



Staff Report to the Zoning Administrator

Application Number: **07-0742**

Applicant: Stephanie Barnes-Castro
Owner: Robert Packer
APN: 045-162-15 and 16

Agenda Date: July 11, 2008
Agenda Item #: 5
Time: after 10:00 a.m.

Project Description: Proposal to modify the lot configuration and building size of two single family dwellings approved under Coastal Permit/Lot Line Adjustment 05-0649.

Location: 28 Cresta Way, La Selva Beach

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Amendment to Coastal Permit 05-0649

Technical Reviews: Preliminary Grading Approval (geotechnical report reviewed and accepted as part of application 05-0649)

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0742, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | I. Setback diagram |
| B. Findings | J. Discretionary Application comments |
| C. Conditions | K. Geotechnical plan review letter |
| D. Categorical Exemption (CEQA determination) | L. Neighborhood meeting notes |
| E. Location map | M. Letter describing differences between approved and proposed projects, prepared by Architect |
| F. General Plan map | N. Reduced project plans |
| G. Zoning map | |
| H. Aerial photo | |

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

Parcel Information

Parcel Size: 34,286 sq. ft.
Existing Land Use - Parcel: Two single family-residences
Existing Land Use - Surrounding: Single-family residences
Project Access: Cresta Way, Margarita Road, Arbolado Drive
Planning Area: La Selva Beach
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single family residential –
6,000 square feet per unit)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Coastal bluff on the west side of both parcels.
Soils: Baywood Loamy Sand
Fire Hazard: Not a mapped constraint
Slopes: Range from 5% to over 50%
Env. Sen. Habitat: Mapped potential Monarch Butterfly habitat,
no habitat found on site.
Grading: About 670 cubic yards of cut and
620 cubic yards of fill.
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource due to proximity
to public beach
Drainage: Existing and proposed drainage system adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: On-site septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: N/A

History

According to assessor's records, the existing residence at 28 Cresta Way (APN 045-162-16) was constructed in 1950, and the neighboring residence at 24 Cresta Way (APN 045-162-15) constructed in 1954. The pool house at 28 Cresta Way was constructed in 1974, with the benefit of a building permit. To recognize the location of the existing residences across multiple property lines, a lot line adjustment was approved in 2001 (application 01-0442) to combine five parcels into the existing configuration.

Permit 05-0649 allowed the following:

1. demolition of two existing single-family residences and one pool house,
2. a lot line adjustment,
3. construction of one single-family dwelling of about 5,871 square feet on one parcel and,
4. a single-family dwelling & garage of about 1,668 sq. ft. on the other parcel.

The permit was approved on October 20, 2006 and never executed.

Variation from Previously Approved Permit

The architect has submitted a letter outlining the revisions from the previously approved permit (Exhibit X). The primary difference is the style of the exterior design. The previous design was more modern with flat roofs and the current design is a Craftsman style with pitched roofs, wood shingle and horizontal siding, stone veneer and clad wood windows with divided lites.

		Permit 05-0649 (previously approved)	Permit 07-0742 (current proposal)
Parcel A - (main house)			
	Basement	1,365	-
	Lower level area	4,740	3,820
	Upper level area	1,130	758
	Total bldg. area	5,871	4,578
	Lot Coverage	25%	22%
	Floor Area Ratio	.28	.25
Parcel B - (smaller house)			
	Garage	890	854
	Lower level area	154.5	174
	Upper level area	680	739
	Total bldg. area	844.5	913
	Lot Coverage	17%	18.1%
	Floor Area Ratio	.24	.28

Project Setting

The project site is located on the western end of La Selva Beach, in a neighborhood of single-family residences. The site is on a prominent bluff overlooking the beach, but due to the presence of the Southern Pacific railroad right-of-way and Margarita Road between the site and the beach, most of the site is has been determined to be outside of the required coastal bluff setback.

The subject property is unique in the La Selva Beach neighborhood in that it is considerably larger than surrounding properties, at 34,286 square feet for both 045-162-15 and -16, and is bounded by right-of-ways on four out of five sides. The majority of lots in the vicinity are between 5,000 and 10,000 square feet, with many double frontage and corner lots in the blocks bounded by Margarita Road and Arbolado Drive.

Local Coastal Program Consistency

The project site is located between the shoreline and the first public road, however it is not identified as a priority acquisition site in the County's Local Coastal Program. Due to the distance from the bluff and the separation by railroad right-of-way, this project will not be visible from the beach.

Zoning & General Plan Consistency

The subject property is a 28,013 sq. ft. lot, located in the R-1-6 (Single family residential - 6,000 square feet per unit) zone district, a designation, which allows residential uses. The proposed single family residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

Site standards table for Parcel A, currently APN 048-162-15

	R-1-6 Zone Standard	Proposed Structure
Front yard setback from Cresta Way	20'	N/A
Front yard setback from Margarita Rd.	20'	About 120'
Side yard setback	5'	5'
Street side yard setback from Arbolado Dr.	10'	10'
Street side yard setback from Margarita Rd.	10'	About 70'
Maximum height	28'	22'-6"
Maximum % lot coverage	30%	22%
Maximum Floor Area Ratio	.50	.25

Site standards for Parcel B, currently APN 048-162-16

	R-1-6 Zone Standard	Proposed Structure
Front yard setback from Cresta Way	20'	20'
Side yard setback	5'	33'
Street side yard setback from Arbolado Dr.	10'	13'
Rear Yard setback	15'	15'
Maximum height	28'	22'-6"
Maximum % lot coverage	30%	17%
Maximum Floor Area Ratio	.50	.26

See Exhibit I for explanation of setbacks for each lot.

Design Review

The proposed two proposed residences comply with the requirements of the County Design Review Ordinance, as the design, materials, and colors of both residences will be compatible with the neighborhood and surrounding coastal environment. The primary residence on Parcel A will be larger than those on surrounding properties, but will be below the maximum lot coverage and floor area ratio standards for the zone district (the lot is the largest residential parcel in the immediate vicinity). If both existing residences and the pool house are combined, the total building area would be about 6,169 square feet. In contrast, both dwellings combined will result in about 7,539 square feet of structures, an addition of only 1,370 square feet over the existing structures on site. The proposed residence on Parcel A will have most of the bulk as single-story with the second story portion only reaching a maximum height of 22 feet.

Despite its larger size, the proposed residence on Parcel A is compatible with the neighborhood in that it will be of a low profile (with a maximum height of 22 feet out of 28 feet), and will incorporate earth-tone colors and materials into the exterior design to reduce the visual impact of the home on the surrounding neighborhood.

The proposed residence on Parcel B will be about 1,667 square feet, including a two-car garage on the lower level, and will have a maximum height of only about 18 feet. Therefore, the house will be of a comparable size, bulk, and mass to smaller homes in the La Selva Beach neighborhood.

Grading and Drainage

The total amount of cut on the site is 670 cu. yds. and the total amount of fill is 620 cu. yds., leaving only 50 cu. yds. to be exported. The number and lengths of retaining walls will be decreased with the new proposal (in relation to the existing conditions). A geotechnical review letter was submitted by Dees & Associates indicating their updated review of the proposed plans (Exhibit K).

The site is drained by drop inlets, which carry the water through solid pipe to bubbler boxes located in the swales on both Margarita Road and Arbolado Drive. The civil engineer included a downstream drainage path assessment on Sheet C-3 (Exhibit A). The swales will take the water under the railroad track to an existing 18" c.m.p. through a concrete headwall to a spillway/splash block at the top of a steep vegetated canyon.

Planning Department Interpretation No. ROW-01 describes the department's position on placing improvements within private rights-of-way:

"A person placing an improvement in a private right-of-way does so at his/her own risk in that the area may be needed at some future time for roadway or roadside improvements....to avoid these conflicts, improvements should not impede vehicular, bicycle, or pedestrian access or reduce existing on-street parking."

The drainage improvements proposed by the applicant would be allowed under this policy interpretation.

Parking

Parcel B contains a one-bedroom residence (which would require two parking spaces) and contains a two car garage at the lower level. Parcel A is a five-bedroom residence (which would require four parking spaces). Three parking spaces are provided along Cresta Way and an additional two spaces could be provided in front of the covered patio (accessed from Arbolado Drive).

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 07-0742, 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 R-1-6 (Single family residential - 6,000 square feet per unit), a designation that allows residential uses. The proposed single family residence is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; lots developed to an urban density surround the site; the colors shall be natural in appearance and complementary to the site. The development site is on a bluff top, however due to the presence of the Southern Pacific railroad right-of-way and Margarita Road between the site and the beach, the site cannot be seen from the beach.

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 located between the shoreline and the first public road, however the single family residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single family residential - 6,000 square feet per unit) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the

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existing range.

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Lot Line Adjustment Findings

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there were two legal parcels prior to the adjustment and there will be two parcels subsequent to the adjustment.

2. The lot line adjustment conforms with the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that no additional building sites will be created by the transfer as all parcels are currently developed, none of the parcels have a General Plan designation of 'Agriculture' or 'Agricultural Resource', none of the parcels are zoned 'TP' or have a designated Timber Resource as shown on the General Plan maps, and the proposal complies with the General Plan designation of the parcels ((R-UL) Urban Low Density Residential per 13.10.673(e).

3. No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.

This finding can be made, in that none of the parcels included in the proposal will be reduced below the minimum 6,000 square foot minimum parcel size required by the zone district as a result of this lot line adjustment.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square feet per unit) zone district in that the primary use of the property will be one single family residence and a second unit that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low Density Residential (R-UL) land use designation in the County General Plan.

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

The proposed single family residence will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family residence will comply with the site standards for the R-1-6 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.

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

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

This finding can be made, in that the proposed single family residence is to be constructed on an existing developed lot.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family residence is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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Conditions of Approval

Exhibit A: Architectural and landscape plans prepared by Stephanie Barnes-Castro,
Architect, dated 12/19/07.
Improvement plans prepared by Luke R. Beautz, C.E., L.S.,
dated December 2007.
Wastewater system plans prepared by Biosphere Consulting,
Dated 9/11/06.

- I. This permit authorizes the demolition of two residences, a lot line adjustment and the construction of a single-family residence and a second dwelling unit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way. File deed(s) of conveyance (which must result in parcel configurations that match the approved Exhibit "A" for this permit) with the County Recorder to exercise this approval. Parcels or portions of parcels to be combined must be in identical ownership.
 - F. The deed(s) of conveyance must contain the following statement after the description of the property(ies) or portion(s) of property to be transferred:
 1. "The purpose of the deed is to adjust the boundary between Assessor's Parcel Number 045-162-15 and Assessor's Parcel Number 045-162-16 as approved by the County of Santa Cruz under Application 05-0649. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted as stated."
 - G. Return a conformed copy of the deed(s) to 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

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Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 ½" x 11" format for Planning Department review and approval. Plan notes shall indicate all windows facing the ocean will incorporate non-glare or low glare glass.
2. An engineered grading plan. Grading over 1,000 cubic yards will require an Amendment to this permit and Environmental Review.
3. A drainage plan, showing the following details:
 - a. Describe how downspout runoff will be handled.
 - b. Show splash block locations.
 - c. Show and provide notes, to the greatest extent feasible, indicating runoff from roof and concrete areas will drain to the pervious concrete driveway.
4. Notes on the plan detailing maintenance requirements for the pervious concrete.
5. Grading, drainage, and erosion control plans.
6. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site, which clearly depict the total height of the proposed structure. Maximum height is 28-feet.
7. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

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- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for one bedroom for the house on Parcel A. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Provide required off-street parking for 3 cars for the house on Parcel A and 2 cars for the house on Parcel B. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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. 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.

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IV. Operational Conditions

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

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

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0742
Assessor Parcel Number: 045-162-15
Project Location: 28 Cresta Way, La Selva Beach

Project Description: Proposal to modify the lot configuration and building size of a two single family dwellings approved under Coastal Permit/Lot Line Adjustment 05-0649

Person Proposing Project: Stephanie Barnes-Castro

Contact Phone Number: (831) 426-6030

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

Specify type:

E. X Categorical Exemption

Specify type: 15302: Replacement or reconstruction of existing facilities

F. Reasons why the project is exempt:

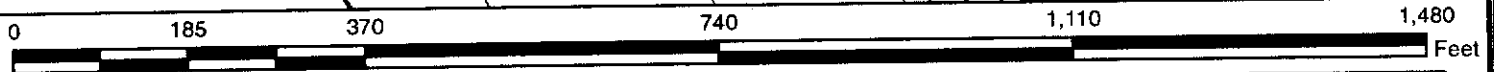
Demolition and re-construction of two single-family dwellings.

