



Staff Report to the Zoning Administrator

Application Number: **06-0672**

Applicant: Bert Lemke
Owner: Teri Caddell
APN: 080-241-21

Agenda Date: December 7, 2007
Agenda Item #: **1**
Time: After 10:00 a.m

Project Description: Proposal to construct a two-story 4,260 square foot single-family dwelling with an attached 967 square foot three-car garage, to recognize an unspecified amount of unpermitted grading to create a building pad and secondary access road, to grade an additional 140 cubic yards of cut and fill for finish grading, and to install two 5,000 gallon water tanks.

Location: Property located on the southwest corner of the intersection of Empire Grade and Ice Cream Grade, in **the** Bonny Doon Planning Area

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

Permits Required: Coastal Development Permit and Preliminary Grading Review

Staff Recommendation :

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0672, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|-----------------------------|
| A. | Project plans | F. | Zoning and General Plan map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Geotechnical Review letters |
| D. | Categorical Exemption (CEQA determination) | I. | Biotic Review letter |
| E. | Assessor's parcel map | J. | Calfire e-mail re: access |

Parcel Information

Parcel Size:	5.32 acres
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Rural residential
Project Access:	Twilight Lane
Planning Area:	Bonny Doon

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

Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report prepared 9/2002; update letter 8/2007
Fire Hazard: Within Critical Fire Hazard
Slopes: Slopes from flat to up to 60% at building envelope
Env. Sen. Habitat: No physical evidence on site
Grading: Approx. 140 c.y. of new grading, unspecified amount of unpermitted grading
Tree Removal: Five **trees** proposed to be removed; no significant trees. Unspecified number of trees removed since 2002.
Scenic: Visible from two scenic roads (Empire Grade & **Ice** Cream Grade)
Drainage: Proposed drainage reviewed & accepted by DPW Stormwater Management and Geotechnical Engineer
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Individual septic system
Fire District: Calfire
Drainage District: Non-zone

History

The current application was submitted on November 28, 2006. The original submittal included a garage and second unit that would have been visible from Empire Grade and Ice Cream Grade, both of which are designated scenic roads. The proposal has been significantly revised since that initial submittal, to mitigate the effects on scenic resources. A prior application by the previous owner, 02-0567, was submitted on November 8, 2002, but was abandoned in 2006, as the application was still incomplete and additional information had not been submitted.

Project Setting

The project site is located at the corner of Empire Grade and Ice Cream Grade in Bonny Doon. The site is accessed from a private road, Twilight Lane, to the south of Ice Cream Grade. **The** parcel is approximately 5.3 acres in area, but due to limited access and steep slopes on the property, development is generally limited to a narrow ridge on the southeast portion of **the** property, adjacent to Empire Grade Road.

The ridge is east-west trending bounded by two drainage valleys, one to the west and one to the

south. The **top** of the ridge is gently sloping and the side slopes of the ridge vary from moderate to very steep. The drainage valley at the southern slope is gently sloping and the drainage valley on the western portion is moderately sloping. Elevations on the project site range from 1830 feet at the building site to 1740 feet at the bottom on the western drainage.

A portion of the site is designated as Groundwater Recharge, but that designation is limited to the southwestern portion of the site, along the western drainage course, outside **of** the proposed development area. The entire site is located within a Water Supply Watershed, as it is located within the Laguna Creek watershed. Laguna Creek supplies water to the City of Santa Cruz, and is located approximately 1700 feet from the southwestern corner of the parcel. Detailed grading, drainage and erosion control plans will be required to avoid impacts to water quality in the watershed.

The site is designated as a Biotic Resource, as Ponderosa pine forests and silver-leafed manzanita can be found within the Felton/Bonny Doon region. One special status species, Santa Cruz Mountains beardtongue, has been recorded in the vicinity. Biotic assessments were conducted by Kathleen Lyons of the Biotic Resources Group, in 2001, 2003, and 2006. No sensitive habitats or special status plant species were observed during any of the site assessments. The plant community found on site is a mixed evergreen forest and a knob cone pine forest with chaparral. The biotic review letter is included as Exhibit I.

The property is also located within an area designated as Critical Fire, due to the pine and chaparral habitat found on the parcel. The project, as designed, has been reviewed by CalFire and will provide adequate fire access, with construction of the northern access road as proposed. Generally, two access roads are not allowed on a parcel due to the amount of grading required and potential traffic conflicts due to multiple access points onto major roadways. Because the developable area on site is limited, however, an adequate turn-around cannot be accommodated on the ridge where development is proposed. The secondary access driveway has been required by the fire agency to provide adequate access to the new development. Comments from CalFire are included as Exhibit J.

The subject parcel is located in an area that is predominately rural residential along Empire Grade Road, with single-family homes and accessory structures located on large lots. To the west and southwest is a large parcel zoned for Timber Production. There will be no conflicts between the proposed dwelling and potential timber harvest activities on the adjacent parcel, as the dwelling would be located over 250' from the shared property line.

Zoning & General Plan Consistency

The subject property is a 5.3-acre lot, located in the RA (Residential Agriculture) zone district, a designation that allows residential uses. The proposed single family dwelling 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.

The proposed project is consistent with the site standards for the RA zone district as follows:

	RA Zone District Standard	Proposed
Front yard setback	40'	125'
Side yard setbacks	20' & 20'	275' & 160'
Rear yard setback	20'	About 251'
Maximum height	28'	22'
Maximum % lot coverage	10%	2.2%
Maximum % Floor Area Ratio	N/A	NIA

The proposed project is subject to two, potentially conflicting, General Plan Policies that affect the siting of development on the subject parcel. The first, Policy 6.3.1, prohibits structures in discretionary projects on slopes in excess of 30 percent. **An** exception is allowed, however, for a single-family dwelling on an existing lot of record where siting on greater slopes would result in less land disturbance or where siting on lesser slopes is infeasible. The second, Policy 5.10.11, requires that development within the viewsheds of rural scenic roads be sited out of public view or obscured by natural landforms and/or existing vegetation. Both Empire Grade and Ice Cream Grade are designated scenic roads, and portions of the site in proximity to Empire Grade are very visible from both roads, especially to those traveling south on Empire Grade or east on Ice Cream Grade.

To avoid potential impacts to scenic resources, the applicant has redesigned their project, from their original submittal, to locate the structures as far away from Empire Grade as possible, at the westernmost portion of the east-west trending ridge where development can occur. This would result in the rear portion of the house, including a portion of the upper level deck, a portion of the lower level, and the entire lower level deck being located on slopes that exceed 30%. It is estimated by the Geotechnical Engineer that about **14** feet of the residence will extend onto 30 to 40% slopes and the **rear** decks will extend onto **30** to 60% slopes. This proposal has been reviewed by both the Geotechnical Engineer, Rebecca Dees, and the County's Engineer, Carolyn Banti, and both determined that the proposed location is adequate if portions of the structure on slopes in excess of 30% are supported by drilled piers embedded into sandstone bedrock and the lower deck is structurally separated from the residence. These requirements have been included as conditions of approval, and meet the intent of County Code Section 16.22.050(a) that requires structures on slopes that would normally require major grading use pole or similar foundations to minimize grading. The proposal, **as** conditioned, would be consistent with this requirement.

Local Coastal Program Consistency

The proposed single family dwelling and associated site improvements are 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 area. The subject parcel is located in an area that is predominately rural residential along Empire Grade Road, with single-family homes and accessory structures located on large lots. Most structures on neighboring parcels are not visible or are only partly visible from Empire Grade, a scenic road, so architectural consistency is not **an** issue for the proposed development. Development has been located on that portion of the site least visible from public view. **Although** the proposed dwelling would be partially located on slopes in excess of 30%, grading will be minimized through the use of a drilled pier foundation on steeper slopes.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

A landscape plan has been submitted to revegetate bare spots and to screen the upper parking area and water tanks. Drought resistant plant materials have been proposed to be incorporated. A condition of approval has been included to require review and approval of the final landscape plan by Environmental Planning staff, the Urban Designer and the project plant ecologist and to require additional native and larger trees to replace those previously removed. No significant trees are proposed to be removed and, from historic site photos, it does not appear that significant trees were previously removed without benefit of permits, although a number of trees have been removed from the site since 2002.

Design Review

The subject parcel is located in an area that is predominately rural residential along Empire Grade Road, with single-family homes and accessory structures located on large lots. Most structures on neighboring parcels are not visible or are only partly visible from Empire Grade, a scenic road, so architectural consistency is not an issue for the proposed development. Development has been located on that portion of the site least visible from public view. The proposed design has been reviewed by the County's Urban Designer and determined to be consistent with the provisions of Chapters 13.11 and 13.20.

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 this exemption due to the fact that one dwelling is proposed in an area that is zoned for residential development. Sufficient site investigations, including a geotechnical report and biotic reviews, have been conducted to assure that proposed development is not located in a sensitive or hazardous environment. The dwelling has been located to avoid impacts on designated scenic resources. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

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 **06-0672**, based on the attached findings and conditions.

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

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

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Coastal Development Permit Findings

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

This finding can **be** made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed single family dwelling and site improvements 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 structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding area. **The** subject parcel is located in an area that is predominately rural residential along Empire Grade Road, with single-family homes and accessory structures located on large lots. Most structures on neighboring parcels **are** not visible or are only partly visible from Empire Grade, a scenic road, so architectural consistency is not an issue for the proposed development. Development has been located on that portion of the site least visible from public view. Although the proposed dwelling would be partially located on **slopes** in excess of 30%, grading will be minimized through the **use** of a drilled pier foundation on steeper slopes.

A landscape plan has been submitted to revegetate bare spots and to screen **the** upper parking area and water tanks. Drought resistant plant materials have been proposed to be incorporated. A condition of approval has been included to require review and approval of the final landscape plan by Environmental Planning staff and the project plant ecologist and to require additional native and larger trees to replace those previously removed. No significant trees are proposed to be removed and, from historic site photos, it does not appear that significant **trees were** previously removed without benefit of permits.

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

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

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding area. The subject parcel is located in an area that is predominately rural residential along Empire Grade Road, with single-family homes and accessory structures located on large lots. Most structures on neighboring parcels are not visible or are only partly visible from Empire Grade, a scenic road, so architectural consistency is not an issue for the proposed development. Development has been located on that portion of the site least visible from public view.

Although the proposed dwelling would be partially located on slopes in excess of 30%, grading will be minimized **through** the use of a drilled pier foundation on steeper slopes. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

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 with the exception of slopes that exceed 30%. It is estimated by the project Geotechnical Engineer that about 14 feet of the residence will extend onto 30 to 40% slopes and the rear decks will extend onto 30 to 60% slopes. This proposal has been reviewed by both the Geotechnical Engineer, Rebecca Dees, and the County's Engineer, Carolyn Banti, and both determined that the proposed location is adequate if portions of the structure on slopes in excess of 30% are supported by drilled piers embedded into sandstone bedrock and the **lower** deck is structurally separated from the residence. These requirements have been included as conditions of approval, and meet the intent of County Code Section 16.22.050(a) that requires structures on slopes that would normally require major grading **use** pole or similar foundations to minimize grading. The proposal, as conditioned, would be consistent with this requirement.

Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. **The** proposed single family dwelling and site improvements will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure far exceeds all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary **use** of the property will be one single family dwelling and site improvements that meet all current site standards for the zone district. See the discussion under Finding 3 below for a discussion of ordinance and General Plan consistency.

3. That the proposed use is consistent with all elements **of** the County General Plan and with my 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 dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and

development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling and site improvements will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling and site improvements will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, 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.

The proposed project is subject to two, potentially conflicting, General Plan Policies that affect the siting of development on the subject parcel. The first, Policy 6.3.1, prohibits structures in discretionary projects on slopes in excess of 30 percent. An exception is allowed, however, for a single-family dwelling on an existing lot of record where siting on greater slopes would result in less land disturbance or where siting on lesser slopes is infeasible. The second, Policy 5.10.11, requires that development within the view sheds of rural scenic roads be sited out of public view or obscured by natural landforms and/or existing vegetation. Both Empire Grade and Ice Cream Grade are designated scenic roads, and portions of the site in proximity to Empire Grade are visible from both roads, especially to those traveling south on Empire Grade.

