



Staff Report to the Zoning Administrator

Application Number: **07-0503**

Applicant: Gary and Janice Podesto
Owner: Gary and Janice Podesto
APN: 046-321-06

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

Project Description: Proposal to construct a 266 **square** foot garage addition.

Location: West side of San Andreas Road about 400 feet south of the entrance to Manresa State Beach

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

Permits Required: Coastal Development Permit and Variance to increase the maximum lot coverage from 10 percent to 10.7 percent

Staff Recommendation:

- **DENIAL** of Application 07-0503.

Exhibits

- | | | | |
|----|----------------------------------------|----|------------------------------|
| A. | Project plans | D. | General Plan and Zoning maps |
| B. | Findings | E. | Correspondence |
| C. | Location map and Assessor's parcel map | | |

Parcel Information

Parcel Size:	37,374 square feet (0.85 acre), per EMIS; 37,277 square feet (0.85 acre), per survey
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single Family Residences to the south and east, Manresa State Beach to the north and west
Project Access:	San Andreas Road, a public road
Planning Area:	La Selva Beach
Land Use Designation:	R-R (Rural Residential)
Zone District:	RR (Rural Residential)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

Environmental Information

Geologic Hazards: Coastal bluff on the west portion of the parcel; geologic report accepted by the County Geologist.
Soils: Geotechnical report accepted by the County Geologist
Fire Hazard: Not a mapped constraint
Slopes: Coastal bluff on the west portion of the site; no development proposed on the bluff.
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Minimal grading; reviewed and accepted by County Geologist.
Tree Removal: No **trees** proposed to be removed
Scenic: Scenic comdor; scenic beach view shed
Drainage: Proposed drainage adequate
Archeology: Archaeological Site Review conducted in 2001(01-0339); no pre-historical cultural resources evident on the subject property.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

In 1993, a discretionary application (93-0574) to construct an 862 square foot one-story addition, demolish an existing nonconforming carport, and construct a detached garage, was approved on the subject property. A hazard assessment and soils report review **were** completed prior to this approval.

In 1994, another discretionary application (94-0452) was approved to construct a wall over 6' and a gazebo in the required front yard. **A** geotechnical report was completed prior to this approval.

Building permit #112795 was finaled in 1996 and issued a change order in 1997 for the construction of stairs down the bluff to the beach.

The property owner obtained a coastal development permit and variance (98-0489) in 1998 and associated building permit (#126313) in 2000 for the construction of a second story addition and reduced side yard setbacks. This permit approved a 2 bedrooms, 3.5-bathroom residence with an attached garage and recreation room.

In 2001, the County of Santa Cruz completed an Archaeological Reconnaissance **Survey** for the subject parcel that concluded that pre-historical cultural resources were not evident at the site. The associated application to build a retaining wall was abandoned (01-0339).

A plumbing permit was finaled on the subject parcel in 2006 under building permit #144007 and a project to construct the existing seawall at the toe **of** the bluff was finaled in 2006 (building permit

#138047)

Coastal Development Permit 06-0367 to construct a second story room addition above an existing single-family dwelling, convert an existing garage to habitable space, and to construct a detached garage with reduced side yard setbacks was approved on May 4, 2007.

Project Setting and Scope

The subject parcel is 37,277 square feet and is developed with a 3,721 square foot, two-story single family dwelling; a two story detached “East Wing” that previously was a garage that has been remodeled (with permits) with an exercise room and workshop on the lower floor (773 square feet) and a 740 square foot bedroom suite on the second floor (there is no interior access between the first floor garage and the second floor bedroom suite); and an existing 369 square foot, two car garage. The residence is located on the west side of the parcel, just on top of the coastal bluff. The parcel is downslope from the adjacent residence to the south and uphill from the vacant county property to the north, which is a coastal arroyo. Directly across the coastal arroyo to the north is a parking lot and Manresa State Beach. The parcel fronts on San Andreas Road, which is a 60-foot right of way. The parcel is zoned Rural Residential (R-R).

The property owner obtained a variance in 1998 (98-0489) to reduce the side yard setback from the required 20-feet to 10-feet with findings based on the required setback from the top of the bluff and the odd shape of the parcel; therefore, the existing garage and residence are located 10-feet from the south property line.

The current proposal is for a 260 square foot garage addition, which requires a Coastal Development Permit and A Variance to increase the allowed lot coverage from 10 percent to 10.7 percent. The existing garage is a two-car, 369 square foot garage. The 260 square foot addition would result in a three-car, 629 square foot garage.

Zoning & General Plan Consistency

The subject property is a 37,277 square foot lot, located in the RR (Rural Residential) zone district, a designation that allows residential uses, including garages. The proposed garage addition 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.

While the use is an allowed use, the applicant proposes to exceed the allowable lot coverage by 0.7 percent (260 square feet). The applicant has submitted information supporting his request for the lot coverage variance, including the information contained in the following table, which was extracted from the applicant's submittal. The applicant points out that the most conspicuous discrepancy between the percentage of lot that he can cover and the percentage that the five other adjacent parcels, all zoned RR, as is the subject parcel, can cover, occurs with APN 046-321-07, which abuts the subject parcel. The applicant references the “80 % rule” as the reason for the discrepancy.

APN		046-321-06	046-321-07	046-321-08	046-321-09	046-321-10	046-321-11
Size (square feet)		37,277 (survey)	27,898 (EMIS est.)	75,310 (EMIS est.)	85,631 (EMIS est.)	196,791 (EMIS est.)	109,625 (EMIS est.)
Zoning		RR	RR	RR	RR	RR	RR
Allowed Lot Coverage	Percent	10	20	10	10	10	10
	Square feet	3,727	5,579	7,531	8,563	19,679	10,962

County Code Section 13.10.323(d)(2)(A) states that

On a lot which contains less than eighty (80) percent of the minimum site area required in the applicable zone district, or has less than 80 percent of the minimum width, or frontage, the building setbacks required shall be equal to those in the zone district having a minimum site area or dimensions which most closely correspond to those of the substandard lot.

