



Staff Report to the Zoning Administrator

Application Number: **09-0396**

Applicant: George and Joanne Bumb c/o
Hamilton Swift and Associates, Inc.

Agenda Date: March 18, 2011

Owner: George and Joanne Bumb
APN: 038-461-13

Agenda Item #: **3**

Time: After 10:00 a.m.

Project Description: Proposal to construct a 1,249 square foot habitable addition and 102 square foot uncovered second story deck to an existing 2,206 square foot two story single-family dwelling.

Location: Project located on the south side of Las Olas Drive about $\frac{3}{4}$ mile west of the intersection with State Park Drive (765 Las Olas Drive).

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

Permits Required: Coastal Development Permit

Technical Reviews: Design Review, Geologic Hazards Assessment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0396, 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. Comments & Correspondence |
| D. Categorical Exemption (CEQA | G. Geological Hazards Assessment |
| determination) | H. Property appraisal |

Parcel Information

Parcel Size:	12,894 (net) square feet
Existing Land Use - Parcel:	Single-family residences
Existing Land Use - Surrounding:	Single-family residences
Project Access:	Las Olas Drive
Planning Area:	Aptos

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

Land Use Designation: R-UL; O-R (Urban Low Density Residential: Existing Parks and Recreation)
Zone District: R-1-8 (Single Family Residential - 8,000 square foot minimum net site area)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: FEMA Flood Zone V (Wave run-up hazard zone), landslide potential at the base of coastal bluff
Soils: Beach sand (soils map index number 109) and Watsonville Loam (adjacent to base of coastal bluff)
Fire Hazard: Not a mapped constraint
Slopes: Adjacent to base of coastal bluff with slopes of 50-75%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Designated Coastal Scenic Resource Area
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos-La Selva Fire Protection District
Drainage District: Zone 6 Drainage District

History

The existing house was constructed in 1972 under Building Permit 26044. Variance 1346-V, approved in 1971, authorized the dwelling to be constructed to within two feet of the front property line and Permit 1374-V, approved in March of 1972, allowed the first and second story decks to extend to both side property lines and permitted the construction of an overheight fence (6-9 feet) along both side property lines.

Permits were issued in 1978, 1986, 1998 and 2002 to construct, maintain, and repair a protective rip rap sea wall along the beach side the dwellings that occupy the developed portion of Las Olas Drive, including the subject property.

Project Setting and Description

The project site is located between the base of a coastal bluff and the beach along Las Olas Drive. The property itself is flat, but is located approximately 28 feet from the base of the bluff. The southern portion of the property extends to the ocean and the rip rap seawall provides

protection for the 23 parcels developed along Las Olas Drive.

The property is located in the Aptos Planning Area and the neighborhood is developed with one and two-story single-family dwellings. Access to the site is via Las Olas Drive, a private gated road, located just west of Seacliff State Park.

The applicant proposes to construct a 444 square foot addition at the first floor and 805 square feet at the second story of an existing two-story dwelling. A 102 square foot uncovered deck is also proposed at the second story. The number of bedrooms will increase from three to four. While the existing and proposed parking and drive aisle configuration exceeds the maximum 50% of front yard area prescribed by County Code, the parking demand and layout are unchanged as a result of this project. In addition, virtually all of the residences along Las Olas Drive have been constructed in close proximity to or even within the Las Olas right-of-way; therefore paved asphalt generally extends across the front yard of most dwellings. As a result, parking along Las Olas Drive has historically been unrestricted with respect to the 50% limitation. Las Olas is also a gated community and parking is limited to residents and guests. Because the existing parking configuration at the subject property is not altered by the proposal and is consistent with the majority of the residences along Las Olas, a variance to the 50% front yard parking limitation is not required as a part of this application.

Zoning & General Plan Consistency

The subject parcel is located in the R-1-8 (single-family residential – 8,000 minimum parcel size) zone district, a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. A portion of the site is governed by the O-R (Parks and Recreation) General Plan designation, which applies to the portion of the lot occupied by the beach area.

	R-1-8 Zone District Standard	Existing (per Variances 1346-V and 1374-V)	Proposed Addition
Front yard setback	20'	2' (garage 10')	No change
Side yard setbacks	5' and 8'	0' (first floor decks only) 6.5' and 6' (dwelling)	6' and 8'
Rear yard setback	15'	120'	No change
Lot Coverage	40%	14%	17%%
Floor Area Ratio	50%	19%	29.5%
Maximum height	28'	27'-4"	27'-4"
Maximum parking and/or drive aisle in front yard	50%	>50%	No change

Local Coastal Program Consistency

The proposed residential addition conforms 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. The addition will be designed to match the style and architecture of the existing residence. Developed parcels in the area contain single-family dwellings of both one and two story design. Size and architectural styles vary along Beach Drive, but several properties in the vicinity are similarly designed, with angled shed-type roof lines and blue-grey in color. The proposed addition will not result in an increase in structure height and the shadow plan submitted with the project demonstrates that the addition will not negatively impact the neighboring parcel's access to sunlight.

The project site is located between the shoreline and the first public road; however the addition will not affect coastal access. The site is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed addition will not extend seaward beyond the existing footprint. The view from the beach will be modified somewhat by the addition; however the resulting appearance will remain consistent with that of the surrounding line of houses.

Geologic Hazards

The subject lot is located in an area identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as zone VE, which is subject to high velocity waters, including coastal inundation. According to appraisal data reviewed and approved by Environmental Planning staff, the proposed residential addition and remodel work does not equal or exceed 50% of the market value of the structure. Therefore, the project is not defined as substantial improvement per Chapter 16.10.040 of the County Code and is not subject to FEMA regulations, including requirements to elevate the structure above the base flood elevation. A condition of approval has been included to require any future instances of repair, reconstruction, alteration, addition or improvement over the course of five consecutive years that cumulatively exceeds 50% of market value will be considered substantial improvement and all FEMA regulations will apply at that time.

In addition to the potential hazard posed by the coastal high hazard area, the site is subject to possible hazards due to the proximity of the coastal bluff. A Geologic Hazards Assessment (GHA) was performed by the area Resource Planner and the County Geologist. The determination was made that the proposed addition constitutes Development as defined under Section 16.10.040(s). Therefore a geotechnical engineer will be required to review the project and design the foundations to protect against possible bluff failure. The recommendations made by the County Geologist in the GHA have been incorporated into the project conditions of approval and include the recordation of a Declaration of Geologic Hazard on the property prior to building permit issuance.

Design Review

The proposed residential addition complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate the color and architectural design features of the existing structure, thereby minimizing the visual impact of the proposed

development on surrounding land uses and the natural landscape. Currently, the southernmost (beach-facing) portion of the structure utilizes an asymmetrical shed-roof design. The proposed addition will modify this element into a symmetrical gabled roof, similar to the adjacent house to the west.

The added square footage will not significantly add to the visual mass and bulk of the existing structure, from the perspective of either the public beach or the private road. The County Urban Designer has reviewed the plans with respect to neighborhood compatibility and recommends approval of the proposed design.

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.

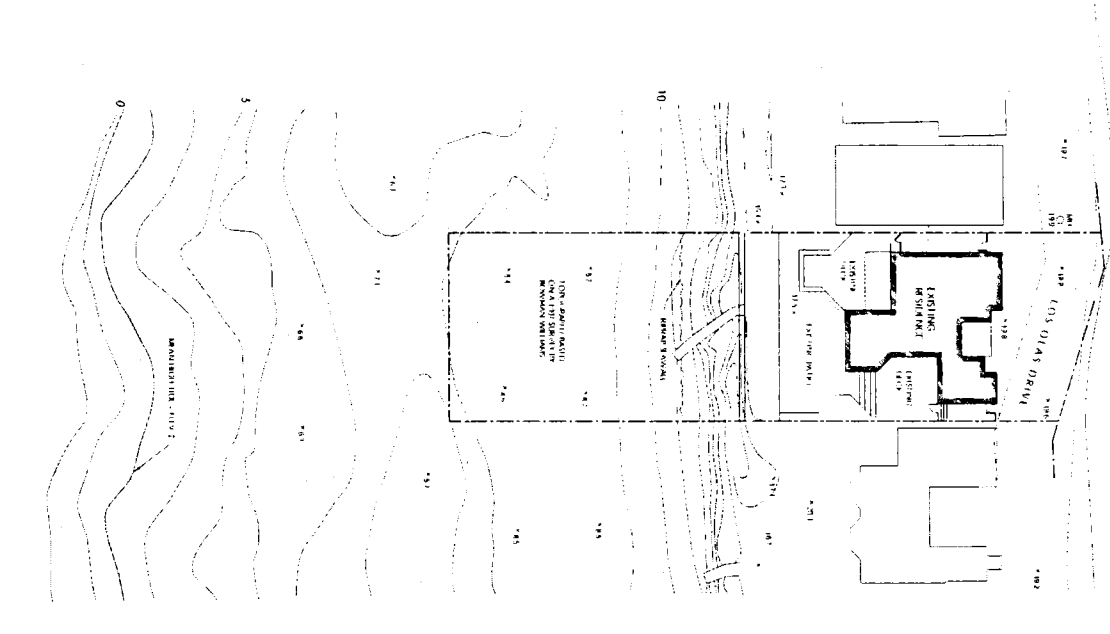
Staff Recommendation

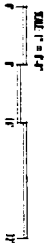
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0396**, based on the attached findings and conditions.