Lawrence Kasparowitz, Project Planner





Date: _____

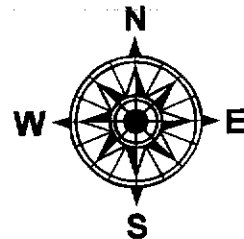


Location Map



LEGEND

-  APN: 045-162-15
-  Assessors Parcels
-  Streets
-  County Boundary

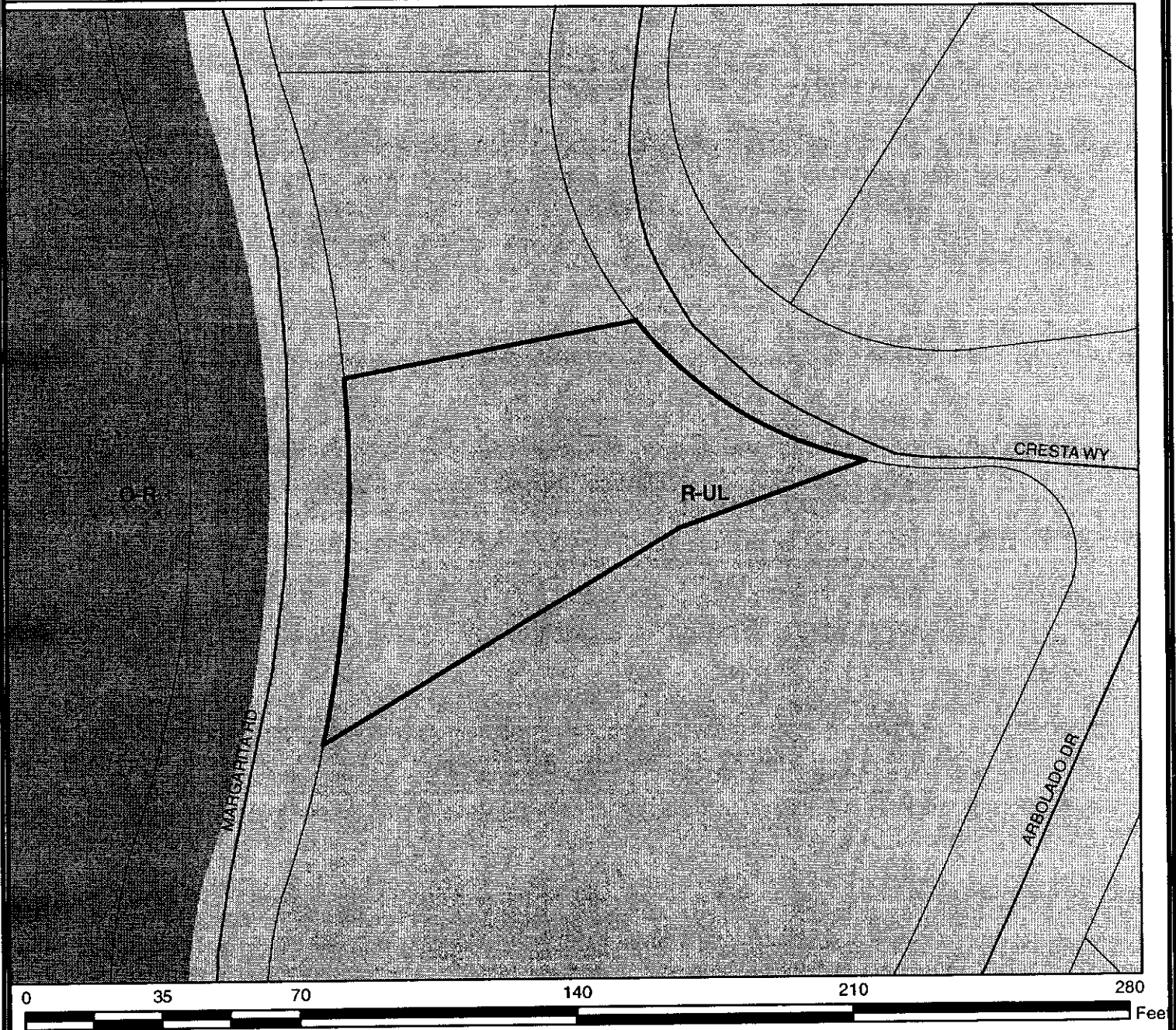


Map created by
County of Santa Cruz
Planning Department
January 2005






EXHIBIT 

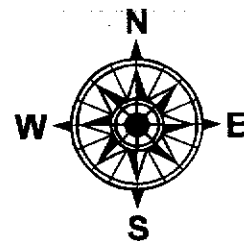


General Plan Designation Map



LEGEND

-  APN: 045-162-15
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Parks and Recreation

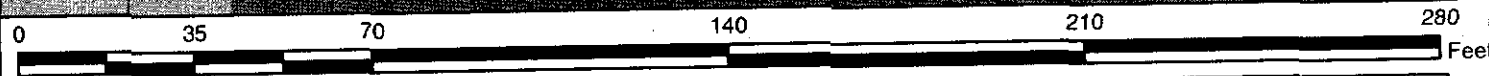
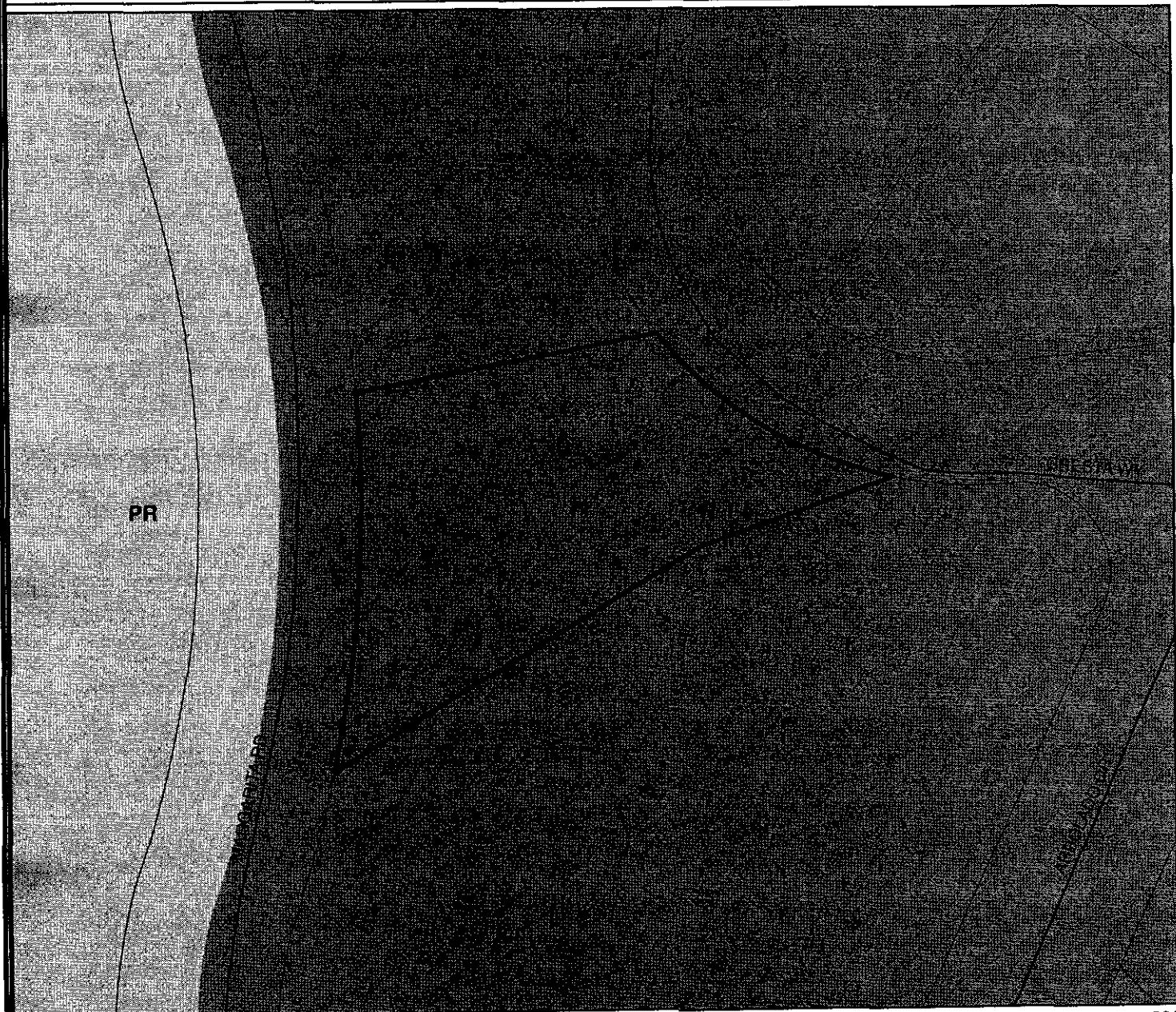


Map created by
County of Santa Cruz
Planning Department
January 2008






EXHIBIT F

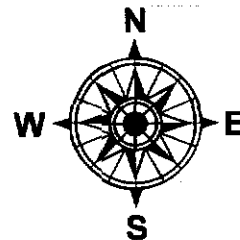


Zoning Map



LEGEND

-  APN: 045-162-15
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY
-  PARK



Map created by
County of Santa Cruz
Planning Department
January 2008

EXHIBIT G

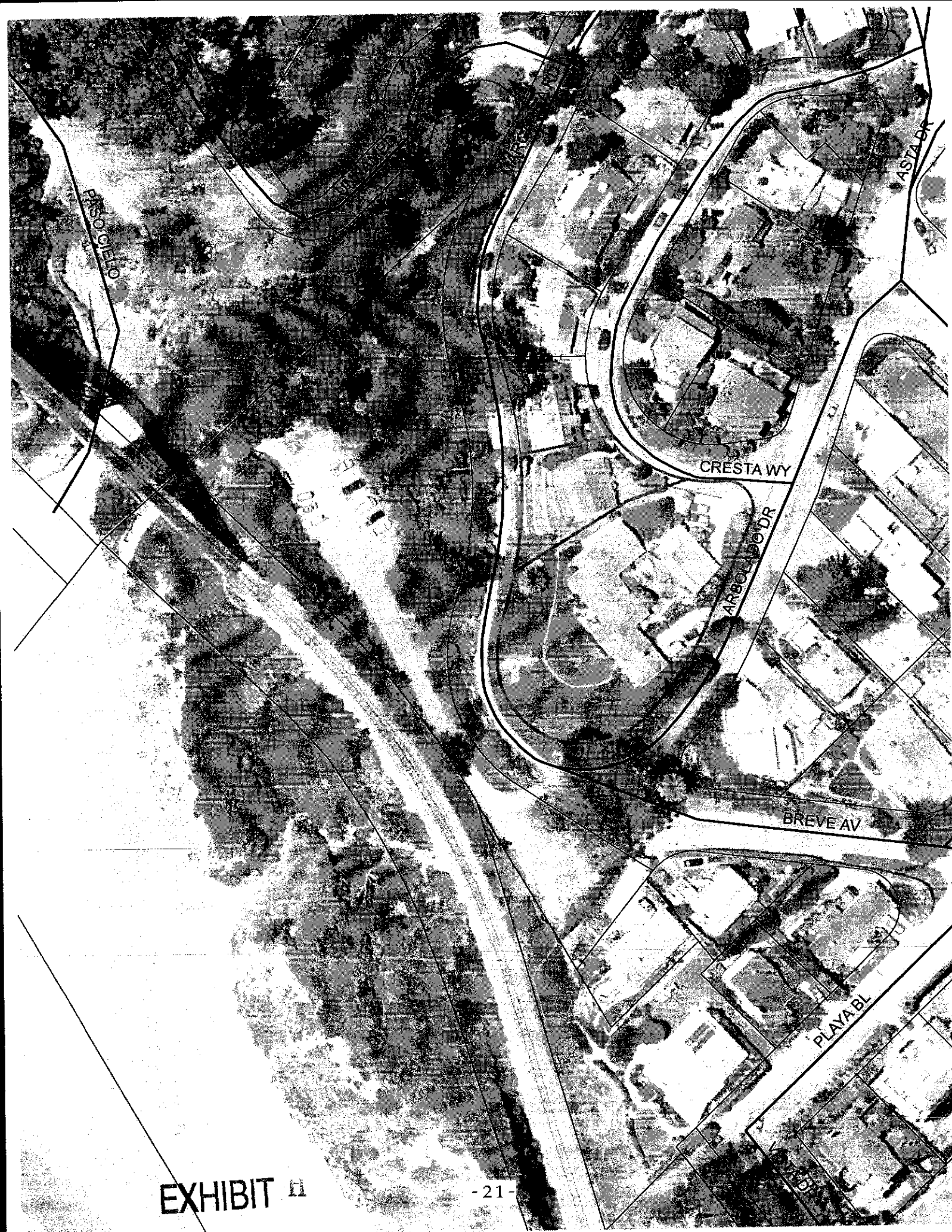


EXHIBIT II



C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Larry Kasparowitz
Application No.: 07-0742
APN: 045-162-15

Date: June 23, 2008
Time: 17:41:41
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 16, 2008 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 16, 2008 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a "Plan Review" letter from the project geotechnical engineer during building permit submittal for review and approval.
2. Submit a detailed grading and drainage plan completed by a licensed civil engineer or architect for review and approval.
3. Submit a detailed sediment/erosion control plan for review and approval.



Dees & Associates, Inc.
Geotechnical Engineers
501 Mission Street, Suite 8A, Santa Cruz, CA 95060

Phone: 831 427-1770
Fax: 831 427-1794
Email: dna@dslexreme.com

November 28, 2007

Project No. SCR-0108

ROBERT PACKER AND LAURA WATSON
% Stephanie Barnes-Castro, Architect
303 Potrero Street, Suite 29-305
Santa Cruz, California 92060-2759

Subject: Geotechnical Plan Review No. 3

Reference: Two Proposed Single Family Residences
28 Cresta Way, La Selva Beach
APN'S 045-162-15 & 16
Santa Cruz County, California

Dear Mr. Packer and Ms. Watson:

As requested, we have reviewed the geotechnical aspects of the revised site plan, Sheet A2 and the revised floor plans, Sheets A3 and A6, prepared by Stephanie Barnes-Castro. The reviewed plan sheets were undated. Our Geotechnical Investigation for the site is dated September 14, 2005.

The plans indicate the existing improvements will be removed from the site, a lot-line adjustment will be made to move one of the existing homesites to the east corner of the site, and two new single family residences will be constructed at the site.

The reviewed plan sheets are in conformance with our 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: 2 to Addressee

A R C H I T E C T

S T E P H A N I E B A R N E S - C A S T R O

C o m m e r c i a l & R e s i d e n t i a l D e s i g n

November 28, 2007

Dear Neighbor:

You are invited to attend a Neighborhood Meeting to review and discuss plans for a proposed amendment to an existing Coastal Development Permit at 24 & 28 Cresta Way, La Selva Beach. The proposed amendment would involve a reduction in overall square footage for two approved single- family residences and modifying the design from a contemporary structure to a 'Craftsman' style structure.

Neighborhood Meeting

Location:

28 Cresta Way
La Selva Beach, California

Date:

Monday, December 10, 2007

Time:

7:00 PM

We look forward to meeting with you. Please give us a call at (831) 426-6030 if you have any questions.

Sincerely,

Stephanie Barnes- Castro, Architect



S T E P H A N I E B A R N E S - C A S T R O

*Commercial & Residential Design***Packer/Watson Residences**

APN 045-162-15 7 16
 28 Cresta Way
 La Selva Beach 95076

**RE: Summary of Neighborhood Meeting held on 12/10/07 at 7:00 PM
 at 28 Cresta Way, La Selva Beach**

Attendance List:

Stephanie Barnes-Castro	Architect	
Bob Packer & Laura Watson	Owners	
Namvar Dinyari	Absentee Owner	299 Vista Drive, La Selva Beach
E. Moorhead	Renter	Arbolado Drive, La Selva Beach
Sue Struck	Owner	207 Arbolado Drive, La Selva Beach
Fred Nelli	Owner	203 Arbolado Drive, La Selva Beach
Sebastian		
& Mary Jo Trusso	Owner	8 Cresta Way, La Selva Beach
T.J. Bemis	Owner	?

The architect, Stephanie Barnes-Castro, let the neighbors know at the beginning and end of the meeting that there was an attendance list to sign and a comment sheet available to list any concerns people might have.

Everyone who came to the meeting signed the attendance list, and no one chose to list any concerns they had on the comment sheet.

During the course of the evening, Stephanie reviewed the set of plans with the neighbors. They were interested in knowing what the differences were between the previous plan and the latest proposed plan. Stephanie explained that the new main house had a smaller footprint and less square footage and that the height of the proposed main structure was the same as the approved structure. Mr. E. Moorhead asked how much higher the proposed main structure was compared to the existing structure and Stephanie said she did not bring that comparison with her, but would provide that information to him via e-mail, which she did on 12/11/07. People commented on the change in the design style from the approved contemporary/modern design to the proposed Craftsman Style design. Everyone liked the proposed design, most felt it was more in character with the neighborhood and a few commented that they liked the modern design as well.

