azul Nursery, 2550 East Lake Avenue, Watsonville, 763-0939

If these sources do not have the needed plants on hand, they often can order them from wholesale suppliers.

C. PLANTING METHOD

1. CONTAINER PLANTS

The property owner plans to do most of the work with her own forces. After all the plants, fertilizer, mulch for the watering basins, cage materials and tools are in place at the site, the first two hours of planting will be carried out as a training session. The person who will later monitor the project will work with the people doing the planting so that they understand how to install the plants in a manner that will lead to success of the project.

When the plants and supplies are being staged at the site, sufficient hoses will be gathered to reach throughout the planting site. If on-site water is not available, permission will be obtained from a neighbor to use their water for irrigating the plants.

Each plant will be inspected when it is removed from the container; if roots **are** matted around the sides or bottom of the rootball, the sides will be scored and the bottom will be sliced off to allow roots to spread into the surrounding soil.

The method of planting is shown on Figure 1. Each one-gallon plant will receive one tablespoon of Scotts/Sierra **18-6-12** slow-release fertilizer with minor nutrients. (The manufacturer from time to time changes the formula to **17-6-12**, which is equally suitable for this planting.) Each five gallon plant will receive a scant two tablespoons of fertilizer. The fertilizer will be mixed into the backfill when half of the backfill soil has been placed around the rootball. The backfill will be lightly tamped into the planting hole to insure there **are** no air pockets around the plant and to minimize settling.

A watering basin will be constructed around each plant and organic mulch will be placed in the watering basin as shown on Figure 1. A cage will be constructed around each plant for protection against browsing.

The dimensions of the watering basins and cages will be increased to four feet in diameter for the five-gallon Oaks, also for the Hooker's Manzanitas which are wide-spreading groundcovers. The cages for the Oaks will be increased to at least four feet tall.

Within one hour after planting, each plant will be watered by filling its watering basin, letting the water *soak* in, and filling it again.

The numbers and sizes of each species planted will be catalogued for future comparison and inclusion in reports. The property owner may choose to plant extra plants of each species in order to insure that the success criteria (Section VII below) will be achieved.

2. MULCH

Three inches of organic mulch, free of weed seeds, will be spread over the entire planted area to retain moisture and suppress germination of weeds that may be in the existing soil seed bank. If

INSERT FIGURE 1 HERE – DETAIL OF PLANTING METHOD

the planting area is in reality approximately 6,750 square feet as anticipated, this will translate to approximately 65 cubic yards of material. The quantity will be adjusted if the actual planting area is larger or smaller by more than ten percent. The mulch may consist of composted municipal green waste, shredded redwood bark ("gorilla hair"), redwood sawdust, or chipped firbark.

V. MAINTENANCE PLAN

Maintenance will be conducted throughout the duration of the project, and will consist of the following activities.

A. ACACIAS

Acacia seedlings will be removed before they are a foot tall. Acacia sprouts will be dug up together with the connecting root.

B. CAPE IVY

The initial herbicide treatment will be repeated a year later in spring of Year Zero. See pages 4-5.

C. OTHERWEEDS

Other weeds will be pulled **as** they appear. There is some French Broom (*Genista monspessulana*) and Pampas Grass (*Cortaderia jubata*) present. Both are reasonably easy to pull when young. Monterey Pine seedlings will be treated as weeds – seedlings will be pulled or cut.

Coast Live Oak seedlings that **are** planted by the local bluejays will be retained.

D. WATERING IN YEAR 1

During the first summer the individual plants will be watered once every three or four weeks during the dry season, beginning three weeks after the last rain. At each watering, the basin will be filled, let sit until the water *soaks* in, and filled again. Deep watering is important to establish a deep root system that resists drought. Should a mid-winter drought occur that lasts more **than** three weeks, the plants will be promptly watered.

E. WATERING IN YEAR 2

During the second summer, the plants will be watered once every six weeks. A mid-winter drought should not necessarily trigger watering unless the plants begin to look wilted.

F. BASIN REPAIR

During each watering, the basins will be inspected to make sure they can contain a reservoir of water. Any washouts of the berms will be repaired on the spot, and the watering will be repeated after the berm repair is completed.

G. CAGES

The protective cages will be kept in good repair to prevent browsing. The tops of the cages will be opened when the plant inside approaches two inches below the top of the cage. When the plant is twice the height of the cage or its lateral growth is becoming cramped, the cage will be removed entirely.

