



Staff Report to the Zoning Administrator

Application Number: **07-0006**

Applicant: Michael Bates
Owner: Sharon Naraghi
APN: 061-203-02

Agenda Date: November 16, 2007
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to build a 499 sq. ft. addition, remodel and raise a single family dwelling eleven feet (from 21 ft. high to 32 ft. high, where 18 ft. is the max.) in order to elevate the structure above the minimum flood elevation; and add 499 sq. ft. of new construction. Project includes a new deck, stairs and ramp.

Location: 228 Acacia Lane, Paradise Park, Santa Cruz

Supervisory District: Fifth District (District Supervisor: Mark Stone)

Permits Required: Residential Development Permit, Variance (to allow 32 feet height where 18 feet is the maximum allowed in this area).

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0006, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|------------------------------------|
| A. | Project plans | F. | General Plan map |
| B. | Findings | G. | Zoning map |
| C. | Conditions | H. | FEMA 2006 maps |
| D. | Categorical Exemption (CEQA determination) | I. | Discretionary Application Comments |
| E. | Location map | J. | Soils Report Review Letter |

Parcel Information

Parcel Size:	7,650 sq. ft.
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Acacia Lane

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

Planning Area: Carbonera
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single Family Residential - 6,000 sq. ft. min. parcel size)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Floodway of the San Lorenzo River
Soils: See geotechnical report
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting

The project is located in Paradise Park, Santa Cruz. The subject lot is adjacent to the San Lorenzo River.

Project Proposal

The existing structure is a two-story, 1,102 sq. ft., three bedrooms, two-bath residence. Parking is provided adjacent to the residence and is covered by a deck above. The maximum height of the house is currently approximately 21 feet. This application proposes to remodel and expand the residence by 499 sq. ft. A project of this size and description is required to meet FEMA flood regulations, including a requirement to elevate the structure such that the finished floor is one foot above the 100 year flood event elevation (*see* Flood discussion below). The elevation on this parcel is 52.5 feet. This requires the height of the structure to be approximately 32 feet (where 18 feet is the maximum per regulations for the Paradise Park subdivision), and therefore a variance has been applied for.

Zoning & General Plan Consistency

The subject property is located in the Paradise Park subdivision, which has separate standards from the R-1-6 zoning district (see chart below – based on **74-783** PUD). A single family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	Paradise Park Standards	Existing Residence	Proposed Residence
Front yard setback:	10 feet	10'	unchanged
Rear yard setback	10 feet	22'	
Side yard setbacks:	5 feet / 5 feet	10' / 28'	
Lot Coverage:	45 % maximum	16%	43 %
Building Height:	18 feet maximum average	21' ±	32' ±
Separation between buildings	6 feet minimum	28'	unchanged
Parking	Three bedrooms – 3 (18' x 8.5') Three spaces	One provided in carport	One in carport Two in garage

Variance

In this case, the findings to grant a variance can be made because the parcel is located entirely within the floodway of the San Lorenzo River (Exhibit H). To mitigate this hazard, and to meet FEMA regulations, the lowest floor must be elevated 11 feet. This, unavoidably, raises the height above the 18 feet limit, which was assigned to this area in 1974, before the flood hazard was well described and before Federal regulations were in place. The slope of the roof is minimal at 4:12, and therefore does not exacerbate the need for the variance. Staff supports the variance because of the safety imperative of flood elevation.

Floodway and Geotechnical Issues

The existing single family residence is located in the floodway of the San Lorenzo River. A geological report has been prepared and Environmental Planning has reviewed the proposal for Flood Hazard and Riparian Corridor requirements.

Riparian Issues

A riparian corridor is defined as lands that extend 50-feet from the mean rainy season bankfull flow line. As measured from the bankfull flow line, the riparian corridor extends into portions of the existing structure. The portions of the existing development that are within the riparian corridor may be replaced or remodeled, however no further encroachment towards the San Lorenzo River may be approved. The footprint of the structure will not be changing and there will be no encroachment into the riparian area.