The conversation mainly centered on the house on parcel B, which we refer to as the Guest House. Stephanie explained that the size of the unit was basically the same, but that the ridge was higher since the Craftsman Style design required a roof pitch rather than a flat roof. Mr. Dinyari asked how much higher the proposed roof would be compared with the approved plans and Stephanie said that it would be four feet higher, but still five and a half feet lower than the maximum height allowed by code.

The neighbors attending the meeting left without any adverse comments mentioned to either the owners or to the architect.

Regards,
 Stephanie Barnes-Castro



A R C H I T E C T

S T E P H A N I E B A R N E S - C A S T R O

Commercial & Residential Design

December 10, 2007

PROPOSED AMENDMENT TO COASTAL DEVELOPMENT PERMIT 05-0649

24 & 28 CRESTA WAY, LA SELVA BEACH, CALIFORNIA

APN: 045-162-15,16

NEIGHBORHOOD MEETING ATTENDANCE LIST

NAMVAR DINYARI
E MCORHEND e1m@NAMVAPOR.COM

SUE STRUCK 207 ARBOLEDO DRIVE
LA SELVA BEACH 95076

831-648-1071 SUESTRU@COMCAST.NET

FRED NELLI 684-1357 - SUNFER_FRED@HOTMAIL.COM

MARY JO TUSSO 688-2351

Sebastian J TUSSO 688-2351

TJ. Bemis 682-3442

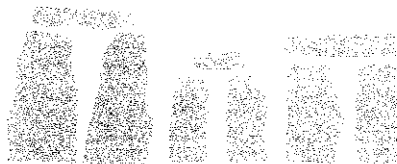


EXHIBIT L

Stephanie Barnes-Castro

From: Elliott Moorhead [eim@nanovapor.com]
Sent: Tuesday, December 11, 2007 1:33 PM
To: 'Stephanie Barnes-Castro'
Cc: Ireiff@nanovapor.com
Subject: REPLY: proposed home on Arbolado Drive

Thanks Stephanie,
You got the mail to the right man as this is my email address.
Your presentation was great, relaxed and professional.

Laura and Bob are good neighbors and I wish them every happiness in the new house.
I really don't have a dog in the fight but was just curious as to what I'll see out the front window.

Six feet is a bit but really doesn't bother me. As I said to Namvar, "we have plenty of view and shouldn't be greedy".
He agreed.

My issue is the actual construction and demo noise as my office directly faces the work area. Nothing anyone can do about this.
My lease comes up shortly and this gives me pause as regards my office here.

I was a developer/builder for many years and know what's coming in this regard. Perhaps this is my karma from then coming back...
Best regards,
Elliott

From: Stephanie Barnes-Castro [mailto:sbc@sbcarch.com]
Sent: Tuesday, December 11, 2007 12:57 PM
To: eim@nanovapor.com
Subject: proposed home on Arbolado Drive

Dear Mr Dinyari,

Thank you for attending yesterday evening's neighborhood meeting at Bob Packer and Laura Watson's house to review their proposed project.

Your renter, Mr. Moorhead, asked at the meeting what the difference in height was between the existing main residence and the proposed main residence. I did not bring the comparison between the two structures with me last night, but I did let him know that I would respond to him by email. He did not leave his email address with me, so I am sending you the information.

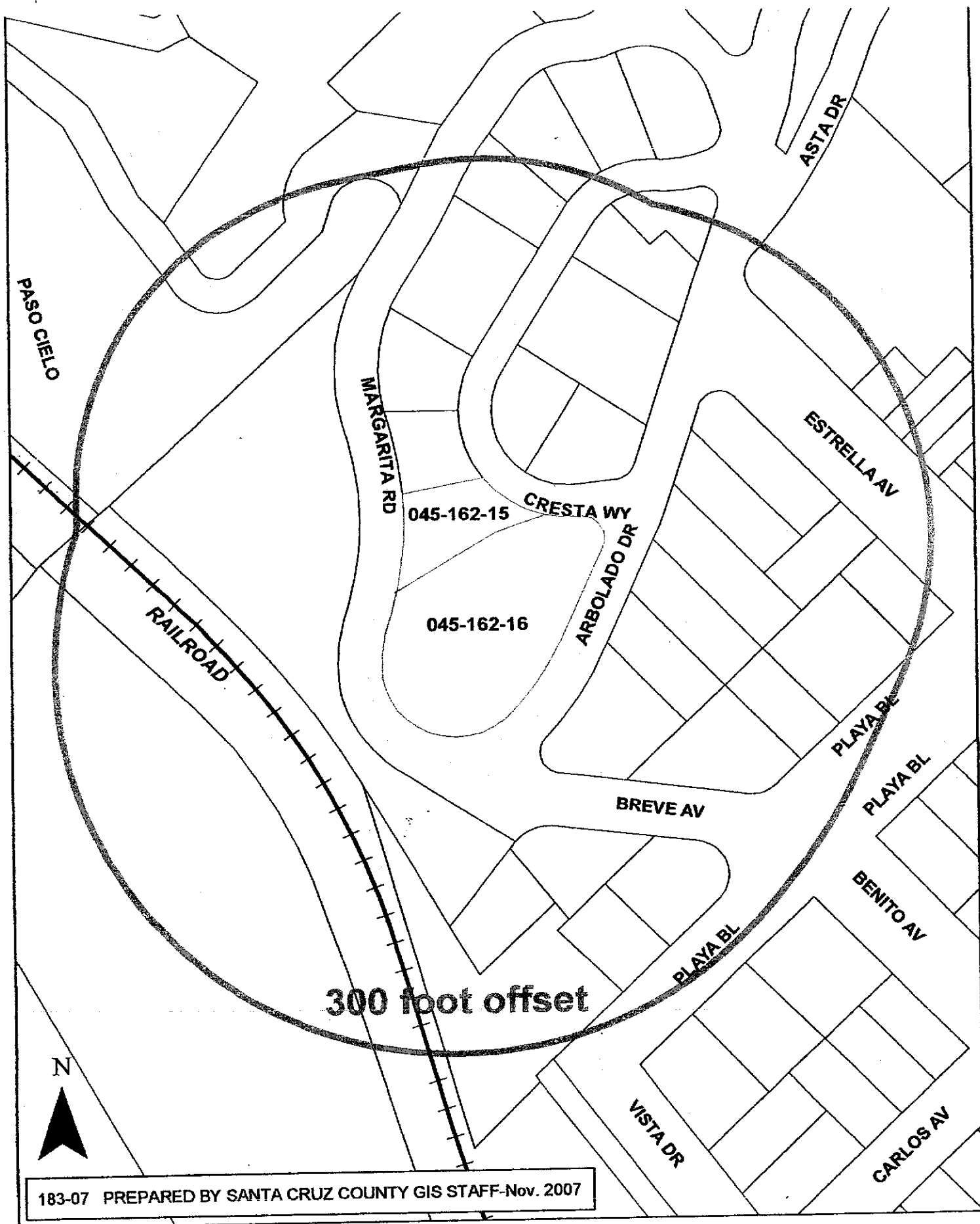
The proposed ridge height of the newest design is slightly lower than the ridge ht of the approved plans. The proposed height of the newest design in relation to the existing structure is six feet higher. Again, this relates to the main structure and not the Guest House.

I hope I have answered his question to his satisfaction.

Regards,
Stephanie Barnes-Castro

 Stephanie Barnes-Castro | Stephanie Barnes-Castro, Architect | sbc@sbcarch.com
303 Potrero St Ste 29-305 Santa Cruz CA 95060 | 831.426.6030

12/11/2007





04502204
SOUTHERN PACIFIC RAILROAD
P O BOX 2500
BROOMFIELD CO 80038

04502235
KING JOHN J & JULIA D TRUSTEES
160 LOS REYES RD
WATSONVILLE CA 95076

04516102
FAIRBANKS JAMES CARL TRUSTEE
306 LA PLAYA BLVD
WATSONVILLE CA 95076

04516105
LA SELVA BEACH IMPROVEMENT
ASSOCIATION
314 ESTRELLA AVE
LA SELVA BEACH CA 95076

04516206
LENAVITT JACK & CHERI H/W CP
2621 FORESTVALE
TOLEDO OH 43615

04516210
WILLEY DAVID S U/P
10 CRESTA
LA SELVA BEACH CA 95076

04516211
TRUSSO SEBASTIAN J & MARY JO CO-
TRUSTEES
8 CRESTA WAY
WATSONVILLE CA 95076

04516214
KUBAL LAWRENCE ALLEN & PATRICIA
TOBIN TRUSTEES
97 ELENA AVE
ATHERTON CA 94027

04516215
PACKER ROBERT L TRUSTEE ETAL
PO BOX 7255
RANCHO SANTA FE CA 92067

04516302
LA SELVA BEACH RECREATION
DISTRICT
312 ESTRELLA AVE
WATSONVILLE CA 95076

04516303
DINYARI NAMVAR & SHIRIN H/W
299 VISTA DR
LA SELVA BEACH CA 95076

04516304
BADAGLIACCO DENNIS J & COLLEEN
A TRUSTEES ETAL
318 CASA LOMA RD #B
MORGAN HILL CA 95037

04516305
WHITELEY ROBERT B TRUSTEE
404 ARBOLADA DR
WATSONVILLE CA 95076

04516404
NELSON JON ERIC TRUSTEE
216 CHACE ST
SANTA CRUZ CA 95060

04516409
FAST TERRY ALLEN SS
838 GAIL CT
WALNUT CREEK CA 94598

04516410
STRUCK SUSAN R U/W
207 ARBOLADO AVE
LA SELVA BEACH CA 95076

04516412
LAMOTHE JACK E & STACEY K
TRUSTEES
11590 GLOBE LN
GRASS VALLEY CA 95949

04516414
PEPPER DONALD A & GIULIE C
TRUSTEES
16396 W LA CHIQUITA AVE
LOS GATOS CA 95032

04517114
GLEESON ROBERT J & FERNE M H/W
JT
20 BENITO AVE
LA SELVA BEACH CA 95076

04517115
NASH JOHN H M/M SS
276 DONDERO WAY
SAN JOSE CA 95119

04517124
APTOS/LA SELVA FIRE PROTECTION
DISTRICT
6934 SOQUEL DR
APTOS CA 95003

04520114
LA SELVA BEACH IMPROVEMENT
ASSOCIATION
314 ESTRELLA AVE
WATSONVILLE CA 95076

04539101
CANNINO STEPHEN F TRUSTEES ETAL
954 MARLINTON CT
SAN JOSE CA 95120

04539102
JACOBS BRENT H/W ETAL JT
1 BREVE AVE
LA SELVA BEACH CA 95076

04539103
CARLSON ANNA LOUISE U/W
P O BOX 564
CAPITOLA CA 95010

04539104
MCCALLIN DANIEL J & EILEEN S H/W
JT
5725 COUNTY RD #154
ELIZABETH CO 80107

04539105
YEO DENNIS G & MADELYN G
TRUSTEES
612 W SMITH ST
UKIAH CA 95482

EXHIBIT L

103-07 About Owen



04516206
RESIDENT
22 CRESTA WAY
LA SELVA BCH CA 95076

04516210
RESIDENT
10 CRESTA WAY
LA SELVA BCH CA 95076

04516211
RESIDENT
CRESTA WAY
LA SELVA BCH CA 95076

04516214
RESIDENT
14 CRESTA WAY
LA SELVA BCH CA 95076

04516215
RESIDENT
24 CRESTA WAY
LA SELVA BCH CA

04516303
RESIDENT
106 ARBOLADO DR
LA SELVA BCH CA 95076

04516304
RESIDENT
15 CRESTA WAY
LA SELVA BCH CA 95076

04516305
RESIDENT
404 ARBOLADO DR
LA SELVA BCH CA 95076

04516404
RESIDENT
303 ESTRELLA AVE
WATSONVILLE CA 95076

04516410
RESIDENT
209 ARBOLADO DR
LA SELVA BCH CA 95076

04516410
RESIDENT
207 ARBOLADO DR
LA SELVA BCH CA 95076

04516412
RESIDENT
311 ESTRELLA AVE
WATSONVILLE CA 95076

04516414
RESIDENT
410 PLAYA BLVD
WATSONVILLE CA 95076

04517114
RESIDENT
308 ESTRELLA AVE
WATSONVILLE CA

04517116
RESIDENT
310 ESTRELLA AVE
WATSONVILLE CA 95076

04517124
RESIDENT
312 ESTRELLA AVE
WATSONVILLE CA

04517130
RESIDENT
314 ESTRELLA AVE
WATSONVILLE CA

04517130
RESIDENT
316 ESTRELLA AVE
WATSONVILLE CA

04517130
RESIDENT
21 FLORIDO AVE
WATSONVILLE CA

04539101
RESIDENT
502 PLAYA BLVD
WATSONVILLE CA 95076

04539102
RESIDENT
BREVE AVE
LA SELVA BCH CA 95076

04539103
RESIDENT
510 PLAYA BLVD
WATSONVILLE CA 95076

04539104
RESIDENT
BREVE AVE
LA SELVA BCH CA 95076

04539105
RESIDENT
514 PLAYA BLVD
WATSONVILLE CA 95076

EXHIBIT L

187-07 Reuter Resident



04502205
PASSARO CYNTHIA L TRUSTEE
41 MARGARITA RD
LA SELVA BCH CA 95076

04516207
VIGIL RICHARD & VERONICA M CO-
TRUSTEES
18 CRESTA WAY
LA SELVA BEACH CA 95076

04516306
WILKINSON HARVEY A & CAROL G
H/W JT
19 CRESTA WAY
LA SELVA BEACH CA 95076

04516403
HOUSES ARLENE F TRUSTEE
309 ESTRELLA AVE
WATSONVILLE CA 95076

04516405
GUILLORY HILLORY PAUL & CLEMIS
TRUSTEES
406 PLAYA BLVD
LA SELVA BEACH CA 95076

04516407
BEARDSLEY NORA O TRUSTEE ETAL
221 ARBOLADO DR
WATSONVILLE CA 95076

04516408
BROEKHUIS SOPHIA TRUSTEE
217 ARBOLADO DR
WATSONVILLE CA 95076

04516411
NELLI FRED U/M
203 ARBOLADO DR
LA SELVA BCH CA 95076

04516413
ROBERTS THOMAS N & ELAYNE
TRUSTEES
412 PLAYA BLVD
LA SELVA BEACH CA 95076



EXHIBIT 1

187-07 Owner Occupant

S T E P H A N I E B A R N E S - C A S T R O

C o m m e r c i a l & R e s i d e n t i a l D e s i g n

May 30, 2008

Re: Packer-Watson Residence
24 & 28 Cresta Way
La Selva Beach, CA
APN: 045-162-15,16
Development Permit # 05-0649

Packer- Watson Project Description**Differences between approved Development Permit #05-0649 and Proposed Design Revisions:**Differences @ Parcel A:

The main level square footage of the residence at Parcel A has been reduced by approximately 1,000 square feet. The footprint of the residence has been reduced on all sides and the house has been significantly pulled back from the top of slope at the northwest corner of the house as well as the southwest corner.