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

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

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FLOOR PLANS

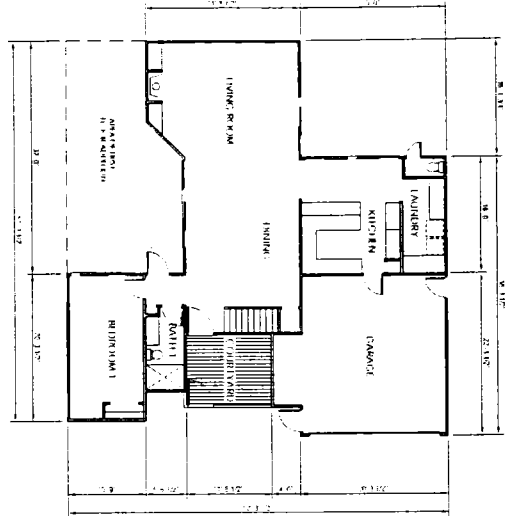
BUMB RESIDENCE REMODEL

HUNTER & THOMAS ARCHITECTS

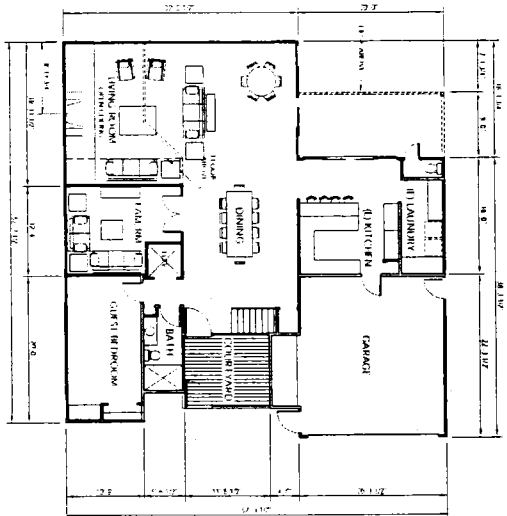
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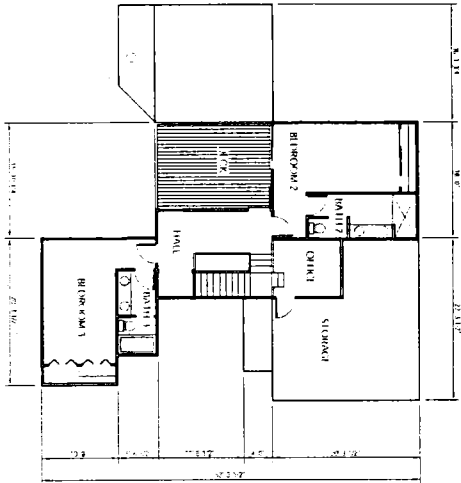
EXISTING FIRST FLOOR PLAN
SHE-101-12



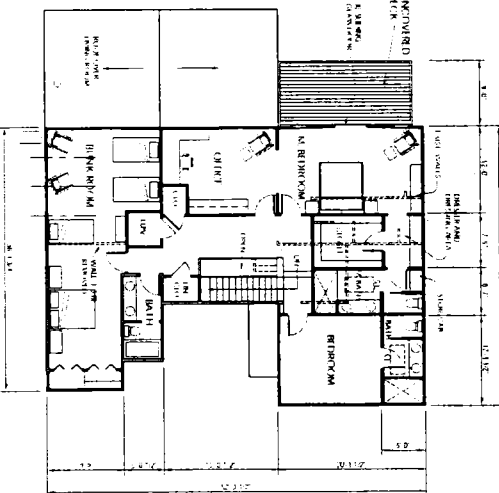
PROPOSED FIRST FLOOR PLAN
SHE-101-12

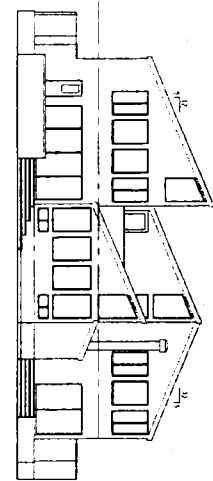


EXISTING SECOND FLOOR PLAN
SHE-102-12

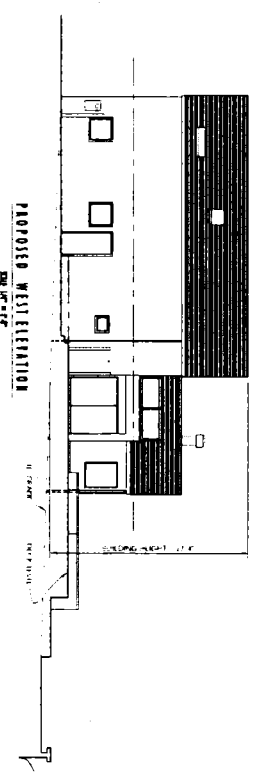
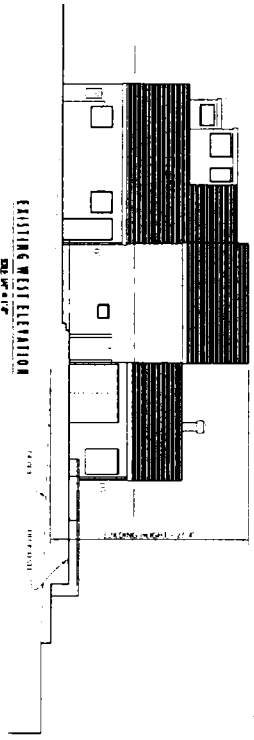
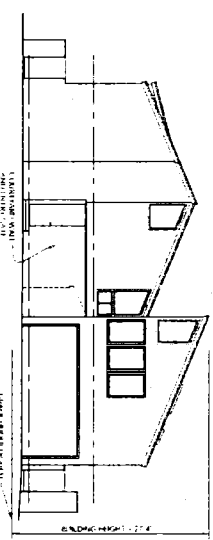
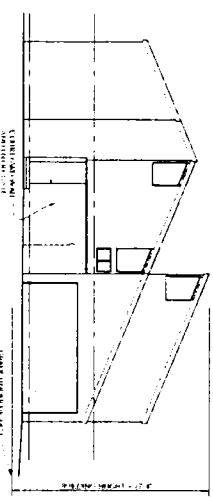
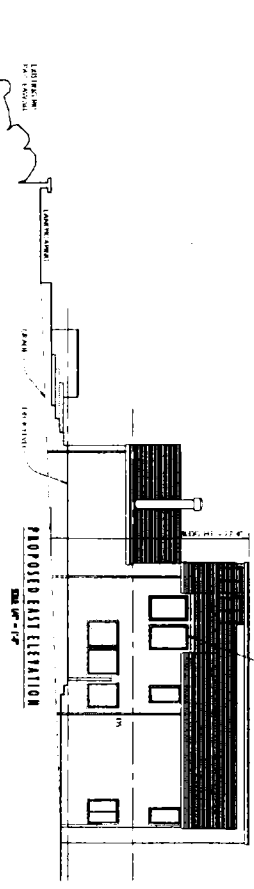
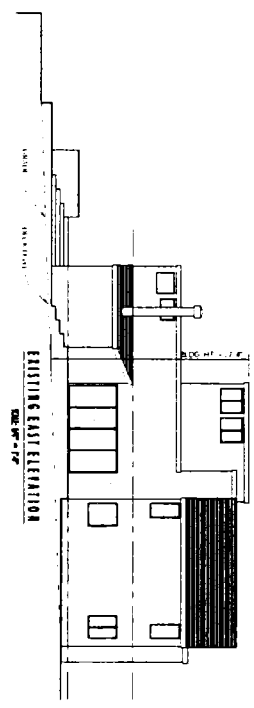
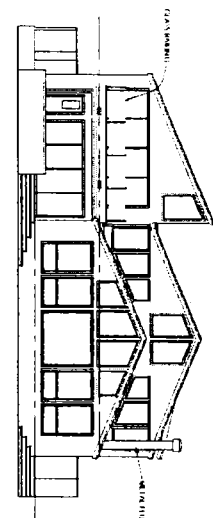


PROPOSED SECOND FLOOR PLAN
SHE-102-12





NOTES:
 ALL NEW MATERIALS TO MATCH EXISTING
 EXCEPT FOR WINDOW GLASSING:
 SHOWN IN
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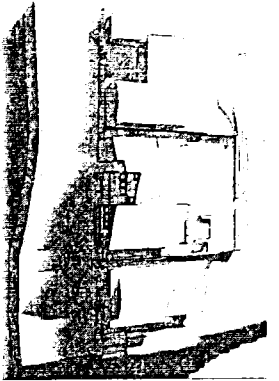


ELEVATIONS

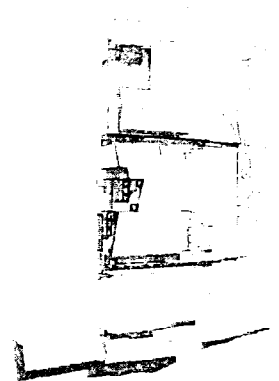
BUMB RESIDENCE REMODEL

THACHER & THACHER ARCHITECTS
 OCTOBER 15, 2009
 REVISED 11.2009

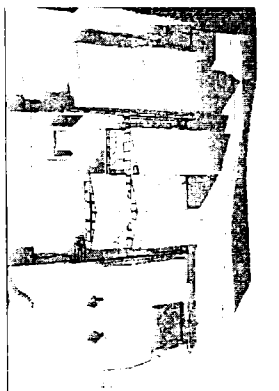




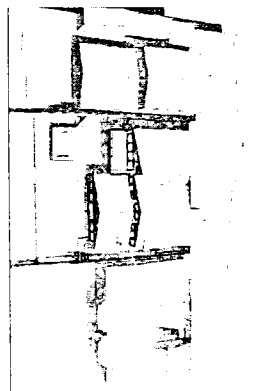
MORNING VIEW FROM NORTH (DEC 21)



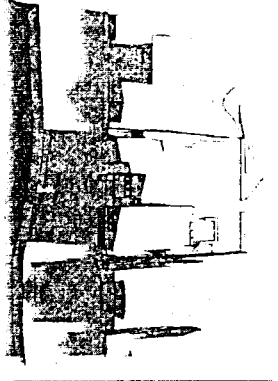
MORNING VIEW FROM NORTH (JUNE 21)



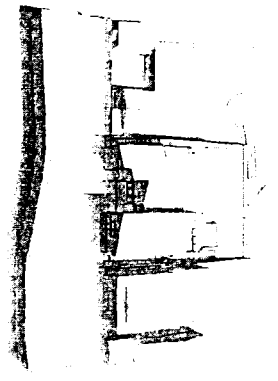
MORNING VIEW FROM SOUTH (DEC 21)



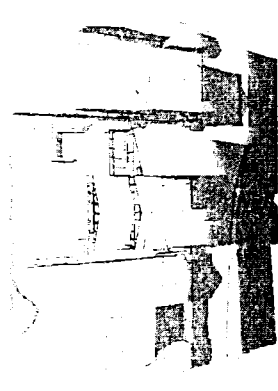
MORNING VIEW FROM SOUTH (JUNE 21)



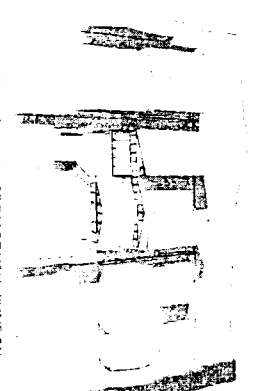
AFTERNOON VIEW FROM NORTH (DEC 21)



AFTERNOON VIEW FROM NORTH (JUNE 21)

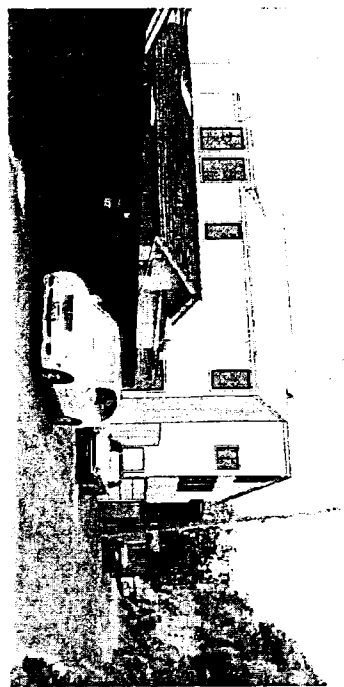


AFTERNOON VIEW FROM SOUTH (DEC 21)