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). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

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 **07-0006**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Owner: Sharon Naraghi

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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

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; the project is located in an area designated for residential uses. The property is located in the flood zone, however the proposal calls for raising the structure above the base flood level and for including other mitigations to the hazard of flooding as well. Construction will comply with **FEMA** flood zone mitigation requirements, 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 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. Setbacks are not decreased by the project.

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 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 that the primary use of the property will be one single family residence. The design meets all current site standards for the Paradise Park subdivision, other than height. A variance has been applied for with this application to exceed the height limit of the Paradise Park subdivision.

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 Urban Low Density Residentialia (R-UL) land use designation in the County General Plan.

The proposed single family residence 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 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 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

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Owner: Sharon Naraghi

Relationship Between Structure and Parcel Sizes), in that the proposed single family residence will comply with the site standards for the Paradise Park subdivision (including setbacks and lot coverage) 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 proposal is on a developed lot.

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.

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.

Variance Findings

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

This finding can be made. The entire parcel is in the floodway of the San Lorenzo River. All new habitable areas are required to be built above the flood elevation, and this unavoidably raises the height. The height limit was enacted prior to the recognition of the flood hazard and prior to federal requirements that require elevation. An existing two story home cannot be elevated without varying from the **18** feet height limit.

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

This finding can be made. Raising this house poses no threat to health, safety or welfare and will increase the safety of the occupants during flooding conditions for a 100-year event.

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

Many of the parcels in this area have raised the floor levels of the original cottages. Granting a variance for this parcel will not constitute a grant of special privilege to this property, and in fact it is not possible to elevate this existing house without a variance.

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Conditions of Approval

Exhibit A: Architectural plans prepared by Michael Bates, dated 8-27-06
and revised 6-7-07.
Site Survey prepared by Paul Hanagan, dated 10-15-2006.

This permit authorizes the raising of a single family dwelling eleven feet (from 21 ft. high to 32 ft. high, where 18 ft. is the max.) in order to elevate the structure above the minimum flood elevation; and add **499 sq. ft.** of new construction. Project includes a new deck, stairs and ramp.

- I. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet **all** requirements of and pay Zone **5** drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Obtain an Environmental Health Clearance for this project **from** the County Department of Environmental Health Services.

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- F. ~~Met~~ all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - H. Plans shall clearly indicate all areas to receive foundation upgrades and the types of foundations proposed and the location of all concrete flatwork.
 - I. The deck shall be designed such that it is structurally independent of the residence.
 - J. Drainage plan shall comply with the recommendations of the soils report or be specifically approved by the soils engineer.
 - K. A letter from a licensed civil engineer shall be required prior to approval of the building permit, which states that the plans are in conformance with FEMA flood hazard requirements such as flood resistant materials, vents, etc.
- III. ~~All~~ construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with ~~all~~ recommendations of the approved soils reports.
 - D. A Geologic Hazard Declaration form shall be recorded prior to ~~final~~ building inspection.
 - E. A licensed engineer or surveyor shall complete an elevation certificate. The certificate shall verify the number of flood vents, ground elevation and elevation of main floor.
 - F. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from ~~all~~ further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

Application #: 074006
APN: 061-20342
Owner: Sharon Naraghi

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation **of** the County Code, the owner shall pay to the County the full cost **of** such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its **officers**, employees, and agents, from and against any claim (including attorneys’ **fees**), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval **of** the COUNTY **or** any subsequent amendment **of** this development approval which is requested by the Development Approval Holder.

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

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney’s fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay **or** perform any settlement unless such Development Approval Holder **has** approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

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

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

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Owner: Shamn Naraghi

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	Lawrence Kasparowitz
Deputy Zoning Administrator	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: 07-0006
Assessor Parcel Number: 061-203-02
Project Location: 228 Acacia Lane, Paradise Park

Project Description: Proposal to raise a single family dwelling eleven feet (from 21 ft. high to 32 ft. high, where 18 ft. is the max.) in order to elevate the structure above the minimum flood elevation; and add 499 sq. ft. of new construction. Project includes a new deck, stairs and ramp.

