



## Staff Report to the Zoning Administrator

Application Number: **101054**

**Applicant:** Michele Landegger  
**Owner:** Navidra & Madhu Jain  
**APN:** 063-071-11

**Agenda Date:** November 5, 2010  
**Agenda Item #:** **2**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a one-story 1,199 square foot single-family dwelling, a 1,000 square foot detached garage with toilet, and grading of approximately 280 cubic yards.

**Location:** Project located on the south side of Brisa del Mar, approximately ¼ miles west of the intersection with Bonny Doon Road.

**Supervisory District:** 3rd District (District Supervisor: Neal Coonerty)

**Permits Required:** Coastal Development Permit, Residential Development Permit

**Technical Reviews:** Archeological Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 101054, based on the attached findings and conditions.

### Exhibits

- |                                      |  |
|--------------------------------------|--|
| A. Project plans                     | G. Septic Leach Field Evaluation       |
| B. Findings                          | prepared by Haro, Kasunich and         |
| C. Conditions                        | Associates, Inc.                       |
| D. Categorical Exemption (CEQA       | H. Redwood Meadows Architectural       |
| determination)                       | Control Committee approval letter,     |
| E. Assessor's, Location, Zoning and  | dated August 23, 2010                  |
| General Plan Maps                    | I. Will Serve Letter from Mutual Water |
| F. Archaeological Report prepared by | Company                                |
| Pacific Legacy, dated July 6, 2010   | J. Comments & Correspondence           |

### Parcel Information

Parcel Size: 4.6 acres  
Existing Land Use - Parcel: Residential

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Existing Land Use - Surrounding: Residential  
Project Access: Brisa del Mar (private road)  
Planning Area: Bonny Doon  
Land Use Designation: R-M (Mountain Residential)  
Zone District: RA (Residential Agriculture)  
Coastal Zone:   X   Inside        Outside  
Appealable to Calif. Coastal Comm.        Yes   X   No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: NRCS Type 144 (Lompico-Felton Complex)  
Fire Hazard: Critical Fire Hazard  
Slopes: Building site – 0-15%; perimeter of site >50%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: About 280 cubic yards  
Tree Removal: Three mature oak trees proposed for removal  
Scenic: Not a mapped resource; site not visible from Bonny Doon Rd.  
Drainage: Existing drainage adequate  
Archeology: Report submitted and reviewed; no potential impact identified

### Services Information

Urban/Rural Services Line:        Inside   X   Outside  
Water Supply: Mutual Water Company  
Sewage Disposal: Private Septic  
Fire District: Cal Fire  
Drainage District: None

### History

This parcel is located within the Redwood Meadows Ranch Subdivision/Planned Unit Development (PUD), which was approved in 1983 by the Board of Supervisors. The development consisted of 12 five-acre lots surrounded by a 70-acre agricultural lot and 140-acre timber preserve. The subject parcel is located in the southwest corner of the subdivision and is surrounded on all sides by the timber preserve. No development or site disturbance that would encroach into the timber resource area is proposed.

### Project Setting

The subject parcel is about 4.6 acres in size and currently vacant. The site slopes gently to the south and becomes quite steep (>50%) on the east, south and west sides. Geologic building envelopes were established for each of the 12 lots at the time of the 1983 subdivision with regard to slope stability and seismicity. The proposed construction at the subject site is within the building envelope. A driveway has been cut to the site from Brisa del Mar and a parking and turnaround area has been graded. An abandoned road cut is located southwest of the proposed residence location and other minor terracing has occurred on the site.

Vegetation at the site consists of native and non-native grasses surrounded with a canopy of mature oak, madrone and manzanita.

### **Project Proposal**

The proposal is to construct a single-story, 1,199 square foot single-family dwelling and 1,000 square foot detached garage. The garage will include a toilet, requiring a Residential Development Permit. About 280 cubic yards of excavation is required to accommodate the driveway, parking area and structures. Two 5,000-gallon water tanks are proposed to be located at the northern edge of the parcel. Three mature trees are proposed for removal.

### **Consistency with Redwood Meadows Ranch Subdivision/PUD**

The project is subject to the Conditions of Approval of the Redwood Meadows Ranch Subdivision/PUD, which include conditions that apply to future residential development of individual lots. Pursuant to Condition II.G the site plan for this project has been field checked to verify that the structures are located within the mapped building envelope and on slopes characterized by a gradient of less than 30%. As shown in Exhibit A, the proposed structures comply with this requirement. Consistent with Condition II.H, the permit for this project will be conditioned to prohibit perimeter fencing of the parcel, but allow fencing within the building envelope. In order to maintain consistency with other conditions of the Subdivision/PUD this permit will include conditions related to compliance with access and fire department standards, landscaping with drought tolerant, native species, non-reflective windows, outdoor lighting and the encouragement of solar water heating.

Condition IV.B.3 of the Subdivision/PUD requires home designs on ridge tops to have a low profile or split-level, to use earthen tones and make maximum use of landscape screening. The proposed one-story single-family dwelling will be located on a ridge top, however the proposed building height is 21'-9" and therefore well under the maximum 28-foot height limit. The detached garage is also single-story and less than 16 feet in height. Additionally, the house and garage designs make use of earthen tones and additional landscape screening to minimize any potential visual impact. The height of the native forest tree canopy immediately adjacent and surrounding the ridge top building envelope far exceeds the height of the proposed structures and provides a natural landscape screen that will further reduce the potential for visual impact to surrounding properties or beach vistas in the distance. The residential lots in the Subdivision/PUD are all located on ridge tops or knolls with five lots developed with 2-story structures and three lots developed with single-story structures. The Homeowner's Association has given architectural approval of the subject proposal (Exhibit H).

The project site is not located within a mapped scenic resource area.

### SITE STANDARDS TABLE

	RA Site Standards	Proposed Residence and Detached Garage
Front Yard Setback	40'	43'
Side Yard Setbacks	20'	~80' & 150'
Rear Yard Setback	20'	>400'
Lot Coverage	10%	1.5%
Building Height	28'	21'9" & 16'

#### Residential Development Approval

The proposal includes installing a toilet within the detached garage. The structure will be utilized both for storage and as a workshop and is located more than 100 feet from the main house. The proposed toilet is a convenient and functional amenity for a workshop at this distance from the dwelling. Given the size of the property and distance to surrounding residences, there would be no negative impact associated with including this feature within the proposed garage.

#### Archeological Resource Mapping

The property is located within a mapped archaeological resource area; therefore, an archaeological site assessment was required. The assessment was performed by Pacific Legacy, Inc. on July 1, 2010 (Exhibit F) and included archival research. No resources were identified through research or on site inspection and the project archaeologist concluded that no adverse impact to archeological resources are anticipated and no protection measures are recommended. Nevertheless the conditions of approval include a requirement to notify the Santa Cruz County Planning Department if subsurface evidence of such resources should be uncovered during construction.

#### Septic Location

While all proposed structures are located entirely within the established building envelopes, the septic leach fields extend beyond the envelope to the south. The project geotechnical engineer evaluated the location of the leach field with respect to potential geologic hazards associated with the nearby steep slopes. In a letter dated September 13, 2010 (Exhibit G), the project engineer states that the leach fields are not expected to contribute to slope instability based on the presence of the underlying bedrock. As a condition of project approval, the septic system will be further evaluated by the geotechnical engineer prior to building permit issuance.

### **Zoning & General Plan Consistency**

The subject property is a parcel of approximately 4.6 acres, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed residential is a principal permitted use within the zone district and the zoning is consistent with the site's (R-M) Mountain Residential General Plan designation.

### **Local Coastal Program Consistency**

The proposed residential 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 residential complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as earth tones and natural materials (e.g. redwood, stone) to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Surrounding parcels within the Redwood Meadows Subdivision are developed with both one and two-story dwellings of similar construction. It should also be noted that the proposed dwelling, at 1,199 square feet in area, is substantially smaller than other dwellings in the neighborhood and the height of the proposed structures fits in within the range of surrounding properties, as shown on Sheet A5.0 of the Project Plans (Exhibit A).

### **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 **101054**, based on the attached findings and conditions.

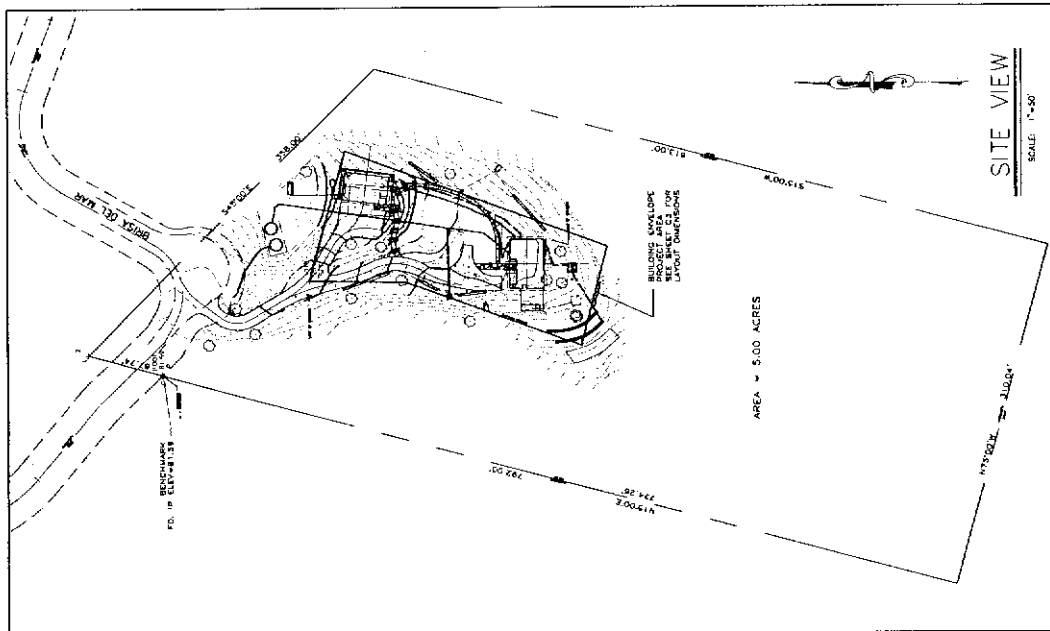
**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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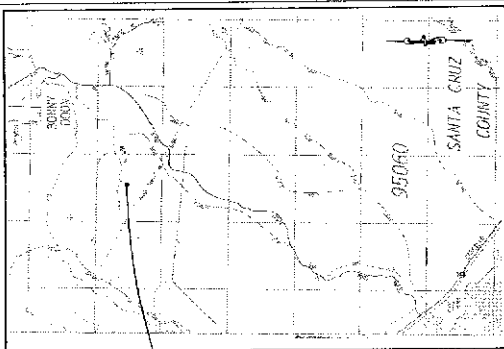


# LANDS OF NAVINDRA JAIN GRADING AND DRAINAGE PLANS APN 063-071-11 1005 BRISA DEL MAR



SITE

## VICINITY MAP N.T.S.



SITE ADDRESS: 1005 BRISA DEL MAR, SAN JOSE, CA 95128  
OWNER: NAVINDRA JAIN  
BUILDING DESIGN BY: MICHAEL J. JAIN, P.E., CIVIL ENGINEER  
DESIGNER: MICHAEL J. JAIN, P.E., CIVIL ENGINEER  
DATE: 10/11/2011  
PROJECT NO: 063-071-11

