



Staff Report to the Zoning Administrator

Application Number: **111079**

Applicant: Teichert Construction

Agenda Date: 8/5/11

Owner: Fasting Prayer Mountain of the World

Agenda Item #: 1

APN: 070-201-03 & -04

Time: After 10:00 a.m.

Project Description: Proposal to construct a retaining wall over 6 feet in height within the required 20 foot side yard setbacks.

Location: Property located on the west side of Lockhart Gulch Road approximately 200 feet south of Tabernacle Drive. (1000 Lockhart Gulch Road)

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111079, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	15 acres (070-201-03) & 10 acres (070-201-04)
Existing Land Use - Parcel:	Residential & church
Existing Land Use - Surrounding:	Rural residential neighborhood & Mission Springs conference center
Project Access:	Lockhart Gulch Road
Planning Area:	Carbonera
Land Use Designation:	R-M (Mountain Residential)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Environmental Information

Geologic Hazards:	Slope failures on roadway
Soils:	Report required for Building Permit (B-111802)
Fire Hazard:	Not a mapped constraint
Slopes:	20-50%+
Env. Sen. Habitat:	Mapped resource/no physical evidence on site
Grading:	540 cubic yards (cut)
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	5000 gallon detention system proposed
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
Water Supply:	Private	
Sewage Disposal:	Septic	
Fire District:	Scotts Valley Fire Protection District	
Drainage District:	None	

History

This application is to resolve a code compliance investigation from 2006 in which the driveway was widened by cutting into the slope above the driveway. This slope is in a failing condition and a retaining wall is needed to stabilize the slope. Prior code violations for construction of structures and an additional dwelling on the property (which date back to a prior property owner) are not addressed in this application. No evidence of permits for a church/conference center on the project site have been identified.

Project Setting

The subject property is located on the west side of Lockhart Gulch Road, approximately 1 mile north of Mount Hermon Road, in Scotts Valley. The project site is heavily wooded and slopes steeply upward from Lockhart Gulch Road. The surrounding neighborhood consists of rural residential home sites and the Mission Springs conference center.

Zoning & General Plan Consistency

The subject property is two parcels of approximately 25 acres in total, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed retaining wall is an allowed ancillary use within the zone district. The zoning is consistent with the site's (R-M) Mountain Residential General Plan designation.

Retaining Wall Over 6 Feet in Height

This proposal is an application to allow a retaining wall in excess of 6 feet in height within the required side yard setbacks. The retaining wall is not located within the front yard setback of Lockhart Gulch Road, but does cross the common boundary of the two parcels (and the 20 foot side yard setbacks for each property). In these areas, the retaining wall exceeds 6 feet in height. The driveway slope is not excessive, but exposed slope cuts adjacent to the roadway are over 12 feet high in some locations. Evidence of active slope failure was observed on the site visit and it is clear that a retaining wall is needed to prevent further slope failure.

Additional review is necessary to determine the appropriate engineering and structural requirements of the proposed wall, and these reviews are being performed under Building Permit application B-111802. However, sufficient information has been provided to review the over-height retaining wall within the required yard setbacks.

Given the distance from the public road and adjacent neighbors, combined with the topography and wooded nature of the project site, the increase in retaining wall height will not create a visual impact or be otherwise be incompatible with the character of the existing neighborhood. Planning staff can support the request for an increased wall height in this location.

Code Compliance

The current proposal does not resolve all of the code violations on the subject property, but it is a step forward to resolving the violations. If the retaining wall and road widening can be approved, the access for fire and emergency equipment will be improved and the future approval of the existing uses on the site can be more easily considered.

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 **111079**, based on the attached findings and conditions.

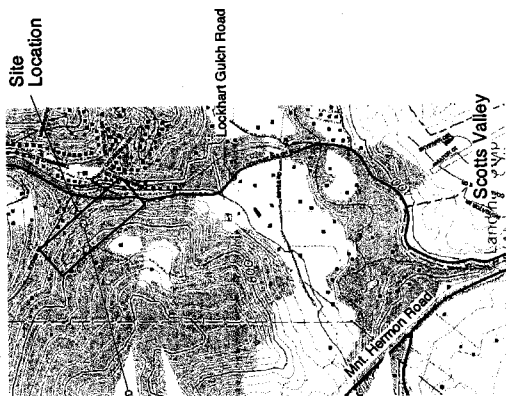
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

Application #: 111079
APN: 070-201-03 & -04
Owner: Fasting Prayer Mountain of the World

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Report Prepared By: Randall Adams
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Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us



Site Survey Maps
Education & Associates land Surveying
complete Feb. 2011

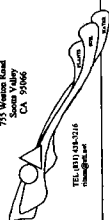
Craig S. Harwood, C.E.G.
Project Engineering Soils Report
Soils Report for
Widening of Access Road
1000 Lockhart Gulch Road
February 2011
Terra Firma, Marc Raison R.C.E.

Project Description

- | | |
|--|--|
| <p>Widen 1280 linear feet of existing access road. Existing road varies in width from 14' to 18' wide. Proposed road to have minimum pavement width of 18'.</p> <p>Proposed new AC pavement = 5310 square feet.</p> <p>Excavate 540 cubic yards on upslope side of road to widen and for construction of retaining wall system.</p> <p>Construct 13,000 square feet of spiral retaining wall on upslope side road to stabilize new and existing cuts.</p> <p>Construct 5000 gallon Detention system.</p> | |
|--|--|

SHEET NO.	DRAWING NO.	DRAWING TITLE
SHEET 1	1	COVER SHEET
SHEET 2	G1	Overall Site Grading
SHEET 3	G1-A	Site Grading Plan
SHEET 4	G1-B	Site Grading Plan
SHEET 5	G1-C	Site Grading Plan
SHEET 6	G2	Soil Nail Wall Elevation
SHEET 7	G3	Typical Cross Section
SHEET 8	D1	Site Drainage Plan
SHEET 9	S1	Typical Cross Section
SHEET 10	S2	New Shotcrete Wall
SHEET 11	S3	Wall Construction Details
SHEET 12	T	Surveyor's Assesment

TERRA FIRMA
755 Western Road
Scotts Valley
CA 95066



Road Widening Plans

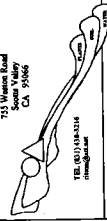
APNs: 070-201-03 & 070-201-04
Lockhart Gulch Road

Date: Feb. 15, 2011
Prepared by: Marc Rissotto, RCE 37100, Expires 06/2012
Scale: as shown

SHEET
G1-B

Scale: Topography Map 1" = 40'
 (E) 2' Contours
 (E) 10' Contours
 Property Lines
 and Road
 Elements
 (E) Damage Pattern

TERRA FIRMA
 733 Western Road
 Suite 200
 CA 95066
 TEL: (916) 434-5214
 FAX: (916) 434-5214



Road Widening
 Grading Plan

APNs: 070-301-03 & 070-301-04
 Lockhart Gulch Road

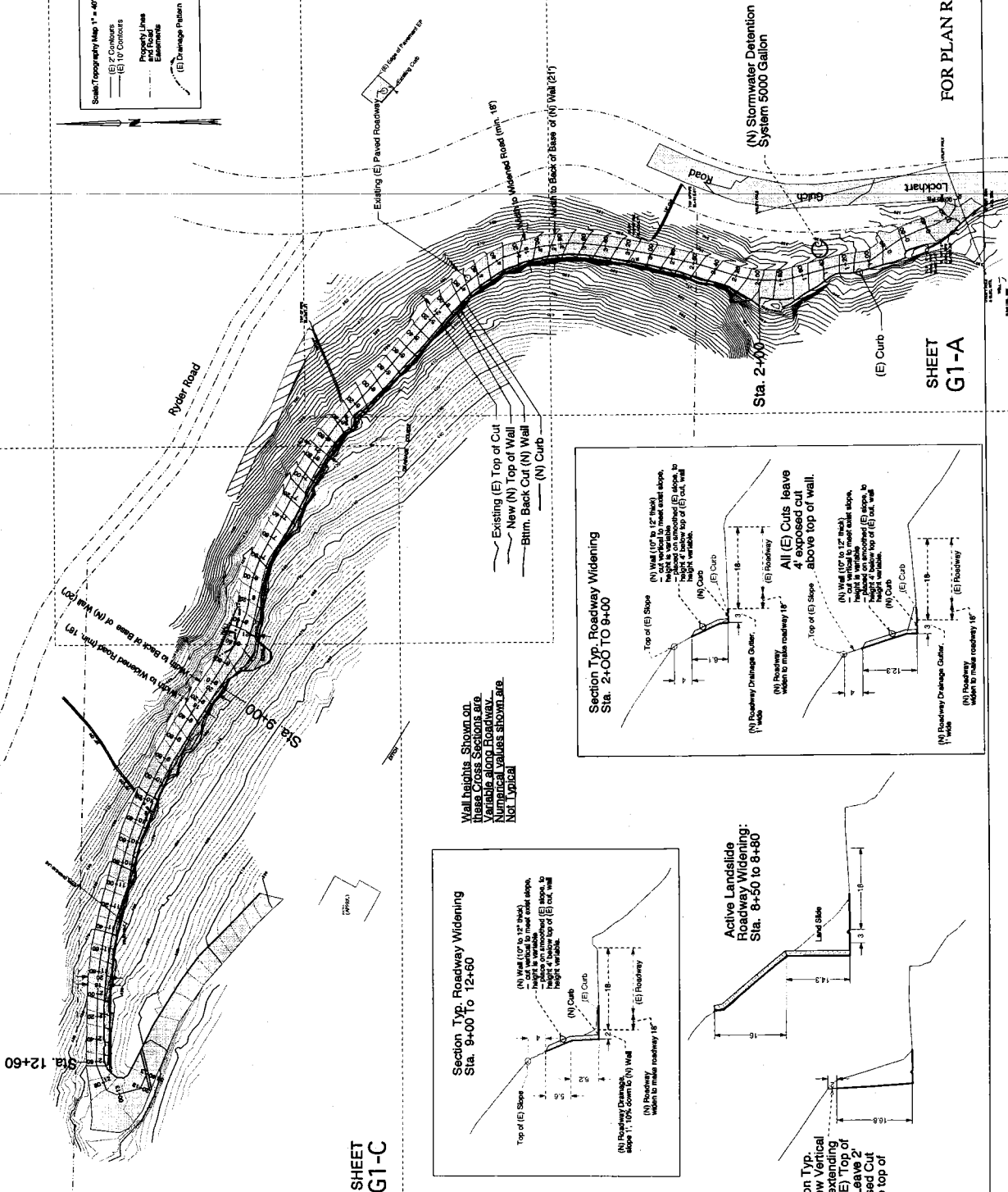
Project No. 15-011
 Prepared by: J. L. L. L. L.
 Scale: as shown