Person Proposing Project: Michael Bates

Contact Phone Number: (831) 427-2155

- 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 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt: Addition to an existing single-family residence

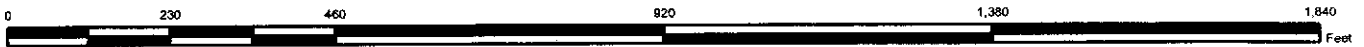
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner









Date: _____

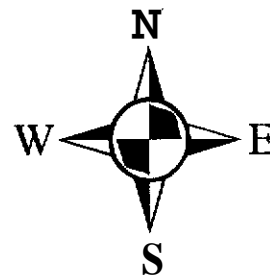


Location Map



Legend

-  APN 061-203-02
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM
-  State Highways
-  Railroads

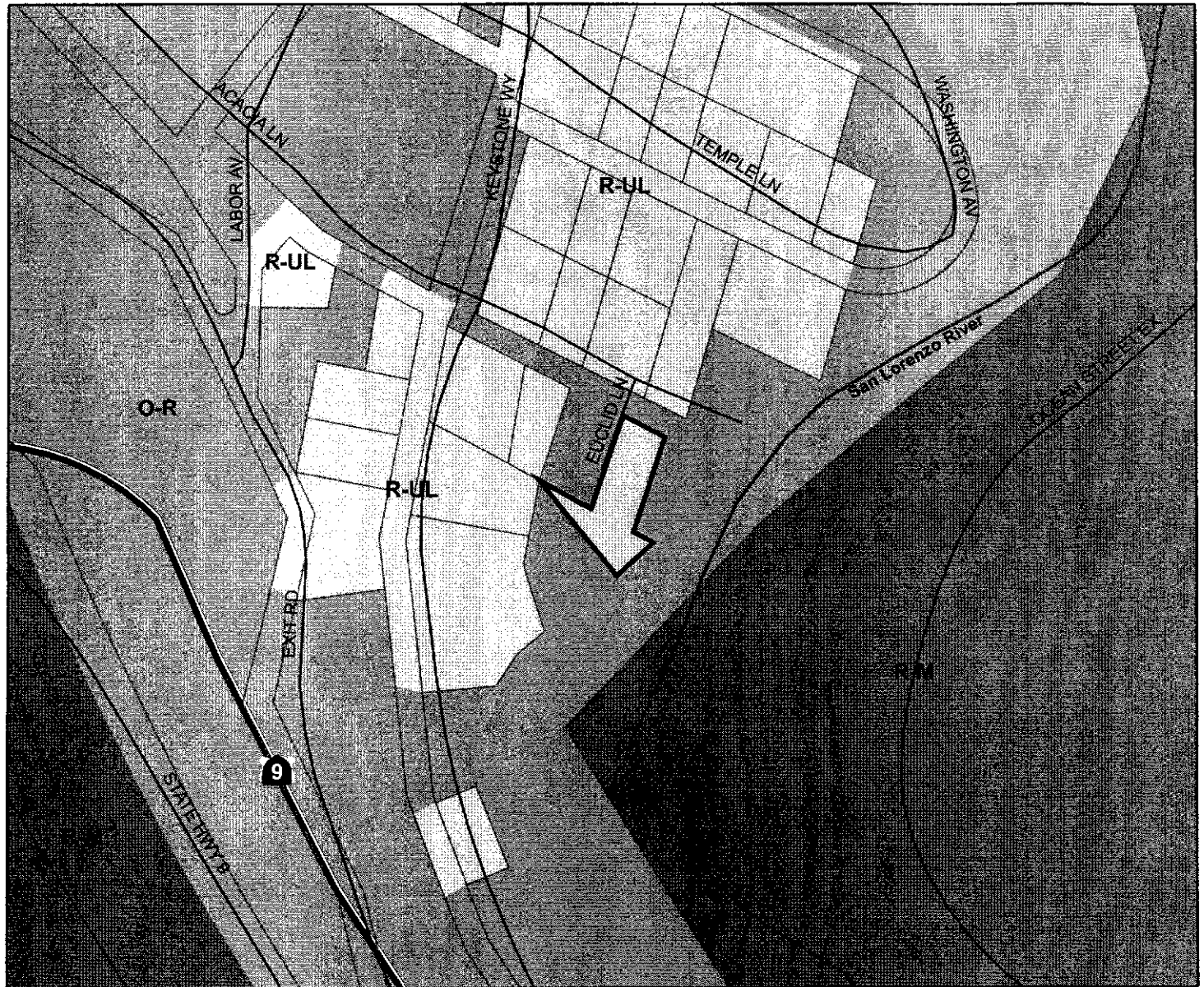


Map Created by
County of Santa Cruz
Planning Department
January 2007

EXHIBIT E

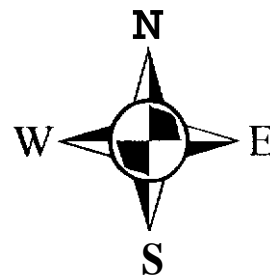


General Plan Designation Map



Legend

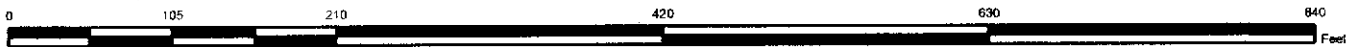
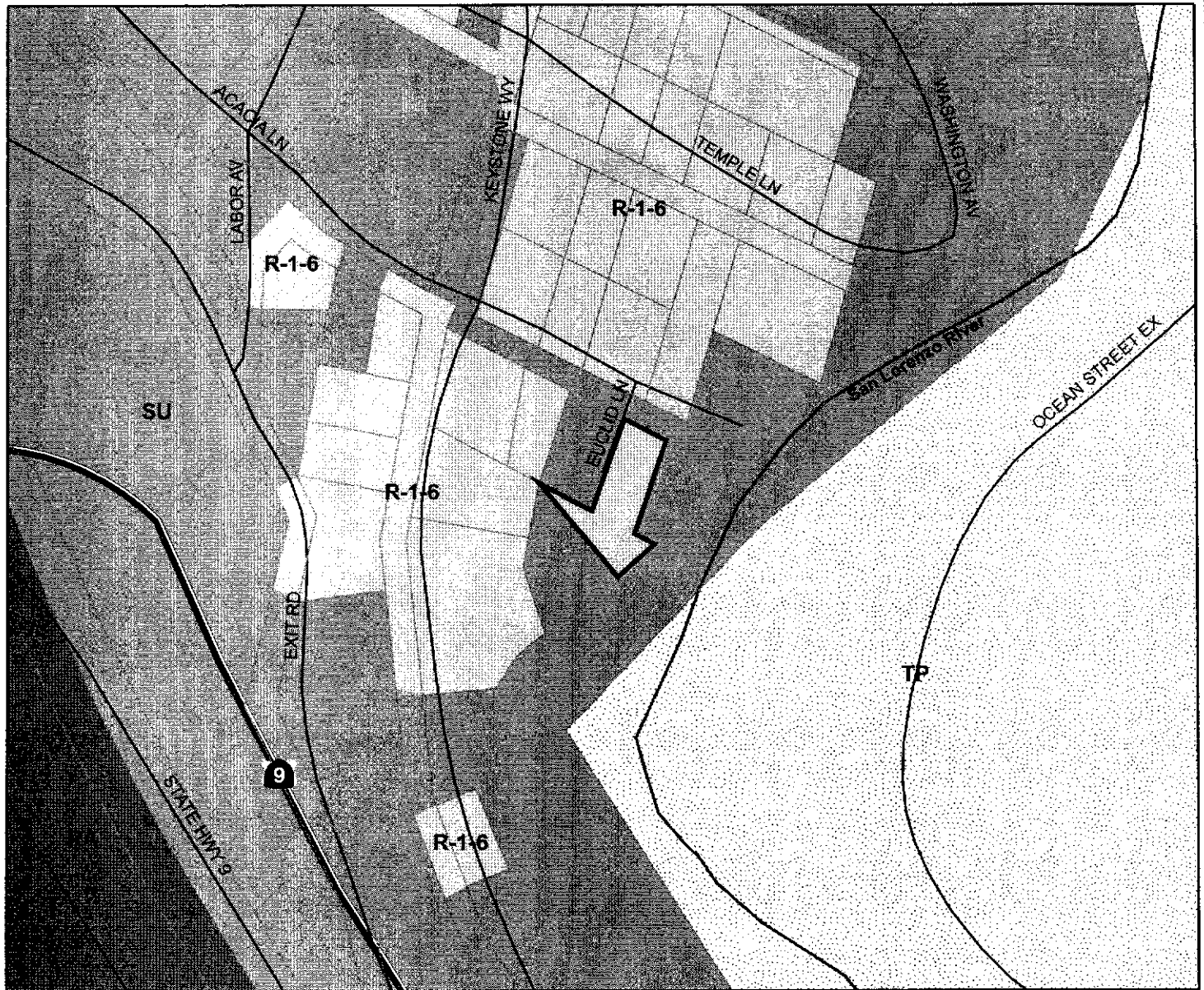
- APN 061-203-02
- Assessors Parcels
- Streets
- PERENNIAL STREAM
- State Highways
- Railroads
- Residential - Urban Low Density (R-UL)
- Parks and Recreation (O-R)
- Residential-Mountain (R-M)



