



Staff Report to the Zoning Administrator

Application Number: **06-0453**

Applicant: James Stroupe
Owner: James Stroupe
APN: 041-121-42

Agenda Date: 6/15/07
Agenda Item #: **3**
Time: After 10:00 a.m.

Project Description: Proposal to construct a single family dwelling with attached garage

Requires a Variance to reduce the required **40** foot front yard setback to about 5 feet, and to increase the maximum 28 height limit to about 30 feet.

Location: Property located on the west side of Los Arboles Drive approximately 1/2 mile **from** the intersection with Trout Gulch Road.

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

Permits Required: Variance

Staff Recommendation:

- Certification that the proposal is exempt from **further** Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0453, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	2.83 acres
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Rural residential neighborhood
Project Access:	Los Arboles Drive
Planning Area:	Aptos
Land Use Designation:	R-R (Rural Residential)

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

Zone District: RA (Residential Agriculture)
Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Geologic report reviewed and accepted
Soils: Soils report reviewed and accepted
Fire Hazard: Mapped fire hazard area
Slopes: 15-50%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 46 yards (cut) and 11 yards (fill)
Tree Removal: 24 trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Drainage system reviewed and accepted
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: California Department of Forestry/County Fire
Drainage District: None

Project Setting

The subject property is located on the west side of Los Arboles Drive within a rural residential neighborhood in Aptos. Los Arboles Drive is located along a ridge with steep slopes to either side of the roadway. The primary ground cover is *oak* woodland with numerous *oak* trees on the western slope below Los Arboles Drive.

Zoning & General Plan Consistency

The subject property is a **2.83** acre parcel, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed residence is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

Variance

As described above, Los Arboles Drive is located along a ridge with steep slopes to either side. In order to avoid excessive grading and to allow access to the proposed residence it is necessary to locate the structure closer to the roadway due to the steep slope. The standard front yard setback for the zone district requires a 40 feet front yard setback from the edge of the right of way. The vehicular right of way is 40 feet in width and the residence is proposed to be constructed a minimum of 5 feet from the edge of the vehicular right of way.

Due to the increasing slope away from the roadway the proposed residence will exceed the 28 feet maximum height allowed within the zone district in the southwest corner. **In** this one section of the proposed residence the height will be up to 30 feet, with the remainder of the residence in compliance with the 28 feet maximum height limitation.

The steep slopes down from Los Arboles Drive are the special circumstance affecting the subject property. Due to the presence of these steep slopes, both variance requests are reasonable and appropriate. The variances will allow the construction of a structure of similar size and design that could be approved on other properties within the surrounding rural residential neighborhood and will not result in a grant of special privilege.

Geologic and Soils Report Reviews

In conjunction with the steep slopes on the property, some slope failures have occurred. Geologic and soils reports have been prepared which evaluate the site conditions and provide recommendations for the construction of a residence and site improvements on the subject property. The technical reports have been reviewed and accepted by the County Geologist.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0453**, 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: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

Variance Findings

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

This finding can be made, in that the reduction of the required front yard setback from 40 feet to 5 feet and the increase in the maximum allowed height from 28 feet to 30 feet are recommended in order to allow development of a single family residence on the subject property. The steep slopes down from Los Arboles Drive are the special circumstance affecting the subject property.

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

This finding *can* be made, in that the variance will allow development of a residence on a residentially zoned parcel and the structure will be adequately separated from improvements on surrounding properties, and not significantly taller than neighboring homes.

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

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings similar to the structure that is proposed. Therefore, it would not be grant of a special privilege for the residence to be constructed on the property and the proposed residential use will be consistent with the existing pattern of development in the neighborhood.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. 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 residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be adequately separated from improvements on surrounding properties.

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 residence 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. Variance findings have been made which will allow deviation from zone district site standards.

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 Rural Residential (R-R) 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 residence 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 rural residential

Application #: 06-0453
APN: 041-121-42
Owner: James Stroupe

neighborhood containing a variety of architectural styles, and the proposed residence is consistent with the land use intensity **and** density of the neighborhood.

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

Not Applicable

Conditions of Approval

Exhibit A: Project Plans "McGraw/Stroupe Residence", prepared by James Reed Stroupe Architect, 10 sheets, revised 2/8/07.