G1

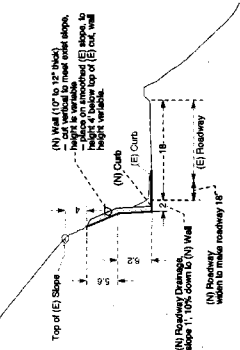
FOR PLAN REVIEW

SHEET
G1-A

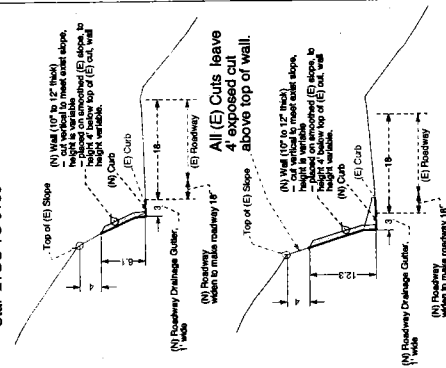


Wall heights shown on
 these cross sections are
 variable along roadway.
 Numerical values shown are
 not typical

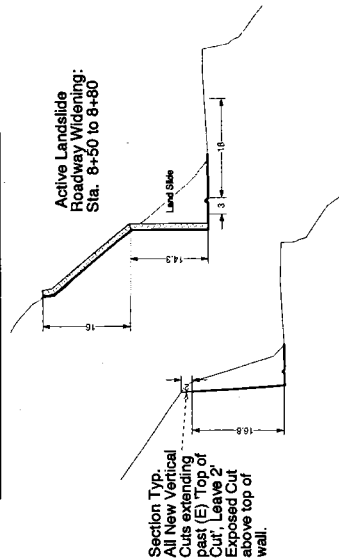
Section Typ. Roadway Widening
 Sta. 9+00 To 12+60



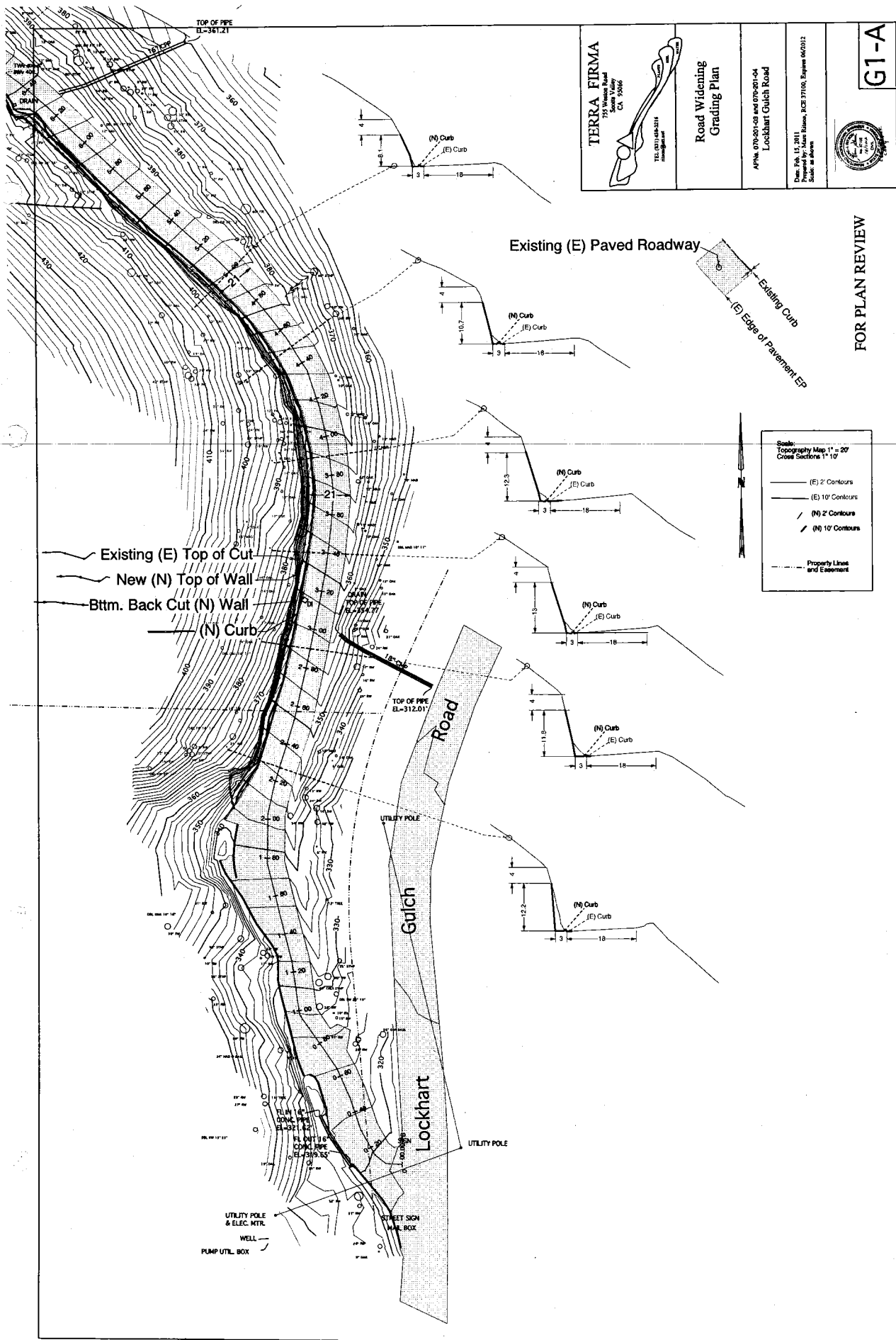
Section Typ. Roadway Widening
 Sta. 2+00 To 8+00



Active Landslide
 Roadway Widening:
 Sta. 8+50 to 8+80



Section Typ.
 All New Vertical
 Cuts extending
 past (E) Top of
 Cut, Leave 2'
 Exposed Cut
 above top of
 wall.



TERRA FIRMA
355 Wilshire Road
Sunnyvale, CA 95066
TEL: (415) 488-3214
www.tfirmacorp.com

**Road Widening
Grading Plan**

APNs: 079-061-004 and 079-061-004
Lockhart Gulch Road

Date: Feb. 15, 2011
Prepared by: Susan Blanton, SCE 37110, Expires 06/2012
Scale: as shown

G1-A

FOR PLAN REVIEW

Scale: Topography Map 1" = 20'
Cross Section 1" = 10'

