



Staff Report to the Zoning Administrator

Application Number: **05-0378**

Applicant: Claire Machado
Owner: James & Sue Rummonds
APN: 044-023-04 & 05

Agenda Date: 1/5/07
Agenda Item #: 3 _
Time: After 10:00 a.m.

Project Description: Proposal to recognize the conversion of under-floor area to office space, to convert additional under-floor area to an office and storage, to construct accessible parking, entrance, and restrooms, and to recognize the removal of four trees, at an existing commercial office building.

Location: Property located on the north-west side of Bonita Drive, (311 Bonita Drive), about 300 feet north-east from Club House Drive in Rio Del Mar.

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit, Commercial Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0378, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	14,700 square feet (in two parcels)
Existing Land Use - Parcel:	Commercial office building
Existing Land Use - Surrounding:	Commercial and residential, Highway One
Project Access:	Bonita Drive
Planning Area:	Aptos
Land Use Designation:	C-0 (Professional & Administrative Offices)

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

Zone District: PA-SP (Professional & Administrative Offices - Salamander Protection combining district)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: 5-15%
Env. Sen. Habitat: Mapped resource/no physical evidence on site
Grading: No grading proposed
Tree Removal: Prior removal of 4 trees
Scenic: Highway one scenic corridor
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District

Project Setting

The subject property includes two parcels and is located on the southeast corner of Highway One and Rio Del Mar Boulevard. The site is currently developed with a commercial office building, which is accessed from Bonita Drive on the southeast side of the property. Commercial properties are located to the west and south, with residential development located to the east.

History

The existing commercial office building was approved through Commercial and Planned Development Permit(s) 79-537-PD & 80-154-PD, and Coastal Development Permit P-79-411. The two parcels that make up this property are located within the Salamander Protection combining zone district, but only a portion of the site drains towards salamander breeding ponds. The site is not considered as direct habitat for the Santa Cruz Long Toed Salamander. For these reasons, the commercial office development was allowed to exceed the standard limits placed on lot coverage for the SP (Salamander Protection) combining zone district. As a condition of approval of the permits mentioned above, the property owners were required to maintain the oak trees located on the property and were required to plant seven additional native trees. During the time that the office development has existed, some of these conditions have not been observed. The oak trees located in the parking lot have been removed, and some of the required trees were never planted. Additional office space has also been created in the under floor area without the

required permits and approvals. Code Compliance has initiated an investigation regarding the lack of compliance with permit conditions and the County Code. This application seeks to resolve these issues and to construct additional office space and accessibility improvements.

Zoning & General Plan Consistency

The subject property includes two parcels totaling 14,700 square feet, located in the PA-SP (Professional & Administrative Offices - Salamander Protection) zone district, a designation which allows commercial uses. The existing commercial office building is a principal permitted use within the zone district, consistent with the site's (C-0) Professional & Administrative Offices General Plan designation.

Additional Office Space

This proposal includes an increase in office space beyond what was originally approved. In the prior approvals, the office space was located only in the upper section of the building, with parking and storage areas below. New office space and a lobby area are proposed within the lower floor and accessible restrooms will also be provided on the lower level. The location of the proposed improvements are below the existing building and the building footprint will not be increased. The additional office space is an intensification of the existing office use and current parking requirements apply to this proposal.

Parking

The applicant has provided parking calculations which indicate that sufficient parking will be provided on the project site for the cumulative total office space. The proposal includes one compact parking space and one accessible parking space, with total of 17 parking spaces provided. The proposed parking configuration is similar to the existing configuration, which appears to function without problems even though the dimensions of portions of the upper driveway and other elements of the parking area vary from current design standards.

Salamander Protection

The subject property is located within the Salamander Protection (SP) combining zone district. A small portion of the site drains towards Valencia Lagoon (a known salamander breeding pond) and the site is not considered as direct habitat for the Santa Cruz Long Toed Salamander. For these reasons, an exception was granted to the original commercial development to exceed the maximum permanent site disturbance and impervious surface coverage for SP zoned properties. Originally, the parking lot area was allowed to be considered as a pervious surface due to the use of turf block pavers and the total permanent disturbance would have covered approximately 58% of the parcel area (where only 15% coverage would typically be allowed). Through review of the final driveway and parking area plans, approved by Planning Department staff, an asphalt surface was installed in lieu of the turf block due to technical installation difficulties. The end result was a 58% of the parcel area being allowed to be permanently disturbed and covered with impervious surfaces.

Since the original approvals, the asphalt area has been expanded to create additional parking

spaces and the impervious surface has been increased beyond the area that ~~was~~ approved. The applicant seeks to reconfigure the parking area and site improvements in order to comply with the prior approvals. The plans submitted are in compliance with the **58%** maximum permanent site disturbance which is consistent with the limit established in prior approvals.

The currently proposal will not create any new or additional impacts to the salamander habitat in terms of drainage or net increase in impervious area, but in the course of approval for this project the property owner will be required to plant replacement trees and revegetate the portions of the site that are not covered with structures or paved surfaces,

Tree Removals

Four large *oak* trees were present on the project site prior to the construction of the existing commercial building. The parking areas were designed around the existing trees, which were intended to remain on the project site permanently. These four *oak* trees were an integral component in the design of the commercial development on the subject property, in that they broke up the hard structural elements of the building and they screened the commercial building and parking area from view. Since the construction of the existing commercial building, the four *oak* trees have been removed. It is possible that the trees had become old and had succumbed to rot and disease that would require removal for safety purposes, but those details are difficult to determine since the trees have already been removed from the project site. Replacement trees will be necessary in order to re-establish visual screening for the proposed development. Coast redwood trees will be recommended as replacement trees along the north and west property lines in order to create a tall evergreen screen in place of the *oaks* that were previously removed.

Local Coastal Program Consistency

The proposed commercial remodel and site improvements are in conformance with the County's certified Local Coastal Program, in that the exterior of the existing structure will not be noticeably altered and the site improvements will be similar to the improvements that currently exist on the project site. Developed parcels in the area contain commercial and residential uses and the existing commercial office building is consistent with the pattern and intensity of land uses within the surrounding area. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed commercial remodel and site improvements comply with the requirements of the County Design Review Ordinance, in that the exterior of the existing commercial office building will not be noticeably altered and the site improvements will result in a functional parking arrangement that is similar to the improvements that currently exist on the project site. Coast Redwood trees will be planted to create a tall evergreen screen to reduce the visual impact of the existing commercial office building on surrounding land uses and the natural landscape.

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 **05-0378**, 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

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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned PA-SP (Professional & Administrative Offices - Salamander Protection combining district), a designation which allows commercial uses. The existing commercial building is a principal permitted **use** within the zone district, consistent with the site's (C-0) Professional & Administrative Offices General Plan designation.

