



Staff Report to the Zoning Administrator

Application Number: **111007**

Applicant: Eric & Jana Corder
Owner: Eric & Jana Corder
APN: 103-171-79

Agenda Date: July 15, 2011
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: This is a proposal to construct a two-story, two-bedroom single-family dwelling of about 1680 square feet, a garage, and an overheight fence to be located within the front yard setback.

Location: The property is accessed from an unnamed right-of-way which intersects the west side of Soquel San Jose Road about 615 feet north of Rivervale Drive and 160 feet south of Coldbrook Lane. The subject property is the second parcel on the south side of the unnamed right-of-way and begins about 700 feet west of the right-of-way's intersection with Soquel San Jose Road.

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Level 5 Design Review, Residential Development Permit to allow a fence over three feet in height within the front yard setback, Amendment to Permit 06-0488 to modify the approved building and development envelopes, Riparian Exception to modify the portions of the approved building and development envelopes located within the riparian setback, and a Variance to allow part of a parking space to be located within the right-of-way.

Technical Reviews: Geology and Geotechnical Reports

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111007, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | F. General Plan Maps |
| B. Findings | G. Photo-simulation |
| C. Conditions | H. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | H. Arborist Report |
| E. Assessor's, Location, Zoning and | |

Parcel Information

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|------------------------------------|---|
| Parcel Size: | Approximately 4.5 acres |
| Existing Land Use - Parcel: | Vacant |
| Existing Land Use - Surrounding: | Residential |
| Project Access: | An existing unnamed right-of-way off of Soquel/San Jose Rd. |
| Planning Area: | Summit |
| Land Use Designation: | R-R (Rural Residential) |
| Zone District: | RA (Residential Agriculture) |
| Coastal Zone: | <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside |
| Appealable to Calif. Coastal Comm. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Environmental Information

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|--------------------|--|
| Geologic Hazards: | Geology Report reviewed and accepted with conditions by the County Geologist |
| Soils: | Soils Report reviewed and accepted with conditions by the County Geologist |
| Fire Hazard: | State Responsibility Area--High |
| Slopes: | Steep slopes in excess of 30%; no development proposed on slopes |
| Env. Sen. Habitat: | Ephemeral stream located adjacent to building site; Riparian Exception required to change development and building envelopes |
| Grading: | Less than 100 cubic yards |
| Tree Removal: | Seven additional trees proposed for removal. Arborist report reviewed and accepted. |
| Scenic: | Not a mapped resource |
| Drainage: | Drainage plan by a civil engineer required to be submitted at the building permit stage |
| Archeology: | Not mapped/no physical evidence on site |

Services Information

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|----------------------------|---|
| Urban/Rural Services Line: | <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside |
| Water Supply: | Well |
| Sewage Disposal: | On-site septic |
| Fire District: | Central Fire Protection District |
| Drainage District: | None |

History

The subject parcel was legally created on January 19, 1972. In 2006, the property owner applied for a lot line adjustment between the subject parcel and an adjacent parcel, and to establish development and building envelopes on the subject parcel. Because the subject parcel is severely constrained, establishing these envelopes required a Variance to reduce the front yard setback from the required 40 feet to five feet and a Riparian Exception to allow for the development and building envelopes to encroach into the riparian setback. Except for a large deck proposed to be

located on the south side of the dwelling, this permit was approved on August 3, 2007.

At the 2007 hearing, the Zoning Administrator eliminated the proposed deck along the south side of the dwelling to reduce the project's intrusion into the riparian setback. In addition, this approval included a requirement that any future house design be reviewed and approved at a public hearing. The current application includes the proposed house design as well as revisions to the development and building envelopes, an overheight fence to be located within the front yard setback, and a request to allow a portion of a parking space to be located within the right-of-way.

Project Setting

The subject parcel is accessed by an unnamed 50-foot wide right-of-way which runs west from Soquel-San Jose Road in a small valley. The paved portion of the right-of-way is about 12 feet wide. An ephemeral stream runs east/west through the northern portion of the parcel. The proposed building site is located on a level portion of the parcel between the right-of-way and the ephemeral stream. South of the ephemeral stream is a steep, north-facing slope. Several stands of redwood trees are located in the building area.

The subject parcel is surrounded by parcels zoned RA (Residential Agriculture) and the adjacent parcels are developed with single-family dwellings at rural densities.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 4.5 acres, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

Building and Development Envelope Expansions

The development and building envelopes approved under Permit 06-0488 are about 2,500 and 1,510 square feet respectively. The development envelope is proposed to expand by about 300 square feet to approximately 1,800 square feet, and the building envelope is proposed to expand by about 30 square feet to approximately 1,540 square feet (see Exhibit A). The original development and building envelopes were created without a specific dwelling in mind. Given that a house is now proposed for the parcel, the proposed minor expansions of the development and building envelopes are necessary to accommodate it. The proposed dwelling is relatively modest in size at just 1680 square feet (not including the 447 square foot garage), and its footprint has been minimized by designing over half of the home's area as a second floor.

The current design purposely limits the intrusion into the riparian area. The first routing of this project proposed to re-instate a variation of the large deck that the Zoning Administrator eliminated from the original approval. In response to staff's concerns about this, the property owner revised the design to reduce the rear deck to just four feet in depth and expanded the deck on the dwelling's western side to provide an outdoor recreation area for the parcel. Given the constrained site and the difficulty of designing a home to fit pre-existing development and building envelopes, the proposed minor expansion is considered reasonable.

Riparian Exception

The minor expansion of the development and building envelopes described above requires a Riparian Expansion because the expansion occurs within the 40-foot setback from the riparian area. The additional intrusion is about 300 square feet, which is a relatively modest increase given that an actual house is now proposed for the site. The 40-foot setback (30-foot riparian setback plus 10-foot development setback), takes up much of the building site which, if strictly adhered to, would preclude the development of this parcel with a reasonably sized home. In acknowledgment of this constraint, Permit 06-0488 included a Riparian Exception allowing development to encroach further into the riparian setback. Because the modest expansion of the development and building envelopes increases the area within the riparian setback, Riparian Exception findings must be made. These are included as Exhibit B.

Design Review

The proposed single-family dwelling was reviewed and accepted by the County's Urban Designer. The house is a modern, two-story design by Hive Modular, a prefabricated home company. The mass and bulk of the structure is broken up by a mixture of finish materials and colors, including corrugated metal siding, cedar siding and a wide white siding applied to the base of the dwelling. Accents of red punctuate the design. The two-story residence is proposed to be 27'9" in height, with a single-story garage attached to the dwelling with a breezeway. A stand of redwood trees located within the right-of-way tree will partially screen the dwelling from the roadway. The property owners submitted a photo-simulation of the dwelling which is Exhibit F.

Overheight Fence

County Code Section 13.10.525 limits fences located within the front yard setback to three feet unless a discretionary permit is acquired. A five-foot tall fence made of horizontal cedar boards is proposed to start at the northwest corner of the proposed dwelling and follow the northern property line west. Although the northern property line is coincident with the southern edge of the right-of-way, no line of sight issue is anticipated as the paved portion of the right-of-way is located at least ten feet north of the proposed fence. In addition, this ten foot separation will allow adequate room for pedestrians or vehicles to pull off the roadway, if needed. The fence will provide privacy for the home's outdoor area and will also secure the property. The cedar fencing's natural color will blend in with the area's natural environment.

Variance

The proposed Variance to allow a portion of one parking space within the right-of-way is reasonable, given the constraints of the subject parcel. Parking spaces are required by County Code to be 18 feet in length (County Code Section 13.10.554). As noted above, the building site is located between the right-of-way and an ephemeral stream. The ephemeral stream corridor creates a V-shaped area in which the development envelope is located, with the central area being about 30 feet deep. The parking space requiring a Variance is located on the eastern side of the garage where the development envelope is only about 14.5 feet deep. An additional, 3.5 feet, therefore, is needed to achieve the required 18 foot long parking space (see Exhibit A).

The special circumstance warranting the parking Variance is the constrained nature of the subject parcel. With a right-of-way to the north and a riparian corridor to the south, little room is left to construct a reasonably sized home with the attendant parking. In addition, since a driveway must be constructed from the paved portion of the right-of-way to access the garage, the small additional area needed for a portion of a parking space is relatively insignificant in terms of impacts to the right-of-way. Given the distance of about 22 feet from the back of the parking space to the paved portion of the right-of-way, no line of sight issue is anticipated to result from this proposal.

Environmental Issues

Three main environmental issues were addressed in the discretionary phase: minimizing the intrusion of the project into the riparian setback, the proposed tree removals, and the safety of the building site. As discussed above, the initial plan submittal included a large deck along the south side of the dwelling. Staff identified this intrusion into the riparian area as an issue and the property owners responded by revising the site plan to reduce the size of the deck. The current plan has a four-foot deep deck in its place. This deck encroaches no further into the riparian area than the most southerly extent of the building envelope approved under Permit 06-0488 and is a reasonable solution in that it balances protecting the riparian resource and meeting the outdoor recreation needs of the property owners on this constrained site.

Permit 06-0488 allowed the removal of nine trees. An additional seven trees are proposed for removal as a result of the current site design. Shauna Cozad, a certified arborist with Nature First Tree Care, Inc., provided a review of each tree in an arborist report (Exhibit G). Four of the redwood trees proposed for removal (#s 18, 19, 20, and 21 in the arborist report) are in a stand too close to the proposed foundation of the garage to be retained. Three additional trees--a redwood tree (#6) with poor structure, another redwood tree (#17) which is located within five feet of the garage foundation, and an eight-inch double bay tree (#22) located in the driveway area--are proposed for removal.

The County's Geologist reviewed and accepted the submitted Geology and Geotechnical reports with conditions (Exhibit G), including a requirement that the property owners provide a drainage plan by a registered civil engineer and a hydrology study.

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 **111007**, based on the attached findings and conditions.

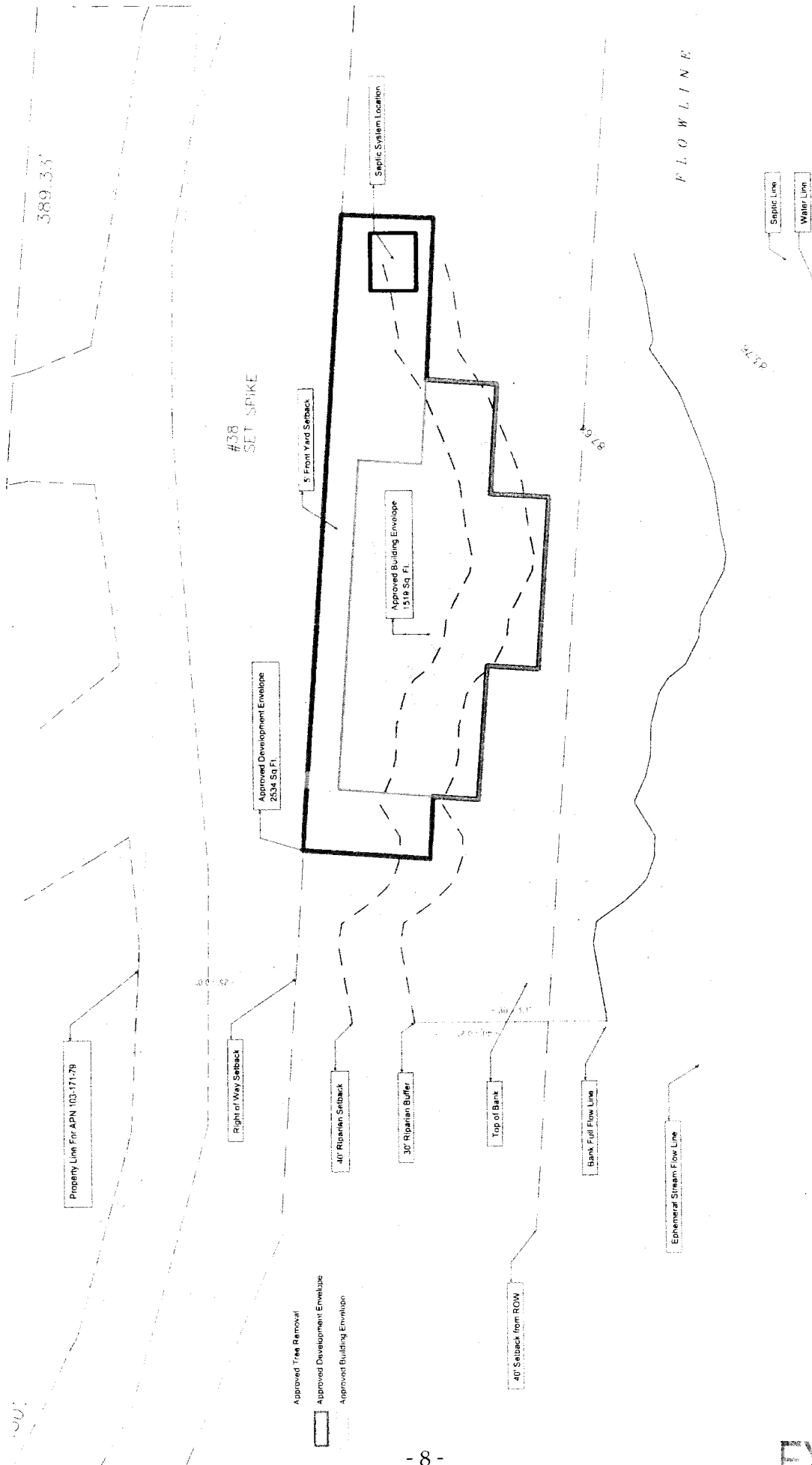
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