(E) 2' Contours
(E) 10' Contours
(N) 2' Contours
(N) 10' Contours

TERRA FIRMA
755 Vienna Road
Scotts Valley
CA 95066

TEL 408.434.0388
FAX 408.434.0389

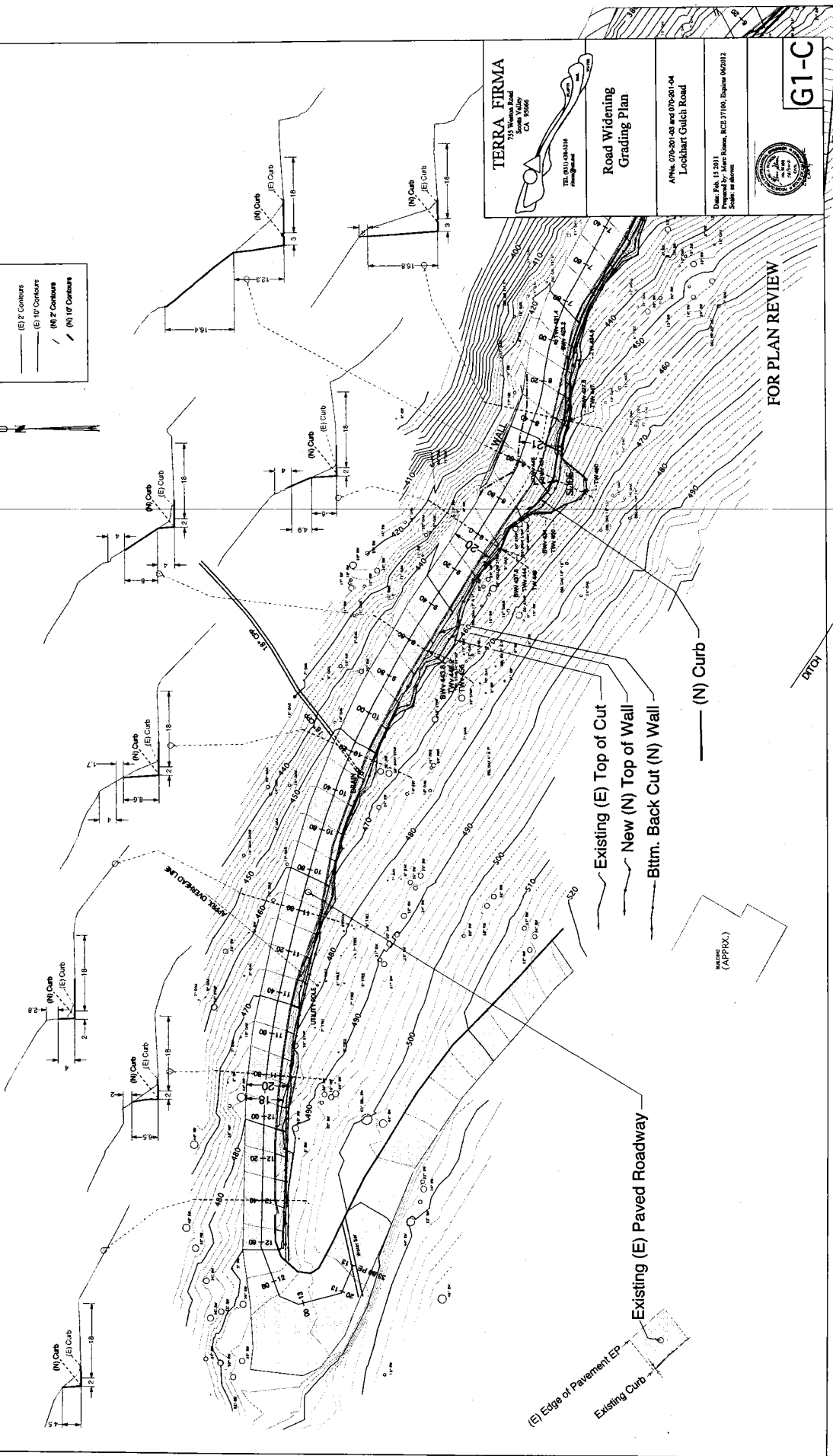
**Road Widening
Grading Plan**

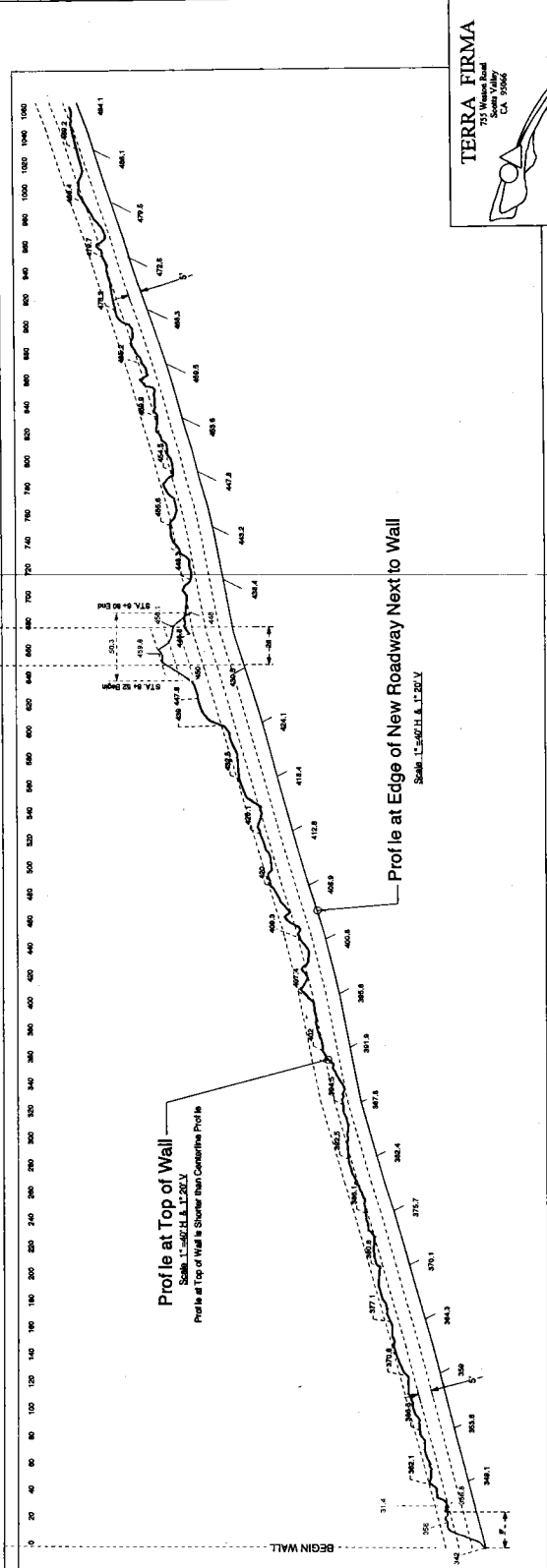
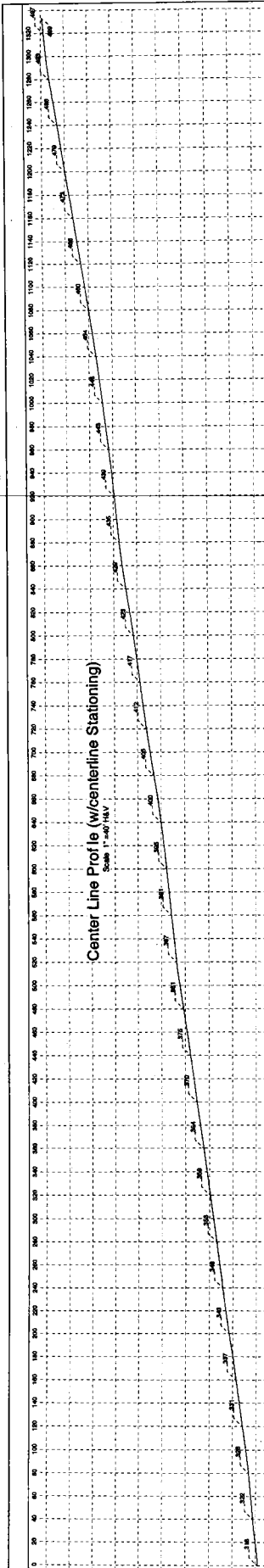
APNs: 078-201-04 and 078-201-04
Lockhart Gulch Road

Date: Feb. 12, 2011
Prepared by: Aaron Holmes, RCS 37160, Engineer 060312
Checked by: [Signature]

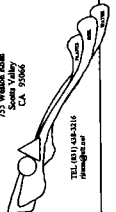
G1-C

FOR PLAN REVIEW





TERRA FIRMA
735 Western Road
Sunny Valley
CA 95050




TEL: 916/438-3116
www.terrafirma.com

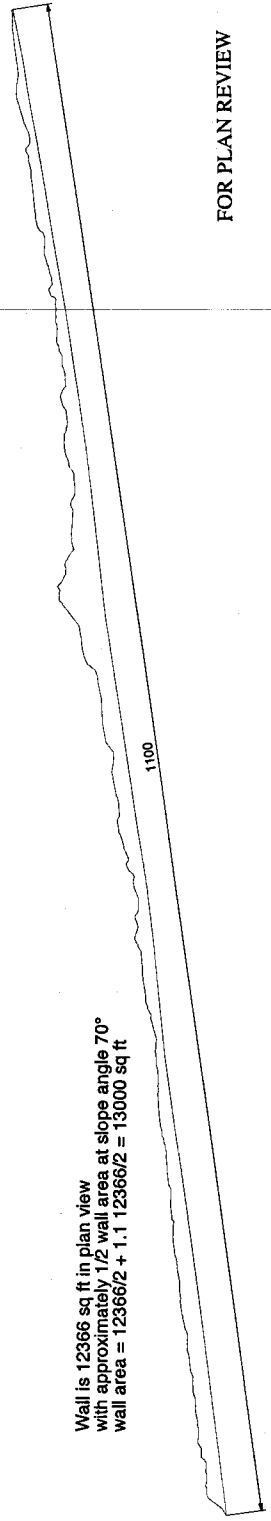
**Road Widening
Grading Plan**

APNs: 070-001-02 and 070-001-04
Lockhart Gulch Road

Date: Feb. 15, 2011
Prepared by: John Shaw, NCE 37100, Engineer 662012
Scale as shown.

