



Staff Report to the Zoning Administrator

Application Number: **09-0115**

Applicant: Bob Landry
Owner: Francine Harmon
APN: 063-191-12

Agenda Date: March 5, 2010
Agenda Item #: 2
Time: after 10:00 a.m.

Project Description: Proposal to construct a 1,320 sq. ft. non-habitable accessory structure (garage and storage room), construct 2 retaining walls of three foot height or less and grade approximately 200 cu. yds.

Location: 485 Country Estates Terrace, Santa Cruz

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

Permits Required: Coastal Development Permit
Technical Reviews: Preliminary Grading Approval

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0115, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------------|--------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Letter of Andrew Radovan, Project |
| D. Categorical Exemption (CEQA | Civil Engineer, dated May 27, 2009 |
| determination) | G. Agency Comments |

Parcel Information

Parcel Size: 1.881 acres
Existing Land Use - Parcel: single family residence
Existing Land Use - Surrounding: residential
Project Access: Country Estates Terrace
Planning Area: Bonny Doon

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

Land Use Designation: RR (Rural Residential)
Zone District: R-R (Rural Residential)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: soils report submitted and reviewed
Fire Hazard: Not a mapped constraint
Slopes: approximately 20% - see report
Env. Sen. Habitat: Mapped Biotic/no physical evidence on site
Grading: 195 cubic yards proposed/ see report
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Mapped/archeological report submitted and reviewed

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: on-site well
Sewage Disposal: private septic system
Fire District: California Department of Forestry/County Fire
Drainage District: none

History

According to assessors' records the existing residence was built 1978 and is approximately 1,430 sq. ft. The structure contains four bedrooms and two bathrooms. No garage currently exists.

Project Setting

The site is located in Bonny Doon, in the Country Estates subdivision. This is a heavily wooded area located between Bonny Doon Road and Pine Flat Road. There is an one existing single-family dwelling on the property.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 81,942 sq. ft., located in the R-R (Rural Residential) zone district, a designation that allows residential uses. The proposed garage (with storage room) is complimentary to the principal permitted use within the zone district and the zoning is consistent with the site's (RR) Rural Residential General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	RR Standards	Proposed Garage
Front yard setback:	40 feet	40ft.
Side yard setback:	20 feet	20 ft.
Creek setback:	60 feet	60 ft.
Lot Coverage:	10% maximum	4.2 %

Archaeological Review

Robert L. Edwards of Archaeological Associates of Central California performed an archaeological reconnaissance of the property in April 2009. In a report dated May 22, 2009, Mr. Edwards indicated that "archival research and the surface reconnaissance do not indicate the presence of an archaeological site on the proposed project parcel, and that no archaeological impact can be predicted and the proposed development should not be held up on the basis of archaeological concerns".

Grading Review

The project will involve approximately 200 cu. yds. of earthwork, including an older fill of greater than 30% slope. General Plan Policy 6.3.1 prohibits structures that require a discretionary approval to be built on slopes that exceed thirty percent.

A response letter (Exhibit F) from Andrew C. Radovan, Civil Engineer discusses the situation. Mr. Radovan's letter states that "the current plan involves removing the existing soil and installing a deep foundation system that will prevent any slope related problems associated with the hillside construction", and the Geotechnical engineer stated that "this material that is in excess of 30% is in fact fill materialthe natural slope in this area is less than 30%".

The Environmental Planning Civil Engineer reviewed this information and has found that it, along with additional slope measurements, adequately demonstrates that the original grades were less than 30% and there is no conflict with the General Plan. An erosion control plan will be required as part of the Conditions of Approval.

Local Coastal Program Consistency

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

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

Design Review

The proposed garage complies with the requirements of the County Design Review Ordinance, in that the proposed project has a minimal visual impact on surrounding land uses and the natural landscape. The garage will be similar in design and siding to the existing residence. The structure is not visible from the street.



Fig. 1 – Area of proposed garage showing (e) water tank and house location.

Environmental Review

Environmental review of the proposed project per the requirements of the California Environmental Quality Act (CEQA) has resulted in the determination that the proposed project is exempt per CEQA Section 15303 (Class 3- New construction of small structures).

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 09-0115, based on the attached findings and conditions.