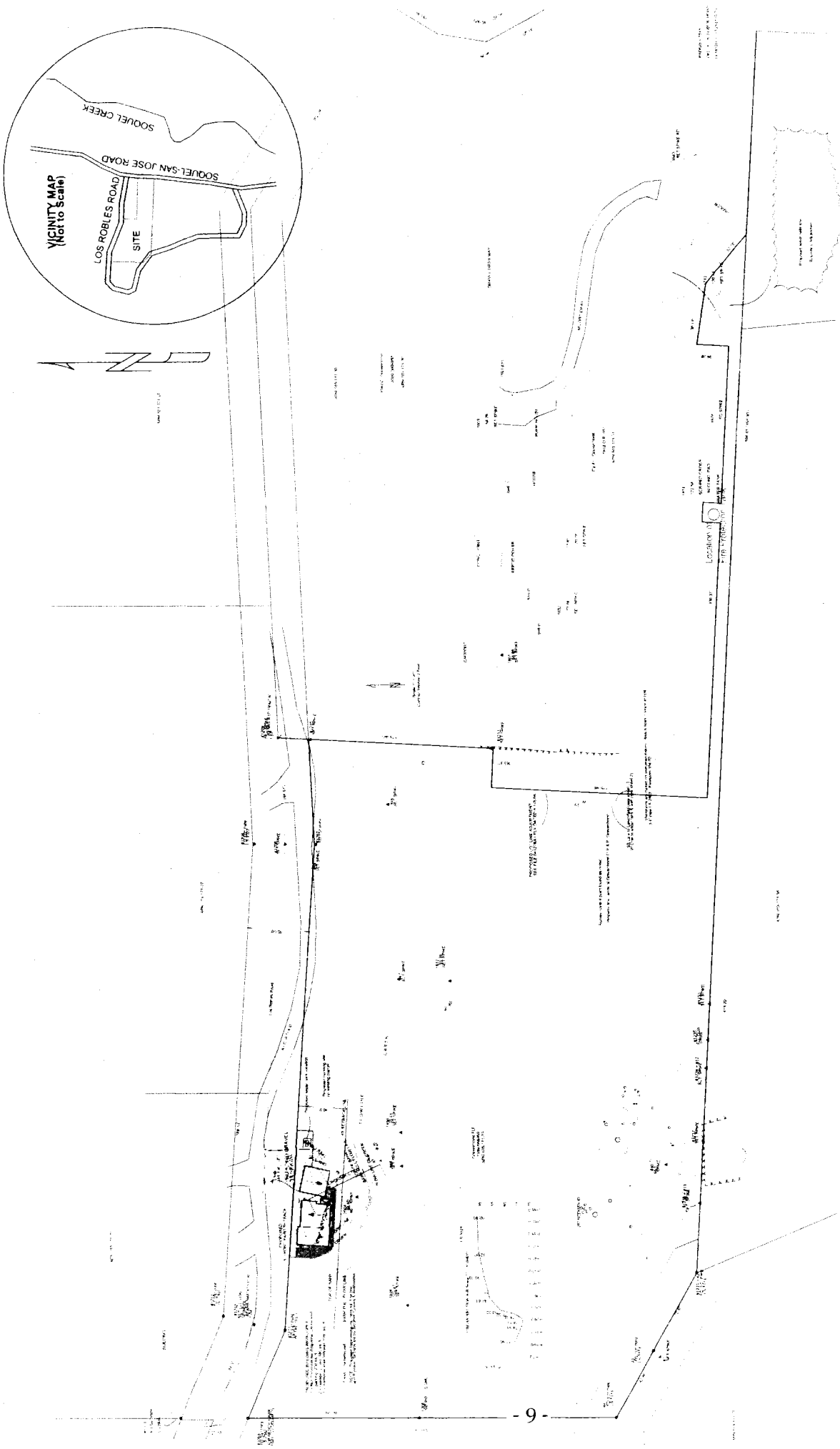
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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County Approved Exhibit A for Development Permit No. 06-0488
 APN 103-171-79





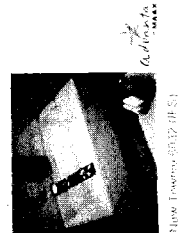
| | | |
|--|--|---|
| PROJECT INFORMATION Project Name: JANA & ERIC CORDER RESIDENCE Project Address: 11111 JANA DRIVE, SAN JOSE, CA 95131 Project Phone: (408) 434-1234 Project Email: jana@corder.com | | CLIENT INFORMATION Client Name: JANA & ERIC CORDER Client Address: 11111 JANA DRIVE, SAN JOSE, CA 95131 Client Phone: (408) 434-1234 Client Email: jana@corder.com |
| DESIGNER INFORMATION Designer Name: JANA & ERIC CORDER Designer Address: 11111 JANA DRIVE, SAN JOSE, CA 95131 Designer Phone: (408) 434-1234 Designer Email: jana@corder.com | | DATE Date: 11/11/2021 |
| PROJECT LOCATION Project Location: 11111 JANA DRIVE, SAN JOSE, CA 95131 | | PROJECT TYPE Project Type: RESIDENCE |
| PROJECT DESCRIPTION Project Description: JANA & ERIC CORDER RESIDENCE | | PROJECT STATUS Project Status: IN PROGRESS |

| AREA | AREA # | AREA NAME | AREA TYPE | AREA STATUS |
|------|--------|-----------|-----------|-------------|
| 1 | 101 | DRIVEWAY | DRIVEWAY | IN PROGRESS |
| 2 | 102 | PARKING | PARKING | IN PROGRESS |
| 3 | 103 | WALKWAY | WALKWAY | IN PROGRESS |
| 4 | 104 | LANDSCAPE | LANDSCAPE | IN PROGRESS |
| 5 | 105 | POOL | POOL | IN PROGRESS |

| AREA | AREA # | AREA NAME | AREA TYPE | AREA STATUS |
|------|--------|-----------|-----------|-------------|
| 6 | 106 | WALKWAY | WALKWAY | IN PROGRESS |
| 7 | 107 | LANDSCAPE | LANDSCAPE | IN PROGRESS |
| 8 | 108 | POOL | POOL | IN PROGRESS |
| 9 | 109 | WALKWAY | WALKWAY | IN PROGRESS |
| 10 | 110 | LANDSCAPE | LANDSCAPE | IN PROGRESS |

NOTES: This site plan is for the JANA & ERIC CORDER RESIDENCE. It is intended to be used as a guide for the construction of the residence. The site plan is not to be used for any other purpose. The site plan is not to be used for any other purpose.

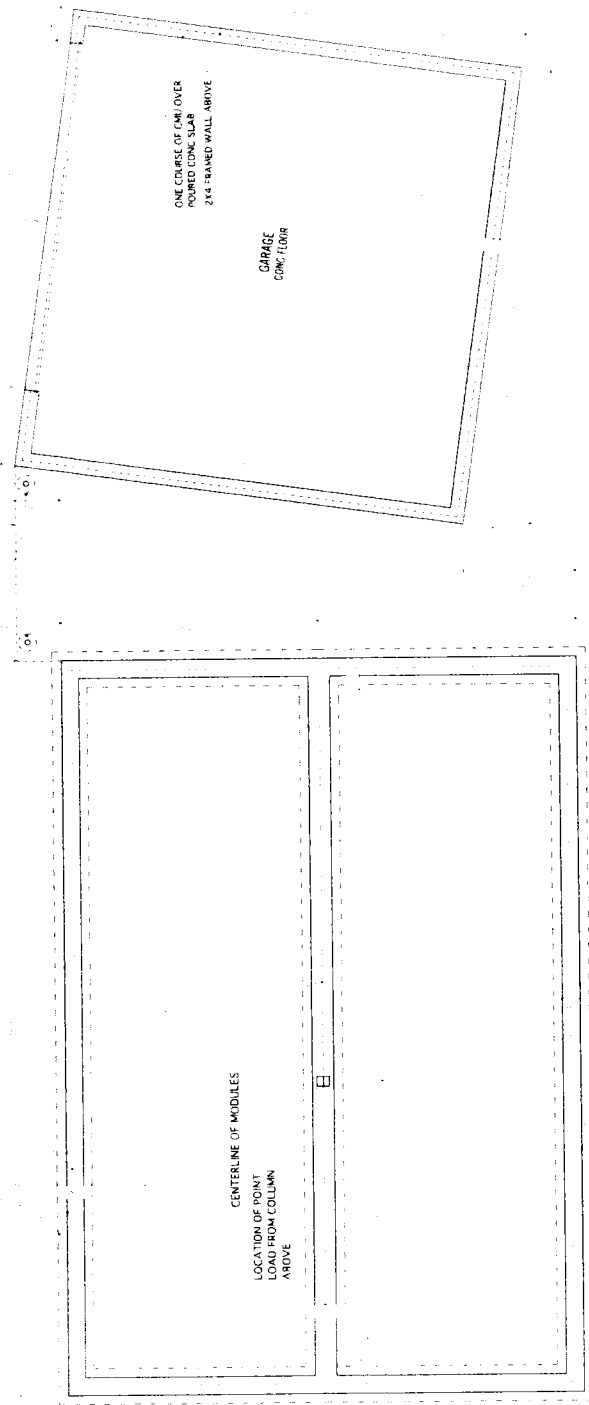




TYP. FOOTING WIDTH
POURED CONCRETE FOOTING
& FOUND. WALLS, TYP.

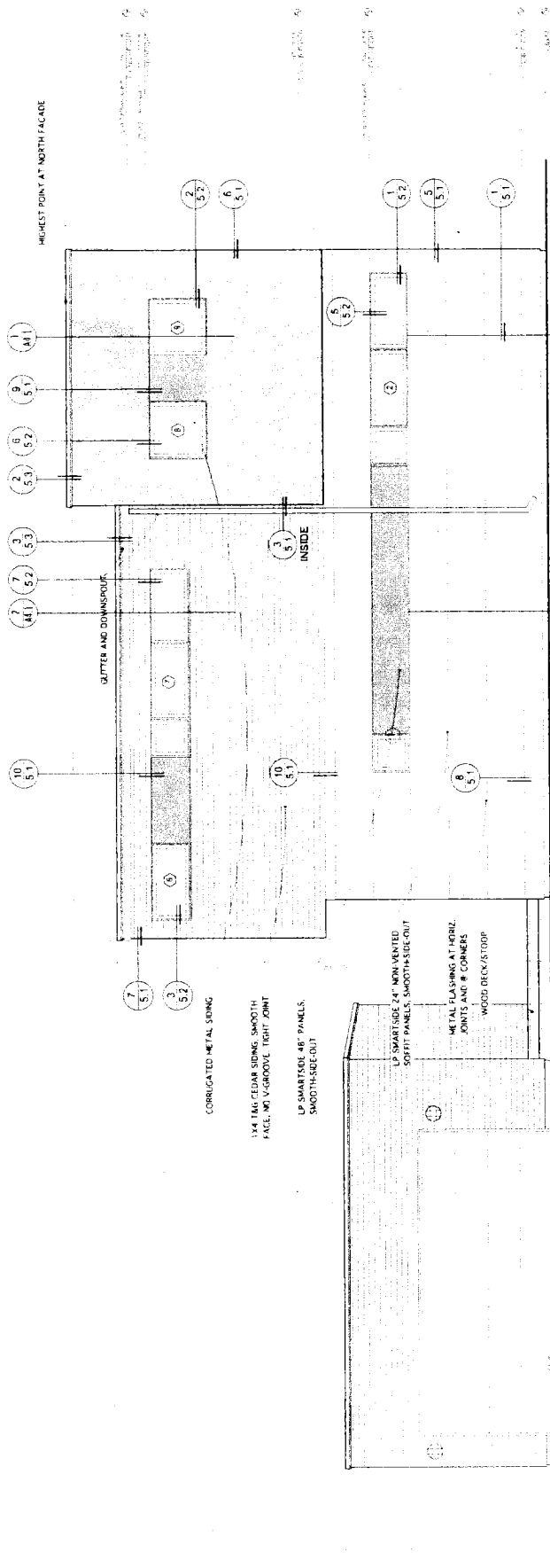
CONCRETE POST FOOTING
(SONNETUBE TYPE, 10" DIA.)

OUTLINE OF
CANOPY ABOVE

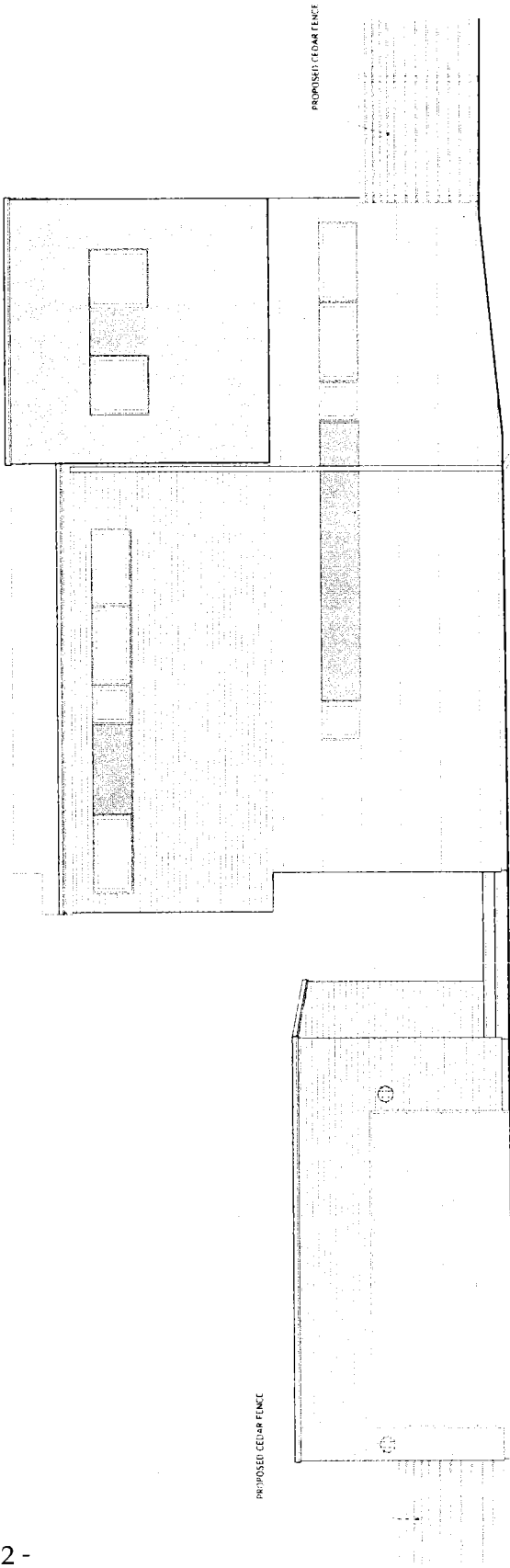


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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|--|--|---------------|
| Project Jana & Eric Cordor Residence Los Robles, CA 93025 Date: 1/10/11 Scale: 1/4" = 1'-0" | | Plans A 24 |
| The drawings are prepared by the architect and are not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. | | |