Map Created by
County of Santa Cruz
Planning Department
January 2007

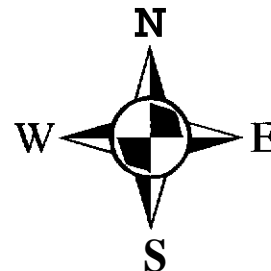


Zoning Map



Legend

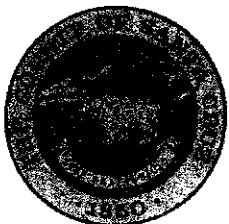
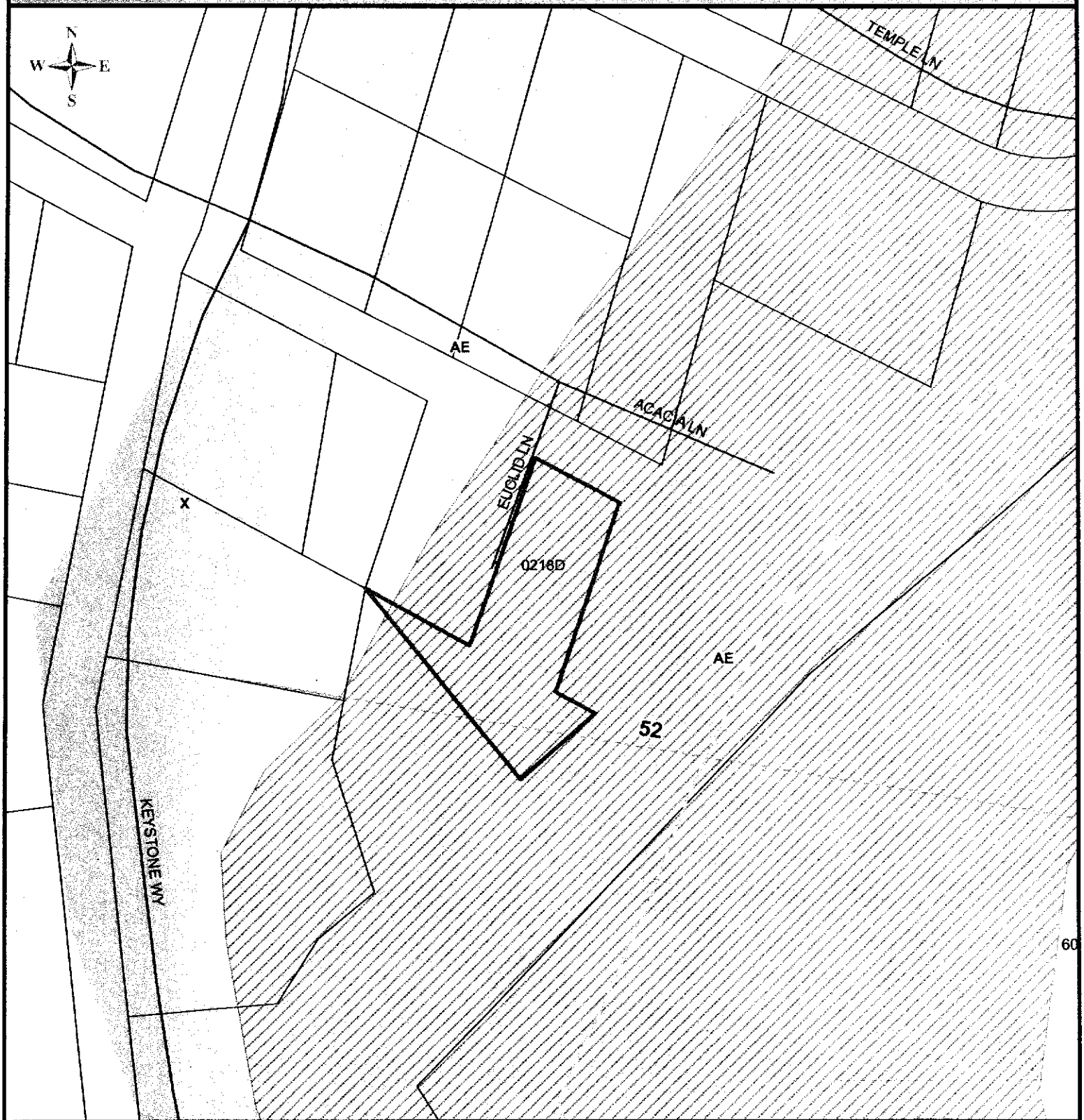
- APN 061-203-02
- Assessors Parcels
- Streets
- PERENNIAL STREAM
- State Highways
- Railroads
- RESIDENTIAL-SINGLE FAMILY(R-1)
- SPECIAL USE (SU)
- AGRICULTURE RESIDENTIAL(RA)
- TIMBER PRODUCTION(TP)