To avoid potential impacts to scenic resources, the applicant has redesigned their project, from their original submittal, to locate the structures as far away from Empire Grade as possible, at the westernmost portion of the east-west trending ridge where development can occur. This would result in the rear portion of the house, including a portion of the upper level deck, a portion of the lower level, and the entire lower level deck being located on slopes that exceed 30%. It is estimated by the Geotechnical Engineer that about 14 feet of the residence will extend onto 30 to 40% slopes and the rear decks will extend onto 30 to 60% slopes. This proposal has been reviewed by both the Geotechnical Engineer, Rebecca Dees, and the County's Engineer, Carolyn Banti, and both determined that the proposed location is adequate if portions of the structure on slopes in excess of 30% are supported by drilled piers embedded into sandstone bedrock and the lower deck is structurally separated from the residence. These requirements have been included as conditions of approval, and meet the intent of County Code Section 16.22.050(a) that requires structures on slopes that would normally require major grading use pole or similar foundations to minimize grading. The proposal, as conditioned, would be consistent with this requirement.

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

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

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

area. The proposed project will be served by a private well and an individual septic system. The well has been installed and the applicant has submitted a sewage disposal application to Environmental Health Services which has been reviewed and found to be in compliance with the County's Sewage Disposal Ordinance.

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 structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding area. The subject parcel is located in an area that is predominately rural residential along Empire Grade Road, with single-family homes and accessory structures located on large lots. Most structures on neighboring parcels are not visible or are only partly visible from Empire Grade, a scenic road, so architectural consistency is not an issue for the proposed development. Development has been located on that portion of the site least visible from public view.

The proposed project consists of one single-family dwelling and associated site improvements on an existing lot of record. As a result, there will be no impact on the land use intensity or dwelling unit densities above that anticipated in the General Plan.

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 structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding area. The subject parcel is located in an area that is predominately rural residential along Empire Grade Road, with single-family homes and accessory structures located on large lots. Most structures on neighboring parcels are not visible or are only partly visible from Empire Grade, a scenic road, so architectural consistency is not an issue for the proposed development. Development has been located on that portion of the site least visible from public view. The proposed design has been reviewed by the County's Urban Designer and determined to be consistent with the provisions of Chapters 13.11 and 13.20.

Conditions of Approval

Exhibit A: Site and architectural plans dated 8/17/07 by Seascape Design, Bert Lemke, Architect; and Landscape Plans dated 9/12/07 by Teri Caddell.

- I. This permit authorizes the construction of a single-family dwelling and associated site improvements. 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 Environmental Planning Section of the Planning Department.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Due to steep slopes in the vicinity of the rear (lower) deck, the deck shall be structurally separated from the proposed residence.
 3. Portions of the structures and decks on slopes exceeding 30% slopes shall be supported on drilled piers embedded at least 6-feet into firm sandstone bedrock, as recommended by the project Geotechnical Engineer.
 4. Grading plans incorporating the following:
 - a. Grading volumes that include the prior unpermitted grading as well as additional grading proposed for construction of the residence.
 - b. Existing fill on the slopes below the residence and garage shall be

- removed prior to constructing improvements, as recommended by the project Geotechnical Engineer. Fill removal must be included in the grading volumes proposed.
- c. Top and bottom of wall elevations shall be shown for all retaining walls.
 - d. Limits of grading shall be shown around all areas to be disturbed during construction, including areas where fill is to be removed.
 - e. Tree protection measures, including fencing, shall be shown for all trees to remain within the areas to be disturbed.
 - f. Include cross sections through the house and garage that show any overexcavation and recompaction of the existing unpermitted fill.
 - g. Include keyway details, if applicable.
5. Erosion control plans incorporating the following:
- a. If unpermitted fill is not removed prior to October 15, the fill areas should be protected from erosion and a silt fence constructed downslope of the fill.
 - b. A sediment control plan that shows how sediment will be controlled on-site during construction. Include details of devices to be used.
6. Drainage plans and specifications including the following:
- a. Drainage details on all drainage systems and retaining walls, including collection of concentrated surface and roof runoff from the proposed improvements with discharge into gravel filled trenches or other structures located near the base of slopes.
 - b. Maintenance procedures for the drainage facilities and drainage mitigation measures.
 - c. Topography shall be shown a minimum of 50-feet beyond the project work limits, including adjacent to infiltrative mitigation measures and the discharge points for piped runoff.
 - d. Show the extents of the different pavement surface types on both the plan and profile for the driveway and parking areas. Clearly note that baserock areas less than 5% slope are not to be oil sealed.
 - e. **The** discharge location for the southern side of the building downspouts shall not be located within the flowline of the topographic swale since this feature will be conveying runoff from significant other upland areas. **The** facility shall be relocated to another suitably stable location, approved by the project Geotechnical Engineer, which is more isolated from other upland runoff
 - f. Provide additional construction details for the “rock flow dissipation” that indicate the ability/capacity to actually reduce runoff flow rates to predevelopment levels up through the County 10-year storm. Energy dissipaters (as noted on the geotechnical letter) do not provide this level of mitigation.

7. Details showing compliance with **fire** department requirements, including all requirements of the Urban Wildland Intermix Code.
 8. A landscape plan shall be reviewed and approved by Environmental Planning staff, the Urban Designer, and the project plant ecologist or botanist. The plan shall be revised to include more native, drought tolerant **tree** species, appropriate to the habitat on site. Native **trees** shall be a minimum of IS-gallon size at installation. No invasive species shall be included in the landscape plan. No trees shall be removed other than those specifically indicated on the site plan (Sheet 1 of 7) by Seascope Design, dated 8/17/07.
- C. **A** recorded maintenance agreement is required for the stormwater mitigation facilities, including modifying the standard language of form SWM-25 (found in the County Design Criteria) to specifically include and mention the permeable driveway and parking surfaces.
 - D. Submit four copies of the approved Discretionary Permit with **the** Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal
 - E. Obtain a final Environmental Health Clearance for this project **from the** County Department of Environmental Health Services.
 - F. Meet all requirements and pay any applicable plan check fee of CalFire.
 - G. Submit two copies of **the** plan review letter from the Geotechnical Engineer.
 - H. Pay the current **fees** for Parks and Child Care mitigation for **3** bedroom(s). Currently, these **fees** are, respectively, \$578 and \$109 per bedroom.
 - I. Provide required off-street parking for three 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.
 - J. 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.
 - K. Submit an application for an encroachment permit for all work within the County right-of-way. Fencing is not allowed within the County right-of-way and on-site fencing shall not block sight distance for motorists at adjacent roadways and driveways.
- 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. **The** project Geotechnical Engineer shall observe and approve the location of all drainage improvements prior to installation. The Geotechnical Engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- E. Vegetation shall be trimmed or removed at the location where the main driveway intersects the County road in order to maintain sight distance for the driveway.
- 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.

IV. Operational Conditions

- A. No signs shall be posted in the County right-of-way restricting parking within the right-of-way or indicating that parking in that location is private.
- B. All existing trees shown on the site plan that are not approved to be removed (with the exception of dead trees), and those new trees installed as part of the landscape plan by Teri Caddell dated 9/12/07, shall be permanently maintained and replaced if needed. Any diseased or dead trees shall be replaced by a tree of the same species or by a tree species approved by Environmental Planning staff and the Urban Designer, of at least 15-gallon size.
- C. In the event that future County inspections **of** the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- V. **As** a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including

attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which **the** COUNTY **seeks** to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify **the** Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, **the** Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of **the** County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Cathy Graves
Project Planner

Application #: 06-0672

APN: 080-241-21

Owner: Teri Caddell

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: 06-0672

Assessor Parcel Number: 080-241-21

Project Location: None

Project Description: Proposal to construct a two-story single family dwelling with an attached garage

Person or Agency Proposing Project: Bert Lemke

Contact Phone Number: (831) 688-6642

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

Specify type:

E. ☒ **Categorical Exemption**

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

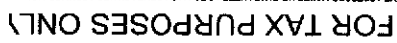
F. Reasons why the project is exempt:

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

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

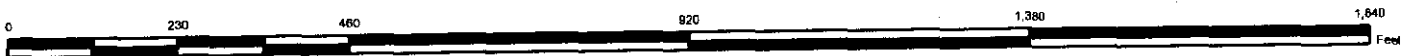
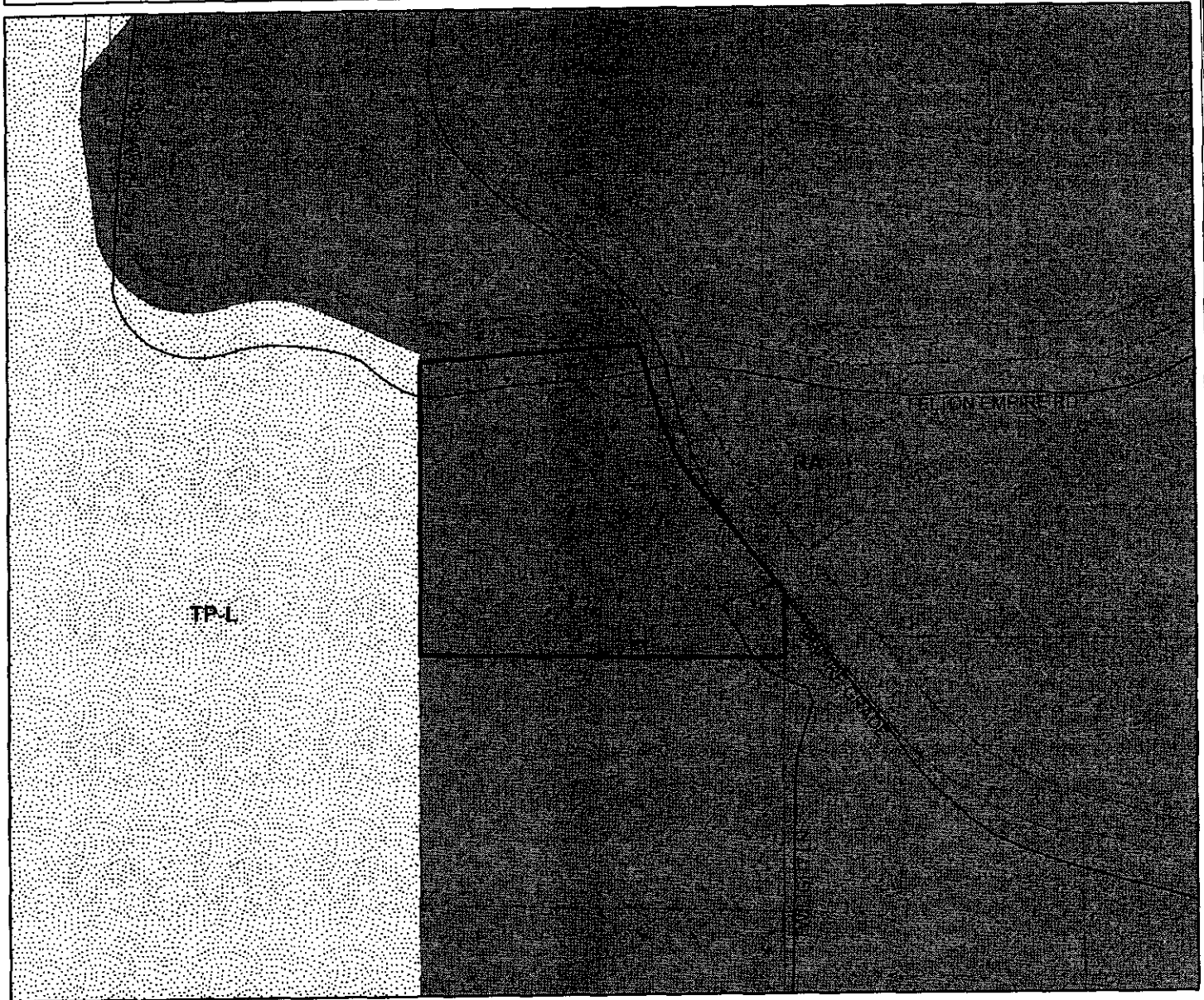
Cathy Graves, Project Planner