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

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

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

This finding can be made, in that the exterior of the existing structure will not be noticeably altered and the site improvements will be similar to the improvements that currently exist on the project site; developed parcels in the area contain commercial and residential uses and the existing commercial office building is consistent with the pattern and intensity of land uses within the surrounding area; Coast Redwood trees will be planted to create a tall evergreen screen to reduce the visual impact of the existing commercial office building on surrounding land uses and the natural landscape.

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 existing commercial development will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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, commercial uses are allowed uses in the PA-SP (Professional & Administrative Offices - Salamander Protection combining district) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain commercial and residential uses and the existing commercial office building is consistent with the pattern and intensity of land uses within the surrounding area.

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 commercial uses. 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 improvements will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing 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 commercial remodel and site improvements and the conditions under which it would be operated ~~or~~ maintained will be consistent with all pertinent County ordinances and the purpose of the PA-SP (Professional & Administrative Offices - Salamander Protection combining district) zone district in that the primary use of the property will be a commercial office building that meets all current site standards for the PA zone district. **An** exception granted to the maximum permanent site disturbance and impervious lot coverage for the SP combining district to allow **58%** lot coverage continues to be in effect for the existing commercial development. The proposed modifications to the commercial building and parking area comply with this requirement.

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 commercial use is consistent with the use and density requirements specified for the Professional & Administrative Offices (C-0) land use designation in the County General Plan.

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 improvements are to be constructed on an existing commercial office building. Two additional office spaces will be created which will generate a small incremental increase in traffic generation, 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

Application #: 05-0378
APN: 044-023-04 & 05
Owner James & Sue Rummonds

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 exterior of the existing structure will not be noticeably altered and the site improvements will be similar to the improvements that currently exist on the project site. Developed parcels in the area contain commercial and residential uses and the existing commercial office building is consistent with the pattern and intensity of land uses within the surrounding area.

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

This finding can be made, in that the exterior of the existing structure will not be noticeably altered and the site improvements will be similar to the improvements that currently exist on the project site. Coast Redwood trees will be planted to create a tall evergreen screen to reduce the visual impact of the existing commercial office building on surrounding land uses and the natural landscape.

Conditions of Approval

- Exhibit A Project Plans "Rummonds Office Remodel", prepared by Claire Machado, dated 6/13/06 (with original drawings by Ellmore/Titus/Architects), Driveway and Parking Plan, prepared by Mark Ritson, dated 5/30/06.
- I. This permit authorizes the commercial remodel of an existing commercial office building, construction of site improvements, and the removal of four ~~oak trees~~ with required replacements. This permit amends Commercial and Planned Development Permit(s) 79-537-PD & 80-154-PD, and all conditions of these permits are incorporated to these conditions of approval by reference. 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. Submit a recorded affidavit to retain APNs 044-023-04 & 05 as one single parcel.
- C. Obtain a Building 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 ~~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. All changes ~~to~~ the existing building must be clearly indicated on freshly prepared plans. All plans for modifications to the existing commercial office building must be prepared wet stamped and signed by a licensed architect.
2. Detailed parking lot and site improvement plans, prepared and wet stamped by a licensed civil engineer.

3. A landscape plan prepared by a licensed landscape architect, including the following:
 - a. 7 Coast Redwood trees (15 gallon or 24 inch box size) must be indicated for planting along the north and west sides of the property to provide a tall evergreen screen for the commercial building. The tree locations must be shown on the landscape plan and are subject to staff review and approval. These trees must be maintained in perpetuity and can not be removed or otherwise limbed, topped, or extensively pruned without amendment to this permit.
 - b. A revegetation plan using native plants for all disturbed, unplanted, or under-planted areas of the project site.
 4. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:
 - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
 - b. All outdoor areas, parking and circulation areas shall be lighted with low-rise lighting fixtures that do not exceed 15 feet in height. The construction plans must indicate the location, intensity, and variety of all exterior lighting fixtures.
 - c. All lighting must be consistent with Title 24, Part 6, California Code of Regulations, Energy Efficiency Standards for Residential and Non-Residential Buildings.
 5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay any applicable fees to the Soquel Creek Water District.
- E. Meet all requirements of and pay any applicable fees to the Santa Cruz County Sanitation District.

- F. Meet all requirements of and pay any applicable Zone 6 drainage fees to the County Department of Public Works, Drainage.
 - G. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - H. Pay the current fees for Child Care mitigation for **432** square feet of new office space. Currently, these (Category II) fees are **\$0.23** per square foot, but are subject to change.
 - I. Pay the current Aptos Transportation Improvement Area (TIA) fees for Roadside and Transportation improvements. Currently, these fees can be calculated as follows, but are subject to change:
 - 1. The development is subject to Aptos Transportation Improvement Area (TIA) fees at a rate of **\$440** per daily trip-end generated by the proposed use. The total number of trip ends must be calculated by your traffic engineer and provided to the Department of Public Works, Road Engineering section for review and acceptance. The fee is calculated as the number of trip ends multiplied by **\$440** per trip end. These fees are split evenly between transportation improvement fees and roadside improvement fees.
 - 2. A fee credit for off-site transportation and roadside improvements is allowed per the Department of Public Works fee schedule.
 - J. Provide required off-street parking for 17 cars. Parking spaces must be 8.5 feet wide by 18 feet long (with one 7.5 feet by 16 feet compact space allowed) and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan and must match the approved Exhibit "A" for this permit. All applicable accessibility requirements must be met in the proposed parking design.
 - 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements, landscaping and revegetation 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. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource **or** a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval **or** any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The **7** Coast Redwood trees required to be installed by this permit must be maintained in perpetuity and can not be removed or otherwise limbed, topped, or extensively pruned without amendment to this permit.

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

Application #: 05-0378
APN: 044-023-04 & 05
Owner: James & Sue Rummonds

the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms **or** conditions of the development approval without the prior written consent of the County.

- D. Successors Bound.** “Development Approval Holder” shall include the applicant and the successor’(s) in interest, transferee(s), and assign(s) **of** the applicant.

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

Please note: This permit expires two years from the effective date 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

Randall Adams
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 05-0378
Assessor Parcel Number: 044-023-04 & 05
Project Location: 311 Bonita Drive

Project Description: Proposal to convert a lower floor area to office and to modify site improvements at an existing commercial building.

Person or Agency Proposing Project: Claire Machado

Contact Phone Number: (831) 331-9986

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 78.
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 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Proposal to remodel an existing building and construct site improvements at an existing commercial development in an area designated for commercial uses.