## SHEET INDEX

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SHEET  
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## GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS REPORT PREPARED BY JAIN & ASSOCIATES, INC. (JAIN & ASSOCIATES, INC. REPORT NO. 063-071-11-01) DATED 10/11/2011.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING DRAINAGE DUE TO DISTURBANCE BY THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
4. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS REPORT PREPARED BY JAIN & ASSOCIATES, INC. (JAIN & ASSOCIATES, INC. REPORT NO. 063-071-11-01) DATED 10/11/2011.
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11. THE CONTRACTOR SHALL OBTAIN INSPECTION OF ALL WORK BY THE CONTROLLING AGENCY.
12. ALL EXISTING TREES AND LANDSCAPE SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
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## GENERAL NOTES

1. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15TH AND OCTOBER 31ST.
2. A COPY OF ALL CONSTRUCTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY ENGINEER TO BE REVIEWED AND APPROVED.
3. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15TH AND OCTOBER 31ST.
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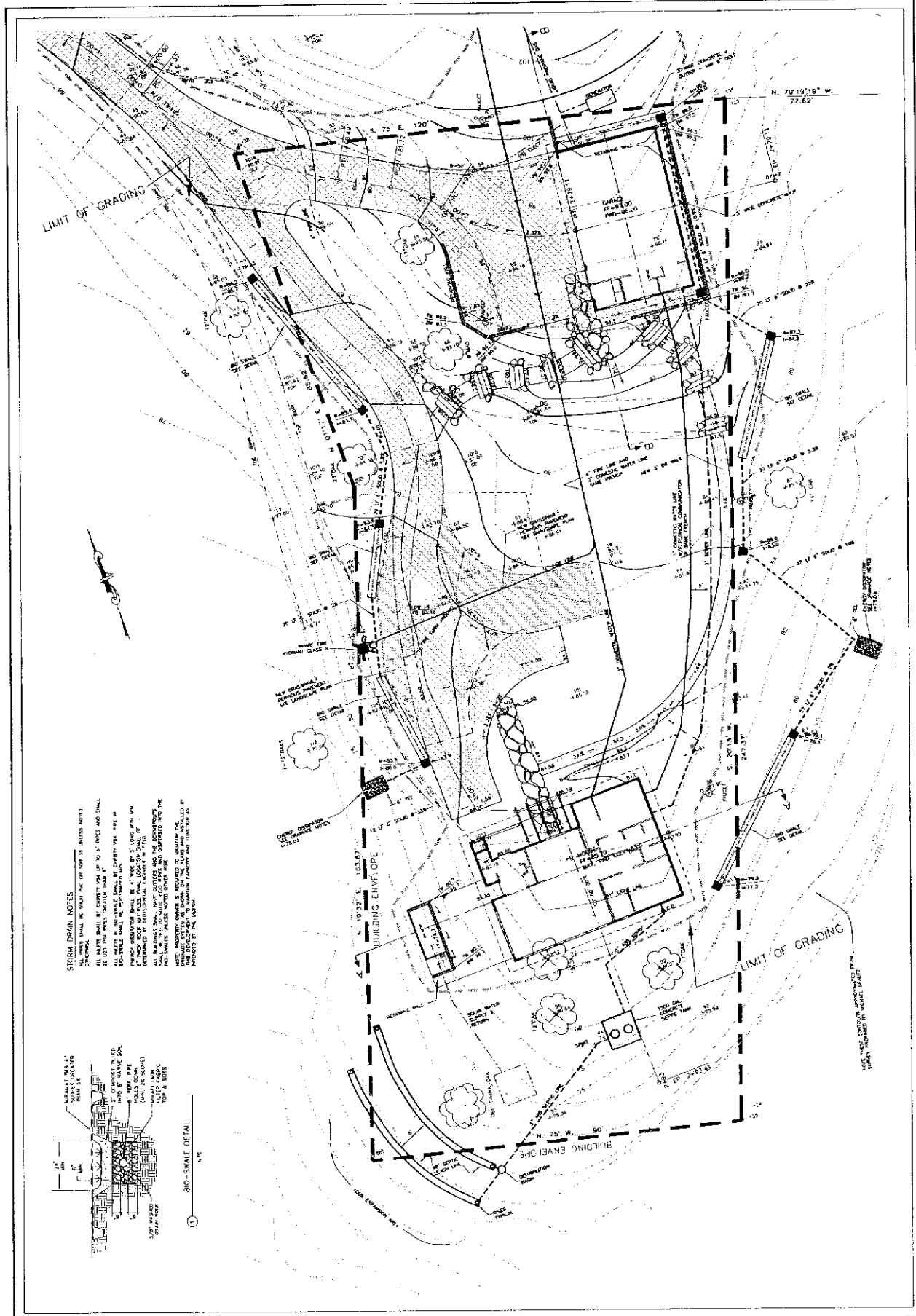


JOE L. AKERS  
CIVIL ENGINEER  
Rm-1 6th fl. 60001 DA 90010 (Rt) 477-4557

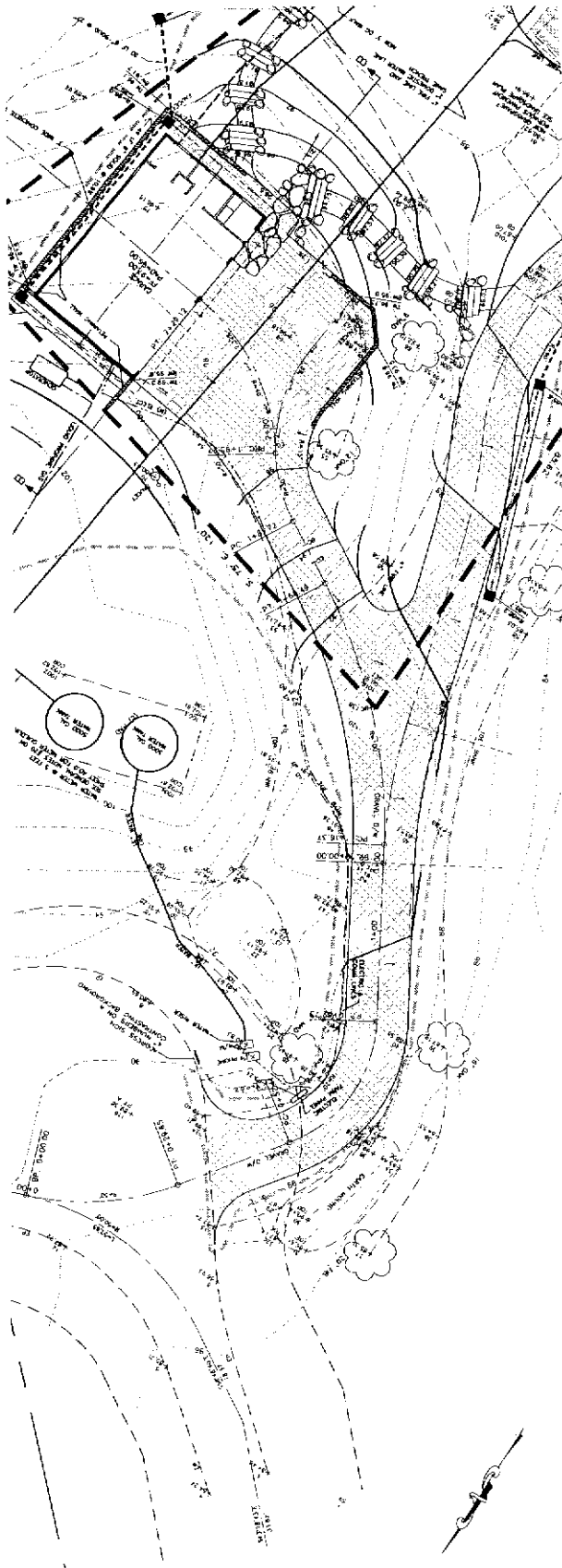
GRADING & DRAINAGE PLAN  
LANDS OF JAN  
1005 BRISA DEL MAR  
7N 063-071-11

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CRASH:	11.8
SCALE:	$10^{-10}$

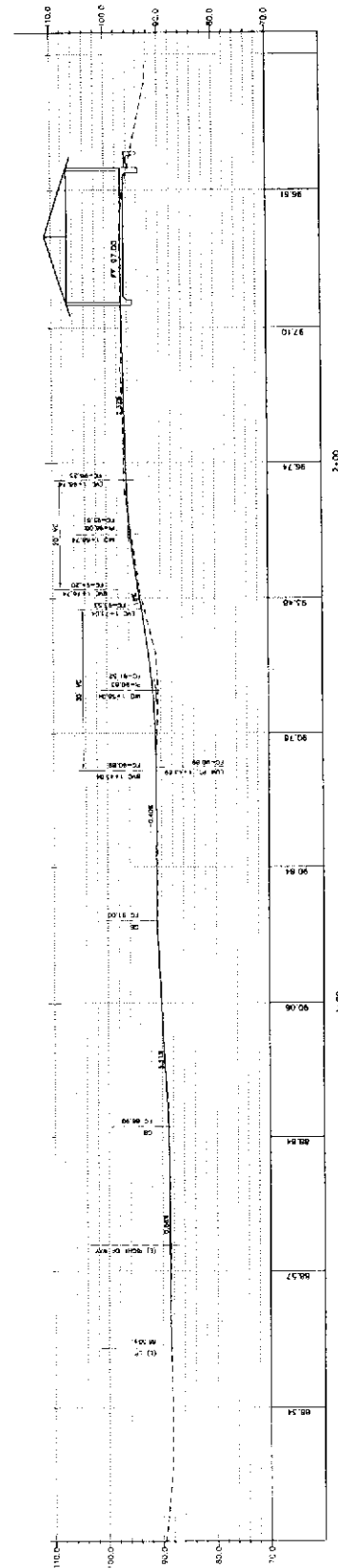
SHEET  
C3 OF C7



SHEET  
C4 of C7



PLAN VIEW - GARAGE DRIVEWAY



PROFILE VIEW - GARAGE DRIVEWAY:

DATE	10/11/11
BY	JOE L. AKERS
PROJECT	HOUSE & PARKING DW
SHEET	C5 OF C7

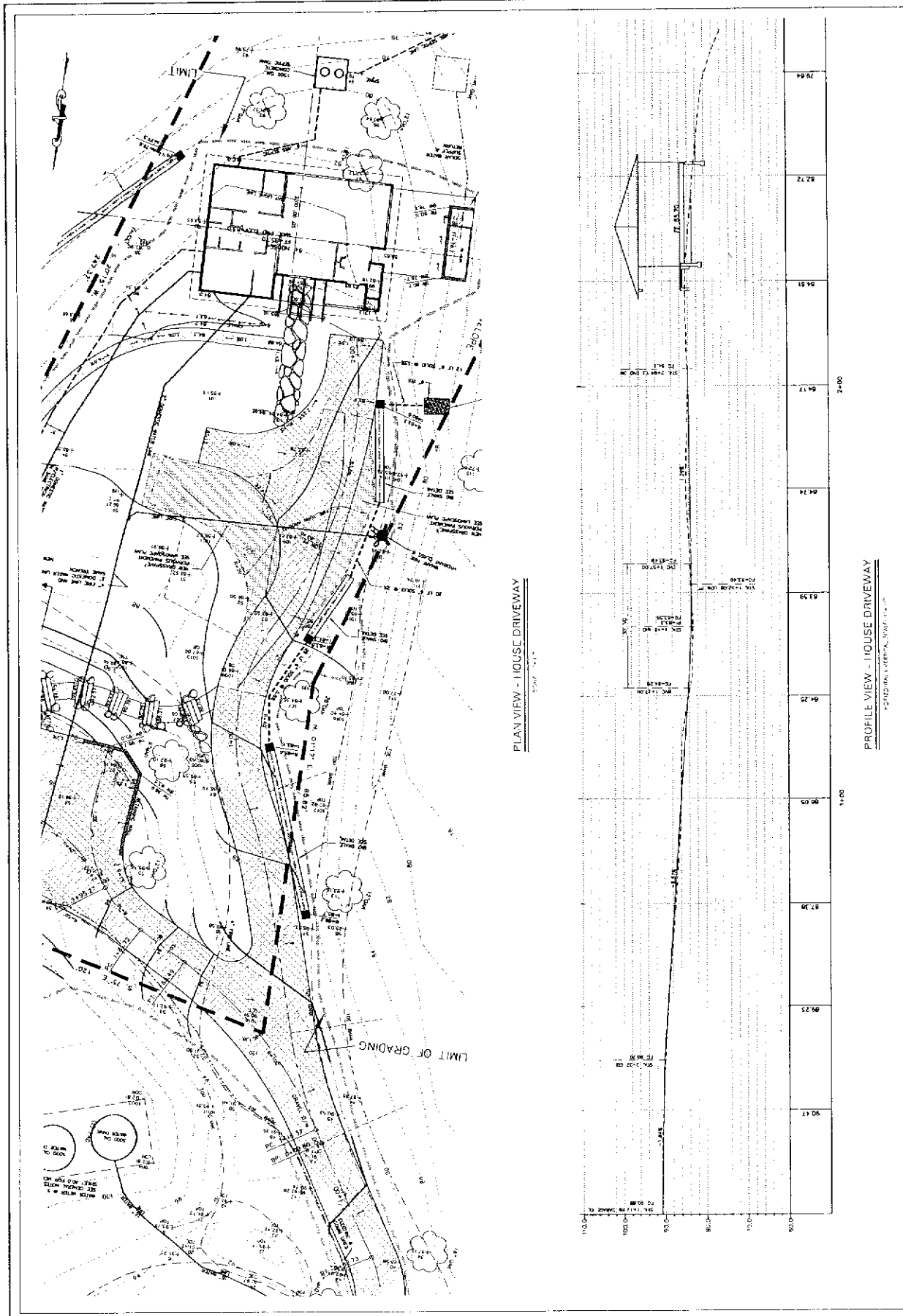


JOE L. AKERS  
CIVIL ENGINEER  
4800 E. 1st St., Suite 100, San Jose, CA 95128 (408) 253-1111

HOUSE & PARKING DW  
LANDS OF JAIN  
1005 BRISA DEL MAR  
ON 063-071-11

PROJECT	HOUSE & PARKING DW
DATE	10/11/11
BY	JOE L. AKERS
SCALE	1"=20'

SHEET  
C5 OF C7





1

**STRAW BALE CHECKDAM DETAIL**

GROUND  
ADJACENT

SILT FENCE DETAIL

A1.0

DATE: 06-11-07  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1/8" = 1'-0"

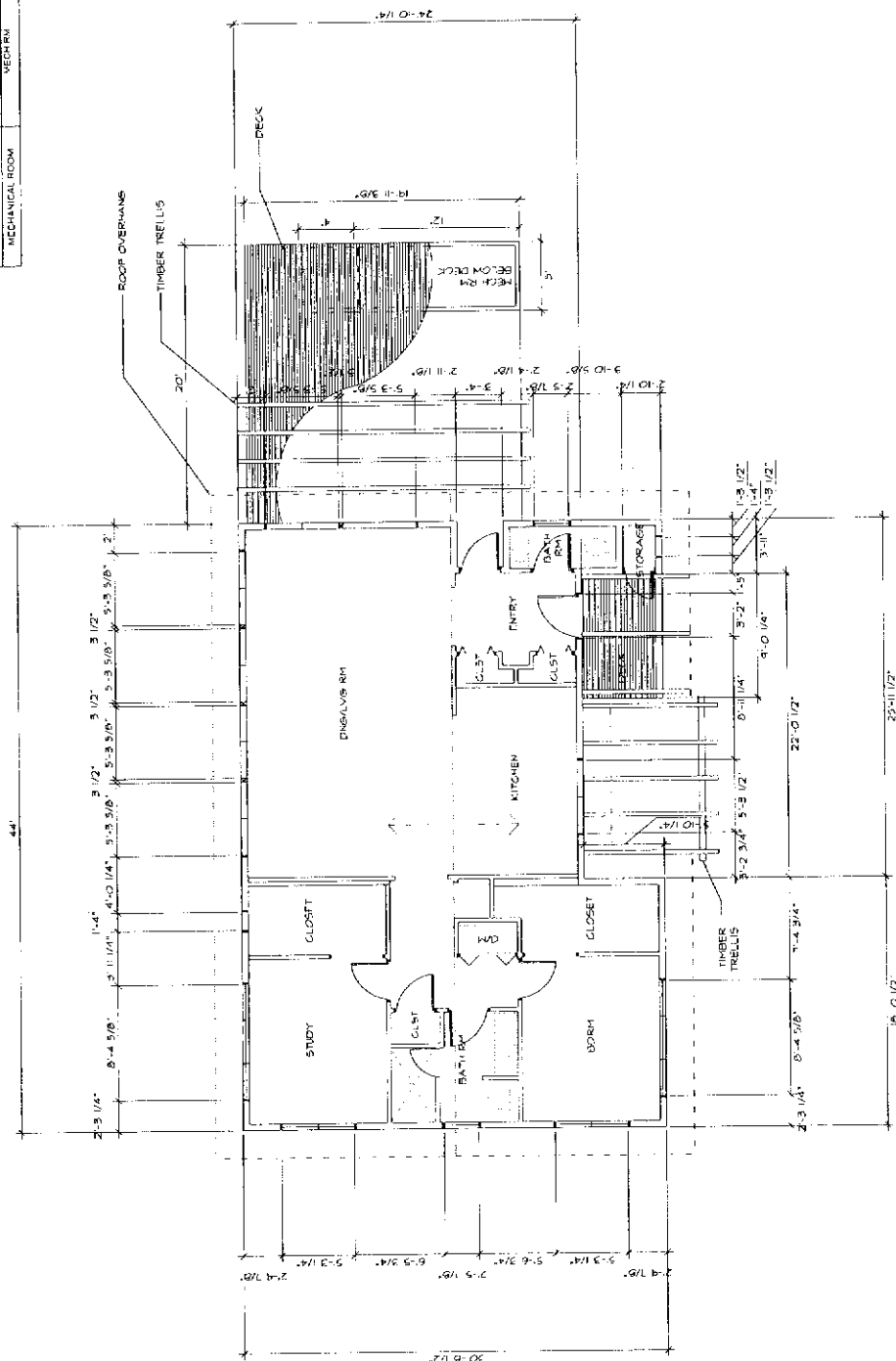
HOUSE FLOOR PLAN

RESIDENCE  
 NAVINDRA JAIN  
 1005 BRISA DEL MAR  
 SANTA CRUZ CA 95060  
 APN # 063-071-11

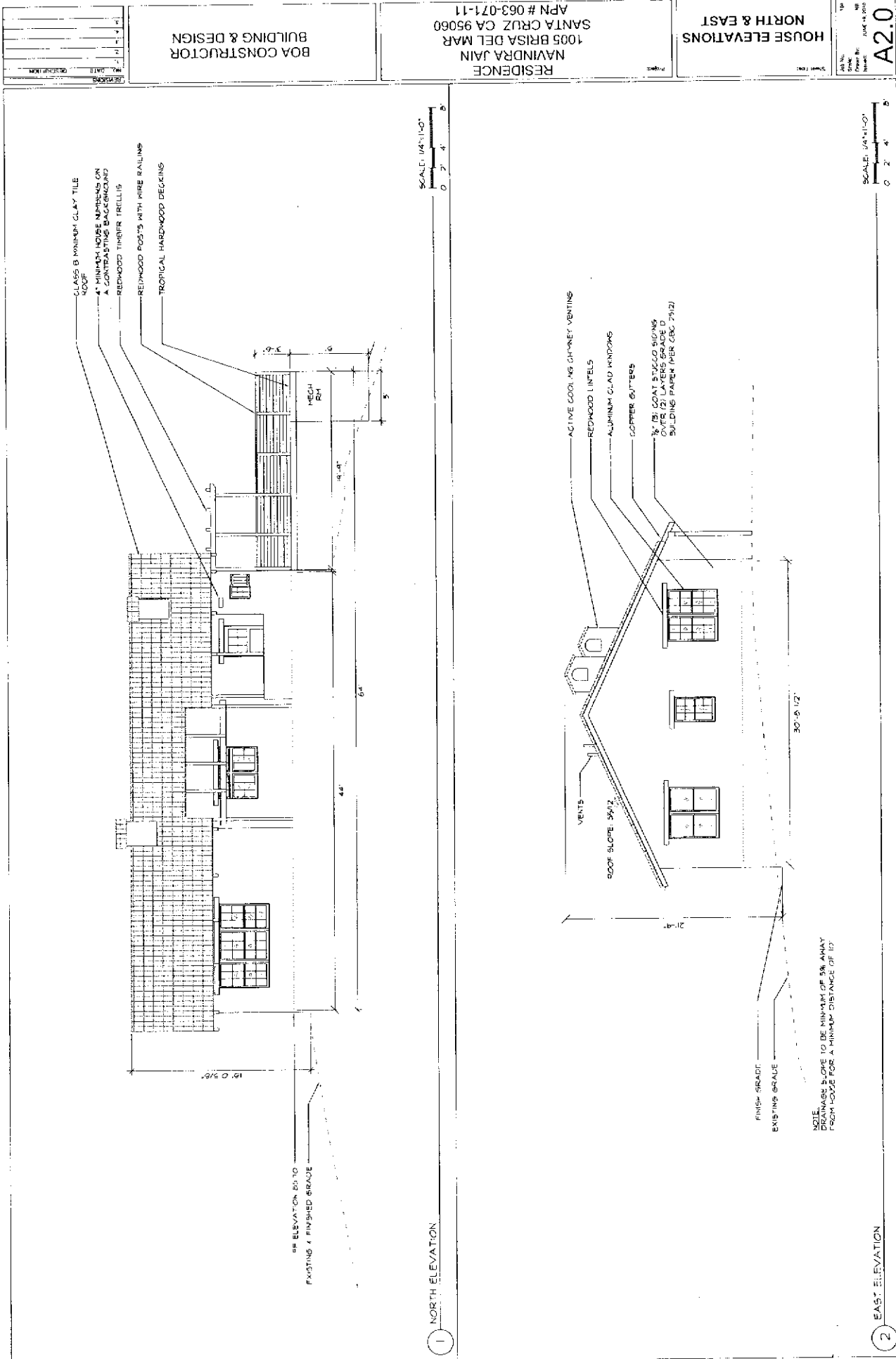
BOA CONSTRUCTOR  
 BUILDING & DESIGN

ABBREVIATIONS LIST	
CLOSET	CLST
ROOM	RM
WASHER DRYER	WD
DINING ROOM	DNG RM
LIVING ROOM	LVS RM
MECHANICAL ROOM	MECH RM

PROPOSED  
 HOUSE  
 1005 BRISA DEL MAR



1 HOUSE FLOOR PLAN  
 SCALE 1/8" = 1'-0"





SHEET NO. **A2.1**  
 DATE: 10/18/2005  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