Date: _____



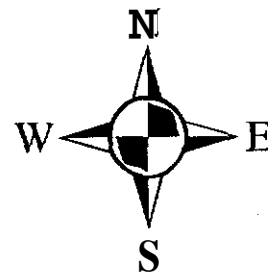


Zoning Map



Legend

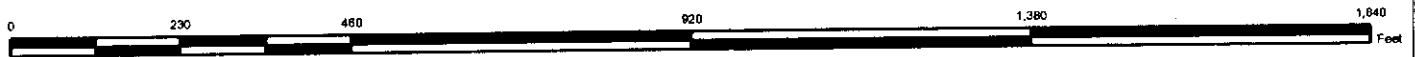
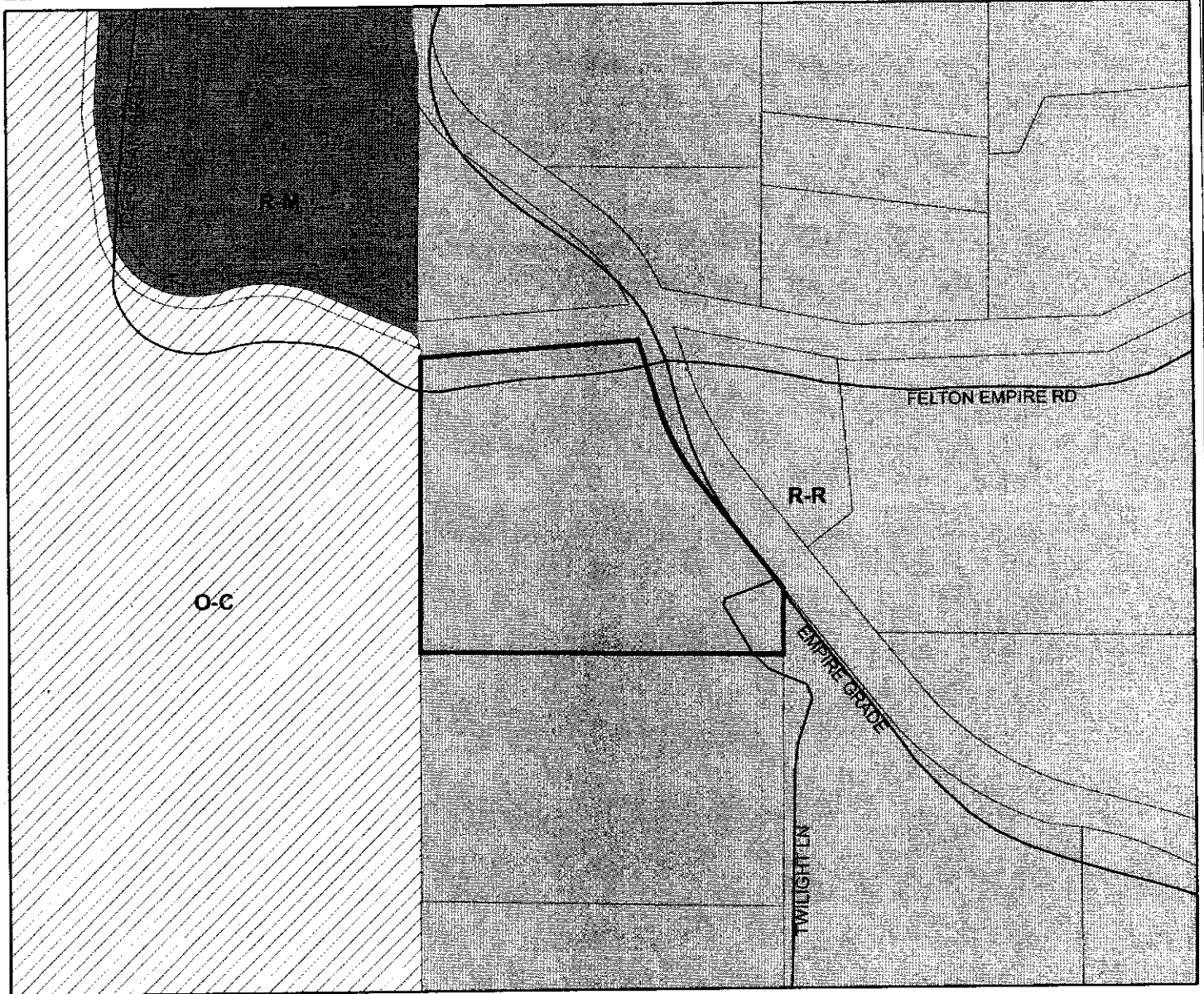
-  APN 080-241-21
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL (RA)
-  TIMBER PRODUCTION (TP)









Map Created by
County of Santa Cruz
Planning Department
December 2006

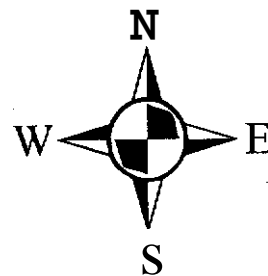


General Plan Designation Map



Legend

-  APN 080-241-21
-  Assessors Parcels
-  Streets
-  Residential-Rural (R-R)
-  Residential-Mountain (R-M)
-  Resource Conservation (O-C)



Map Created by
County of Santa Cruz
Planning Department
December 2006

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Cathy Graves
Application No.: 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 14, 2007 BY JESSICA L DEGRASSI =====

Reviewed new revised plans dated 5/16/07. Please submit the following for complete
ness issues:

1. Submit a written letter from the fire agency specifically stating that they will
required the second driveway for fire response requirements. If such a letter cannot
be issued, this driveway must be eliminated from the proposed project, and a restor-
ative grading plan shall be submitted.

2. The new plans do not show a 30% slope line, and the house has been drawn to cover
all the topo lines in this area, such that we cannot scale off the slope percent. It
appears that the deck and portions of the house are located on slopes over 30%.
which will require a relocation of the structure.

3. Please submit 3 copies of a soils report completed by a licensed soils engineer
which addresses the loose fill onsite as well as the location of the septic leach-
field and drainage. This report will be reviewed by the dept civil engineer and fur-
ther comments may be made once that review has been completed.

4. The septic leachfield is located on slopes over 30% and needs to be reviewed and
approved (in writing) by the soils engineer and Environmental Health Dept.

5. Show all remedial grading to be completed on the site, as the new plans do not
show all of the illegal grading that has taken place. These grading plans shall be
reviewed by the dept civil engineer along with the soils report. ===== UPDATED
ON JUNE 18, 2007 BY JESSICA L DEGRASSI =====

===== UPDATED ON SEPTEMBER 17, 2007 BY JESSICA L DEGRASSI =====

Reviewed and accepted landscape plan ===== UPDATED ON OCTOBER 2, 2007 BY JESSICA
L DEGRASSI =====

Project complete for further processing, see misc comments ===== UPDATED ON OC-
TOBER 2, 2007 BY CAROLYN I BANTI =====

The soils report has been accepted. Please see letter dated 10/02/07.

The geotechnical plan review letter has been accepted

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 18, 2007 BY JESSICA L DEGRASSI =====

Plan review letter from the soils engineer will be required once the plans have been
accepted.

An erosion and sediment control plan will be required at buidling permit application
stage. ===== UPDATED ON OCTOBER 2, 2007 BY JESSICA L DEGRASSI =====

The following items shall be shown on the grading plan for the building permit ap-
plication:

-Top and bottom of wall elevations for all retaining walls

Discretionary Comments - Continued

Project Planner: Cathy Graves
Application No.: 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 2

- Limits of grading around areas to be disturbed during construction
- Tree protection fencing around trees to remain within building site
- Cross sections through house and garage which show any overexcavation and recompaction of the existing unpermitted fill
- Keyway detail (if applicable)
- Erosion and sediment control plan which shows how sediment will be controlled on site during construction. Include details of devices to be used.
- Drainage details on all drainage systems and retaining walls

Note: A new plan review letter from the soils engineer will be required once all agencies have reviewed and approved the building application. Two copies of the plan review letter shall be submitted at this time. ===== UPDATED ON OCTOBER 2, 2007 BY CAROLYN I BANTI =====

Due to steep slopes in the vicinity of the proposed deck, the deck shall be structurally separated from the proposed residence.

Dpw Drainage Completeness Comments

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

===== REVIEW ON DECEMBER 22, 2006 BY DAVID W SIMS =====

Review could not be performed for the project because of insufficient information and a lack of mitigation measures. There is a large increase in impervious area that requires mitigations. The Stormwater Management section cannot recommend approval of the project as proposed.

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

Policy Compliance Items:

Item 1) A stormwater mitigation plan is required. Revise the application and fully mitigate for all impacts according to County policy and the updated design criteria (June 2006). Meet requirements to hold runoff levels to pre-development rates for a broad range of storms up through the 10 year event, apply best management practices minimize impervious surfacing, and control development runoff where it leaves or passes by the driveway entrances

Information Items:

Item 2) Incomplete. Provide all information on the plans necessary to ascertain whether mitigation requirements have been met.

Please see miscellaneous comments. ===== UPDATED ON JUNE 21, 2007 BY DAVID W SIMS =====

Discretionary Comments - Continued

Project Planner: Cathy Graves
Application No.: 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 3

2nd Review Summary Statement:

The 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. The Stormwater Management section cannot recommend approval of the project as proposed.

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

Policy Compliance Items:

Item 1) The entire development site must be mitigated for stormwater impacts. While the building does indicate percolation pits, there is no apparent mitigation for the impact of the new asphalt driveways and parking. Drainage pattern arrows indicate the driveways and parking as being unmitigated and flowing to Empire Grade Road. This surfacing is more extensive than the structure and must be fully mitigated as well.

Item 2) Impervious surfacing has not been minimized and the proposal for paving extents is excessive. Please reduce pavement extents substantially and/or make use of porous pavement products

Information Items:

Item 3) Incomplete. No information for the runoff conditions at the driveway entrances to the street was provided. Show the drainage conditions for water flowing along Empire Grade across the driveway entrances and propose any need facilities to conduct this flow adequately. Describe the adequacy of the routing of runoff released to the street until it is disposed of in a County maintained inlet or a natural channel.

Item 4) Incomplete. Provide more conceptual detail on the configuration of all proposed mitigation measures. The mapped site soils (Lompico/Felton) indicate a fairly restrictive shallow sub-soil layer that could inhibit the proposed percolation unless the pit depth penetrates well below this layer. County criteria prohibit percolation storage in such restrictive soil conditions. Indicate how this problem will be resolved.

Item 5) Incomplete: Site slopes adjacent to the proposed percolation pits are shown to be as steep as 55%. This condition will require a geotechnical engineer to review the conceptual proposal and to provide a stamped and signed review letter addressing slope stability conditions specifically for the proposed percolation pits and any other mitigation measure discharging over or into steep slopes.

Item 6) Topography information is to be shown a minimum of 50 feet beyond the project work limits. This extent has not been provided.

Item 7) The plan Sheet 1 notes a gravel filled trench while the driveway section Sheet 6 notes a rock lined drainage swale. It is not clear if these are the same

Project Planner: Cathy Graves
Application No.: 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 4

proposal or have different function

Please see miscellaneous comments. ===== UPDATED ON OCTOBER 12, 2007 BY DAVID W SIMS =====

3rd Review Summary Statement:

Application is approved for discretionary stage. See miscellaneous comments for conditions to be met for the building application.

Policy Compliance Items:

Item 1) Mitigations for driveway impacts have been improved and construction clarified. Mitigations for the house structure have been relocated to less steep areas. More detailing for these measures will be needed. See miscellaneous comments

Item 2) Applicant has proposed base rock for the upper level areas of the driveway and parking pad, which will not be oil sealed, thereby providing some permeability and meeting the requirement to minimize impervious surfaces. Additionally, a section of the north driveway will be porous concrete.

Information Items:

Item 3) Complete

Item 4) Deferred. See miscellaneous comments

Item 5) Complete. Mitigation facilities have been relocated away from the steeper slopes. Geotech review letter has generally supported mitigation configuration.

Item 6) Deferred. See miscellaneous comments

Item 7) Complete. Plans were clarified by addition of detail drawings for the driveway percolation trench.

Please see miscellaneous comments.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON DECEMBER 22, 2006 BY DAVID W SIMS =====

For additional guidance see the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online:
<http://www.sccoplanning.com/brochures/drain.htm>

Existing gravel roads will not be recognized as exempt from mitigation, unless it can be shown that they were previously mitigated along with prior permitted development

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly dif-

Project Planner: Cathy Graves
Application No. : 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 5

ferent 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 21, 2007 BY DAVID W SIMS =====

Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.

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 OCTOBER 12, 2007 BY DAVID W SIMS =====

Items to be addressed with the building application:

A) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans

B) A recorded maintenance agreement will be required for the stormwater mitigation facilities, including modifying the standard language of form SWM-25 to specifically include and mention the permeable driveway and parking surfaces.

C) Topography must be shown a minimum of 50 feet beyond the project work limits. This is particularly important adjacent to infiltrative mitigation measures and the discharge points for piped runoff.

D) Show the extents of the different pavement surface types on both the plan and profile of the driveway and parking areas. Clearly note that baserock areas less than 5% slope are not to be oil sealed.

E) The discharge location for the southern side of the building downspouts should not be located within the flowline of the topographic swale since this feature will be conveying runoff from significant other upland areas such that any dedicated capacity to treat the house would already be used up. Relocate the facility to another suitably stable location that is more isolated from other upland runoff.

F) The mitigation measures labeled as 'rock flow dissipation' will need to have additional construction details provided on the plans that indicate the ability/capacity to actually reduce runoff flow rates to predevelopment levels up through the County 10-yr storm. Energy dissipaters (as noted on the geotechnical letter) do not provide this level of mitigation and would not be accepted.

