



Staff Report to the Zoning Administrator

Application Number: **06-0662**

Applicant: Adam Clarke
Owner: Adam Clarke
APN: 080-282-29

Agenda Date: November 2, 2007
Agenda Item #: 0.2
Time: After 8:30 a.m.

Project Description: Proposal to construct a 1,765 sq. ft. single family dwelling and an 880 sq. A. two-story second unit; includes uncovered parking for four cars. Project involves approximately 80 cu. yds. of grading and **removal** of significant trees.

Location: Westdale Drive at Pine Flat Road, Bonnie Doon

Supervisory District: Thud District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit, Significant Tree Removal Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0662, based on the attached findings and conditions.

Exhibits

- | | |
|---|---------------------------------------|
| A. Project plans | F. Zoningmap |
| B. Findings | G. General Plan map |
| C. Conditions | H. Aerial photo of site |
| D. Categorical Exemption (CEQA determination) | I. Discretionary Application Comments |
| E. Location map | J. Urban Designers memo |

Parcel Information

Parcel Size:	46,964 sq. A.
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single family residential
Project Access:	Westdale Drive
Planning Area:	Bonny Doon
Land Use Designation:	R-R (Rural Residential)
Zone District:	RR (Rural Residential)

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

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
soils: 110 (Ben Lomand Sandy Loam)
Fire Hazard: Not a mapped constraint
Slopes: 15% typ.
Env. Sen. Habitat: No physical evidence on site
Grading: Minor grading proposed – app. 80 cu. yds.
Tree Removal: No significant trees are proposed to be removed – see section on Tree Removal for more information.
Scenic: Pine Flat Road scenic corridor
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Private septic system
Fire District: California Department of Fire and Forestry
Drainage District:

Project Setting

The parcel is at the corner of Pine Flat Road and Westdale Drive. Pine Flat Road is a scenic corridor, however this site is heavily wooded. The new residence and second unit propose muted colors and are well screened, as indicated in the photo below.



Figure 1 View of corner of Westdale Drive from Pine Flat Road

Local Coastal **Program** Consistency

The proposed Single Family Residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles **vary** widely in the area, and the design submitted is not inconsistent with the existing range.

The project site is not located near the shoreline 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.

Zoning & General Plan Consistency

The subject property is a 46,964 square foot lot, located in the RR (Rural Residential) zone district, a designation that allows residential uses. The proposed Single Family 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. All site standards will be met as indicated below.

SITE DEVELOPMENT STANDARDS TABLE

	RR Standards	Proposed Residence	Proposed Second Unit
Front yard setback:	40 feet	65'	175'
Side yard setbacks:	20 and 20 feet	40' East 90' West	20' East 125' West
Rear yard setback:	20 feet	122'	43'
Lot Coverage:	10 % maximum	5.46 %	
Building Height:	28 feet maximum	25'-4"	22'-4"
Floor Area Ratio:	N/A	N/A	
Parking	3 bedrooms -- 3 (18' x 8.5') second unit -- 1 (18' X 8.5')	three uncovered	one uncovered

Second Unit

The applicant is proposing an 800 sq. ft., two story second unit close **to** Westdale Drive. The design and materials of the structure will be similar to the main dwelling. One parking space for the second unit is shown on the site plan as separate from the three parking spaces required for the main dwelling.

Design Review

The proposed single family residence complies with the design requirements of the Local Coastal Plan, in that the proposed project will be compatible with the surrounding neighborhood. The design of both the main unit and the second unit are rustic, simple form dwellings, with pitched roofs, gable ends and horizontal wood siding. Proposed materials and colors for the structures include: gray concrete roof tiles, natural wood siding and a cement plaster base (color to match the siding)

A memo from the Urban Designer is included as Exhibit I

Tree Removal

The applicant is proposing to remove seventeen trees. One is within the location of the main residence; two trees are in the parking area and access path. Two are in the area of the detention structures. Some trees to be removed are located south of the proposed residence to allow sunlight to the proposed residence and the proposed second unit.

The project site is located outside of the Rural Services Line. The Significant Tree Protection ordinance (Chapter **16.34**) requires that permits *are* required for tree removal outside the Rural Services Line where visible from a scenic road (Pine Flat Road), and the following :

- a. a tree is to be removed that is over 40 inch diameter, or
- b. a group of ten or more trees that are over 20 inch diameter are being taken out on one parcel.

This proposal contains both conditions and therefore the tree removal shown on Exhibit A would require a permit. One or more findings are required for granting approval. The applicable finding is "that the removal will not involve a risk of adverse environmental impacts such as degrading scenic resources.

The site is currently heavily wooded and the applicant will be required to submit a replanting plan with the Building Permit as a Condition of Approval.

Biotic

This parcel is mapped as biotic resource on the California Natural Diversity Database (CNDD). Three species indicated as possibly being present are: Pajaro **Manzanita**, Santa Cruz Wallflower and the Kangaroo Rat. **An** initial field visit by Jack Nelson; Environmental and Project Planner, revealed no evidence of rare or endangered plants nor habitat for rare or endangered animals. The property contains a mixed conifer/madrone/oak habitat. All three species indicated on the CNDD are limited to dry sites characterized by manzanita chaparral. This was confirmed by review of biotic reports in the area, which did not indicate resources at this location.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA), under

Class 3 – Small Structure. The project qualifies for an exemption because the property is located with the Rural Services line, will be served by private water and septic systems, and no change of use is proposed. No extenuating circumstances or special site conditions that would require further review under CEQA are evident on the property.

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 **06-0662**, 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 bearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

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 RR (Rural Residential), a designation which allows residential uses. The proposed single family residence **is** a principal permitted use within the zone district, consistent with the site's (R-R) Rural Residential General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by **lots** developed to an urban density; the colors shall be natural in appearance and complementary **to** the site; the development site is not on a prominent ridge, beach, or bluff top

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

This finding can be made, in that the project site is not located near the shoreline. Consequently, the single family residence 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 structures are sited and designed **to** be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RR (Rural Residential) zone district of the area, **as** well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single family residence ~~and~~ the second unit will be consistent with all pertinent County ordinances ~~and~~ the purpose of the RR (Rural Residential) zone district in that the primary use of the property will be one single-family residence that meets **all** current site standards for the zone district. **The** project is consistent with the Significant Tree Ordinance (Chapter 16.34) in that the project is outside of the Rural Service Line and no trees over 40 inches d.b.h. will be removed.

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.

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

The proposed single family residence and second unit will not be ~~improperly~~ proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family residence and the second unit will comply with the site standards for the RR zone district

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(including setbacks, lot coverage, height, and number of stories) and **will** result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

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

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

This finding can be made, in that the proposed structure is located in **a mixed** neighborhood containing a variety of architectural styles, and the proposed Single Family Residence is consistent with the land **use** intensity and density of the neighborhood. Limited tree removal will not compromise the wooded nature of the 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 proposed single-family residence will be of an appropriate scale and type of design that **will** enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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Significant Tree Removal Findings

- (d) That removal will not involve a **risk** of adverse environmental impacts such as degrading **scenic** resources.

This finding can be made. The removal of the trees proposed does not degrade the views from Pine Flat Road, nor will it have a risk of other adverse environmental impacts. A condition of approval has been added which requires a revegetation plan be prepared using native shrubs.

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Conditions of Approval

Exhibit A: Architectural and drainage plans prepared by Adam Clarke,
dated 6/27/07.

- I. This permit authorizes the construction of a single-family residence and second unit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Budding Permit from the Santa Cruz County Building Official
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official,
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit 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 Budding Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this discretionary application. If specific materials and colors have not been approved with this discretionary application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code.