**HOUSE ELEVATIONS**

**SOUTH & WEST**

RESIDENCE  
 NAVINDRA JAIN  
 1005 BRISA DEL MAR  
 SANTA CRUZ CA 95060  
 APN # 063-071-11

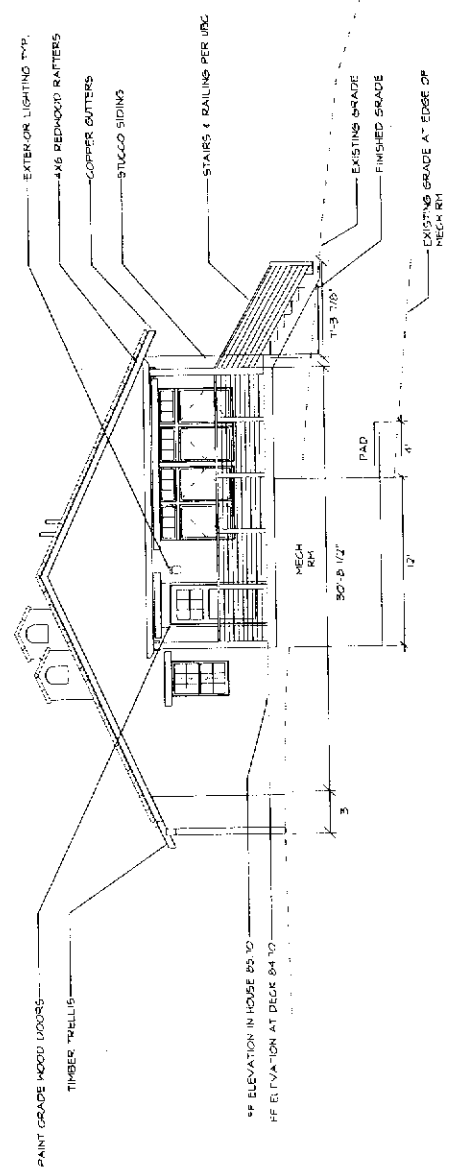
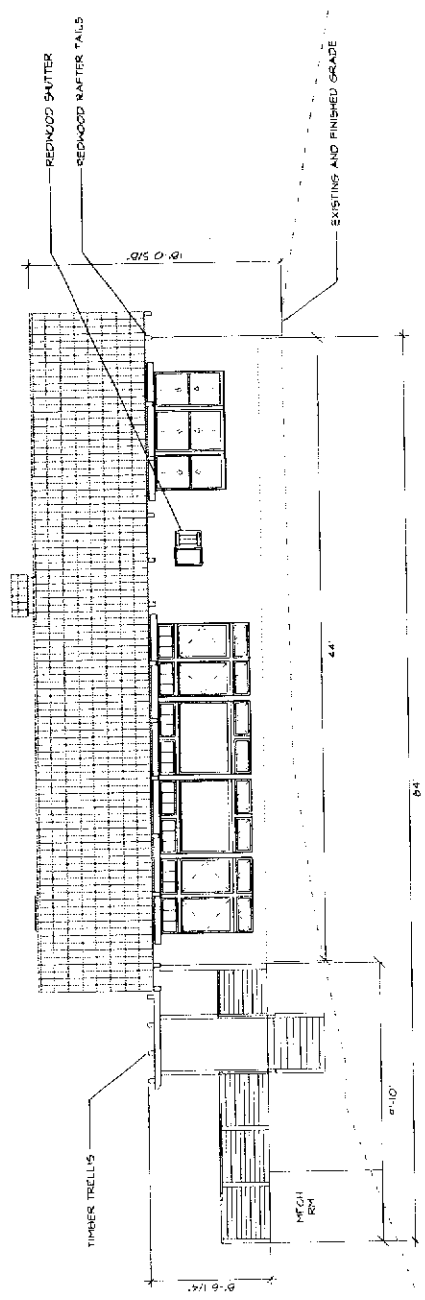
BOA CONSTRUCTOR  
 BUILDING & DESIGN

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

**1 SOUTH ELEVATION**

**2 WEST ELEVATION**

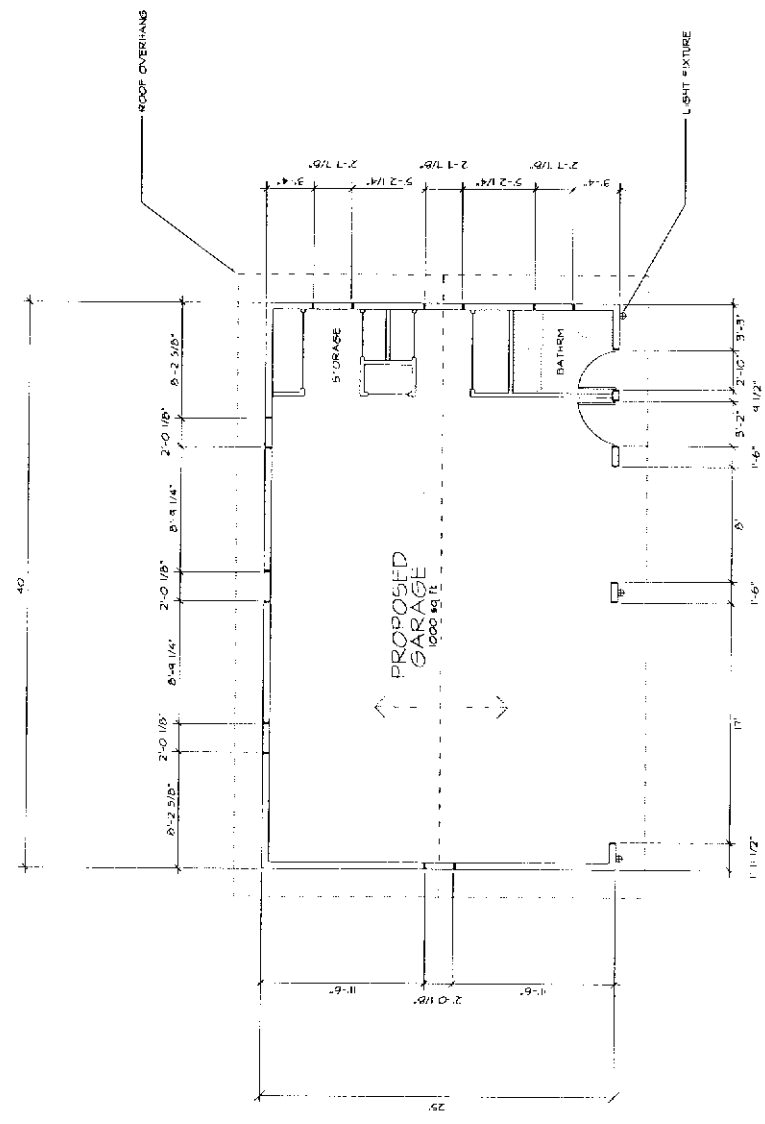


**GARAGE FLOOR PLAN**

**RESIDENCE**  
 NAVINDRA JAIN  
 1005 BRISA DEL MAR  
 SANTA CRUZ, CA 95060  
 APN # 063-071-11

**BOA CONSTRUCTOR**  
 BUILDING & DESIGN

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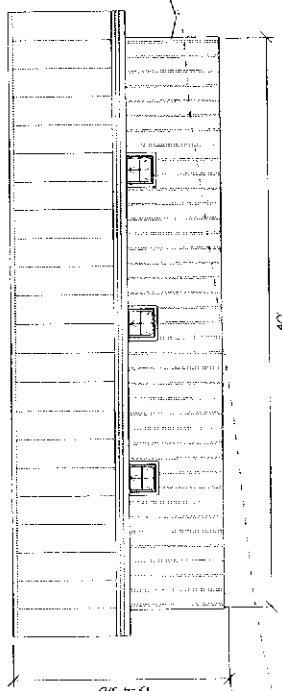


**1 GARAGE FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

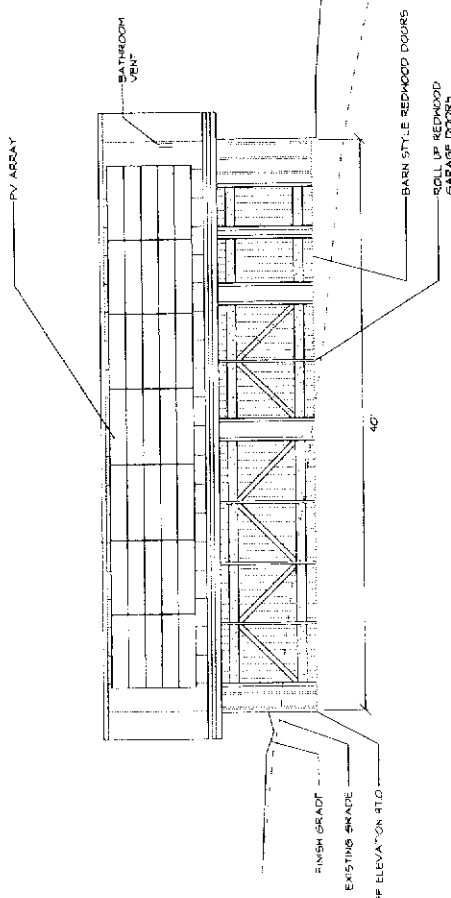
EXHIBIT

**GARAGE ELEVATIONS**

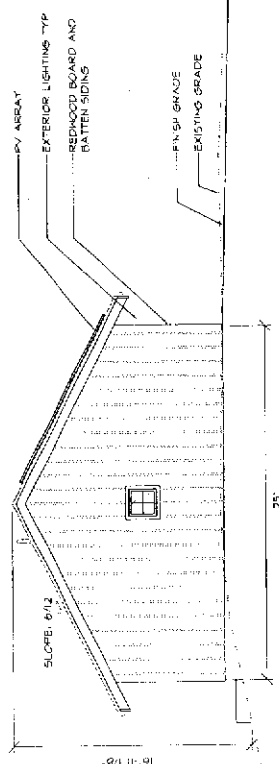
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1005 BRISA DEL MAR  
SANTA CRUZ CA 95060  
APN # 063-071-11