- I. This permit authorizes the construction of a single family residence with a Variance to reduce the required 40 feet front yard setback to about 5 feet and to increase the maximum allowed height from 28 feet to about 30 feet as depicted on the approved Exhibit "A" for this permit. 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 final septic and water supply approvals from the County Department of Environmental Health Services.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain a Grading Permit from the Santa Cruz County Planning Department.
- 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. Detailed grading, drainage, and erosion control plans in compliance with the requirements of Environmental Planning and the Department of Public Works, Drainage sections.
 2. 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.

3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay all applicable drainage fees to the County Department of Public Works, Drainage.
 - E. Provide a copy of the approved septic and well permits from the County Department of Environmental Health Services.
 - F. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.
 - G. Submit 3 copies of a final plan review letter prepared, stamped, and signed by a licensed Geologist.
 - H. Submit 3 copies of a final plan review letter prepared, stamped, and signed by a licensed Geotechnical Engineer.
 - I. Pay the required fees for Parks and Child Care mitigation for 4 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - J. Pay the required fees for Roadside and Transportation improvements for 1 unit(s). Currently, these fees are, respectively, \$2,200 and \$2,200 per unit.
 - K. Provide required off-street parking for 3 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.
 - L. 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.** Complete and record a Declaration Regarding the Issuance of a Development Permit in an Area Subject to Geologic Hazards. This declaration will be prepared by Environmental Planning staff prior to issuance of your Building Permit. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following

conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved geologic and 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 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: 06-0453

Assessor Parcel Number: 041-121-42

Project Location: 705 Los Arboles Drive

Project Description: Proposal to construct a single family dwelling with attached garage.

Person or Agency Proposing Project: James Stroupe

Contact Phone Number: (925) 363-3977

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

Specify type:

E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Proposal to construct a single family residence in an area designated for residential uses.

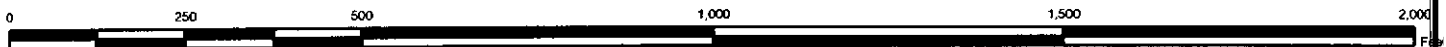
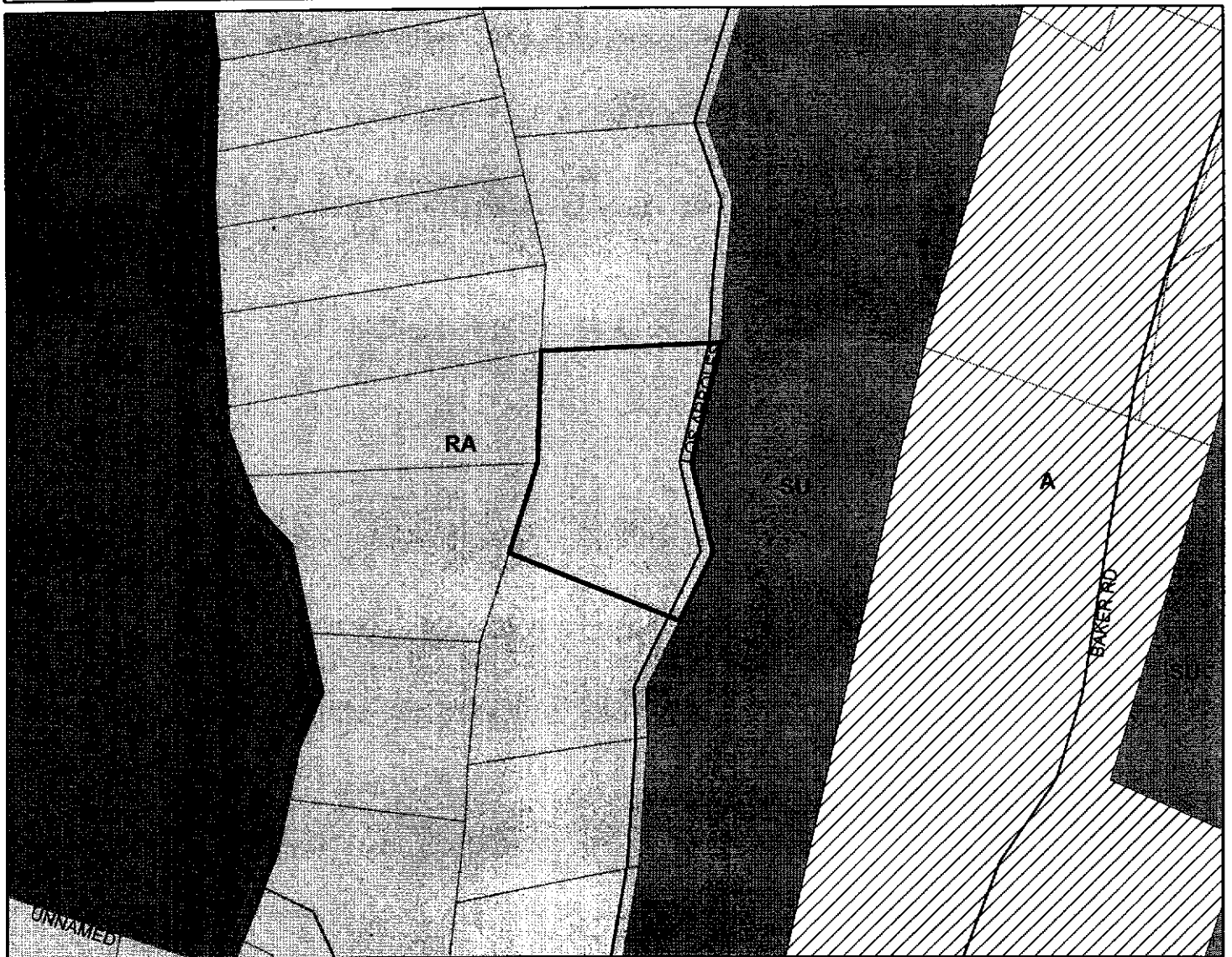
In addition, none of the conditions described in Section 15300.2 apply to this project,