The upper level square footage is similar in size to the previous square footage. The upper level is housed within the roof structure, thereby appearing more as a half story than a two- story home.

The basement square footage has been reduced from 1,365 square feet to 461 square feet.

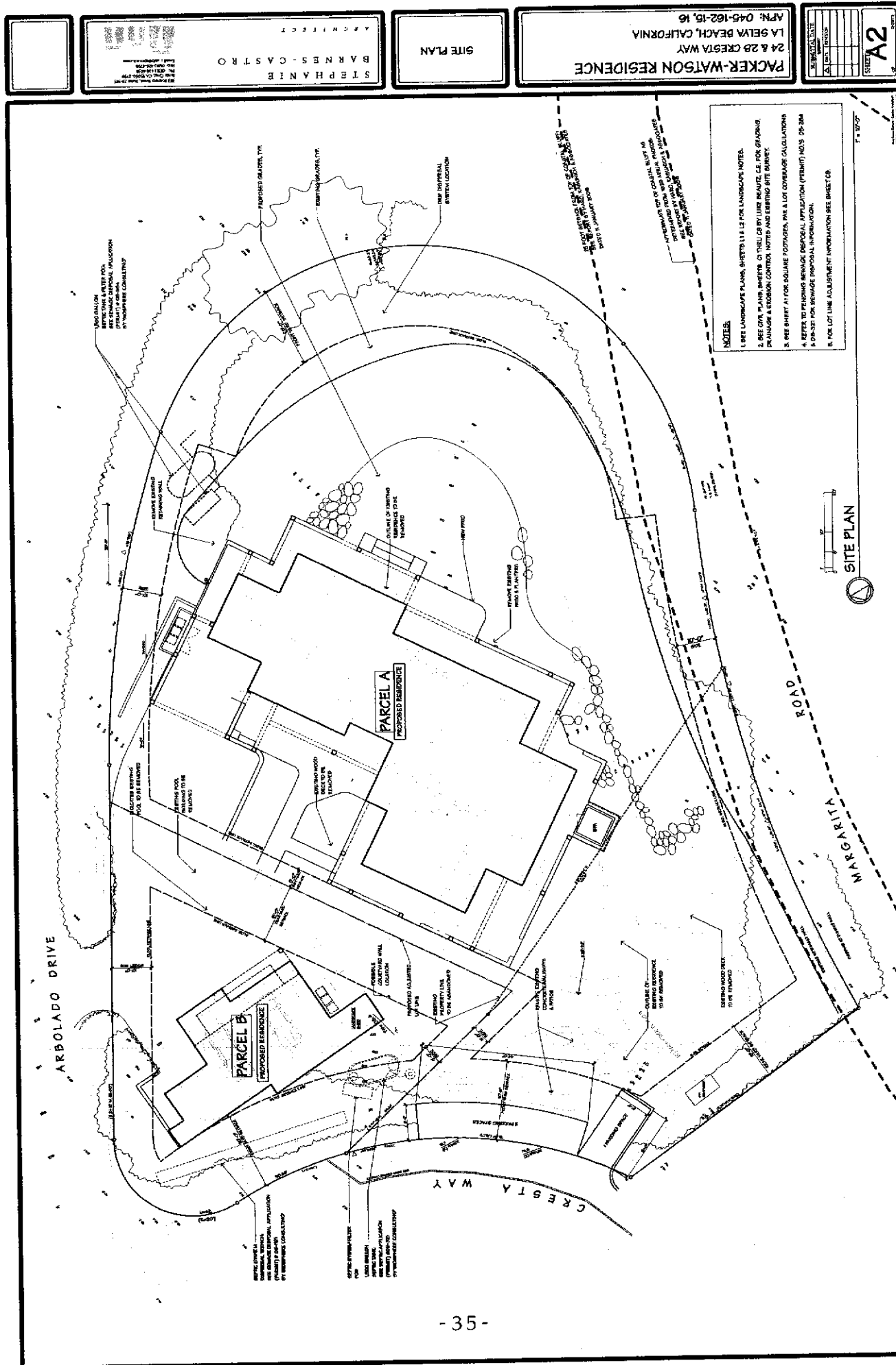
The exterior design is more traditional than the previous design with pitched roofs with large overhangs as opposed to flat roofs. Exterior materials include wood shingle siding, horizontal wood siding, stone veneer, and clad wood windows with divided lites.

Differences @ Parcel B:

The footprint of the home at Parcel B has remained essentially unchanged. The conditioned square footage has increased by 53 square feet while the garage has decreased in size by 36 square feet.

The main difference to the previous design lies in the exterior design. Like the residence at Parcel A, the architectural design of the house at Parcel B is traditional in nature using pitched roofs as opposed to flat roofs. Exterior materials match the home at Parcel A, using wood shingle siding, horizontal wood siding, stone veneer and clad wood windows with divided lites.





DATE	REVISION
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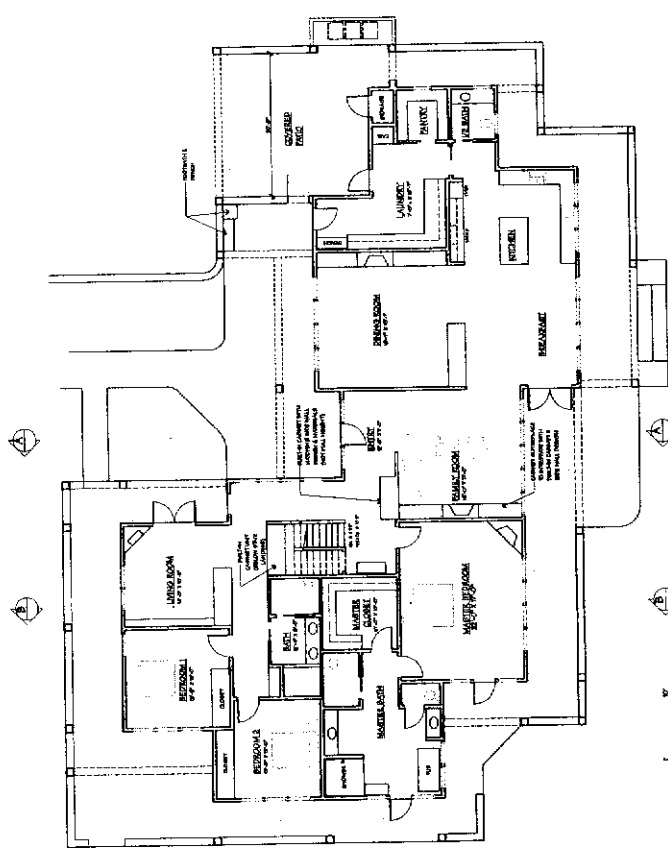
A3

PACKER-WATSON RESIDENCE
 24 & 28 CRESTA WAY
 LA SELVA BEACH, CALIFORNIA
 APN: 045-162-15, 16

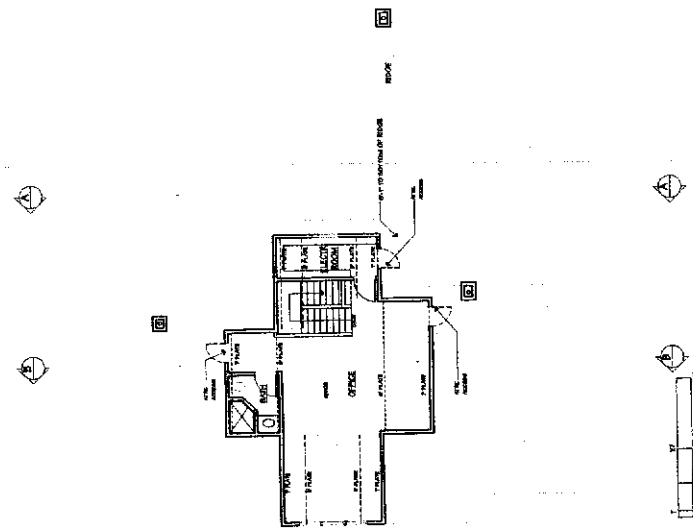
PARCEL A: FLOOR PLANS

STEPHANIE BARNES-CASTRO
 ARCHITECT
 10101 E. 15TH AVE., SUITE 200
 DENVER, CO 80231
 TEL: (303) 555-1100
 FAX: (303) 555-1101
 WWW: WWW.STEPHANIEBARNES-CASTRO.COM

PARCEL A: LOWER LEVEL FLOOR PLAN
 15' 0" = 1"



PARCEL A: UPPER LEVEL FLOOR PLAN
 15' 0" = 1"



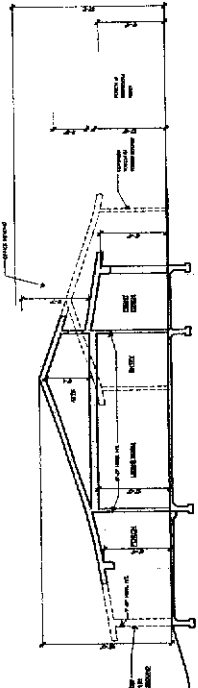
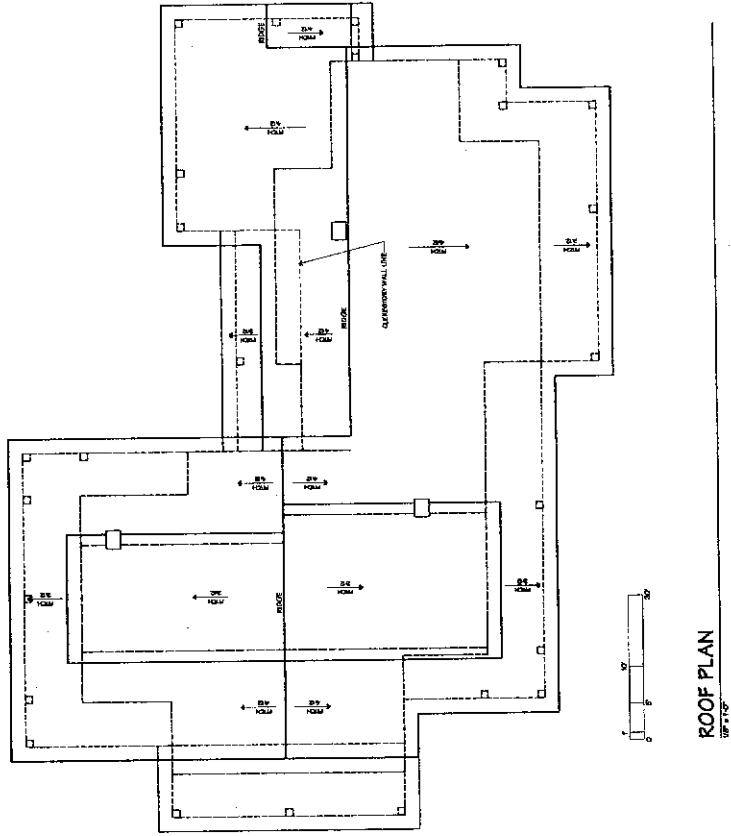
A4

REVISION	DATE	BY	CHK
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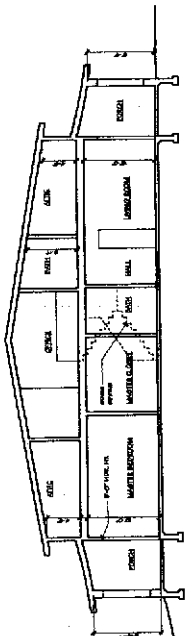
PACKER-WATSON RESIDENCE
 24 & 28 CRESIA WAY
 LA SELVA BEACH, CALIFORNIA
 APN: 045-162-15, 16

**PARCEL A:
 ROOF PLAN &
 SECTIONS**

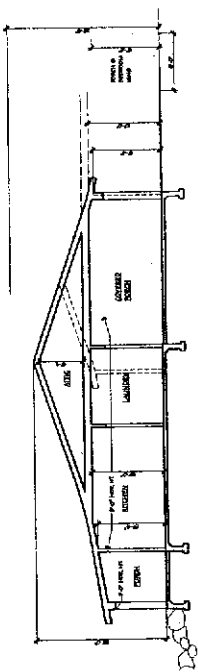
**STEPHANIE
 BARNES-CASTRO**
 ARCHITECT
 2077 PLYMOUTH DRIVE, SUITE 100
 SAN JOSE, CA 95131
 TEL: (408) 434-8888
 FAX: (408) 434-8889
 EMAIL: stephanie@barnes-castro.com



SECTION A-A



SECTION B-B



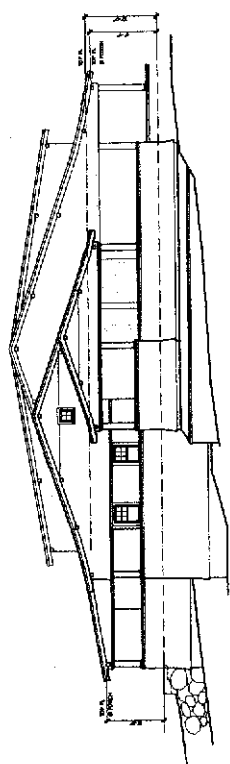
SECTION C-C

STEPHANIE
BARNES-CASTRO
ARCHITECT

PARCEL A:
EXTERIOR
ELEVATIONS

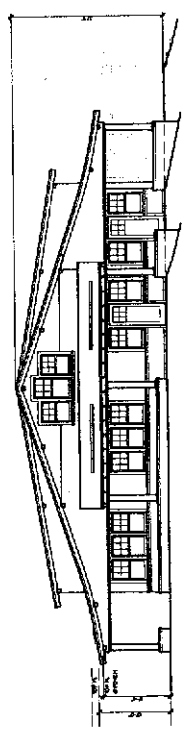
PACKER-WATSON RESIDENCE
24 & 28 CRESTA WAY
LA SELVA BEACH, CALIFORNIA
APN: 046-102-15, 16

SHEET
A5
DATE
BY
CHECKED BY

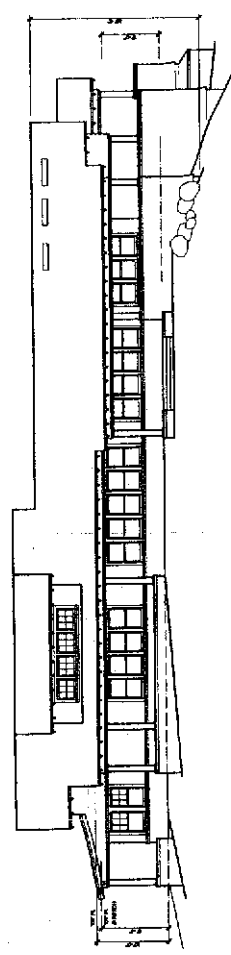


PARCEL A RESIDENCE: SOUTHEAST ELEVATION
1/8" = 1'-0"