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4. Provide planting and irrigation plans indicating the replanting in the area of tree removal with appropriate native shrubs and ground covers.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 4 bedroom(s). Currently, these fees are, respectively, \$578 and \$1 09 per bedroom.
 - H. Provide required off-street parking for four cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. 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.
 - J. Complete and record a Declaration of Restriction to construct a second unit. **You may not alter the wording of this declaration. Follow** the instructions to record and return the form to the Planning Department.
111. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time

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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

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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

Lawrence Kasparowitz
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: 06-0662

Assessor Parcel Number: 080-282-29

Project Location: Westdale Drive & Pine Flat Road, Bonny Doon

Project Description: Proposal to construct a 1,765 sq. A. single family dwelling and an 880 sq. A. two-story second unit; includes uncovered parking for four cars and removal of three specimen trees. Project involves approximately 80 cu. yds. of grading.

Person Proposing Project: Adam Clarke

Contact Phone Number:

- 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. X Categorical Exemption

Specify type: Class 3 - Small Structures (Section 15303)

F. Reasons why the project is exempt: single family residence and second unit, with minimal grading.

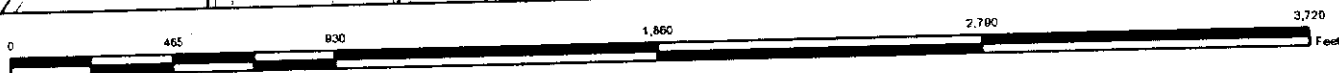
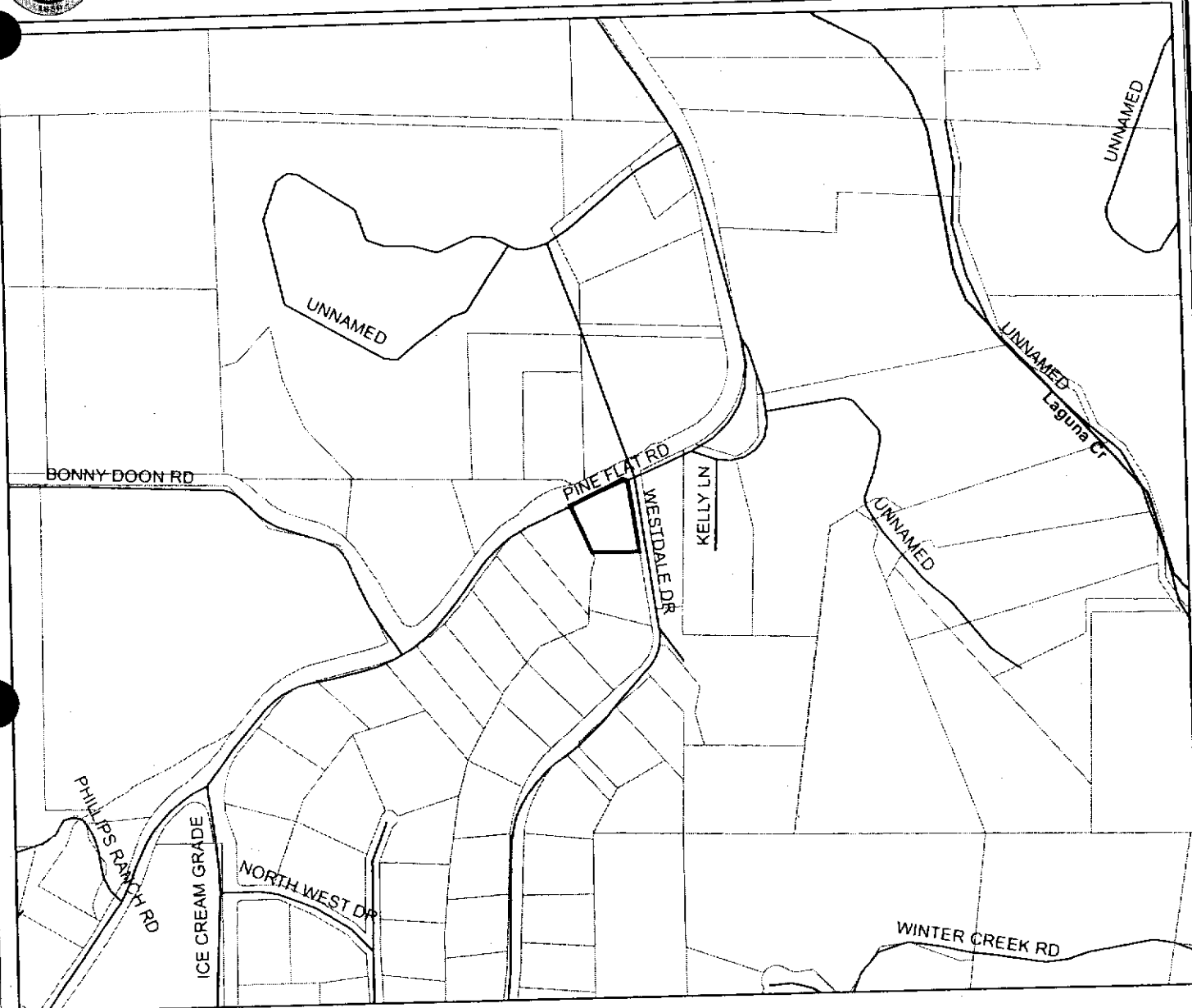
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner





Date: _____

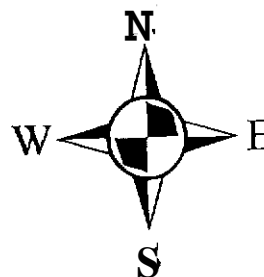


Location Map



Legend

-  APN 080-282-29
-  Assessors Parcels
-  Streets
-  PERENNIAL STREAM

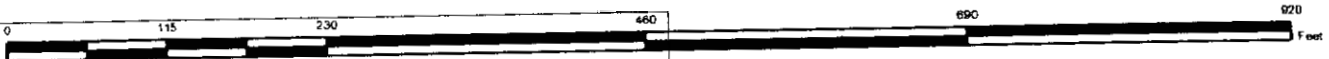
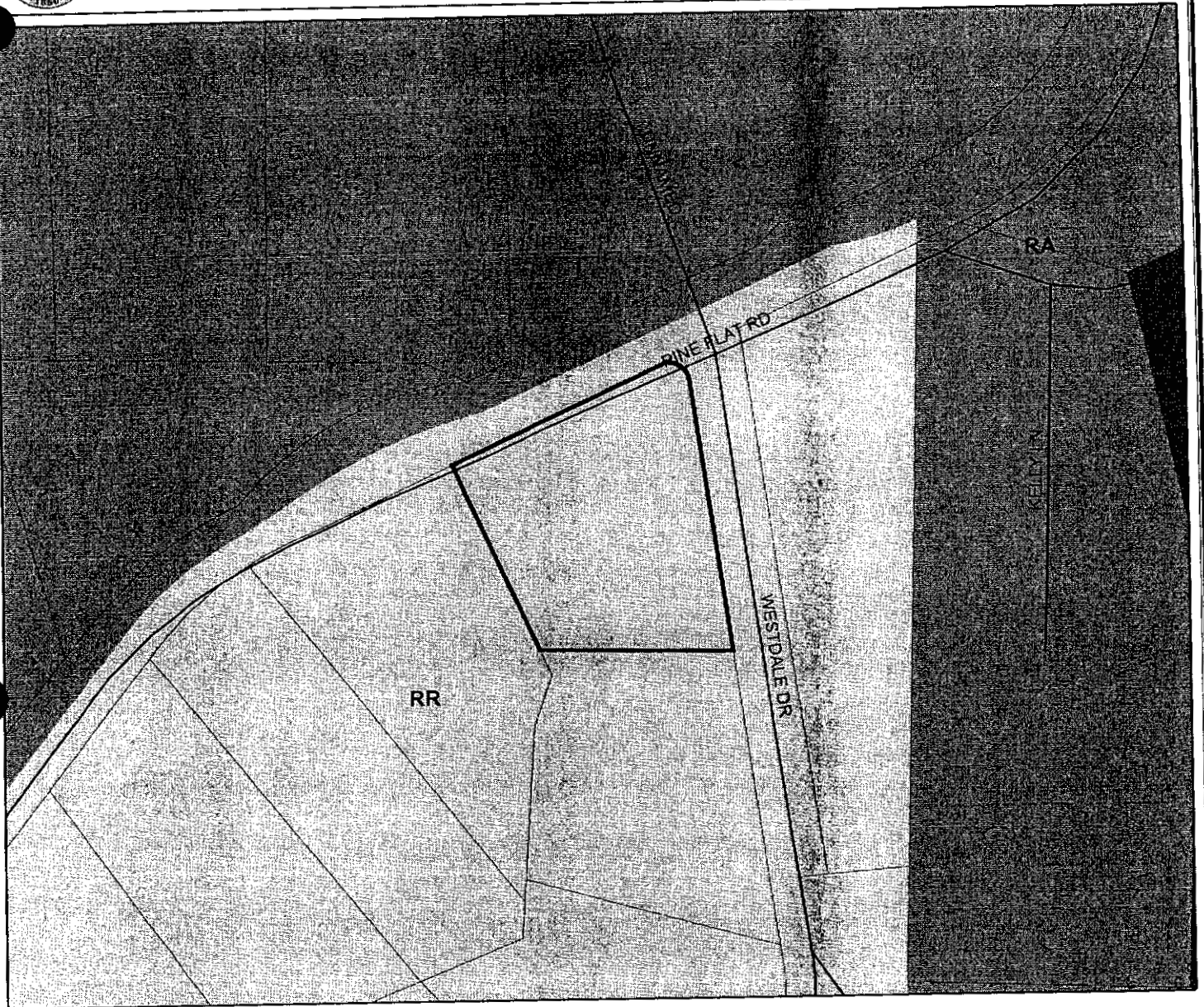


Map Created by
County of Santa Cruz
Planning Department
December 2006

EXHIBIT E









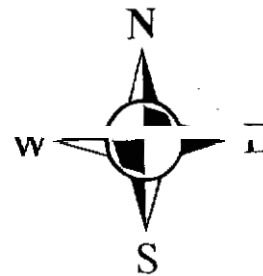
Zoning Map



Legend

Legend

-  APN 080-282-29
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-RURAL (RR)
-  AGRICULTURE RESIDENTIAL (RA)
-  SPECIAL USE (SU)

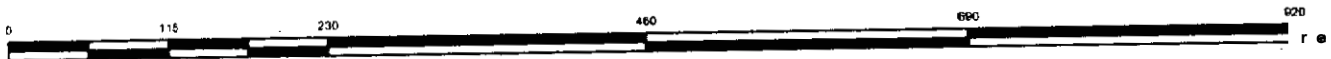
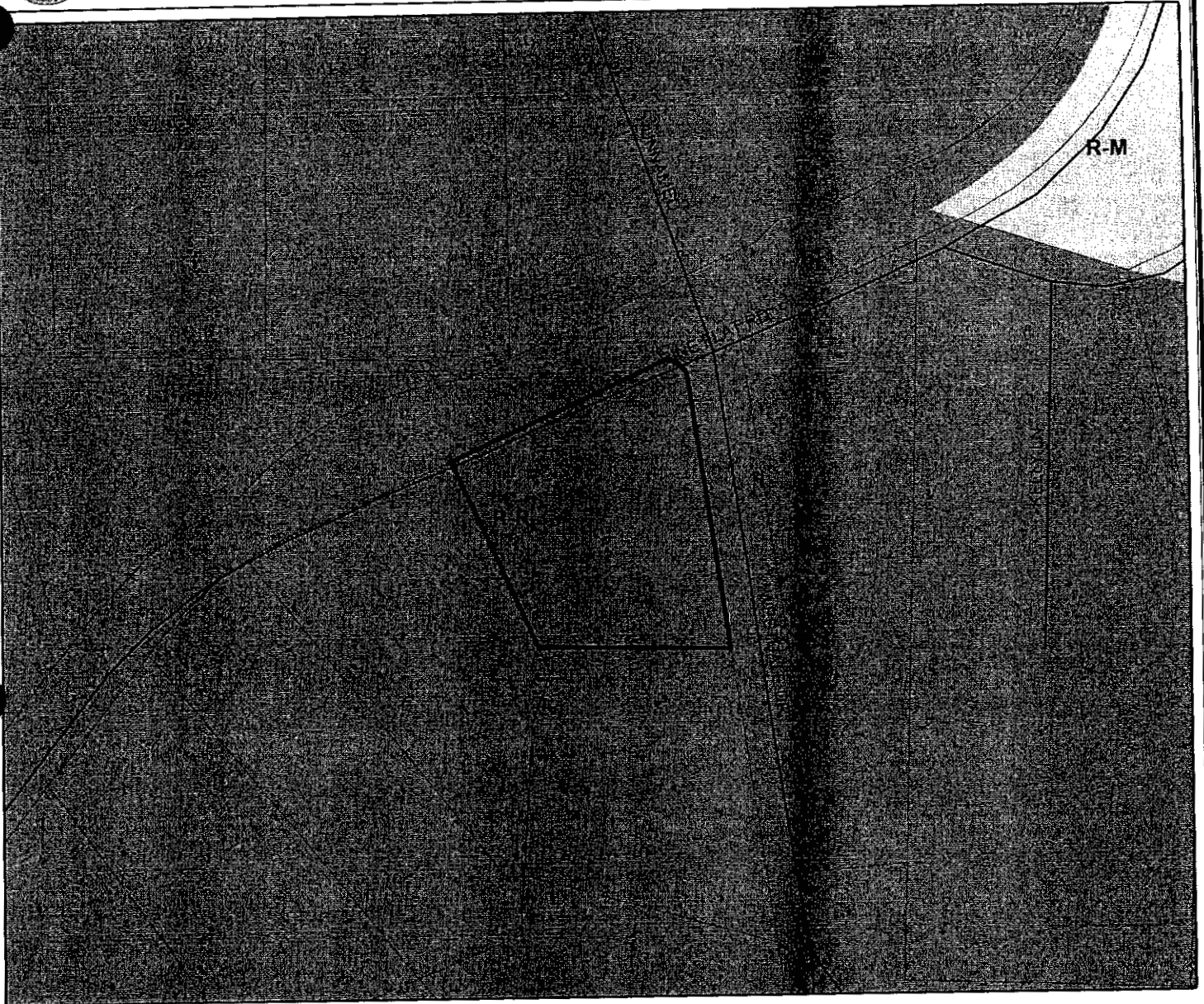


Map Created by
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December 2006

EXHIBIT E



General Plan Designation Map




Legend

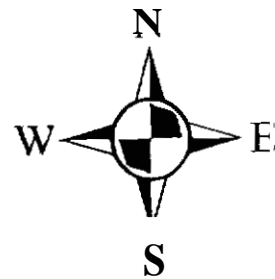
APN 080-282-29

Assessors Parcels

— Streets

 Residential-Rural (R-R)