Discretionary Comments - Continued

Project Planner: Cathy Graves
Application No.: 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 6

G) Provide complete drawn construction detail on the configuration of all proposed mitigation measures. The mapped site soils (Lompico/Felton) indicate a fairly restrictive shallow sub-soil layer that could inhibit the proposed percolation unless the pit depth penetrates well below this layer or the soil types differ from that mapped. Please clarify soil conditions. County criteria prohibit percolation storage in such restrictive soil conditions, and sub-drainage may be required. Indicate how this problem will be resolved.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON NOVEMBER 30, 2006 BY DEBBIE F LOCATELLI =====

Show driveway plan view and centerline profile on discretionary plans. Indicate on plan that driveway shall meet the County of Santa Cruz Design Criteria. Actual design criteria details for driveway shall be required at the time of building permit submittal

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON NOVEMBER 30, 2006 BY DEBBIE F LOCATELLI =====

Encroachment permit required for all off-site work in the County road right-of-way. To be applied at the time of building permit submittal

If fencing is proposed, it is not allowed within the County road right-of-way.

If fencing is proposed, it shall not block sight distance for motorists at adjacent intersections and driveways.

County right-of-way is designated for public use and shall not have signs posted stating it is private parking. (This statement shall be added as a condition to the discretionary permit.)

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON JANUARY 3, 2007 BY RODOLFO N RIVAS ===== Please provide the following information for the driveways: turning radii, structural section, cross section, and profile. Additionally, in order to provide a safe transitional area for vehicles entering and leaving the residences, a driveway width of 18' for the first 20' is required for the main driveway. ===== UPDATED ON JUNE 13, 2007 BY GREG J MARTIN =====

Plans are complete for a discretionary application. Comments may be made at time of building permit.

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON JANUARY 3, 2007 BY RODOLFO N RIVAS ===== Applicant needs to trim or remove vegetation at the location where the main driveway intersects the county road in order to maintain sight distance for the driveways. UPDATED
ON JUNE 13, 2007 BY GREG J MARTIN =====

Environmental Health Completeness Comments

Discretionary Comments - Continued

Project Planner: Cathy Graves
Application No. : 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 7

===== REVIEW ON DECEMBER 13, 2006 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior approval of the sewage disposal permit. Contact the appropriate Land Use staff. Rafael Sanchez, 454-2735. Other: Applicant's septic consultant should take into account the fill issue identified by Planning when designing septic system.

===== UPDATED ON JUNE 5, 2007 BY JIM G SAFRANEK ===== The applicant will need to obtain an approved sewage disposal permit from EHS. The septic system shown on sheet 1 does not appear to meet setback from the existing well, if the scale is correct.

===== UPDATED ON SEPTEMBER 19, 2007 BY JIM G SAFRANEK ===== This proposed project is now approved by EHS.

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 13, 2006 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON JUNE 5, 2007 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 DECEMBER 12, 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.

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

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

FIRE FLOW requirements for the subject property are 500 GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant within 150 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.

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

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

NOTE that the designer/installer shall submit three (3) sets of plans and 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

Project Planner: Cathy Graves
Application No. : 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 8

PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street. additional numbers shall be installed on a directional sign at the property driveway and street.

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

NOTE on the plans that 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: Cathy Graves
Application No.: 06-0672
APN: 080-241-21

Date: October 19, 2007
Time: 14:21:22
Page: 9

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

AN APPROVED CDF TURNAROUND. EITHER A HAMMERHEAD OR CIRCULAR IS REQUIRED WITHIN 150 FEET OF THE STRUCTURES. YOU MUST MAKE AN APPOINTMENT WITH THIS OFFICE FOR A UWIC. YOUR DRIVEWAY MUST COMPLY WITH THE FIRE CODE. A TURNAROUND IS STILL NOT SHOWN ON THE PLANS AND MUST BE SHOWN AT THE BUILDING PERMIT PHASE FOR APPROVAL ===== UPDATED ON JUNE 5, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 2, 2007 BY COLLEEN L BAXTER =====

THERE ARE NO NEW FIRES NOTES FROM CALFIRE. ALL FIRE REQUIREMENTS HAVE BEEN SHOWN ON THE SUBMITTED PLANS. THE DRIVEWAY SHOWN ON THE PLANS IS MEETS THE INTENT OF THE FIRE CODE AND LOCAL SANTA CRUZ COUNTY ORDINANCES. THE AREA AT THE TOP OF THE DRIVEWAY BETWEEN EITHER SIDE OF THE DRIVEWAYS MUST BE KEPT CLEAR FOR FIRE ACCESS AND IS NOT TO BE USED FOR PARKING VEHICLES. ===== UPDATED ON OCTOBER 2, 2007 BY COLLEEN L BAXTER =====

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON DECEMBER 12, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON DECEMBER 12, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON JUNE 5, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 2, 2007 BY COLLEEN L BAXTER =====

INTEROFFICE MEMO

APPLICATION N O 06-0672 (second routing)

Date: May 30, 2007

To: Cathy Graves, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of a new residence at Empire Grade Road and Ice Cream Grade, Felton

Design Review Authority**13.11.40** Projects requiring design review

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

13.11.030 Definitions

- (u) "Sensitive Site" shall mean any property located adjacent to a scenic road or within the viewshed of a scenic road as recognized in the General Plan; or located on a coastal bluff, or on a ridgeline.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Location and type of access to the site	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		

Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection	✓		
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		

Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

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	✓		
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	✓		
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			
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
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

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)			NIA
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			NIA

SANTA CRUZ COUNTY HEALTH SERVICES AGENCY
ENVIRONMENTAL HEALTH SERVICE
701 Ocean Street, Room 312, Santa Cruz, CA 95060
(831) 454-2022

**PRELIMINARY FINDING OF COMPLIANCE
FOR SEWAGE DISPOSAL PERMIT APPLICATION**

*** * * THIS IS NOT A PERMIT * * ***

Your sewage disposal application has been reviewed and tentatively found to be in compliance with the County Sewage Disposal Ordinance, subject to any conditions noted below. Your sewage disposal application is subject to re-evaluation in the event that the development proposal is modified or geologic hazards or other site constraints are identified by the Planning Department.

The Finding of Compliance remains in effect for 24 months from the date below, and will expire at 24 months, unless an application for a building permit is accepted as complete and is under review by the Planning Department. In that case, the Finding of Compliance remains valid until the building permit is issued, or the application for the building permit becomes invalid. If the building permit application becomes invalid, the Finding of Compliance becomes null and void.

If, within the period that applications are valid, a building permit is approved by the Planning Department for the structure described in this application, the Planning Department will issue a sewage disposal permit in conjunction with the building permit. You may not install the sewage disposal system until both the building permit and sewage disposal permit are issued.

A copy of the approved sewage disposal design has a stamp signed by Environmental Health Services personnel. This is the only approved design. All other site development plans must accommodate the approved sewage disposal design and must show the approved sewage disposal system on the plans.

Should a Finding of Compliance become void or an issued permit expires, a new sewage disposal permit application, subject to the Sewage Disposal Ordinance in effect at the time of new application, is required. Payment of new fees will also be required.

Conditions or Remarks:

Assessor's Parcel Number 080-241-21 Construction Site Location Imperial Grade
Owner's Name Terri Caddell
Application reviewed and found in compliance 9/7/07
(Date)
Application review valid until 9/7/09 Permit Number 07-197
(Date)
By Rafael Sanchez 9/7/07
(Registered Environmental Health Specialist) (Date)



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

October 2, 2007

Bert Lemke
258 Farallon Ct.
Aptos, CA, 95003

Subject: Review of Geotechnical Investigation by Dees & Associates, Inc.
Dated August 20, 2007; Project #: SCR-0251
Geotechnical Plan Review Letter Dated August 20, 2007
APN 080-241-21, Application #: 06-0672

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and review letter 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
3. Prior to building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

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

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

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

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

Sincerely,

Carolyn Banti
Associate Civil Engineer

Cc: Cathy Graves, Project Planner
Teri Caddell, Owner
Dees & Associates, Inc.

NOTICE TO PERMIT ~~ERS~~ WHEN A SOI 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 **l** 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.



Dees & Associates, Inc.
Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

August 20, 2007

Project No. SCR-0251

MS. TERI CADDELL
P.O. Box 67422
Scotts Valley, California 95067

Subject: Geotechnical Investigation Review and Update

Reference: New Single Family Residence and Driveway
Empire Grade Road
APN 080-241-21
Santa Cruz County, California

Dear Ms. Caddell:

As requested, this letter provides an updated geotechnical investigation for the new residence and driveway proposed at the referenced site.

Introduction

A Soil Investigation was prepared for the site in May 2001 by Amso Consulting Engineers, Project 3132-1. Their report included two exploratory borings and geotechnical recommendations for a new residence. In September 2002, a second report was prepared by Amso Consulting Engineers that included two additional exploratory borings and geotechnical recommendations for a new residence, detached garage, 2nd dwelling unit and two carports. The second report was submitted to the County of Santa Cruz and was accepted on November 14, 2002.

The site has changed owners and a new project is being proposed at the site. The new project consists of a new single family residence with an attached garage and a new driveway. The residence, garage and southern driveway are located in essentially the same location as they were during the Amso Consulting Engineers geotechnical investigation of the site. The septic leachfield has been moved from the southern side slope of the knoll down to a gentle slope near the base of the slope. The southern driveway is an existing gravel driveway that comes off Twilight Lane. A second driveway is proposed on the north side of the homesite that will come off Empire Grade Road.

The County of Santa Cruz has requested an updated geotechnical investigation to address the newly proposed project and address some minor grading that was recently performed at the site by the new owner.

Purpose and Scope

The purpose of our investigation was to review the site conditions and available data pertaining to the site and address the geotechnical issues indicated in the County of Santa Cruz letter, dated June 20, 2007. Our specific scope of our work was as follows: 1) a site reconnaissance to observe the existing site conditions and discuss the project with Teri Caddell, 2) review data in our files regarding the site and vicinity, 3) review the two geotechnical investigations prepared by Amso Consulting Engineers, Project 3132-1, dated May 2001 and September 2002, 4) review data

SCR-0251 | 8/20/07

provided to us by the client, 5) review the project plans prepared by Seascape Design, 6) engineering analysis and 7) preparation of this report.

Site and Project Description

The site is located at the corner of Ice Cream Grade and Empire Grade Road in Santa Cruz County, California. The site topography consists of a short, narrow east-west trending ridgetop bounded by two drainage valleys, one to the west and one to the south. The top of the ridge is gently sloping and the side slopes of the ridge vary from moderate to very steep. The drainage at the southern edge of the site is gently sloping. The drainage on the east portion of the site is moderately sloping. The site is bordered by mountain residential property to the south and west and Ice Cream Grade to the north and Empire Grade Road to the east.

The residence and attached garage are proposed on the western nose of the ridge, Figure 1. The ridge is very narrow and the residence and garage will extend across the ridgetop from the northern slope to the southern slope. Slope gradients below the homesite are on the order of 10 to 40 percent. A deck will come off the bottom floor of the residence and an upper deck will come off the second floor. The two decks will cantilever out over 30 to 60 percent slopes.

There is an existing gravel driveway on the south side of the ridge that provides access to the ridgetop and homesite. A second driveway is proposed on the north side of the ridge down to Empire Grade Road. The new driveway has been rough graded into the slope. The two driveways will be graveled except at the top of the driveways where slope gradients will exceed 15 percent. The portions of the driveway steeper than 15 percent will be paved with pervious concrete. The parking area at the top of the ridge will be paved with concrete pavers.

Roof runoff will be collected and discharged at the base of the northern and southern slopes into rip rap energy dissipaters. Pavers, gravel and pervious concrete will be used to infiltrate surface runoff from the parking and driveway areas. Excess water will be directed to gravel fill trenches at the base of the northern driveway and to rip rap energy dissipaters at the base of the southern driveway.

Subsurface Soil Conditions

Four borings were drilled at the site by Amso Consulting Engineers. Three borings were drilled at the top of the ridge and one boring was drilled on the western slope of the ridge. The test boring logs indicate the site is underlain by 1 to 3 feet of medium dense to dense silty sand over dense sandstone bedrock. Groundwater was not encountered in their borings and the soils were very dry in May 2001 and July 2002.

The trees at the top of the ridge were cut down and most of the tree debris was taken off-site. Some of the tree stumps and branches were pushed off the edge of the ridgetop and piled up. A thin layer of soil was scraped off the ground surface when the tree debris was being pushed over the slope. The soil was piled up with the tree debris and left on the slope below the proposed home. There also appears to be about 1 to 3 feet of till on the slope where the garage is proposed.