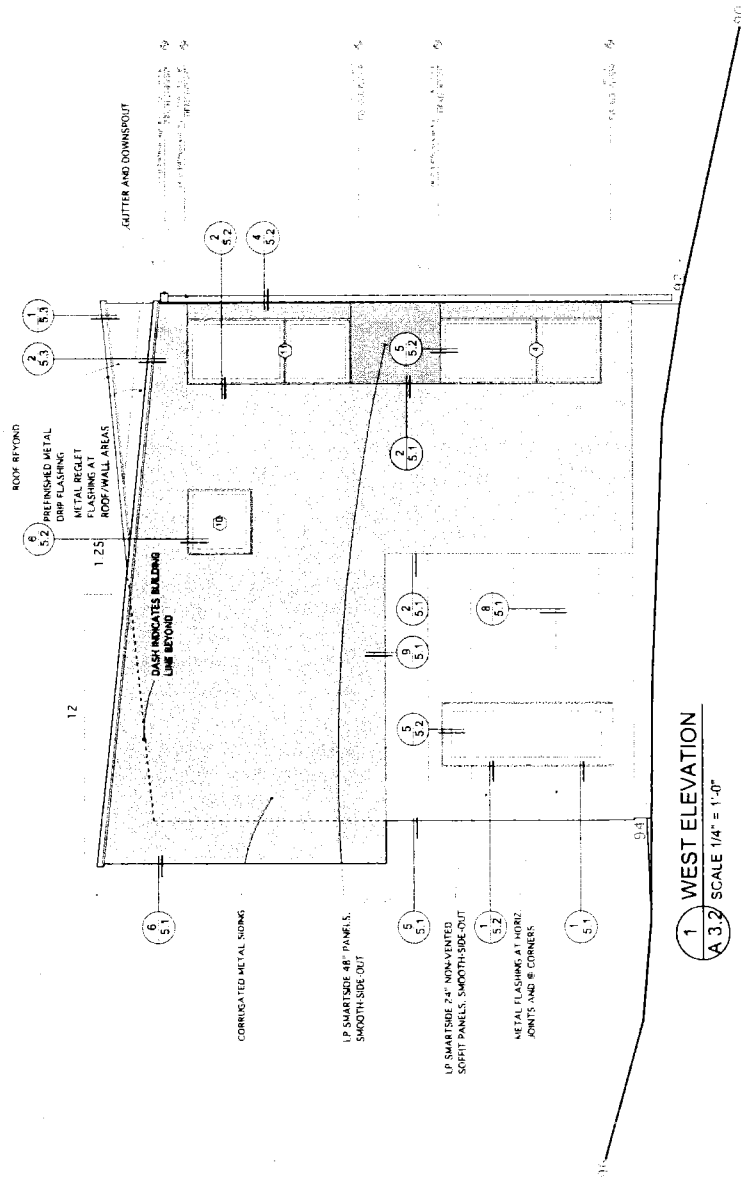


1 NORTH ELEVATION
 A 3.1 SCALE 1/4" = 1'-0"

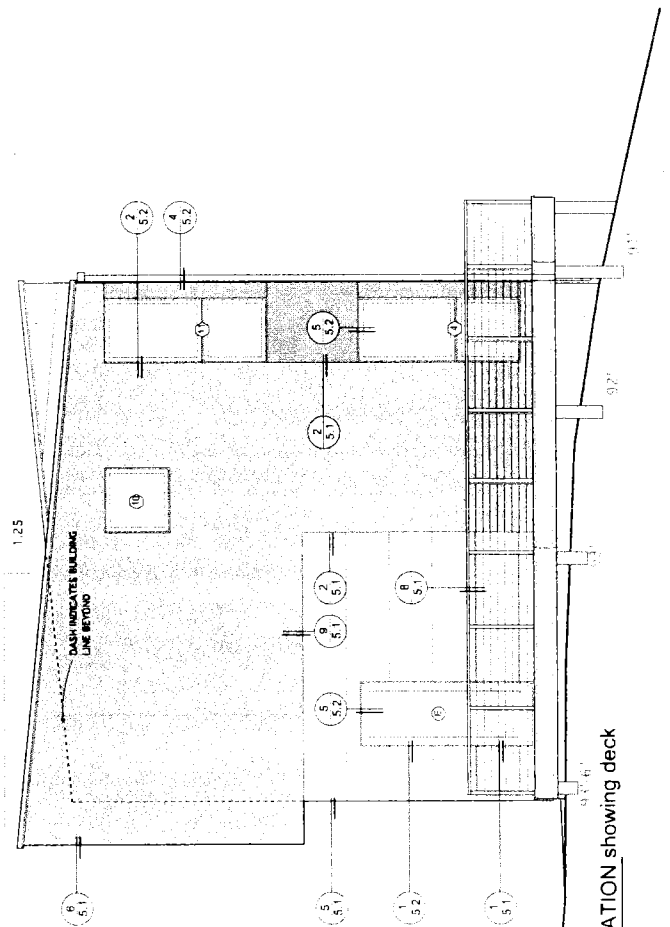


2 NORTH ELEVATION showing fence
 A 3.1 SCALE 1/4" = 1'-0"

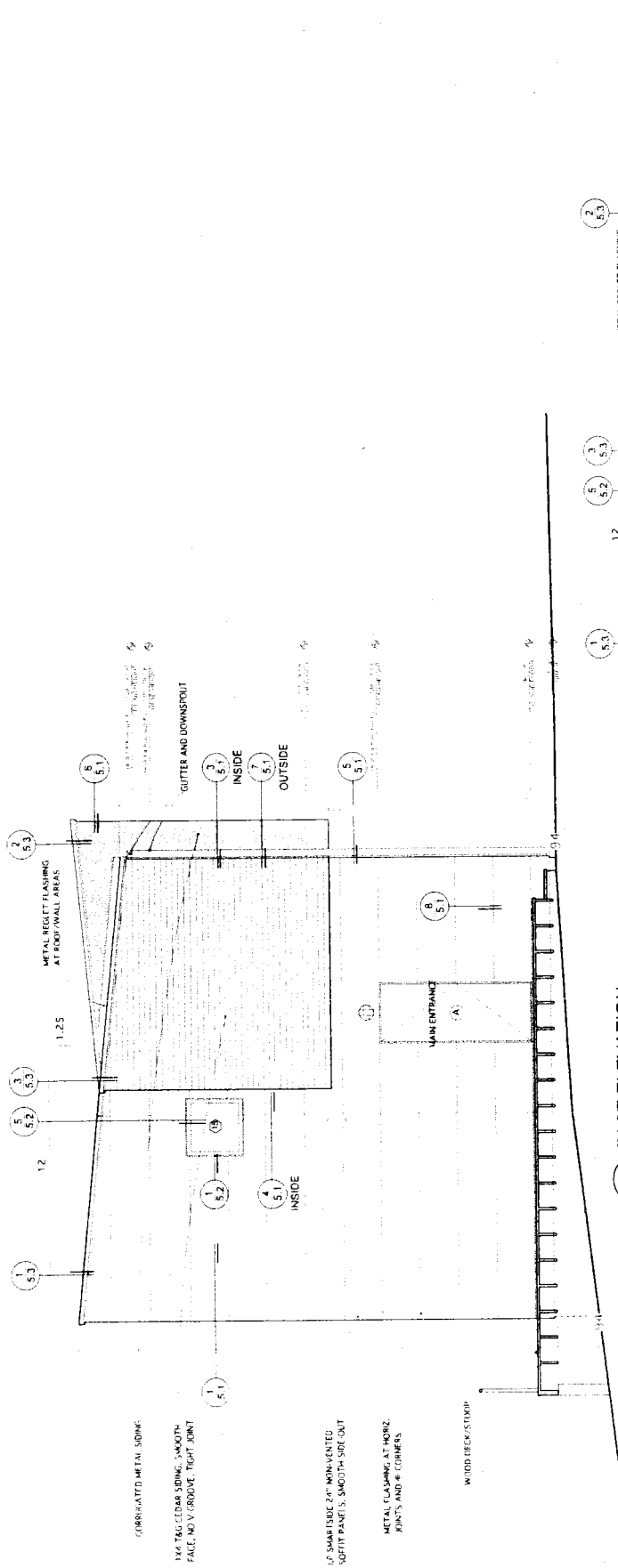
| | | | |
|--|--|----------------------------|---|
| <p>THIS DRAWING IS A PART OF A SET OF DRAWINGS FOR THE PROJECT DESCRIBED HEREIN. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> | <p>DATE: 11/11/11 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p> | <p>SCALE: 1/4" = 1'-0"</p> | <p>ELEVATIONS</p> <p>A 3.2</p> <p>Jana & Eric Cordeiro Residence 1000 S. [Address] Santa Cruz, CA 95060</p> |
|--|--|----------------------------|---|



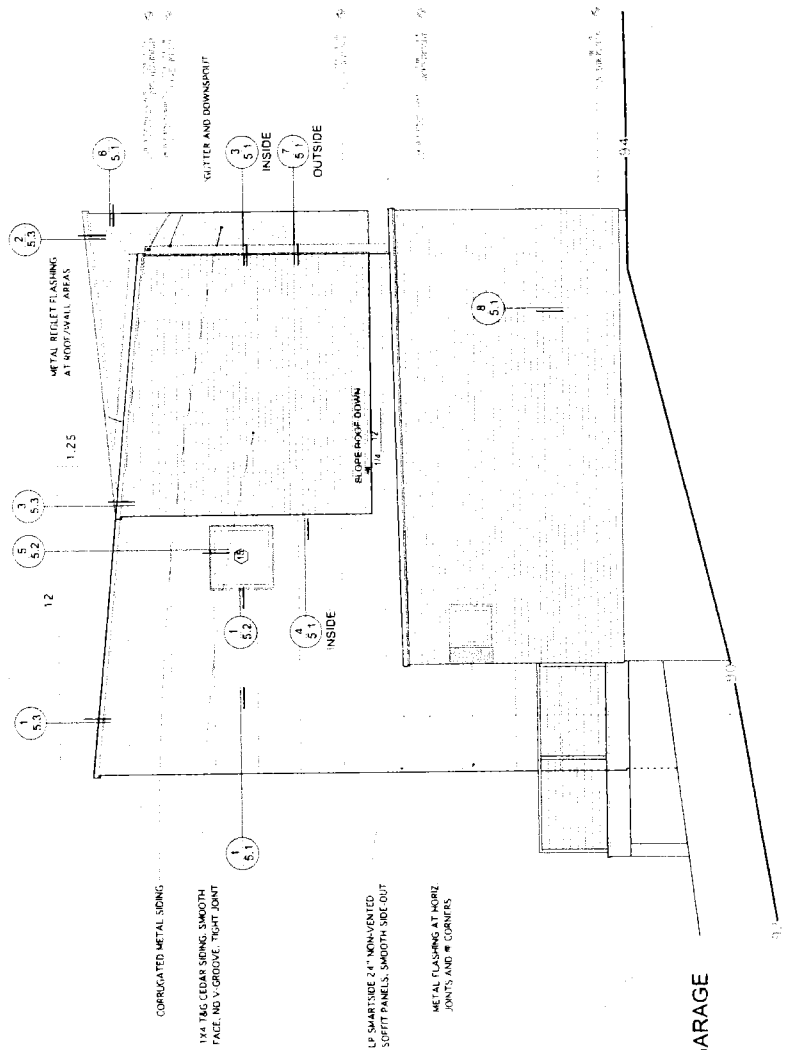
1 WEST ELEVATION
A 3.2 SCALE 1/4" = 1'-0"



2 WEST ELEVATION showing deck
A 3.2 SCALE 1/4" = 1'-0"

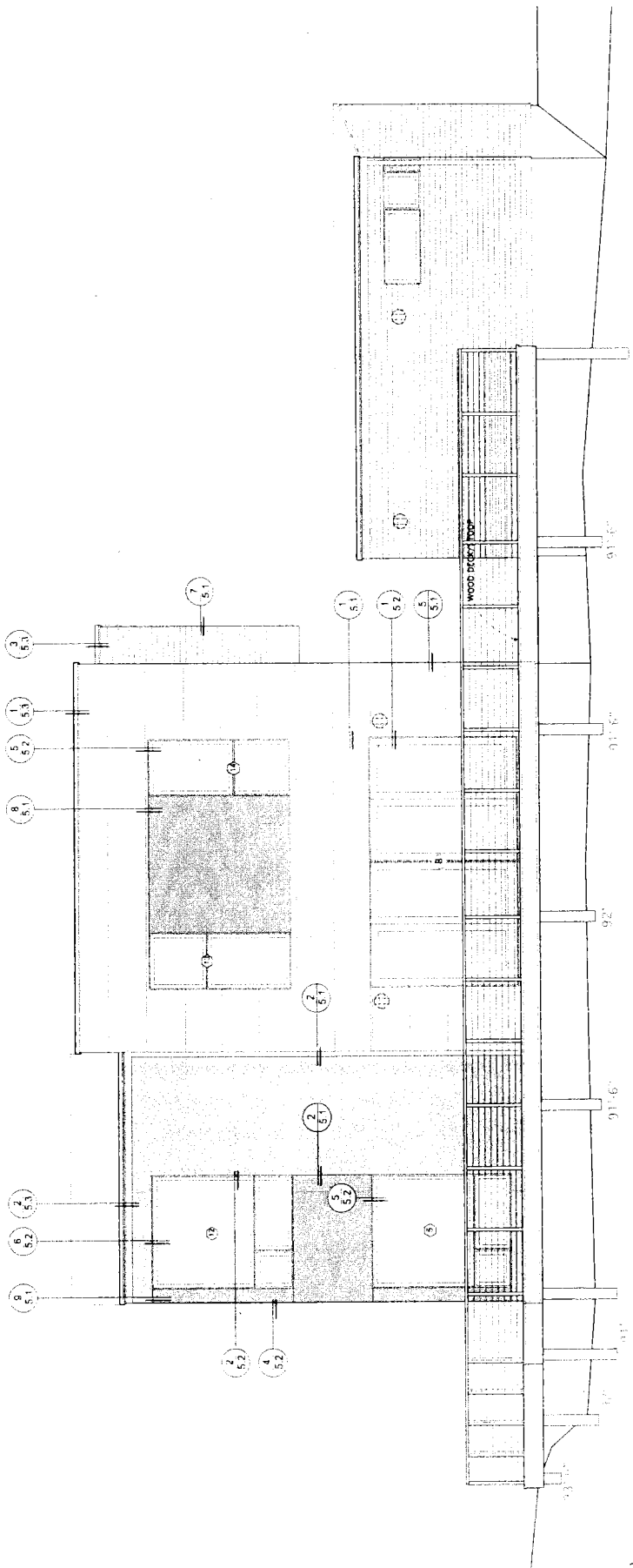


1 EAST ELEVATION
 A 3.3 SCALE 1/4" = 1'-0"



2 EAST ELEVATION AT GARAGE
 A 3.3 SCALE 1/4" = 1'-0"

DOORS (FIELD-WEN AS SPECIFIED)



1 SOUTH ELEVATION showing deck
A 3/5 SCALE 1/4" = 1'-0"

ALL WINDOWS TO BE 3/4" OVER, CLEAR AND/OR ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR
PINK WHITE CASING AND SCREEN FRAMES

- ALL HEAD HEIGHTS SHOWN ARE TO TOP OF FRAME UNLESS OTHERWISE NOTED.
- REFER TO ELEVATIONS FOR MULLED CONFIGURATION FOR ALL GANGED UNITS
- -- INDICATES TEMPERED UNITS (FACTORY TO VERIFY). WINDOW MANUFACTURER WILL AUTOMATICALLY TEMPER UNITS WITH GLAZING EXPOSURE OVER 9 SQUARE FEET.

| WINDOW SCHEDULE | | | |
|-----------------|-----|---------------|---|
| NO. | QTY | UNIT SIZE | NOTES |
| 1 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 2 | 1 | 10'0" x 2'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 3 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
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| 14 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 15 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |

| INTERIOR / EXTERIOR DOOR SCHEDULE | | | |
|-----------------------------------|-----|---------------|---|
| NO. | QTY | UNIT SIZE | NOTES |
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| 14 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 15 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |

BASEMENT PLAN/GARAGE (SHIP LOOSE - retail sales)

| NO. | QTY | UNIT SIZE | NOTES |
|-----|-----|---------------|---|
| 1 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 2 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 3 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
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| 12 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 13 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 14 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |
| 15 | 1 | 10'0" x 10'0" | WHITE ALUMINUM EXTERIOR AND WHITE PRIMED INTERIOR |

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.