 Residential-Mountain (R-M)



Map Created by
County of Santa Cruz
Planning Department
December 2006

EXHIBIT 10

Aerial Map of APN 080-282-29

WESTER DR

PINE ELY RD



Map created by
County of Santa Cruz
Planning Department
July 2007



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: Larry Kasparowitz
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Time: 16:40:45
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Environmental Planning Completeness Comments

===== UPDATED ON JUNE 19, 2007 BY KEVIN D CRAWFORD =====

06/19/07 - Review of Sheets S1, B1 & B2 by Adam Clarke. no dates on plans: There is no grading information provided with these plans. Sht S1 depicts the parcel and existing contours (presumably) along with proposed improvements. However there is far too much information crammed onto this sheet. No grading information at all is provided except an estimate of 50 CY of material. This estimate is not backed up with any calculations, and is most likely far too low. Also missing is most other information required. Please refer to the website or handouts for the list of information required. It is highly recommended that the owner hire a civil engineer to prepare the grading and drainage plan for this project. Comments this date by Kevin Crawford for Kent Edler.

===== UPDATED ON JULY 27, 2007 BY KENT M EDLER ===== The application can be considered complete for Environmental Planning grading and soils issues.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 19, 2007 BY KEVIN D CRAWFORD =====

NO COMMENT

===== UPDATED ON JULY 27, 2007 BY KENT M EDLER ===== There are no compliance comments for grading and soils issues.

Note: See misc. comments below.

===== UPDATED ON JULY 27, 2007 BY KENT M EDLER ===== Following are misc. comments that are to be addressed into the building permit stage:

1. The proposed structures are proposed to be located on cut/fill pads. This will require a soils report so that the pad is adequately constructed to avoid differential settlement across the pad and to ensure uniform compaction.
2. Drainage details on the north side of the 2nd unit will need to be addressed so that drainage from the driveway will be controlled so that drainage will not be allowed to flow over the top of the fill slope.

Dpw Drainage Completeness Comments

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

===== REVIEW ON DECEMBER 18, 2006 BY DAVID W SIMS =====

1st Review Summary Statement:

The present development proposal is out of compliance with County drainage policies and the County Design Criteria (CDC) Part 3, Stormwater Management, June 2006 edition, and also lacks sufficient information for complete evaluation.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Project Planner: Larry Kasparowitz
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Policy Compliance Items:

Item 1) Provide additional details and calculations that demonstrate that infiltrative mitigation measures will hold runoff levels to predevelopment rates up through the 10-year storm. Provide on the plans all components for the mitigation measures as detailed in the County Design Criteria, Part 3, Sect H. Indicate how the driveway is adequately mitigated as well as the structures.

Item 2) Minimize impervious surfacing by either reducing the extents of pavement or using pervious pavement materials

Information Items:

Item 3) Incomplete. Describe and show the downstream flow path for runoff leaving the property until it reaches a County maintained inlet or a well defined natural channel

Item 4) Incomplete. There is a swale shown crossing the west property line. Provide information on how large a drainage area is routed by this swale.

Please see miscellaneous comments. ===== UPDATED ON JUNE 20, 2007 BY DAVID W SIMS =====

2ND Review Summary Statement:

Approved for discretionary stage review. Remaining items to be addressed with the building application submittal

Policy Compliance Items:

Item 1) Deferred to building application. The calculations supporting the sizing of the mitigation measures needs improvement. The design numbers presented on the plans did not match with the values presented in the calculations. The applicant appears to have attempted to use a design procedure intended for a 2-year storm for the design of facilities meant to handle a 10-year storm. These design forms cannot be used in this manner. P60 values used are incorrect for the location, impervious areas used in calculations don't match plan notes. The saturated soil permeability used exceeds that range mapped for the soil without explanation. Without appropriate support, conservative use of the mapped soil ranges is to be made. For the building application provide additional plan construction details and calculations that demonstrate that infiltrative mitigation measures will hold runoff levels to predevelopment rates up through the 10-year storm. Provide on the plans all components for the mitigation measures as detailed in the County Design Criteria, Part 3, Sect H. Indicate how the driveway is adequately mitigated as well as the structures.

item 2) The proposal to minimize impervious surfacing by placing base rock surfacing and limiting the extents of the driveway meets policy requirements.

Information Items:

Item 3) Deferred. For the building application provide more descriptive detail on

Discretionary Comments - Continued

Project Planner: Larry Kasparowitr
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the downstream flow path for runoff leaving the property until it reaches a County maintained inlet or a well defined natural channel

Item 4) Complete. Notations on the plans describing swale crossing property as abandoned with upstream road ditch facilities intercepting runoff is sufficient.

Please see miscellaneous comments

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON DECEMBER 18, 2006 BY DAVID W SIMS =====

A) Is a culvert or swale needed at the driveway entrance along Westdale to assure that roadside runoff paths are not impeded?

B) Sheet G1 shows a strip drain across the driveway routed to the infiltration trench. This is not found on sheet A1. Please clarify and ~~make~~ plan sheets consistent

C) Impervious area figures and percent coverage appear to **be** significantly in error. Please review and revise.

D) Please contact your planner to deposit an additional ~~\$260.00~~ review deposit because the application is a significant SFD.

A recorded maintenance agreement may be required for certain stormwater facilities.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review ~~comment~~ and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JUNE 20, 2007 BY DAVID W SIMS =====

A) Applicant states that a driveway culvert or swale is not needed due to main road drainage being routed along the opposite side of the street.

B) No longer applicable due to plan changes

C) Impervious area figures on the plans differ from those used in the calculations without explanation for the difference. Please clarify.

D) Additional deposit is not applicable as long as plan changes keep impervious coverage below 4500 square feet

Dpw Road Engineering Completeness Comments

Discretionary Comments - Continued

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===== REVIEW ON DECEMBER 18, 2006 BY RODOLFO N RIVAS =====
===== UPDATED ON DECEMBER 18, 2006 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JUNE 1, 2007 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 18, 2006 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JUNE 1, 2007 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON DECEMBER 7, 2006 BY JIM G SAFRANEK ===== Applicant obtained approved septic permit appl. for 4 bedrooms. No well shown on site plan.
===== UPDATED ON MAY 31, 2007 BY JIM G SAFRANEK ===== Project is approved for 4 bedrooms.

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 7, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: CDF/COUNTY FIRE
Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT with an annotated copy of this letter:
Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction.
The job copies of the building and fire systems plans and permits must be onsite during inspections.
NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.
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

Discretionary Comments - Continued

Project Planner: Larry Kasparowitr
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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 fee; 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.

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.

===== UPDATED ON JUNE 4, 2007 BY COLLEEN L BAXTER =====
NO NEW FIRE NOTES.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====
===== UPOATEO ON NOVEMBER 30. 2006 BY COLLEEN L BAXTER =====
===== UPDATED ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 4, 2007 BY COLLEEN L BAXTER =====

INTEROFFICE MEMO

APPLICATION NO: 06-0662

Date: June 5, 2007

To: Larry Kasparowitz, Project Planner

From: Urban Designer

Re: Review of a new single family residence at Westdale Drive and Pine Flat Road, Bonnie Doon

Design Review Authority**13.20.130** The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone ApprovalDesign Review Standards**13.20.130** Design criteria for coastal zone developments

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

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline		1	N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

EXHIBIT J

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural Vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of			N/A
the area shall be included in site development			
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A

EXHIBIT J

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Beach Viewsheds

Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A



Staff Report to the Zoning Administrator

Application Number: **06-0662**

Applicant: Adam Clarke
Owner: Adam Clarke
APN: 080-282-29

Agenda Date: November 2, 2007
Agenda Item #: 0.2
Time: After 8:30 a.m.