This 80% rule applies also to lot coverage. The minimum site area required for the RR zone district is one acre (43,560 square feet). In the current instance, the applicant's property is 37,277 square or 85% of one acre and the lot coverage is 10 percent. Were the applicant's parcel 2430 square feet smaller, it would be less than 80% of one acre ($37,277 - 2430 = 34,847$; $34,847 \div 43,560 = 0.79\%$) and would have an allowed lot coverage of 20 percent. According to the applicant, the 80% rule "has produced inequities in some cases, such as ours" and suggests that a sliding scale would be better. While that may be true, the ordinance does not have any provision for a sliding scale. Because there is not sliding scale, the applicant has requested a variance to the 10 percent maximum lot coverage to be allowed to exceed that maximum by 0.7 percent or 260 square feet, the amount of the proposed garage addition.

The regulations governing variance approvals are found at Section 13.10.230 of the County Code. Three findings are required to be made in order to approve a variance. Those three findings are as follows:

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.
3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

While the second finding can be made, the first and third finding cannot (refer to Exhibit B for the complete findings information). Regarding the first finding, it does not appear that there is a special circumstance such that requiring the applicant to adhere to the maximum lot coverage would deprive his property of a privilege enjoyed by other properties in the vicinity and the same zoning classification. The property has a two-car garage. Regarding the third finding, it appears that granting the proposed variance would be a grant of special privileges. Because all three of the required findings cannot be made, staff is recommending that the application be denied.

Conclusion

The findings to support the proposed variance to increase the allowed lot coverage from 10 percent to 10.7 percent cannot be made; therefore the proposal cannot be approved.

Staff Recommendation

- DENIAL of Application Number **07-0503**, based on the attached findings

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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Santa Cruz CA 95060
Phone Number: (831) 454-3172
E-mail: pln950@co.santa-cruz.ca.us

Variance Findings

The regulations governing variance approvals are found at Section 13.10.230 of the County Code. Three findings are required to be made in order to approve a variance. Those three findings are as follows:

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

While the 80 percent **rule** limits the applicant to 10 percent lot coverage, there are no special circumstances such that requiring the applicant to adhere to the maximum lot coverage would deprive his property of a privilege enjoyed by other properties in the vicinity and the same zoning classification. The applicant is requesting a variance to increase the maximum lot coverage from 10 percent to 10.7 percent to facilitate a 260 square foot, one-car addition to an existing two-car garage.

Under a previous permit, the applicant converted an approximately 773 square foot garage to an exercise room and workshop, thus necessitating, if the applicant desired covered parking, the construction of a new garage, which was permitted and constructed. The current request is essentially to compensate for a self-imposed hardship. Thus, this required finding cannot be made.

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

According to County Code Section 13.10.120, the purposes of zone districts in general are:

- (a) To implement the General Plan and Local Coastal Program Land Use Plan by providing specific regulations as to the allowable uses of land and structures;
- (b) To promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare;
- (c) To protect the character, stability, and satisfactory interrelationships of residential, commercial, industrial, agricultural, recreational, and open space areas of the County;
- (d) To protect the natural environment in compliance with the California Environmental Quality Act.

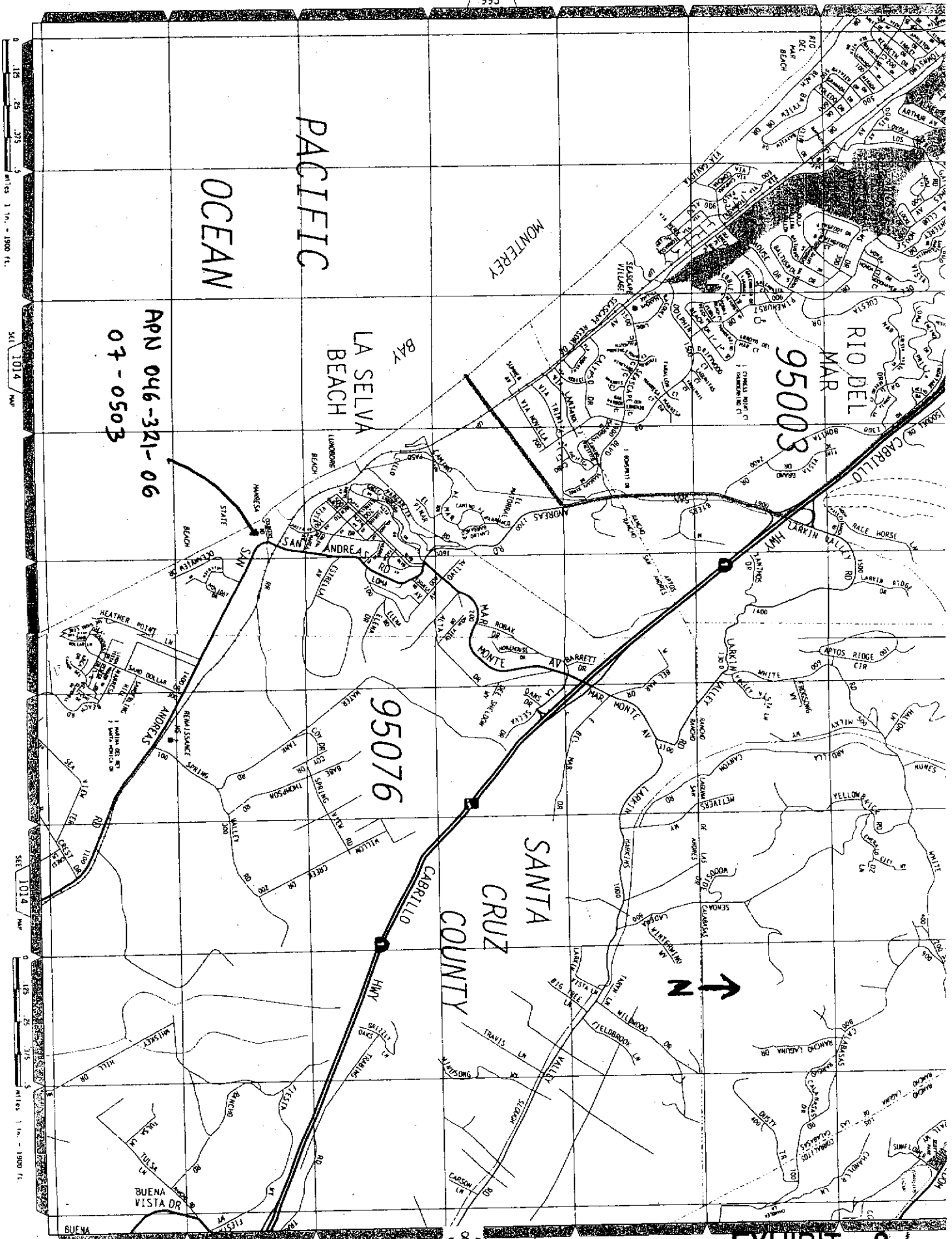
According to County Code Section 13.10.321, the specific purposes of the RR zone district are:

To provide areas of residential use where development is limited to a range of nonurban densities of single-family dwellings in areas having services similar to "RA" areas, but which are residential in character rather than agricultural due to the pattern of development and use in the area and/or the presence of constraints which would preclude the use of the property for agriculture.