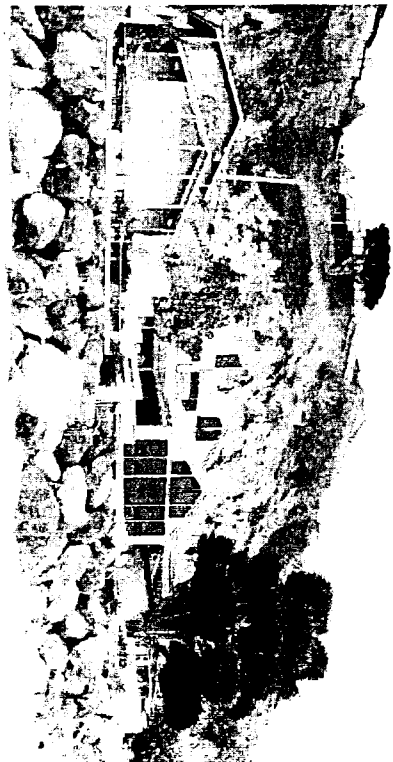


AFTERNOON VIEW FROM SOUTH (JUNE 21)

SHADOW STUDIES



PERSPECTIVE PHOTO MONTAGE FROM NORTH



PERSPECTIVE PHOTO MONTAGE FROM SOUTH

SHADOW STUDIES - PERSPECTIVE IMAGES

BUMB RESIDENCE REMODEL

HATCHER & THOMPSON ARCHITECTS
OCTOBER 15, 2009





EXISTING RESIDENCE

VIEW FROM BEACH

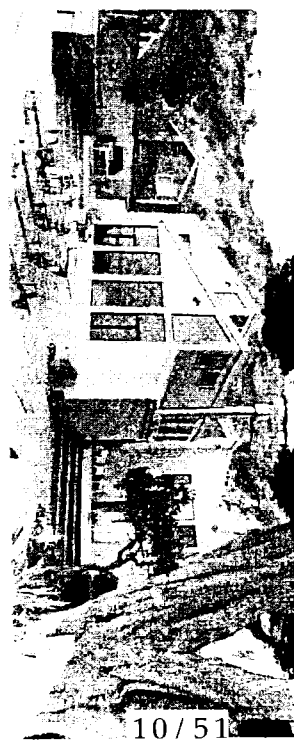
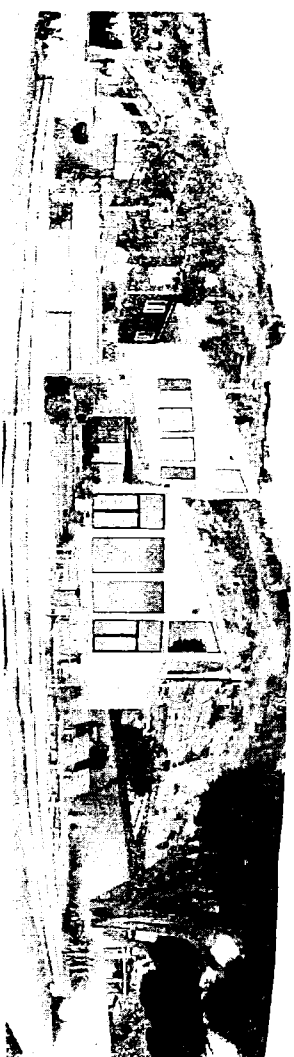


EXISTING RESIDENCE

EXISTING RESIDENCE

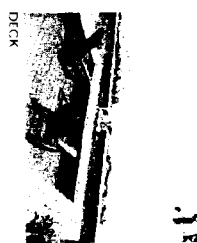
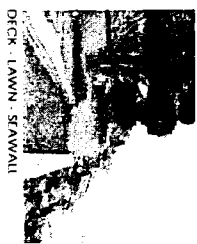
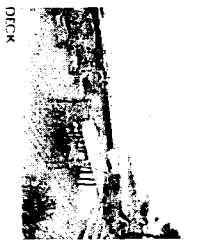
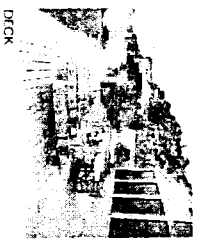
VIEW FROM LOS OLAS DRIVE

NEIGHBORHOOD CONTEXT IMAGES



EXISTING DECK

10 / 51



EXISTING DECK DETAILS

NEIGHBORHOOD CONTEXT IMAGES & EXISTING FEATURES

BUMB RESIDENCE REMODEL

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-8 (Single Family Residential - 8,000 square foot minimum net site area), a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UL; O-R) Urban Low Density Residential: Existing Parks and Recreation 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 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 the use of the multi-directional shed roof architectural style. Additionally, the site is surrounded by lots developed to an urban density and the bulk and mass of the structure are quite similar to surrounding dwellings along Las Olas Drive.

While the development site is on a beach, the proposed addition is designed to match the colors and materials used on the existing residence. The addition will result in filling the notched corner where a deck is currently located and will appear quite similar to the existing line of houses currently fronting the beach. Shadow studies and photo montage images demonstrate that the proposed addition will not significantly alter the relationship of the structure to the beach, to the street or to the surrounding dwellings.

The proposal has been reviewed and recommended for approval by the County Urban Designer.

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 while the project site is located between the shoreline and the first public road, the addition to the existing dwelling will not conflict with any pedestrian easements or other pathways to the beach. 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 conformance with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-8 (Single Family Residential - 8,000 square foot minimum net site area) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

Developed parcels in the area contain one and two story single family dwellings. Size and architectural styles vary widely in the area, and the modified multi-directional shed roof design submitted is consistent with the existing range.

Although the subject property is located within the Coastal High Hazard Area, the proposed residential addition and remodel represents less than 50% of the market value of the structure and therefore does not meet the definition of substantial improvement according to the Federal Emergency Management Agency (FEMA) regulations and Chapter 16.10.040 of the County Code. For projects that do not meet the definition of substantial improvement, mitigation measures to address coastal inundation are not required (Chapter 16.10.070(h)5.i of the County Code)

Conditions of Approval

Exhibit A: Project Plans (5 Sheets), prepared by Thacher & Thompson Architects, dated October 15, 2009, revised February 3, 2010

- I. This permit authorizes the construction of a 1,249 square foot residential addition and 102 square foot uncovered second story deck. 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. 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 to match those of the existing dwelling.

2. Drainage plans, which comply with all recommendations made in the Geological Hazards Assessment, dated October 26, 2010 and in the soils report prepared for the site.
 - a. Drainage from impermeable surfaces (such as the proposed roof) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner.
 - b. Plans shall include the following notation: "No grading is allowed in the Coastal High Hazard Zone without an engineering study."
 3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 4. Plans must include updated construction calculations regarding Substantial Improvement. Additional improvements to the structure, if made within 5 years of the completion date of this project, will be subject to Cumulative Improvement Calculations which may result in required elevation, anchoring, etc. in compliance with FEMA regulations as well as County Code Chapter 16.10.
 5. Details showing compliance with fire department requirements.
- 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 Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements County Department of Public Works, Sanitation District.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos-La Selva Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.

- G. Submit an Arborist's Report for the Significant Tree located along the southeastern property boundary. The report must include recommended mitigation measures to ensure that the proposed construction will not adversely impact the tree. All recommended mitigation measures (e.g. protective fencing locations and details, etc.) must be shown on project plans. The project arborist shall inspect all mitigation measures prior to the start of construction.
 - H. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - I. Pay the current fees for Roadside and Transportation improvements for 1 bedroom(s). Currently, these fees are, respectively, \$985 and \$985 per bedroom.
 - J. Provide required off-street parking for 3 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.
 - K. 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.
 - L. Complete and record a Declaration of Restriction of Geologic Hazard. **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. The project must comply with all recommendations of the arborist's report.

- E. 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. To minimize noise, dust and nuisance impacts on surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays. No construction is allowed on holidays.
 - 2. Ensure that at least one travel lane of Las Olas Drive is kept open at all times.
 - 3. Prevent sediment/debris from leaving the site. Any dirt tracked onto Las Olas Drive from the construction site shall be removed at the end of each work day.
 - 4. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall respond promptly and effectively to all complaints.
 - B. 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.

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: 09-0396

Assessor Parcel Number: 038-461-13

Project Location: 765 Las Olas Drive

Project Description: Proposal to construct a 1,249 square foot habitable addition and 102 square foot uncovered second story deck to an existing 2,206 square foot two story single-family dwelling.

Person or Agency Proposing Project: George and Joanne Bumb c/o Hamilton Swift and Associates, Inc.

Contact Phone Number: (831) 459-9992

- 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 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Residential addition to existing single-family home