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

Randall Adams, Project Planner

Date: _____

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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POR, APTOS RANCHO

S.W. 1/4 SEC. 17, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273 69-277
69-280

Bk.41
15

63MB7
9/2/76

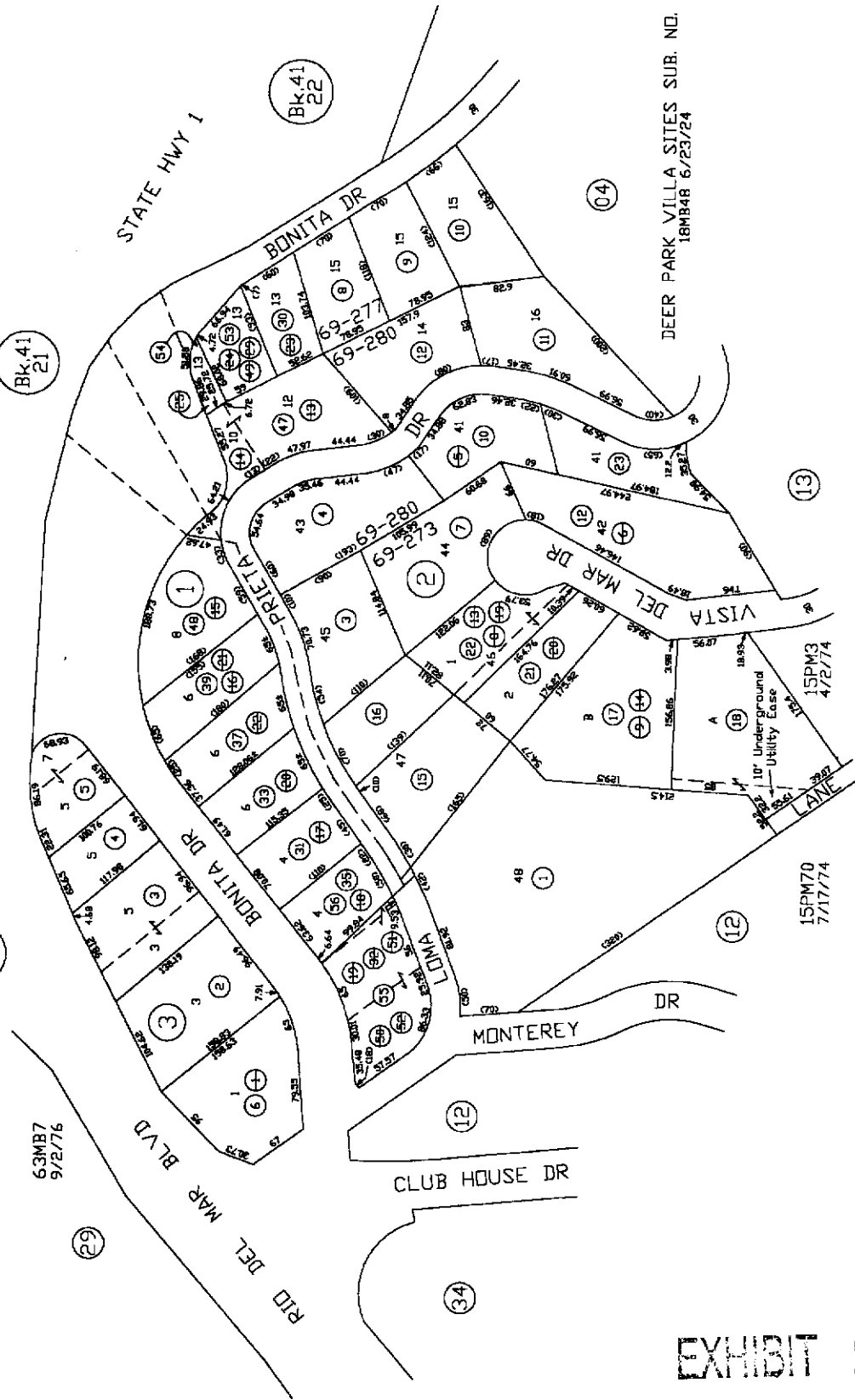


EXHIBIT E

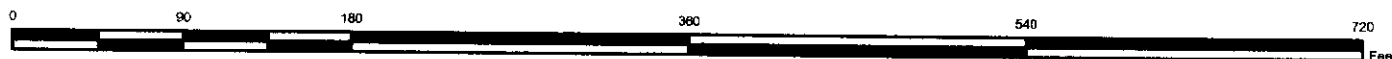
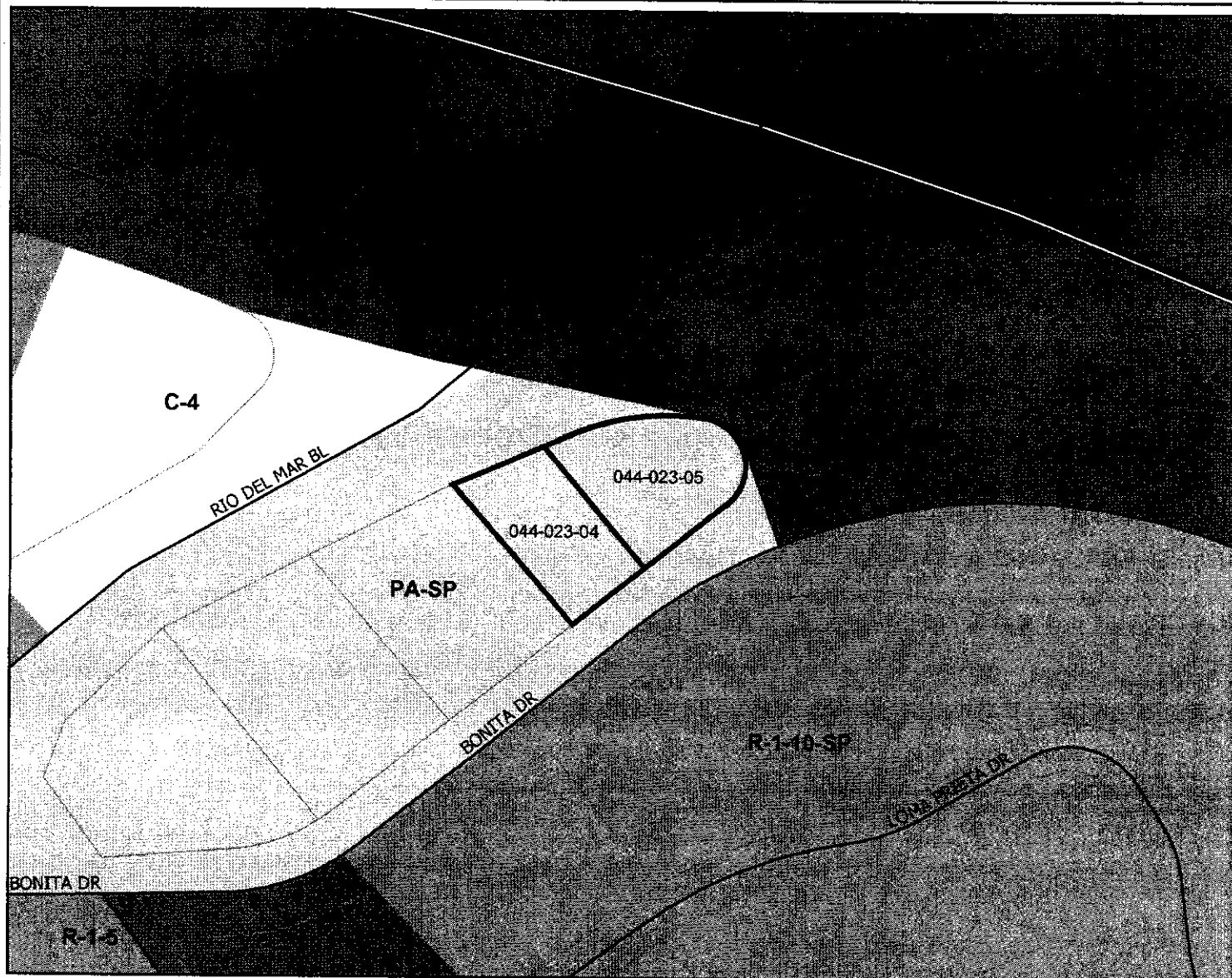
Electronically redrawn 11/1/99 KSA
Rev. 5/29/93 from changed page Refs.
Rev. 1/4/92 from CTRAD