The granting of the variance to exceed the maximum allowed lot coverage would not be out of harmony with the general intent and purpose of those zoning objectives.

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

Granting the proposed variance would be a grant of special privileges in that the applicant already has a garage even though it may not be of the size he desires. None of the other five properties zoned RR have received such a variance. The fact that four are larger and therefore their total square footage of lot coverage is larger than the applicant's or that one has a greater allowed lot coverage because it is less than 80 percent of the minimum size required by their zoning is immaterial in light of the fact that the applicant already has a garage.



FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY AND ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SAN ANDREAS RANCHO
 SECS. 33, T.12S. R.1E., M.D.B. & M.

Tax Area Code
 69-279

46-32

SUBJECT
 PARCEL

Electronically drawn 9/12/95 KSA
 Rev. 8/28/97 C3 (Removed RTV as per owner)
 Rev. 5/27/98 (TCA CONSOLIDATION) re
 Rev. 8/26/98 OG (for page refs.)
 Rev. 6/28/99 C3 (95RS34)
 Rev. 3/31/01 nwn (changed page refs.)

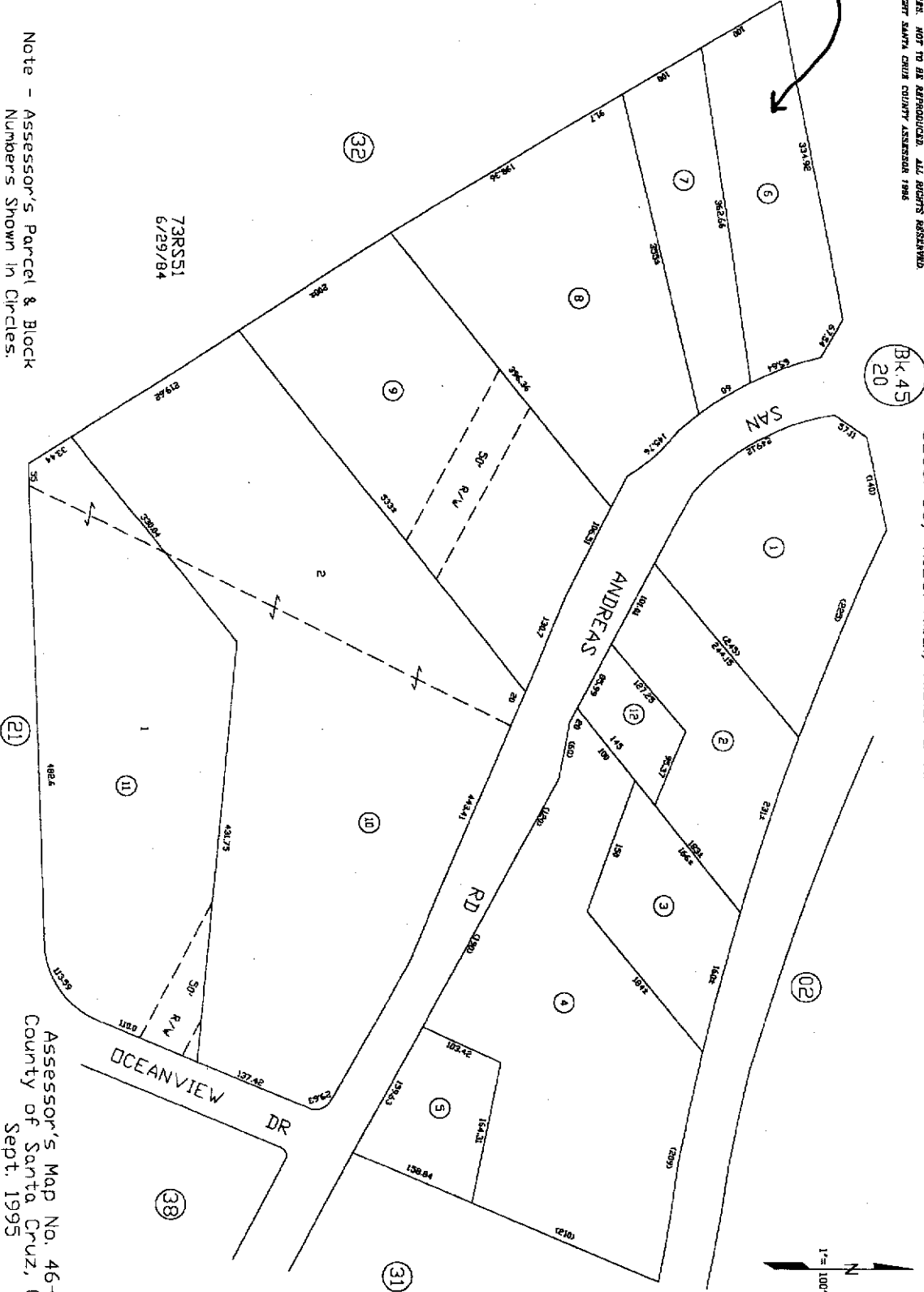
R.S. MAP
 42MB27
 9/22/64

95RS34
 3/25/99

73RSS1
 6/29/84

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

Assessor's Map No. 46-32
 County of Santa Cruz, Calif
 Sept. 1995



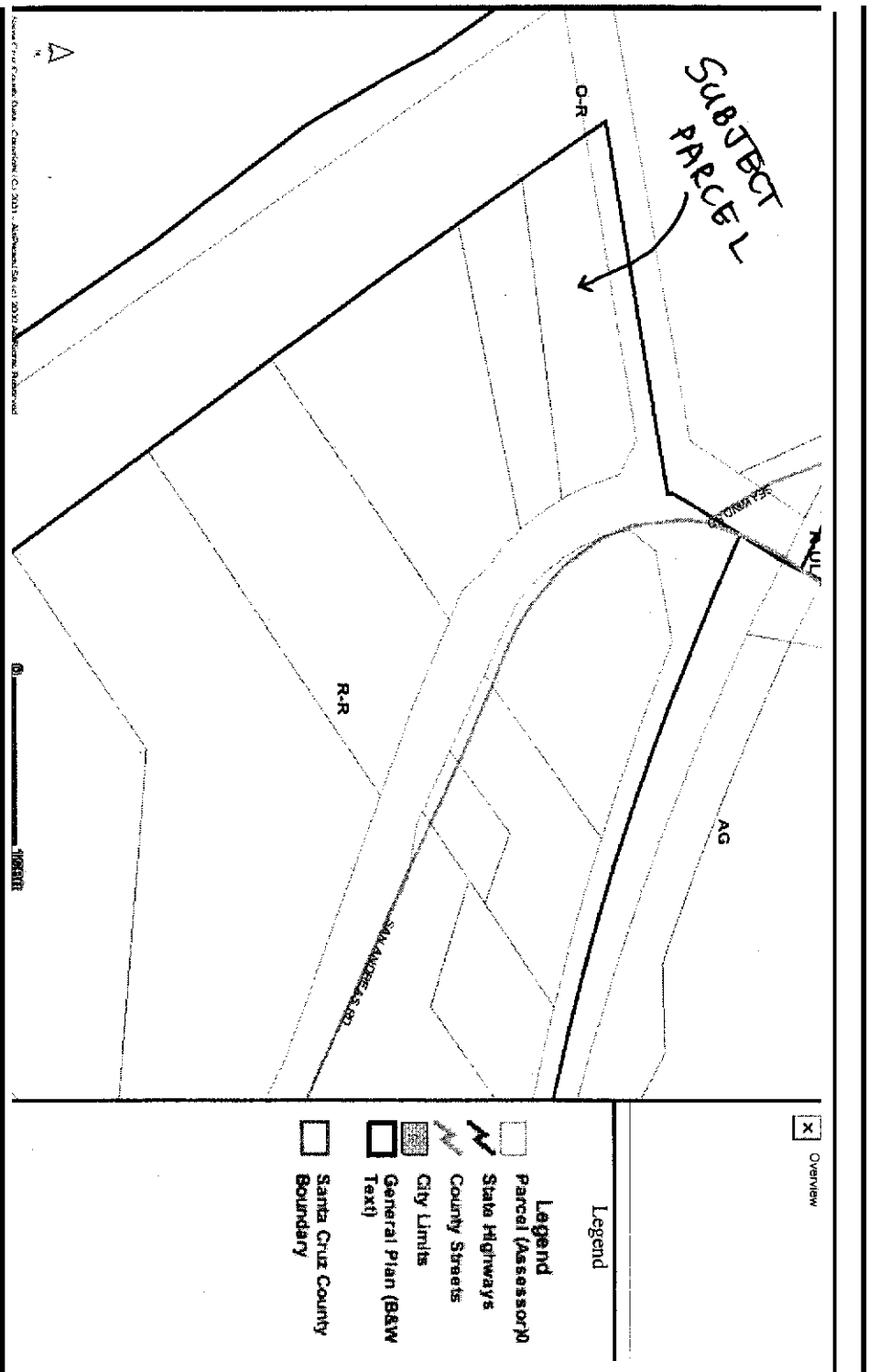


EXHIBIT D



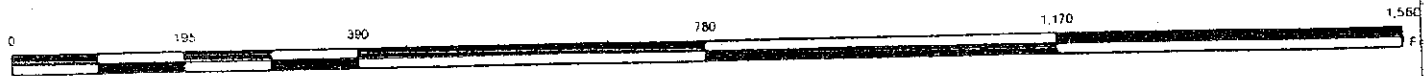
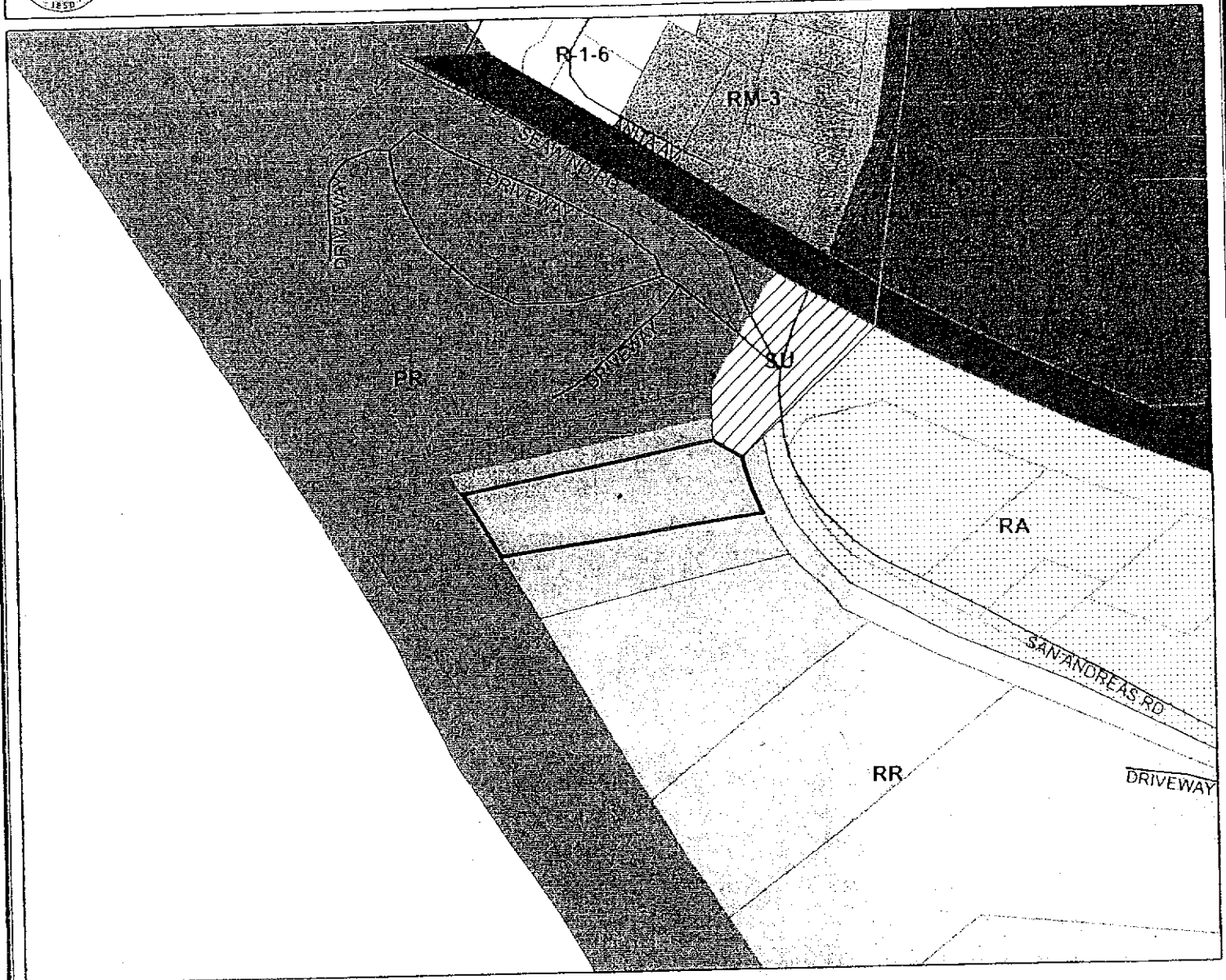
Contents