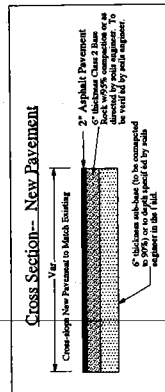
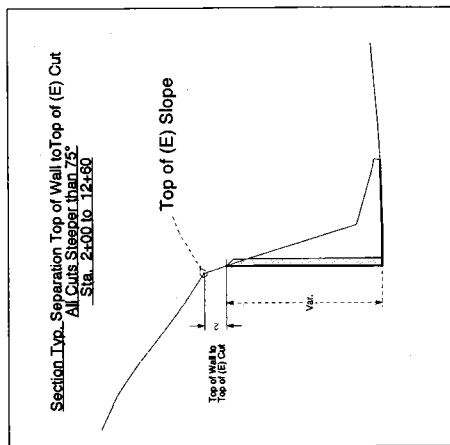
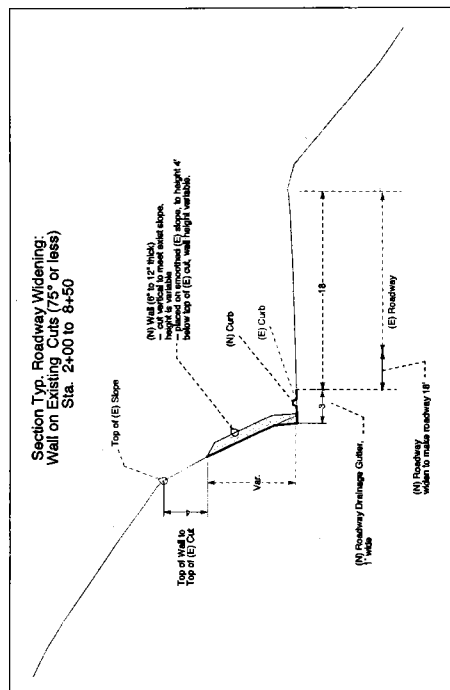
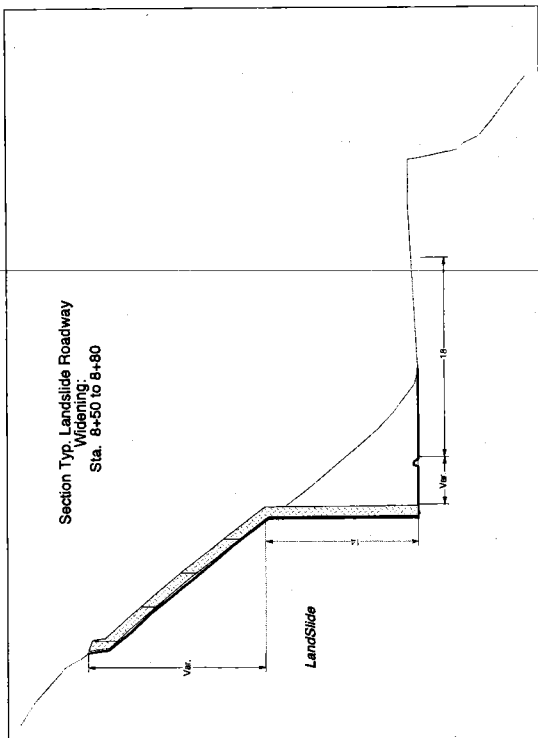
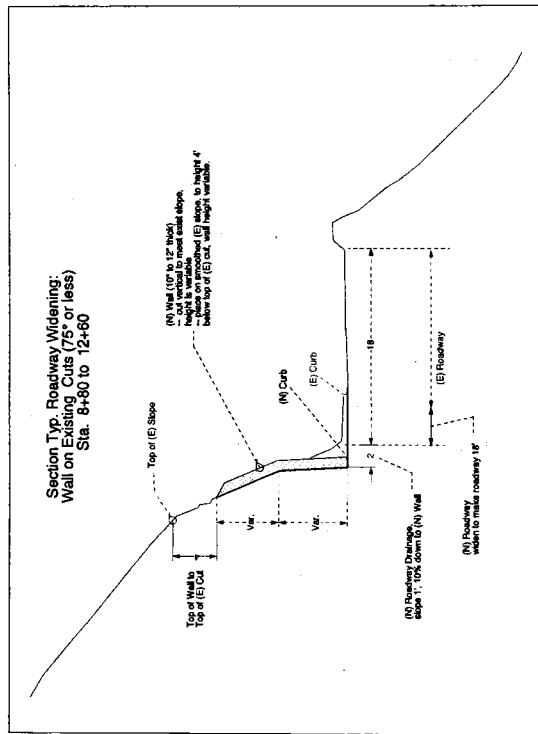


G2





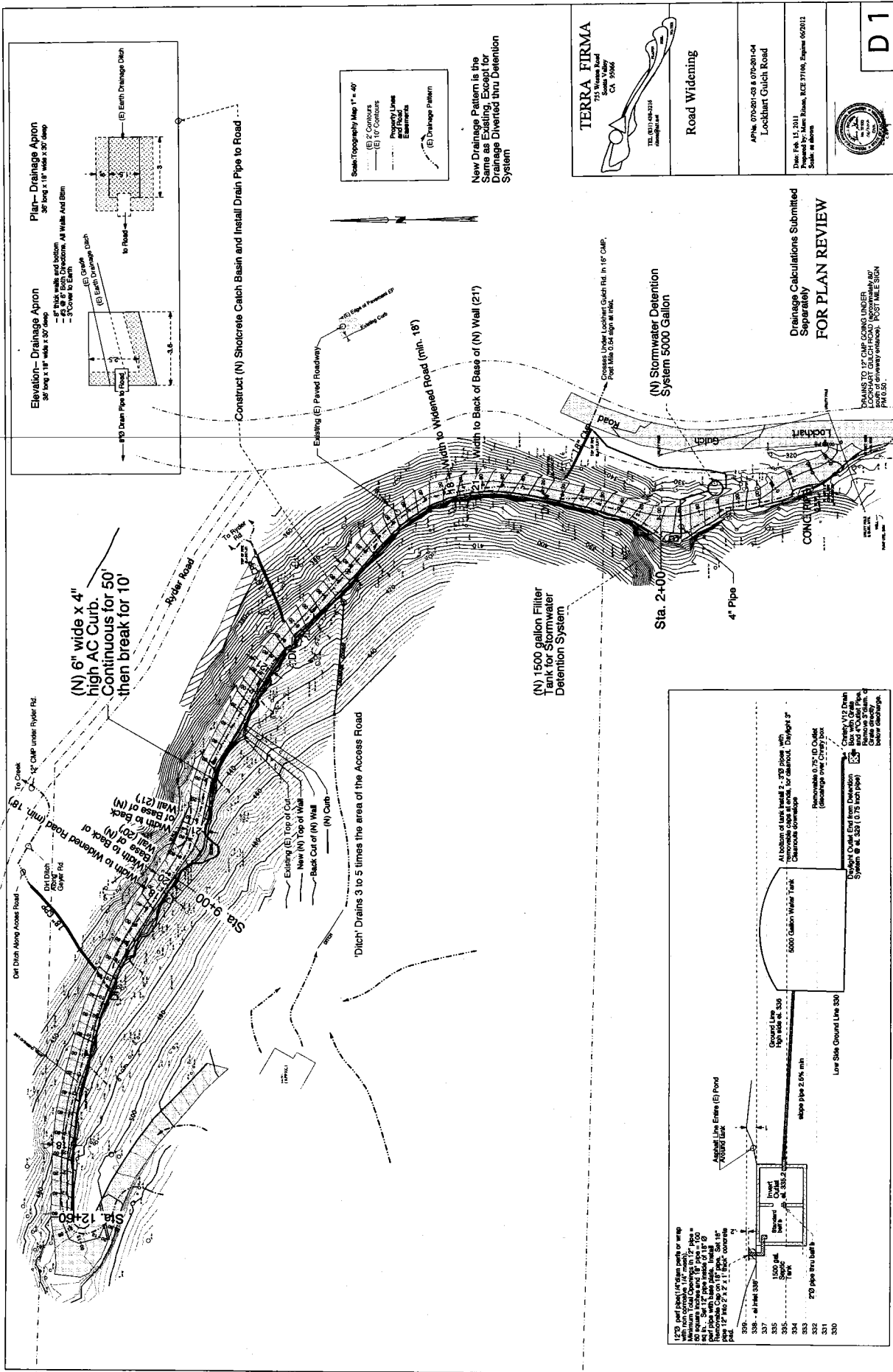
Wall is 12366 sq ft in plan view
with approximately 1/2 wall area at slope angle 70°
wall area = 12366/2 + 1.1 12366/2 = 13000 sq ft

FOR PLAN REVIEW



FOR PLAN REVIEW

<p>TERRA FIRMA 755 Warren Road Seaside Valley CA 94062</p>  <p>TEL: (415) 371-0116 Fax: (415) 371-0117</p>	<p>Road Widening Grading Plan</p>	<p>APNs: 070-301-00 & 070-301-04 Lockmeil Gulch Road</p>	<p>Dated: Feb. 12, 2011 Prepared by: Allen Rios, RGS 37190, Expires 06/2012 Scale: as shown</p>	 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>G 3</p> </div>
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TERRA FIRMA

1311 S. Main Street
Sunnyvale, CA 95086

TEL: (415) 444-2316
FAX: (415) 444-2317

www.terrafirma.com

APNs: 070-001-03 & 070-001-04

Lockhart Gulch Road

Date: Feb. 13, 2011

Prepared by: Matt Basso, ECE 57166, Expires 06/2012

Scale: as shown

FOR PLAN REVIEW

Drainage Calculations Submitted Separately

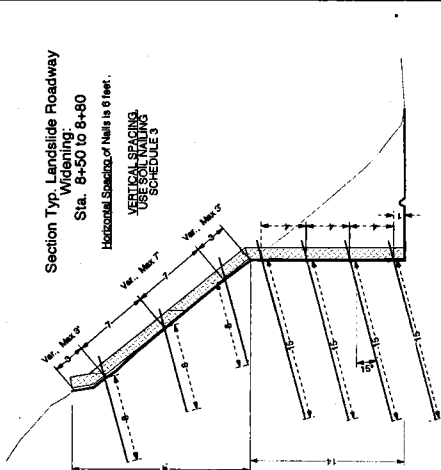
Drains to 17' CMP GOING UNDER RYDER ROAD TO EXISTING STORM DRAINAGE SYSTEM. POST MILE SIGN PM 0.50.

D 1

EXHIBIT A

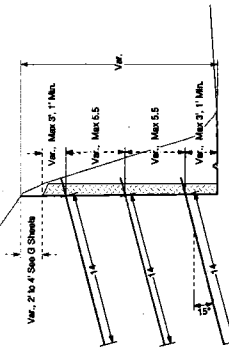
Section Typ. Landside Roadway Widening
Sta. 8+50 to 8+80
Horizontal Spacing of Nails is 6 feet.