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

Assessor's Map No. 44-02
County of Santa Cruz, Calif.
Nov. 1999

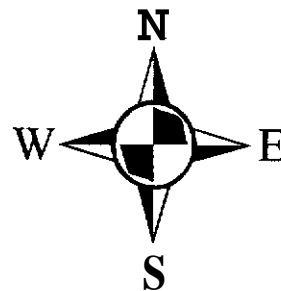


Zoning Map



Legend

-  APNs 044-023-04 & -05
-  Streets
-  State Highways
-  COMMERCIAL-PROF OFFICE (PA)
-  COMMERCIAL SERVICE (C-4)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
June 2005

EXHIBIT F

COUNTY OF SANTA CRUZ

PLANNED DEVELOPMENT

-PERMIT-

ISSUED TO

Eugene

260 Rio Del Mar Blvd

Aptos, CA 95003

PARCEL NO.(S)

44-023-04, 05

LOCATION OF USE

East side of Rio Del Mar Blvd., 350 feet North of Clubhouse Drive

PERMITTED USE

Special Planned Development permit to establish allowable commercial uses in an office building approved for construction in the RM-3-SP-PD Zone Mstrict, subject to the conditions listed below:

I. Allowable uses.

A) Administrative, executive and professional offices. One medical and dental practitioner shall be allowed in the building. Fourteen (14) parking spaces as shown on Exhibit A shall be provided.

B) Professional, editorial, real estate, insurance, finance and other general business offices.

II. Any change of use which does not clearly fit into these categories of allowable uses will necessitate a public hearing at the Zoning Administrator level.

III. All uses shall be non-retail in nature, low traffic and noise generator and have a minimal impact on the neighborhood.

IV. Prior to occupancy the applicant shall submit a list of all proposed uses for administrative review and approval subject to condition # II.

THIS PERMIT WILL EXPIRE ON 3/10/81 IF IT HAS NOT BEEN EXERCISED.

NOTE: APPLICANT MUST SIGN, ACCEPTING CONDITIONS, OR PERMIT BECOMES NULL & VOID.

SIGNATURE OF APPLICANT

SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY

Susan Blair J.S.

DATE

3/13/80

Susan Blair, Chief
Current Planning Division

EXHIBIT

NOTE: THIS IS NOT A BUILDING PERMIT.

COUNTY OF SANTA CRUZ

-PERMIT-

NUMBER

79-537-Pn

ISSUED TO

EUGENE SMITH

260 Rio Del Mar Blvd. #21

Aptos, CA 95003

PARCEL NO.(S)

44-023-04,05

LOCATION OF USE East side of Rio Del Mar Blvd., 350 feet north of Clubhouse Drive.

USE

To construct a 2,760-square foot professional office building, according to Exhibit 4 and subject to the following conditions:

1. The requirements of the County Salamander Ordinance shall be met.
2. The mature oaks on the property as shown on the plot plan shall be preserved. Additional landscaping shall be provided as indicated in Exhibit A, all trees shall be 15-gallon. Final plans, including species and location, are subject to prior staff approval and shall be implemented prior to final inspection/occupancy.
- ~~3. Engineered drainage plans shall be submitted to CRA staff for approval prior to issuance of the building permit. Drainage plans shall include on-site detention to limit the run-off rate to predevelopment rates and oil and grease trap basins.~~
4. The drainage plans shall be implemented prior to final inspection.
5. The project shall substantially conform to plans on file.
6. One free-standing sign, not to exceed 12 sq. feet will be allowed on the north side and obscured from Hwy. 1 as much as possible. It will be non-illuminated and will only display the building name and address. It should be in line with the proposed landscaping and not exceed 5' in height. A wall sign, non-illuminated, not exceeding 20 sq. feet on the south side, will be permitted. One parking sign not exceeding 4 sq. feet shall be allowed at the entrance of the parking area. Plans for the signs shall be approved prior to construction.
7. There shall be 12 auto parking spaces provided, eight of which shall be located below the building. Their dimensions shall be 8½ feet x 18 feet. Two parking spaces, shown on Exhibit A, shall be devoted to bicycle parking.

change
deleted
insert 3
12/4/79
(2)

JS/jm
insert
2/1/79

3) Engineered driveway plan shall be submitted for staff approval.

THIS PERMIT WILL EXPIRE ON 7/23/80 IF IT HAS NOT BEEN

NOTE: APPLICANT MUST SIGN,
ACCEPTING CONDITIONS, OR PERMIT
BECOMES NULL & VOID.

SIGNATURE OF APPLICANT

SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY

Susan Blair, Chief
Development Processing

DATE

7-23-80

IBIT G

RECEIVED OCT 19 1979

STATE OF CALIFORNIA

CENTRAL COAST REGIONAL COMMISSION

701 OCEAN STREET, ROOM 310
SANTA CRUZ, CALIFORNIA 95060
PHONE: (408) 4267390

RECEIVED OCT 19 1979

October 17, 1979

PERMIT

Eugene Smith
c/o Ellmore, Titus Architects Inc.
Attn: Craig Bagley
736 Chestnut Street
Santa Cruz, Ca. 95060

Dear Applicant:

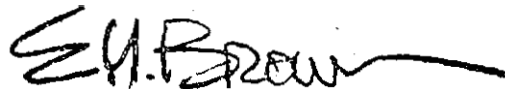
Re: Regional Coastal Commission
Permit Application No. P-79-411

Pursuant to Public Resources Code Section 30600, your application for a permit to perform the work described in the above numbered application has been granted by the Central Coast Regional Commission in accordance with Resolution No. 79-201, passed on October 1, 1979; a copy of the resolution is attached hereto and made a part of this permit.