- Tab (1) Zoning Map showing that only RR Parcels in the area are adjacent to our site, to the South.
- Tab (2) County **Map** showing our site labeled (P) and adjacent sites numbered 1 thru 5.
- Tab (3) Chart comparing sites sq.footage, percentage of lot coverage and allowable **lot** coverage.
- Tab (4) Narrative of issue regarding privileges enjoyed **by** others in vicinity and reason For request.
- Tab (5) Variance findings for side setback **by** S. Haschert
- Tab (6) Back **up** Material on subject and adjacent sites
- Tab (7) Survey lot area



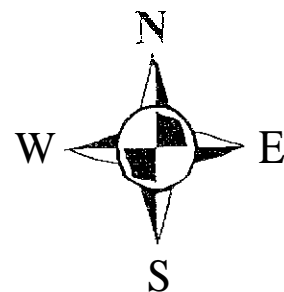
Zoning Map

TAB 1



Legend

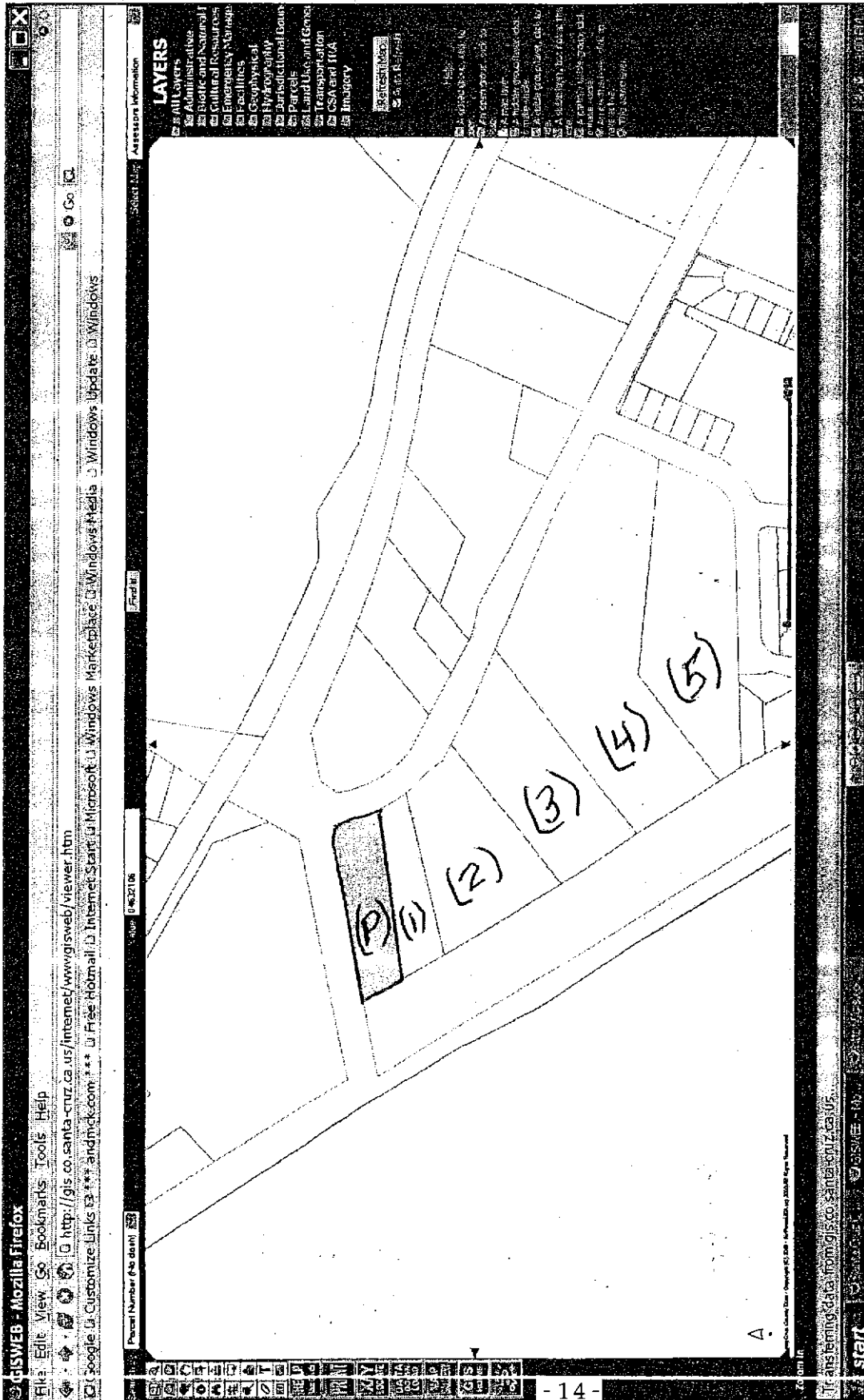
- APN 046-321-06
- Assessors Parcels
- Streets
- RESIDENTIAL-RURAL (RR)
- PARK (PR)
- AGRICULTURE (A)
- PUBLIC FACILITY (PF)
- SPECIAL USE (SU)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- RESIDENTIAL-MULTI FAMILY (RM)
- AGRICULTURE RESIDENTIAL (RA)