Map Created by
County of Santa Cruz
Planning Department
January 2007

EXHIBIT G

2006 FEMA A Map with 6-inch Aerial Photo 061-203-02



Legend

-  061-203-02
-  FEMA DFIRM Floodways

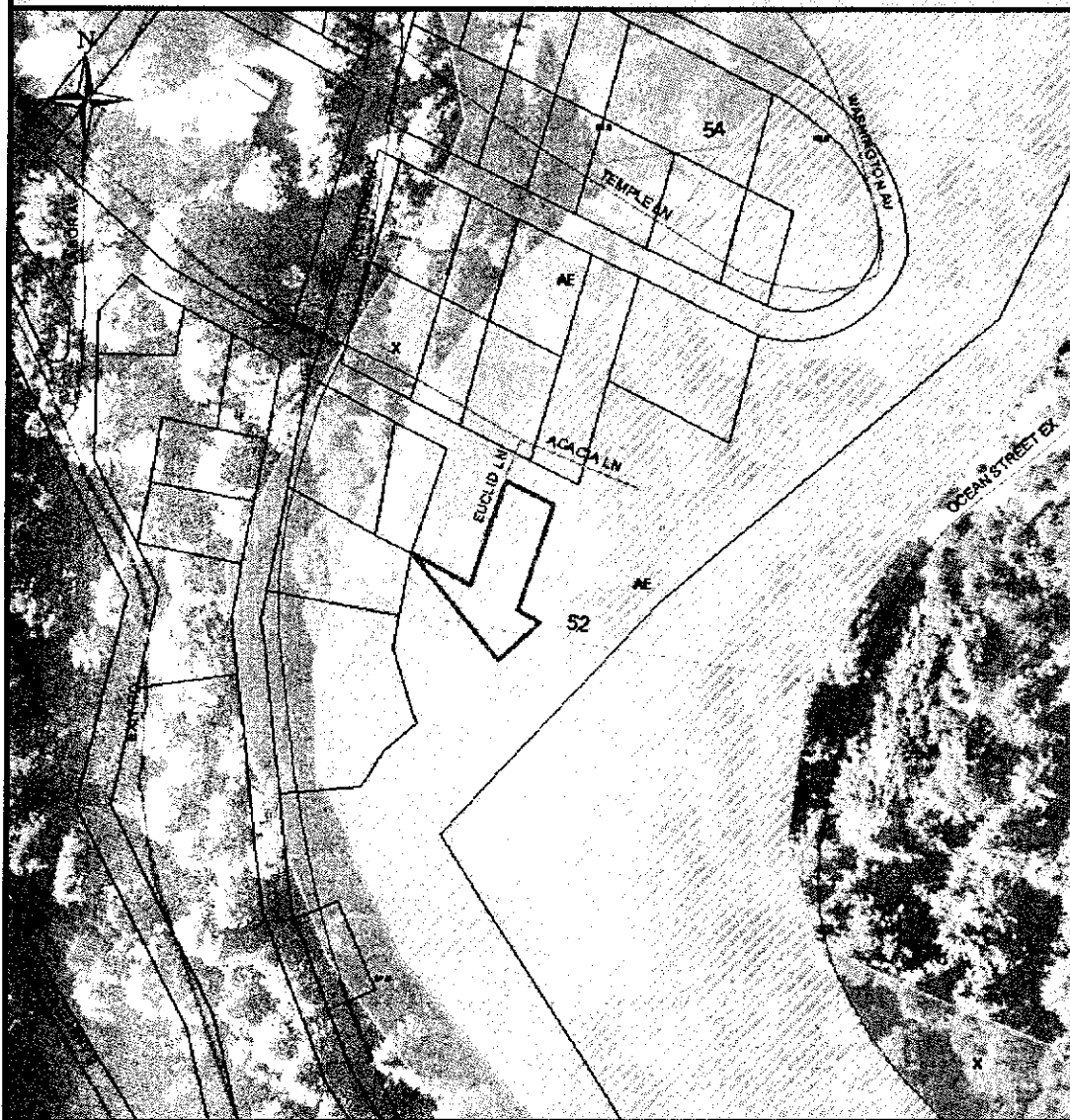
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EXHIBIT A