VERTICAL SPACING
USE SOIL NAILING
SCHEDULE 3



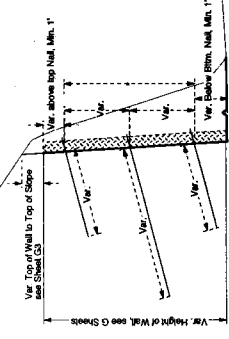
Section Typ. Landside Roadway Widening
Sta. 8+90 to 8+50
Horizontal Spacing of Nails is 6 feet.

VERTICAL SPACING
USE SOIL NAILING
SCHEDULE 3

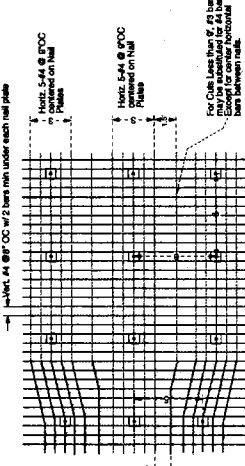


Section Typ. New Wall
USE SOIL NAILING SCHEDULE 1 & 2
Horizontal Spacing of Nails is 6 feet.

VERTICAL SPACING
USE SOIL NAILING
SCHEDULE 1 & 2



Construct 7" thick Walls, All Walls
Construct w/ 4000 psi Concrete



See Sheet S2 for Wall Construction Details

SOIL NAILING SCHEDULE 1 3' Exposure Soil Above Top of Nail									
CL Depth (ft)	Nail Depth (ft)	Nail Spacing (ft)	Nail Length (ft)	Nail Diameter (in)	Nail Spacing (ft)	Nail Length (ft)	Nail Diameter (in)	Nail Spacing (ft)	Nail Length (ft)
15	15	6	15	1.5	6	15	1.5	6	15
16	16	6	16	1.5	6	16	1.5	6	16
17	17	6	17	1.5	6	17	1.5	6	17
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19	19	6	19	1.5	6	19	1.5	6	19
20	20	6	20	1.5	6	20	1.5	6	20
21	21	6	21	1.5	6	21	1.5	6	21
22	22	6	22	1.5	6	22	1.5	6	22
23	23	6	23	1.5	6	23	1.5	6	23
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47	47	6	47	1.5	6	47	1.5	6	47
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49	49	6	49	1.5	6	49	1.5	6	49
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63	63	6	63	1.5	6	63	1.5	6	63
64	64	6	64	1.5	6	64	1.5	6	64
65	65	6	65	1.5	6	65	1.5	6	65
66	66	6	66	1.5	6	66	1.5	6	66
67	67	6	67	1.5	6	67	1.5	6	67
68	68	6	68	1.5	6	68	1.5	6	68
69	69	6	69	1.5	6	69	1.5	6	69
70	70	6	70	1.5	6	70	1.5	6	70
71	71	6	71	1.5	6	71	1.5	6	71
72	72	6	72	1.5	6	72	1.5	6	72
73	73	6	73	1.5	6	73	1.5	6	73
74	74	6	74	1.5	6	74	1.5	6	74
75	75	6	75	1.5	6	75	1.5	6	75
76	76	6	76	1.5	6	76	1.5	6	76
77	77	6	77	1.5	6	77	1.5	6	77
78	78	6	78	1.5	6	78	1.5	6	78
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80	80	6	80	1.5	6	80	1.5	6	80
81	81	6	81	1.5	6	81	1.5	6	81
82	82	6	82	1.5	6	82	1.5	6	82
83	83	6	83	1.5	6	83	1.5	6	83
84	84	6	84	1.5	6	84	1.5	6	84
85	85	6	85	1.5	6	85	1.5	6	85
86	86	6	86	1.5	6	86	1.5	6	86
87	87	6	87	1.5	6	87	1.5	6	87
88	88	6	88	1.5	6	88	1.5	6	88
89	89	6	89	1.5	6	89	1.5	6	89
90	90	6	90	1.5	6	90	1.5	6	90
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94	94	6	94	1.5	6	94	1.5	6	94
95	95	6	95	1.5	6	95	1.5	6	95
96	96	6	96	1.5	6	96	1.5	6	96
97	97	6	97	1.5	6	97	1.5	6	97
98	98	6	98	1.5	6	98	1.5	6	98
99	99	6	99	1.5	6	99	1.5	6	99
100	100	6	100	1.5	6	100	1.5	6	100

SOIL NAILING SCHEDULE 2 4' Exposure Soil above Top of Nail									
CL Depth (ft)	Nail Depth (ft)	Nail Spacing (ft)	Nail Length (ft)	Nail Diameter (in)	Nail Spacing (ft)	Nail Length (ft)	Nail Diameter (in)	Nail Spacing (ft)	Nail Length (ft)
15	15	6	15	1.5	6	15	1.5	6	15
16	16	6	16	1.5	6	16	1.5	6	16
17	17	6	17	1.5	6	17	1.5	6	17
18	18	6	18	1.5	6	18	1.5	6	18
19	19	6	19	1.5	6	19	1.5	6	19
20	20	6	20	1.5	6	20	1.5	6	20
21	21	6	21	1.5	6	21	1.5	6	21
22	22	6	22	1.5	6	22	1.5	6	22
23	23	6	23	1.5	6	23	1.5	6	23
24	24	6	24	1.5	6	24	1.5	6	24
25	25	6	25	1.5	6	25	1.5	6	25
26	26	6	26	1.5	6	26	1.5	6	26
27	27	6	27	1.5	6	27	1.5	6	27
28	28	6	28	1.5	6	28	1.5	6	28
29	29	6	29	1.5	6	29	1.5	6	29
30	30	6	30	1.5	6	30	1.5	6	30
31	31	6	31	1.5	6	31	1.5	6	31
32	32	6	32	1.5	6	32	1.5	6	32
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100	100	6	100	1.5	6	100	1.5	6	100

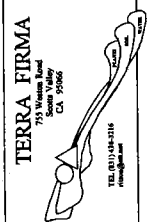
Soil Nails

1. Threaded Solid Bar, AASHTO M41/ASTM A615, Grade 60 or 80, ASTM A 722, for Grade (G3). Minimum yield strength = 180,000 psi. Design strength = 170,000 psi. Minimum tensile strength = 200,000 psi. Minimum elongation = 18%. Minimum yield strength = 180,000 psi. Minimum tensile strength = 200,000 psi. Minimum elongation = 18%.
2. Point Barbed Epoxy Coating, ASTM A 775, Minimum 0.4 mil (0.010 mm) thickness. Epoxy coating shall be applied to the entire length of the nail. Epoxy coating shall be applied to the entire length of the nail.
3. Soil Nail Application
 - a. Consideration shall be given to the soil nail application. The soil nail shall be installed in the soil. The soil nail shall be installed in the soil.
 - b. The soil nail shall be installed in the soil. The soil nail shall be installed in the soil.
 - c. The soil nail shall be installed in the soil. The soil nail shall be installed in the soil.
 - d. The soil nail shall be installed in the soil. The soil nail shall be installed in the soil.
4. Soil Nail Head. The soil nail head shall be installed in the soil. The soil nail head shall be installed in the soil.
5. Soil Nail Head. The soil nail head shall be installed in the soil. The soil nail head shall be installed in the soil.
6. Soil Nail Head. The soil nail head shall be installed in the soil. The soil nail head shall be installed in the soil.

Concrete And Reinforcing Steel

1. Reinforcing steel shall conform to requirements of ASTM A615, Grade 60.
2. Concrete shall be placed in the soil. The concrete shall be placed in the soil.
3. Concrete shall be placed in the soil. The concrete shall be placed in the soil.
4. Concrete shall be placed in the soil. The concrete shall be placed in the soil.
5. Concrete shall be placed in the soil. The concrete shall be placed in the soil.
6. Concrete shall be placed in the soil. The concrete shall be placed in the soil.

General Construction Notes and Testing Requirements are on Sheet S3



Shotcrete Wall Construction Road Widening

APN# 070-501-03 & 070-501-04
Lockhart Gulch Road

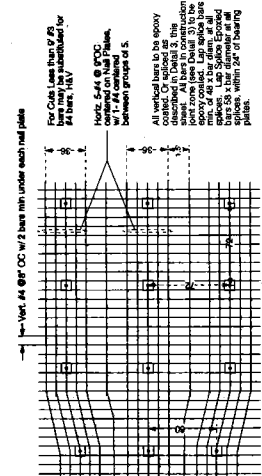
Date: Feb. 11, 2011
Project: Lockhart Gulch Road, KCE 37100, Expense 06/2012
Scale: as shown