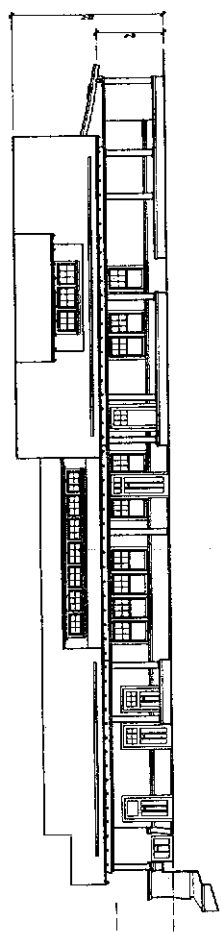
- TYPICAL EXTERIOR MATERIALS
COMPOSITION: EXTERIOR SIDING
- WOOD SHINGLE SIDING
 - HORIZONTAL WOOD SIDING
 - CLAY TILE ON GABLE-END WINDOWS
 - WOOD SHUTTERS & TRIM
 - WOOD CEILING
 - BRICK (UPPER WALL)



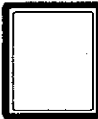
PARCEL A RESIDENCE: NORTHWEST ELEVATION
1/8" = 1'-0"



PARCEL A RESIDENCE: SOUTHWEST ELEVATION
1/8" = 1'-0"



PARCEL A RESIDENCE: NORTHEAST ELEVATION
1/8" = 1'-0"

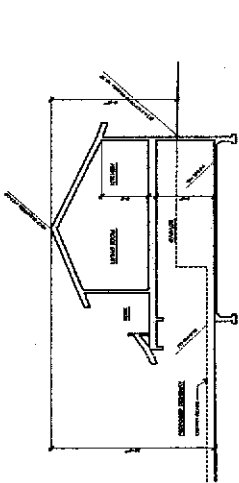


STEFHANIE BARNES-CASTRO
ARCHITECT
3150 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: (310) 274-1000
Fax: (310) 274-1001
www.stefhaniebarnes.com

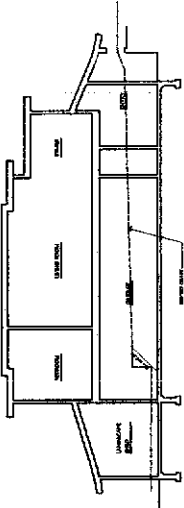
PARCEL B:
FLOOR PLANS &
ELEVATIONS
SECTIONS

PACKER-WATSON RESIDENCE
24 & 28 CRESTA WAY
LA SELVA BEACH, CALIFORNIA
APN: 045-162-15, 16

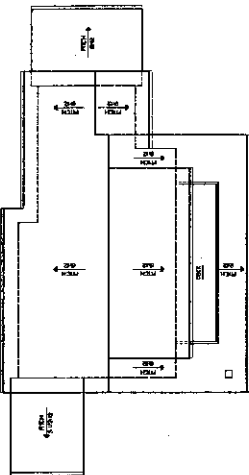
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10/1/10	STB	100



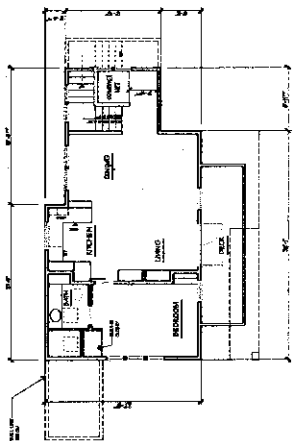
SECTION A-A
1/8" = 1'-0"



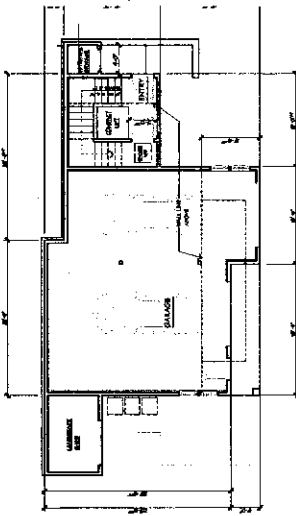
SECTION B-B
1/8" = 1'-0"



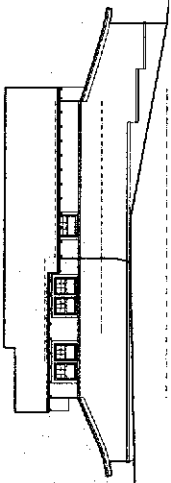
ROOF PLAN
1/8" = 1'-0"



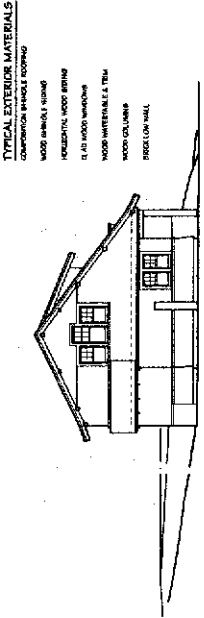
PARCEL B: UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



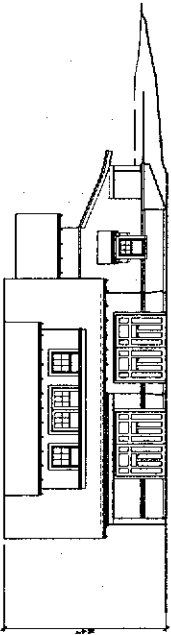
GARAGE LEVEL FLOOR PLAN
1/8" = 1'-0"



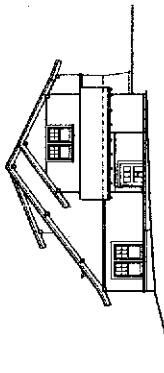
PARCEL B RESIDENCE: NORTH ELEVATION
1/8" = 1'-0"



PARCEL B RESIDENCE: WEST ELEVATION
1/8" = 1'-0"



PARCEL B RESIDENCE: SOUTH ELEVATION
1/8" = 1'-0"



PARCEL B RESIDENCE: EAST ELEVATION
1/8" = 1'-0"

TYPICAL EXTERIOR MATERIALS
COMPOSITE BRICK & STONE
WOOD SHAKES (HIPS)
HORIZONTAL WOOD SHIMS
FLAT WOOD SHIMMS
WOOD MATERIALS & TRIM
WOOD COLUMNS
BRICK ON WALL

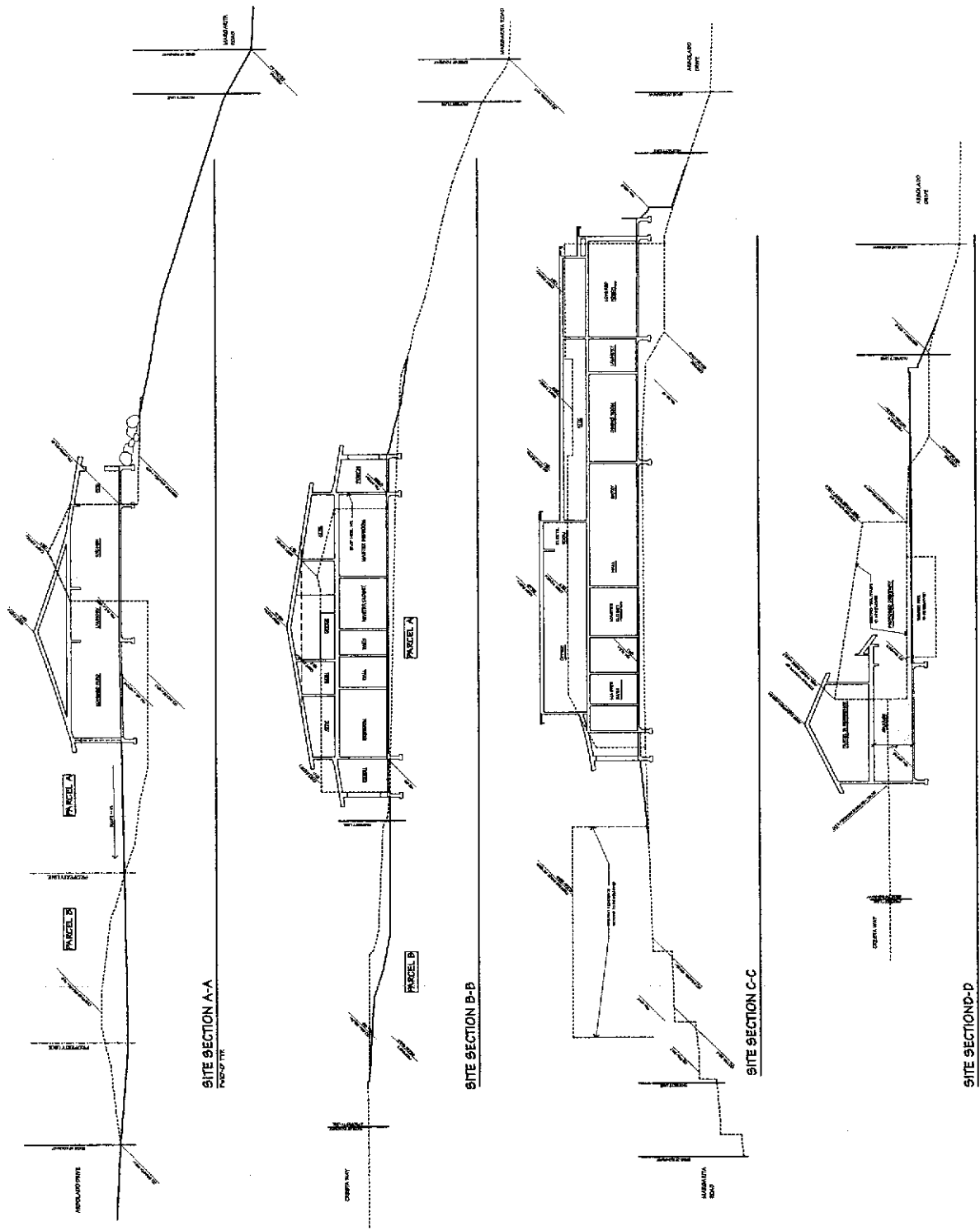
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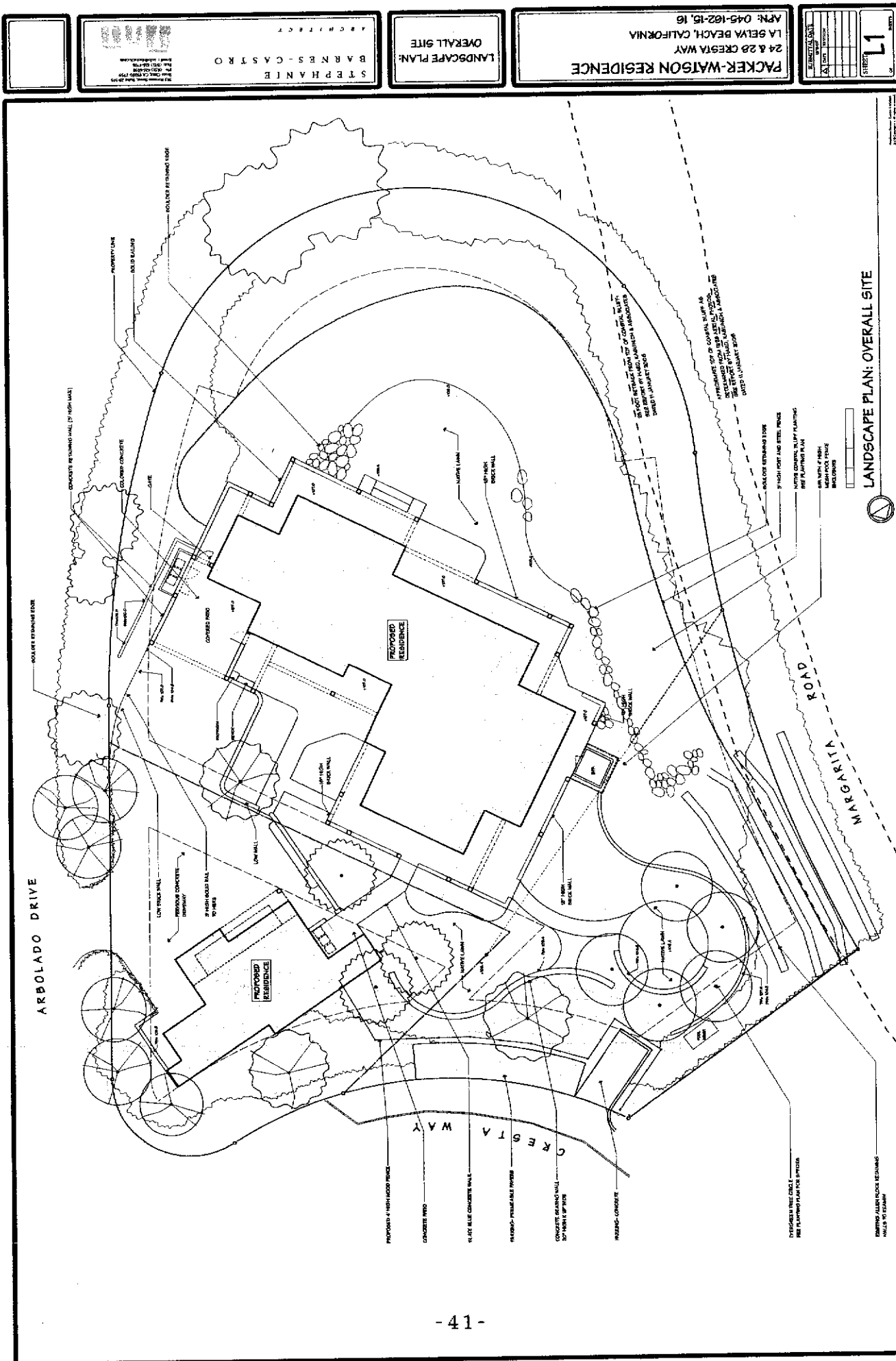
DATE	BY
2/1/10	10/10/10
2/1/10	10/10/10
2/1/10	10/10/10
2/1/10	10/10/10

PACKER-WATSON RESIDENCE
 24 & 26 CRESTA WAY
 LA SELVA BEACH, CALIFORNIA
 APN: 045-162-15, 16

PARCELS A & B
 SITE SECTIONS

STEPHANIE BARNES-CASTRO
 ARCHITECT
 10101 LA SELVA BLVD, SUITE 100
 LA SELVA BEACH, CA 95025
 TEL: (408) 241-1010
 FAX: (408) 241-1011
 WWW.STEPHANIEBARNES-CASTRO.COM