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

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

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

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-R (Rural Residential), a designation which allows residential uses. The proposed garage is ancillary to a principal permitted use within the zone district, and the zoning is consistent with the site's (RR) Rural Residential General Plan designation.

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

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

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

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

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. 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 residence. Additionally, residential uses are allowed uses in the R-R (Rural Residential) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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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 garage 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 garage 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-R (Rural Residential) zone district in that the primary use of the property will be one single family residence with a detached garage 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 Rural Residential (RR) land use designation in the County General Plan.

The proposed garage 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 garage 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 garage 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 garage will comply with the site standards for the R-R 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

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similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed garage with storage room 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 garage 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 garage 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 plans prepared by Landry Unlimited, dated 02/24/09,
revised 09/16/09.
Civil Engineering plans prepared by Andrew C. Radovan, dated 2-25-09,
revised 5/20/09.
Survey prepared by Michael F. Beautz, C.E., dated 12.31.08

This permit authorizes the construction of a 1,320 sq. ft. non-habitable accessory structure (garage and storage room), construct 2 retaining walls of three foot height or less and grade approximately 200 cu. yds.

- I. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development.

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The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Grading, drainage, and erosion control plans.
 3. Retaining walls greater than three feet in the front yard setback will require a separate discretionary permit
 4. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 5. Coordinate civil engineers notes to read that the soil cut from the project area will be taken to an approved fill location.
 6. The applicant shall draw to scale the location of the septic tank serving the house. A note is required that the tank must distribute effluent via a solid pipe to an easement with leach fields located on APN 063-151-09.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management.
- D. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.
- E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- F. Complete and record a Declaration of Restriction to construct a non-habitable detached (garage) structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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.

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- 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.

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

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2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney
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: 09-0115
Assessor Parcel Number: 063-191-12
Project Location: 485 Country Estates Terrace, Santa Cruz

Project Description: Proposal to construct a 1,320 sq. ft. non-habitable accessory structure (garage and storage room), construct 2 retaining walls of three foot height or less and grade 195 cu. yds.

Person Proposing Project: Bob Landry

Contact Phone Number: (831) 239-8706

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

Specify type:

E. X Categorical Exemption

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

F. Reasons why the project is exempt:

Small Structure

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

Lawrence Kasparowitz, Project Planner

Date: _____

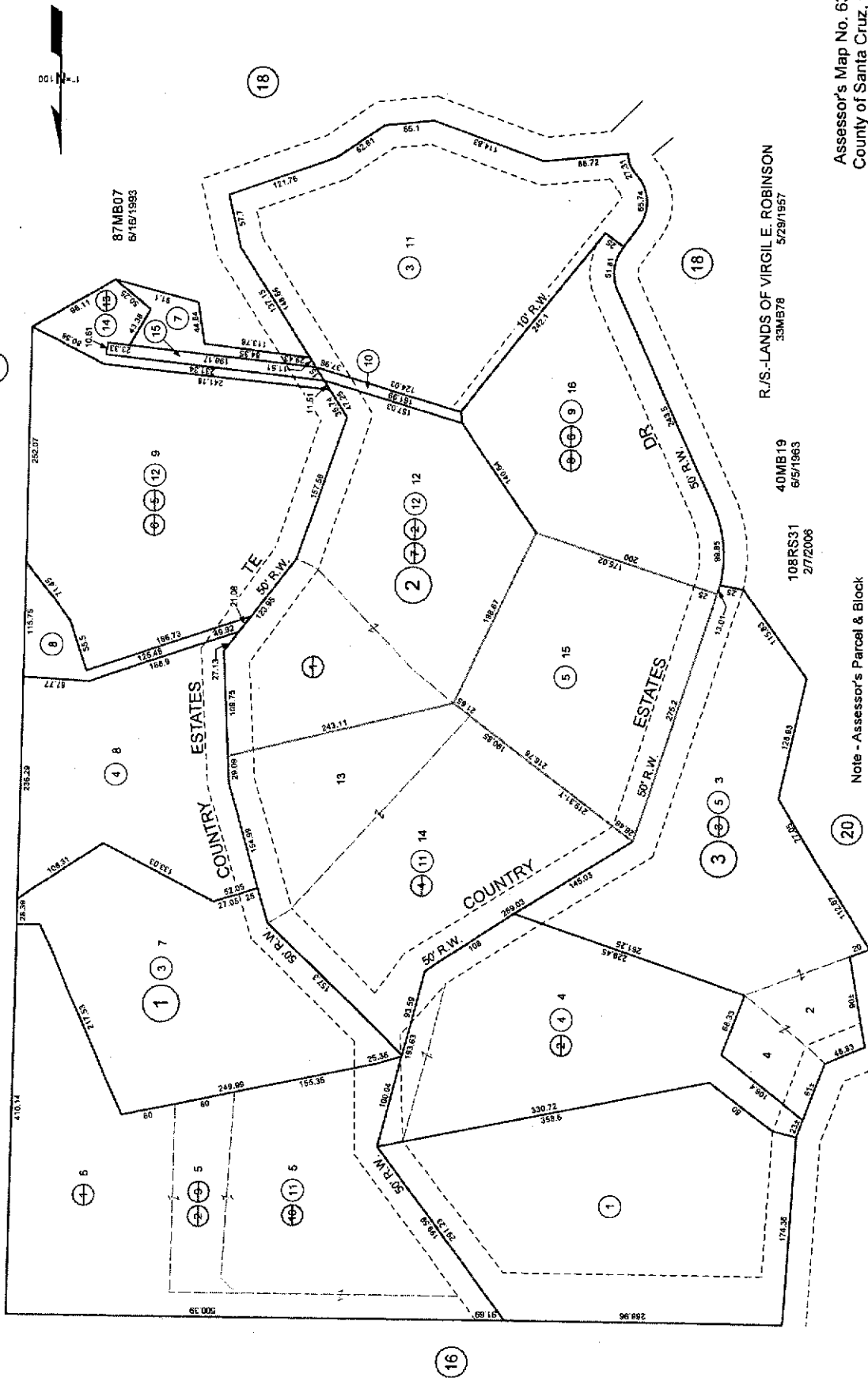
FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR DAMAGES OF ANY KIND TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. N.E 1/4 SEC. 23
T.10S., R.3W., M.D.B. & M.