BOA CONSTRUCTOR  
BUILDING & DESIGN

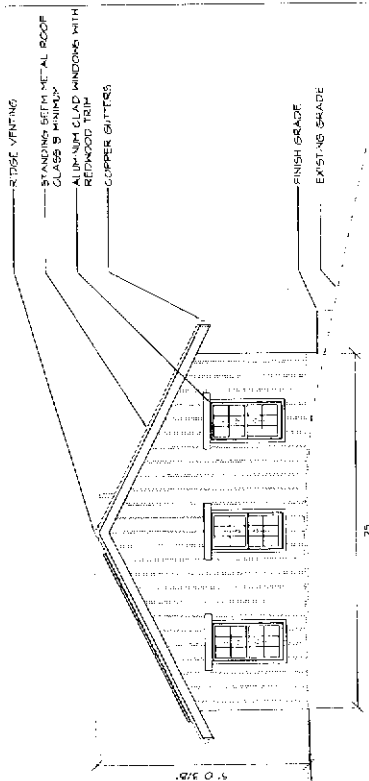
2 EAST ELEVATION



WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION



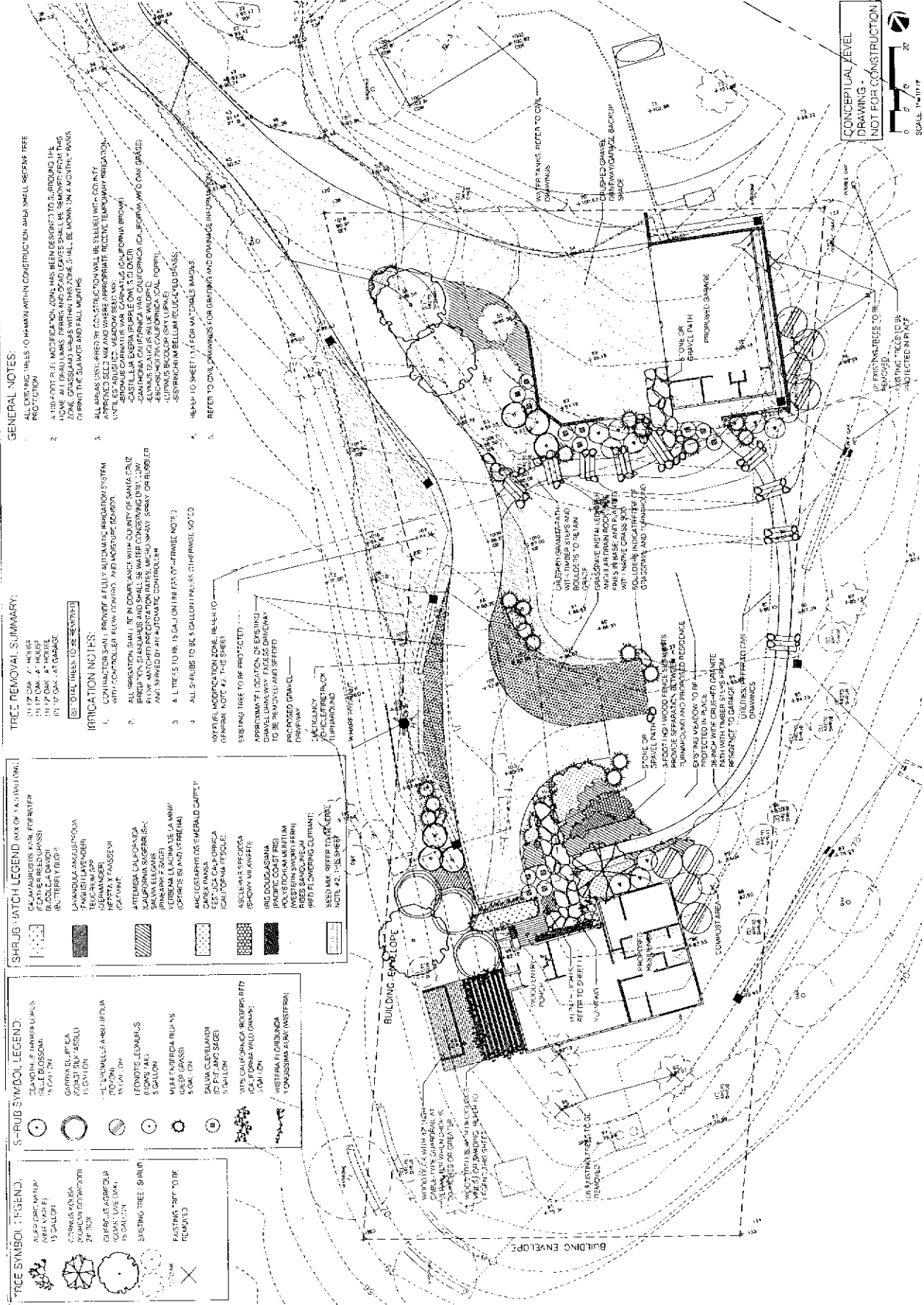
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Project: JAIN RESIDENCE  
 1005 BRISA DEL MAR  
 SANTA CRUZ, CA 95060  
 APN # 083-071-11

# CONCEPTUAL LANDSCAPE PLAN

Sheet Title: JAIN RESIDENCE  
 Date: 01/11/11  
 Drawn By: GL

L1.0



## GENERAL NOTES:

1. ALL EXISTING TREES TO REMAIN WITHIN CONSTRUCTION AREA SHALL BE SET AS PEE PROTECTION
2. A 10-FOOT R.F.I. MODIFICATION ZONE HAS BEEN DESIGNED TO SURROUND THE HOME. ALL DRILLING, BORING AND DIGGING SHALL BE REMOVED FROM THIS ZONE. ANY EXISTING TREES TO BE REMOVED SHALL BE MOVED ON A SLOTTED WALKER TO MAINTAIN THE SUMMIT AND FALL MAINTENANCE.
3. ALL AREAS DESIGNATED BY CONSTRUCTION SHALL BE REVEALED WITH CONCRETE. ALL AREAS DESIGNATED BY CONSTRUCTION SHALL BE REVEALED WITH CONCRETE. ALL AREAS DESIGNATED BY CONSTRUCTION SHALL BE REVEALED WITH CONCRETE.
4. ALL AREAS DESIGNATED BY CONSTRUCTION SHALL BE REVEALED WITH CONCRETE.
5. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE INFORMATION.

## TREE REMOVAL SUMMARY:

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## DESCRIPTION OF FINISHES

JAIN RESIDENCE .....1005 Brisa Del Mar, Santa Cruz, CA.

exterior walls.....stucco

windows.....aluminum clad

doors.....paint grade wood

roofing.....clay tiles

lintels.....redwood  
shutters.....redwood

deck....tropical hardwood slats  
porch....tropical hardwood slats

railing.....redwood and metal  
arbor.....redwood and metal

gutters and scuppers.....copper

### GARAGE

exterior walls.....redwood board and batts with trim  
garage doors.....redwood roll up barn style doors  
doors.....redwood barn style doors

windows.....aluminum clad

roofing.....standing seam metal

gutters and scuppers.....copper

## Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed residence is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-M) Mountain 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. An Open Space Easement Contract and a timber easement encumber the land surrounding the subject parcel, however, the development is located entirely within the parcel boundaries and therefore does not encroach into the open space easement and will not interfere with future timber harvest operations.

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 developed to a density appropriate for the residential agriculture zone district; 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. The development is located on a minor ridge top within the building envelope established by the original subdivision/PUD. The dwelling and detached garage, at 21'-9" and about 17', respectively, are proposed to be substantially below the maximum 28 foot height limit allowed. The structures are largely screened from view by a dense oak and madrone forest. Additionally the proposal has been reviewed and approved by the County Urban Designer. The Architectural Control Committee of the Redwood Meadows Ranch Homeowners Association also reviewed and approved the plans for the proposed development.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling and second unit 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 proposed structures are 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 RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain both 1-story and 2-story single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted, with its use of light-colored stucco, tile and redwood beams, is compatible with the existing range.

## Residential 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 proposal to allow a toilet to be constructed within the detached 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. A Declaration of Restriction, placing limits on the allowed amenities and uses of the garage, will be required as a condition of permit approval

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 RA (Residential Agriculture) zone district in that the primary use of the property will be one residential dwelling unit that meets all current site standards for the zone district. In accordance with Section 13.10.611 (c)(ii) an exception can be granted to allow a toilet in accessory structures where required under particular circumstance. In this case, the shared use of the garage as a workshop and the distance from the accessory structure to the dwelling make a toilet necessary for the normal functioning of the structure. Given the large size of this rural parcel and distance to neighboring residences, no negative impacts are expected to result from the inclusion of the toilet facility.

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 garage and toilet is consistent with the use and density requirements specified for the Mountain Residential (R-M) land use designation in the County General Plan.

The proposed garage and facilities 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 residential 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 residential will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. Inclusion of a toilet within the structure does not impact the size or use of the garage and will be unobtrusive with respect to the surrounding neighborhood.

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 and facilities will be constructed on an undeveloped lot of record. There is not expected to be an increase in the level of traffic generated by the proposed garage in that it will constitute a non-habitable accessory structure rather than an additional dwelling unit.

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 garage is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential is consistent with the land use intensity and density of the neighborhood. The addition of the toilet facilities will have no impact on the surrounding rural 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. The garage makes use of natural redwood exterior, which blends in well with the forest setting. The addition of the toilet has no effect on the design of the garage.

## Conditions of Approval

Exhibit A: Architectural Plans (7 Sheets) prepared by Boa Constructor Building and Design, dated June 18, 2010, Civil Plans (7 Sheets) prepared by Joe L. Akers, dated August 20, 2010, Landscape Plans (2 Sheets) prepared by Georgia Leung Landscape Architect, dated August 26, 2010

- I. This permit authorizes the 1,199 square foot one-story single-family dwelling, 1,000-square foot detached garage with toilet, and approximately 280 cubic yards of grading. 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. 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. No structures shall be allowed to extend beyond the approved building envelope for this parcel.

3. No perimeter fencing shall be allowed for the parcel, however fencing within the building envelope for purposes such as swimming pool barriers shall be permitted.
  4. Grading, drainage, and erosion control plans. Grading plan must include tree protection fencing located around the dripline of all trees proposed to remain onsite. Submit winter grading plans if winter grading is desired.
  5. Per recommendations made by the project geotechnical engineer, leach fields shall percolate into bedrock rather than surface soils where practicable.
  6. Building plans shall indicate the use of non-reflective windows.
  7. The design must ensure that no indoor or outdoor lighting will be visible from Bonny Doon Road or from Highway 1.
  8. 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.
  9. 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.
- 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. Drainage fees will be assessed on the net increase in impervious area.
- 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 Santa Cruz County Fire. Plans shall include the following information:
1. Plans must show the minimum required radius of 20 feet from the house to the garage.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. The contact information for the project Geotechnical Engineer shall be shown on the plan cover sheet.

- G. Pay the current fees for Parks and Child Care mitigation for two bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
  - H. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - 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.
  - J. Complete and record a Declaration of Restriction to construct a Non-Habitable Accessory 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.
  - 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
  - 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.**

Application #: 101054  
APN: 063-071-11  
Owner: Navidra & Madhu Jain

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Steven Guiney  
Deputy Zoning Administrator

\_\_\_\_\_  
Robin Bolster-Grant  
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: 101054

Assessor Parcel Number: 063-071-11

Project Location: No Situs Address

**Project Description:** Proposal to construct a single-story 1,199 square foot single-family dwelling and 1,000 square foot detached garage and grading of approximately 280 cubic yards.