Randall Adams, Project Planner








Date: _____

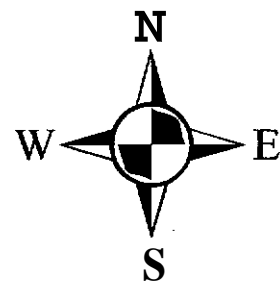


Zoning Map



Legend

-  APN 041-121-42
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL (RA)
-  SPECIAL USE (SU)
-  TIMBER PRODUCTION (TP)
-  AGRICULTURE (A)



Map Created by
County of Santa Cruz
Planning Department
September 2006

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

Project Planner: Randal Adams
Application No.: 06-0453
APN: 041-121-42

Date: May 8, 2007
Time: 15:57:46
Page: 1

Environmental Planning Completeness Comments

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

09/13/06

1) Please submit engineered drainage and grading plans (prepared by a licensed civil engineer). The submitted plans must meet grading plan submittal requirements. (See the handout sent to you with these comments.)

Engineered drainage and grading plans are required due to the complexity of the site (steep slopes, landslide hazards, etc.). In addition, the submitted drainage and grading plans are deficient in many ways. Please note the following deficiencies:

- Topographic contour intervals are too large. Intervals should be reduced from 5' to 2'.
- The grading and drainage plans must be overlayed on SURVEYED topographic contours.
- The grading plan must show the location of the grading cross-sections on Sheet 7.
- The grading plan must show a detail of the proposed debris wall as well as top-of-wall and bottom-of-wall elevations.
- The grading plan must include finish pad elevations under the structure, driveway, and any flatwork.
- The grading plan must show the entire area in the vicinity of ALL the improvements, including the drainage and septic system improvements. (The Grading Plan on Sheet 2 only shows a small portion of the site.)
- The grading and drainage plans must show topography in the vicinity of the energy dissipator, as well as a detail of the dissipator.
- Show detailed topography in the vicinity of the septic leachfield. Location of septic leachfields on steep slopes can lead to slope failure.
- From the cross-sections on Sheet 7, it appears that the maximum cut is greater than that stated in the Grading Summary on Sheet 2. Information on the grading plans should be consistent.

2) The submitted soils/geology report is currently being reviewed by the County Geologist. More comments may follow the report review. ===== UPDATED ON NOVEMBER 28, 2006 BY ANDREA M KOCH =====

The County Geologist has reviewed and accepted the engineering geology/geotechnical report. ===== UPDATED ON DECEMBER 15, 2006 BY ANDREA M KOCH =====

1) The revised grading and drainage plans are an improvement. However, you must

Project Planner: Randal Adams
Application No.: 06-0453
APN: 041-121-42

Date: May 8, 2007
Time: 15:57:46
Page: 2

still submit engineered drainage and grading plans (prepared by a licensed civil engineer) that meet grading plan submittal requirements. A list of grading plan submittal requirements was sent to you after the first submittal.