VI. MONITORING PLAN

Monitoring will be conducted by a botanist who is acceptable to the property owner and the County of Santa Cruz. At each monitoring, the number of healthy installed plants will be inventoried by species, other notes will be recorded as appropriate, and photographs will be taken.

A. YEAR ZERO (PLANTING YEAR)

Monitoring will begin in September of Year Zero, prior to planting in October-November. The purpose of this monitoring will be to determine whether the Acacias are sufficiently under control that the native planting can become established. Photographs and notes will be recorded for inclusion in the Year 1 report.

B. YEAR ONE

There will be two inspections of the planting during the calendar year following planting. The first will be in spring to monitor the condition of weeds and whether new growth of the planted natives has begun. The second will be at the end of the dry season, when survival will be initially assessed. At this point a good flush of initial growth should be evident.

A report will be submitted to the County Planning Department following the Year 1 monitoring, containing the findings of the previous two inspections and a preliminary appraisal of the overall progress of the planting.

If it appears early that the planting is in jeopardy of not achieving the success criteria (Section VII below), remedial measures will be recommended at Year 1 and implemented during Year 2.

C. YEAR TWO

There will again be two inspections during the second calendar year following planting. The spring monitoring will focus on the status of weeds and whether growth has resumed following

the dormant season. The fall monitoring will compare the results to the success criteria. The Year 2 report will then be prepared and submitted to the County.

D. YEARS THREE AND FOUR

If the success criteria (see next section) are not met at the end of Year 2, monitoring will continue for two additional years. Spring monitoring in Year 3 will address implementation of the remedial measures. Fall monitoring in Year 3 will produce a report to the County describing progress. Spring monitoring in Year 4 will include updated notes and photos describing status. Fall monitoring in Year 4 will compare the status with the success criteria and will be completed with a report to the County.

VII. SUCCESS CRITERIA

The success criteria will address control of invasive species and establishment of the native planting.

SUBJECT	CRITERION
Invasive species	No Acacia or Cape Ivy sprouts present. No seedling Acacias taller than one foot. No French Broom present in reproductive condition. No Pampas Grass present. No other species present that jeopardize the success of the planting.
Coast Live Oaks	At least 8 in good health in location of former Acacia thicket.
Hooker's Manzanita	At least 25 plants in good health, including both planted and pre-existing individuals.
Other planted species combined.	At least 40 plants in good health.

VIII. REMEDIAL MEASURES

In the event the success criteria are not met by the end of Year 2, contingency measures will be implemented. Three remedial measures are:

- If volunteer native plants from Table 4, older than one year, are present within the planting by the time of the fall monitoring in Year 2, adopt them into the planting at a 1:1 ratio to compensate for deficient plants. For example, there are currently a few Toyons (*Heteromeles arbutifolia*) in the Acacia thicket. If they survive the Acacia removal in good condition, they can be included as backup native plants. **Exception:** no other species will be substituted for Hooker's Manzanita.
- If insufficient volunteer native plants are present to achieve the equivalent of the success criteria, replace deficient plants before January 15 with species from Table 4, at a 3:1

ratio. In this event, the maintenance and monitoring will be extended for two additional years (Table 1). The exception above applies here also.

- If invasive species are still present as a result of re-sprouting, additional herbicide application will be implemented.

Other remedial measures will be implemented as appropriate to meet the success criteria,

Table 4. COMMON PLANTS OF SAN ANDREAS OAK WOODLAND

<i>Arctostaphylos tomentosa</i> ssp. <i>crustacea</i>	Brittle-leaved Manzanita
<i>Ceanothus thyrsiflorus</i>	Blue Blossom
<i>Corylus cornuta</i> var. <i>californica</i>	Hazelnut
<i>Garrya elliptica</i>	Coast Silk-Tassel Bush
<i>Heteromeles arbutifolia</i>	Toyon
<i>Holodiscus discolor</i>	Cream Bush, Ocean Spray
<i>Melica imperfecta</i>	Small-flowered Melic
<i>Mimulus aurantiacus</i>	Sticky Monkeyflower
<i>Pentagramma triangularis</i>	Gold-back Fern
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	Bracken Fern
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Rhamnus californica</i>	Coffeeberry
<i>Ribes sanguineum</i> var. <i>glutinosum</i>	Pink-flowered Currant
<i>Rubus ursinus</i>	California Blackberry
<i>Satureja douglasii</i>	Yerba Buena
<i>Stachys bullata</i>	Hedge Nettle
<i>Symphoricarpos mollis</i>	Creeping Snowberry