**Person or Agency Proposing Project:** Michele Landegger

**Contact Phone Number:** (408) 848-1117

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

Specify type:

E. ☒ **Categorical Exemption**

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

**F. Reasons why the project is exempt:**

One single-family residence in a residential zone district.

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



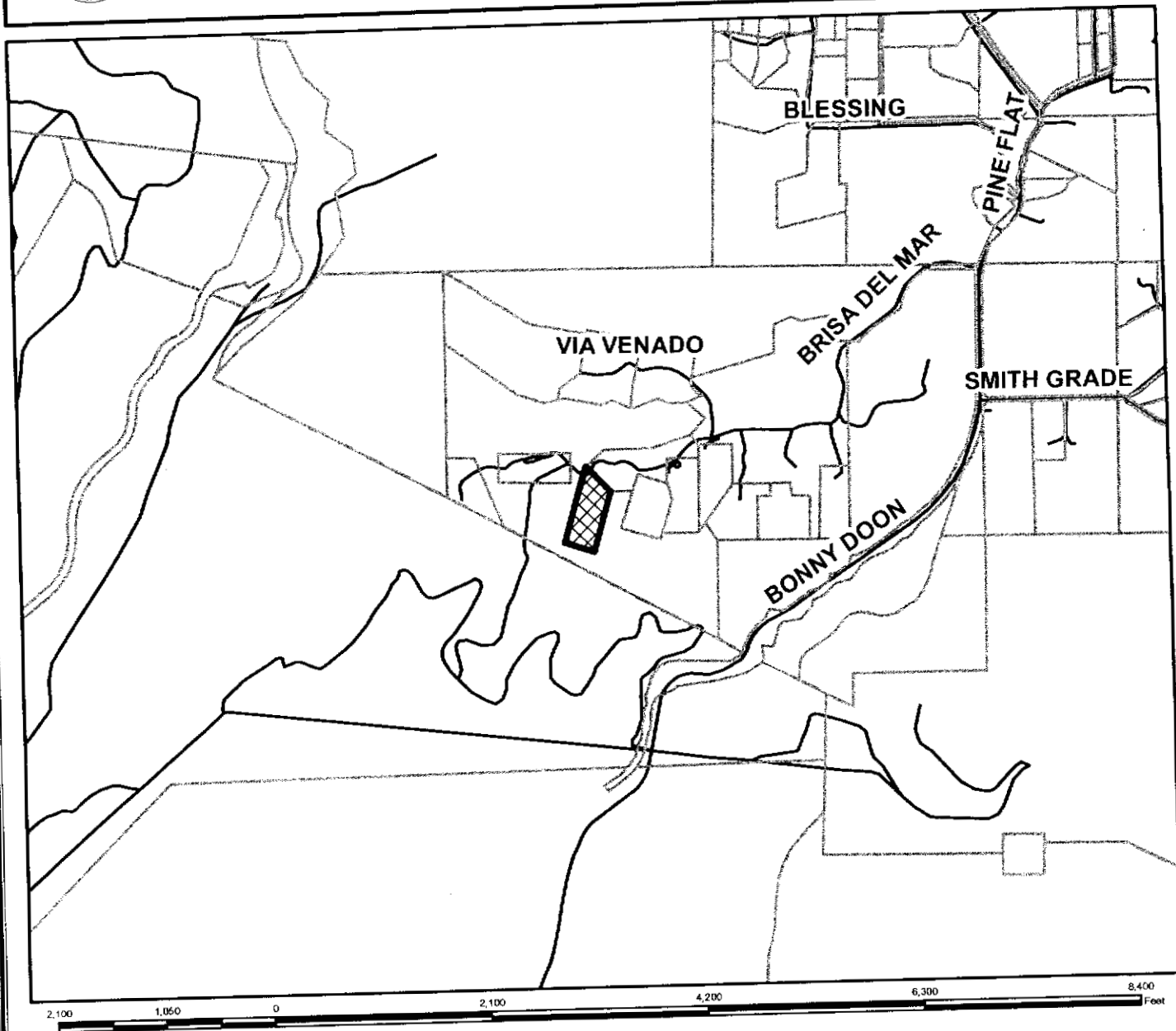
Robin Bolster Grant, Project Planner

Date: 10-6-10





# Location Map



## LEGEND

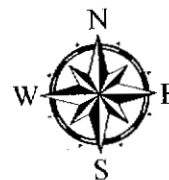


APN: 063-071-11



Assessors Parcels

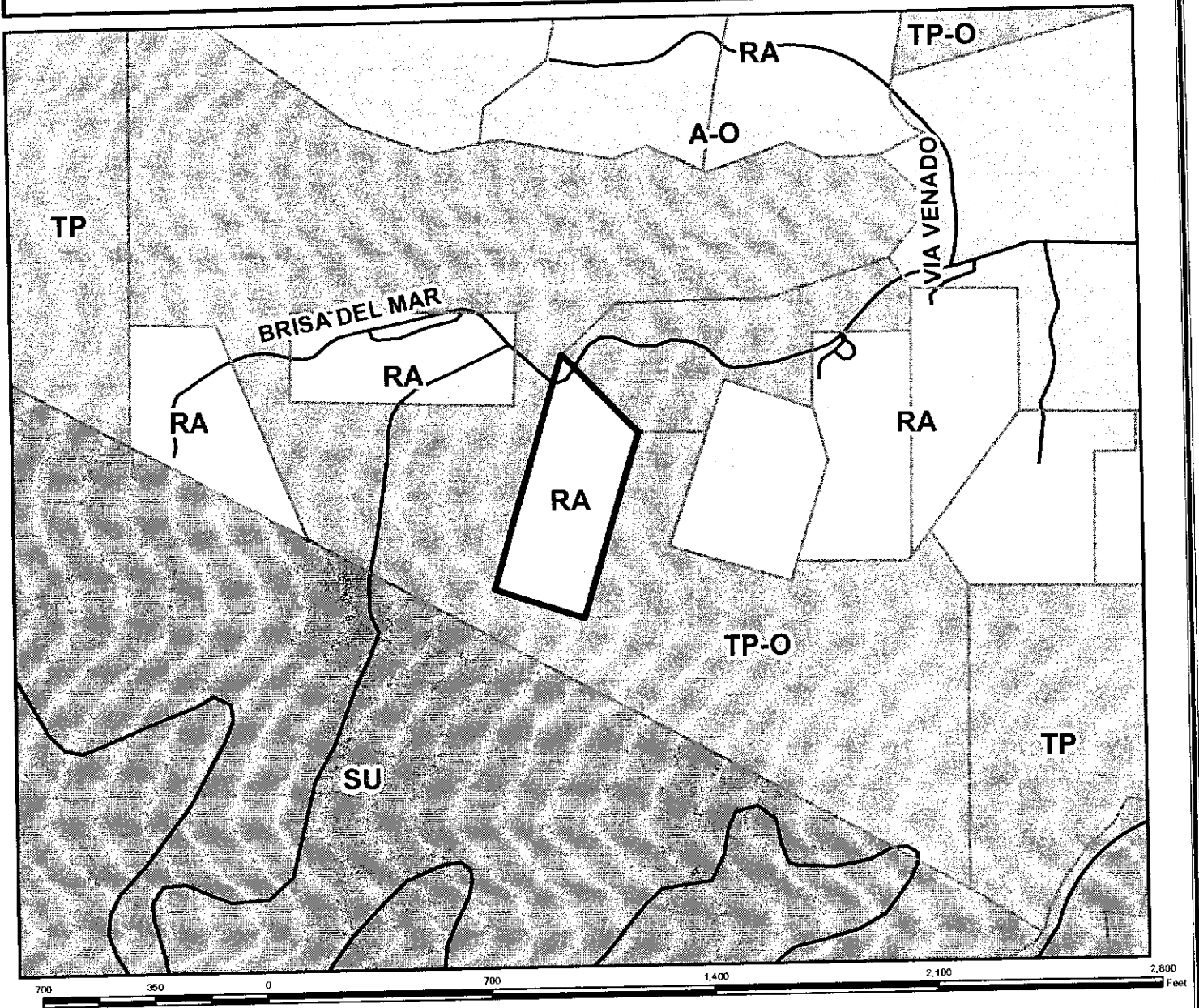
— Streets



Map Created by  
County of Santa Cruz  
Planning Department  
September 2010



# Zoning Map



## LEGEND

APN: 063-071-11

Assessors Parcels

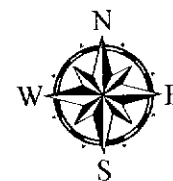
Streets

AGRICULTURE RESIDENTIAL

AGRICULTURE

TIMBER PRODUCTION

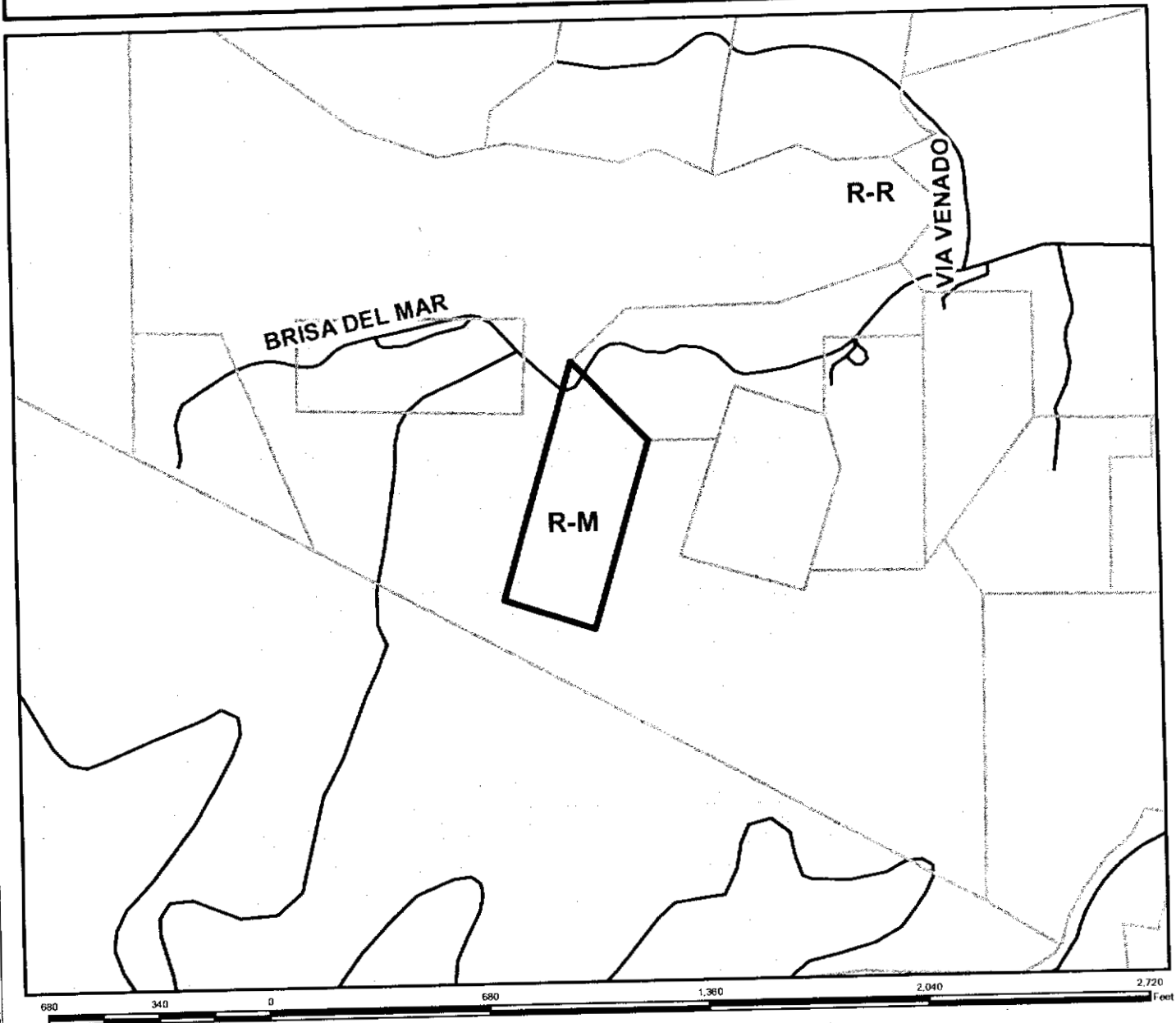
SPECIAL USE






Map Created by  
County of Santa Cruz  
Planning Department  
September 2010



# General Plan Designation Map



## LEGEND

-  APN: 063-071-11
-  Assessors Parcels
-  Streets
- Residential-Mountain
- Residential-Rural



Map Created by  
County of Santa Cruz  
Planning Department  
September 2010



Central Coast Division/Administration  
1525 Seabright Ave.  
Santa Cruz, California 95062

Phone: 831.423.0588  
Fax: 831.423.0587  
www.pacificlegacy.com

July 6, 2010

Navindira Jain  
23700 Morrill Cut-Off  
Los Gatos, CA 95033

RE: Results of Archaeological Records Search and Survey at 1005 Brisa Del Mar, Bonny Doon, Santa Cruz County.

Dear Navindira Jain:

This letter documents the results of a records search and archaeological survey for proposed development within the property boundary of the above referenced address. The purpose of the study was to determine whether any significant archaeological or historical resources are present within the project area and subject to adverse impacts by construction activities. Results of the records search indicate that there are no cultural resources previously recorded within the project area, and no cultural resources are listed in the National Register of Historic Places, California Points of Historical Interest, or the California State Historic Landmarks. An archaeological reconnaissance of the ground surface conducted July 1, 2010 yielded negative results for cultural resources. The project, as proposed, appears not to have potential significant adverse impacts on any cultural resources.

#### PROJECT DESCRIPTION

The project involves the construction of a residence at the property parcel at 1005 Brisa Del Mar, Bonny Doon, CA. The existing parcel is empty, no structures are present.

#### PROJECT LOCATION

The project area is located in the Davenport 7.5' USGS quadrangle sheet, in Township 10 South, Range 3 West, Section 26, Santa Cruz County. Specifically, the project area is 1.05 miles down Brisa Del Mar road, off of Bonny Doon Road in Bonny Doon, CA at UTM's 10s 0574266 mE/ 4098997 mN (See Figure 2). Elevation is approximately 1100 feet above mean sea level.

#### CULTURAL SETTING

##### *Native American Cultures*

Archaeological evidence indicates Native Americans have lived in the Santa Cruz area for nearly 10,000 years (Jones 1991; Moratto 1984). The local environment afforded an abundance of resources for food, ornamentation, tools and economic exchange. Native cultures subsisted on seasonal gathering of resources such as acorn, grass seeds, kelp, and shellfish; hunting of

EXHIBIT F



N. Jain  
23700 Morrill Cut-Off  
Page 2

terrestrial and marine mammals (deer, elk, rabbit, bear, seal, and sea lion); and fishing in freshwater streams and inshore marine habitats. Archaeological evidence indicates that trade and exchange took place with native groups as distant as the east side of the Sierra Nevada.

Native Americans living in the San Francisco and Monterey Bay areas were referred to by Spanish explorers of the 18th century as "Costaño" or "coast people." Costaño groups were recognized as speaking seven closely related languages (Shipley 1978). This linguistic group is now often referred to as Ohlone. The 18th century Ohlone community located in the vicinity of Mission Santa Cruz is believed to have been called Uypi, as recorded in mission records (King 1994; Milliken 1994). Establishment of Mission Santa Cruz and the introduction of European diseases by settlers for which the Ohlone had little natural resistance resulted in a rapid and dramatic decline in their population. Subsequent persecution and suppression of Ohlone cultural expressions by Spanish, Mexican and American ruling governments contributed to the decline of traditional Ohlone culture. Today, Ohlone descendants are celebrating a revival of their native culture and a growing appreciation of their place in the multicultural environment of California.