Figure #

Map created by JLD
January 2007

061-203-02



0 30 60 120 180 240 Feet

Figure #

Map created by JLD
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 Kasoarowitz
Application No. : 07-0606
APN: 061-203-02

Date: September 28, 2007
Time: 16:37:32
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Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 22, 2007 BY JESSICA L DEGRASSI =====

It appears that this project does NOT conform with FEMA regulations. The project includes raising the existing structure from an elevation of 46.4 feet to an elevation of 49.4 feet. The flood elevation as mapped by FEMA at this site is at approximately 52.5 feet above mean sea level, which means the lower floor member must be elevated to 53.5 feet.

Also, the parcel is mapped as FEMA Floodway, where development is heavily regulated. No expansion of the existing footprint may occur within the floodway. As proposed this project does not meet this requirement.

Based on the two items above, this project cannot be approved. Staff recommends that you apply for a Flood Hazard Assessment to evaluate the restrictions on this lot with regards to FEMA regulations.

Other codes that apply to this project include riparian corridor protection, which require that all development be setback 60 feet from the mean high water mark. Please be aware that no development shall occur within this setback. It appears that the proposed elevated deck does not meet this setback, as it is larger than the area covered by the existing concrete. Therefore the project must be revised to meet the riparian setback.

Please also note that a soils report will be required for proposed foundation work on the dwelling. SPC 0

===== UPDATED ON JANUARY 24, 2007 BY JESSICA L DEGRASSI =====

===== UPDATED ON APRIL 9, 2007 BY JESSICA L DEGRASSI =====

Reviewed submitted appraisal to determine whether proposed remodel will meet the definition of substantial improvement. Please clarify the following based on the review of the appraisal:

1. The appraisal marks the property outside the FEMA Flood area, please revise, to include location within FEMA Floodway.

2. Please submit reasoning for obtaining depreciation at 17%. as there are several items within the improvement section which are less than average in condition. Such as evidence of infestation, earth to wood contact on the foundation, post and pier foundation is fair, evidence of settlement, and older electrical and plumbing components. It also states that the deck needs to be repaired. therefore should not add \$16,000 to the value of the structure. Please clarify in the form of a written analysis. ===== UPDATED ON JULY 10, 2007 BY CAROLYN I BANTI =====

The following are Completeness Comments in regards to soils and grading issues:

1. The soils report has not been accepted. Please see letter dated 7/10/07

2. The soils report states that the extent of scour in the area is unclear. Please provide an estimate of the rate of recession of the bank in the vicinity of the proposed work, as well as the potential for scour to affect the proposed improvements during the life of the structure. The assistance of an engineering geologist

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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may be helpful in preparing this estimate.