Conclusions

Based on the results of our investigation, the recommendations presented in the Amso report, dated September 2002 may be used for the proposed improvements.

About 14 feet of the residence will extend onto 30 to 40 percent slopes and the two rear decks will

extend onto 30 to 60 percent slopes. The residence and decks may extend onto 30 to 60 percent slopes as long as these portions of the structure are supported on drilled piers embedded at least 6 feet into firm sandstone bedrock and the slope below the home and deck is protected from erosion. Based on the four borings drilled at the site, pier depths of 7 to 9 feet should be anticipated

The existing fill on the slopes below the residence and garage should be removed prior to constructing improvements. If the fill is not removed prior to October 15th, the fill areas should be protected from erosion and a silt fence should be constructed downslope of the fill.

The septic leachfield will be located on a gentle slope near the bottom of a valley. The septic area at the top of the ridge has been abandoned. The septic leachfield is well located at the site and feasible from a geotechnical perspective.

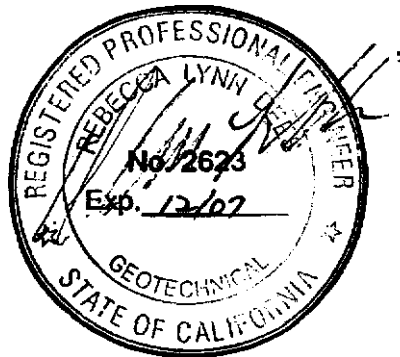
Concentrated surface and roof runoff from the proposed improvements should be collected and discharged into gravel fill trenches or rip rap dissipaters located near the base of slopes. The location of all drainage improvements should be observed and approved by the geotechnical engineer prior to installation.

It has been a pleasure working with you on this project. If you have any questions, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 4 to Addressee
1 to Seascope Design

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.



Dees & Associates, Inc.

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

August 20, 2007

PrqcdNo.SCR-0251

MS. TERI CADDELL
P.O. Box 67422
Scotts Valley, California 95067

Subject: Geotechnical Plan Review

Reference: Proposed Single Family Residence
Empire Grade Road
APN 080-241-21
Santa Cruz County, California

Dear Ms. Caddell:

As requested, we have reviewed the geotechnical aspects of the project plans, Sheets 1 to 7, for the new residence, attached garage and driveways proposed at the referenced site. The plans were prepared by Seascope Designs and are last dated August 17, 2007. Geotechnical recommendations for the project were prepared by **Amso** Consulting Engineers in their report, dated September 2002. An updated geotechnical investigation, dated August 20, 2007, was prepared for the proposed project by our **firm**.

The plans indicate a two story single family residence with an attached garage is proposed at the site. The **upslope** portion of the residence will be partially excavated into the slope and the **downslope** portion of the residence will cantilever over the slope. The garage pad is sloping. The existing **fill** below the garage will be removed and replaced with compacted engineered fill. The fill will be retained with the downslope footing of the garage. Although we have not been provided a foundation plan, we anticipate the structures will be supported on a combination spread footing and pier and grade beam foundation system embedded into bedrock.

The area around the home will be graded so surface water will flow away from the foundation. Roof water will be collected in solid pipe and discharged at the base of the northern and southern slopes into rip rap energy dissipaters.

The existing southern driveway will be improved and a new northern driveway will be constructed. An oil and screen surface will be used for portions of the driveway between 5 and 15 percent and pervious concrete will be used for portions of the driveway steeper than 15 percent. Surface runoff from the northern driveway will be discharged into a gravel filled trench located at the base of the slope. Surface runoff from the southern driveway will be discharged into rip rap energy dissipaters located near the base of the slope on the

SCR-0251 | 8/20/07

other side of Twilight Lane. The driveway and parking area at the top of the ridge will be paved with concrete pavers.

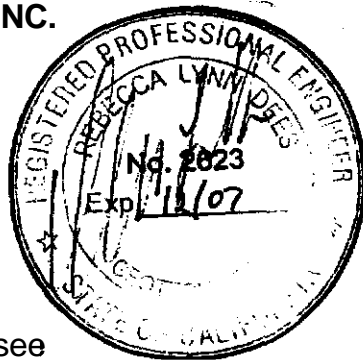
The septic leachfields will be located on gentle slopes near the bottom of the valley.

Our review indicates the plans are in general accordance with the recommendations. If you have any questions, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 3 to Addressee
 1 to Seascope Design



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN JAMES, DIRECTOR

SOILS ENGINEER TRANSFER OF RESPONSIBILITY

APN: 080-241-21

DATE: 8/30/07

OWNER: Teri Caddell

PROJECT LOCATION: Empire Grade Road
Benny Doon, California

PROJECT DESCRIPTION: New Single Family Residence, Detached Garage
and driveway

Our firm is taking over the above referenced project as the project soils engineer of record.

We have reviewed the original geotechnical work for this project. Completed work reviewed to date is as follows (detail all reports including author, title, date and project number):

- 1) Geotechnical Investigation, Parcel 1, APN 080-241-21, Santa Cruz County, California
by AMSO Consulting Engineers, dated May 2001, Project No. 3132-1
- 2) Geotechnical Investigation, Parcel 1, APN 080-241-21, Santa Cruz County, California
by AMSO Consulting Engineers, dated September 2002, Project No. 3132-1

Based upon ~~our~~ review, we ~~offer~~ our professional opinions as follows (check where applicable):

☒ We ~~concur~~ with ~~all~~ of the technical conclusions and recommendations.

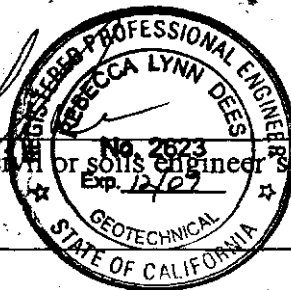
☐ We do not agree with or support geotechnical conclusions or recommendations as detailed on the attached report (attached new conclusions and recommendations and all new supporting data and reasoning).

☒ We agree to accept responsibility within our ~~area~~ of technical competence for approval of this project upon completion of the work.

SIGNED: _____

(Apply California State-registered civil or soils engineer's signature and wet stamp here)

Return to: _____



Biotic Resources Group

Biotic Assessments • Resource Management • Permitting

November 1, 2006

Ms. Teri Caddell
P.O. Box 67422
Scotts Valley, CA 95067

RE: Caddell Residence, Empire Grade/Ice Cream Grade (APN 080-241-21): Results of Botanical Review

Dear Ms. Caddell,

The Biotic Resources Group conducted an updated botanical review of your property at the intersection of Empire Grade and Ice Cream Grade (Twilight Lane) in the Felton/Bonny Doon area of Santa Cruz County, as per your request. The review was conducted on November 1, 2006 and was focused on updating my previous report on the potential occurrence of special status plant species and/or habitats in the area proposed for residential construction. The results of this updated botanical review are described herein.

ASSESSMENT METHODOLOGY

A site visit of the proposed development area on the parcel was conducted on November 1, 2006. The subject property (APN 080-241-21) encompasses approximately 5.5 acres and currently supports **two** dirt roads/driveways and previously graded areas. The property is proposed for residential development (single residence and guest house; Seascape Design). These proposed development areas were viewed on foot during the November field visit, coupled with a review of my previous reports.

Previous Biological Reviews: The spring 2001 survey concluded that mixed evergreen forest and knobcone pine forest/chaparral dominate the proposed residential development areas and no sensitive habitats were present in these areas. This spring survey also failed to observe any special status plant species within the proposed development areas. A subsequent site visit was conducted in January 2003. This survey also failed to document the occurrence of any special status plant species.

The purpose of the 2006 site assessment was to ascertain if site conditions on the parcel had substantially changed since the 2003 site visit and to re-evaluate whether the proposed development area supports special status plant species and/or habitats.

ASSESSMENT RESULTS

The property supports a mosaic of mixed evergreen forest and knobcone pine forest/chaparral. The majority of the proposed development area has been previously cleared; wood chips occur on the hillside down slope of the proposed residence and the upper terrace is bare. Vegetation in the surrounding area is dominated by knobcone pine (*Pinus attenuata*), coast live oak (*Quercus agrifolia*), canyon live oak (*Quercus chrysolepis*), chinquapin (*Castanopsis chrysophylla*), Ft. Bragg manzanita (*Arctostaphylos nummularia*), brittle-leaved manzanita (*Arctostaphylos crustacea* var. *crustacea*), yerba santa (*Eriodictyon californicum*), and chamise (*Adenostoma fasciculatum*). No special status plant species

were observed in the proposed development area, consistent with observations in spring **2001** and January **2003**.

Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity. Within the Felton/Bonny Doon region, Ponderosa pine forest and silver-leaved manzanita chaparral are considered sensitive habitats. This designation is due to the prevalence of native plant species, known/potential for rare, threatened or endangered species and its limited distribution within the region.

No sensitive habitats were observed within the proposed residential area on the subject property.

Special Status Plant Species

Plant species of concern include those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS. One special status species has been recorded from the project vicinity, as per CNDDDB records. An occurrence of Santa Cruz Mountains beardtongue (*Penstemon rattanii* var. *kleei*) has been documented from the knobcone pine forest near Empire Grade Road and Ice Cream Grade Road (CNDDDB, 2006). No individuals of this species were observed within the proposed development area during the November 2006 site visit; which is consistent with observations made in spring 2001 and January 2003. In addition, the property does not support any individuals of Ponderosa pine or silver-leaved manzanita, nor does the parcel provide suitable habitat for these species.

ASSESSMENT CONCLUSIONS

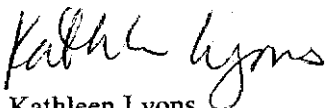
Based on the November 1, 2006 field survey and review of the previous survey results from **2001** and **2003**, development of the proposed residence/guest house will not result in any significant impacts to sensitive habitats or result in the loss of any special status species (or their habitat).

Intended Use of this Report

The findings presented in this biological review are intended for the sole use of Teri Caddell and her representatives in evaluating the proposed residential land use for the subject parcel. The findings presented by the Biotic Resources Group in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or County laws, policies or ordinances pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

Please give me a call if you have any questions on this report.

Sincerely,



Kathleen Lyons
Plant Ecologist



6059 HIGHWAY 9
P.O. DRAWER F-2
FELTON, CA 95018
(831) 335-6748

COUNTY OF SANTA CRUZ

SANTA CRUZ COUNTY FIRE DEPARTMENT

Office of the Fire Marshal

JOHN FERREIRA
FIRE CHIEF

July 24, 2007

Teri Caddell
P.O. Box 67422
Scotts Valley, Ca 95067

Subject: Access/Driveway APN: 080-241-21

Dear Ms Caddell.

This letter is in response to our review for the location of the proposed driveway at the above-referenced parcel number (no situs). In order to meet the requirements of the dimensions and turning radius for a hammerhead turnaround, the location you are proposing for the new driveway would work best. Final review for this project from CALFIRE will occur during the building permit phase. All requirements for the access road and driveway are required to be shown on the building plans.

If you have any other questions, please contact our office at (831)335-6748.

Sincerely,

Colleen Baxter
Fire Inspector
Santa Cruz County

Cc: Chron
Attachment
Cc: Cathy Graves

Cathy Graves

From: Loreen Borelli
Sent: Monday, August 06, 2007 4:13 PM
To: Cathy Graves
CC: Colleen Baxter; Loreen Borelli
Subject: Required turnaround

Cathy,

All structures must either be on a thoroughfare or have an approved Fire Department Turnaround within 150 feet of all portions of all structures. There is no way we can approve a project that does not meet one of these criteria. This applies to the access/driveway for APN 080-241-21

Thank you,

Loreen Borelli
CALFIRE
Deputy Fire Marshal
Santa Cruz County Fire
831.335.6748

8/24/2007

Cathy Graves

From: Colleen Baxter
Sent: Thursday, July 19, 2007 12:25 PM
To: Cathy Graves
Cc: teri_caddell@sbcglobal.net
Subject: access road

Hi Cathy,

I sent you an email last week regarding APN# 080-241-2 and the issue regarding a proposed second driveway. I met with the applicant (Teri Caddell) about **two** weeks ago and without adding this second driveway, the dimensions for an approved turnaround cannot be met. Could you please contact **me** regarding this issue? Thank you, Colleen.

Colleen L. Baxter
CALFIRE
Fire Inspector
Fire Marshal's Office
335-6748

THE CADDELL RESIDENCE
APN#: 080-241-21
CORNER OF EMPIRE GRADE
& ICE CREAM GRADE

EXTERIOR MATERIALS & FINISHES
PAGE 1 OF 2

ROOF TILE

Alhambra is a handcrafted clay barrel tile. **This** authentic tile is created from a very special grade of clay in Central America by skilled artisans. These beautiful and durable tiles are hand formed over wooden molds and fired in wood fired kilns. This age-old process produces an earthy charm in the range of four standard shades. (1. Terracotta, 2. Fire Flashed Terra Cotta, 3. Brown, and 4. Tan). Custom blends can be achieved by mixing these rich warm tones.