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

Robin Bolster-Grant, Project Planner

Date: _____

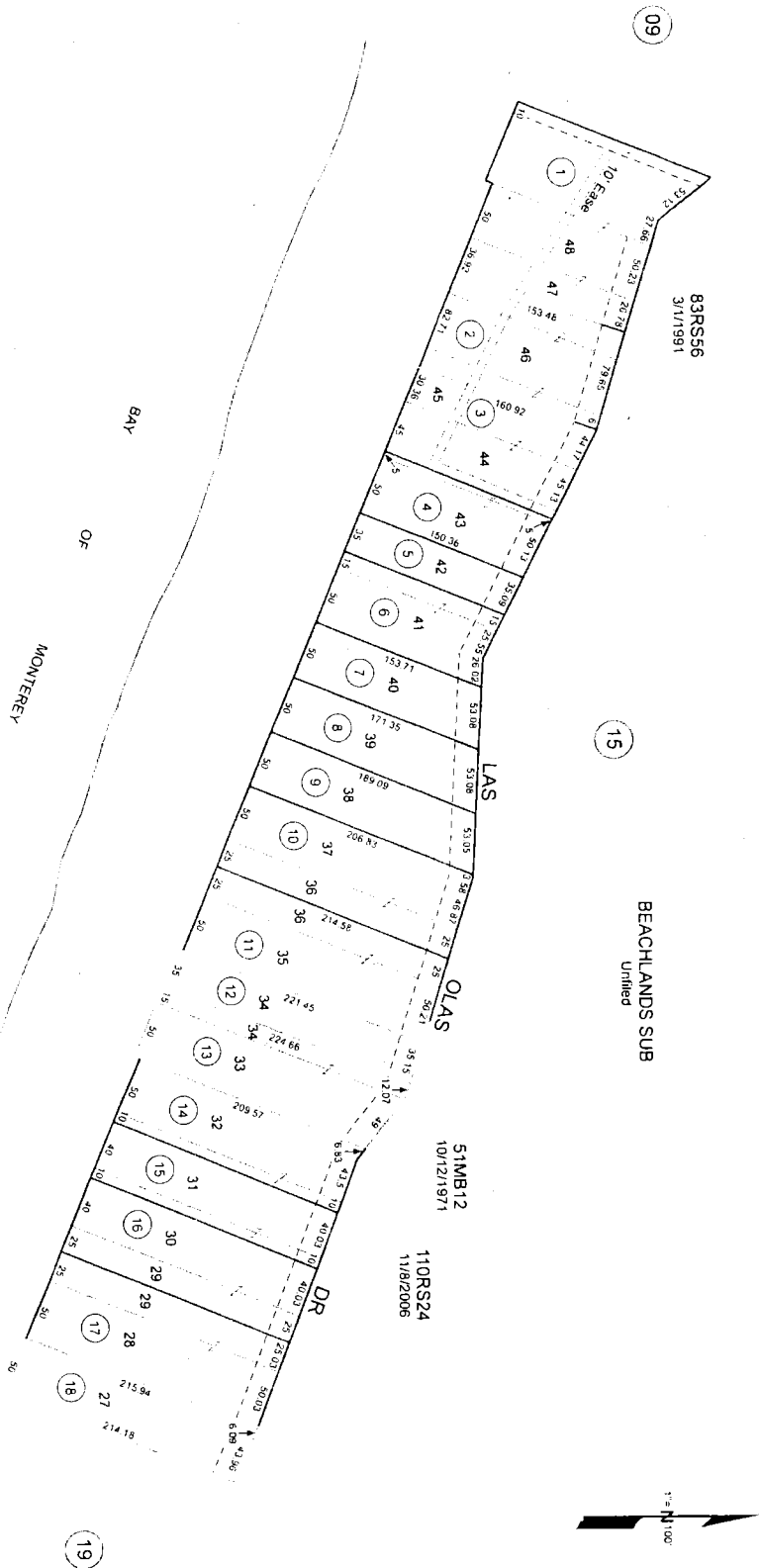
FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY AND ASSUMES ANY
 LIABILITY FOR ANY ERRORS OR OMISSIONS NOT TO BE APPLIED. ALL RIGHTS RESERVED
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1995

APTOS RANCHO
 POR. SEC. 13, T.11S, R.1W, M.D.B. & M.

Tax Area Code
 69-273

38-46



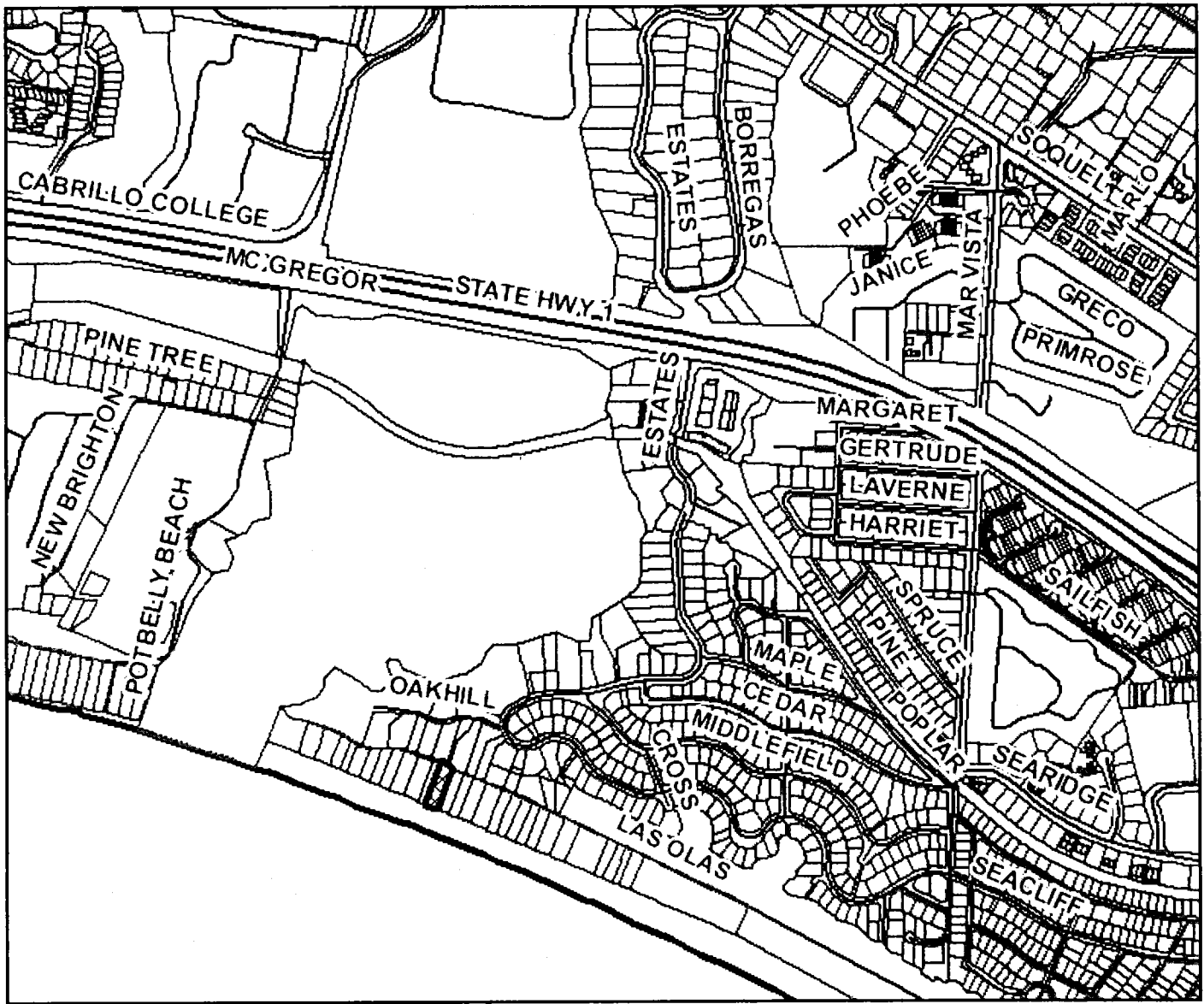
Electronically drawn 8-16-95 KSA
 Rev 5/4/98 KSA (CA)
 Rev 3/12/99 GG (Cor. Pg. references)
 Rev 3/24/06 MO (Spatial Adjustment)
 Rev 6/27/07 rd (110RS24)

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






Assessor's Map No. 38-46
 County of Santa Cruz, Calif.
 Aug. 1995

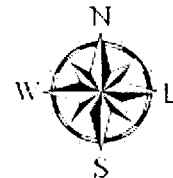


Location Map



LEGEND

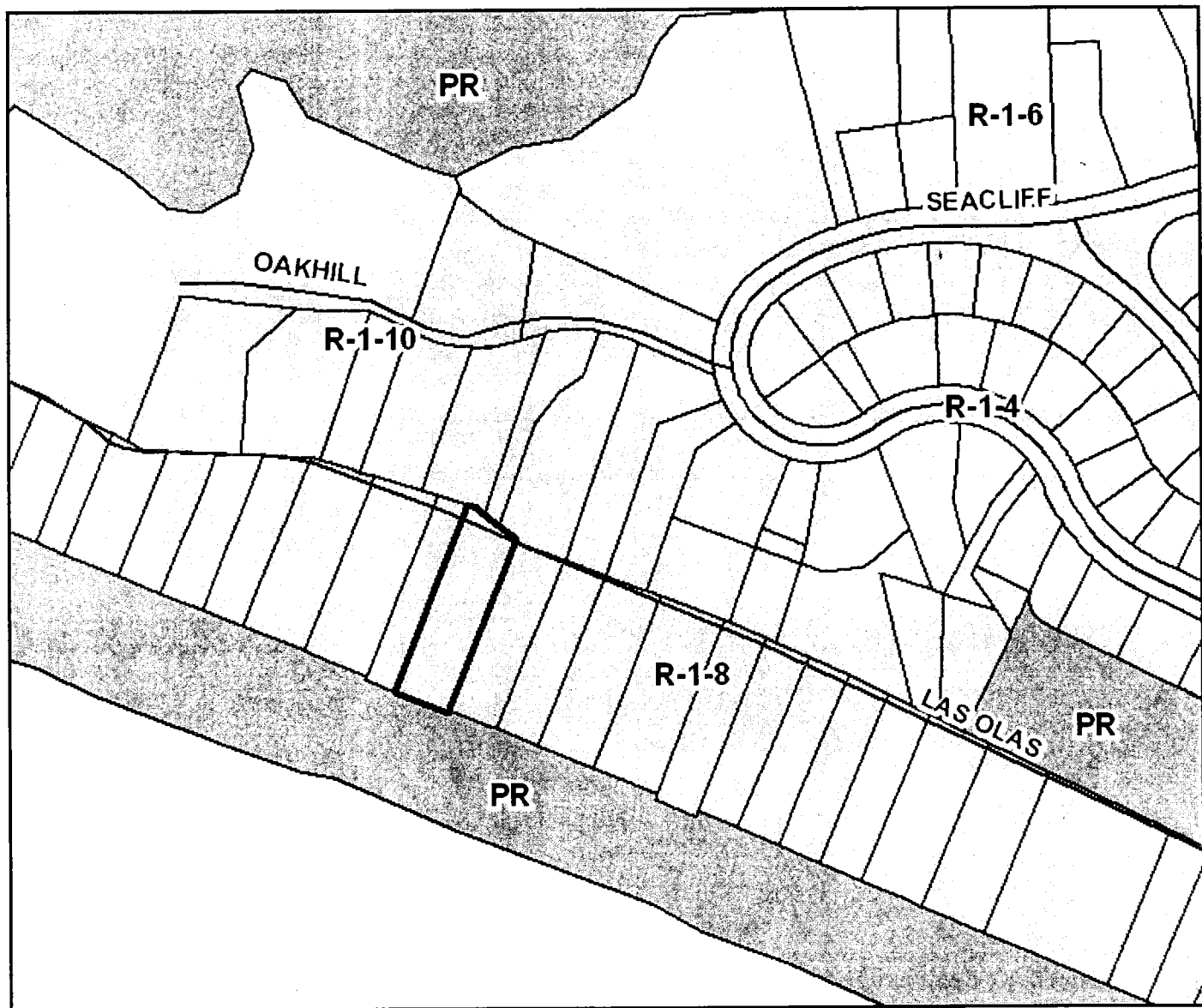
-  APN: 038-431-13
-  Assessors Parcels
-  Streets
-  State Highways
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
December 2009