Tax Area Code
58-005

63-19



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

R/S - LANDS OF VIRGIL E. ROBINSON
33MB78 5/29/1957

40MB19 6/5/1963

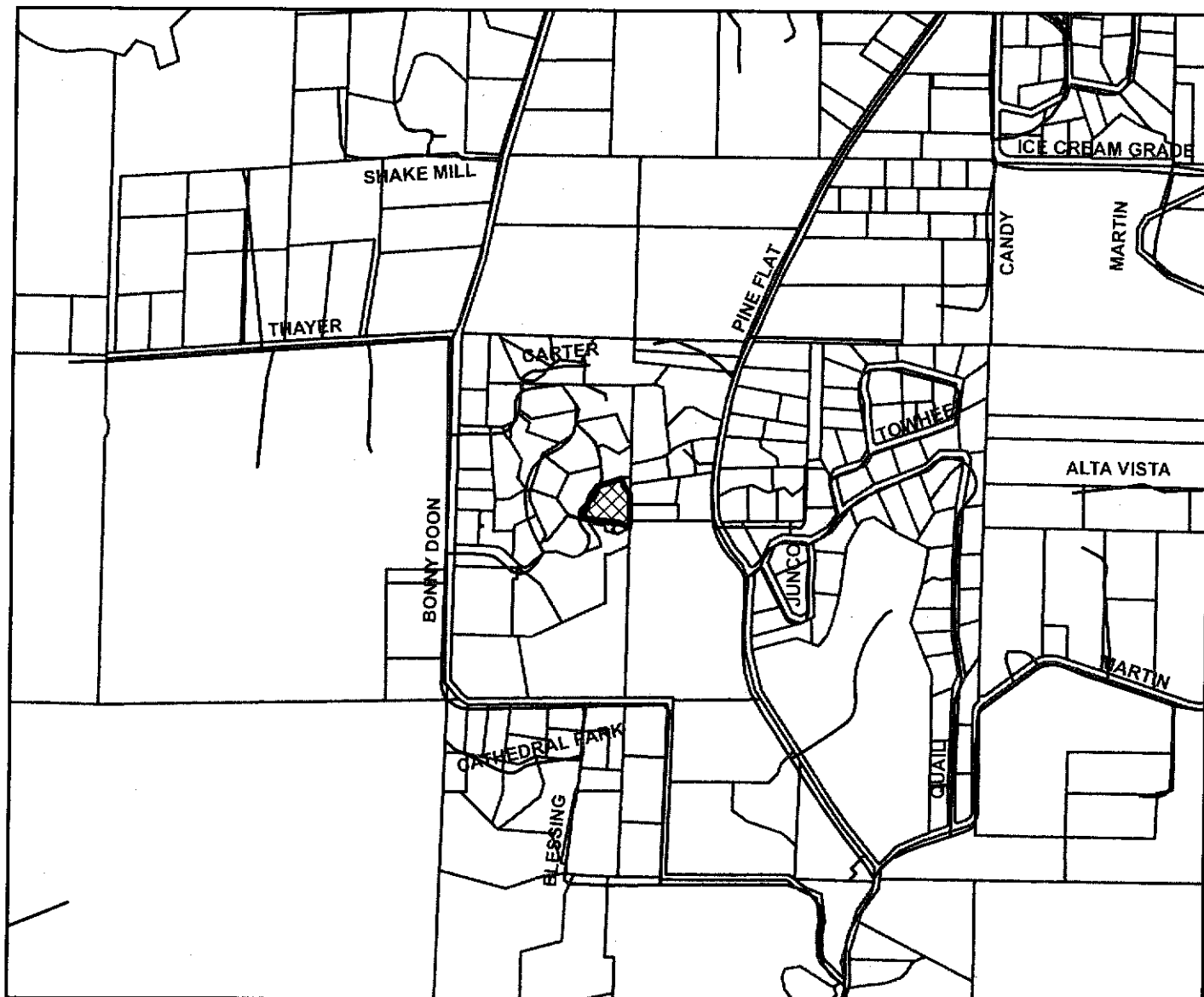
108RS31 2/7/2006

Assessor's Map No. 63-19
County of Santa Cruz, Calif.
Nov. 1999

San Jose (Redrawn 11/22/99 to
Rev. 7/11/01) nwm (changed page no.)
Rev. 2/28/02 nwm (9/19/02)
Rev. 11/02 nwm (8/7/02)
Rev. 7/17/07 to (108RS31)