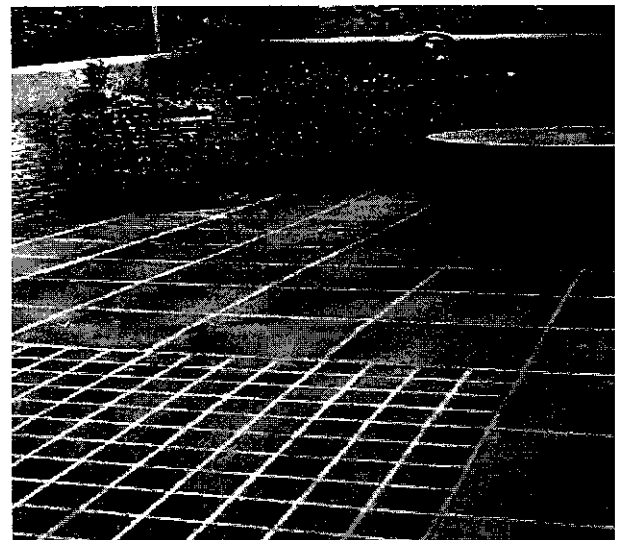
STUCCO SIDING

Using Acid Stain Method
Color: Lithochrome Chemstain
Antique Amber



DECKS & COURTYARD

Using Acid Stain Method
Color: Lithochrome Chemstain
Faded Terracotta



THE CADDELL RESIDENCE
APN#: 080-241-21
CORNER OF EMPIRE GRADE
& ICE CREAM GRADE

EXTERIOR MATERIALS & FINISHES
PAGE 2 OF 2

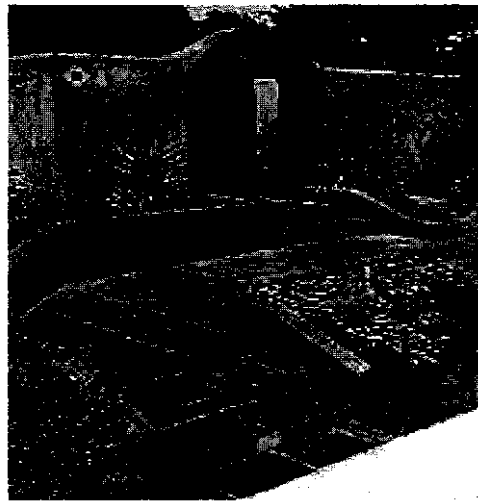
PARKING AREA

To Be Asphalt

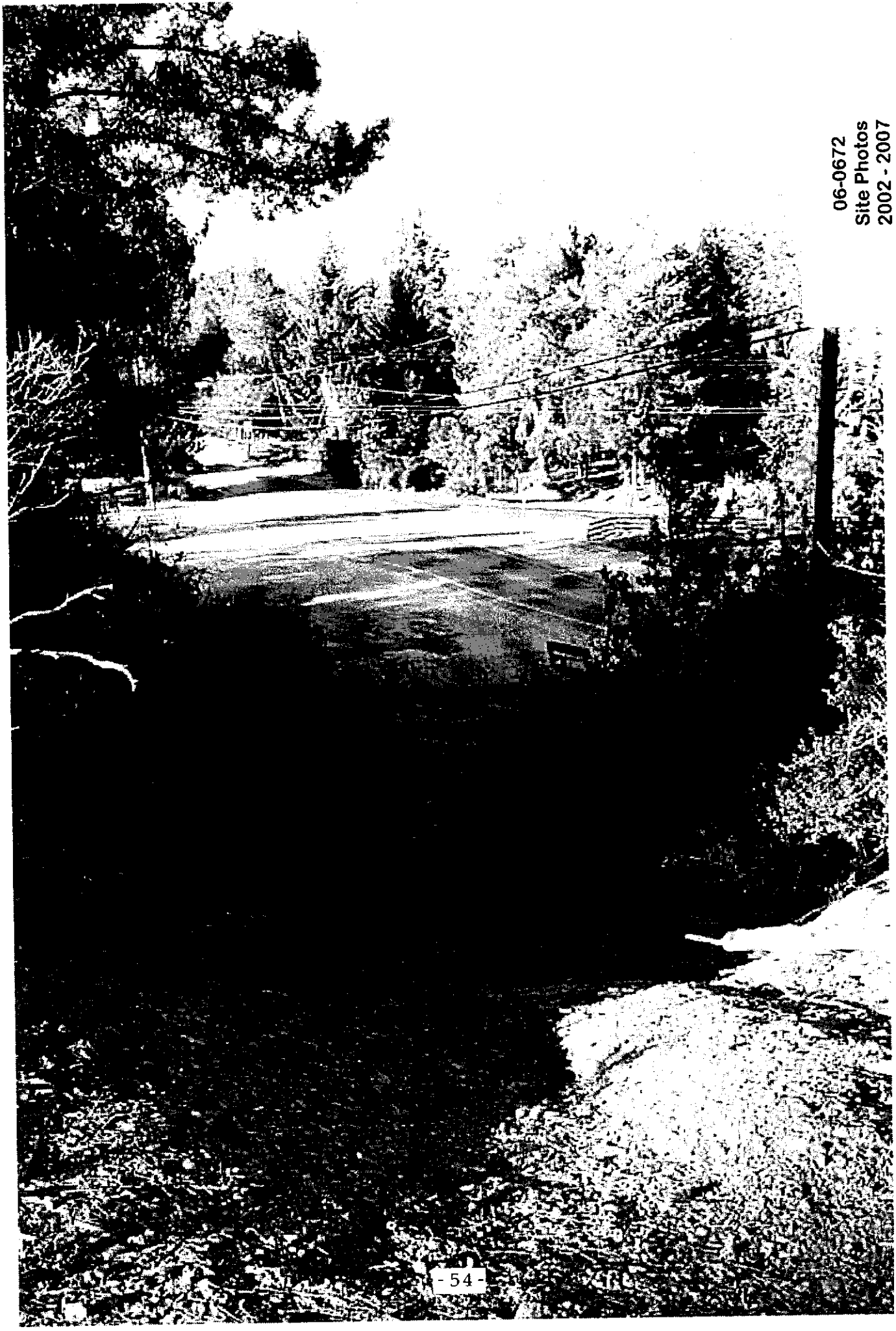
RAFTER TAILS &
EXPOSED BEAM

To Be Heavy Re-sawn Douglas Fir Timbers

STAIRS & STEPS
Terra Cotta Tile with
Natural Grey Grout



06-0672
Site Photos
2002 - 2007



06-0672
Site Photos
2002 - 2007

11-26-2007 5:14

06-0672
Site Photos
2002 - 2007

06-0672
Site Photos
2002 - 2007

06-0672
Jack Nelson's Site Visit
9-13-06

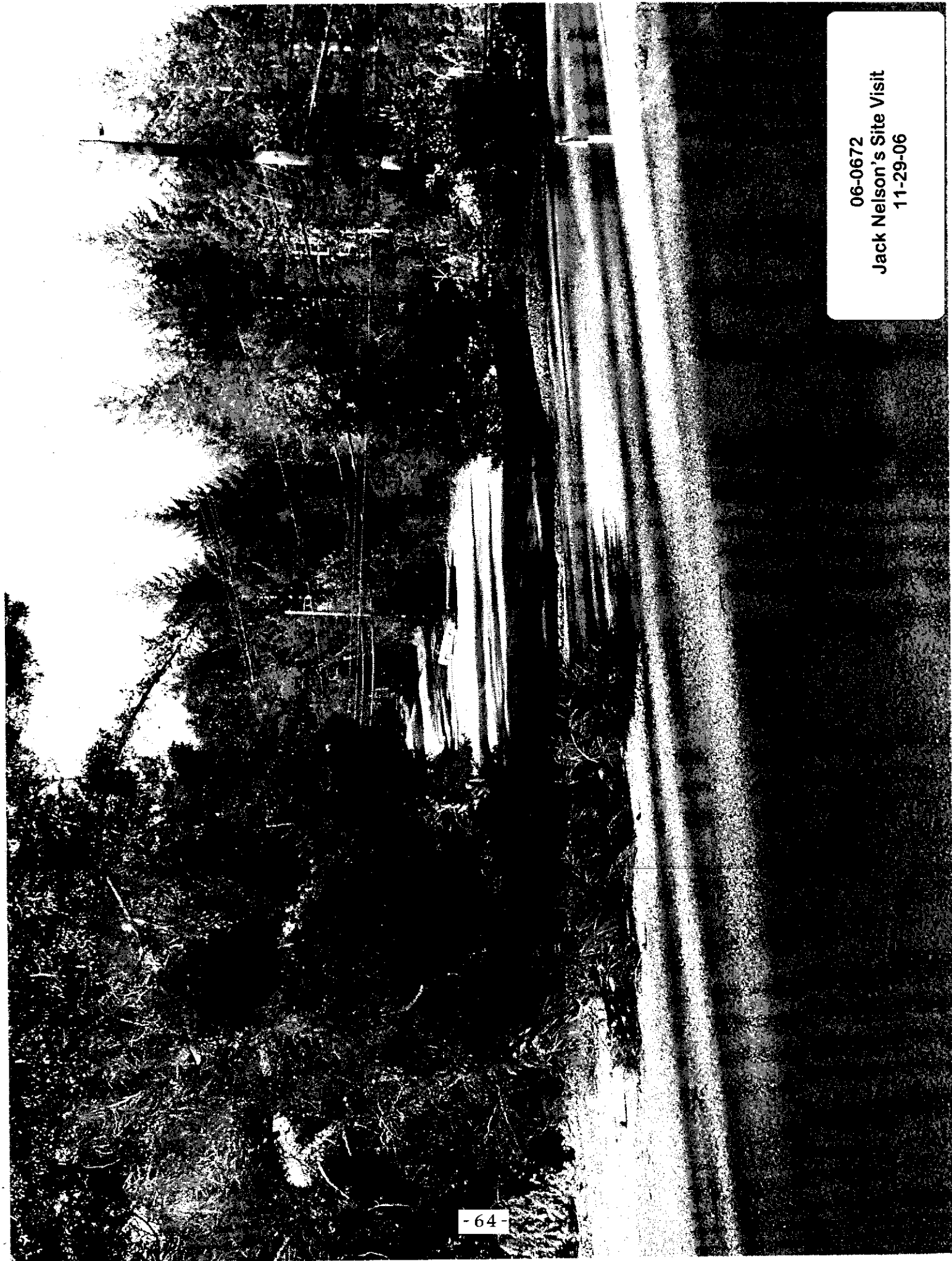
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Jack Nelson's Site Visit
9-13-06