Zoning Map



LEGEND



APN: 038-431-13



Assessors Parcels



Streets

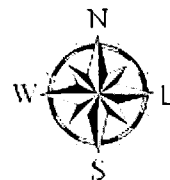


County Boundary

RESIDENTIAL-SINGLE FAMILY



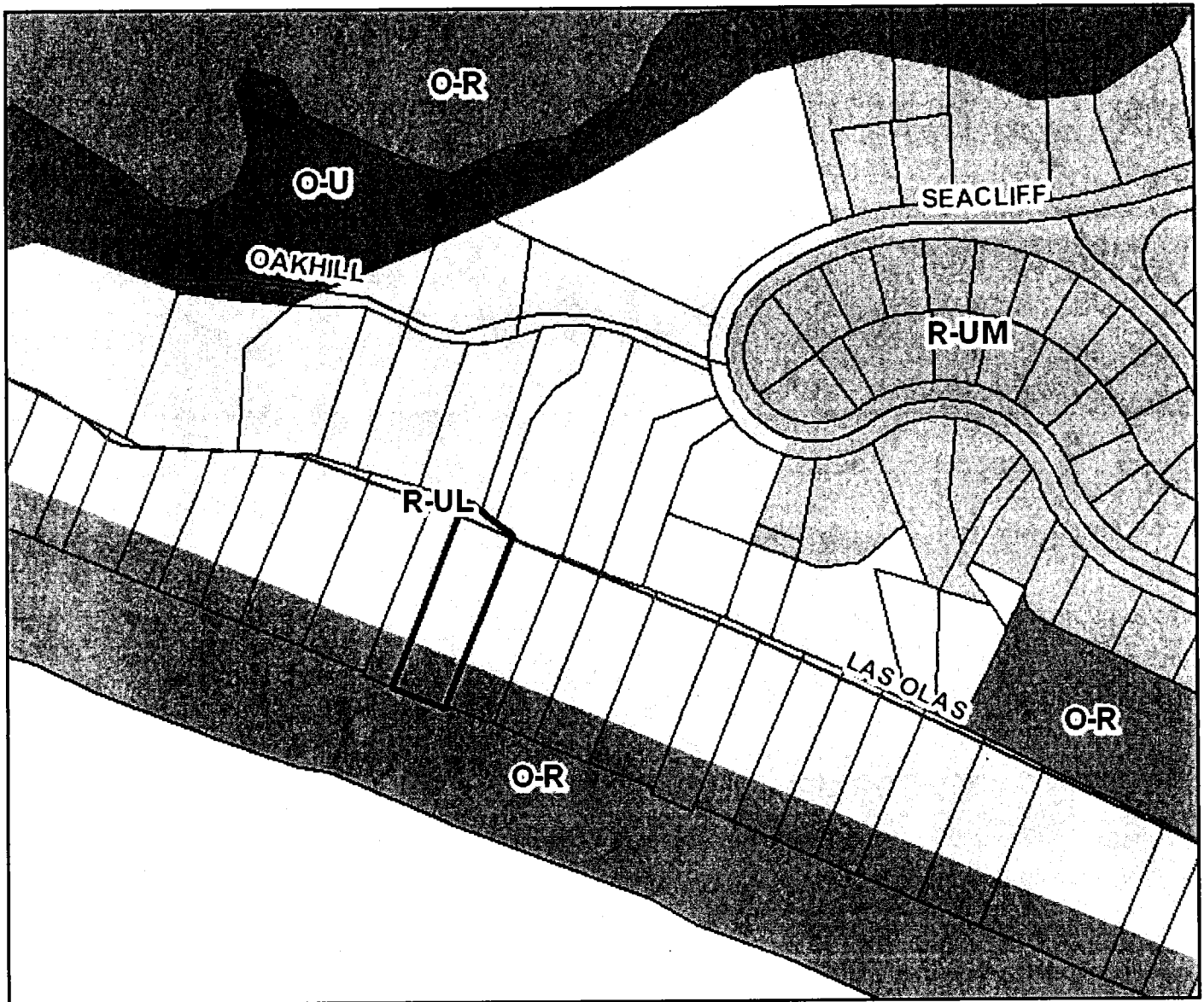
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Map Created by
County of Santa Cruz
Planning Department
December 2009

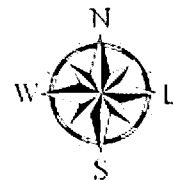


General Plan Designation Map



LEGEND

- APN: 038-431-13
- Assessors Parcels
- Streets
- County Boundary
- Residential - Urban Low Density
- Residential - Urban Medium Density
- Parks and Recreation
- Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
December 2009

INTEROFFICE MEMO

APPLICATION NO: 09-0396

Date: January 11, 2010

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: addition to a residence at 765 Las Olas Drive, Aptos

COMPLETENESS ITEMS

▪ none

COMPLIANCE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A

Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A

Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred	✓		



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

December 22, 2009

Planning Department
County of Santa Cruz
Attention: Robin Bolster-Grant
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 038-461-13 / Appl #09-0396
765 Las Olas Drive

Dear Ms. Bolster-Grant:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

A plan review fee of **\$50.00** is due and payable to the Aptos/La Selva Fire Department **PRIOR TO APPROVAL** of building application. **Reminder:** the enclosed Permit/Service Fees form must be submitted to the Aptos/La Selva Fire Department at time of payment.

- 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.

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**.

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (2007 edition) and Aptos/La Selva Fire District Amendments".

NOTE on the plans "the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING and SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in the California Building Code. (e.g. R-3, Type V-B, Sprinklered)"

NOTE on the plans "the **REQUIRED** and **AVAILABLE FIRE FLOW**. FIRE FLOW requirements for this project is **1,000 gallons per minute**. The AVAILABLE FIRE FLOW information can be obtained from the water company. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min). Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Appendix Table B105.1 of the California Fire Code".

SHOW on the plans a public fire hydrant within 600 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building.

NOTE on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13-D, and adopted standards of the Aptos/La Selva Fire Protection District."

NOTE on the plans "An automatic sprinkler system shall be provided in Group R Division 3 dwellings when a building permit is issued to allow additions to be made to increase the total existing square footage by more than 50%. Additions 500 square feet and less are exempt from fire sprinkler requirements unless the structure is already protected by a fire sprinkler system."

NOTE on the plans "the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval."

NOTE on the plans "an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions."

SHOW on the plans where the smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District. **NOTE** on the plans, "three sets of fire alarm plans shall be submitted and approved prior to commencing work."

NOTE on the plans "building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street."

NOTE on the plans "the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch."

NOTE on the plans "the roof covering shall be no less than Class "B" rated roof."

SHOW on the plans, **DETAILS** of compliance with the access road requirements. The access road shall be 18 feet minimum unobstructed width and maximum twenty percent slope. The access road fronting the project property corner to property corner shall conform to the minimum width standard.

ACCESS ROAD / DRIVEWAY REQUIREMENTS

- The access road / driveway shall be an "all weather" surface. "All Weather Surface" is defined as a minimum 6" of compacted aggregate base rock, Class II or equivalent, and certified in writing by a licensed engineer to 95% compaction for grades up to and including 5%. For grades in excess of 5% but not exceeding 15%, oil and screeds shall be applied to a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95% compaction. For grades exceeding 15%, 2" of asphaltic concrete shall be applied over a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95%.
- The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time.
- The access road shall have a vertical clearance of 13'-6" for its entire width and length, including turnouts.
- An approved turn-a-round shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

NOTE on the plans "a 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure."

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.

Sincerely,


Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: George & Joanne Bumb
1590 Berryessa Road
San Jose, CA 95133



Coastal Commission Review

Routing No: 1 | Review Date:

() :

:Review Type= COASTAL COMMISSION NO PROJECT REVIEW DESCRIPTION
AVAILABLE

Drainage Review

Routing No: 1 | Review Date: 12/22/2009

TAMYRA RICE (TRICE) : Complete

:Review Type= DPW DRAINAGE ===== REVIEW ON DECEMBER 22, 2009 BY
TRAVIS RIEBER ===== The plans dated October 15, 2009 have been received and are
approved for the discretionary application stage. Please see miscellaneous comments for issues to
be addressed at the building application stage. MISCELLANEOUS COMMENT: =====
REVIEW ON DECEMBER 22, 2009 BY TRAVIS RIEBER ===== 1. Does this site
currently receive any runoff from Los Olas Drive? If so, how will the project continue to accept this
runoff without causing adverse impacts. 2. For fee calculations please provide tabulation of existing
impervious areas and new impervious areas resulting from the proposed project. Make clear on the
plans by shading or hatching the limits of both the existing and new impervious areas. To receive
credit for the existing impervious surfaces please provide documentation such as assessor-s
records, survey records, aerial photos or other official records that will help establish and determine
the dates they were built. Note: A drainage fee will be assessed on the net increase in impervious
area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more
extensive use of these materials. Please call the Dept. of Public Works, Storm Water Management
Section, from 8:00 am to 12:00 noon if you have questions.

Environmental Planning

Routing No: 1 | Review Date: 12/22/2009

JESSICA DUKTIG (JDUKTIG) : Complete

:Review Type= ENVIRONMENTAL PLANNING NO PROJECT REVIEW DESCRIPTION
AVAILABLE

Routing No: 2 | Review Date: 09/22/2010

KENT EDLER (KEDLER) : Complete

:Review Type= ENVIRONMENTAL PLANNING ===== REVIEW ON DECEMBER
22, 2009 BY JESSICA L DUKTIG ===== Please submit a complete appraisal prepared by
a licensed appraiser. This appraisal must show the market value of the structure alone, and must
exclude the value of the land, include depreciation based on age and condition and include a brief
analysis of the method used. Once staff has received and accepted the appraisal, the Geologic
Hazard Assessment (GHA) will be completed. Further comments regarding this project will be
made after the completion of the GHA. ===== UPDATED ON SEPTEMBER 22, 2010



Environmental Planning

Routing No: 2 | Review Date: 09/22/2010

KENT EDLER (KEDLER) : Complete

BY KENT M EDLER ===== This application as originally submitted has been determined to not be "substantial improvement." Staff will now proceed to work on the Geologic Hazards Assessment. MISCELLANEOUS COMMENT: ===== REVIEW ON DECEMBER 22, 2009 BY JESSICA L DUKTIG =====

Fire Review

Routing No: 1 | Review Date: 12/22/2009

ALUSConversion (Conversion) : Complete

Review By : EKS Employee ID : ESTOW Employee Name : ERIN STOW :Review Type= APTOS-LA SELVA BEACH FIRE PROT DIST ===== REVIEW ON DECEMBER 22, 2009 BY ERIN K STOW ===== DEPARTMENT NAME:Aptos/La Selva Fire District approved 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. MISCELLANEOUS COMMENT: ===== REVIEW ON DECEMBER 22, 2009 BY ERIN K STOW ===== NO COMMENT

Project Review

Routing No: 1 | Review Date:

() :

:Review Type= PROJECT REVIEW NO PROJECT REVIEW DESCRIPTION AVAILABLE

Routing No: 2 | Review Date:

() :

:Review Type= PROJECT REVIEW NO PROJECT REVIEW DESCRIPTION AVAILABLE

Road Engineering Review

Routing No: 1 | Review Date: 12/23/2009

ANWARBEG MIRZA (AMIRZA) : Complete

:Review Type= DPW ROAD ENGINEERING ===== REVIEW ON DECEMBER 23, 2009 BY ANWARBEG MIRZA ===== NO COMMENT MISCELLANEOUS COMMENT: ===== REVIEW ON DECEMBER 23, 2009 BY ANWARBEG MIRZA ===== NO COMMENT

Sanitation Review

Routing No: 1 | Review Date: 12/23/2009



Sanitation Review

CARMEN LOCATELLI (CLOCATELLI) : Complete

:Review Type= DPW SANITATION ===== REVIEW ON DECEMBER 23, 2009 BY
CARMEN M LOCATELLI ===== Sewer service is currently available.