Project Description: Proposal to construct a 1,765 sq. ft. single family dwelling and an 880 sq. ft. two-story second unit; includes uncovered parking for four cars. Project involves approximately 80 cu. yds. of grading and removal of significant trees.

Location: Westdale Drive at Pine Flat Road, Bonnie Doon

Supervisory District: Third District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit, Significant Tree Removal Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0662, based on the attached findings and conditions.

Exhibits

- | | |
|---|---------------------------------------|
| A. Project plans | F. Zoning map |
| B. Findings | G. General Plan map |
| C. Conditions | H. Aerial photo of site |
| D. Categorical Exemption (CEQA determination) | I. Discretionary Application Comments |
| E. Location map | J. Urban Designers memo |

Parcel Information

Parcel Size:	46,964 sq. ft.
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single family residential
Project Access:	Westdale Drive
Planning Area:	Bonny Doon
Land Use Designation:	R-R (Rural Residential)
Zone District:	RR (Rural Residential)

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

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 110 (Ben Lomand Sandy Loam)
Fire Hazard: Not a mapped constraint
Slopes: 15% typ.
Env. Sen. Habitat: No physical evidence on site
Grading: Minor grading proposed – app. 80 cu. yds.
Tree Removal: No significant trees are proposed to be removed – see section on Tree Removal for more information.
Scenic: Pine Flat Road scenic corridor
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Private septic system
Fire District: California Department of Fire and Forestry
Drainage District:

Project Setting

The parcel is at the corner of Pine Flat Road and Westdale Drive. Pine Flat Road is a scenic corridor, however *this* site is heavily wooded. The new residence and second unit propose muted colors and are well screened, as indicated in the photo below.



Figure 1. View of corner of Westdale Drive from Pine Flat Road

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 APN 080-282-29
 Owner Adam Clarke

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	RR Standards	Proposed Residence	Proposed Second Unit
Front yard setback:	40 feet	65'	175'
Side yard setbacks:	20 and 20 feet	40' East 90' West	20' East 125' West
Rear yard setback:	20 feet	122'	43'
Lot Coverage:	10 % maximum	5.46 %	
Building Height:	28 feet maximum	25'-4"	22'-4"
Floor Area Ratio:	NIA	NIA	
Parking	3 bedrooms – 3 (18' x 8.5') second unit – 1 (18' X 8.5')	three uncovered	one uncovered

Design Review

The proposed single family residence complies with the design requirements of the Local Coastal Plan, in that the proposed project ~~will~~ be compatible with the surrounding neighborhood. The design of both the main unit and the second unit are rustic, ~~simple form~~ dwellings, with pitched roofs, gable ends and horizontal wood siding. Proposed materials and colors for the structures include: gray concrete roof tiles, natural wood siding and a cement plaster base (color to match the siding)

A memo from the Urban Designer is included as Exhibit I.

Tree Removal

The applicant is proposing to remove seventeen trees. One is within the location of the main residence; two trees are in the parking area and access path. Two are in the area of the detention structures. Some trees to be removed are located south of the ~~proposed~~ residence to allow sunlight to the proposed residence and the proposed second unit.

The project site is located outside of the Rural Services Line. The ~~Significant~~ Tree Protection ordinance (Chapter 16.34) requires that permits are required for tree removal outside the Rural Services Line where visible from a scenic road (Pine Flat Road), and the following :

- a. a tree is to be removed that is over 40 inch diameter, or
- b. a group of ten or more trees that are over 20 inch diameter are being taken out on one parcel.

This proposal contains both conditions and therefore the tree removal shown on Exhibit A would require a permit. One or more findings are required for granting approval. The applicable finding is "that the removal will not involve a risk of adverse environmental impacts such as degrading scenic resources.

The site is currently heavily wooded and the applicant will be required to submit a replanting plan with the Building Permit as a Condition of Approval.

Biotic

This parcel is mapped as biotic resource on the California Natural Diversity Database (CNDD). Three species indicated as possibly being present are: Pajaro Manzanita, Santa Cruz Wallflower and the Kangaroo Rat. An initial field visit by Jack Nelson, Environmental and Project Planner, revealed no evidence of rare or endangered plants nor habitat for rare or endangered animals. The property contains a mixed ~~conifer/madrone/oak~~ habitat. All three species indicated on the CNDD are limited to dry sites characterized by manzanita chaparral. This was confirmed by review of biotic reports in the area, which did not indicate resources at this location.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, ~~qualifies~~ for an exemption to the California Environmental Quality Act (CEQA), under

Class 3 – Small Structure. The project qualifies for an exemption because the property is located with the Rural Services **line**, will be served by private water and septic systems, and no change of use is proposed. No extenuating circumstances or special site conditions that would require further review under CEQA are evident on the property.

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 **06-0662**, 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: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

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 RR (Rural Residential), a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district, consistent with the site's (R-R) Rural Residential General Plan designation.

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

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

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

This finding can be made; in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or blufftop.

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 near the shoreline. Consequently, the single family residence 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 structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RR (Rural Residential) zone district of the area; as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings.

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Owner Adam Clarke

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single family residence and the second unit will be consistent with all pertinent County ordinances and the purpose of the RR (Rural Residential) zone district in that the primary use of the property will be one single-family residence that meets all current site standards for the zone district. The project is consistent with the Significant Tree Ordinance (Chapter 16.34) in that the project is outside of the Rural Service Line and no trees over 40 inches d.b.h. will be removed.

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.

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

The proposed single family residence and second unit will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes); in that the proposed single family residence and the second unit will comply with the site standards for the RR zone district

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Owner AdamClarke

(including setbacks, lot coverage, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized **lot** in the vicinity.

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

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

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

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

This finding can be made, in that the proposed structure is located in **a** mixed neighborhood containing a variety of architectural styles, and the proposed Single Family Residence is consistent with the land use intensity and density of the neighborhood. Limited tree removal will not compromise the wooded nature of the 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 proposed single-family residence **will** be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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Owner: AdamClarke

Significant Tree Removal Findings

- (d) That removal will not involve a **risk** of adverse environmental impacts such **as** degrading scenic resources.

This finding can be made. The removal of the trees proposed does not degrade the views from Pine Flat Road, nor will it have a risk of other adverse environmental impacts. A condition of approval has been added which requires a revegetation plan be prepared using native shrubs.

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Conditions of Approval

Exhibit A: Architectural and drainage plans prepared by Adam Clarke, dated 6/27/07.

- I. This permit authorizes the construction of a single-family residence and second unit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the **applicant/owner** shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public **Works** for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the **applicant/owner** shall:
 - A. Submit proof that these conditions have been recorded **m** 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. One elevation shall indicate materials and colors **as** they were approved by this discretionary application. **If** specific materials and colors have not been approved with this discretionary application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with **fire** department requirements, including all requirements of the Urban Wildland Intermix Code.