### **Historic Era**

Father Junípero Serra and Captain Gaspar de Portola began the land-based exploration and settlement of Alta California in 1769. Mission Santa Cruz was founded in 1791, and was the first permanent European settlement in the Santa Cruz area (Clark 1986; Hoover et al. 1990). Shortly afterward, Diego de Borcia, the Governor of Alta California, selected the Santa Cruz area as the best location to fortify Alta California against the colonial interests of Russia, France, and Great Britain and established Pueblo de Branciforte in 1797 on a bluff across the San Lorenzo River from the mission. After mission secularization (1833-1834), the site of Mission Santa Cruz (actually the mission's second location, built in 1794) became Holy Cross Church.

Santa Cruz County, established in 1850 (first called Branciforte County), was named after the mission and was one of California's original 27 counties. By this time, the Gold Rush had caused a huge influx of settlers to California. Santa Cruz County grew and enjoyed a prosperous economy based on logging, lime processing, agriculture, and commercial fishing. The city was incorporated in 1866 and by the turn of the century, Santa Cruz became a prominent resort community.

### **ARCHIVAL RESEARCH**

The Northwest Information Center (NWIC) of the California Historical Resources Information Center conducted a records search of the project area (File No. 09-1561), which included a review of:

**EXHIBIT F**



N. Jain  
23700 Morrill Cut-Off  
Page 3

- NWIC site and study base maps;
- National Register of Historic Places (*Directory of Determinations of Eligibility*), California Office of Historic Preservation, Volumes I and II, 1990;
- *California Historical Landmarks* (State of California 1990);
- *California Points of Historical Interest* listing (May 1992).

The archival search indicated that two cultural resource studies (S-3787 and S-3953) have included the project location. There are no cultural resources previously recorded in the project area nor are there any other resources listed in the National Register of Historic Places, the California Points of Historical Interest, or the California State Historic Landmarks. There is one site (CC-68) located near but outside the project location.

A request was submitted to the California Native American Heritage Commission to consult their Sacred Lands Files in order to identify other culturally significant properties at the project location. To date, there has been no response.

#### ARCHAEOLOGICAL SURVEY

An archaeological reconnaissance was conducted for this project by Brooke Crumpton, B.A. on July 1, 2010. Ms. Crumpton has three years of California cultural resource management experience.

A thorough inspection of the ground surface over the entire property indicates that the area has been disturbed by natural erosion and animal activity. Much of the ground surface on the parcel was covered by natural grasses and shale. Approximately 50% of the original ground surface was visible. This ground surface had been subjected to rodent burrows and worn down as paths for vehicles, but soil was visible through the vegetation. No evidence of cultural materials was found.

#### STUDY FINDINGS

No heritage resources are previously recorded within the project area. No prehistoric or historic resources were newly identified within the project area during the reconnaissance survey.

#### RECOMMENDATIONS

Clearance for the project is recommended as no heritage resources are known to be present in the project area. No adverse affect to historic properties are anticipated and no protection measures are recommended. Nonetheless, it remains possible that intact archaeological resources may be present. If archaeological remains are discovered in the course of construction activities, construction should be halted and the potential resource evaluated by a qualified archaeologist. The archaeologist will recommend appropriate mitigation measures.

EXHIBIT F





Central Coast Division/Administration  
1525 Seabright Ave.  
Santa Cruz, California 95062

Phone: 831.423.0588  
Fax: 831.423.0587  
www.pacificlegacy.com

N. Jain  
23700 Morrill Cut-Off  
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If human remains are encountered during construction or any other phase of development, work in the area of the discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out.

If the remains are determined to be Native American, then the Native American Heritage Commission (NAHC) will be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify designated Most Likely Descendants who will provide recommendations for the treatment of the remains within 48 hours of being granted access to the site. The NAHC will mediate any disputes regarding treatment of remains.

Please contact me with any questions at 423-0588 ext. 17, or by email at [armstrong@pacificlegacy.com](mailto:armstrong@pacificlegacy.com).

Sincerely,

Matthew Armstrong, M.A.  
Archaeologist/Project Supervisor

cc: Northwest Information Center, Sonoma State University  
cc: Thomas L. Jackson

Attachments: Figure 1. Project Vicinity Map  
Figure 2. Project Location Map

EXHIBIT F



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N. Jain  
23700 Morrill Cut-Off  
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#### REFERENCES CITED:

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EXHIBIT F.