MISCELLANEOUS COMMENT: ===== REVIEW ON DECEMBER 23, 2009 BY
CARMEN M LOCATELLI ===== Proposed location of on-site sewer lateral(s),
clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the
building permit application Show all existing and proposed plumbing fixtures on floor plans of
building application.

Urban Designer Review

Routing No: 1 | Review Date:

() :

:Review Type= URBAN DESIGNER NO PROJECT REVIEW DESCRIPTION AVAILABLE



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

October 26, 2010

Hamilton-Swift LUDC
C/o Charlie Eadie
500 Chestnut Street Suite 100
Santa Cruz, CA 95060

Subject: GEOLOGIC HAZARDS ASSESSMENT
LOCATION: 765 Las Olas Drive
APN: 038-461-13
OWNER: George and Joanne Bumb
APPLICATION NUMBER: 09-0396

Dear Mr. Eadie:

I performed a site reconnaissance of the parcel referenced above on October 20, 2010, where a 1249 square foot one and two story addition is proposed to an existing single-family dwelling. The parcel was evaluated for possible geologic hazards due to its location within a coastal hazard zone, and adjacent to a coastal bluff that is experiencing instability. This letter briefly discusses my site observations, and outlines permit conditions and any requirements for further technical investigation, and complete the hazard assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geotechnical report completed by a state registered engineering geologist, geotechnical engineer, or civil engineer.

SITE DESCRIPTION

The Bumb residence is located along the Pacific Ocean at 765 Las Olas Drive. The home is located on the coast, and is accessed by a private driveway on the inland side of the home that was constructed along the base of a coastal bluff. The building pad for the room addition sits on the beach, and a coastal protection structure protects the home from wave actions (see discretionary permits 86-0159 and 97-0837). The Flood Insurance Rate Map (FIRM) shows that the home located in a Coastal High Hazard Zone (or V Zone), and the permit history indicates that the home is a pre-FIRM structure (See Figures A and B).

The subject parcel is located at the base of an eroding coastal bluff that is known to have produced significant and damaging landslides (See Figure A). These landslides appear to be related to a combination of factors including poorly controlled urban runoff, seismic shaking, and the readjustment of the slope to long-term coastal erosion. Some grading of the toe of the slope adjacent to the bluff side of the roadway may also contribute to the slope's instability. All of these processes will continue to occur, and as a result the amount that each process contributes to slope instability is difficult to assess. Also, assisting to reduce the affects of slope instability is the separation of the home from this landsliding by a 12 foot-wide private driveway.

SEISMIC HAZARDS

This project is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated, and is relatively close to the San Andreas Fault. The Working Group on California Earthquake Probabilities¹ estimates that Northern California has a 30-year probability of 93% for the occurrence of an $M \geq 6.7$ earthquake, and a 15% probability of an $M \geq 7.5$ earthquake. The nearby San Andreas Fault by itself has a 30-year probability of 21% of generating an $M \geq 6.7$ earthquake. Very strong ground shaking is likely to occur at the site during the anticipated lifetime of the project and, therefore, proper structural and foundation design is imperative. In addition to the San Andreas, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Zayante, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes.

In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of seismically tsunami, lateral spreading and other types of seismically-induced landsliding, liquefaction, lurch cracking, or subsidence during a large magnitude earthquake occurring along one of the above-mentioned faults. These hazards affect this property as follows:

Tsunami: The home is located in such a manner that if there is a tsunami of any significance the home will be damaged. Tsunami hazards are relatively rare events, but can occur from both distance or nearby sources. Currently, the method of dealing with tsunami is by evacuation. NOAA's West Coast and Alaska Tsunami Warning Center observes seismicity and ocean level variations to estimate the potential for tsunamis to affect the West Coast of the United States. Warnings are issued based upon these estimates. Typically, for distance sources of tsunamis several hours of warning is given to California residence to evacuate areas that are affected by tsunamis so that they can leave coastal areas to avoiding loss of life.

There can also be local sources of tsunami. These are typically near shore marine landslides. Little or no warning is available for this source of tsunami, and their

¹ Working Group on California Earthquake Probabilities - Historic California Earthquake Catalog, ¹ 2007 Working Group on California Earthquake Probabilities, 2008, The Uniform California Earthquake Rupture Forecast, Version 2 (UCERF 2): U.S. Geological Survey Open-File Report 2007-1437. and California Geological Survey Special Report 203 [http://pubs.usgs.gov/of/2007/1437/].

frequency and affect are less well understood in the Monterey Bay Area than the affects of distance source tsunami.

Liquefaction and Lateral Spreading: Liquefaction is the sudden loss of soil strength during strong ground shaking, which results in temporary fluid-like behavior of the affected soil materials. Liquefaction typically occurs in areas where groundwater is shallow and materials consist of clean, poorly consolidated, fine sands and silts. Ground shaking can also induce the settlement of loose, granular soils (i.e. clean sands and silts) located above the groundwater table. The home at 765 Las Olas Drive is constructed on the Beach, and is likely subject to liquefaction as beach sands are located below at least a portion of the property. The damaged caused by liquefaction is dependent upon types of foundation that is used to support the home, and the type of site development.

Lateral spreading is one of the major affects from liquefaction, and can induced types of ground failure on mildly sloping ground. Lateral spreading could occur on this property, but there is no method of accessing the liquefaction on this property without exploration and analysis of the subsurface conditions.

A geotechnical report is required for this project given the project's size, location, and nature. The geotechnical engineer, in compliance with the California Building Code can develop mitigations that to reduce the affects of liquefaction.

Lurching: Lurching or lurch cracking is the cracking of the ground surface in soft, saturated material as a result of earthquake-induced ground shaking. Lurch cracking generally occurs along the edge of steep embankments where stiff soils (e.g. manufactured fill materials) are underlain by soft, compressible soils and geologic deposits. Lurching is possible on this property, but determining how the property would be difficult to assess, but good site preparation should help to reduce this affect.

Subsidence: Subsidence hazards involve either the sudden collapse of the ground to form a depression or the slow subsidence or compaction of the sediments near the Earth's surface. A seismically related subsidence can occur on the property, but good site preparation should help to reduce this affect.

SLOPE STABILITY HAZARDS

Landslides are activated by a number of interrelated factors. These factors can include heavy precipitation, over-steepened slopes due to natural or artificial causes, local structural geology and seismicity. Earthquakes can be the causal factor if one or more of the related factors are present. Long-term stability of hillsides is difficult to predict or quantify, although past performance can be indicative of future landsliding. The coastal bluff above the 765 Las Olas Drive has experienced instability, and the property owners have attempted repairs. II, III, and IV This history demonstrates the complicated processes that can destabilize a coastal bluff, and the difficulties with preventing continued slope instability. All parties interested in the Bumb property should be aware of this hazard.

If the project meets the Geologic Hazards Code's definition of development (Code See Code Section 16.10 attached), a thorough evaluation of slope stability at and adjacent the proposed homesite must demonstrate that bluff instability will not impact the home.

FEMA Flood Insurance Rate Map Coastal High Hazard Zone

The majority of the project property is located within Coastal High Hazard Flood Zone. My understanding is that others have resolved the issues concerning substantial improvement. If any work by a Licensed Appraiser is required their work must recognize that the appraisal is being conducted as part of a Substantial Improvement evaluation in compliance with the National Flood Insurance Program.

The California Building Code requires the foundations be designed to resist erosion. In this case care must be taken to make sure that the new foundations will not be compromised during intense wave action.

The project architect and/or engineer must also indicate that the proposed additions will not reflect or deflect drainage onto the adjacent properties. The reason for this requirement is simply to avoid any additional damage to adjacent property.

REPORT REQUIREMENTS

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas....". Under section 16.10.040(s) any human made change to developed or undeveloped real estate in the Special Flood Hazard Area is development. But this section would appear to contradict several other sections of 16.10.040(s) including (4) if it is interpreted in this manner. For example, Section (4) indicates that any addition of any size to a structure coastal high hazard (a part of the Special Flood Hazard Area) area that extends the structure in a seaward direction is development. This limitation to a seaward direction implies that additions in the coastal high area that don't extend the building seaward are not development.

For this development if the cumulative site development does not reach any of the other thresholds in 16.10.040, and then the project will not be considered development.

Four different scenarios exist:

1. If the project is neither Development (16.10.040(S)), nor Substantial Improvement (16.10.040(3)(M)). A geotechnical engineer must review the project and design the foundations to resolve general site conditions, liquefaction hazards, erosion protection for the foundations, and provide setback from the coastal bluff in accordance to Code. Although not required by Code we recommend that project be retrofitted to protect against wave

action and that some protections structure be constructed to protect landsliding from the Coastal Bluff.

2. If the project is Development (16.10.040(S)), but is not Substantial Improvement (16.10.040(3)(M)). A geotechnical engineer must review the project and design the foundations to resolve general site conditions, liquefaction hazards, erosion protection for the foundations, and provide setback from the coastal bluff in accordance to Code, **and provide protection against coastal bluff landsliding**. The geotechnical engineer can use existing geologic information or obtain the assistance of engineering geologist to help them in their analysis of the landslide hazard.
3. If the project is not Development (16.10.040(S)), but is Substantial Improvement (16.10.040(3)(M)). A geotechnical engineer must review the project and design the foundations to resolve general site conditions, liquefaction hazards, erosion protection for the foundations, and provide setback from the coastal bluff in accordance to Code, **and comply with design standards for the Coastal High Hazard Area**. The structure would be required to be elevated which would help to militate against landsliding. The geotechnical engineer can use existing geologic information or obtain the assistance of engineering geologist to help them in their analysis of the coastal hazards.
4. If the project is Development (16.10.040(S)), and is Substantial Improvement (16.10.040(3)(M)). A geotechnical engineer must review the project and design the foundations to resolve general site conditions, liquefaction hazards, erosion protection for the foundations, provide setback from the coastal bluff in accordance to Code, **comply with design standards for the Coastal High Hazard Area, and provide protection against coastal bluff landsliding**. The structure would be required to be elevated which would help to militate against landsliding. The geotechnical engineer can use existing geologic information or obtain the assistance of engineering geologist to help them in their analysis of the coastal and landslide hazards.