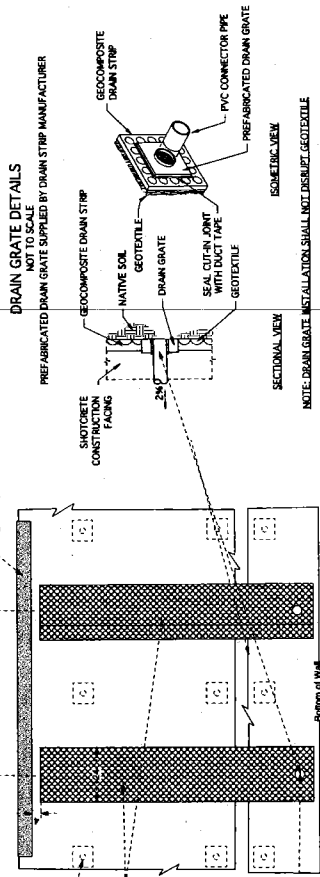
S 2

FOR PLAN REVIEW

Construct 7" thick Walls, All Walls Construct w/ 4000 psi Concrete

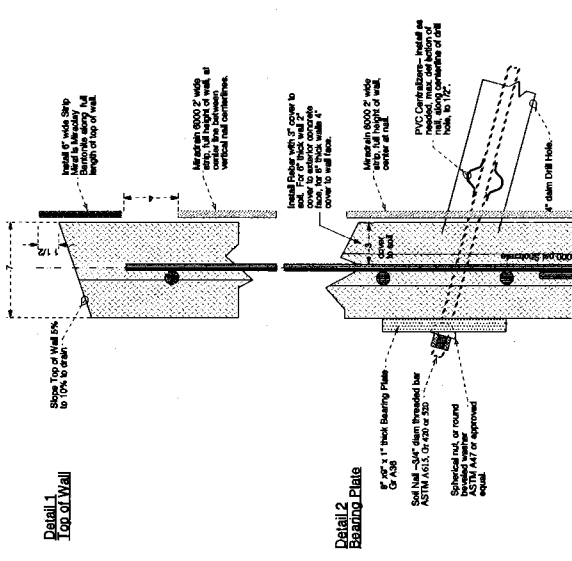


Detail 5
Elevation Typ. Wall
Drainage

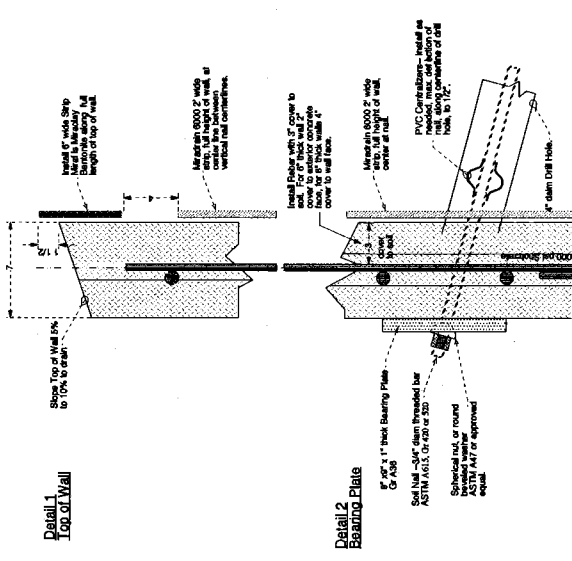


Detail 3
Horizontal and Vertical
Construction Joints

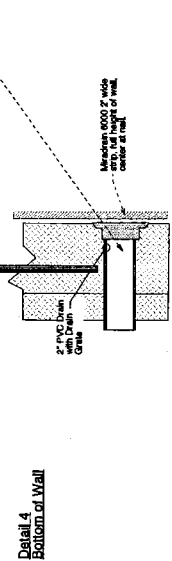
Do not make construction joints where Bearing Plates or Construction Joints are shown. Construction Joints are shown in Schedule 1 (see Sheet S1) may be used in the following locations: at breaks in slope, at breaks in slope, at breaks in slope.



Detail 1
Top of Wall



Detail 2
Bearing Plate



Detail 4
Bottom of Wall

35

FOR PLAN REVIEW

Development Permit Findings

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

This finding can be made, in that construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the retaining wall 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 is residential and the proposed retaining wall will be ancillary to the existing residential use.

The proposed retaining wall is consistent with County Code 13.10.525 (Fences & Retaining Walls) in regards to the construction of a retaining wall in excess of 6 feet in height. The retaining wall is not located within the front yard setback of Lockhart Gulch Road, but does cross the common boundary of the two parcels (and the 20 foot side yard setbacks for each property). In these areas, the retaining wall exceeds 6 feet in height. The driveway slope is not excessive, but exposed slope cuts adjacent to the roadway are over 12 feet high in some locations. Evidence of active slope failure was observed on the site visit and it is clear that a retaining wall is needed to prevent further slope failure. The increase in the maximum retaining wall height from 6 feet to up to 13 feet within the required side yard setbacks will not create a visual impact or be otherwise be incompatible with the character of the existing neighborhood, due to the distance from the public road and adjacent neighbors, combined with the topography and wooded nature of the project site.

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

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

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

Application #: 111079
APN: 070-201-03 & -04
Owner: Fasting Prayer Mountain of the World

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

This finding can be made, in that the proposed retaining wall will not generate additional traffic or require utilities.

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

This finding can be made, in that the proposed retaining wall will be ancillary to the existing residential use.

Conditions of Approval

Exhibit A: Project Plans "Road Widening Plans", prepared by Terra Firma, 12 sheets, dated 2/15/11.

- I. This permit authorizes the construction of a retaining wall up to a maximum of 13 feet in height, as depicted on the approved Exhibit "A" for this permit (and including any changes required by Building Permit B-111802). This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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. All information required under Building Permit application B-111802 for the proposed retaining wall.

2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements. The subject properties are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- C. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Stormwater Management.
-
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services, if required.
- E. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose

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

- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
-
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the

Application #: 111079
APN: 070-201-03 & -04
Owner: Fasting Prayer Mountain of the World

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

Randall Adams
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: 111079

Assessor Parcel Number: 070-201-03 & -04

Project Location: 1000 Lockhart Gulch Road

Project Description: Proposal to construct a retaining wall in excess of 6 feet in height

Person or Agency Proposing Project: Teichert Construction

Contact Phone Number: (916) 484-3027

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

Specify type:

E. X **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of a retaining wall to protect an existing roadway serving residential development in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

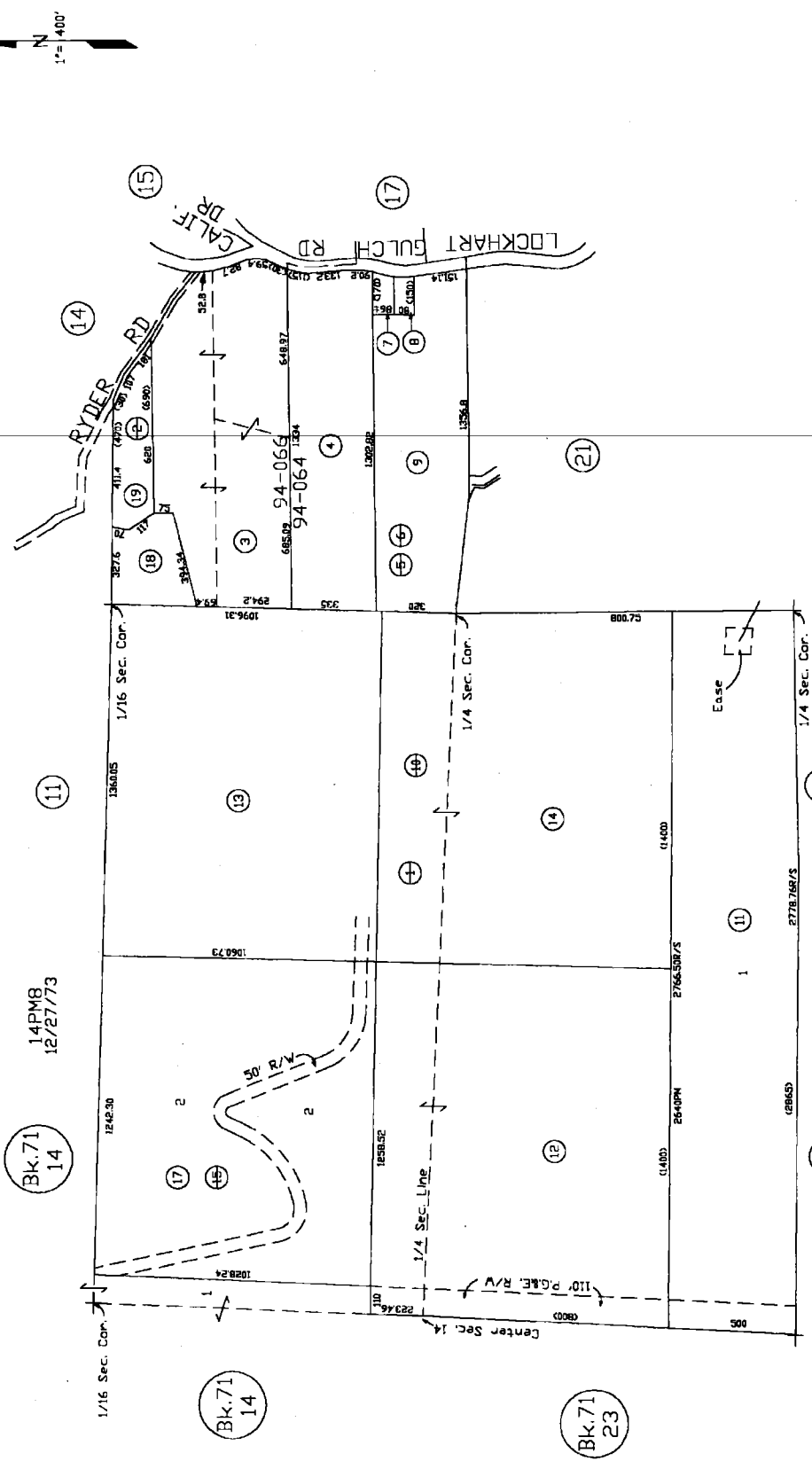
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY FOR ANY PURPOSES NOT INTENDED FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1988

POR. SEC. 13 & 14,
T.10S., R.2W., M.D.B. & M.