The plans must show surveyed contours at 2-foot intervals in the vicinity of the building site, at drainage outlets, and at the proposed septic leachfield. Show surveyed contours at 5-foot intervals on the entire remainder of the parcel,

2) Please revise the plans so that they comply with the following recommendation made by the geologist in the Supplement to the Geologic/Geotechnical Report:

"During our evaluation of the property we determined that surface runoff emanating from Los Arboles Drive probably has contributed to erosion and sloughing of the steep landslide scarps located north and southwest of the building pad area. We recommended the installation of a berm along the west edge of Los Arboles Drive where the roadway is located adjacent to or near the areas already identified as landslides. These berms would be constructed so that they divert surface runoff away from the west edge of the road debris flow scars that exist just downslope of the road. If creating a positive drainage away from these areas by grading is not possible, then catch basins can be installed which would deliver the collected localized runoff to any low areas located to the east of Los Arboles Drive."

You should probably contact the reviewer from Department of Works Drainage to ensure that they have no issues with revising the plans in this way.

===== UPDATED ON FEBRUARY 26, 2007 BY KENT M EDLER =====

The plans are complete and generally meet Env. Planning requirements. Note: see misc. comments / permit conditions.

Environmental Planning Miscellaneous Comments

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

1) After acceptance of the soils/geology report and preparation of the final plans, submit a plan review letter from the soils engineer/geologist. The review letter must state that the final plans are in conformance with the recommendations in the report.

2) Include on the title page of the plans the name, address, and contact number of the project soils engineer/geologist. Include the date of the report and a statement that all construction shall conform with the report recommendations.

3) Show construction fencing around all trees to be retained. ===== UPDATED ON DECEMBER 15, 2006 BY ANDREA M KOCH =====

In addition to the previous miscellaneous comments:

4) Before the issuance of the building permit, the engineering geologist must expand the development to include all grading.

Project Planner: Randal Adams
Application No.: 06-0453
APN: 041-121-42

Date: May 8, 2007
Time: 15:57:46
Page: 3

5) The applicant must record a Declaration of Geologic Hazards prior to final building permit inspection. (This Declaration was sent to the applicant as an attachment to Joe Hanna's engineering geology/ soils report review letter.)

6) The final plans must clearly identify all trees to be removed. Trees outside of the development area must not be removed.

7) The final building plans must include an erosion control plan showing locations and details of all erosion/sediment control devices.

===== UPDATED ON FEBRUARY 26, 2007 BY KENT M EDLER =====

Additional Comments to be addressed in the building permit stage:

8) The plans must be revised to show all grading required for the road improvements.

9) The plans must show the grading required to access the pier drilling as well as the well drilling. Note: this access will need to be resorted prior to building permit final inspection.

10) The plans must be revised so that all drainage flowing into the fire-turnaround area is captured in an inlet and piped to a location approved by your soils engineer and engineering geologist. Currently the plans show that drainage will flow over the wall at the west end of the turnaround (this is not acceptable).

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 7, 2006 BY ALYSON B TOM ===== Application with plans dated August 21, 2006 has been received. Please address the following:

COMPLIANCE ISSUES: 1) The topographic information on sheets 1 and 3 indicate that the proposed building and other impervious surfaces will be located on a ridge area that drains in multiple directions. The proposed drainage plan calls for concentrating runoff in one location. Please update the drainage plan to follow existing patterns.

2) The geologic hazards evaluation and geotechnical engineering investigation dated July 2006 indicates in sections 3 and 4 that concentrated runoff has contributed to landslides and erosion on and adjacent to the project site. The proposed drainage plan calls for concentrating all runoff from proposed impervious areas and backdrains to a single discharge with dissipator. The review letter from Harwood Associates dated August 21, 2006 that states that the drainage plan is in general conformance with the report has been received. Please provide a letter from the engineering geologist stating that the proposed concentrated drainage will not result in increasing erosion or stability risks on the project site and more particularly on downstream properties. Please also indicate what the slope is in the area of the proposed discharge.

3) What is the extent of the upstream area draining to the site and the proposed french drain system?

Project Planner: Randal Adams
Application No.: 06-0453
APN: 041-121-42

Date: May 8, 2007
Time: 15:57:46
Page: 4

4) If the proposed drainage pipe will be underground this will cause disturbance and the "limit of disturbance" should include the pipe and outlet installation.

All submittals should be made through the Planning Department. For questions regarding this review Public Works Stormwater Management staff is available from 8-12 M-F. ===== UPDATED ON DECEMBER 8, 2006 BY ALYSON B TOM ===== Application with plans dated 11/18/06 and letter from the engineering geologist dated 11/17/06 has been recieved. Please address the following:

1) Previous comment No. 3 has not been addressed. What is the extent of the upstream area draining to the proposed french drain system?