Overheight Fence This finding can be made, in that the proposed location of the fence is in an area not encumbered by physical constraints. The proposed five-foot tall wood fence is a typical ancillary improvement to a single-family dwelling. The fence is setback about ten feet from the travelled roadway which will provide adequate room for pedestrians and vehicles to pull off the roadway, if needed. Given this setback, no line of sight issues are anticipated to result from the construction of the fence.

The location of the fence on the property and the design of the fence does not contain any corners or pockets that would conceal persons with criminal intent.

The design of the fence will not utilize an excessive quantity of materials or energy in its construction or maintenance, in that the fence is a relatively insignificant structure that is accessory to the residential use allowed on the property.

The design and location of the fence will not adversely impact the available light or the movement of air to properties or improvements in the vicinity, in that the nearest structure that could be affected is located across the 50-foot-wide right-of-way.

Amendment to Permit 06-0488 Construction of the proposed single-family dwelling, which requires the modest expansion of the building and development envelopes approved under Permit 06-0488, will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed development 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, except for the front yard setback for which a Variance was granted under Permit 06-0488. Although the front yard setback was reduced to five feet, the nearest structure is located across a 50-foot wide right-of-way, creating an effective front yard setback of over 55 feet to the nearest structure. Therefore, no impacts to light, air and open space are anticipated to result from the proposed dwelling.

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.

Overheight Fence This finding can be made, in that the location of the proposed fence and the conditions under which it would be operated or maintained will be consistent with the purpose of the RA (Residential Agriculture) zone district as the primary use of the property will be residential, and a fence is a normal ancillary use in the zone district. Specific regulations for fencing and walls are contained in section 13.10.525. This proposal complies with the requirements and intents of that section, in that:

- The fence will be situated on the property in a manner that allows adequate sight distance for vehicles traveling along the roadway as well as entering and exiting the property, in that the fence is set back from the traveled roadway.
- The fence will be set back from the travelled roadway and will allow adequate light and air to pass through to the street area.
- The location of the fence on the property and the design of the fence does not contain any corners or pockets that would conceal persons with criminal intent.
- The location and design of the fence will be compatible with the visual neighborhood character of the surrounding neighborhood in which other fences greater than three feet in height front along the roadside.

Amendment to 06-0488 This finding can be made, in that the revised building and development envelopes, the proposed single-family dwelling, 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 as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district, except for the front yard setback Variance approved under Permit 06-0488.

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.

Overheight Fence This finding can be made, in that the proposed fence is set back from the paved portion of the right-of-way and allows adequate sight distance consistent with road standards specified in the General Plan.

Amendment to Permit 06-0488 This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

The proposed modifications to the building and development envelopes to accommodate the proposed single-family dwelling 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). The single-family dwelling will not adversely shade adjacent properties, and—except for the front yard setback Variance approved under Permit 06-0488—will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family dwelling will be properly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the RA zone district (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.

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.

Overheight Fence This finding can be made, in that the proposed fence will not utilize a significant amount of electricity or utilities and will not generate any additional traffic on the streets in the vicinity, as a fence is not a use that generates or intensifies traffic.

Amendment to 06-0488 The proposed modifications to Permit 06-0488 will not overload utilities in that the building and development envelopes approved under Permit 06-0488 were for one dwelling and the proposed minor modifications to the building and development envelopes will not change the number of dwellings or intensity of use. The expected level of traffic generated by the proposed traffic is anticipated to be only one peak trip per day. Such an increase will not adversely impact existing roads and intersections in the surrounding area.

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.

Overheight Fence This finding can be made, in that the proposed five-foot tall wooden fence will be compatible with the visual character of the neighborhood due to its height, design, and location. The color will be a natural or muted tone. The proposed fence does not alter or increase the density or intensity of residential use within the surrounding neighborhood.

Amendment to 06-0488 This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood. In addition, the project was reviewed and accepted by the County's Urban Designer, a licensed architect, as being compatible with the visual character of the neighborhood (see Finding 6 for more on design).

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

This finding can be made, in that the proposed single-family dwelling 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 County's Urban Designer reviewed and accepted the proposed design as complying with the County Design Standards and Guidelines (see memo Exhibit G). County Code Section 13.11.072 governs site design. Because of the physical constraints of the subject parcel, the proposed site design was established by the development and building envelopes approved under Permit 06-0488 and the minor modifications proposed as a part of the current application.

The County's Urban designer also evaluated the proposed design's conformance with the criteria described in County Code Section 13.11.073 (Building design) and found that the proposal meets those criteria, including the dwelling's solar design, building articulation, scale and the building design's compatibility with the neighborhood. The mass and bulk of the modestly-sized dwelling

Application #: 111007
APN: 103-171-19
Owner: Eric & Jana Corder

is broken up by a mixture of finish materials and colors, including corrugated metal siding, cedar siding and a wide white siding applied to the base of the dwelling. Accents of red punctuate the design.

Variance Findings

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

This finding can be made, in that the subject parcel is severely constrained by steep slopes, a riparian corridor and the 40-foot required riparian setback, and the front yard setback. Together, these constraints create a very limited development area. The riparian corridor created a V-shaped area in which the development envelope is located, with the central area being about 30 feet deep. The parking space requiring a Variance is located on the eastern side of the garage where the development envelope is only about 14.5 feet deep. An additional 3.5 feet, therefore, is needed to achieve the required 18 foot long parking space.

Permit 06-0488 included a Variance to allow the front yard setback to be reduced to five feet due to the constraints affecting the parcel and the desire to minimize impacts to the riparian corridor. Without the approved front yard setback variance, it would have been impossible to develop the subject parcel as the zone district required front yard setback is 40 feet. A 40-foot setback in this location would have eliminated the only suitable location for development on the parcel.

The front of the proposed garage is located at this five foot front yard setback. Typically, homeowners locate additional parking in front of their garage. With a standard parking space required to be 18 feet in length and with only five feet of available space in front of the garage, parking in front of the subject garage is not possible without a parking Variance of 13 feet. To minimize the amount of area requested for the Variance, the property owners sited the third parking space on the east side of the garage where only about 3.5 feet of the right-of-way is required for the Variance. This request is reasonable as it balances the parking requirements of the project with protecting the riparian resource by not intruding any further into the riparian setback.

At properties under identical the zoning classification in the vicinity, residents are able to park in front of their garage. The constraints of the subject parcel preclude this option for the subject parcel. By allowing a Variance, the proposed development will conform to the parking requirements of the County Code, encroach no further into the riparian setback, and will only result in a minimal impact on the right-of-way. No structures or improvements other than the driveway will be located within the right-of-way.

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

This finding can be made, in that a driveway to serve the dwelling must be constructed from the paved portion of the right-of-way to the garage. The portion of the parking space which is the subject of the Variance will be located on this driveway. The back of the parking space is about 22 feet from the paved portion of the right-of-way so no line of sight or vehicle conflicts are anticipated to result from this Variance. The granting of this Variance will allow for the orderly

development of the subject parcel in that adequate parking will be provided with minimal impact to the right-of-way and the riparian resource.

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

This finding can be made in that parking spaces are located in front of most garages on properties in the surrounding RA zone district. Therefore, allowing the subject parcel to locate a portion of one parking space within the right-of-way will not be a grant of special privilege inconsistent with the limitations of other parcels in the surrounding RA zone district. Any similarly constrained parcel could be granted a parking Variance such as this one.

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

This finding can be made in that the special circumstances affecting this property include the steep slopes, zoning setbacks from the right-of-way, and riparian setbacks which, when combined, severely limit the developable area of the parcel. From a geologic and geotechnical safety perspective, there is no other feasible location to build a dwelling on this legally created parcel.

The original development and building envelopes approved under Permit 06-0488 were established in response to these constraints, but without a specific dwelling in mind. Now that a house has been designed for the site, a minor expansion of approximately 300 square feet is required to accommodate the proposed design.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

The parcel is vacant, is an existing lot of record and is zoned residential (RA). As noted above, this is a severely constrained parcel with a limited development area. The proposed 1,680 square foot dwelling is modestly sized and is designed to be two stories to minimize the footprint of the structure. Despite the structure's modest size, there is insufficient room within the existing development and building envelopes for a standard two-car garage and an outdoor recreation area for the dwelling's residents. Much of the proposed development and building envelope expansion is to accommodate a deck, and about 19 square feet of the expansion is to accommodate the proposed garage, with a total expansion of about 300 square feet. A portion of the building envelope expansion is into the original development envelope as the original building envelope had several awkward "steps" which proved to be a design challenge. The current design minimizes the intrusion of the project into the riparian setback while providing for the proper design and function of a modest single-family dwelling and related improvements.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

The building site is located adjacent to an ephemeral stream corridor. The property owner has provided geologic and soils reports for county review for the building site, and the County Geologist has reviewed and accepted each report. Hazards will be mitigated by limiting development to the development envelope shown in Exhibit A and adhering to the recommendations in the engineering geology and soils reports in addition to the conditions required by the County Geologist. Construction will comply with current building technology, the California Building Code, and the County Building ordinance. The use of appropriate Best Management Practices (BMP's) will also be utilized to prevent erosion and sedimentation from occurring and negatively impacting the nearby ephemeral stream.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

The project is not within the Coastal Zone.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use plan.

The purpose of the riparian and wetland protection ordinance is to eliminate or minimize development activities in riparian/wetland areas so as to protect wildlife habitat, water quality, open space and to allow for conveyance and storage of floodwaters. The proposed home will be constructed to minimize its intrusion into the riparian setback. The development envelope will ensure that all site disturbance will be contained within the specified area. An erosion control plan will be submitted as a part of the building permit process which will preserve water quality and existing stream channel capacity during construction.

Conditions of Approval

Exhibit A: 2 unsigned, undated sheets showing on the first sheet the proposed site plan and on the second sheet the plan approved under Permit 06-0488. Sheet A1.1, Survey, by Cary Edmundson, Licensed Land Surveyor, with site plan superimposed by Hive Modular, dated 3/30/11. Sheet A2.1 floor plans, A2.4 Foundation Plan, A3.1-A3.6 Elevations, A4.1 Building Sections, all by Hive Modular revised to 4/1/11.

I. This permit authorizes the construction of a single-family dwelling, associated improvements, an overheight fence within the front yard setback, and the locating of a portion of one parking space within the right-of-way. 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, if required.
- 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. Engineered grading, drainage, and erosion control plans.

2. The maximum allowed height of the building is 28 feet.
3. 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. Environmental Planning

1. Comply with the requirements of Environmental Planning staff and the County Geologist's May 23, 2011 acceptance letter of the Geotechnical Engineering Report by Dees & Associates, dated May 3, 2011 and April 21, 2010 (Project Number SCR-0433) and Engineering Geology Report by Harwood and Associates, dated April 13, 2011 and April 10, 2010 (Project G-328.1), including:
 - a. Reference the reports on the final plans and include a statement that the project shall conform to the reports' recommendations.
 - b. Submit an engineered grading, drainage and erosion control plan. Drainage must be captured and contained in non-erosion channels or pipes and outlet in a non-erosive manner.
 - c. Show the floodway on the project plans.
 - d. Submit a hydrologic analysis as described in the County Geologist's May 23, 2011 letter, Exhibit G.
 - e. Submit a plan review letter stating that the project plans conform to the recommendations of the geotechnical and geology reports. The letters must reference the final plan set by last revision date and the authors of the report must write the plan review letter.
 - f. Submit an electronic copy of both reports.
 - g. Stake the water and sanitary sewer line paths in the field. The path shall be modified as necessary to avoid tree removal and/or disturbance. Prior to building permit final, the water and sanitary sewer lines shall be installed by hand without any grading or significant disturbance to vegetation.
 - h. Prior to building permit final, an elevation certificate is required.

C. Department of Public Works, Drainage

1. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Stormwater Management.
2. Show the drainage area, upstream of the subject parcel and demonstrate cumulatively how much runoff drains towards the proposed house. Include the drainage area map with the building permit plans. Show how much runoff from this area is going to be handled without causing stability or erosion problems.
3. Show on the plans the manner in which building downspouts will be discharged.
4. Submit a letter from the project geotechnical engineer that the project site

will not be impacted by upslope runoff.

D. Environmental Health

1. Obtain an approved onsite septic disposal application and water supply (well) approval prior to the building permit. An individual water system permit (new yield and water quality tests) is required for the existing well proposed for use.
- E. Complete the road naming process for the right-of-way providing access to the subject parcel.
- F. 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.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
- I. Provide required off-street parking for three cars (with a portion of the third space allowed to be located within the right-of-way). 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.
- J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All construction shall be in full compliance with the recommendations of the Geotechnical Engineering Report by Dees & Associates, dated May 3, 2011 and April 21, 2010 (Project Number SCR-0433) and Engineering Geology Report by Harwood and Associates, dated April 13, 2011 and April 10, 2010 (Project G-328.1) and with the requirements of the County's Geologist.
- B. Water and sanitary sewer lines shall be installed by hand, without any grading or significant disturbance to vegetation.
- C. All site improvements shown on the final approved Building Permit plans shall be installed.
- D. All inspections required by the building permit shall be completed to the

satisfaction of the County Building Official.

- E. The project must comply with all recommendations of the approved soils reports.
- F. 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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Annette Olson
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: 111007

Assessor Parcel Number: 103-171-19

Project Location: no situs

Project Description: Proposal to construct a two-story single-family dwelling of approximately 1680 square feet, a two-car garage and decks, and a five-foot tall fence within the front yard setback.

Person or Agency Proposing Project: Eric & Jana Corder

Contact Phone Number: (831) 239-3113

- 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:

Construction of one single-family dwelling and accessory structure in a residential zone.