Tax Area Code
94-064 94-066

70-20



66MB52
10/23/78
(70-201-11)

59MB8
9/19/73

59MB11
6/3/80
(70-201-11)

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

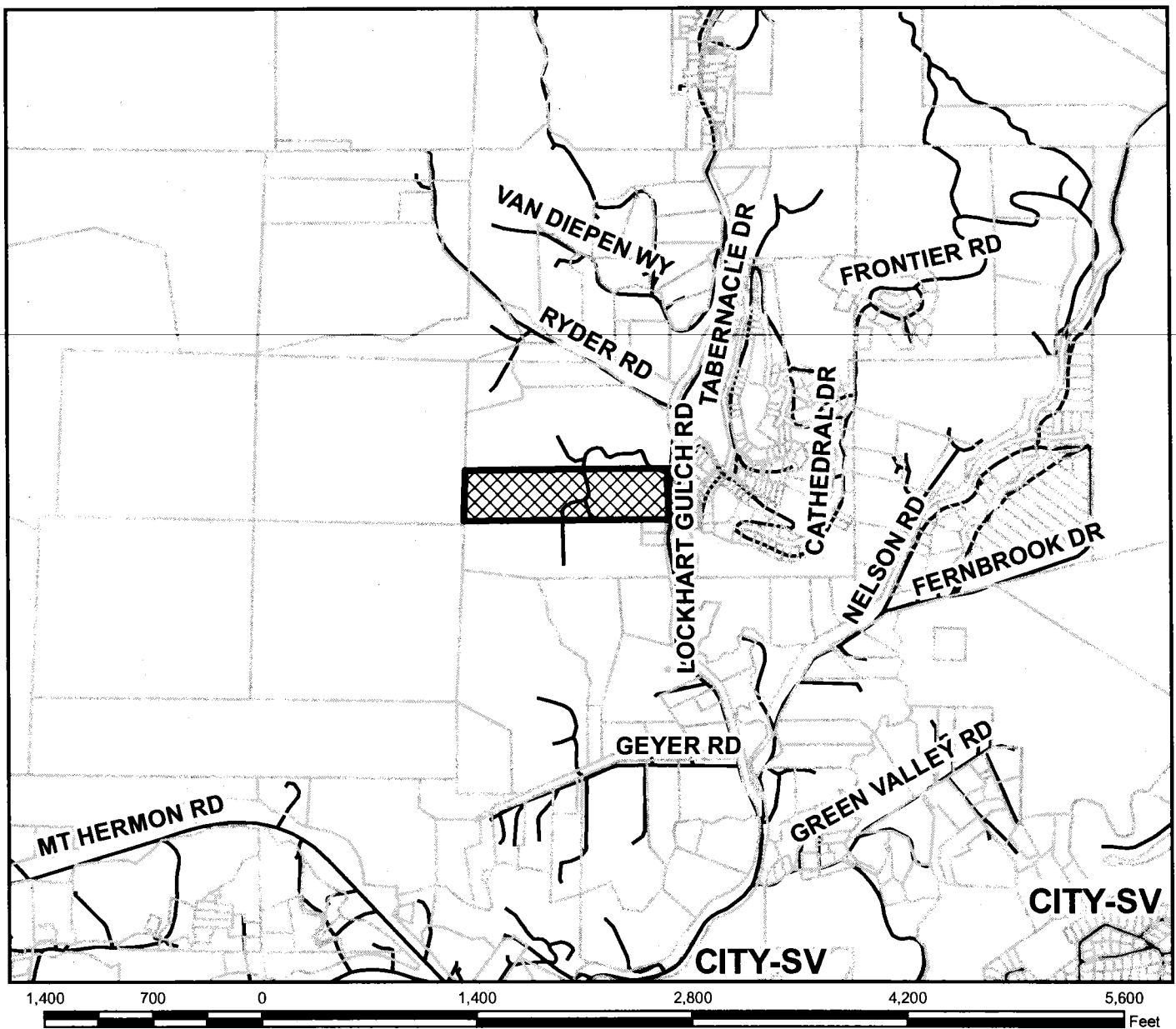
Assessor's Map No. 70-20
County of Santa Cruz, Calif.
June 1954

Rev. 1/9/82 M.M. (TDA)
Rev. 8/7/81 M.M. (changed page refs)
Rev. 6/2/78 G.C.A. (consolidation)
Elec. Controlling System 6/25/76 KSA







EXHIBIT E

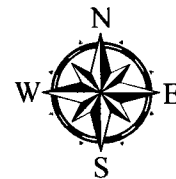


Location Map



LEGEND

-  APN: 070-201-04
-  Assessor's Parcels
-  Streets
-  Residential-Mountain
-  Residential-Rural
-  Parks and Recreation

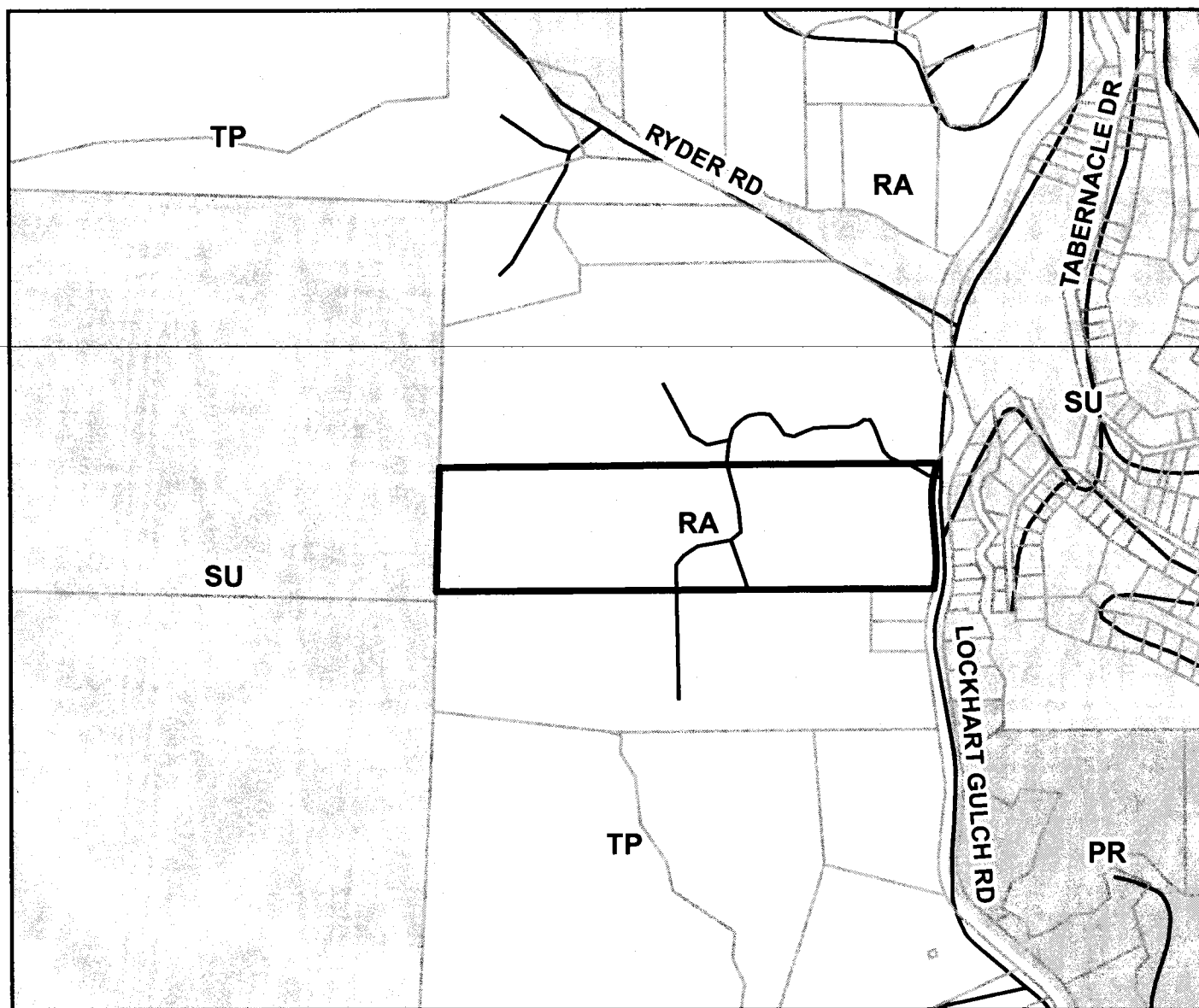


Map Created by
County of Santa Cruz
Planning Department
June 2011

EXHIBIT E

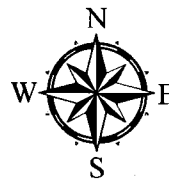


Zoning Map



LEGEND

- APN: 070-201-04
- Assessors Parcels
- Streets
- Residential-Mountain
- Residential-Rural
- Parks and Recreation