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4. Provide planting and irrigation plans indicating the replanting in the area of tree removal with appropriate native shrubs and ground covers.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 4 bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
 - H. Provide required off-street parking for four cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. 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.
 - J. Complete and record a Declaration of Restriction to construct a second unit. **You may not alter the wording of this declaration. Follow** the instructions to record and return the form to the Planning Department.
111. **All** construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. **All** site improvements shown on the final approved Building Permit plans shall be installed.
 - B. **All** inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time

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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

Application # 06-0662
APN 080-282-29
Owner Adam Clarke

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

Lawrence Kasparowitz
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: 06-0662

Assessor Parcel Number: 080-282-29

Project Location: Westdale Drive & Pine Flat Road, Bonny Doon

Project Description: Proposal to construct a 1,765 sq. ft. single family dwelling and an 880 sq. ft. two-story second unit; includes uncovered parking for four cars and removal of three specimen trees. Project involves approximately 80 cu. yds. of grading.

Person Proposing Project: Adam Clarke

Contact Phone Number:

- 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. X Categorical Exemption

Specify type: Class 3 - Small Structures (Section 15303)

F. Reasons why the project is exempt: single family residence and second unit,
with minimal grading.

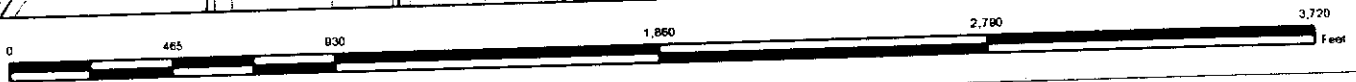
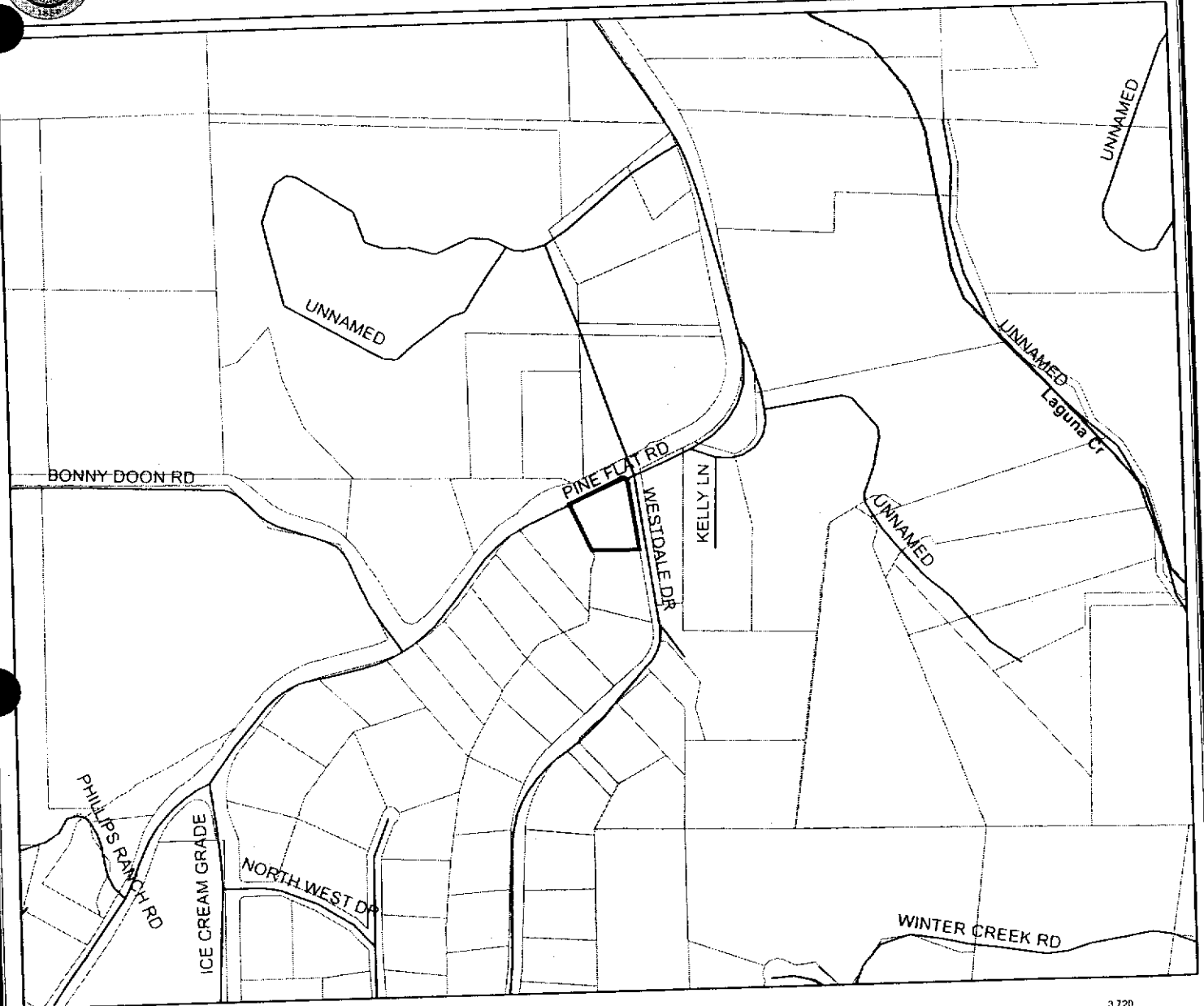
In addition, none of the conditions described in Section 15300.2 apply **to this** project