Map Created by
County of Santa Cruz
Planning Department
August 2006

EXHIBIT E

EXHIBIT E



Parcels	(P)	(1)	(2)	(3)	(4)	(5)
APN	04632106	107	108	109	110	112
Est.Sq. Feet Lot	37,277 (survey)	27,898 County Est.	75,310 County Est.	85,631 County Est.	196,791 County Est.	109,625 County Est.
Allow Lot Coverage %	10%	20%	10%	10%	10%	10%
Sq. Feet	3.727	5,579	7,531	8,563	19,679	10,962

TAB 4

Let me first express my appreciation for the opportunity to share why I believe the current **80%** rule in this application creates a disadvantage to our property as compared to adjacent same zoned properties. I also wish to take this time to thank **Mrs. Haschert** for her timely work when she was assigned this application.

My request is for one half of one percent over the available **10% lot** coverage to approximately 10.55%

Our original application was for a three car garage and on January **10**, 2007 **Ms. VanDerHoeven** was preparing the letter of completeness with no mention of lot coverage when she suddenly retired.

The front page **of** our submitted and circulated plans had always noted the lot coverage of over **10%**.

When Ms. Haschert took over the application, she discovered the problem with the lot coverage, so in the interest of time due to **contractor's** readiness, financial commitments and weather issues, we reduced the garage plans with the intention of addressing the lot coverage inequities in a future application.

It is clear to see on the parcel chart (**Tab3**) that my property falls victim to a good intentioned rule. However, due to its rigidness and the many differences between parcels, it has produced inequities in some cases, such as ours. The **80%** rule **for** sites that fall between 80% and up to one acre would be better served by a sliding scale. Our neighbors' parcel with ten thousand less square feet than our site can cover **1852** more square feet. A glance at the same chart shows clearly that our parcel is the most limited by the **80%** rule and is further limited by the developable area due to

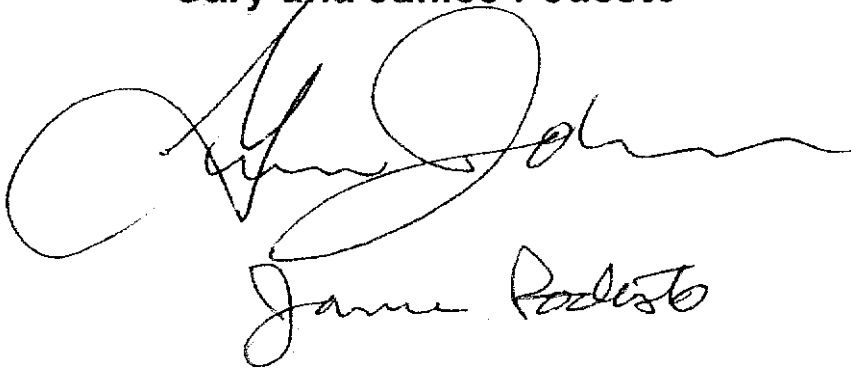
the steep slope geologic set backs on **two** sides of my property.

My parcel is deprived of privileges enjoyed by my neighbors due to numerous setbacks and the **80%** rule. If you were to deduct the **non-developable** area from my property, I would easily fall under the **80%** threshold and be allowed a greater lot coverage. It is for the above mentioned reasons that I do not believe a granting of a **.55%** variance would constitute a special privilege. The granting of the variance will be in harmony with the general intent and purpose of the zoning objectives while still relegating our parcel to the smallest legal lot coverage in the vicinity and the zone in which it is situated.

Thank you again for the opportunity to present our case.

Sincerely,

Gary and Janice Podesto

The image shows two handwritten signatures in black ink. The top signature is a large, stylized cursive signature, likely belonging to Gary Podesto. Below it is a smaller, more legible cursive signature that reads "Janice Podesto".

TAS 5

Variance Findings

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

This finding can be made, in that the developable area on the subject property is greatly limited due to a 25-foot geologic setback from the top of the bluff/*steep slope* and the width of the parcel. In the proposed location of the garage, the parcel is approximately 100-feet wide and the top of the bluff/*steep slope* is located about 25-feet south of the north (side) property line. An additional 25-foot geologic setback measures to almost half-way between the side property lines. In order to accommodate a driveway, septic system, open space areas, and structures; a reduction to the required 20-foot south side yard setback is required; therefore, without the granting of a variance, the subject parcel would be deprived of development privileges enjoyed by other property in the vicinity and under identical zoning classification in that other properties are generally not constrained by coastal bluff setback requirements that eliminate development potential on almost half of the parcel. (Added at ZA 5/4/07)

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

This finding can be made, in that the parcel is zoned Rural Residential which allows for residential development and the proposed additions and structures will not be detrimental to public health, safety or welfare because they will be built in compliance with geologic hazard setback requirements and the parcel is located downslope from the only adjacent property to the south.

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

This finding can be made, in that the subject parcel is the only parcel in the Rural Residential Zone District in this area that is adjacent to a coastal arroyo and constrained by coastal bluffs and coastal bluff setback requirements on both the north and west sides of the property; therefore, a variance to the side yard setback will not grant a special privilege inconsistent with the limitations upon other properties in the vicinity and zone district.