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9-13-06

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9-13-06

06-0672
Jack Nelson's Site Visit
9-13-06

06-0672
Jack Nelson's Site Visit
11-29-06



06-0672
Jack Nelson's Site Visit
11-29-06



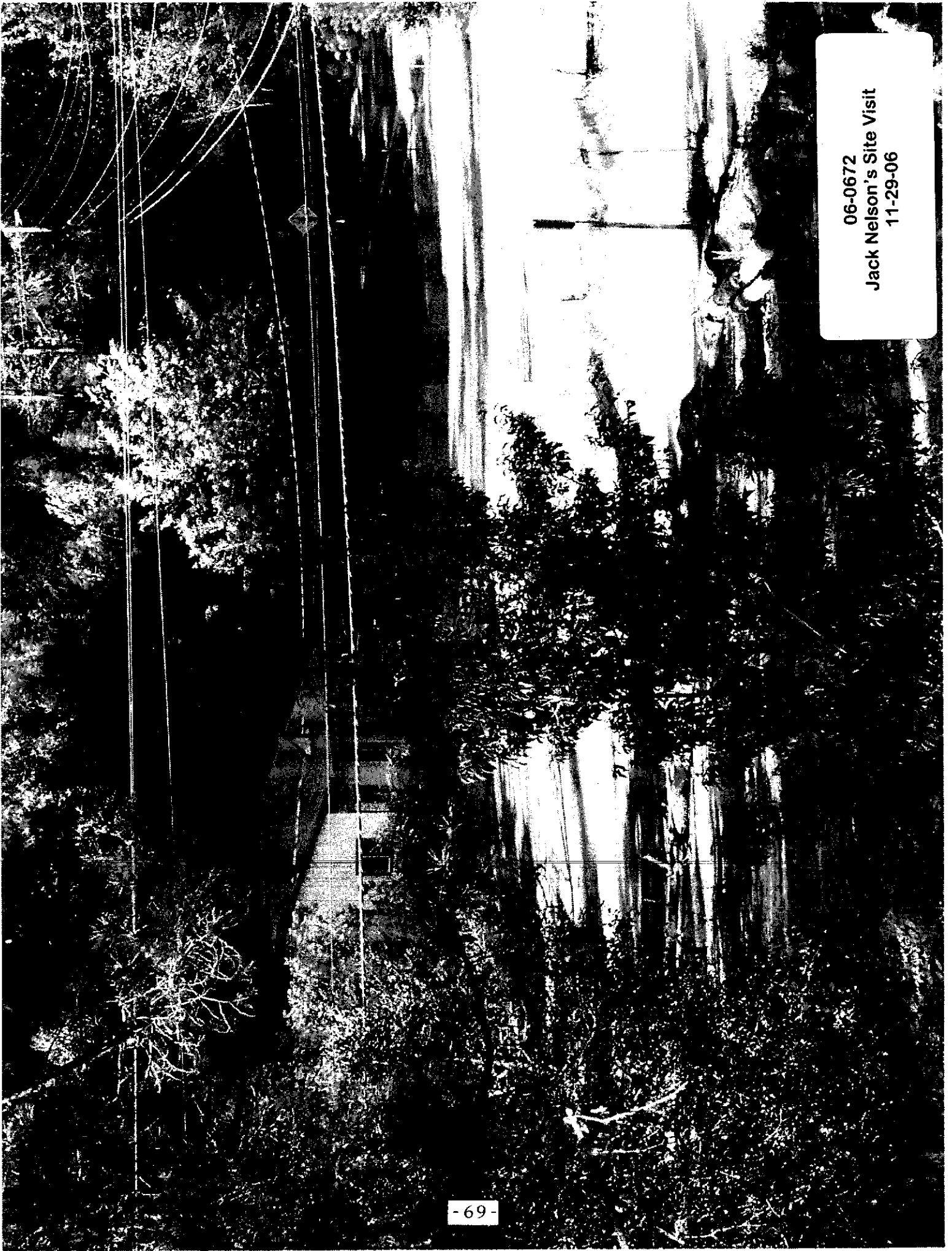
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Jack Nelson's Site Visit
11-29-06

06-0672
Jack Nelson's Site Visit
11-29-06

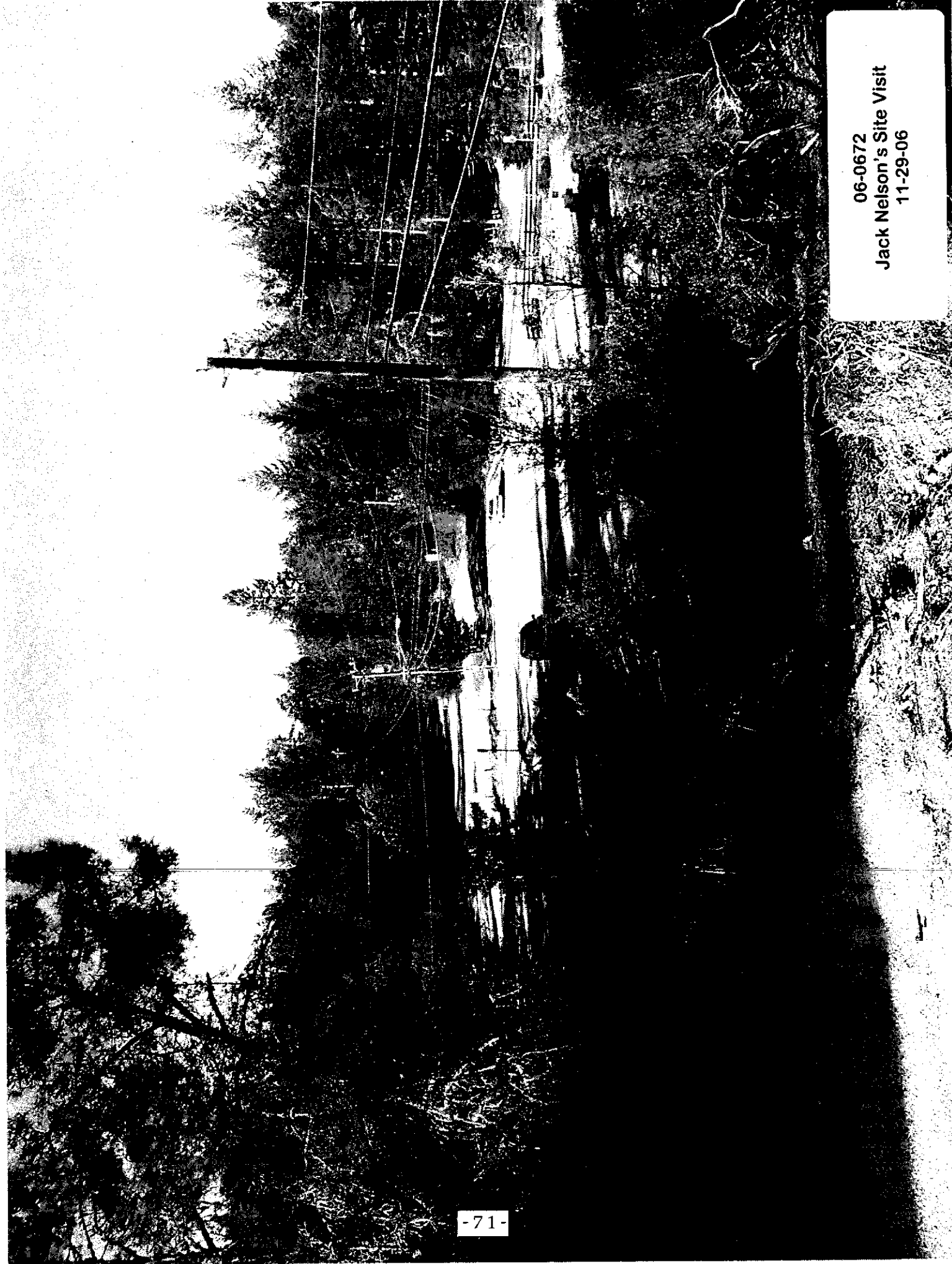
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Jack Nelson's Site Visit
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11-29-06



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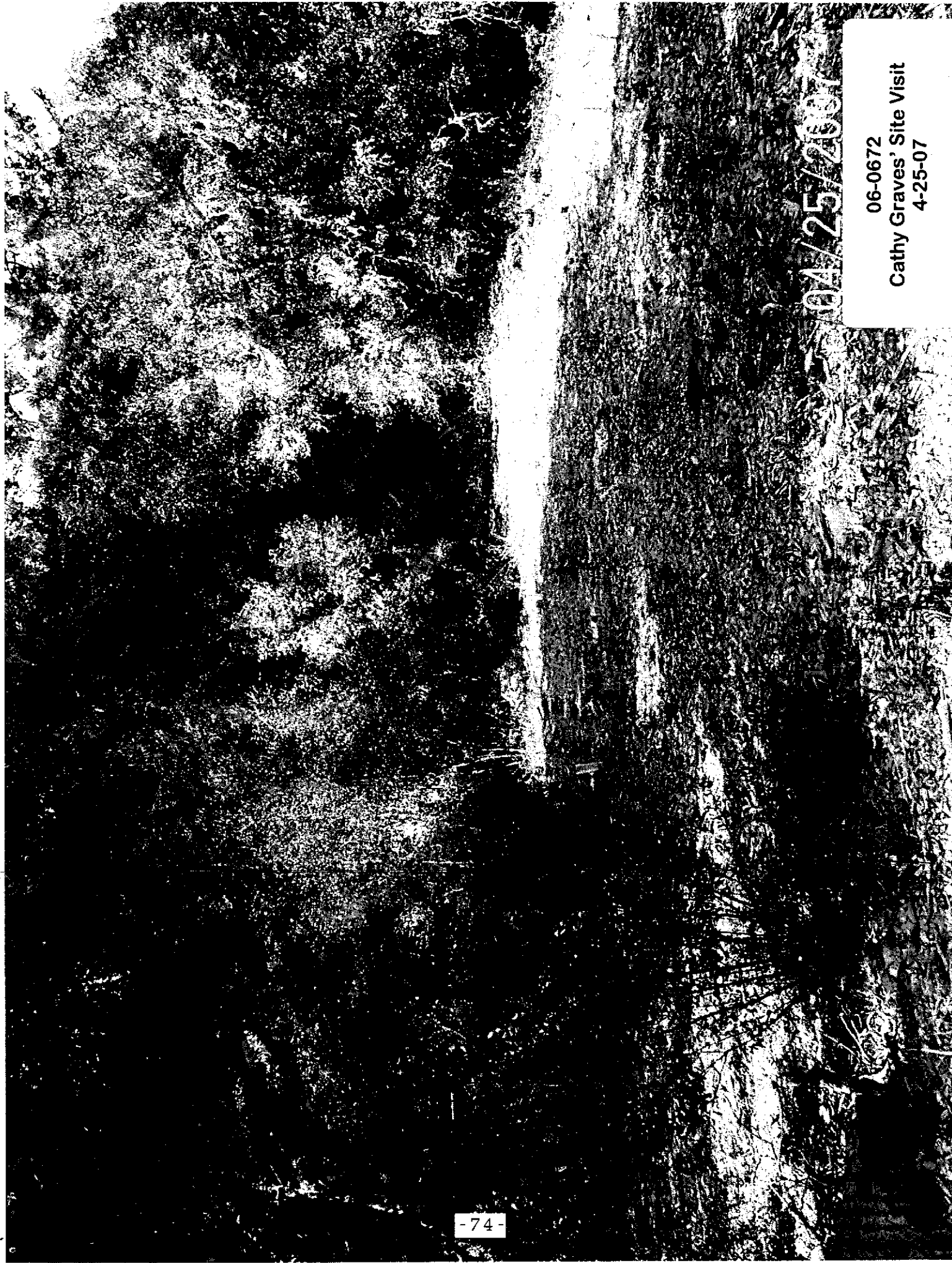
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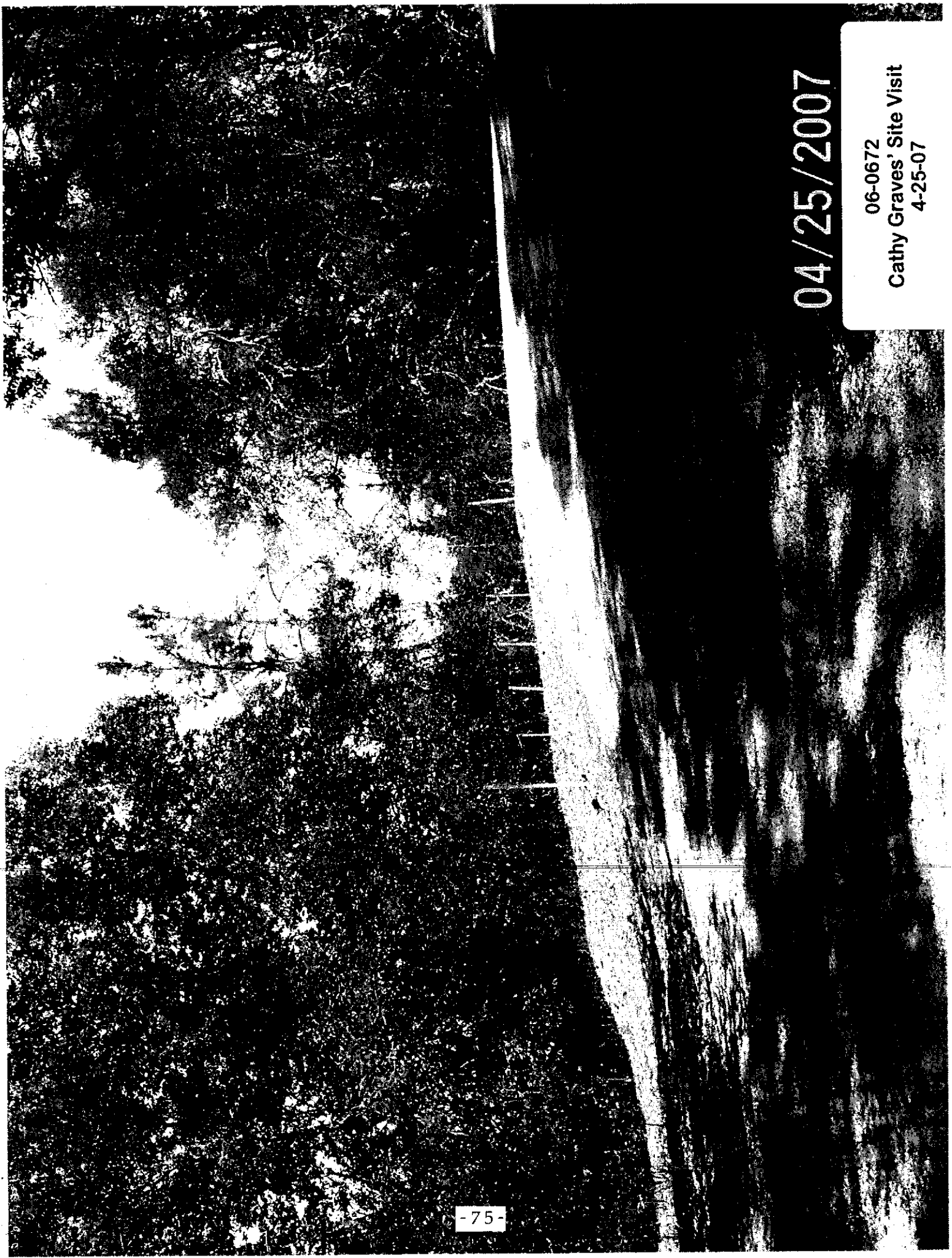
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04/25/2007