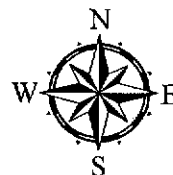


Location Map



LEGEND

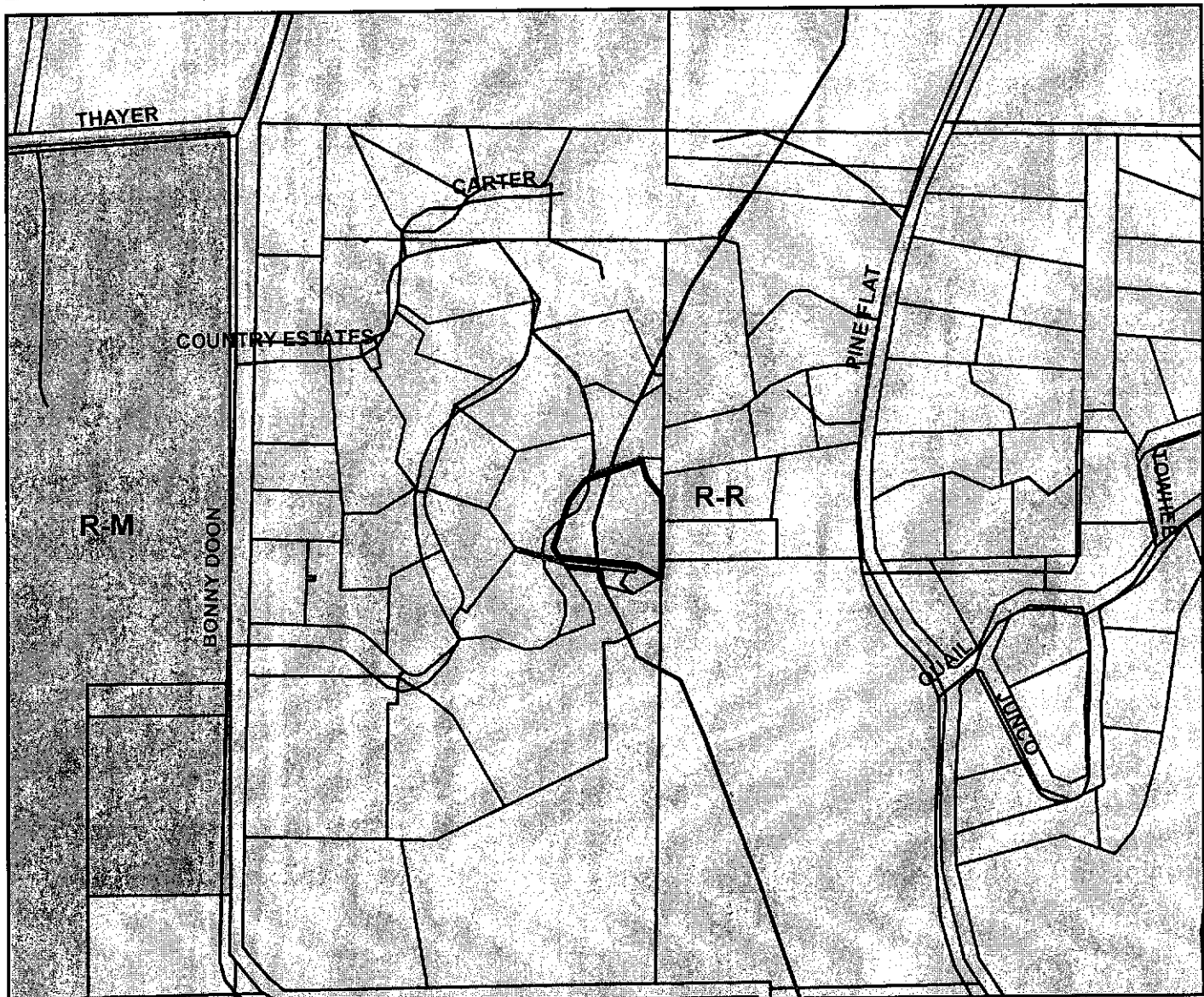
- APN: 063-191-12
- Assessors Parcels
- Streets
- STREAMTYPE**
- PERENNIAL
- RESIDENTIAL-RURAL
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- SPECIAL USE
- TIMBER PRODUCTION