EXHIBIT E1

PODESTO

(P)

Parcel (Assessor)0

INFORMATION

APN
Assessor's Map Link
Estimated Acreage
Estimated Sq Feet
Assessors Use Code
Assessor's Use Code Description
Home Owner Exemption (Yes/No)
Situa Address
CITY STATE LIP
Multiple Site Address
Zoning
Within 200 ft of CA Zone
Adjacent to TP Zone
GENERAL PLAN LANDUSE DESCRIPTION
Urban Services Line
Rural Services Line
FUTURE GENL PLAN
PUBLIC FACILITY DESC
GENL PLAN PARK
GENL PLAN BOUNDARY DESC
SPECIAL COMMUNITY
COASTAL ZONE
WATER BASIN
WATERSHED
LEAST DISTURBED WATERSHED
WATER SUPPLY WATERSHED
GROUND WATER RECHARGE
Biotic
SPECIAL FOREST
RIPARIAN ZONE
AGRICULTURE RESOURCE
Timber Resource
MINERAL RESOURCES
ARCHEOLOGIC RESOURCE
Geologic Paleontologic Resources
Scenic Resources
FEMA PANEL
FLOODWAY FLOODPLAIN
FLOOD INSURANCE ZONES
FAULT ZONES
FIRE HAZARD
AIRPORT CLEAR ZONE
PROTECTED RESERVOIR
CITY
Redevelopment Area
STATE/LOCAL RESPONSE AREA

VALUE

04632106
04632
0 858
37378
020
SINGLE RESIDENCE

1443 SAN ANGREAS RD
WATSONVILLE CA 95076
NO
RR
NO
NO
RURAL RESIDENTIAL
NO
No
n/a
n/a
n/a
LA SELVA
n/a
Yes
San Andreas
San Andreas
NO
No
Yes-Portion
Yes
NO
No
n/a
No
NO
Yes
NO
SCENIC
0390D
n/a
A
n/a
No
NO
No
n/a
NO
LRA

37,277.1 survey

EXHIBIT E 1

NEIGHBORS

(1)

Parcel (Assessor)0

INFORMATION

APN

Assessors Map Link

Estimated Acreage

Estimated Sq Feet

Assessors Use Code

Assessor's Use Code Description

Home **Owner** Exemption (Yes/No)

Situs Address

CITY STATE ZIP

Multiple Site Address

Zoning

Within 200 ft of CA Zone

Adjacent to TP **Zone**

GENERAL PLAN LANDUSE DESCRIPTION

Urban Services Line

Rural Services Line

FUTURE GENL PLAN

PUBLIC FACILITY DESC

GENL PLAN PARK

GENL PLAN BOUNDARY DESC

SPECIAL COMMUNITY

COASTAL ZONE

WATER BASIN

WATERSHED

LEAST DISTURBED WATERSHED

WATER SUPPLY WATERSHED

GROUND WATER RECHARGE

Biotic

SPECIAL FOREST

RIPARIAN ZONE

AGRICULTURE RESOURCE

Timber Resource

MINERAL RESOURCES

ARCHEOLOGIC RESOURCE

Geologic Paleontologic **Resources**

Scenic **Resources**

FEMA PANEL

FLOODWAY FLOODPLAIN

FLOOD INSURANCE ZONES

FAULT ZONES

FIRE HAZARD

AIRPORT CLEAR ZONE

PROTECTED RESERVOIR

C I N

Redevelopment Area

STATE/LOCAL RESPONSE AREA

VALUE

04632107

0 640

27898

020

SINGLE RESIDENCE

1441 SAN ANDREAS RD

WATSONVILLE CA 95076

NO

RR

NO

No

RURAL RESIDENTIAL

N"

No

n/a

n/a

rda

LA SELVA

n/a

Yes

San Andreas

San Andreas

No

No

Yes-Portion

Yes

NO

NO

n/a

No

No

Yes-Portion

No

SCENIC

0390D

n/a

A

n/a

NO

NO

No

n/a

No

LRA

EXHIBIT E 1

(2)

INFORMATION

APN
 Assessor's **Map Link**
 Estimated Acreage
 Estimated Sq Feet
 Assessor's Use Code
 Assessors Use Code Description
 Home Owner Exemption (Yes/No)
 Situs Address
 CITY STATE ZIP
 Multiple **Site** Address
 Zoning
 Within 200 ft of CA Zone
 Adjacent to TP **Zone**
 GENERAL PLAN LANDUSE DESCRIPTION
 Urban Services Line
 Rural ~~Services~~ Line
 FUTURE GENL PLAN
 PUBLIC FACILITY DESC
 GEN L PLAN PARK
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 RIPARIAN ZONE
 AGRICULTURE RESOURCE
 Timber Resource
 MINERAL RESOURCES
 ARCHEOLOGIC RESOURCE
 Geologic Paleontologic Resources
Scenic Resources
 FEMA PANEL
 FLOODWAY FLOODPLAIN
 FLOOD INSURANCE ZONES
 FAULT ZONES
 FIRE HAZARD
 AIRPORT CLEAR ZONE
 PROTECTED RESERVOIR
 CITY
 Redevelopment Area
 STATE/LOCAL RESPONSE AREA

VALUE

04632108
04632
 1729
 75310
 020
 SINGLE RESIDENCE
 H
 1435 SAN ANDREAS RD
 WATSONVILLE CA 95076
 NO
 RR
 NO
 No
 RURAL RESIDENTIAL
 NO
 NO
 n/a
 n/a
 n/a
 LA SELVA
 n/a
 Yes
 San Andreas
 San Andreas
 NO
 NO
 Yes Portion
 Yes
 No
 NO
 n/a
 No
 NO
 Yes Portion
 No
 SCENIC
 03900
 n/a
 A
 n/a
 No
 No
 No
 n/a
 NO
 LRA

(3)

Parcel (Assessor)0

INFORMATION

APN

Assessors Map Link

Estimated Acreage

Estimated Sq Feet

Assessors Use Code

Assessors Use Code Description

Home Owner Exemption (Yes/No)