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


Annette Olson, Project Planner

Date: 6/15/11

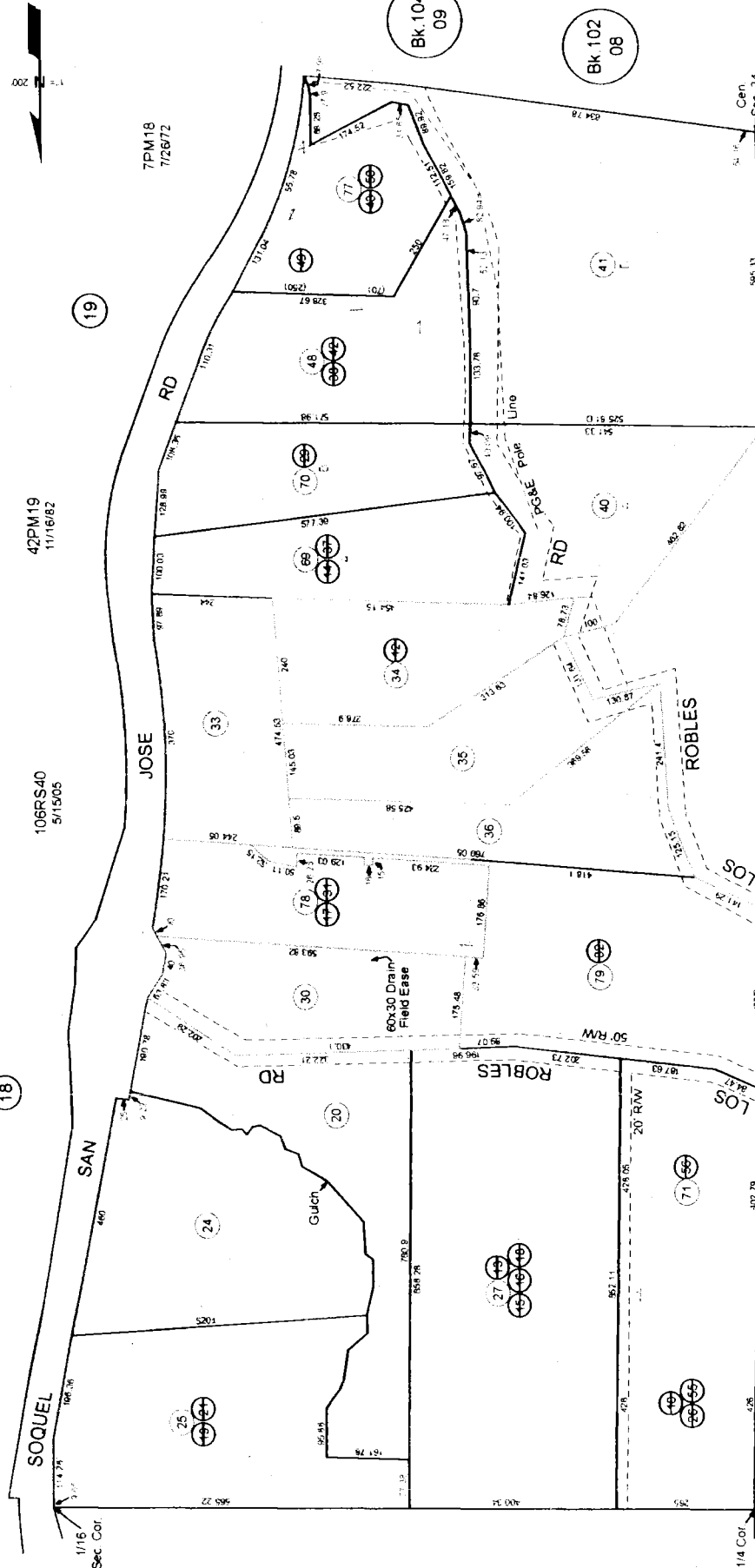
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POR. SECS. 27 & 34
T.10S., R.1W., M.D.B. & M.

Tax Area Code
83-010

103-17



SEC 34
SEC 27

Electronic redline redrawn 02/19/98 KSA
Rev 9/29/01 mmm (changed page refs.)
Rev 5/30/02 00 (comb. b.m. 1.77)
Rev 8/30/05 mmm (1088540)
Rev 2/6/08 mmm (7005717 & 18 LBA 1-78 & 79)
Rev 2/6/08 mmm (not to page 28 & 29)

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

Assessor's Map No. 103-17
County of Santa Cruz, Calif.
Aug. 1998

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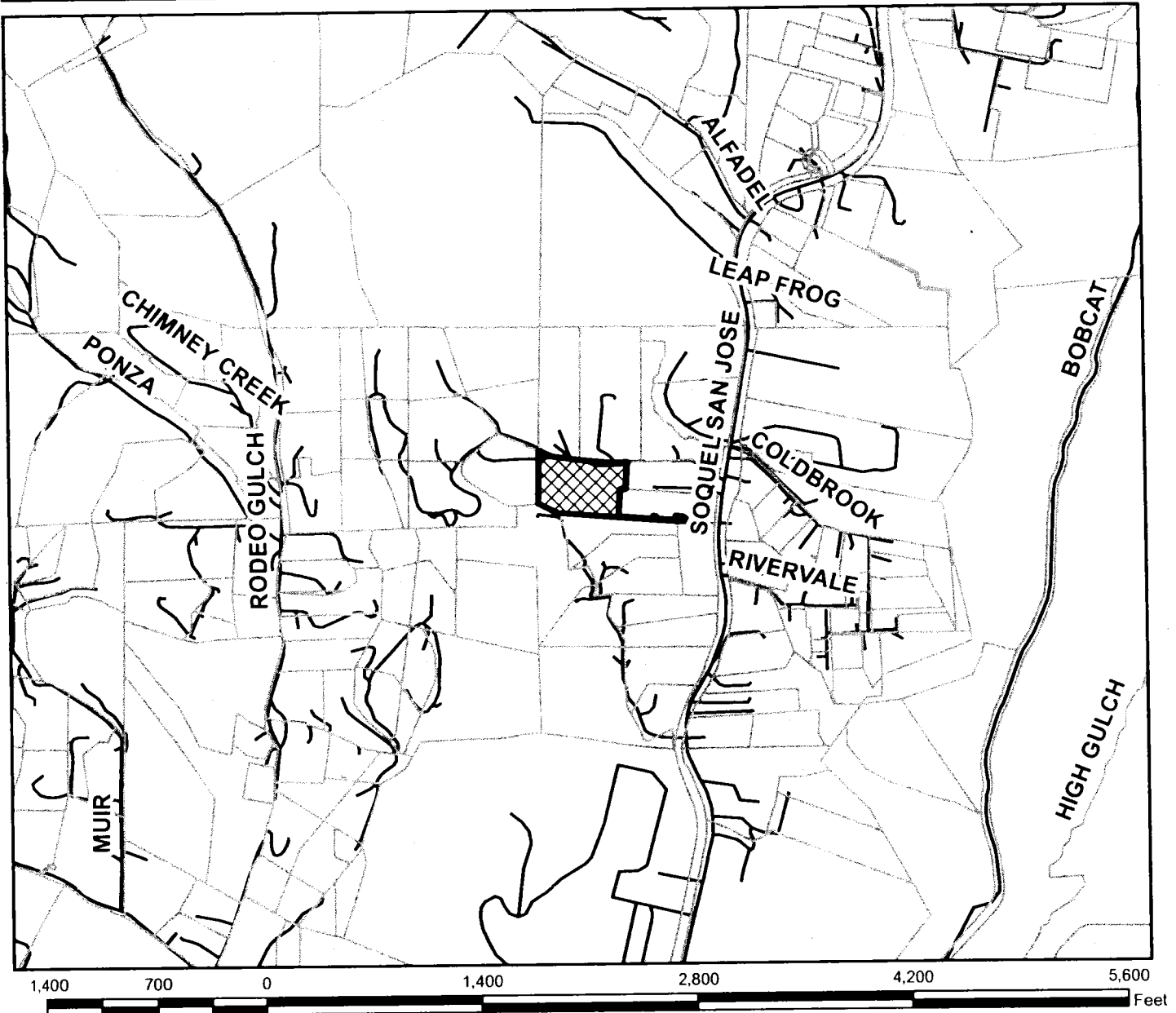
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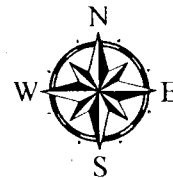


Location Map



LEGEND

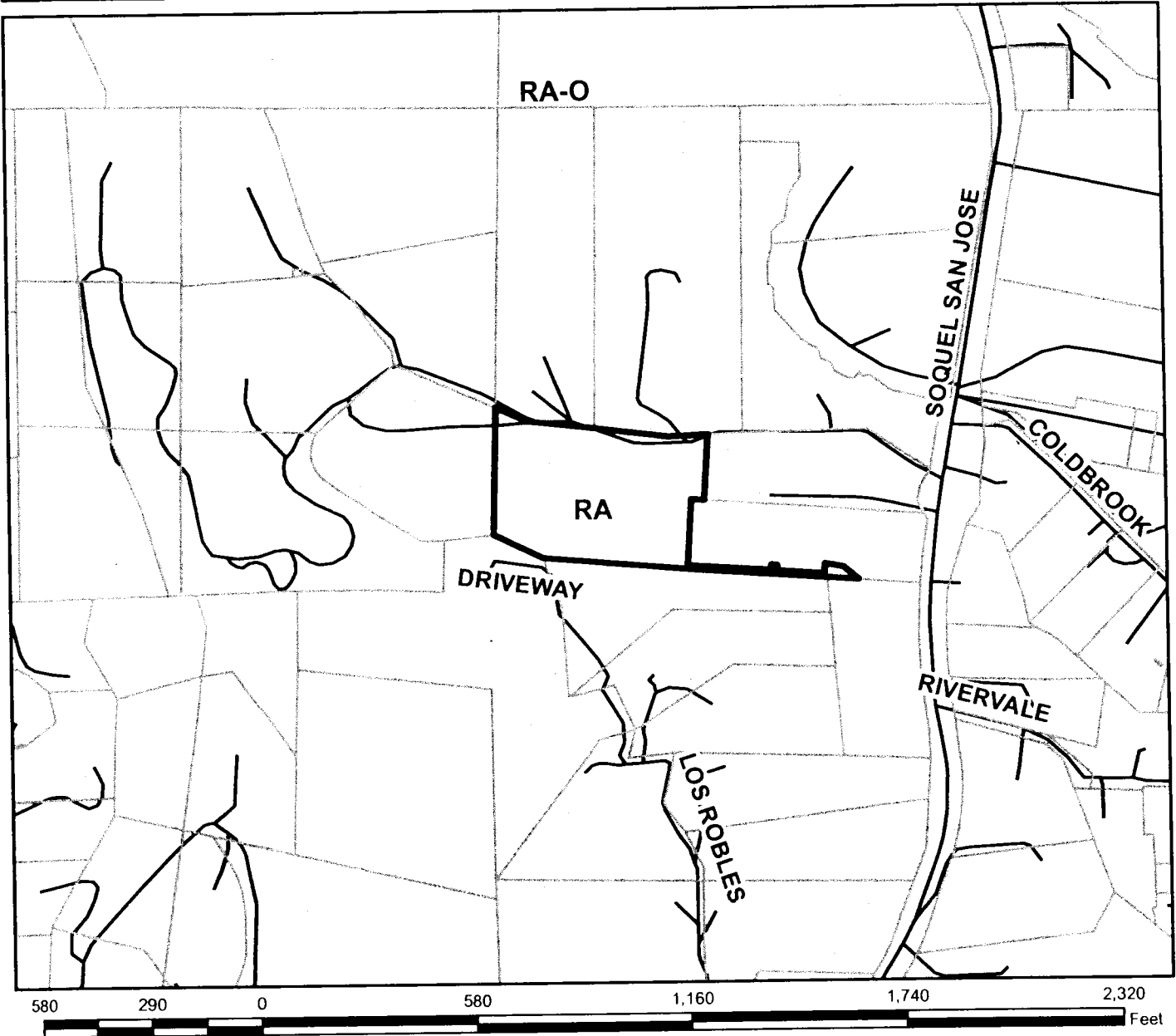
-  APN: 103-171-79
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
February 2011



Zoning Map



LEGEND



APN: 103-171-79

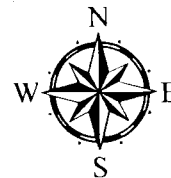


Assessors Parcels



Streets

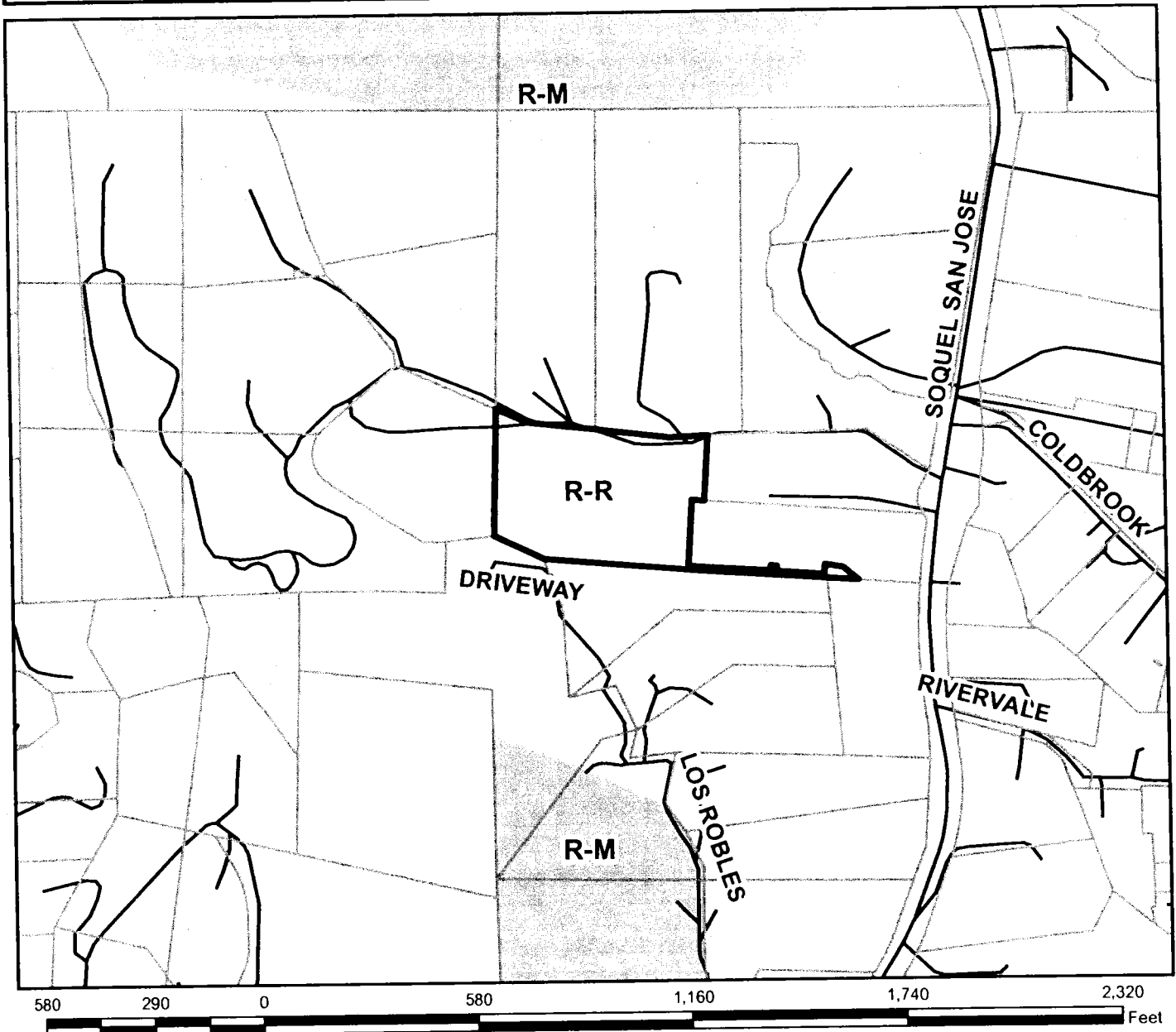
AGRICULTURE RESIDENTIAL








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Planning Department
February 2011