Lawrence Kasparowitz. Project Planner





Date: _____

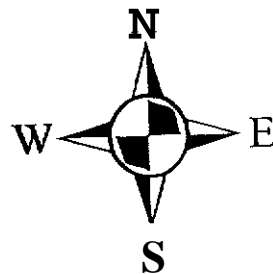


Location Map



Legend

-  APN 080-282-29
-  Assessors Parcels
-  Streets
-  PERENNIAL STREAM

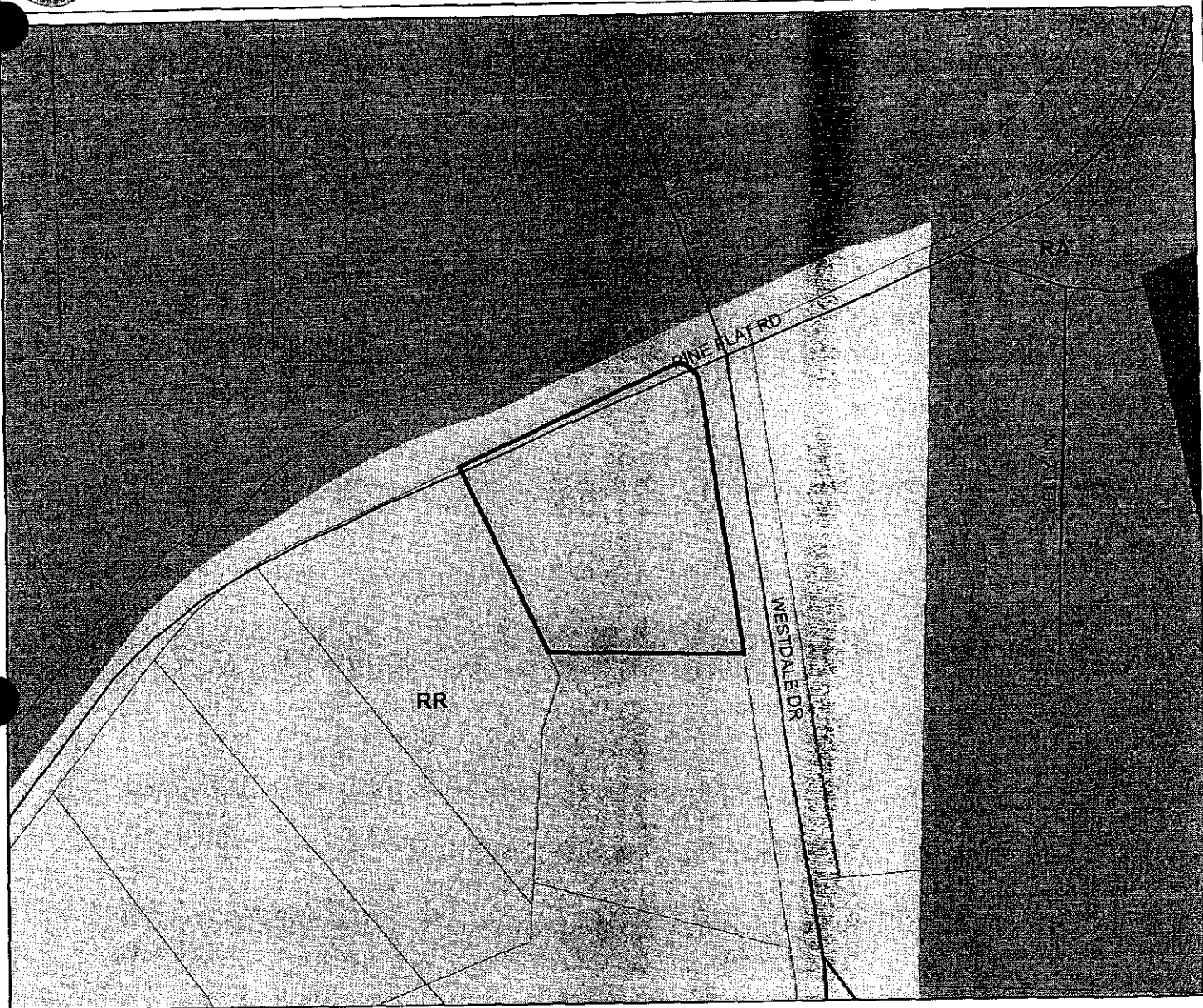


Map Created by
County of Santa Cruz
Planning Department
December 2006

EXHIBIT E

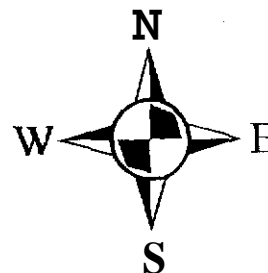


Zoning Map



Legend

-  APN 080-282-29
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-RURAL (RR)
-  AGRICULTURE RESIDENTIAL (RA)
-  SPECIAL USE (SU)

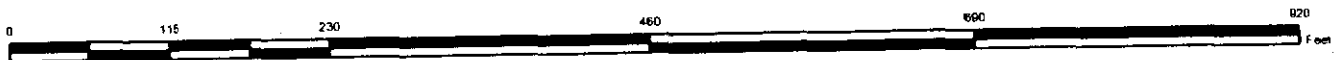
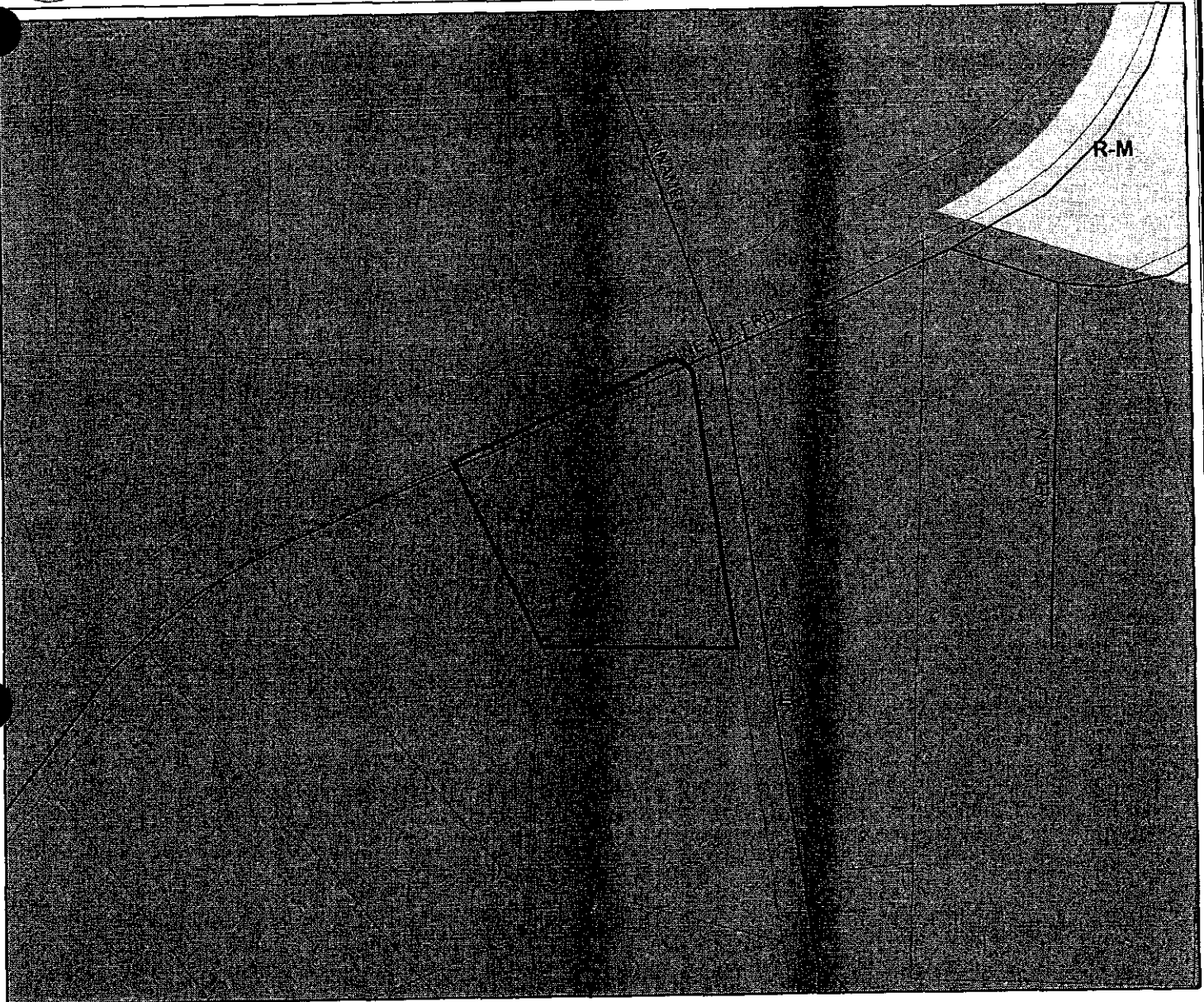


Map Created by
County of Santa Cruz
Planning Department
December 2006






EXHIBIT F

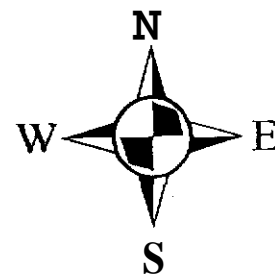


General Plan Designation Map



Legend

-  APN 080-282-29
-  Assessors Parcels
-  Streets
-  Residential-Rural (R-R)
-  Residential-Mountain (R-M)



Map Created by
County of Santa Cruz
Planning Department
December 2006

EXHIBIT 17

Aerial Map of APN 080-282-29

WESTVIEW DR

LINE FLAT DR



Map created by
County of Santa Cruz
Planning Department
July 2007



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: tarry Kasparowitz
Application No.: 06-0662
APN: 080-282-29

Date: July 30, 2007
Time: 16:40:45
Page: 1

Environmental Planning Completeness Comments

===== UPDATED ON JUNE 19, 2007 BY KEVIN D CRAWFORD =====

06/19/07 - Review of Sheets S1, B1 & B2 by Adam Clarke. no dates on plans: There is no grading information provided with these plans. Sht S1 depicts the parcel and existing contours (presumably) along with proposed improvements. However there is far too much information crammed onto this sheet. No grading information at all is provided except an estimate of 50 CY of material. This estimate is not backed up with any calculations. and is most likely far too low. Also missing is most other information required. Please refer to the website or handouts for the list of information required. It is highly recommended that the owner hire a civil engineer to prepare the grading and drainage plan for this project. Comments this date by Kevin Crawford for Kent Edler.