06-0672
Cathy Graves' Site Visit
4-25-07



04/25/2007

06-0672
Cathy Graves' Site Visit
4-25-07

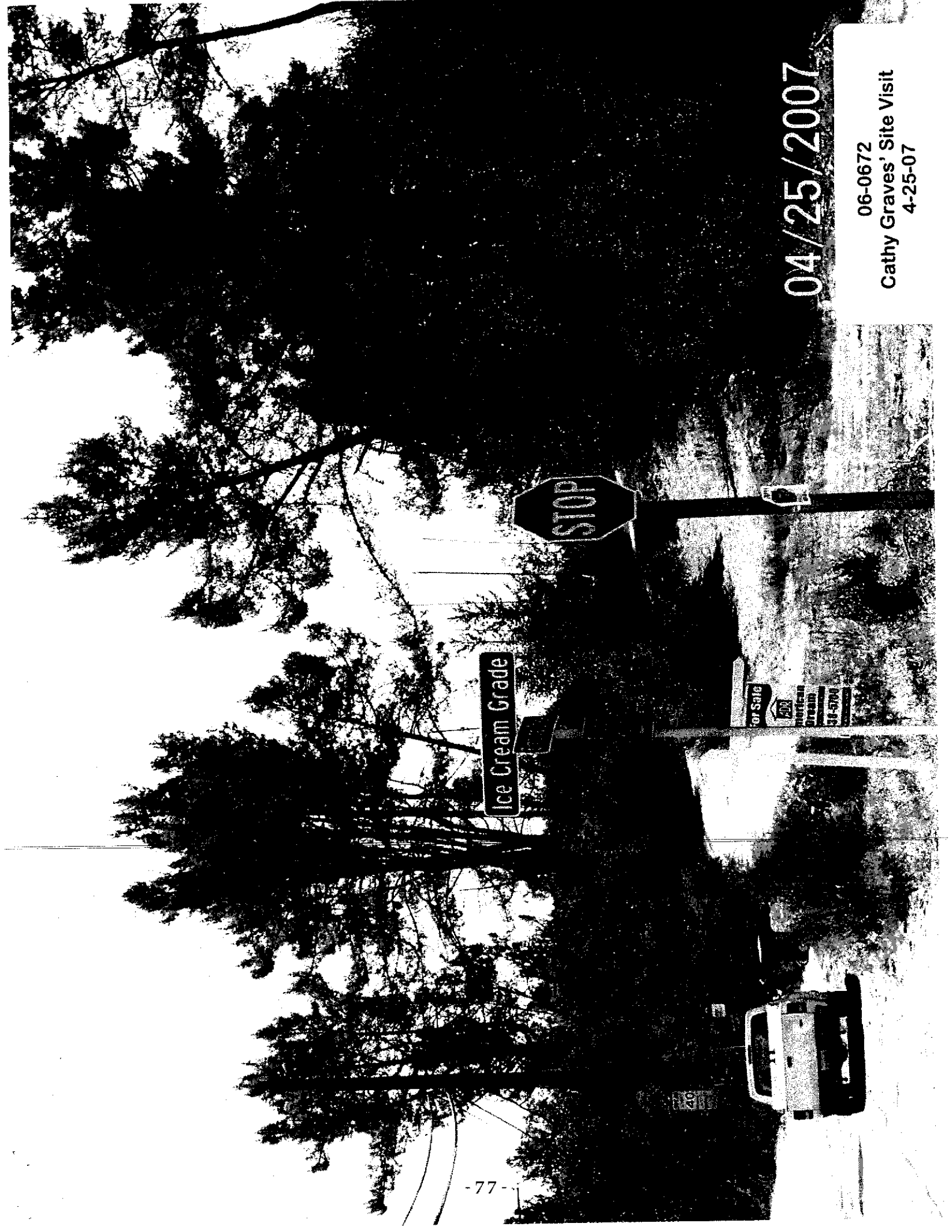


04/25/2007

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Cathy Graves' Site Visit

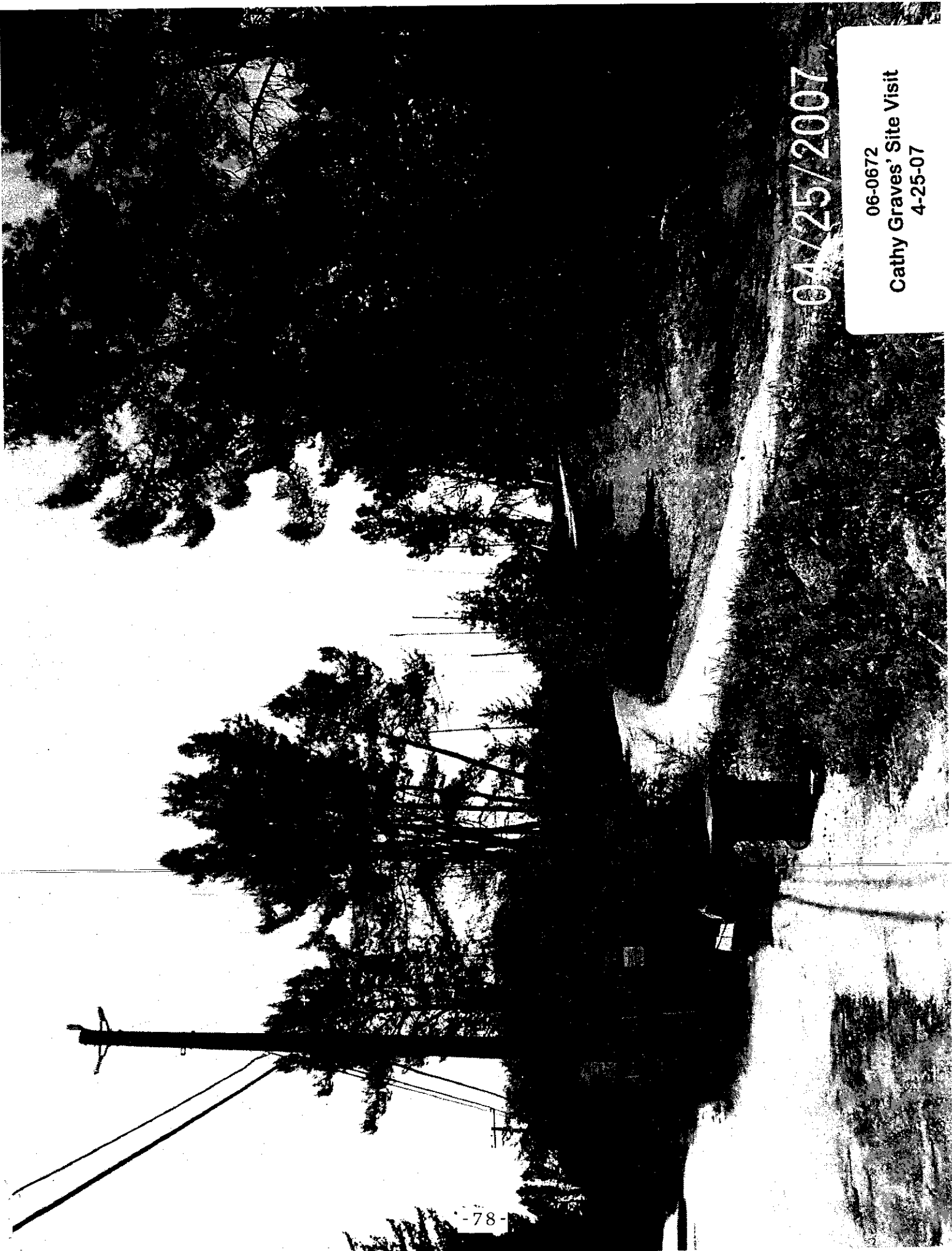
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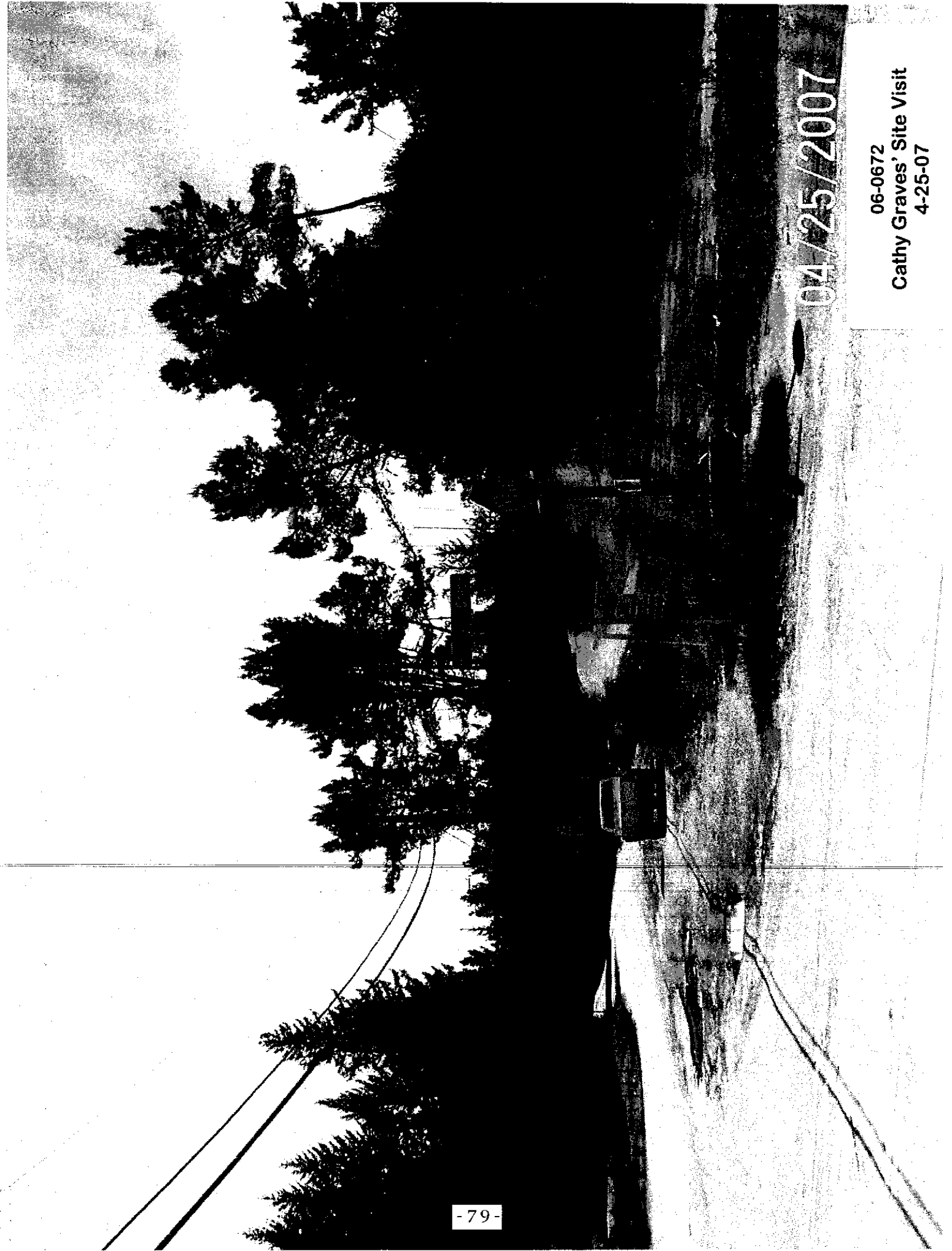
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