2) The updated plans show an expansion of the roadway adjacent to the project. How will these new paved areas drain? Demonstrate that the new runoff will not adversely impact the subject property or adjacent properties. Who is responsible for the maintenance of the road and any associated drainage facilities? What drainage facilities are existing and/or proposed on the road? Show drainage patterns (existing and proposed) for the road on the plans.

3) The 11/17/06 letter from the engineering geologist includes a recommendation under item No. 5 to install drainage improvements for runoff from Los Arboles Drive in areas adjacent to landslide areas. It does not appear that the proposed plans have addressed this recommendation. Please update the plans to address the recommendation. If the updates include any diversion of runoff please also include an assessment of the proposed diversion path demonstrating adequacy.

4) Show the proposed catch basin in the parking area on sheet 1, consistent with sheet 2.

All submittals should be made through the Planning Department. For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F. ===== UPDATED ON FEBRUARY 21, 2007 BY ALYSON B TOM ===== Application with plans revised on 2/8/07 has been received. Please address the following:

1) Previous comment No. 3 from 9/7/06 and No. 1 from 12/8/06 has not been addressed

2) Previous comment No. 3 from 12/8/06 has not been addressed. Does the proposed french drain system meet the recommendation by the Engineering Geologist? Show how runoff from the french drain system will tie into proposed discharge systems. The runoff should be split between the two systems so that existing patterns are maintained. If existing patterns are not maintained then provide an assessment of the diversion path.

===== UPDATED ON APRIL 3, 2007 BY ALYSON B TOM ===== Application with letter dated 3/23/07 from James Stroupe has been received and is complete with regards to drainage for the discretionary stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 7, 2006 BY ALYSDN B TOM ===== The following should

Project Planner: Randal Adams
Application No.: 06-0453
APN: 041-121-42

Date: May 8, 2007
Time: 15:57:46
Page: 5

be addressed prior to building permit issuance:

- 1) Provide details for the outlet structure

Additional comments may be made at the building permit stage.

===== UPDATED ON DECEMBER 8, 2006 BY ALYSON B TOM ===== Address the following in the building permit submittal:

- 1) Provide details and calculations, if necessary for the proposed french drain system demonstrating adequacy
- 2) Provide a final approval letter from the engineering geologist. The letter should refer to final dated drainage plans.

Additional comments may be made during the building application stage.

===== UPDATED ON FEBRUARY 21, 2007 BY ALYSON B TOM ===== Please address the following in addition to previous miscellaneous comments with the building permit submittal.

- 1) Provide facilities to allow for maintenance and debris accumulation above the proposed outlet structures for road and driveway runoff. These facilities should be located in an area that is easily accessible and should be maintained by the property owner.
- 2) Provide detail for the proposed french drain system
- 3) Show surface and invert elevations for proposed catch basins and junction structures and for several locations along the proposed french drain system.

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 11, 2006 BY GREG J MARTIN =====

Project is located in a rural area off of a private road. Road Engineering no longer reviews discretionary or building permits in such cases other than the access to the county road system.

Compliance:

The access to the County road system on Trout Gulch Road is substantially substandard. We recommend a minimum of an 18 foot wide road paved with 2 inches of Asphalt Concrete over 6 inches of Aggregate Base for 50 feet with 15foot returns. The existing road is paved approximately 13-14 feet wide.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 11, 2006 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 29, 2006 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant

Project Planner: Randal1 Adams
 Application No.: 06-0453
 APN: 041-121-42

Date: May 8, 2007
 Time: 15:57:46
 Page: 6

will have to have an approved water supply prior to approval of the sewage disposal permit. Contact the appropriate EHS staff: 454-3069.
 ===== UPDATED ON DECEMBER 7, 2006 BY JIM G SAFRANEK ===== Septic application was just submitted to EHS yesterday. Not approved.
 ===== UPDATED ON FEBRUARY 26, 2007 BY JIM G SAFRANEK ===== Septic appl. has not been approved. Contact T. Boone at 454-3069.
 ===== UPDATED ON APRIL 26, 2007 BY JIM G SAFRANEK ===== This variance is now approved. The following conditions apply: Applicant's septic permit application must be approved by EHS and the RWQCB prior to issuance of the Building Permit. The County Geologist must review and approve the proposed septic system location. The applicant must secure an approved water supply through EHS permitting.