Most likely, the project will comply with scenario 2 that requires minimal addressing of the coastal erosion hazards and landsliding. The landsliding and coastal erosion along Las Olas Drive are significant hazards that affect the property even if the thresholds that require protection against these hazards are not exceeded in the design of the project. We would recommend that the applicant and their consultants consider retrofitting to provide some coastal high hazard zone protection, and protection against landsliding and historic problems near this home.

PERMIT CONDITIONS

Permit conditions will be developed for your proposal after the technical report has been reviewed. At a minimum, however, you can expect to be required to follow all the recommendations contained in the report in addition to the following items:

1. No grading is allowed in the Coastal High Hazard Zone without an engineering study. Our understanding is that no grading is required for this project.
2. A geotechnical report is required for this project. The scope of the report will be determined based upon which of the 4 Scenarios represent the type of work proposed on the project.
3. Drainage from impermeable surfaces (such as the proposed roof and driveway) must be collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner.
4. A Declaration form acknowledging a possible geologic hazard to the parcel and completion of technical studies must be completed prior to permit issuance, and will be forwarded to you when your technical studies have been reviewed and accepted by the Planning Department.

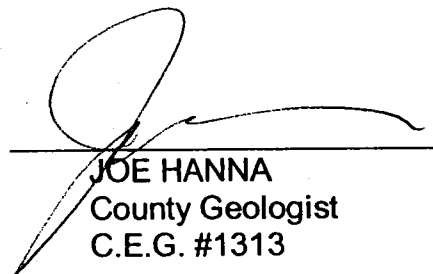
Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above, prior to the issuance of a building permit. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3162. It should be noted that other planning issues not related specifically to geology may alter or modify your development proposal in regards to the location of the proposed structures.

This determination is appealable. Please contact me if you would like to file an appeal and I will provide guidance on how to proceed.

Sincerely,

JESSICA DUKTIG
Resource Planner
Environmental Planning

Date



JOE HANNA
County Geologist
C.E.G. #1313

FOR: Kent Edler PE
Senior Engineer
County of Santa Cruz
Planning Department

References:

Maps and Reports

Brabb, E.E., 1989, Geologic map of Santa Cruz County, California, U.S. Geological Survey Miscellaneous Investigations Series Map I-1905, scale 1:62,000.

Cooper, Clark and Associates, 1975, Preliminary map of landslide deposits in Santa Cruz County, California, scale 1:62,000

Dupre, W.R. 1975, Maps showing geology and liquefaction potential of quaternary deposits in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map MF-648, 2 sheets, scale 1:62,500.

Hall, N.T., Sarna-Wojcicki, A.M., and Dupre, W.R., 1974, Fault and their potential hazards in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map M-F626, 3 sheets, scale 1:62,500.

¹ Geotechnical Investigation for Bedroom Addition, 763 Las Olas Drive, Santa Cruz, by Steven Raas and Associates, Inc. Consulting Geotechnical Engineer, 9774-SZ69-H22, September 1997; on file with application 98-0056

^{II} Geotechnical Investigation for the Souther Property, 741 Oak Hill Road, Haro, Kasunich, and Associates, Inc. SC5608, May 1997; on file with application 97-0465

^{III} Geologic Investigation Oswalt Property; Oak Hill Road; Aptos, California, Santa Cruz County; APN 038-151-89; REJA Job No. C05041-56, October 24, 2005; and Geotechnical Investigation for the Tom Oswalt, Oak Hill Road, Haro, Kasunich, and Associates, Inc. SC5608, May 1997; on file with application 09-0139

^{IV} Geologic Investigation Minott Property; Oak Hill Road; Aptos, California, Santa Cruz County; APN 038-151-06; October 2007; and Geotechnical Investigation for the Minott Property, Oak Hill Road, Haro, Kasunich, and Associates, Inc. SC4596, October 24, 2007; on file with application 09-0139



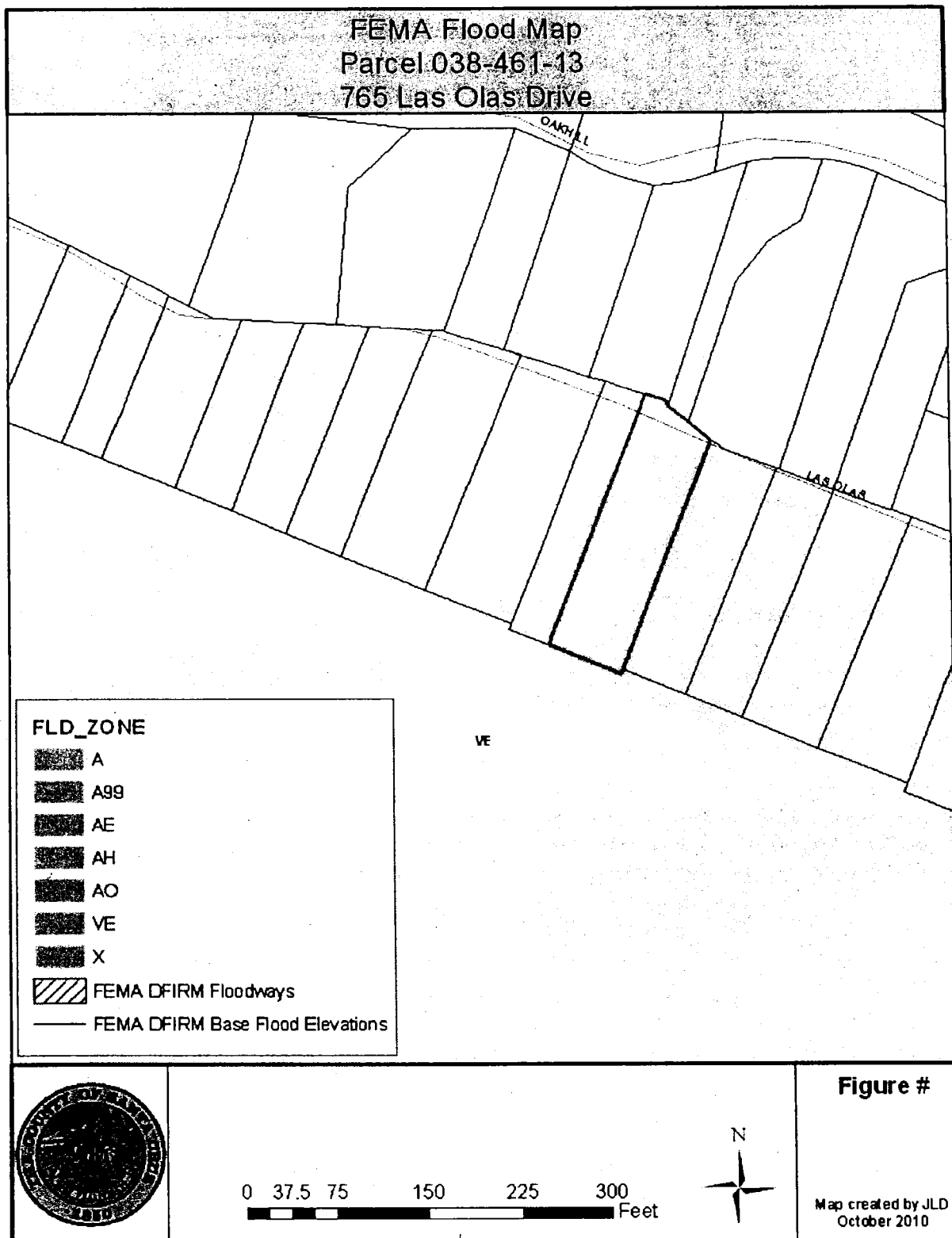
Aerial Photograph
765 Las Olas Drive



0 30 60 120 180 240 Feet

Figure #

Map created by JLD
October 2010



September 2, 2010

Mr. George Bumb
765 Las Olas Drive
Aptos, CA 95003

Re: Appraisal – 765 Las Olas Drive
APN: 038-461-13
Aptos, Santa Cruz County, CA

Dear Ms. Bumb:

Pursuant to your request and authorization, we appraised the market value of the fee simple interest in the subject property's improvements only, in an "as-is" condition, in our Limited Appraisal, Restricted Use Report, dated April 5, 2010. In the report we performed the Cost Approach as the primary basis for our value conclusion. Also, we performed a market based perspective for that conclusion.

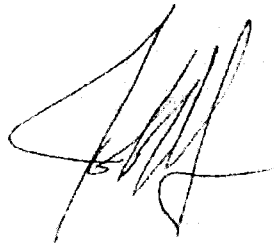
In the Cost Approach, we estimated the current replacement cost of the subject's building improvements only. The subject property improvements include an existing custom residence with luxury interior finishes and amenities. The residence is finished with fine solid clear-heart woods and stainless steel hardware and adornments throughout including a stainless steel staircase. The kitchen and baths are finished with luxury quality appliances and finishes. The residence incorporates excellent quality systems as well as a photovoltaic system for electricity. Outdoor living improvements are extensive. The residence has been maintained in excellent condition.

In the Cost Approach, we estimated the construction cost new of similar quality improvements with figures evidenced in our Monterey Bay Area practice, as reviewed in the form of developers' cost proformas, contractors' bid estimates and our on-going interaction with the local development community. The Monterey Bay Area custom luxury home market is reflected in per unit construction costs from \$300 to well above \$1,000 per square foot. The subject property is included in the middle of the custom luxury market in terms of design, quality of building materials and quality of finishes. The market level of justification for this level of expenditure is measured by reported construction costs in like building construction from \$400 to \$600 per square foot. In our opinion, \$450 per square foot best represented the basic replacement cost new per square foot of gross living area for the subject property, which resulted in replacement cost new including garage, photovoltaic systems and outdoor building amenities of \$528 per square foot of gross living area overall.

Our report was made in conformity with and is subject to the requirements of the Code of Ethics and Standards of Professional Practice of the Appraisal Institute. Furthermore, the report was made in conformance with the Uniform Standards of Professional Practice (USPAP) as established by the Appraisal Foundation.

We are pleased to have been of service. Please contact us if you have any further questions regarding the appraisal.