IX. REFERENCES

- Bossard, Carla C., J. M. Randall, and M. C. Hoshovsky. 2000. Invasive Plants of California's Wildlands. University of California Press, Berkeley, CA.
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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

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

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

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

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

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

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

Sincerely,

Kent Edler
Civil Engineer

Cc: Joan Van der Hoeven, Project Planner
Bob Loveland, Environmental Planning
Rock Solid Engineering, Inc.
Mary Gates, Owner

EXHIBIT 1

Project No. W03062
February 17, 2004

Loretta Sanchez
20 Linden Road
Watsonville, California 95076

SUBJECT: **GEOTECHNICAL PLAN REVIEW**
New Single Family Residence
Rancho Road, Watsonville, California
APN: 046-131-30

REFERENCES: Rock Solid Engineering, Inc., Geotechnical Investigation Report, New Single Family Residence, Rancho Road, Watsonville, California, APN: 046-131-30, Dated November 19, 2003.

Dear Ms. Sanchez:

1. INTRODUCTION

- a. Per your request, we have reviewed the following project plans for the subject property:
- Winston George Whitaker, Plan Set, Loretta Sanchez Residence, Rancho Road, Watsonville, California, APN 046-131-30, Sheet A-1 & A-2.
 - Fleetwood Homes, Manufactured Home Foundation System, SPA 18-5F, No: MHC701, Sheet 1 of 1, Dated 8-2-02.
- b. The purpose of our review was to ensure the conformance of the geotechnical aspects of the plans with the geotechnical conditions present on the site and with the recommendations provided in the referenced report.

2' CONCLUSIONS AND RECOMMENDATIONS

- a. It is our opinion that the plan reviewed is in general conformance with the geotechnical conditions present and with the recommendations presented in the referenced report. The proposed project is considered feasible from the geotechnical standpoint provided the site is graded in conformance with the Santa Cruz County Grading Code.

EXHIBIT 1

- b. The recommendations presented herein and in the referenced report should not be considered to preclude more restrictive criteria by the governing agencies or by structural considerations.
- c. In the event that changes are made to the plans, the revised plans should be forwarded to the Geotechnical Consultant to review for conformance with the previous recommendations.
- d. Observation and testing services should be provided by Rock Solid Engineering, Inc. during construction of the subject project. All earthwork must be observed and approved by the Geotechnical Consultant. Any earthwork performed without the full knowledge and observation of Rock Solid Engineering, Inc. will render the recommendations of this review invalid. During grading, all excavation, fill placement and compaction operations should be observed and field density testing should be performed to evaluate the suitability of the fill, and to determine that the applicable recommendations are incorporated during construction.

3. LIMITATIONS

- a. Our review was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this review.
- b. As in most projects, conditions revealed during construction may be at variance with preliminary findings. Should this occur, the changed conditions must be evaluated by the Geotechnical Consultant and revised recommendations provided as required.
- c. This report is issued with the understanding that it is the responsibility of the Owner, or his Representative, to ensure that the information and recommendations presented herein are brought to the attention of the Architect and Engineers for the project and incorporated into the plans, and that the Contractor and Subcontractors implement such recommendations in the field.
- d. This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.
- e. The findings of this review are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether due to natural events or human activity on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur as a result of legislation or a broadening of knowledge. Accordingly, this review may become invalidated, wholly or partially, by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

- f. **Our** review addresses the geotechnical aspects of the plans **only**. Our firm **makes** no warranty, expressed or implied, as to the suitability or adequacy of any other aspect of the plans. All other aspects of the plans are specifically excluded from the scope of this review.

It is a pleasure being associated with you on this project. If you have any questions or if we may be of further assistance please do not hesitate to contact our office.

Sincerely,

ROCK SOLID ENGINEERING, INC.



Yvette M. Wilson, PE
Principal Engineer
R.C.E. 60245
Registration Expires 06/30/04

Distribution: (1) Addressee
(3) Winston George Whitaker, P.O. Box 2908, Santa Cruz, Ca. 95063

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