Please note:

- (1) That this permit will become effective only when you have returned to the Regional Commission the enclosed copy of this letter, within 10 working days signed by you acknowledging thereon that you have received a copy of this letter and that you accept its contents.
- (2) That upon completion of the development authorized by this permit you are required to notify the Regional Commission of such completion on the enclosed form provided for that purpose.
- (3) This permit *is* issued subject to the conditions stated in attached documents, and approved plans on file with the Regional Commission. Unless otherwise provided in the conditions, all proposed changes must be submitted to the Commission prior to construction thereof.
- (4) Development under this permit must be commenced within one year of issuance.

Very truly yours,



Edward Y. Brown
Executive Director

(I) (We) acknowledge receipt of the above captioned Regional Commission Permit and accept its contents.

EXHIBIT G

Signal

983 IBM 133

Memorandum

TO: COMMISSIONERS

DATE: September 25, 1979

FROM: STAFF

SUBJECT: ADDITIONAL INFORMATION

P-79-411 EUGENE SMITH

Construction of a two-story, 2,760 sq. ft. building, professional or medical office building on upper level, with parking on the ground level, installation of turf block driveway and parking area.

This application ~~was~~ heard before the Commission on August 27, 1979 and again on September 17, 1979. The issues of concern have been: traffic, development patterns, and site disturbance. The issue of site disturbance was discussed at some length in the staff report for the September 17 meeting. However, additional comment is warranted on the issues of traffic and development patterns.

TRAFFIC

Staff evaluated *three* separate traffic studies (California Department of Transportation; Trip Ends Generation Research Counts, City of Sausalito; Comprehensive Traffic Study, July 1974, City of Santa Barbara Waterfront Area, Transportation Study, January 1979) in order to determine the expected number of automobile trips which would be generated by the proposed project, as well as alternative uses such as residential. Three different kinds of uses were considered. These included: single family residences; commercial office uses (architect, appraiser, financial advisor, etc.); and medical offices. The number of expected trips from each of the uses varied slightly among the separate reports, therefore, an average of the three was used. The following trip end generation rates by land use are used for purposes of evaluation of traffic issues in this application:

<u>Land Use</u>	<u>Weekday Trip Generation Rate</u>
SFD	11 trips/day
Commercial Office	13.6 trips/1000 sq. ft./day
Medical Office	43 trip/1000 sq. ft./day

Based on the square footage of the lot (14,700 sq. ft.), the current zoning for the site (R-M-3-PD), and the square footage of the proposed office building, the following number of trips could be expected to be generated by the listed alternative uses:

2 SFDs (one/individual lot)	22 trips/day
4 SFDs (one/3000 sq.ft. of combined lots)	44 trips/day
Commercial Office, 2,760 sq. ft.	38 trips/day
Medical Office, 2,760 sq. ft.	118 trips/day

EXHIBIT G

Due to the number of environmental constraints on the project site, it is highly unlikely that a project with four residential units could be designed to meet County and Coastal Commission standards. Therefore, it is reasonable to assume that if the site were to be developed with residential uses, the maximum number of units would be two and the resulting trips generated would be 22/day. The applicant is not at this time able to determine whether the proposed offices will be used for medical or other commercial purposes. Therefore, it would be appropriate to consider the maximum number of trips which could be generated from an office complex. In this case, the high range of expected trips is 118/day. Impacts from this traffic could have an impact on traffic-flow of the intersection of Club House Drive and Rio del Mar Blvd. Therefore, mitigation of these impacts must be considered.

Estimated traffic generated in the vicinity of Rio del Mar Blvd. and Club House Drive from the new Deer Park Center Shopping Complex was 10,000 trips/day. The Commission found that it was necessary to mitigate adverse impacts on circulation that would result from that project. The project approval was therefore conditioned to require the applicant or owner of the shopping center, to fund up to \$7,500 for a traffic study for a period of one year. This was to be commenced within 30 days of the occupancy of the shopping center. The study and suggested improvements were to be submitted to the Commission for review and approval, and improvements required to mitigate impacts were to be constructed within 6 months of the acceptance of the mitigation plan. The applicant was required to fund up to \$50,000 for the recommended improvements.

The traffic study was not undertaken within the time frame required by the Commission (this matter has been referred to the Attorney General's Office), though the project owner has recently authorized the County to begin with the traffic study. The County is in the process of receiving bids for the study, though they are not yet certain what the total cost of the study will be. According to County staff of the Public Works Department, if improvements (such as a traffic light) are found to be necessary, the costs can be expected to be \$100,000 or greater. Therefore, there is a need for additional funds for improvements and possibly the study as well.

The project will generate slightly more than 1% of the amount generated by the Deer Park Shopping Complex. The proportional amount of costs required for mitigation would be approximately \$600. However, it is doubtful that this sum would actually be enough to make actual improvements in circulation patterns, particularly since the County has not agreed to pay for improvements needed as a result of this project. Therefore, it would be appropriate to supplement this amount to a more realistic amount of a minimum of \$1,000. It is hoped that this money, used in conjunction with the contribution for mitigation of Deer Park and the money the County agreed to spend for those improvements, will be sufficient to provide adequate circulation improvement. However, there is no assurance that improvements will be installed prior to the completion of the project or to the extent that impacts from the project are mitigated. Therefore, it would be appropriate to restrict uses to non-medical prior to the installation of improvements recommended in the Deer Park study and as approved by the Commission.

offices due to their relationship to the Santa Cruz long toed Salamander breeding pond, and the adjacent residential development. Impacts associated with conversion of the two lots on the project block would primarily be from increased traffic. A maximum number of 236 additional trips would be generated. These impacts could be mitigated by improvements to circulation patterns. Therefore, the project as conditioned would not have any adverse impacts on coastal resources, and would be consistent with Section 30250(a) of the Coastal Act.