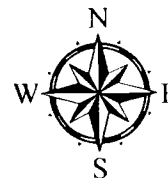


General Plan Designation Map



LEGEND

-  APN: 103-171-79
-  Assessors Parcels
-  Streets
-  Residential-Rural
-  Residential-Mountain



Map Created by
County of Santa Cruz
Planning Department
February 2011



Figure 12 Photomontage

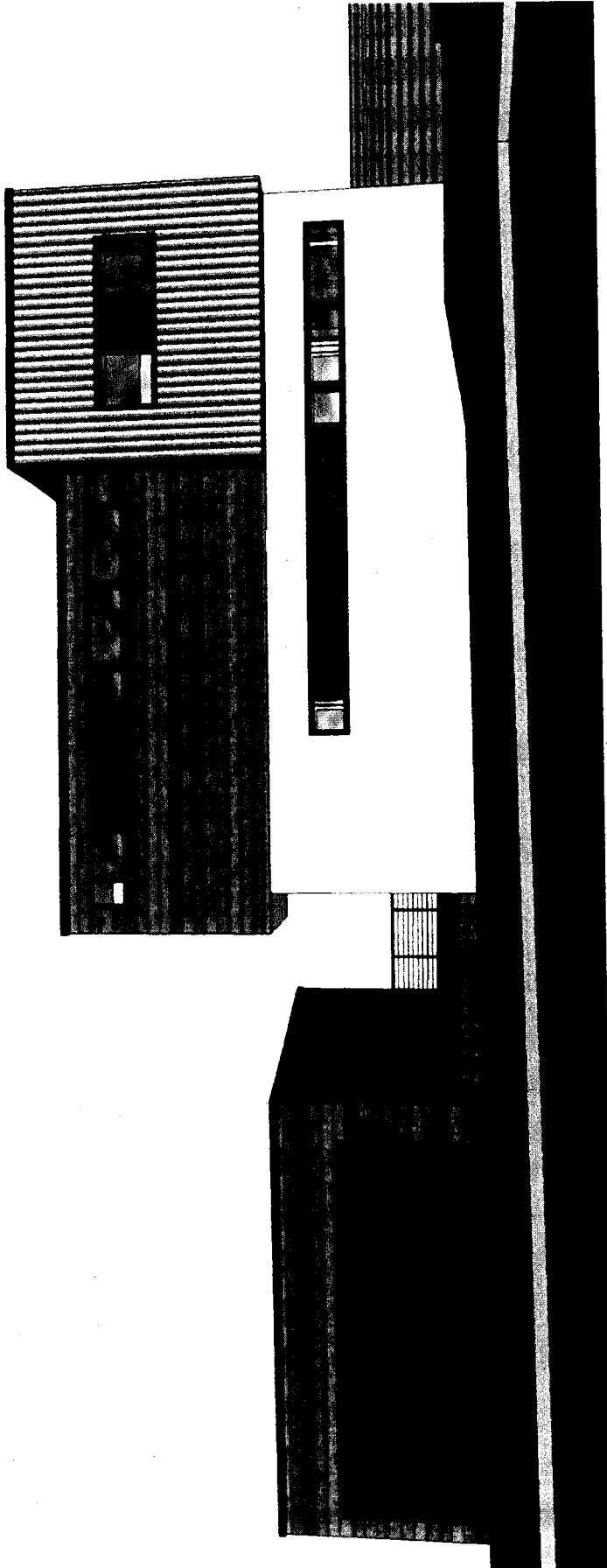


Figure 8 North Elevation

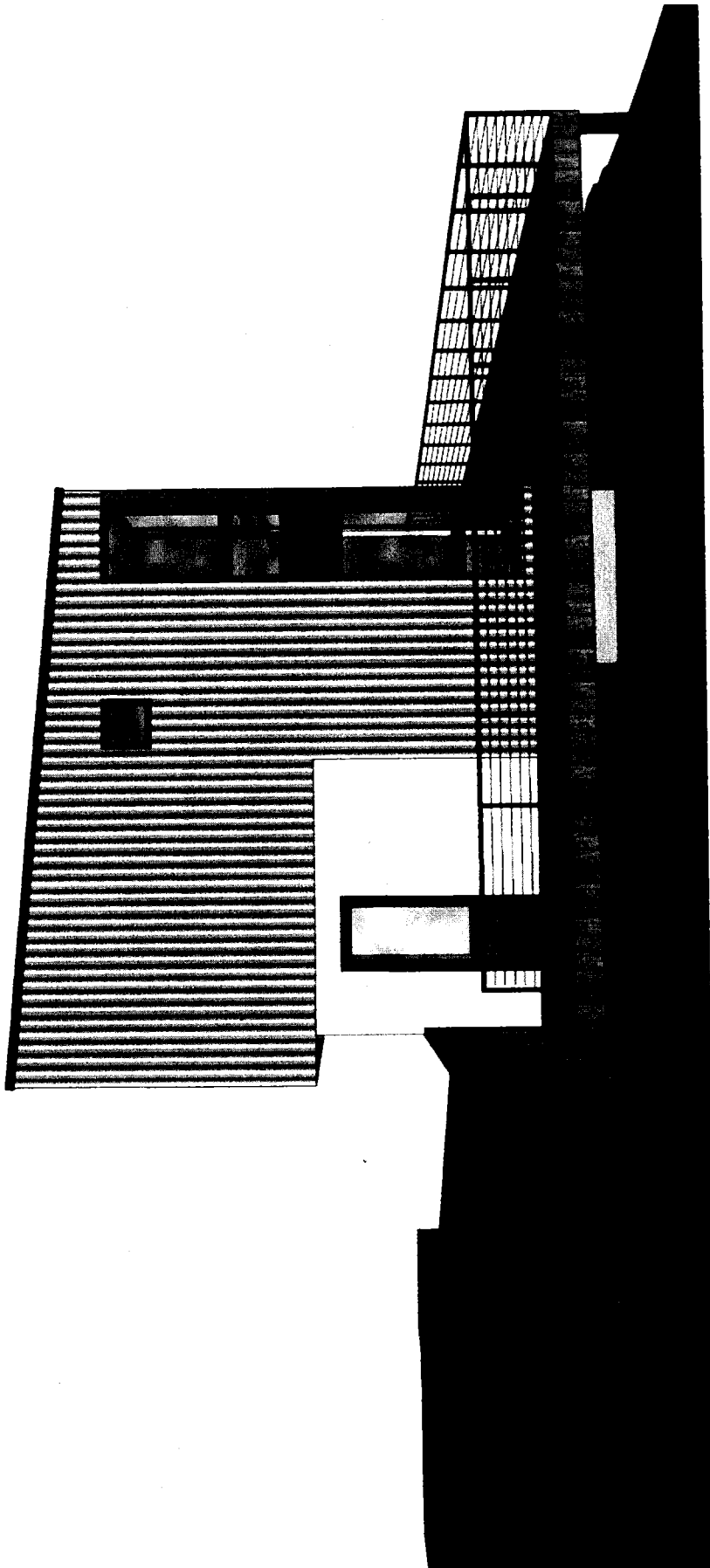


Figure 9 West Elevation

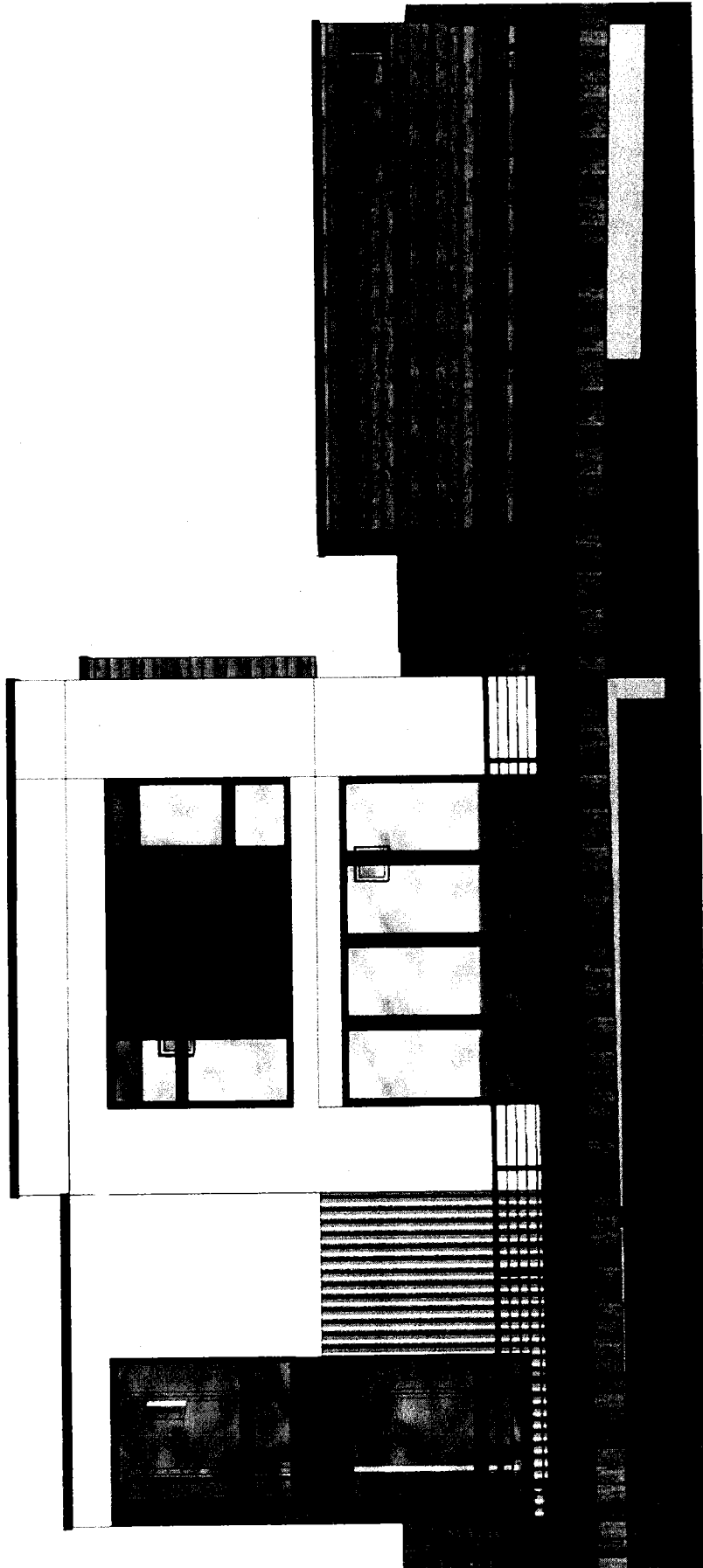


Figure 10 South Elevation

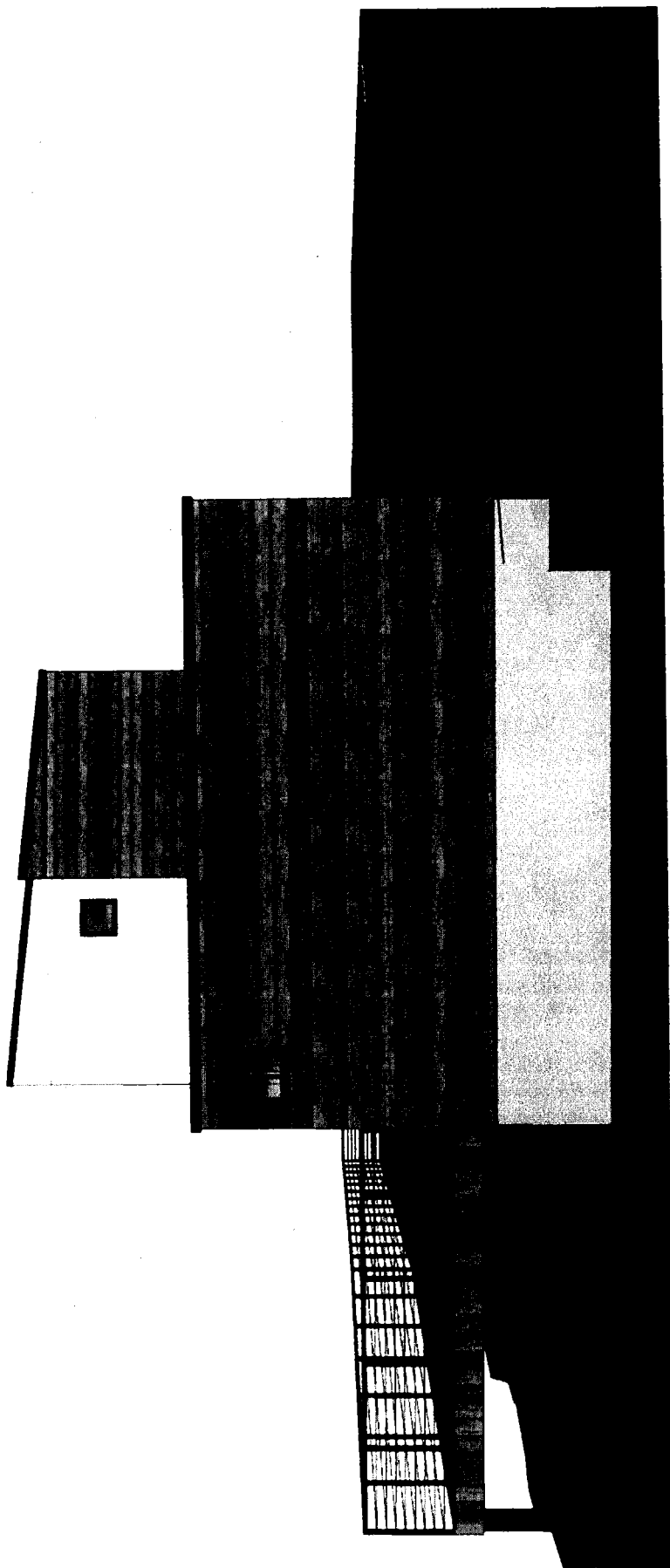


Figure 11 - East Elevation

INTEROFFICE MEMO**APPLICATION NO: 111007**

Date: June 16, 2011

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New residence (off of Soquel - San Jose Road)