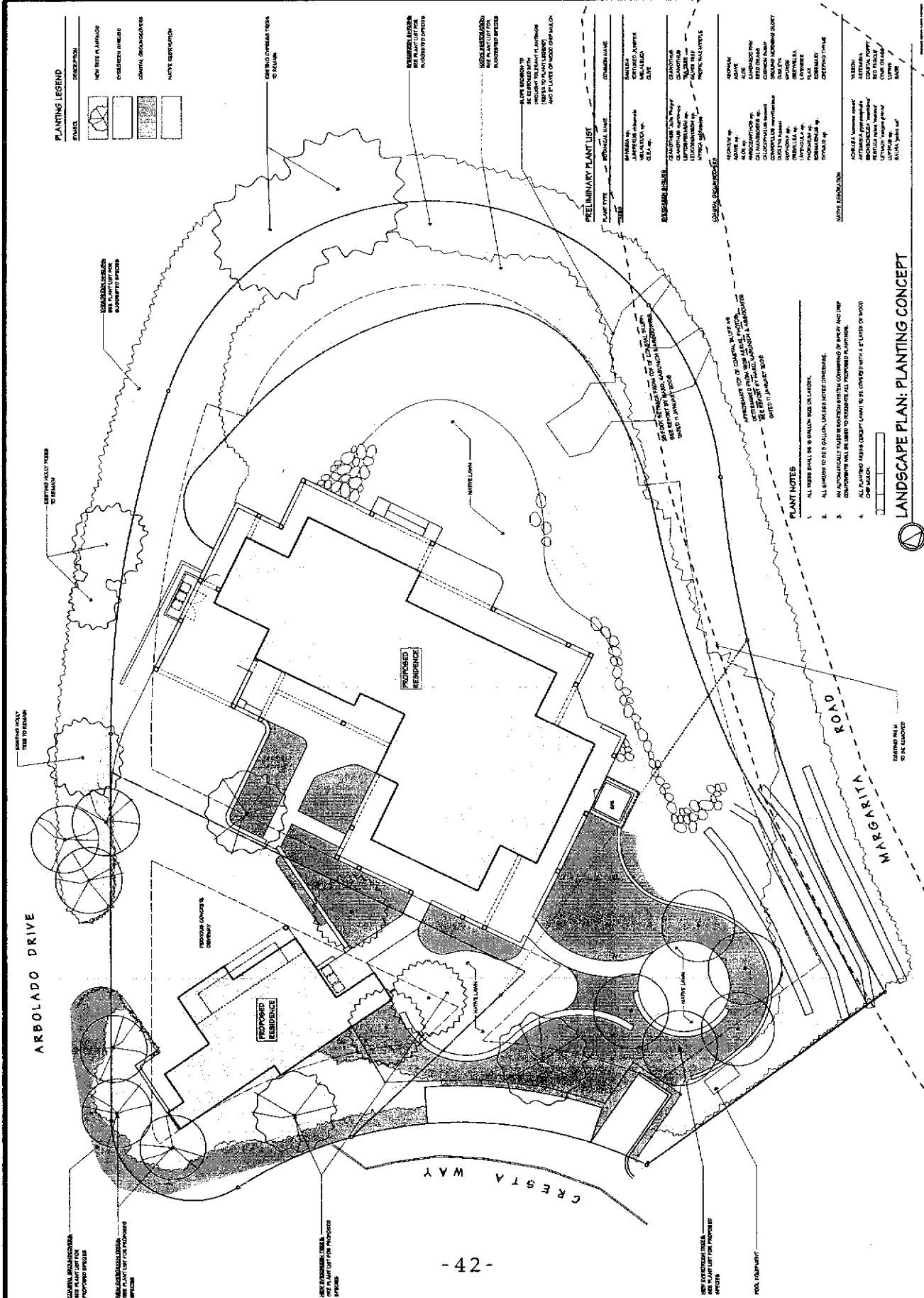


DATE	11/11/82
BY	STEPHANIE BARNES-CASTRO
CHECKED BY	
DATE	

PACKER-WATSON RESIDENCE
24 & 28 CUESTA WAY
LA SELVA BEACH, CALIFORNIA
APN: 045-102-15, 16

LANDSCAPE PLAN:
OVERALL SITE

STEPHANIE
BARNES-CASTRO
ARCHITECT

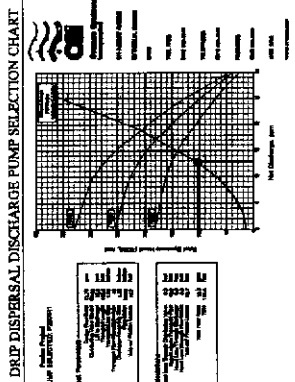
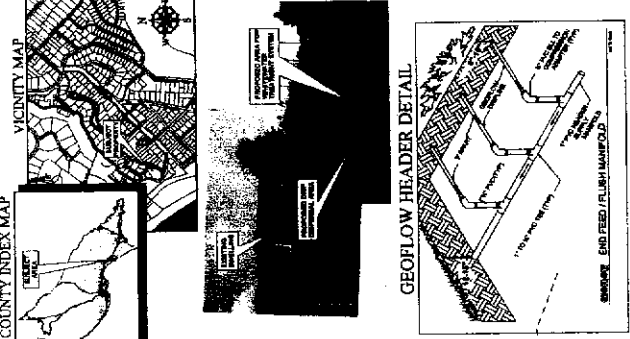
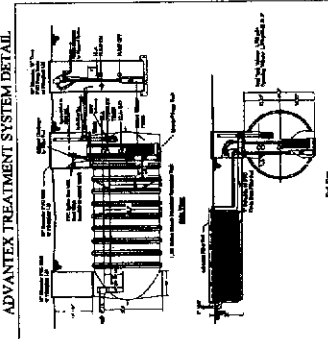


...the ...

[illegible]

for all, varied methods, etc.) that may disrupt this process. The best defense is to make sure that the system is secure from the beginning. If the host is not secure, the system is not secure.

⁴ *Agreement (signed after September 1991) on ending military presence in the occupied territories of the former Soviet Union, signed by the OSCE, the United Nations, and the European Union.*

[illegible][illegible][illegible]

**ALTERNATIVE ONSITE WASTEWATER SYSTEM DESIGN
FOR REPLACEMENT OF A SINGLE FAMILY DWELLING
PROPOSED ENHANCED TREATMENT SYSTEM SPECIFYING PRESSURIZED
DISPERAL, TO A SUBSURFACE DRIP TUBING**

Property Owner:	Robert Packer	APN: 045-162-16
Billing Address:	P.O. Box 7255, Rancho Santa Fe, CA 92067	Ass. No.: 000013
Owner's Phone #:	(415) 759-4804	By: Audrey Brownstone

IMPROVEMENT PLAN

A.P.N 045-162-15 & 16
LOCATION: 24 CRESTA WAY
LA SELVA BEACH, CALIFORNIA

OWNERS:
ROBERT PACKER
LAURA WATSON
P.O. BOX 7255
RANCHO SANTE FE, Co. 92067

GENERAL NOTES

1. All construction shall comply with applicable requirements in the current edition of the Santa Cruz County Design Criteria.
2. No changes in the approved plans shall be made without prior approval by the Santa Cruz County Planning Department.
3. The Director of Planning, or his authorized representative, shall have the authority to stop work if the work is not being done in accordance with the approved Improvement Plans.
4. The contractor shall notify the Santa Cruz County Planning Department (454-2580 or 454-2077) at least 24 hours prior to the start of construction.
5. All construction shall comply with the recommendations of the soils report prepared by Dees and Associates, Geotechnical Engineers.

EROSION CONTROL NOTES

1. Stockpile disturbed topsoil and redistribute around the finished site slopes as seed base.
2. Disturb only those areas under construction. Do not leave soil unprotected during heavy rain.
3. Re-seed all disturbed areas with permanent landscaping or seed mix as follows:
Blondo Brome: 1/2 # per 1000 S.F.
Rose Clover: 1/3 # per 1000 S.F.
Annual Ryegrass: 1/4 # per 1000 S.F.
4. Fertilize seedlings with 15-20-0 ammonium phosphate w/ sulphur.
5. Between October 15 and April 15, exposed soil shall be protected at all times. During construction such protection may consist of mulching and/or planting of native vegetation of adequate density. Before completion of the project, any exposed soil on disturbed slopes shall be permanently protected from erosion.

BENCH MARK

Santa Cruz County Bench Mark No. 656, A U.S. Coast and Geodetic Survey brass disc in the top and 1.0' NE of the SW end of the SE concrete abutment of the railroad bridge approx. 200' West of the property shown hereon. Elevation = 96.79'

INDEX TO SHEETS

- SHEET 1 - TITLE, VICINITY MAP, GENERAL NOTES, EROSION CONTROL NOTES, BENCH MARK, SHEET INDEX, & EARTHWORK ESTIMATE
- SHEET 2 - EXISTING SITE
- SHEET 3 - GRADING & DRAINAGE PLAN
- SHEET 4, 5 & 6 - SITE SECTIONS
- SHEET 7 - HORIZONTAL LAYOUT & UTILITY PLAN
- SHEET 8 - EROSION CONTROL PLAN
- SHEET 9 - PROPOSED LOT LINE ADJUSTMENT
- EARTHWORK ESTIMATE —

TOTAL CUT = 670 CUBIC YARDS

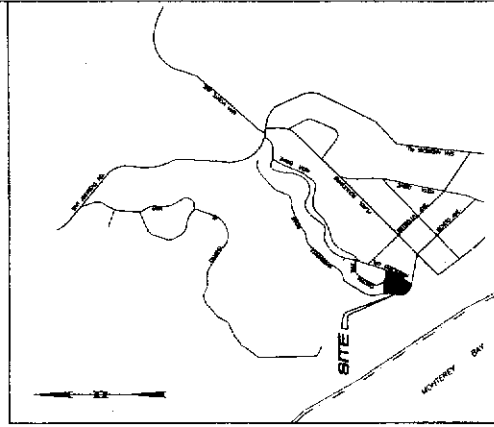
TOTAL FILL = 620 CUBIC YARDS

EXPORT = 50 CUBIC YARDS

(TO BE EXPORTED TO COUNTY LANDFILL. LANDFILL RECEIPTS SHALL BE GIVEN TO COUNTY GRADING INSPECTOR.)

ABBREVIATIONS

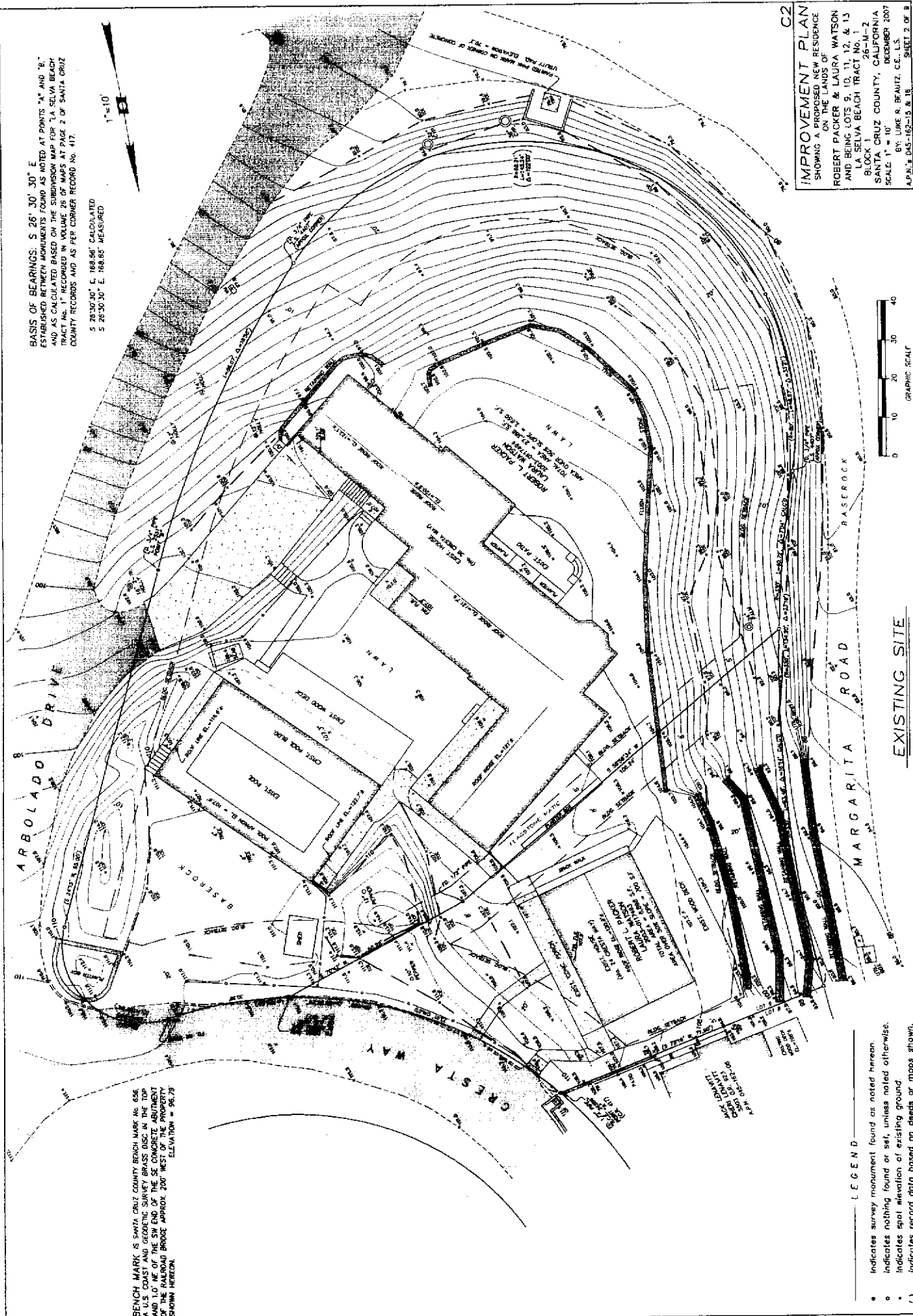
AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
CC	CONCRETE
CL	CENTERLINE
EC	END CURVE
EG	EXISTING GROUND
EVC	END VERTICAL CURVE
FG	FINISHED GRADE
FL	FLOWLINE
LF	LINEAR FEET
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
RC	RELATIVE COMPACTION
S	SLOPE
SD	STORM DRAIN
STA	STATION
TG	TOP OF GRADE
TW	TOP OF WALL



VICINITY MAP



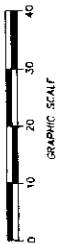
IMPROVEMENT PLAN
SHOWING A PROPOSED NEW RESIDENCE
ON THE LANDS OF
ROBERT PACKER & LAURA WATSON
AND BEING LOTS 9, 10, 11, 12, & 13
LA SELVA BEACH TRACT No. 1
BLOCK 1
28-M-2
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: AS NOTED
BY: LUKE R. BEUTZ, C.E., L.S.
A.P.N.'S 045-162-15 & 16
DECEMBER 2007
SHEET 1 OF 9