AND
RESOURCES.
10240(b)

4. The project site is located adjacent to an environmentally sensitive habitat area, the breeding pond of the endangered Santa Cruz long-toed salamander (SCLTS). It is also located on the edge but within the proposed critical habitat area of the salamander. The project has been designed so as to minimize impacts on the habitat area. The California Dept. of Fish and Game has reviewed the project and carefully inspected the site to determine whether the proposed development could be accommodated on the site without substantially impacting the salamander habitat. Applicant has incorporated the Department's recommendations into the project and the Department has approved the plans, now before the Commission. The Department has stated that while it recognizes the site is within the proposed critical habitat area for the SCLTS, they contend that unlike other parcels in the critical habitat area, it does not drain into the Valencia lagoon and does not provide substantial habitat for the salamander. Therefore, the Department determined that it would be appropriate to allow for greater site coverage and impervious coverage than that permitted in the Commission's guidelines for development in the critical habitat area; The project would involve 8,530 sq. ft. of site disturbance (or 58% while the guideline permits 25%). 3,530 sq. ft. (or 24%) of this area would constitute impervious surfaces (guideline permits 10%). The Commission has made the exception of these guidelines in similar circumstances (Shields P-77-906, Boggs P-79-238) where drainage and/or habitat conditions warranted it. The project, as designed and conditioned, would not degrade the SCLTS habitat area and is therefore consistent with Section 30240(b) of the Coastal Act.

5. The proposed project, as conditioned, will have no significant adverse impacts as identified by CEQA, is consistent with the policies of Chapter 3 of the Coastal Act, and will not prejudice the ability of the County of Santa Cruz to prepare a Local Coastal Program which would conform to the policies of Chapter 3 of the Coastal Act.

RECOMMENDED CONDITIONS

1. Prior to commencement of construction, applicant shall submit evidence to the Executive Director that: an easement for the protection of scenic and natural resources has been recorded on the undeveloped portions of the subject parcel of land referred to as APN 44-023-04 and 05. Such easement shall be granted to the California Department of Fish and Game, and shall include provisions to prevent disturbance of native trees, wildlife, and groundcover; to provide for maintenance needs; and to specify conditions under which diseased or dangerous trees may be removed, non-native species controlled, trespass prevented and entry for scientific research purposes secured. A restriction allowing only those types of fencing (such as wire or split rail)

EXHIBIT G

which are open enough to permit free passage of native wildlife, shall be included in the terms of the grant easement. A copy of the completed and approved easement shall be submitted to the Commission office.

2. Prior to commencement of construction permittee shall submit the following for review and approval of the Executive Director:

a. Drainage plans which demonstrate that collected or concentrated runoff from rooftops and other impervious areas shall be discharged toward Rio del Mar Blvd. in a manner which prevents erosion.

b. Final landscaping plans for revegetation, restoration and erosion control purposes. Plan shall show nature and limits of proposed site disturbance. All non-native invading species shall be removed and replaced with species native to the area. With the exception of annual rye grass for temporary erosion control, grass in turf paver and vegetation in planter boxes, plant species shall be limited to those which are native to the Valencia Lagoon Drainage Basin and include at least 7 native trees (list of acceptable species available at Commission Office). Plants indicated on approved landscaping plan shall be installed within 30 days of completion of exterior construction and be maintained in good condition thereafter. No additional tree removal, site clearing or other additional development shall take place without first obtaining a separate coastal permit. Retained trees close by the construction site shall be protected through wrapping of trunks with protective material, bridging of major roots and other appropriate measures. Final grade shall not be below 1 ft. of natural grade within dripline of retained oaks unless it can be demonstrated that protective measures will prevent damage to roots of oak trees.

c. Irrigation plan which will both provide adequate water for landscaped species while protecting the native vegetation from over watering. Plan shall be approved by a landscape specialist with expertise in native species.

3. Permittee shall permit any persons designated by the State Department of Fish and Game full access to the subject parcel for purposes of studying the Santa Cruz Long-toed Salamander and its habitat.

4. Applicant shall comply in full with all Aptos Fire Department and Santa Cruz County Salamander Protection Combining District requirements.

5. Prior to occupancy of the office building, applicant shall obtain a written sign-off from the Executive Director which affirms that all permit conditions have been met. To this end, the Commission staff upon notification by applicant will have 10 working days to conduct a site inspection and make a determination as to compliance of conditions.

6. Water conservation features shall be incorporated in all plumbing fixtures including flow restrictors or aerators on all interior faucets.

7. Within 30 working days and prior to any site disturbance of this permit, applicant shall submit a proposal for mitigating the impacts from traffic generated by the proposed project. The mitigation plan shall be tied into the Deer Park Shopping Center traffic study and mitigation plan which is being coordinated by the County of Santa Cruz, Department of Public Works and reviewed and approved by the Executive Director. To this end, the applicant shall contribute a total amount of \$1,000 toward the study and/or the recommended traffic improvements, wherever the money is needed (as determined by the County of Santa Cruz) to be used for the study or improvements has

EXHIBIT G

study or improvements has been contributed for this purpose must be submitted to the Executive Director for review and approval.

8. Use of the proposed project shall be Limited to non-medical or dental until the improvements recommended in the County's traffic study are installed as documented by the County Public Works Department and reviewed and approved by the Executive Director.

delete

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: Randal1 Adams
Application No.: 05-0378
APN: 044-023-04

Date: November 7. 2006
Time: 15:56:03
Page: 1

Environmental Planning Completeness Comments

----- REVIEW ON JULY 6, 2005 BY ANDREA M KOCH ===== No comments. (No environmental issues identified. and construction is within an area that is already disturbed.) ===== UPDATED ON JULY 12, 2005 BY ANDREA M KOCH =====

1) Please clearly identify on the plans: a) the amount of permanent disturbance originally permitted on the site: b) the existing permanent disturbance on the site: and c) the proposed permanent disturbance on the site. Permanent disturbance includes all paving and structures, but not vegetative landscaping. ===== UPDATED ON JULY 12, 2005 BY ANDREA M KOCH ===== ===== UPDATED ON MARCH 3, 2006 BY ANDREA M KOCH =====

1) All previous comments satisfied.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 6, 2005 BY ANDREA M KOCH =====

7/6/05

No comments. ===== UPDATED ON MARCH 3, 2006 BY ANDREA M KOCH =====

1) This site is located in the Salamander Protection Zoning Overlay, meaning that it is subject to regulations protecting the Santa Cruz long-toed salamander. All development on this property occurring after adoption of the Salamander Protection (SP) Zoning Overlay must meet the requirements of this zoning overlay.