Situs Address

CITY STATE ZIP

Multiple Site Address

Zoning

Within 200 ft of CA Zone

Adjacent to TP Zone

GENERAL PLAN LANDUSE DESCRIPTION

Urban Services Line

Rural Services Line

FUTURE GEN'L PLAN

PUBLIC FACILITY DESC

GEN'L PLAN PARK

GEN'L PLAN BOUNDARY DESC

SPECIAL COMMUNITY

COASTAL ZONE

WATER BASIN

WATERSHED

LEAST DISTURBED WATERSHED

WATER SUPPLY WATERSHED

GROUND WATER RECHARGE

Biotic

SPECIAL FOREST

RIPARIAN ZONE

AGRICULTURE RESOURCE

Timber Resource

MINERAL RESOURCES

ARCHEOLOGIC. RESOURCE

Geologic Paleontologic Resources

Scenic Resources

HEMA PANEL

FLOODWAY FLOODPLAIN

FLOOD INSURANCE ZONES

FAULT ZONES

FIRE HAZARD

AIRPORT CLEAR ZONE

PROTECTED RESERVOIR

CITY

Redevelopment Area

STATE/LOCAL RESPONSE AREA

VALUE

04632109

04632

1966

85631

061

HOMESITE11 4 9 ACRES

H

1375 SAN ANDREAS RD

WATSONVILLE CA 95076

No

RR

No

NO

RURAL RESIDENTIAL

No

No

n/a

n/a

n/a

LA SELVA

n/a

Yes

San Andreas

San Andreas

No

NO

Yes-Portion

Yes

No

No

n/a

NO

NO

Yes-Portion

No

SCENIC

03900

n/a

n/a

n/a

no

NO

No

n/a

NO

LRA

EXHIBIT E 1

(4)

Parcel (Assessor)0

INFORMATION

APN
Assessor's Map Link
Estimated Acreage
Estimated Sq Feet
Assessor's Use Code
Assessor's Use Code Description
Home Owner Exemption (Yes/No)
Site Address
CITY STATE ZIP
Multiple Site Address
Zoning
Within 200 ft of CA Lone
Adjacent to TP Zone
GENERAL PLAN LANDUSE DESCRIPTION
Urban Services Line
Rural Services Line
FUTURE GENL PLAN
PUBLIC FACILITY DESC
GEN'L PLAN PARK
GENL PLAN BOUNDARY UESC
SPECIAL COMMUNITY
COASTAL ZONE
WATER BASIN
WATERSHED
LEAST DISTURBED WATERSHED
WATER SUPPLY WATERSHED
GROUND WATER RECHARGE
Biotic
SPECIAL FOREST
RIPARIAN ZONE
AGRICULTURE RESOURCE
Timber Resource
MINERAL RESOURCES
ARCHEOLOGIC RESOURCE
Geologic Paleontologic Resources
Scenic Resources
FEMA PANEL
FLOODWAY FLOODPLAIN
FLOOD INSURANCE ZONES
FAULT ZONES
FIRE HAZARD
AIRPORT CLEAR ZONE
PROTECTED RESERVOIR
CITY
Redevelopment Area
STATE/LOCAL RESPONSE AREA

VALUE

04632110
04632
4 516
196791
020
SINGLE RESIDENCE
H
100 OCEANVIEW DR
WATSONVILLE CA 95076
Yes
RR
NO
No
RURAL RESIDENTIAL
NO
No
n/a
n/a
n/a
LA SELVA
n/a
Yes
San Andreas
San Andreas
No
NO
Yes-Portion
Yes
No
No
n/a
No
No
Yes-Portion
No
SCENIC
0390D
n/a
n/a
n/a
NO
NO
No
n/a
No
LRA

(5)

INFORMATION

APN
Assessor's Map Link
Estimated Acreage
Estimated Sq Feet
Assessor's Use Code
Assessor's Use Code Description
Home Owner Exemption (Yes/No)
Situs Address
CITY STATE ZIP
Multiple Site Address
Zoning
Within 200 ft of CA Zone
Adjacent to TP Zone
GENERAL PLAN LANDUSE DESCRIPTION
Urban Services Line
Rural Services Line
FUTURE GENL PLAN
PUBLIC FACILITY DESC
GEN'L PLAN PARK
GEN'L PLAN BOUNDARY DESC
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COASTAL ZONE
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FLOODWAY FLOODPLAIN
FLOOD INSURANCE ZONES
FAULT ZONES
FIRE HAZARD
AIRPORT CLEAR ZONE
PROTECTED RESERVOIR
CITY
Redevelopment Area
STATE/LOCAL RESPONSE AREA

VALUE

04632111
04632
2.517
109625
061
HOMESITE/1-4.9 ACRES

200 OCEANVIEW DR
WATSONVILLE CA 95076
No
RR
NO
NO
RURAL RESIDENTIAL
No
NO
n/a
n/a
n/a
LA SELVA
n/a
es
San Andreas
San Andreas
No
No
es Portion
Yes
No
no
n/a
NO
No
No
No
SCENIC
0390D
n/a
n/a
n/a
NO
NO
NO
n/a
No
LRA

TAG 7
Bridgette Land Surveying

Michael J. Bridgette, Professional Land Surveyor

Mr. Gary Podesto
1443 San Andreas Rd.
Watsonville, CA 95076
Fax: 763-2763

February 20, 2007

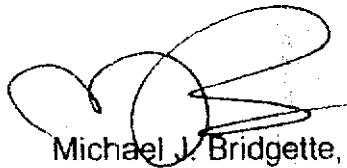
Dear Gary,

Per our phone conversation on 2-23-07, I have calculated your requested area:

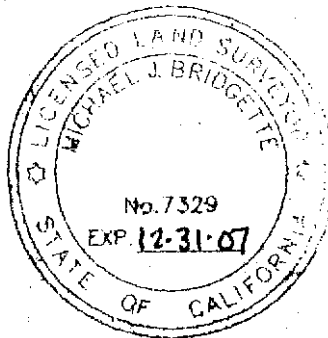
1. Entire parcel per our 1998 survey..... 37,277.1 square feet
APN 046-321-06, Santa Cruz County (0.86 acres)

Thank you for your attention to these matters.

Sincerely,



Michael J. Bridgette, PLS
Bridgette Land Surveying
MB:ab



64 Penny Lane, Suite B
Watsonville, California 95076
831.722.5800
831.722.8077 fax
Bridgsurv@SBCglobal.net