===== UPDATED ON JULY 27, 2007 BY KENT M EDLER ===== The application can be considered complete for Environmental Planning grading and soils issues.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 19, 2007 BY KEVIN D CRAWFORD =====

NO COMMENT

===== UPDATED ON JULY 27, 2007 BY KENT M EDLER ===== There are no compliance comments for grading and soils issues.

Note: See misc. comments below.

===== UPDATED ON JULY 27, 2007 BY KENT M EDLER ===== Following are misc. comments that are to be addressed in the building permit stage:

1. The proposed structures are proposed to be located on cut/fill pads. This will require a soils report so that the pad is adequately constructed to avoid differential settlement across the pad and to ensure uniform compaction.
2. Drainage details on the north side of the 2nd unit will need to be addressed so that drainage from the driveway will be controlled so that drainage will not be allowed to flow over the top of the fill slope.

Dpw Drainage Completeness Comments

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

===== REVIEW ON DECEMBER 18, 2006 BY DAVID W SIMS =====
1st Review Summary Statement:

The present development proposal is out of compliance with County drainage policies and the County Design Criteria (CDC) Part 3. Stormwater Management, June 2006 edition, and also lacks sufficient information for complete evaluation.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Discretionary Comments - Continued

Project Planner: Larry Kasparowitr
Application No.: 06-0662
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Policy Compliance Items:

Item 1) Provide additional details and calculations that demonstrate that infiltrative mitigation measures will hold runoff levels to predevelopment rates up through the 10-year storm. Provide on the plans all components for the mitigation measures as detailed in the County Design Criteria, Part 3, Sect H. Indicate how the driveway is adequately mitigated as well as the structures.

Item 2) Minimize impervious surfacing by either reducing the extents of pavement or using pervious pavement materials.

Information Items:

Item 3) Incomplete. Describe and show the downstream flow path for runoff leaving the property until it reaches a County maintained inlet or a well defined natural channel

Item 4) Incomplete. There is a swale shown crossing the west property line. Provide information on how large a drainage area is routed by this swale.

Please see miscellaneous comments. ===== UPDATED ON JUNE 20, 2007 BY DAVID W SIMS =====

2ND Review Summary Statement:

Approved for discretionary stage review. Remaining items to be addressed with the building application submittal

Policy Compliance Items:

Item 1) Deferred to building application. The calculations supporting the sizing of the mitigation measures needs improvement. The design numbers presented on the plans did not match with the values presented in the calculations. The applicant appears to have attempted to use a design procedure intended for a 2-year storm for the design of facilities meant to handle a 10-year storm. These design forms cannot be used in this manner. P60 values used are incorrect for the location, impervious areas used in calculations don't match plan notes. The saturated soil permeability used exceeds that range mapped for the soil without explanation. Without appropriate support, conservative use of the mapped soil ranges is to be made. For the building application provide additional plan construction details and calculations that demonstrate that infiltrative mitigation measures will hold runoff levels to predevelopment rates up through the 10-year storm. Provide on the plans all components for the mitigation measures as detailed in the County Design Criteria, Part 3, Sect H. Indicate how the driveway is adequately mitigated as well as the structures.

Item 2) The proposal to minimize impervious surfacing by placing base rock surfacing and limiting the extents of the driveway meets policy requirements.

Information Items:

Item 3) Deferred. For the building application provide more descriptive detail on

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 06-0662
APN: 080-282-29

Date: July 30, 2007
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the downstream flow path for runoff leaving the property until it reaches a County maintained inlet or a well defined natural channel

Item 4) Complete. Notations on the plans describing swale crossing property as abandoned with upstream road ditch facilities intercepting runoff is sufficient.

Please see miscellaneous comments

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON DECEMBER 18, 2006 BY DAVID W SIMS =====

A) Is a culvert or swale needed at the driveway entrance along Westdale to assure that roadside runoff paths are not impeded?

B) Sheet G1 shows a strip drain across the driveway routed to the infiltration trench. This is not found on sheet A1. Please clarify and make plan sheets consistent

C) Impervious area figures and percent coverage appear to be significantly in error. Please review and revise.

D) Please contact your planner to deposit an additional \$260.00 review deposit because the application is a significant SFD.

A recorded maintenance agreement may be required for certain stormwater facilities

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JUNE 20, 2007 BY DAVID W SIMS =====

A) Applicant states that a driveway culvert or swale is not needed due to main road drainage being routed along the opposite side of the street.

B) No longer applicable due to plan changes.

C) Impervious area figures on the plans differ from those used in the calculations without explanation for the difference. Please clarify

D) Additional deposit is not applicable as long as plan changes keep impervious coverage below 4500 square feet.

Dpw Road Engineering Completeness Comments

Discretionary Comments - Continued

Project Planner: Larry Kasparowitr
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===== REVIEW ON DECEMBER 18, 2006 BY RODOLFO N RIVAS =====
===== UPDATED ON DECEMBER 18, 2006 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JUNE 1, 2007 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 18, 2006 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JUNE 1, 2007 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON DECEMBER 7, 2006 BY JIM G SAFRANEK ===== Applicant obtained
approved septic permit appl. for 4 bedrooms. No well shown on site plan.
===== UPDATED ON MAY 31, 2007 BY JIM G SAFRANEK ===== Project is approved
for 4 bedrooms

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 7, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Corn

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

===== REVIEW ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====
DEPARTMENT NAME:CDF/COUNTY FIRE
Add the appropriate NOTES and DETAILS showing this information on your plans and
RESUBMIT, with an annotated copy of this letter:
Note on the plans that these plans are in compliance with California Building and
Fire Codes (2001) as amended by the authority having jurisdiction.
The job copies of the building and fire systems plans and permits must be onsite
during inspections.
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.
NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be
prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE
PROTECTION SYSTEM INSTALLATION POLICY HANDOUT
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 con-
struction, 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 com-
pacted 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

Discretionary Comments - Continued

Project Planner: tarry Kasparowitz
Application No.: 06-0662
APN: 080-282-29

Date: July 30, 2007
Time: 16:40:45
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in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

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

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

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

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

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.

===== UPDATED ON JUNE 4, 2007 BY COLLEEN L BAXTER =====
NO NEW FIRE NOTES.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====
===== UPDATED ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====
===== UPDATED ON NOVEMBER 30, 2006 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 4, 2007 BY COLLEEN L BAXTER =====

INTEROFFICE MEMO

APPLICATION NO: 06-0662

Date: June 5, 2007

To: Larry Kasparowitz, Project Planner

From: Urban Designer

Re: Review of a new single family residence at Westdale Drive and Pine Flat Road, Bonnie Doon

Design Review Authority

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

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

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

EXHIBIT J

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A

Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
NO new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10(Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