Map Created by
County of Santa Cruz
Planning Department
April 2009



General Plan Designation Map

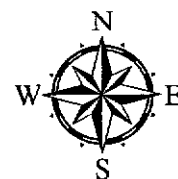


LEGEND

- APN: 063-191-12
- Assessors Parcels
- Streets

STREAMTYPE

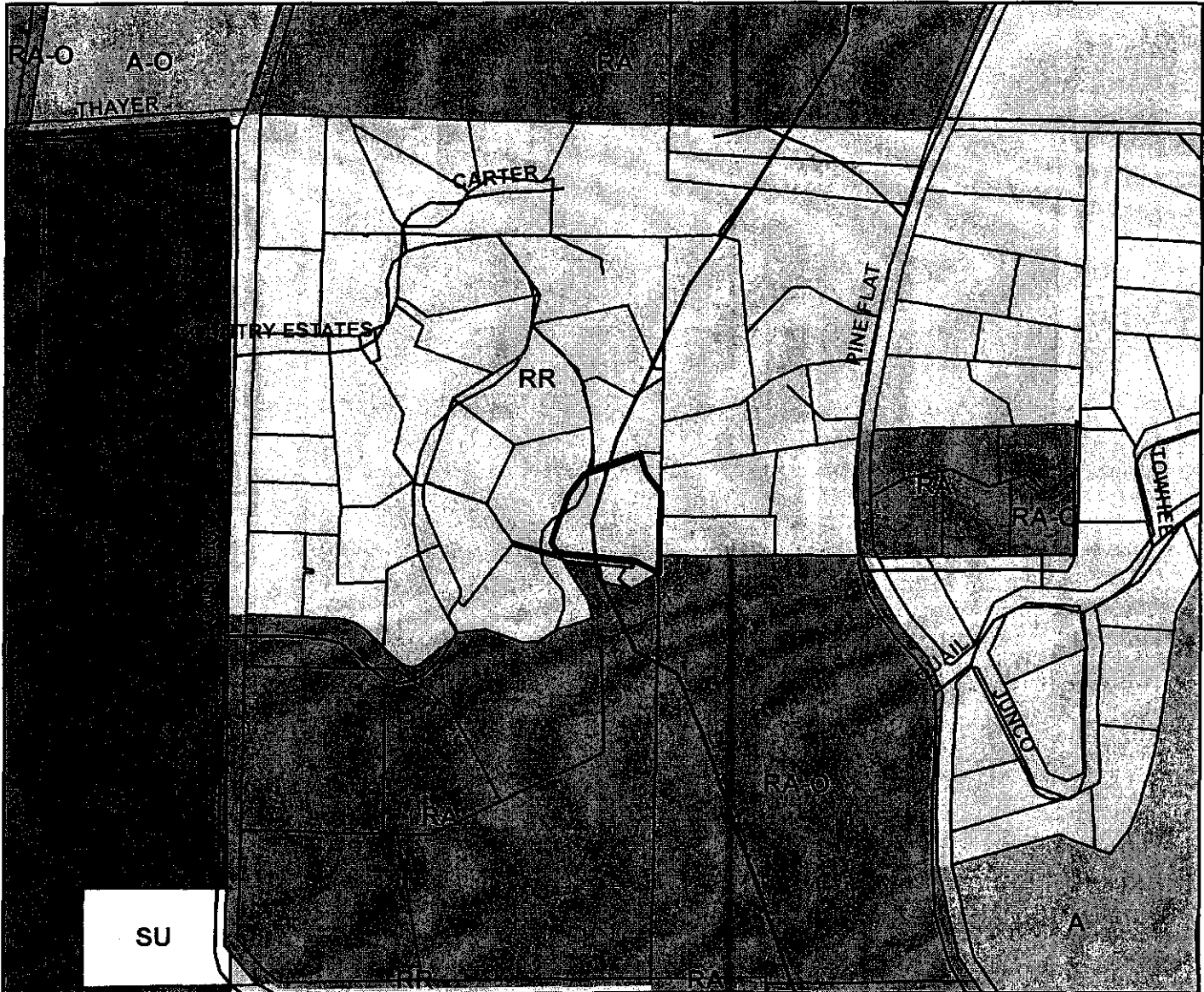
- PERENNIAL
- Residential-Rural
- Residential-Mountain



Map Created by
County of Santa Cruz
Planning Department
April 2009

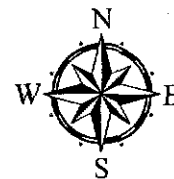


Zoning Map



LEGEND

- APN: 063-191-12
- Assessors Parcels
- Streets
- STREAMTYPE**
- PERENNIAL
- RESIDENTIAL-RURAL
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- SPECIAL USE
- TIMBER PRODUCTION



Map Created by
County of Santa Cruz
Planning Department
April 2009

Wednesday, May 27, 2009

Bob Loveland
Planner
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: 485 Country Estates Terrace, Bonny Doon
My file no.: 08-51

Dear Bob,

At the request of Bob Landry, the project designer, I have prepared this letter in response to the County of Santa Cruz Planning Department plan check comments letter dated April 23rd, 2009.

Specifically, regarding the comment about the 30% slope, I have the following comments.

From a structural standpoint, the current plan involves removing the existing soil and installing a deep foundation system that will prevent any slope related problems associated with the hillside construction.

Also, I spoke with the Geotechnical engineer, and he stated that this material that is in excess of 30% is in fact fill material placed by the owner and does not represent the existing slope. The existing natural slope in this area is less than 30%.

Regarding the comment about the energy dissipaters for the drainage system, I added a note to the plans at the direction of the Geotechnical Engineer regarding field verification of the exact location during construction.

Hopefully this letter addresses your current comments. Please feel free to call me if you have any further questions.