The originally approved project exceeds the maximum site disturbance allowed on a lot in the SP Zone. This is acceptable because the project was approved prior to adoption of SP regulations. The existing unpermitted development and the proposed development both increase permanent site disturbance over the amount of disturbance originally approved, which is the maximum allowed on this property. This project will likely be denied unless proposed lot coverage is reduced to the originally approved amount, ===== UPDATED ON MARCH 3, 2006 BY ANDREA M KOCH =====

Code Compliance Completeness Comments

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

===== REVIEW ON JUNE 20, 2005 BY KEVIN M FITZPATRICK =====
NO COMMENT

This application addresses the building violation. The biotic violation is not addressed. (KMF) ===== UPDATED ON FEBRUARY 23, 2006 BY AARON LANDRY =====
Code costs due \$108.25

Code Compliance Miscellaneous Comments

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

===== REVIEW ON JUNE 20, 2005 BY KEVIN M FITZPATRICK =====

Discretionary Comments - Continued

Project Planner: Randal1 Adams
Application No.: 05-0378
APN: 044-023-04

Date: November 17, 2006
Time: 15:56:03
Page: 2

Dpw Drainage Completeness Comments

===== REVIEW ON JULY 1, 2005 BY ALYSON B TOM ===== Application with plans dated 5/21/05 has been recieved. Please address the following:

- 1) Please provide a drainage plan that clearly shows the all proposed (or unpermitted) impervious areas and how and where they will drain.
- 2) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site.
- 3) Is the downstream, offsite runoff path adequate to handle the added flows from the project? Describe the path and provide an analysis if necessary.

Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

===== UPDATED ON FEBRUARY 28, 2006 BY ALYSON B TOM ===== Application with plans dated 2/1/06 and letter dated 2/13/06 has been received. Please address the following:

- 1) Based on the sheet titled "original site plan" which is assumed to be the permitted site plan and the landscape plan. it appears that this site was originally approved with all of the on-site driveway and parking areas as "turf-pavers planted with sod". The summary sheet attached to the letter does not appear to take this into account. Please note that the County considers pavers to be semi-impervious and should be calculated at 50% (for both impact and fee calculations) for both the permitted areas and proposed areas. Provide updated summary sheet and plans that provide mititagations for the net increase in permitted impervious area due to the project
- 2) Please show clearly what is being proposed for this project in terms of impervious area coverage. A plan with multiple alternatives is not acceptable.
- 3) Per previous comment No. 2 all runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. The grease traps shown on sheet 8 do not meet County standards.
- 4) Please provide documentation demonstrating how the existing gravel storage facilities were sized. What standard did the civil engineer who was consulted on this project use to measure whether or not the facilities were adequate to hadle runoff under the proposed scenario? Please provide the documentation and analysis from the civil engineer.
- 5) Per previous comment No. 3 please demonstrate that the downstream drainage path is adequate to handle the additional flows from the project. Provide description and analysis as necessary.

Please see miscellaneous comments for issues to be addressed prior to building permit approval.

===== UPDATED ON JULY 6, 2006 BY ALYSON B TOM ===== Application with plans dated 6/13/06 and 6/30/06 has been received. Please address the following:

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No. : 05-0378
APN: 044-023-04

Date: November 17, 2006
Time: 15:56:03
Page: 3

1) Previous comments No. 1 and 4 are outstanding. How has this project minimized/mitigated for proposed impervious areas? Please clarify if the originally approved storage pits will be retained and will function as originally approved. If the storage pits will not be retained this project will need to provide mitigation for their removal. Sheet D1 indicates a proposed infiltration trench, however it is not clear what areas will drain to this facility, or if this facility is feasible on this site given the proposed landscape plan and the slopes in the area of the proposed infiltration facility. It is suggested that the applicant check the percolation rates on site (as it is noted will be done in the future) as well as go through the calculations to determine how large the facility will need to be. The facility should be sized on the difference in impervious area from the originally approved plans, considering the paver areas as 50% impervious, as well as mitigating for the removal of the storage pits, if applicable. It is not clear what the calculations provided on sheet D1 are evaluating. Please note that alternative mitigations (such as utilizing pervious surfacing for the driveway and parking areas) continue to be options for this project. Please see the updated County Design Criteria for guidance.

2) Previous comment No. 3 has not been addressed. Will the U21 catch basin shown on sheet D1 be a silt and grease trap? It is not clear how runoff from the paved areas will "jump" the curb to drain to this inlet.

3) Previous comment No. 5 has not been addressed

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JULY 1, 2005 BY ALYSON B TOM ===== Please address the following prior to building permit issuance:

1) Provide a notarized, recorded maintenance agreement for any structural water quality treatment device.

2) Zone 6 fees will be assessed on the net increase in impervious area due to the project

For questions regarding this review Public Works stormwater management staff is available from 8-12 Monday through Friday.

All submittals for this project should be made through the Planning Department.

===== UPDATED ON FEBRUARY 28, 2006 BY ALYSON B TOM ===== Please address the following in addition to previous miscellaneous comments prior to building permit approval:

1) Provide details for the proposed pavers on the building permit plans.

===== UPDATED ON JULY 6, 2006 BY ALYSON B TOM ===== Please address the following in addition to previous miscellaneous comments prior to building permit issuance:

Please note that if the proposed project or project mitigations change from the version approved in the discretionary stage the applicant may be required to go through an additional discretionary review process.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 05-0378
APN: 044-023-04

Date: November 17, 2006
Time: 15:56:03
Page: 4

1) Please add a note for signage/stenciling adjacent to all proposed inlets stating "No Dumping - Drains to Bay" or equivalent, The owner is responsible for maintaining this signage.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 8, 2005 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 8, 2005 BY GREG J MARTIN =====

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON JULY 12, 2005 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

Provide, install and maintain an approved fire alarm system.
Provide a "Knox Box".

A minimum fire flow of 1.750 GPM is required from one hydrant located within 250 feet of the site.

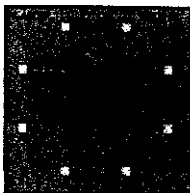
Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON JULY 12, 2005 BY ERIN K STOW =====

NO COMMENT

EXHIBIT H



Lot Coverage Area Calculations:

Application 05-0378 (APN 044-023-04 & 05)

The calculation of areas for the original project, the existing and the proposed was made as follows.

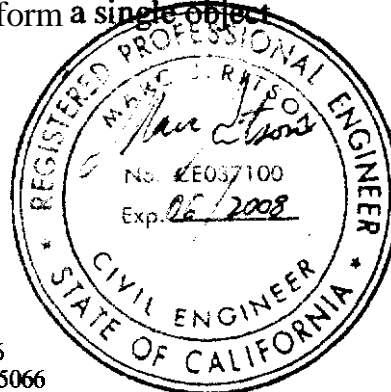
The existing building footprint was outlined over a scanned image of the project plans (Elmore/Titus/Architects, dated 7/28/80 and revised 8/19/80). The computer program VectorWorks then was used to calculate the area of the building from the outline. The numerical value obtained is 3519 square feet. The building was also drawn based on the buildings dimensions shown by Elmore/Titus/Architects and an area of 3517 was found. Therefore the scanned image appears to be accurate.