Under no conditions will the EHS approval of this variance imply that the reqs above can or will be satisfied by the applicant.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 29, 2006 BY JIM G SAFRANEK =====
 NO COMMENT
 ===== UPDATED ON DECEMBER 7, 2006 BY JIM G SAFRANEK =====
 NO COMMENT
 ===== UPDATED ON FEBRUARY 26, 2007 BY JIM G SAFRANEK =====
 NO COMMENT
 ===== UPDATED ON APRIL 26, 2007 BY JIM G SAFRANEK =====

Cal Dept of Forestry/County Fire Completeness Comm

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

----- REVIEW ON AUGUST 30, 2006 BY COLLEEN L BAXTER -----
 ===== UPDATED ON AUGUST 30, 2006 BY COLLEEN L BAXTER ===== DEPARTMENT
 NAME: CDF/COUNTY FIRE
 Add the appropriate NOTES and DETAILS showing this information on your plans d
 RESUBMIT, with an annotated copy of this letter:
 Note on the plans that these plans are in compliance with California Building and
 Fire Codes (2001) as amended by the authority having jurisdiction.
 Each APN (lot) shall have separate submittals for building and sprinkler system
 plans.
 The job copies of the building and fire systems plans and permits must be onsite
 during inspections.
 SHOW on the plans a Public fire hydrant within 250 feet of any portion of the
 property, along the fire department access route, meeting the minimum required fire
 flow for the building. This information can be obtained from the water company.
 NOTE on the plans that the building shall be protected by an approved automatic fire
 sprinkler system complying with the currently adopted edition of NFPA 13D and Chap-
 ter 35 of California Building Code and adopted standards of the authority having
 jurisdiction.
 NOTE that the designer/installer shall submit three (3) sets of plans and calcula-
 tions for the underground and overhead Residential Automatic Fire Sprinkler System
 to this agency for approval. Installation shall follow our guide sheet.
 Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height

Project Planner: Randal Adams
Application No.: 06-0453
APN: 041-121-42

Date: May 8, 2007
Time: 15:57:46
Page: 7

on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. THIS WILL BE DETERMINED BY YOUR IR RATING.

The access road shall be 12 feet minimum width and maximum twenty percent slope.

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

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

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

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

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time.

- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifica-

Project Planner: Randal1 Adams
Application No.: 06-0453
APN: 041-121-42

Date: May 8, 2007
Time: 15:57:46
Page: 8

tions. Standards. Codes and Ordinances. agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances. and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

===== UPDATED ON AUGUST 30, 2006 BY COLLEEN L BAXTER =====

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

IF YOU ARE NOT SERVICED BY A MUNICIPAL WATER SYSTEM, YOU ARE REQUIRED TO INSTALL 10,000 GALLONS OF WATER AND A WHARF HYDRANT. THE REQUIREMENTS AND PERMITS ARE AVAILABLE THROUGH CDF/COUNTY FIRE. ===== UPDATED ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:

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.

Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

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

NO NEW FIRE COMMENTS OTHER THAN THOSE LISTED ABOVE.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON AUGUST 30, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====

EXHIBIT G



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

October 24, 2006

James Stroupe
67 Janin Place
Pleasant Hill, CA 94523

Subject: Review of a Engineering Geology Report and Geotechnical Engineering Report by Harwood and Friar Associates Dated July 26, 2006, and November 17, 2006; Project No. G-186.1;

Reference: APN. 041-121-42, Application No's 06-0453

Dear Mr. Stroupe,

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

1. All construction shall comply with the recommendations of the reports
2. Final plans shall reference the reports and include a statement that the project shall conform to the reports' recommendations.
3. Before building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The authors of the reports shall write the *plan review letters*, and in their letter must state that the project plans conform to their report's recommendations.
4. Before the issuance of the Building Permit, the engineering geologist must expand the development to include all grading.
5. The applicant must record the attached declaration of geologic hazards before the final building permit inspection.

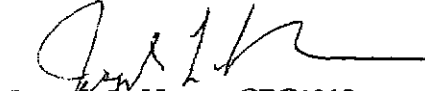
After building permit issuance the geotechnical engineer and engineering geologist **must** remain involved **with** the project during construction. Please review the *Notice to Permits Holders* (attached).

EXHIBIT G

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

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

Sincerely,



Joseph L. Hanna CEG1313
County Geologist

Cc: Harwood and Associates
Andrea Koch

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

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

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

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