3. The soils report states that total settlements experienced at the site may be greater than one inch. Please clarify the total compressive settlement due to the upper loose/very loose soil horizon that may be experienced outside of liquefaction-induced settlements.

4. The soils report states that the potential for liquefaction at the site is moderate. Please clarify if voids are anticipated during a liquefaction event: if so, please state the minimum void size the structural mat should be designed to withstand.

5. Prior to the discretionary application being deemed complete, a plan review letter from the soils engineer shall be submitted to environmental planning. The author of the soils report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations. ===== UPDATED ON JULY 10, 2007 BY CAROLYN I BANTI =====

===== UPDATED ON JULY 16, 2007 BY JESSICA L DEGRASSI =====

Please see memo to file dated 7/16/07 which addresses all issues with respect to Environmental Planning. ===== UPDATED ON SEPTEMBER 13, 2007 BY JESSICA L DEGRASSI =====

Received new plans which conform to FEMA requirements; house will be elevated at least one foot above the 100-year flood, no increase in footprint on the lowest floor, flood vents included, foundation designed for scour, etc. Please see misc comments for conditions of approval

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 22, 2007 BY JESSICA L DEGRASSI =====

===== UPDATED ON JANUARY 24, 2007 BY JESSICA L DEGRASSI =====

===== UPDATED ON JULY 10, 2007 BY CAROLYN I BANTI =====

The following are Miscellaneous Comments/Conditions of Approval with respect to soils and grading issues:

1. Plans submitted with the building permit application should clearly indicate all areas to receive foundation upgrades and the types of foundations proposed. Also indicate where concrete flatwork is to be placed.

2. Due to the potential for the deck to be undermined by liquefaction and/or scour the deck should be designed such that it is structurally independent of the residence.

3. The drainage and erosion control plans show no drainage features or erosion control details. The notes state that drainage will be directed to energy dissipaters. Plans submitted with the building permit application must show drainage and erosion control details, including both the physical location of such measures as well as specific installation details. Please note that the drainage plan must comply with the recommendations of the soils report or be specifically approved by the soils engineer.

4. Prior to building permit issuance, a plan review letter from the soils engineer

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 07-0006
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shall be submitted to Environmental Planning. The author of the soils report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations. ===== UPDATED ON SEPTEMBER 13, 2007 BY JESSICA L DEGRASSI =====

A letter from a licensed civil engineer will be required prior to approval of the building permit, which states the plans are in conformance with FEMA flood hazard requirements: such as flood resistant materials, vents etc.

An elevation certificate shall be completed by a licensed engineer or surveyor upon construction of the house. The certificate shall verify the number of flood vents, ground elevation and elevation of next (second) floor.

Dpw Drainage Completeness Comments

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

===== REVIEW-ON JANUARY 19, 2007 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JANUARY 19, 2007 BY JOHN G LUMICAO =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 9, 2007 BY JIM G SAFRANEK ===== The site plan must be revised to show all components of the septic system: tank (shown), leachfield and approved expansion field.

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 9, 2007 BY JIM G SAFRANEK ===== Incorrect EHS fee collected (\$256); this is a Res. Dev. Permit. Remainder to be paid to Planning Dept.

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON JANUARY 18, 2007 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.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

Project Planner: Larry Kasparowitz
Application No.: 07-0006
APN: 061-203-02

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SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

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

All bridges, culverts and crossings shall be certified by a registered engineer.

Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

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

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

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

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

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

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

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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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.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON JANUARY 18, 2007 BY COLLEEN L BAXTER =====



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

September 13, 2007

Michael Bates
PO Box 1355
Santa Cruz, CA. 95061

Subject: Review of Soil Investigation Report by Mike Van Horn, Inc.
Dated November 17, 2006; Project #: File No: 10061
Geotechnical Plan Review Letter, Dated July 12, 2007
APN 061-203-02, Application #: 07-0006

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project

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

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

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

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

Sincerely,

Carolyn Banti
Associate Civil Engineer

Cc: Lawrence Kasparowitz, Environmental Planning
Paradise Park Masonic Club, Inc., Owner
Mike Van Horn, Inc.

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

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

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

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