Respectfully submitted,
HANNA & ASSOCIATES



John C. Hanna, MAI
Certified General
Real Estate Appraiser
State of California #AG005798



Stephen W. Gettel, MAI
Certified General
Real Estate Appraiser
State of California #AG009207

April 5, 2010

Mr. George Bumb
765 Las Olas Drive
Aptos, CA 95003

Re: Appraisal – 765 Las Olas Drive
APN: 038-461-13
Aptos, Santa Cruz County, CA

Dear Ms. Bumb:

Pursuant to your request and authorization, we have appraised the market value of the fee simple interest in the subject property's improvements only, in an "as-is" condition, as referenced herein. Our conclusions are stated below in this Limited Appraisal, Restricted Use Report. Pertinent data and analyses are stated in the attached exhibits. Complete data and analyses are maintained in our appraisal work file. Also attached please find the standard assumptions and limiting conditions upon which our appraisal is based.

The subject property improvements include an existing custom residence with extensive beachfront amenities. The residence is a 2-story, 3-bedroom, 3 ½ bath with 2,205 square feet of gross living area. The residence is finished with fine solid woods and stainless steel hardware and adornments throughout. The residence has a fireplace and a built-in 2-car garage. The kitchen and baths are finished with luxury quality appliances and finishes. The residence incorporates a photovoltaic system for electricity. Outdoor living improvements include extensive decks, lighting, spa, and ½ bath and separate shower. We have relied upon the architectural plans of the existing residence by Thacher & Thompson Architects dated October 15, 2009. The residence was built in 1972 and has been maintained in excellent condition. The existing residence is the highest and best use of the site.

We performed the Cost Approach, which estimates the current replacement cost of the subject's building improvements only and then deducts accrued depreciation based upon the effective age and life expectancy of the improvements. The indicated market value of the building improvements only, in "as is" condition is \$950,000. Please reference the Cost Approach attached.

Also, to provide a market perspective for the conclusions from the Cost Approach, we have surveyed the sales and listings of beach-oriented residences and lots throughout the immediately Aptos market and greater Santa Cruz market. Selected sales and listings of beach-oriented residences and lots are presented in Table 1 & Table 2 attached. The subject property is located among existing residences in the gated ocean fronting enclave along Las Olas Drive. The subject property is the most recent sale in this enclave closing escrow on April 29, 2009 for \$6,000,000. Recent sales and listings of beach oriented residences indicate a range of \$2,100,000 to \$5,499,000. Recent sales and listings of beach oriented lots indicate a range of \$550,000 to \$1,900,000. Consequently, recent sales and listings of beach oriented residences and lots indicate a residual to all property improvements, including entitlements and profit, of \$1,500,000 or more. Excluding site improvements, entitlements, and developer's profit, the conclusion from the cost approach falls reasonably below the lower end of this range confirming its market orientation.

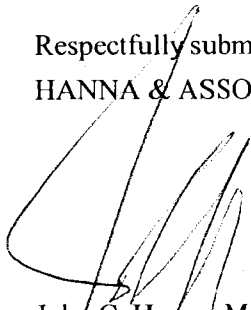
It is the opinion of the undersigned that as of March 26, 2010, the market value of the fee simple interest in the subject property's building improvements only, located at 765 Las Olas Drive, in "as-is" condition was:

NINE HUNDRED FIFTY THOUSAND DOLLARS
\$950,000

The valuation stated herein is subject to the conditions and assumptions stated herein. This report has been made in conformity with and is subject to the requirements of the Code of Ethics and Standards of Professional Practice of the Appraisal Institute. Furthermore, this report has been made in conformance with the Uniform Standards of Professional Practice (USPAP) as established by the Appraisal Foundation.

We are pleased to have been of service. Please contact us if you have any questions regarding this appraisal.

Respectfully submitted,
HANNA & ASSOCIATES



John C. Hanna, MAI
Certified General
Real Estate Appraiser
State of California #AG005798



Stephen W. Gettel, MAI
Certified General
Real Estate Appraiser
State of California #AG009207

Attachment: Architectural Plans of Existing Improvements
Photographs of Subject Improvements
Cost Approach
Table 1: Selected Sales & Listings of Beach-oriented Residences
Table 2: Selected Sales & Listings of Beach-oriented Lots

Client:	George Bumb	Client File #:	lasolas765
Subject Property:	765 Las Olas Drive, Aptos, CA 95003	Appraisal File #:	032610

COST APPROACH**Cost Approach Definitions**

- ☐ **Reproduction Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.
- ☒ **Replacement Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.

Cost Approach Analysis**Estimated Cost New**

Above Grade Living Area	2,205	Sq. Ft. @ \$	450.00	= \$	992,250
Finished Below Grade Area		Sq. Ft. @ \$		= \$	
Unfinished Below Grade Area		Sq. Ft. @ \$		= \$	
Other Living Area		Sq. Ft. @ \$		= \$	
Car Storage	484	Sq. Ft. @ \$	75.00	= \$	36,300
Photovoltaic system				\$	50,000
Decks, Lighting, Spa, Outside entry 1/2 Bath & Shower				\$	85,000
				\$	
Total Estimated Cost New				\$	1,163,550
Less Depreciation					
Physical	18	% = \$	209,439		
Functional		% = \$	0		
External		% = \$	0		
Total Depreciation		\$	209,439		
Depreciated Value of Improvements				\$	954,111
Contributory Value of Site Improvements				\$	Not Included
				\$	
				\$	
				\$	
Opinion of Site Value				\$	Not Included
Indicated Value				\$	954,111

Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.): We have estimated the construction cost new with the use of Marshall Valuation Service and cross-checked with developer's cost proformas, contractor's bid estimates and our on-going interaction with the local development community. This cost analysis is intended to consider the replacement cost of the residential structure, current systems, finishes, and enhancements such as decks, spa, outdoor lighting, outdoor bathroom & shower. The cost analysis does not include the contributory value of the site or site improvements. The subject residence is a custom designed beachfront home with solar photovoltaic system and extensive outdoor extended living area decks. The residence is completely finished with excellent quality solid woods and stainless steel throughout. Residence includes custom kitchen and state-of-the-art appliances, and quality bathroom fixtures and finishes. The subject residence was observed to be in excellent condition. We have estimated an effective age of 20 years. Depreciation of 18% is indicated based upon a 60 year life expectancy. The indicated market value of the building improvements only, in "as is" condition, is \$954,111. Rounded: \$950,000.

Cost Approach Reconciliation: This assignment for appraisal services was accepted from our client Mr. George Bumb. The purpose of this assignment is to provide an estimate of the market value of the building improvements only, in "as is" condition, exclusive of the land and site improvements at the direction of the client. The function of this assignment is to provide a valuation perspective for application of the Geologic Assessment of the subject property. Our understanding is that the intended users of this appraisal service are limited to Mr. Bumb, Mr. Charles Eadie of Hamilton Swift & Associates, Inc., and the County of Santa Cruz Planning Department. We have been engaged to performed only a Cost Approach resulting in a Limited Appraisal and a Restricted Use Report. We have not performed an extraction of the market value of the improvements from a Sales Comparison Approach.

Indication of Value by Cost Approach

EXHIBIT
\$ 950,000

SELECTED BEACHFRONT RESIDENTIAL SALES & LISTINGS										TABLE 1	
Santa Cruz County											
From January 1, 2009 to Present											
No.	Location	APN	Lot Area	GLA SF	Rm/Br/Ba	Rooms	Age	Parking	Sale Date	Sale Price	Comments
	Aptos										
1	860 Via Gaviota	054-191-71	6,969	2,165	6/3/2.5	7YRS		None	Listing	\$5,499,000	Beachfront, gated
	Aptos										
2	781 Via Gaviota	054-191-27	6,098	3,800	7/4/4.5	26YRS		2-Car Garage	Listing	\$3,950,000	2nd Row beachfront, gated
	Aptos										
3	641 Beach Drive	043-161-29	6,534	2,520	7/3/2.5	9YRS		4-Car Garage	Listing	\$3,700,000	2nd Row beachfront, gated
	Aptos										
4	315 Beach Drive	043-082-07	5,227	2,515	7/3/3	20YRS		2-Car Garage	04/22/2009	\$2,700,000	Across street from beach
	Aptos										
5	340 Beach Drive	043-095-32	3,920	Unknown	4/2/1	50YRS		2-Car Carport	Listing	\$2,200,000	Across street from beach
	Aptos										
6	335 Beach Drive	043-095-035	5,662	1,615	5/3/3	73YRS		None	11/19/2009	\$2,100,000	Across street from beach
	Aptos										
	Santa Cruz										
7	70 Geoffroy Drive	028-143-35	11,761	2,715	5/3/2.5	11YRS		2-Car Garage	06/24/2009	\$5,125,000	Oceanfront
	Santa Cruz										
8	3020 Pleasure Point Drive	032-242-17	8,886	3,482	8/3/3.5	29YRS		2-Car Garage	10/28/2009	\$3,500,000	Oceanfront
	Santa Cruz										
9	22812 E. Cliff Drive	028-304-43	5,662	2,571	8/4/3	48YRS		2-Car Garage	06/04/2009	\$3,200,000	Oceanfront
	Santa Cruz										
10	2950 Pleasure Point Drive	032-232-07	6,098	1,969	7/4/4	64YRS		2-Car Garage	10/30/2009	\$2,364,000	Oceanfront
	Santa Cruz										
SUBJ	765 Las Olas Drive	038-461-13	14,375	2,205	6/3/3.5	Eff. 20YRS		2-Car Garage			Beachfront, gated
	Aptos										

SELECTED BEACHFRONT LOT SALES & LISTINGS							TABLE 2
Santa Cruz County							
From January 1, 2009 to Present							
No.	Location	APN	Lot Area	Sale Date	Sale Price	Comments	
	<u>Aptos</u>						
1	546 Bayview Drive	043-243-04	11,064	Listing	\$1,900,000	Ocean bluff, gated	
	Aptos						
2	413 Beach Drive	043-105-07	7,863	Listing	\$899,000	2nd Row beachfront, gated	
	Aptos						
3	548 Beach Drive	043-152-71	13,304	Listing	\$650,000	2nd Row beachfront, gated	
	Aptos						
4	Beach Drive	043-152-67	5,227	Listing	\$575,000	2nd Row beachfront, gated	
	Aptos						
5	546 Beach Drive	043-152-70	13,074	Listing	\$550,000	2nd Row beachfront, gated	
	Aptos						
	<u>Santa Cruz</u>						
6	West Cliff Drive	003-274-15	5,706	Listing	\$1,695,000	Oceanfront	
	Santa Cruz						
7	Sunny Cove	028-221-016	6,970	07/22/2008	\$2,276,000	Two lots	
	Santa Cruz					Across street from beach	
	SUBJ 765 Las Olas Drive	038-461-13	14,375			Beachfront, gated	
	Aptos						