Sincerely,

Andrew C. Radovan, P.E.
CE C55138

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

Project Planner: Larry Kasparowitz
Application No.: 09-0115
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Date: February 9, 2010
Time: 08:13:53
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Environmental Planning Completeness Comments

===== REVIEW ON APRIL 23, 2009 BY ROBERT S LOVELAND =====

1. As proposed, this project is in conflict with General Plan Policy (Slope Restriction 6.3.1): Prohibit structures in discretionary projects on slopes in excess of 30 percent. A single family dwelling on an existing lot of record may be excepted from the prohibition where siting on greater slopes would result in less land disturbance, or siting on lesser slopes is infeasible.

2. The parcel is mapped with an archaeological layer. A letter from one of the registered archaeologic vendors with the County of Santa Cruz is required (the list of vendors is attached). NOTE: If archaeological issues are identified within the letter then a full archaeological report would be required for formal review.

===== UPDATED ON OCTOBER 16, 2009 BY ROBERT S LOVELAND =====

Comment 1 above: Received a "Response Letter" from the project geotechnical engineer (dated 5/11/09) regarding additional information on the slopes within the project area. IMPORTANT NOTE: The General Plan Policy cited does not differentiate between manmade fills and natural slopes. The current site conditions within the project area display slopes in excess of 30%. The project needs to be relocated to a site that does not run in conflict with this policy. I recommend the project geotechnical engineer contact this sections senior civil engineer (Kent Edler 454-3168) and further discuss this issue if needed.

Comment 2 above: Has been addressed.

===== UPDATED ON DECEMBER 2, 2009 BY KENT M EDLER ===== Based upon additional information submitted by the soils engineer as well as additional slope measurements, comment #1 no longer applies. It has been adequately shown that the original grades were less than 30%.

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 23, 2009 BY ROBERT S LOVELAND =====

1. On Sheet C1 there is a discrepancy on what is to be done with the soil cut from the project area. The wording under grading quantities claims the material will be taken to an approved fill location and Item 2 under Earthwork & Grading Notes states the fill material will be placed on site. If the material were to remain on site then further information would be required.

Dpw Drainage Completeness Comments

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

===== REVIEW ON APRIL 22, 2009 BY GERARDO VARGAS ===== 1. The current energy dissipater(s) locations are located on slopes steeper than 25%. This requires a geotechnical review and approval of proposed drainage plan. The approval letter should state that the proposed drainage plan will not cause any stability or erosion

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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Date: February 9, 2010
Time: 08:13:53
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problems on the site or downstream from the site.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

===== UPDATED ON DECEMBER 2, 2009 BY GERARDO VARGAS =====

Application has been approved for the discretionary stage in regards to drainage. Please see miscellaneous comments to be addressed at the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON APRIL 22, 2009 BY GERARDO VARGAS ===== No Comment

===== UPDATED ON DECEMBER 2, 2009 BY GERARDO VARGAS =====

1. The current energy dissipater(s) locations are located on slopes steeper than 25%. This requires a geotechnical review and approval of proposed drainage plan. The approval letter should state that the proposed drainage plan will not cause any stability or erosion problems on the site or downstream from the site.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 5, 2009 BY JIM G SAFRANEK ===== APN is served by septic and well which must be drawn to scale on a revised grading and drainage plan.

===== UPDATED ON NOVEMBER 23, 2009 BY JIM G SAFRANEK ===== Upon further review it appears the house is served by a septic tank on -12 (not shown on the site plan) with leachfields installed within an easement on APN 063-151-09. The project is now approved. At time of BP the following conditions are required: The applicant should draw to scale the location of the septic tank serving the house and state that the tank distributes effluent via a solid pipe to an easement with leachfields located on 63-151-09.

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 5, 2009 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

===== UPDATED ON OCTOBER 6, 2009 BY COLLEEN L BAXTER =====

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 09-0115
APN: 063-191-12

Date: February 9, 2010
Time: 08:13:53
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DEPARTMENT NAME: SANTA CRUZ COUNTY FIRE

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

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

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

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

Your plans indicate that you will be utilizing your driveway as your turnaround. If so, please show on the plans the turning radius on either side of the turn.

Cal Dept of Forestry/County Fire Miscellaneous Com

===== REVIEW ON APRIL 13, 2009 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 24, 2009 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 24, 2009 BY COLLEEN L BAXTER =====
===== UPDATED ON OCTOBER 6, 2009 BY COLLEEN L BAXTER =====