Design Review Standards**13.11.072 Site design.**

| Evaluation Criteria | Meets criteria In code (✓) | Does not meet criteria (✓) | Urban Designer's Evaluation |
|--|---|---|--|
| Compatible Site Design | | | |
| Location and type of access to the site | ✓ | | |
| Building siting in terms of its location and orientation | ✓ | | |
| Building bulk, massing and scale | ✓ | | |
| Parking location and layout | ✓ | | |
| Relationship to natural site features and environmental influences | ✓ | | |
| Landscaping | | | N/A |
| Streetscape relationship | ✓ | | |
| Street design and transit facilities | | | N/A |
| Relationship to existing structures | ✓ | | |
| Natural Site Amenities and Features | | | |
| Relate to surrounding topography | ✓ | | |
| Retention of natural amenities | ✓ | | |
| Siting and orientation which takes advantage of natural amenities | ✓ | | |
| Ridgeline protection | | | N/A |
| Views | | | |
| Protection of public viewshed | ✓ | | |
| Minimize impact on private views | ✓ | | |
| Safe and Functional Circulation | | | |
| Accessible to the disabled, pedestrians, bicycles and vehicles | | | N/A |

| | | | |
|--|---|--|--|
| Solar Design and Access | | | |
| Reasonable protection for adjacent properties | ✓ | | |
| Reasonable protection for currently occupied buildings using a solar energy system | ✓ | | |
| Noise | | | |
| Reasonable protection for adjacent properties | ✓ | | |

13.11.073 Building design.

| Evaluation Criteria | Meets criteria In code (✓) | Does not meet criteria (✓) | Urban Designer's Evaluation |
|---|---|---|--|
| Compatible Building Design | | | |
| Massing of building form | ✓ | | |
| Building silhouette | ✓ | | |
| Spacing between buildings | ✓ | | |
| Street face setbacks | ✓ | | |
| Character of architecture | ✓ | | |
| Building scale | ✓ | | |
| Proportion and composition of projections and recesses, doors and windows, and other features | ✓ | | |
| Location and treatment of entryways | ✓ | | |
| Finish material, texture and color | ✓ | | |
| Scale | | | |
| Scale is addressed on appropriate levels | ✓ | | |
| Design elements create a sense of human scale and pedestrian interest | ✓ | | |
| Building Articulation | | | |
| Variation in wall plane, roof line, detailing, materials and siting | ✓ | | |
| Solar Design | | | |
| Building design provides solar access that is reasonably protected for adjacent properties | ✓ | | |
| Building walls and major window areas are oriented for passive solar and natural lighting | ✓ | | |



Drainage Review

Routing No: 1 | Review Date: 02/07/2011

GERARDO VARGAS (GVARGAS) : Incomplete

Compliance:

1. Show the drainage area, upstream of the subject parcel and demonstrate cumulatively how much runoff drains towards proposed house? GIS mapping show extensive drainage area extending upstream of site. Please include the drainage area map with your submittal. Show how much runoff from this area is going to be handled without causing stability or erosion problems.
2. Indicate on the plans the manner in which building downspouts will be discharged.

Conditions

1. Indicate on the plans the type of surface to be used for the proposed driveway.

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

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

Routing No: 2 | Review Date: 05/23/2011

ANNETTE OLSON (AOLSON) : Complete

Completeness Comments:

Application has been deemed complete in regards to drainage. See miscellaneous to be addressed at the building application stage.

Miscellaneous Comments:

1. Show the drainage area, upstream of the subject parcel and demonstrate cumulatively how much runoff drains towards proposed house? GIS mapping show extensive drainage area extending upstream of site. Please include the drainage area map with your submittal. Show how much runoff from this area is going to be handled without



Drainage Review

Routing No: 2 | Review Date: 05/23/2011

ANNETTE OLSON (AOLSON) : Complete

causing stability on erosion problems.

2. Indicate on the plans the manner in which building downspouts will be discharged. The geotechnical engineer is recommending runoff to discharge to the ephemeral creek or dispersed on site. The intended method must be showed on the plans.

4. As per previous conversations with Eric Corder the geotechnical engineer was to submit a letter stating that the project site will not be impacted by upslope runoff.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$280.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

Previous Completeness comment not addressed.

The stormwater management plan is insufficiently developed, and complete review cannot be made as a result. The applicant remains subject to additional review comments,

Note addressed: 1. Indicate on the plans the manner in which building downspouts will be discharged. The geotechnical engineer is recommending runoff to discharge to the ephemeral creek or dispersed on site. The intended method must be showed on the plans.

2. As per previous conversations with Eric Corder the geotechnical engineer was to submit a letter stating that the project site will not be impacted by upslope runoff.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$280.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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



Driveway/Encroachment Review

Routing No: 1 | Review Date: 01/27/2011

DAVID GARIBOTTI (DGARIBOTTI) : Not Required

Site inspection revealed that the existing non-county maintained road averages between 11 and 13 feet in width. The road is mostly in good condition and is equal to or greater than 18 feet in width for the first 125 feet. There is no work required within the right-of-way.

Routing No: 2 | Review Date: 06/08/2011

ANNETTE OLSON (AOLSON) : Not Required

Environmental Health Review

Routing No: 1 | Review Date: 02/03/2011

JIM SAFRANEK (JSafraneK) : Complete

The project is complete for EHS w/ the condition that the owner obtain an approved onsite septic disposal application and water supply (well) approval prior to the BP.

The applicant received an approved preliminary onsite sewage disposal evaluation from EHS.

An individual water system permit (new yield and water quality tests) is required for the existing well proposed for use.

Routing No: 2 | Review Date: 06/08/2011

ANNETTE OLSON (AOLSON) : Not Required

Environmental Planning

Routing No: 1 | Review Date: 02/08/2011

ANTONELLA GENTILE (AGENTILE) : Incomplete

Completeness Comments

1. Please pay the required fee for review of the soils and geology reports by the County Geologist. These reports cannot be reviewed until the fee is paid, and this application will remain incomplete until the reports have been reviewed.
2. Please provide separate site plans (showing all trees and the riparian protection area approved under Development Permit 06-0488) for the approved site configuration and the proposed configuration.
3. The arborist's report has not been accepted. See compliance comments for more information.
4. Indicate on the site plan whether each tree is to be retained, removed per the original permit



Environmental Planning

Routing No: 1 | Review Date: 02/08/2011

ANTONELLA GENTILE (AGENTILE) : Incomplete

conditions, or proposed for removal with the current application.

Compliance Comments

1. Condition 6a. of Development Permit 06-0488 states that “tree removal outside of the building envelop shall not occur except for the 18 [inch] bay tree in the driveway area.” However, the arborist report characterizes trees outside of the building envelop but inside of the development envelop as being “required for removal under the current county approved footprint.” Specifically, trees 6, 17, and 18 are not currently approved or required for removal. Only trees 1, 13, 14, 15 and 16 fall within the building envelop and are approved for removal. Please revise the arborist’s report to reflect this information.

2. Development Permit 06-0488 included a Riparian Exception to allow a home to be placed within the riparian corridor given the restrained site conditions. A deck was proposed within the development envelop, but it was not approved by the Zoning Administrator. Removal of this deck reduced the amount of encroachment into the riparian corridor.

The current proposal includes a deck in a similar location to the originally proposed deck, encroaching further into the riparian corridor than the approved project. In addition, the current proposal includes the removal of 7 additional trees (trees 6, 12, 17, 18, 19, 20 and 21 as identified in the 5/6/10 report by Nature First).

County Code Section 16.30.060(d) states the required findings for granting a Riparian Exception. At this time, it is unlikely that staff can make these findings, particularly findings 1, 2, and 5, for the new proposal, given the building envelop permitted under Development Permit 06-0488, for a home with less encroachment and fewer tree removals.

Conditions

Should this project be modified to allow staff to make the required findings, the following conditions, in addition to all conditions included with Development Permit 06-0488, shall apply:

1. Prior to building permit issuance, the water and sanitary sewer line paths shall be staked in the field. The path shall be modified as necessary to avoid tree removal and/or disturbance.
2. Prior to building permit final, the water and sanitary sewer lines shall be installed by hand, without any grading or disturbance to vegetation.

Please note that additional conditions may be added following review of the soils and geology



Environmental Planning

Routing No: 1 | Review Date: 02/08/2011

ANTONELLA GENTILE (AGENTILE) : Incomplete

reports.

Routing No: 2 | Review Date: 05/23/2011

ANTONELLA GENTILE (AGENTILE) : Complete

This application will remain incomplete until review and acceptance of the technical reports by Joe Hanna, County Geologist.

Thank you for making changes to the arborist's report and providing the requested site plans. Please note that once the technical reports have been accepted, additional conditions will be required for project approval.

Additional comments added June 6, 2011

The soils report and geology report have been accepted by Joe Hanna, County Geologist. Please see his letter dated May 23, 2011 for conditions of acceptance.

Conditions of Approval:

1. Plans shall be prepared in full compliance with all recommendations of the geotechnical engineer.
2. The project shall be completed in full compliance with all recommendations of the geotechnical engineer.
3. Plans shall be prepared in full compliance with all recommendations of the engineering geologist.
4. The project shall be completed in full compliance with all recommendations of the engineering geologist.
5. Plans shall be prepared in full compliance with all requirements of the technical reports acceptance letter by Joe Hanna, County Geologist, dated May 23, 2011.
6. The project shall be completed in full compliance with all requirements of the technical reports acceptance letter by Joe Hanna, County Geologist, dated May 23, 2011.
7. An elevation certificate shall be required prior to project final.

Additional information:

Please note that the proposed structure location falls within 20 feet of the top-of-bank and therefore a hydrology study will be required prior to building permit issuance. See the May 23, 2011 letter from Joe Hanna, County Geologist, for more information.

For guidance on the hydrology study and establishing a base flood elevation (BFE), please visit <http://www.fema.gov/library/viewRecord.do?id=2215> and download "The Zone A Manual: managing Floodplain Development in Approximate Zone A Areas."

Fire Review

Routing No: 1 | Review Date: 01/21/2011

KAREN MILLER (KMILLER) : Complete

Date: January 21, 2011

To: Eric and Jana Corder

Applicant: same



Fire Review

Routing No: 1 | Review Date: 01/21/2011

KAREN MILLER (KMILLER) : Complete

From: Tom Wiley

Subject: 111007

Address

APN: 103-171-79

OCC: 10317179

Permit: 2010010

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2010) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2010 California Building Code (e.g., R-3, Type V-B, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

Since this property is above the Urban Services Line, the fire flow and fire hydrant requirements are mitigated by the requirements outlined in the District rural Water Storage Requirements.

SHOW on the plans, DETAILS of compliance with District rural Water Storage Requirements. Please refer to and comply with the diagram on Page 5.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to construction (CFC 508.5).

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the street/roadway shall be painted, 35' and down to 28' in width, the roadway curbs shall be painted on one side, and 36' and wider no red curb is required. All cul-de-sacs shall be fire lane, red curbed. The roadway profile with grade percentages shall be shown on the plans. These plans shall be wet stamped and signed by the Engineer/Designer/Survey of the roadway. The Central Fire protection District Santa Cruz of County shall inspect the finished grade prior to the installation of the permanent driving surface. Bridge must be "Certified" by a Registered Civil or Structural Engineer. See District Bridge Load Limit Sign Specification.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for



Fire Review

Routing No: 1 | Review Date: 01/21/2011

KAREN MILLER (KMILLER) : Complete

the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where 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.

Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence, required to be installed in all single family residences after July 1, 2011.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

NOTE on the plans, if there is to be an electric gate, that the electric gate shall be equipped with the Central Fire Protection District key entry system.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

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. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
10317179-012111

Routing No: 2 | Review Date: 06/08/2011



Discretionary Application Comments 111007

APN 103-171-79

Fire Review

ANNETTE OLSON (AOLSON) : Not Required

Project Review

Routing No: 1 | Review Date: 02/11/2011

ANNETTE OLSON (AOLSON) : Incomplete

See incomplete letter in file dated 2/11/11

Routing No: 2 | Review Date: 06/08/2011

ANNETTE OLSON (AOLSON) : Incomplete

Neighborhood Notification Sign installation certificate required. Otherwise, complete.

Urban Designer Review

Routing No: 1 | Review Date: 02/08/2011

LAWRENCE KASPAROWITZ (LKASPAROWITZ) : Incomplete

The applicant must submit a color board and a photomontage to evaluate this proposal.

The site plan is jumbled. There should be a separate plan showing the approved building envelope and the proposed envelope. The building location should be shown on a separate plan.

Routing No: 2 | Review Date: 05/18/2011

LAWRENCE KASPAROWITZ (LKASPAROWITZ) : Complete



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

May 23, 2011

Eric and Jana Corder
4395 Ranchero Drive
Soquel, CA 95073

Subject: Review of Geotechnical Engineering, Dees and Associates, May 3, 2011 and April 21, 2010, Project Number SCR-0433; and Engineering Geology Reports, Harwood and Associates Dated April 13, 2011 and April 10, 2010, Project G-328.1

APN 103-171-79, Application #: REV110006

Dear Eric and Jana Corder,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. An engineered grading, drainage, and erosion control plan must be submitted with the Building Permit application. Drainage must be captured and contained in non-erosion channels or pipes and outlet in a non-erosive manner. The floodway must be shown on the plan (see item 4).
4. Please show that floodway on all of the project plan maps. Per Section 16.10.070 of the Geologic Hazards Code entitled Permit conditions (g) 3: Setback from Floodway: Where neither a Base Flood Elevation nor a floodway has been identified by the Flood Insurance Study or by a site specific hydrologic study, a minimum setback of 20 feet from the top edge of the banks of a drainage course shall be maintained, and all activity that takes up flood storage area within this setback shall be prohibited. To reduce this setback a full hydrologic analysis must be completed and reviewed by the County that concludes that the floodway boundaries can be decreased without adversely affecting the flood capacity of the stream, **and** the hydrologist must confirm that there is no alternative location outside of the 20 foot setback.
5. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter*

(over)

must reference the final plan set by last revision date. The author of the report shall write the plan review letter.

6. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: pln829@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

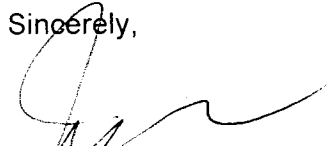
After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna
County Geologist

Cc: Robert Loveland, Environmental Planning
Dees and Associates, and Harwood and Associates respectively,
owner (if different from applicant)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

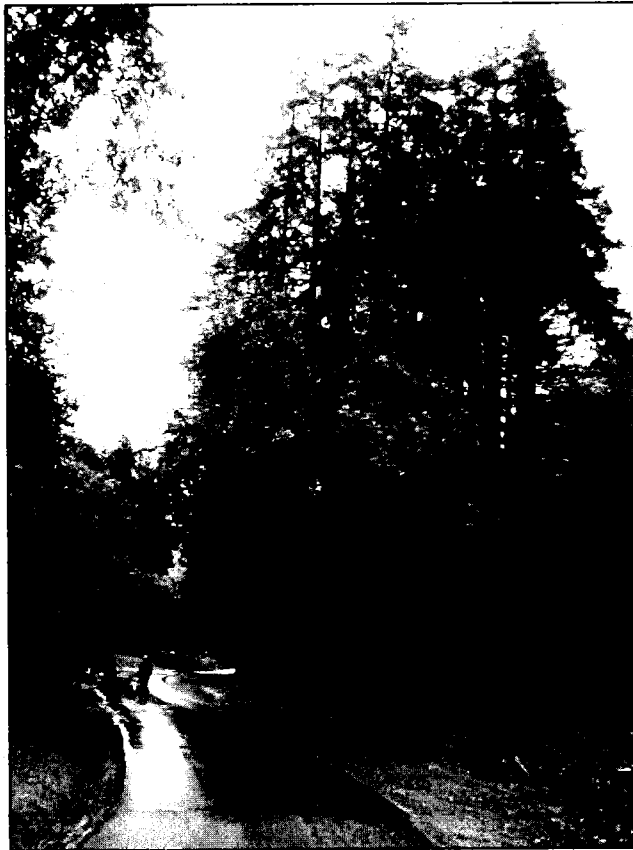


ARBORIST REPORT

PROPERTY OF ERIC CORDER

Unnamed Road, Soquel CA

103-171-79



Prepared by Shauna Cozad
Certified Arborist WE - 7452A

NATURE FIRST TREE CARE, INC. CERTIFIED ARBORISTS
5738 Soquel Drive, Soquel, CA 95073 831 462-8233 Fax 831 462-8236
E-mail: naturefirst@sbcglobal.net Website: www.naturefirst.net CA Contractors Lic. #775940

May 6, 2010

Eric Corder
4395 Ranchero Dr.
Soquel CA 95073

This arborist report evaluates 20 redwood trees and 2 CA bay trees on the Corder property, County parcel 103-171-79 off Old San Jose Rd. in Soquel, CA.

Overview

Twenty two trees are located within 100 feet of each other, bordered on one side by a riparian corridor and a narrow residential road on the other side. All the redwood and CA bay trees on the lot have already been assessed by the County of Santa Cruz. This report evaluates each tree and gives recommendations for trees to be removed or retained during and after construction.

Currently, 9 trees are required for removal under the current county approved footprint. These are trees numbered 1, 2, 3, 4, 5, 13, 14, 15, and 16.

Six additional trees are required for removal under the proposed Corder footprint. These are trees numbered 6, 17, 18, 19, 20, and 21.

Five trees are to remain during and after construction. A tree protection zone (TPZ) of 10 feet is recommended for this cluster of trees prior to and during construction. These trees are numbered 7, 8, 9, 10 and 11. Tree number 12 is also attached to the others through a basal root structure, but is far enough away from the others so that it can safely be removed without causing damage to the remaining trees.

Tree Numbering and Location Identification

All trees on the Proposed Site Plan, *Figure 1*, identified from left to right, by Diameter at Breast Height (DBH) measurements and their proximity to elevation points noted on the site plan.

"Top" refers to a tree on the upper portion of the site plan, closest to the road

"Middle" refers to a tree between the road and the riparian corridor.

"Bottom" refers to a tree or cluster of trees closest to the riparian corridor.

Tree # 1:

Species: *Umbellularia californica*

Common name: California Bay tree

DBH (diameter breast height): 18"

Height: 40 feet

Location: Top right of building block 1, at elevation + 95.65.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 2:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 21"

Height: 80 feet

Location: Middle in building block 2 at elevation point + 95.81.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 3:

Species: Sequoia sempervirens

Common name: Coast Redwood

DBH (diameter breast height): 24"

Height: 80 feet

Location: Middle of building block 2.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 4:

Species: Sequoia sempervirens

Common name: Coast Redwood

DBH (diameter breast height): 19"

Height: 80 feet

Location: Bottom of building block 2.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 5:

Species: Sequoia sempervirens

Common name: Coast Redwood

DBH (diameter breast height): 20"

Height: 80 feet

Location: Bottom right of building block 2. Near elevation point + 93.23.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 6:

Species: Sequoia sempervirens

Common name: Coast Redwood

DBH (diameter breast height): 36"

Height: 80 feet

Location: Top, above building block 3. Elevation point + 94.94.

To the east of the cluster of redwoods listed above in photo E stands the redwood in photo G (arrow). This tree has a double leader or double trunk at 6.5 feet from the ground. Multiple redwood trunks arising at the root mass or trunk base is rarely a concern, as are double leaders in redwood trees over 50 feet. However, a double leader at 6.5 feet is far more likely to fail or have the potential for splitting out due to included wood at a point of instability in the trunk. The smaller of the two leaders (DBH 15.5) is roughly half the diameter of the larger or main trunk (DBH 29.0). The DBH of the trunk below both leading trunks is 36", bulging somewhat above 4.5 feet before the union of the two leading heads. This bulge indicates the presence of included bark, a point of weakness at a poor height.

Recommendation:

Removal of tree. This recommendation is based on 1) the information provide above, and 2) removing this tree will provide more access from either side of the cluster of trees listed above during construction and reduce the impact on the roots of the tree cluster, providing a wider tree protection zone for the root zone.

Tree # 7:

Species: Sequoia sempervirens

Common name: Coast Redwood

DBH (diameter breast height): 18"

Height: 80 feet

Location: Within cluster of trees # 7 - 12, top center, all above building block 3. Redwood tree at elevation point + 95.65

Recommendation: Retain. Trees within this cluster will be within 8-11 feet of building edge. A tree protection zone (TPZ) of at least 10 feet during construction is recommended to protect roots and to maintain their health and vigor thereafter. An orange plastic construction fence, or similar material, at least 3' tall, must encircle TPZ prior to the beginning of construction. Soil compaction caused by heavy equipment causes absorbing roots that draw the necessary water and nutrients from the soil into the trunk and canopy to be suffocated and die. It is far more efficient to protect them prior to construction than try to reestablish these roots after construction.

None of the remaining trees in this cluster should be basally removed or separated from the others. Interconnected roots within cluster should be maintained during construction. Trees are in good condition. This cluster of trees is to remain during and after construction of the house. See attached document *Guidelines for Protection of Trees on Construction Sites* for details.

Tree # 8:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 28"

Height: 80 feet

Location: Within cluster of trees # 7 - 12, top center, above building block 3. Near elevation point + 95.30

Recommendation: See above recommendation for tree number 7.

Tree # 9:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 13"

Height: 80 feet

Location: Within cluster of trees # 7 - 12, top center, above building block 3.

Recommendation: See above recommendation for tree number 7.

Tree # 10:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 12"

Height: 80 feet

Location: Within cluster of trees # 7 - 12, top center, above building block 3.

Recommendation: See above recommendation for tree number 7.

Tree # 11:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 22"

Height: 80 feet

Location: Within cluster of trees # 7 - 12, top center, above building block 3.

Recommendation: See above recommendation for tree number 7.

Tree # 12:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 24"

Height: 80 feet

Location: Within cluster of trees # 7 - 12, top center, above building block 3. Near elevation point + 93.10.

Recommendation: Removal. This tree should be cut to grade, but no stump grinding should occur as all structural roots are amassed or joined in the cluster of trees numbered 7-12.

Tree # 13:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 19"

Height: 80 feet

Location: Middle, in building block 3. At elevation point + 93.80.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 14:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 13"

Height: 80 feet

Location: Middle in building block 3. At elevation point + 92.88.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 15:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 23"

Height: 80 feet

Location: Bottom of building block 3. At elevation point + 92.84.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 16:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 18"

Height: 80 feet

Location: Middle in building block 3. At elevation point + 91.85.

Recommendation: Removal. This tree is required for removal under the current county approved footprint.

Tree # 17:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 24"

Height: 80 feet

Location: Bottom right outside of building block 3. At elevation point + 91.37.

This individually trunked tree is located on the far eastern side of the property, closest to the riparian corridor. The tree has one hollow cavity at approximately 2.5 feet from the ground. The wood has compartmentalized around this cavity, and it does not threaten the longevity or integrity of the tree. It is in good condition.

This tree is located within five feet of the proposed foundation of the house. It is likely that even if a minimized tree protection zone of four to five feet can be achieved (ideally 12 feet), it will be difficult or impossible to maintain. The probability of construction equipment encroaching on this tree's roots, within the tree protection zone is high and at greater risk yet is the likelihood of extensive trenching, digging and excavating of soil around this tree. Damage to the trunk and roots may result in instability, decline and potentially death over a number of years. In a worst case scenario, tree failure against or through the house may result.

Recommendation:

Removal of the tree if construction for the foundation or house is within 5 feet of the trunk's outer edge on the house-side of the trunk.

Tree # 18:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 22"

Height: 80 feet

Location: Middle, above building block 3. At elevation point + 92.81.

The cluster of redwood trees numbered 18, 19, 20, 21 are in a similar stand as those in the cluster in photo E. All are in good condition. On the site plan for the proposed house, the distance between the outer tree and the location for the proposed septic tank appears to be approximately 11 feet. From the house to the area where the septic tank is designated to be installed, the location and depth of the trench is important in relation to the stand of redwood trees. Trenching too close to the root mass could cause root and tree instability, but more importantly, root penetration into the septic pipes themselves may occur over time; a costly repair (see photo I). In addition to the concern of the proximity of the trench to the root mass of the existing cluster of redwood trees in question, is the slope of the hill down toward the riparian corridor or creek. If the slope is too significant to excavate a hole for the septic tank, it seems logical that the septic tank would need to be on flatter ground, closer to the cluster of redwood trees.

A typical trench is between 18" to 24" deep, descending from the house to the tank. Depth of the trench depends on a number of specifications as well as the depth determined by the septic contractor. One of two types of alternative septic systems will likely be installed, either the Hoot (2500 Gallons) or the Advantech (1500 Gallons). The dimensions on the Advantech are approximately 8 feet wide by 10 feet long by 5 feet deep (8' x 10' x 5'); the dimensions for the Hoot are slightly larger, 8' x 12' x 6'. Each system typically lies approximately 18" under the soil surface with multiple access points for annual maintenance.

Recommendations: Removal. This tree is required for removal under the proposed Corder footprint. This tree is within a cluster of trees that cannot be separated from the others in the cluster. It is too close to the foundation of the house and would suffer severe root damage due to trenching for the septic tank in and around the tree's root zone.

Remove cluster of trees (18, 19, 20, and 21) if extensive trenching, excavation and construction related activities will enter the TPZ.

The ideal tree protection zone for this cluster of trees is one foot for every inch of trunk diameter of the radius of each trunk. The diameter of each of the three trunks, 22", 25", and 28" would require a TPZ of 14 feet from the outer edge of the trunk of the tree with a DBH of 28", and 11 feet from the trunk of the tree with a DBH of 22". Since the three trees are growing together as a cluster, an average of 12.5 feet is the TPZ determined for these trees; 11 - 12 feet would be sufficient. The structure itself is most likely within this TPZ, heavy equipment will likely need to access the site from the sides, and trenching and excavation equipment may need to access the site on the of the septic tank. Extensive damage to the rooting zone may cause instability, dieback and potentially tree failure. These factors must be kept in consideration for the health and longevity of the tree.

Tree # 19:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 20"

Height: 80 feet

Location: Within cluster of trees in middle right, above upper right corner of building block 3. Near elevation point + 92.81.

Recommendation: Removal. This tree is required for removal under the proposed Corder footprint. This tree is within a cluster of trees that cannot be separated from the others in the cluster. It is too close to the foundation of the house and would suffer severe root damage due to trenching for the septic tank in and around the tree's root zone. See above recommendation for tree number 18.

Tree # 20:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 25"

Height: 80 feet

Location: Within cluster of trees in middle right, above upper right corner of building block 3. Near elevation point + 92.81.

Recommendation: Removal. This tree is required for removal under the proposed Corder footprint. This tree is within a cluster of trees that cannot be separated from the others in the cluster. It is too close to the foundation of the house and would suffer severe root damage due to trenching for the septic tank in and around the tree's root zone. See above recommendation for tree number 18.

Tree # 21:

Species: *Sequoia sempervirens*

Common name: Coast Redwood

DBH (diameter breast height): 28"

Height: 80 feet

Location: Within cluster of trees in middle right, above upper right corner of building block 3. Near elevation point + 92.81.

Recommendation: Removal. This tree is required for removal under the proposed Corder footprint. This tree is within a cluster of trees that cannot be separated from the others in the cluster. It is too close to the foundation of the house and would suffer severe root damage due to trenching for the septic tank in and around the tree's root zone. See above recommendation for tree number 18.

Tree # 22:

Species: *Umbellularia californica*

Common name: California Bay Tree

DBH (diameter breast height): 8"

Height: 80 feet

Location: Top, far right, near elevation point + 91.71

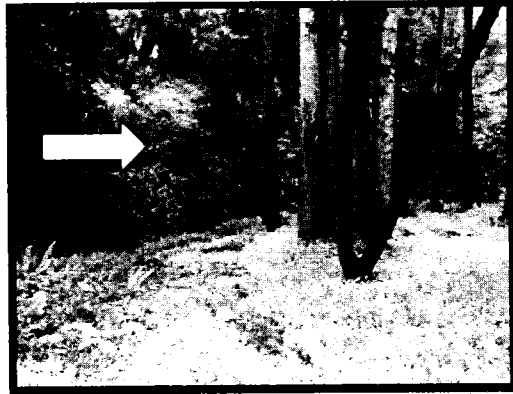
Recommendation: Bay tree has odd leaning character, but is sufficiently out of the building envelope and can remain. A tree protection zone of 4' should be maintained during construction. See attached document on construction guidelines for details.

PHOTOS

Redwood Trees on Corder Property off Old San Jose Road, Soquel CA.



A



B



C



D



E



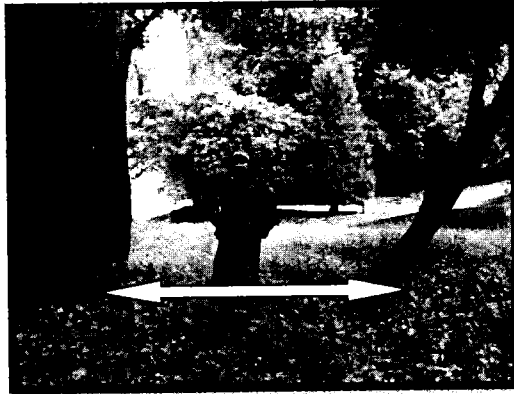
F

PHOTOS (Page 2)

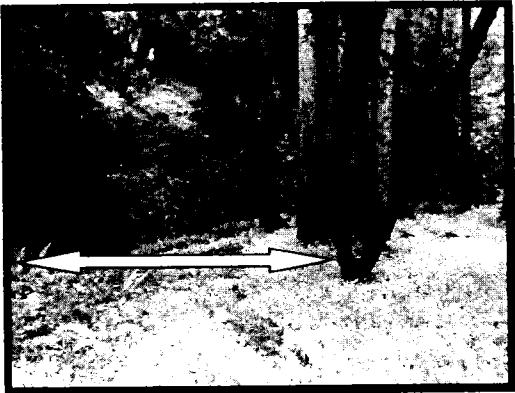
Redwood Trees on Corder Property off Old San Jose Road, Soquel CA.



G



H



I