BASIS OF BEARINGS: S 28° 30' 30" E
 ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A" AND "B"
 AND AS CALCULATED BASED ON THE U.S. COAST AND GEODETIC SURVEY BRASS DISC IN THE TOP
 OF THE HALLWAY BRIDGE APPROX. 200' WEST OF THE PROPERTY
 COUNTY RECORDS AND AS PER CORNER RECORD NO. 417.
 S 28° 30' 30" E, 168.56' CALCULATED
 S 28° 30' 30" E, 168.65' MEASURED

BENCH MARK IS SANTA CRUZ COUNTY BENCH MARK NO. 6356
 A U.S. COAST AND GEODETIC SURVEY BRASS DISC IN THE TOP
 AND 1.0' NE OF THE SW END OF THE SE CONCRETE ABUTMENT
 OF THE HALLWAY BRIDGE APPROX. 200' WEST OF THE PROPERTY
 SHOWN HEREIN. ELEVATION = 96.75

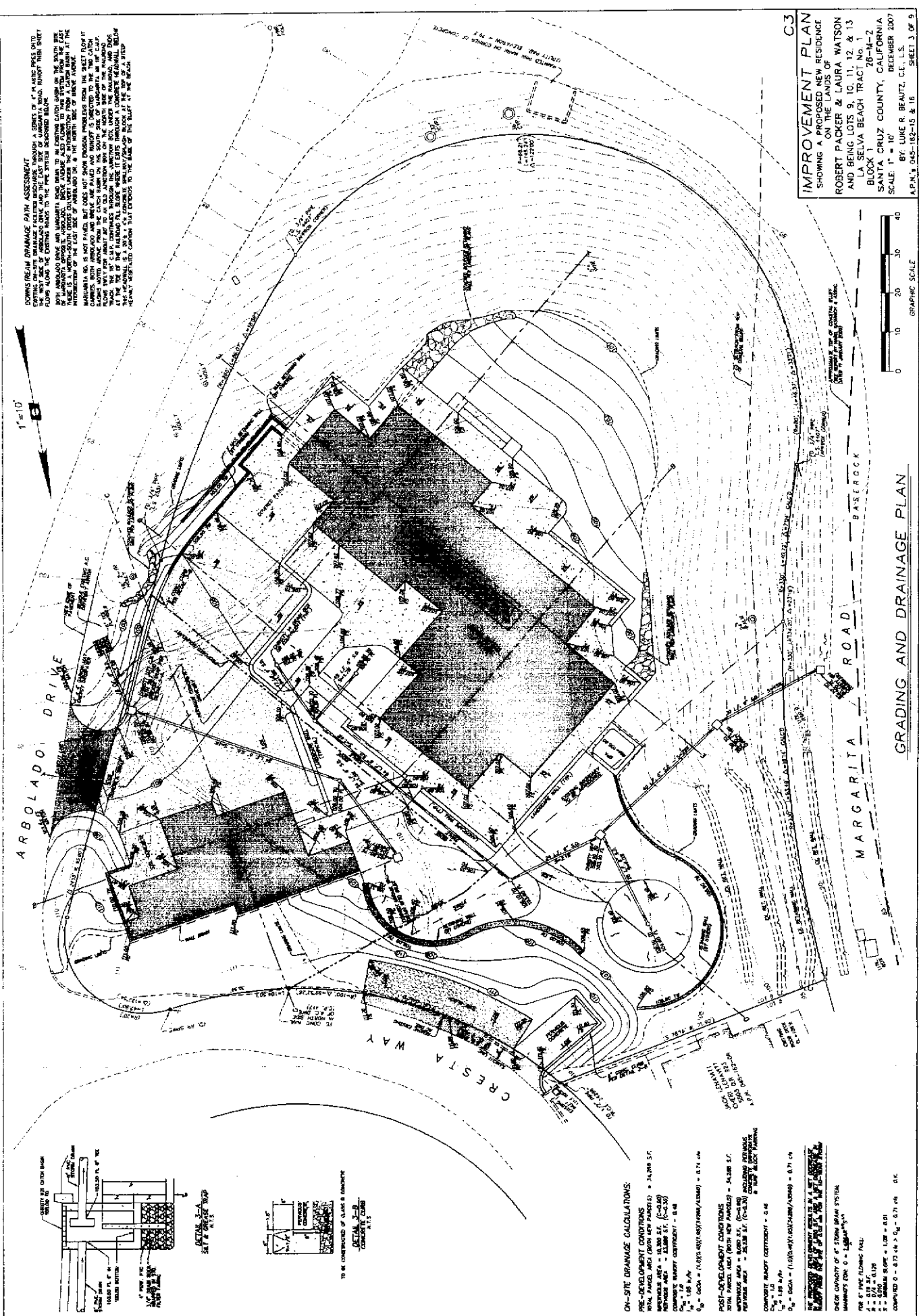
C2
IMPROVEMENT PLAN
 SHOWING A PROPOSED NEW RESIDENCE
 ON THE LANDS OF
 ROBERT PACKER & LAURA WATSON
 AND BEING LOTS 9, 10, 11, 12, & 13
 LA SELVA BEACH TRACT NO. 1
 BLOCK 1, LOT 12
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE 1" = 40' HORIZ. & VERT. C.E. L.S.
 ALP.N. 105-102-15 & 16. SHEET 2 OF 8



LEGEND

- Indicates survey monument found as noted herein.
- Indicates nothing found or set, unless noted otherwise.
- Indicates spot elevation of existing ground.
- () Indicates record data based on deeds or maps shown.

EXHIBIT N



DOWNSTREAM DRAINAGE PATH ASSESSMENT

EXISTING DRAINAGE FACILITIES LOCATED THROUGHOUT THE SITE ARE AS FOLLOWS: A SERIES OF 4" DIA. STORM DRAIN PIPES ALONG THE EXISTING ROAD TO THE STREET DESCRIBED BELOW.

WITH AROUND 100' AND UNBUILT ROAD WASH TO AN EXISTING CATCH BASIN AND THEN TO THE STREET. THERE IS A 10' DIA. STORM DRAIN PIPE ALONG THE EXISTING ROAD TO THE STREET DESCRIBED BELOW.

THE DRAINAGE PATHS ARE AS FOLLOWS: A SERIES OF 4" DIA. STORM DRAIN PIPES ALONG THE EXISTING ROAD TO THE STREET DESCRIBED BELOW.

THE DRAINAGE PATHS ARE AS FOLLOWS: A SERIES OF 4" DIA. STORM DRAIN PIPES ALONG THE EXISTING ROAD TO THE STREET DESCRIBED BELOW.

C3

IMPROVEMENT PLAN

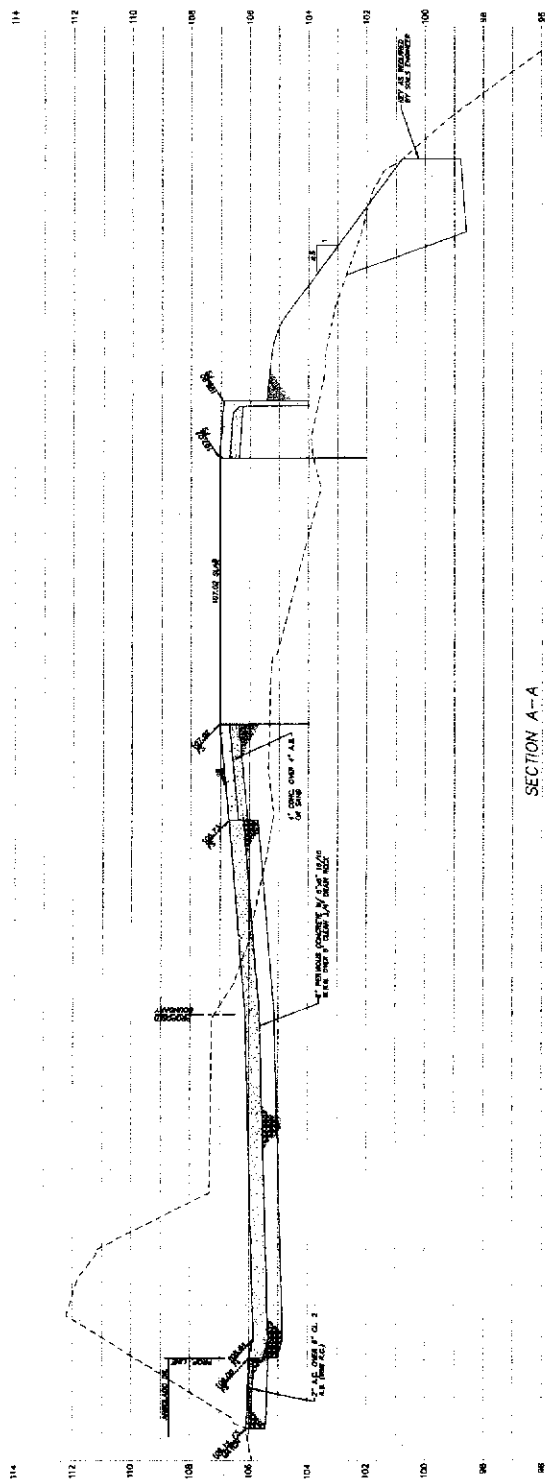
SHOWING A PROPOSED NEW RESIDENCE ON THE LANDS OF ROBERT PACKER & LAURA WATSON AND BEING LOTS 9, 10, 11, 12, & 13 LA SELVA BEACH TRACT NO. 1 BLOCK 1 76-M-2 SANTA CRUZ COUNTY, CALIFORNIA

SCALE 1" = 10'

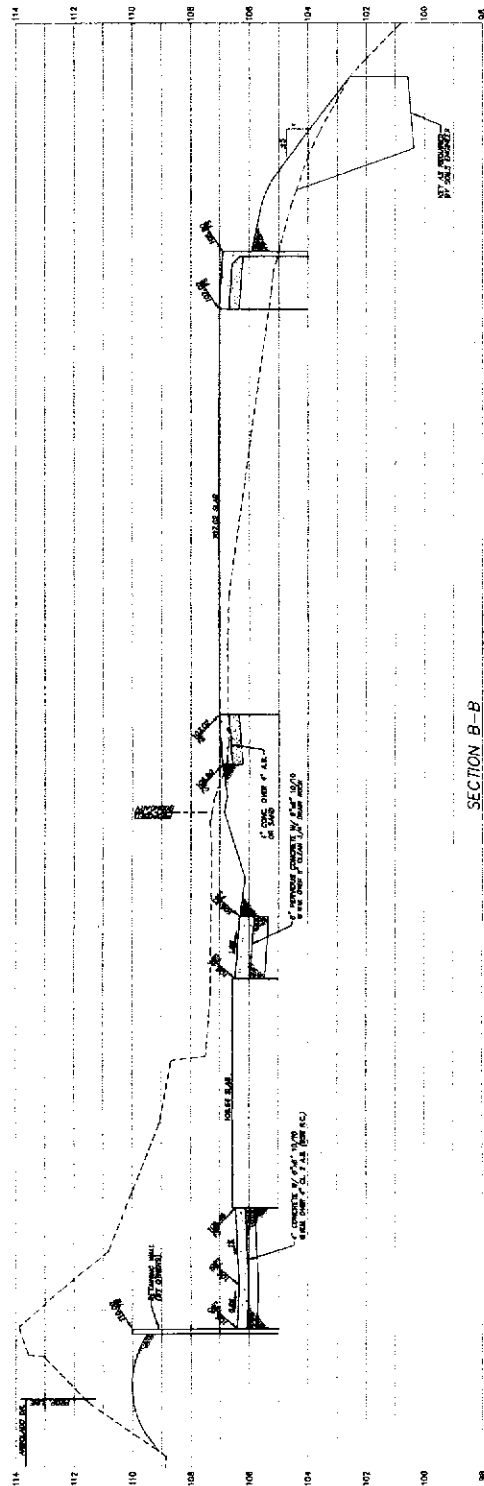
BY: LURE R. BEAUTY, C.E., L.S.

APR. 1, 1985-1985-16 SHEET 3 OF 9

GRADING AND DRAINAGE PLAN



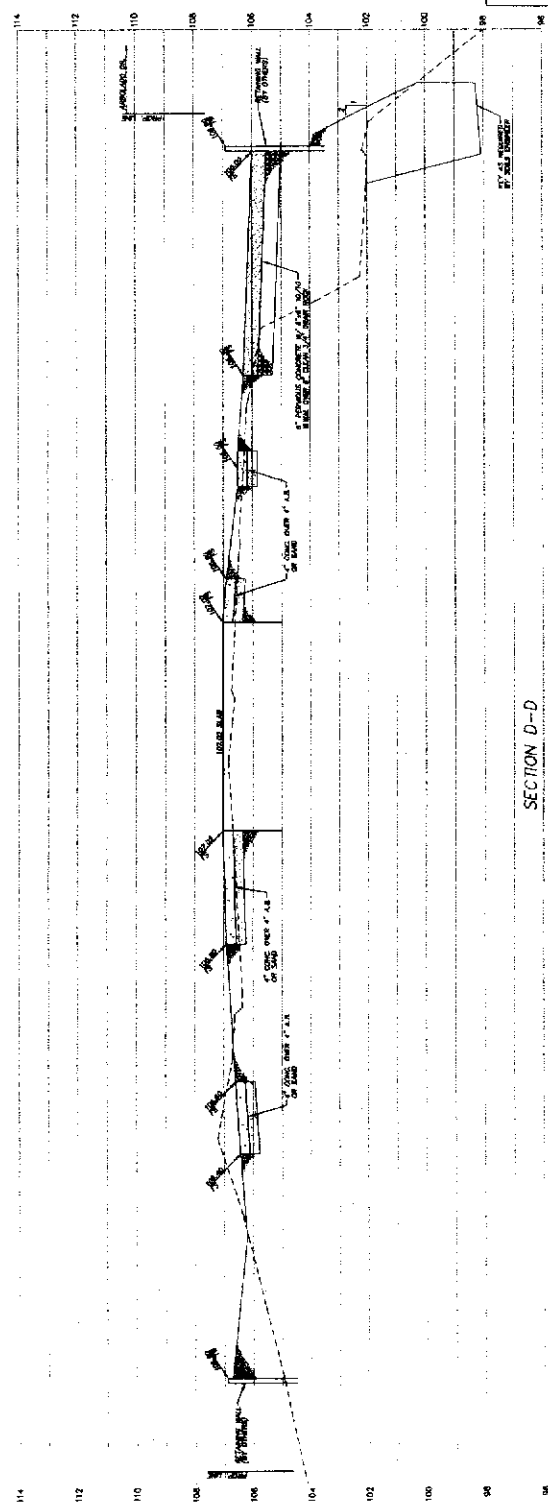
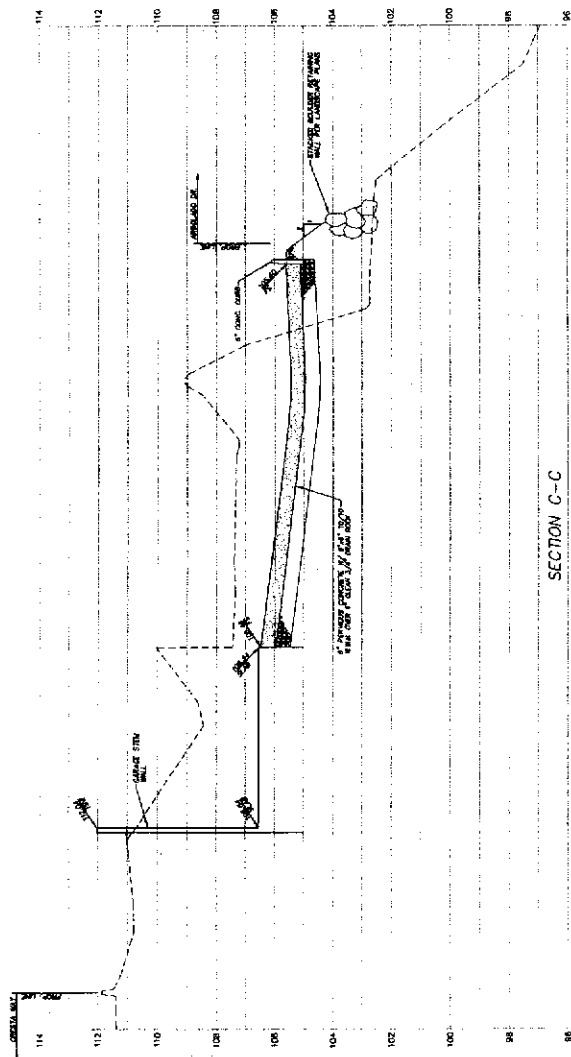
SECTION A-A



SECTION B-B

SITE SECTIONS
1" = 8' HORIZ.
1" = 2' VERT.