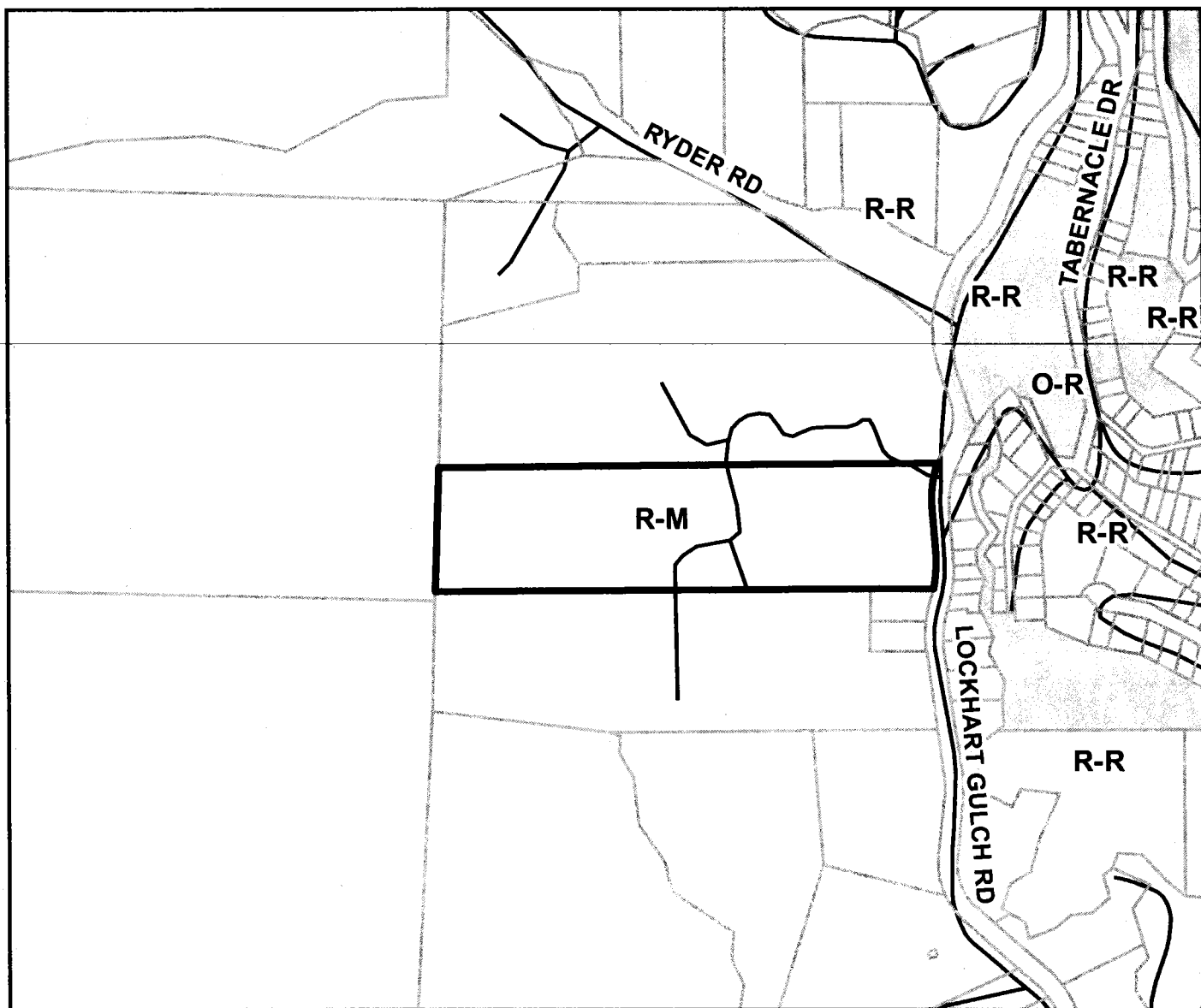


Map Created by
County of Santa Cruz
Planning Department
June 2011







EXHIBIT E

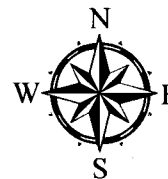


General Plan Designation Map



LEGEND

-  APN: 070-201-04
-  Assessors Parcels
-  Streets
-  Residential-Mountain
-  Residential-Rural
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
June 2011

EXHIBIT E



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

FASTING PRAYER MOUNTAIN OF THE WORLD
997 LOCKHART GULCH RD
SCOTTS VALLEY, CA 95066

Application # B-111802
Assessor's Parcel # 070-201-03

Primary Owner and Situs Address(s):
C/O JONG SOOK CHOE FASTING PRAYER MOUNTAIN
OF THE WORLD
1000 LOCKHART GULCH RD, SCOTTS VALLEY, CA
95066-2933

Dear Property Owner,

All agencies have completed the review of your Building Permit Application. The agencies listed below have denied your application and have listed specific deficiencies in a checklist that you must address. The contact information for each reviewer is also listed. Please contact them directly if you have any questions.

Please submit ___ sets of revised plan sheets and two copies of any additional required letters/reports that have been requested for a second review.

(Do not submit complete sets of plans).

Carefully follow the drawing conventions shown in the enclosed handout. A copy of the Deficiency Letter must be included for each agency indicating the location the plans of each item. **Revised plans that do not meet these requirements will not be accepted or processed.** Submit all required review materials at one time to one of the Department's two building counters during the **hours of operation** listed below:

701 Ocean Street, Santa Cruz - Please visit our website for hours of operation.

Note that while the fees paid with the submission of your application cover the cost of the initial and second reviews, additional reviews will result in additional charges.

To complete the checklist, a response, such as a sheet or detail number where the revision can be found, must be placed to the left of each comment. Your second review materials will not be accepted without a checklist from each agency that is listed on the deficiency letter.

Agency Review Comment Checklist

RW	Encroachments/Driveway Review	Correction
(show location of revision with sheet/detail number if applicable)		
	Existing driveway approach is in good condition. The driveway is steep and wide, the drainage from the surface of the driveway needs to be directed to the existing inlets along the driveway. Please revise plans to indicate the installation of water bars at each inlet (along this driveway) to prevent runoff from crossing Lockhart Gulch Road. If engineer would like to design another system to accommodate the runoff from the driveway, please revise plans and it will be reviewed.	
RW	Env Planning Review	Correction
(show location of revision with sheet/detail number if applicable)		
		(831)454-5121 CAROLYN BANTI

EXHIBIT F

1. The retaining walls on the outside of the driveway must be permitted and require site specific geotechnical and engineering geologic information.
2. The fill from the excavation of the roadway must be show on the plans and permitted with this application.

Engineering Geologist / Geotechnical Engineer

3. All drainage above the cut must be intercepted .
4. Only portions of the slopes are stable. In some locations the steep slopes are apparently globally stable, but the colluvium clearly is eroding and failing over time. Please develop a maintenance program that requires the timely correction of future instability.
5. The out falls to the existing drainage system must be evaluated to determine if they're potentially unstable. The engineering geologist and geotechnical engineer should make recommendations to mitigate any issues.
6. Cut slope must comply with the following section of the California Building Code:
J106.1 Maximum slope. See County Code Section 16.20.140- "Design Standards for Excavations". The slope of cut surfaces shall be no steeper than is safe for the intended use, and shall be no steeper than 2 horizontal to 1 vertical (50 percent) unless the applicant furnishes a soils report justifying a steeper slope.
Exceptions:
 1. A cut surface may be at a slope of 1.5 horizontal to 1 vertical (67 percent) provided that all the following are met:
 - 1.1. It is not intended to support structures or surcharges.
 - 1.2. It is adequately protected against erosion.
 - 1.3. It is no more than 8 feet in height.
 - 1.4. It is approved by the Building Official.
 2. A cut surface in bedrock shall be permitted to be at a slope of 1 horizontal to 1 vertical (100 percent), if approved by the Building Official or County Geologist with appropriate geotechnical and engineering geology reports.

Our review of the plans indicates that new excavations are proposed that exceed these design standards. Please modify the plans to comply with the Code. We do agree with the Geotechnical Engineer that the cut slope should be smoothed and groomed to a uniform inclination.

- 7. Please provide interceptor drains as follows: J109.3 Interceptor drains. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet, measured horizontally. They shall have a minimum depth of 1 foot and a minimum width of 3 feet. The slope shall be approved by the Building Official, but shall not be less than 50 horizontal to 1 vertical (2 percent). The drain shall be paved with concrete not less than 3 inches in thickness, or by other materials suitable to the application and reinforced as required for drainage terraces. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the Building Official.

Comments on the Engineering Geology Report

8. On page 4 the last paragraph the report indicates that both a retaining wall and an engineered fill were placed on the slope. Please provide the engineering for the wall and fill, (and include the placement of the fill and retaining wall in the permit application).
9. The report does not provide a description and evaluation of fracturing of the Santa Cruz Mudstone on the slope stability. Please indicate the affect of fracturing on the slope stability. Is toppling a potential mechanism of slope failure?
10. Please indicate if the footing of the retaining wall is founded in the colluvium or in bedrock.

11. The geotechnical engineer did not sign the report. Please have the report signed before the second submittal.

12. The colluvium appears to be surficially unstable and appears to continuously fail on to the roadway. Does this failure require mitigation? Will the process of back stepping of this unit result in a larger and larger scarp that will be increasingly unstable?

RW	Plan Check Review	Correction	(831)454-3151	LAURA BRINSON
(show location of revision with sheet/detail number if applicable)				

1. Please complete and return a special inspection and testing agreement form, along with a statement of special inspections for the 4000 ksi concrete and steel placement in this retaining wall. Forms are available at http://www.sccoplanning.com/html/misc/online_services.htm . (2010 CBC, 1704)

2. Please submit a copy of the geologist's plan review letter.

If you have any questions regarding this plan review, please contact Laura Brinson at 831-454-3151 or email laura.brinson@co.santa-cruz.ca.us .

RW	Public Works Storm Water	Correction
(show location of revision with sheet/detail number if applicable)		

Stormwater review fees were not collected at intake by the Planning Department. Please deposit \$1275.00 (WO4) to the Planning Department prior to review of this project. Review comments will be posted once the fees have been paid.

RW	Zoning Review	Correction	(831)454-3218	RANDALL ADAMS
(show location of revision with sheet/detail number if applicable)				

Review 4/27/11 - R. Adams

Not approved, pending submittal of application for an over-height wall approval. Requires a development permit for a wall in excess of 6 feet in height within required yard setbacks. Additional code compliance issues will also be addressed as a component of the review for the proposed development.

All reviewing agencies to provide comments through this Building Permit application. If you have specific comments regarding the discretionary permit application please contact the project planner - Randall Adams at 454-3218.

All determinations by reviewers of this Building Permit Application, including those contained in this letter and those in subsequent correspondence, are appealable. For appeal procedures, please refer to the attached brochure entitled "Appeals for Building Permit Applications".

Extension Policy

You have until the expiration date of this application to resolve all deficiencies and obtain your permit. Per County Code, the expiration date is two years after the application date or six months from the date the application is approved, whichever comes first. **Extensions of the expiration date are rarely granted and only in extreme cases where extenuating circumstances can be shown.**

Thank you.