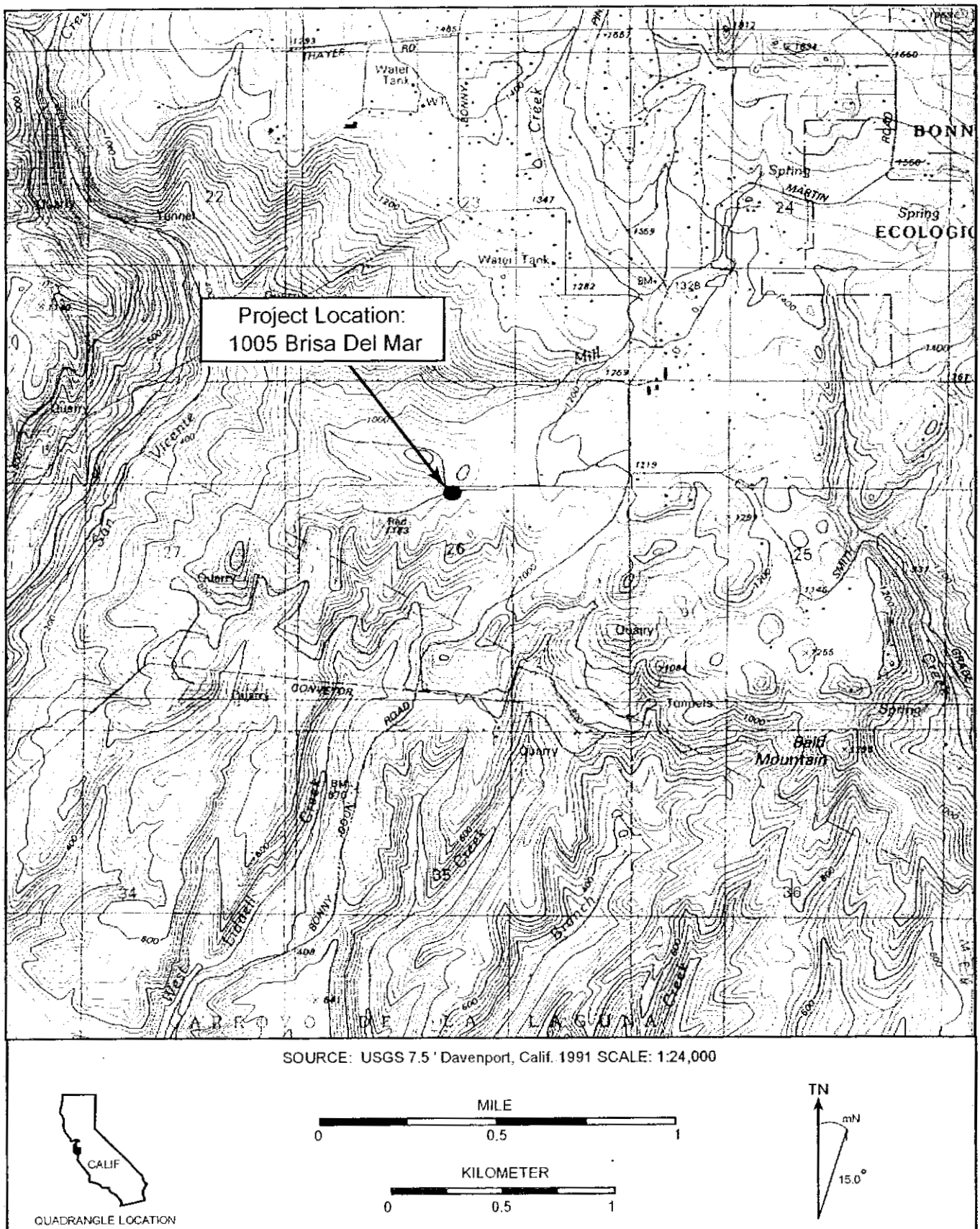


Figure 2: Project Location Map - 1005 Brisa Del Mar, Bonny Doon, Santa Cruz County.

Project No. SC9970  
13 September 2010

NAVIN JAIN  
rmr@jain.org

Subject: Proposed Septic System Leach Field Location

Reference: Proposed Single Family Dwelling  
At Redwood Meadows Ranch, Lot 7  
APN 063-071-11  
1005 Brisa del Mar, Bonny Doon  
Santa Cruz County, California

Dear Mr. Jain:

As requested, we have reviewed geotechnical aspects of the proposed locations for leach fields and leach field expansion areas as part of the individual sewage disposal system at the site. Our review is based on plans by Joe L. Akers, C.E. Specifically, we have reviewed the following:

1. Sheet C-3 Grading and Drainage Plan dated 20 August 2010.

A building envelope for the subject site was prescribed by project geologist Gary Griggs in his report dated July 1982. A site-specific Geotechnical Investigation by Haro, Kasunich & Associates is dated 22 April 2010.

The proposed leach field location is in the southwest corner of the indicated building envelope site. The leach field expansion area is located outside the southwest corner of the building envelope. The location of the building envelope is based on Griggs' evaluation of all proposed building sites for the Redwood Meadows subdivision. In general, building sites were located on relatively flat ridge tops. Griggs notes that despite steep slopes on the flanks of many of the building envelopes, conventional indications of slope instability were not present. Therefore, while we consider it prudent to locate habitable structures with in the building envelope, it is feasible to locate the proposed leach fields outside the envelope if the grading recommendations in our report are adhered to.

Based on our review of the aforementioned plan, slopes in the vicinity of the proposed leach field and expansion area are 30 percent or less on average. Our borings at the site confirmed Griggs' observation that a relatively thin mantle of soil overlays the native bedrock. We noticed no evidence of surficial slope instability at the proposed leach field locations. Griggs' opinion is that the underlying bedrock is also stable due to nearly flat

Navin Jain  
Project NO. SC9970  
1005 Brisa Del Mar, Bonny Doon  
13 September 2010  
Page 2

bedding. Drainage structures associated with excess runoff from the proposed improvements are not located in the vicinity of the leach fields.

We do not expect the leach fields to contribute to slope instability in the proposed locations. We recommend that surface soils disturbed during construction and used to cap the leach field trenches be protected from surface run off and erosion as recommended in our report. Septic notes provide for erosion protection of excess spoils. We note, as did Griggs, that the permeability of the native bedrock should be evaluated as part of this design process. We have reviewed the proposed septic system design including percolation tests from a geotechnical perspective. While we make no warranty as to the adequacy of the septic system design, leachfields should percolate into bedrock rather than surface soils where practicable.

We consider the proposed leach field and expansion area locations to be in general conformance with our geotechnical recommendations.

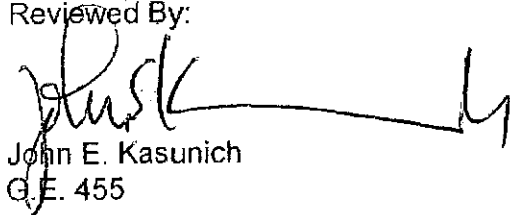
Haro, Kasunich & Associates has reviewed only the geotechnical aspects of these plans. We are not the Civil or Structural Engineers of Record for this project. We provide no warranties, either expressed or implied, concerning the dimensions or accuracy of the plans and analysis.

We appreciate the opportunity to be of service. If you have any questions, please call our office.

Respectfully Submitted,

Reviewed By:

**HARO, KASUNICH AND ASSOCIATES, INC.**

  
John E. Kasunich  
G.E. 455

Mike Hopper  
Staff Engineer

MH/sr

Copies: 1 to Addressee

August 23, 2010  
1295 Brisa del Mar  
Bonny Doon, CA 95060  
(831) 454-0321

Navindar & Madhu Jain  
23700 Morrill Cutoff Road  
Los Gatos, CA 95033

Re: Lot 7, Redwood Meadows Ranch (APN 063-071-11)

Dear Navindra & Madhu,

This letter is intended to serve as notice that the Architectural Control Committee of the Redwood Meadows Ranch Homeowners Association has approved your coastal submission plans for Lot 7 located at 1005 Brisa del Mar. The plans include elevations and floor plans for a residence with detached 3 car garage and indicating water tanks and LP tank placement.

Exterior lighting should be held to a minimum in an effort to keep Santa Cruz skies dark and to minimize impact on neighbors. Whenever possible lighting that is directed downward should be used.

We very much support the proposals to implement landscape screening on the site and around the water storage tanks to help minimize the impact of the project on immediate neighbors and the common area and road.

These plans are June 18, 2010. The site plan is dated August 20, 2010.

Please call me if you have any questions or require additional information.

Sincerely,



Michael Beumer-Browner  
RMR Architectural Control Committee Chairperson

# EL AGUA DEL OSO

MUTUAL WATER COMPANY

BONNY DOON, CA

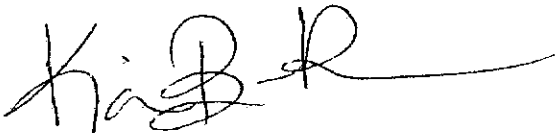
July 23, 2010

Dear Santa Cruz County Representative:

This letter is intended to provide notice that the El Agua Del Oso Mutual Water Company is ready to supply service to Lot 7, Parcel 063-071-11, at 1005 Brisa del Mar within Redwood Meadows Ranch.

The water service at Redwood Meadows Ranch is active and originates from a legitimate water supply. The service is available for Lot 7 when needed.

Sincerely,



Karin Beumer-Browner

El Agua del Oso Water Board President



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## Coastal Commission Review

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**Routing No: 1 | Review Date: 08/31/2010**

ROBIN BOLSTER (RBOLSTER) :

## Drainage Review

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**Routing No: 1 | Review Date: 08/31/2010**

GERARDO VARGAS (GVARGAS) :

Application No.: 101054

G\_V

9/16/10

Application has been approved for the discretionary stage in regards to drainage.

Miscellaneous comments

No Comment

## Environmental Health Review

---

**Routing No: 1 | Review Date: 08/31/2010**

JIM SAFRANEK (JSafraneK) :

Project is complete for EHS.

Conditions:

Septic system application is under review and should receive dept approval soon; septic system appl approval is a requirement prior to submitting the building permit application.

The applicant is proposing a mutual water system connection for water supply; a will serve letter was supplied to EHS in 1998, but another letter from the mutual will be required for septic system permit application approval.

## Environmental Planning

---

**Routing No: 1 | Review Date: 08/31/2010**

JESSICA DUKTIG (JDUKTIG) :

Project Complete with the following Conditions of Approval:

1. Submit 2 wet-stamped and signed copies of the soils report for formal review at submtital of building application.
2. Revise grading plan to include tree protection fencing located around dripline of all trees to remain onsite.
3. Submit winter grading plans if winter grading is desired at submittal of building application.

## Fire Review

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County of Santa Cruz, PLANNING DEPARTMENT

## Discretionary Application Comments 101054

APN 063-071-11

### Fire Review

Routing No: 1 | Review Date: 08/31/2010

COLLEEN BAXTER (CBAXTER) :

## OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / *CALFIRE*

### CAL FIRE

#### SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9  
P.O. DRAWER F-2  
FELTON, CA 95018  
Phone (831) 335-6748  
Fax # (831) 335-4053

JOHN FERREIRA  
FIRE CHIEF

Date: 9/9/10

Planning Department  
County of Santa Cruz  
Attention: Name  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: APN: 063-071-11 / Appl #101054  
Address

Dear Name: MICHELE LANDEGGER

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project and has the following objections as presented.

- Any other requirements 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.



---

## Fire Review

---

**Routing No: 1 | Review Date: 08/31/2010**

COLLEEN BAXTER (CBAXTER) :

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT**.

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

The County of Santa Cruz Emergency Services Department/Addressing must approve or assign an address before Fire Department approval is obtained.

**NOTE** on the plans "these plans are in compliance with California Building and Fire Codes (2007 edition) and Santa Cruz County Amendments".

**NOTE** on the plans "the job copies of the building and fire systems plans and permits must be on-site during inspections."

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

The turning radius on the driveway for the turn from the house to the garage, must be a minimum of 20'. Show corrected radius on the plans.

## Project Review

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**Routing No: 1 | Review Date: 08/31/2010**

ROBIN BOLSTER (RBOLSTER) :

## Road Engineering Review

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**Routing No: 1 | Review Date: 08/31/2010**

ANWARBEG MIRZA (AMIRZA) :

Show the intersection details (such as pavement conditions, any potholes, sight distance issues etc.) of Brisa Del Mar (private road) to Bonny Doon Rd in plan view.



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## Road Engineering Review

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**Routing No: 1 | Review Date: 08/31/2010**

ANWARBEG MIRZA (AMIRZA) :

An applicant may submit photos/digital pictures of the intersection along with site plan.

For questions, please call Anwar Mirza at (831) 454 2160.

09/23/10: Completed.

The planner Robin B sent an email with photos of the intersection of Brisa Del Mar and Bonny Doon Rd. It appears in good condition.

## Urban Designer Review

---

**Routing No: 1 | Review Date: 08/31/2010**

LAWRENCE KASPAROWITZ (LKASPAROWITZ) :