C4
IMPROVEMENT PLAN
SHOWING A PROPOSED NEW RESIDENCE
ON THE LANDS OF
ROBERT PACKER & LAURA WATSON
AND BEING LOTS 9, 10, 11, 12, & 13
LA SELVA BEACH TRACT No. 1
BLOCK 1 26-M-2
SANTA CRUZ COUNTY, CALIFORNIA
SCALE 1" = 8'
BY LUKE R. BEAUTZ, C.E., L.S.
APRIL 2007
SHEET 4 OF 9

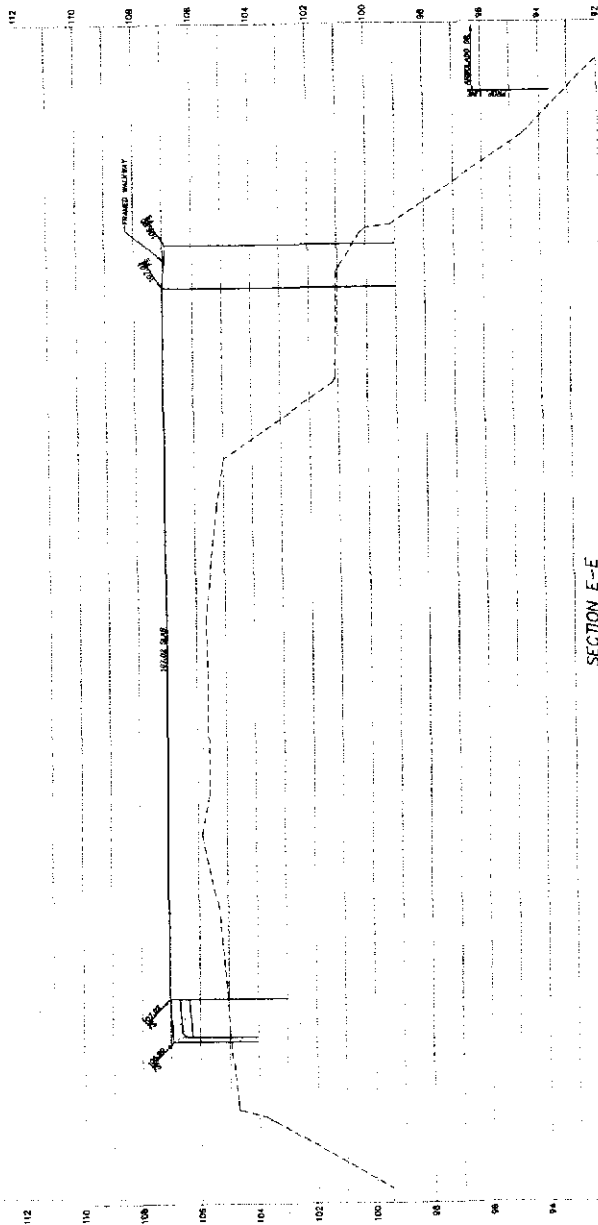


IMPROVEMENT PLAN
SHOWING A PROPOSED NEW RESIDENCE
ON THE LANDS OF
ROBERT PACKER & LAURA WATSON
AND BEING LOTS 9, 10, 11, 12, & 13
LA SELVA BEACH TRACT No. 1
26-M-2
BLOCK 1
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 8'
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N.'s 045-162-15 & 16 SHEET 5 OF 8

SECTION D-D

SITE SECTIONS
1" = 8' HORZ.
1" = 2' VERT.

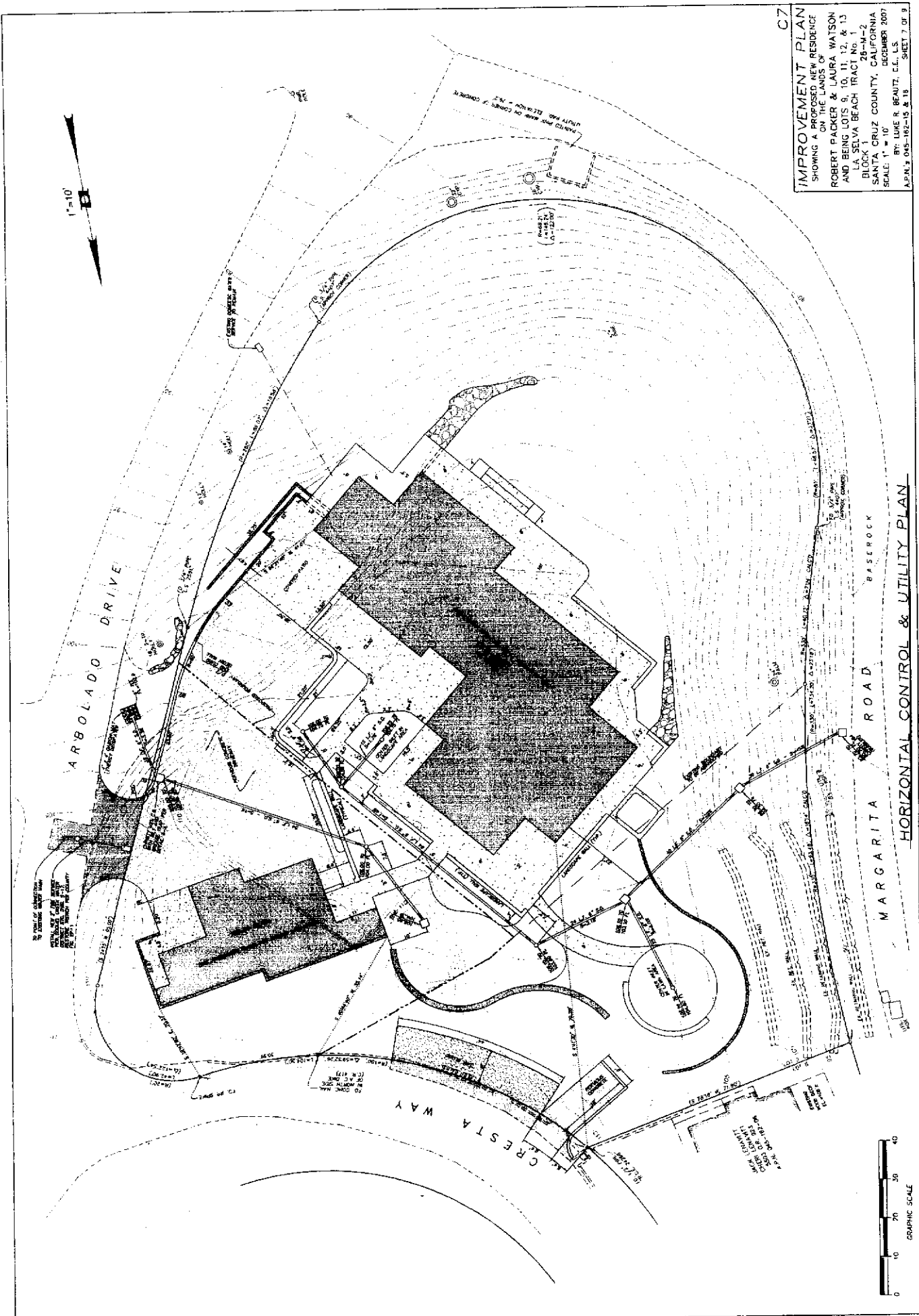
LIBEX



SECTION E-E

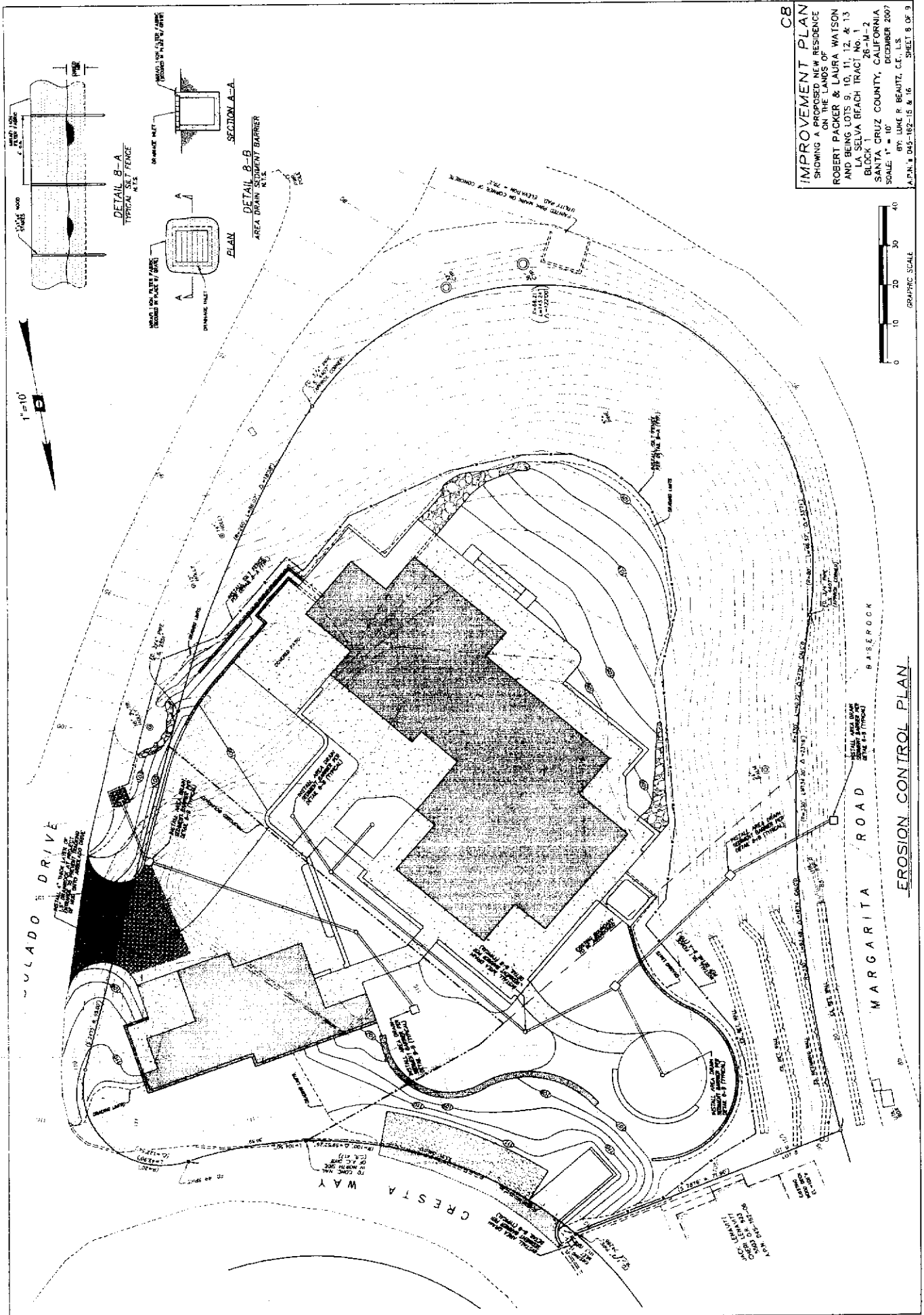
SITE SECTIONS
1" = 8' HORIZ
1" = 2' VERT

C6
IMPROVEMENT PLAN
SHOWING A PROPOSED NEW RESIDENCE
ON THE LANDS OF
ROBERT PACKER & LAURA WATSON
AND BEING LOTS 9, 10, 11, 12, & 13
LA SELVA BEACH TRACT No. 1
BLOCK 1
28-M-2
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 8' HORIZ
1" = 2' VERT
BY: LUKE R. BEATZ, C.E., L.S.
APRIL 2005-15 & 16
SHEET 6 OF 9



C7
IMPROVEMENT PLAN
 SHOWING A PROPOSED NEW RESIDENCE
 ON THE LANDS OF
 ROBERT PACKER & LAURA WATSON
 AND BEING LOTS 9, 10, 11, 12, & 13
 OF BLOCK 1,
 L.A. SELVA BEACH TRACT No. 1
 BLOCK 1
 28-M-2
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 10'
 BY: LUKE R. BEUTZ, C.E., L.S.
 A.P.M.'s 045-162-15 & 18
 SHEET 7 OF 9

HORIZONTAL CONTROL & UTILITY PLAN



THE INTENT OF THIS PLAN IS TO COMBINE A PORTION OF A.P.N. 048-182-18 WITH A.P.N. 048-182-15 TO FORM THE PROPOSED IMPROVED AND PROPOSED ADJUSTED A.P.N. 048-182-18 (SMALL PARCELS). NO NEW PARCELS WILL BE CREATED AS A RESULT OF THE PROPOSED LOT LINE ADJUSTMENT.

PARCEL AREA SUMMARY

A.P.N. 048-182-15	EXISTING PARCEL AREA	AREA OF A.P.N. 048-182-18 TO BE ADDED TO A.P.N. 048-182-15	REMAINING AREA OF A.P.N. 048-182-18	NEW PARCEL AREA
	4.889 S.F.	21,113 S.F.		AREA S.F.
A.P.N. 048-182-16	27,346 S.F.	21,113 S.F.	6,233 S.F.	6,233 S.F.

NOTE: 21,113 S.F. INDICATED NEGATIVE