Elmore/Titus/Architects show the building footprint as 3530 square feet. The square footage used for the building footprint for all the lot coverage calculations is 3530 square.

The following three scenarios for lot coverage were calculated:

- 1) The Original Site lot coverage is based on Elmore/Titus/Architects calculations.
- 2) The Existing Site lot coverage is based on Elmore/Titus/Architects calculations for the building, subtracting the raised planters not built, and tracing over the driveway and parking areas as delineated by others. I confirmed on-site that the drawing provided conformed to the general shape of the existing driveway and parking area.
- 2) The Proposed Site lot coverage is base on Elmore/Titus/Architects calculations and then added in dimensioned geometrical objects representing parking spaces and the driveway. The geometric objects were joined to form a single object combining the driveway and parking areas.

Marc Ritson
Registered Civil Engineer 37100



Floor Area (sq ft)

<u>Upper Floor</u>	<u>Original</u>	<u>Existing</u>	<u>Proposed</u>	<u>Lower Floor</u>	<u>Original</u>	<u>Existing</u>	<u>Proposed</u>
West Wing				West Wing			
Office 1		132	0	Office	0	240	240
Office 2		120	120	Office	0	132	0
Office 3		144	144				
Office 4		252	252	Dirt Underfloor	424	0	0
Office 5		132	132	Mech Equip	80	80	80
Office 6		120	120	Storage	0	0	132
Hallway		504	504	Office Total Sq ft (West Wing)	0	372	240
Bath		54	54	Total Sq ft	424	504	504
Storage (Non-habitable)		0	132				
Office Total Sq ft (West Wing)		1458	1326				
East Wing				East Wing			
Office 1		154	154	Office	0	0	192
office 2		140	140	office	0	0	0
Office 3 (Library/Conf Room)		294	238				
office 4		220	220	Mech Equip	80	80	40
office 5		120	120	Dirt Underfloor	424	424	0
Office 6		120	120	Garbage Enclosure	0	0	132
Office 7		88	88				
Hallway		108	108	Storage	0	0	140
Storage (Non-habitable)		0	56				
Office Total Sq ft (East Wing)		1136	1188	Office Total Sq ft (East Wing)	0	0	192

EXHIBIT H

Office West Wing	1458	1326
Office East Wing	1136	1188
Office Total Sq ft	2594	2514
Center area (460 Sq ft)		
Hallway	108	108
Bath	96	96
Lobby	96	96
Open/Storage	96	96
Atrium	64	0
Office (Enclose Atrium)	0	64

Office Total (Net) Upper Floor	2760	2594	2622
Office Total (Net) - Lower floor	0	452	782
Office Total (Net) Both Floors	2760	3046	3404

Total Sq ft Upper Floor	1458	1470	2928
Total Sq ft Lower Floor	504	504	1008
Total Floor Area			3936
Office Total for parking spaces	3404	200/SPACE	17

Office East Wing	0	0	192
Office West Wing		372	240
Office Total Sq ft	0	372	432

Center area	0	0	350
Lobby w/116sq bath			

Office Total (Net) - Lower floor	0	452	782
----------------------------------	---	-----	-----

Parking spaces provided	17
8.5'x19' Regular	16
7.5'x16' Compact	1
Parking space #5 (Accessible)	1

LEIF RIDEOUT ARCHITECT


260 MOORE STREET SANTA CRUZ, CA 95060 831-427-2475

June 13, 2006

To whom it may concern,

Claire Machado is working as my assistant on the Rummonds Office project located at
311 Bonita, Aptos.

Regards,



Leif Rideout

EXHIBIT H



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073

(831) 454-2880 FAX: (831) 454-2131 TDD: (831) 454-2123

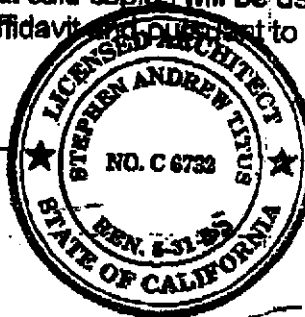
TOM BURNS, DIRECTOR

ARCHITECT/ENGINEER AUTHORIZATION FOR DUPLICATION

I do hereby grant permission to the Santa Cruz County Planning Department for duplication of building plans, drawings, technical reports, specifications, and/or calculations originally drawn/written by myself, my firm, or its successor for the project(s) described in the attached Affidavit.

This permission is granted with the understanding that said copies will be used as described in, and in accordance with, the attached Affidavit and pursuant to State Health and Safety Code sections 19851.

STEPHEN A. TITUS ARCHITECT
Print Name Title
Signature Date 3.16.05

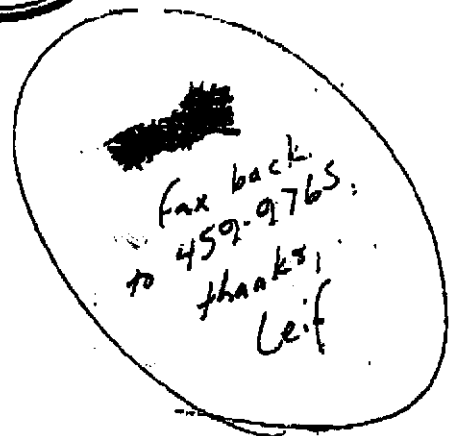


C 6732
License No.

STEPHEN A TITUS ARCHITECT
Firm Name

1449 N. Dineen Cir. NESA AZ 85203
Address

480 834 8958
Phone



The following web addresses can be used to obtain contact information:

Licensed Architect:
www.cab.ca.gov/querylic.htm

Licensed Engineer:
www.dca.ca.gov/pels/l_lookup.htm

Architect/Engineer/04-30-03

~~XXXXXXXXXX~~

EXHIBIT H

Stephen A. Titus
Architect NCARB
 1440 N. Diane Circle • Mesa Arizona 85203
 Telephone (480) 834-0866 • stamtic 7@aol.com

Project **Wright/Rummond/Rideout Off. Bldg**

letterhead

Project No.: 05_010

To: Leif Rideout

~~EX#~~ (831) 459 9765

Re: Wright/Rummond Office Building

Permit #: 67885

This note is to grant permission to Leif Rideout to duplicate the plans to the Wright/Rummond Office Building at 311 Bonita in Aptos Ca. Santa Cruz Co. To be used one time as needed in preparing drawings to aid in clearing certain "Red Tag" issues presently in place.

In accepting this permission the recipients agree to defend, indemnify and hold harmless the Architect from all claims, damages, and expenses including attorneys fees arising out of such re-use of the Architect's instruments of service by the Owner or by others acting through or for the Owner.

In accepting this permission the recipients agree to reimburse the architect for his time and expenses per the attached rate schedule dated 5/94.



EXHIBIT H