Staff Report to the Zoning Administrator

Application Number: 121302

Applicant: Susan Bushman
Owner: Wood Marcia F Trustee
APN: 046-183-15

Agenda Date: June 14, 2013
Agenda Item #: 6
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 690 square foot nonconforming single family dwelling and to construct a two story, one bedroom, 1,620 square foot single family dwelling on a parcel in the R-1-6 zone district. Requires a Coastal Permit, Soils Report Review, Preliminary Grading Review, and a Categorical Exemption from the California Environmental Quality Act under Class 15303.

Location: Property located on the north side of Sunset Drive about 60 feet from the intersection of Sunset Drive and Mesa Way (65 Sunset Drive).

Supervisorial District: 2nd District (District Supervisor: Friend)

Permits Required: Coastal Permit
Technical Reviews: Soils Report Review, Preliminary Grading Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121302, based on the attached findings and conditions.

Exhibits

A.	Categorical Exemption (CEQA determination)		General Plan Maps
B.	Findings	G.	Soils Report, Conclusions and Recommendations, prepared by Haro, Kasunich and Associates, Inc., dated February 2012
C.	Conditions	H.	Comments & Correspondence
D.	Project Plans		
E.	Color Board		
F.	Assessor's, Location, Zoning and		

Parcel Information

Parcel Size:	4,007 square feet (0.092 acres)
Existing Land Use - Parcel:	Residential

Existing Land Use - Surrounding:	Residential
Project Access:	Via Sunset Drive
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Single Family Residential - 6,000 square feet minimum)
Coastal Zone:	X Inside __ Outside
Appealable to Calif. Coastal Comm.	X Yes __ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Baywood Loamy Sand
Fire Hazard:	Not a mapped constraint
Slopes:	Parcel slopes gently downward to the east
Env. Sen. Habitat:	Mapped for Central Dune Scrub
Grading:	78 cubic yard cut; 23 cubic yards fill; preliminary grading plans have been reviewed and accepted by Environmental Planning staff.
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	New on-site drainage system proposed
Archeology:	Not a mapped resource

Services Information

Urban/Rural Services Line:	X Inside __ Outside
Water Supply:	City of Watsonville
Sewage Disposal:	Septic
Fire District:	Pajaro Valley Fire District
Drainage District:	None

History

Assessor's records indicate that the existing single family dwelling was constructed in 1942, however, County records indicate that a single family dwelling was permitted to be constructed in 1971 under use permit 3984-U. County planning records also indicate that the construction of a 12.5' x 20' addition to the north wall of the residence was approved in 1971 under permit 3987-U. The permit files indicate that the existing residence is nonconforming for the front and south side yard setbacks.

Project Setting

The subject parcel is located on the east side of Sunset Drive about 1,370 feet from Sunset State Beach in Watsonville. Sunset Drive is a private road with a 40 foot wide right of way. The property is currently developed with a two story, single family dwelling that is non-conforming in that it is located about 1 foot from the front property line and therefore does not comply with the required 15 foot front yard setback for the R-1-3.5- R-1-4.9 zone district (see 'Zoning and

General Plan Consistency' Section below). The property slopes downwards to the east, or the rear portion of the lot, and the existing house is constructed down the slope; therefore, the house is only a single story at the frontage along Sunset Drive and is two stories at the rear of the parcel.

The existing homes along Sunset Drive and Mesa Way vary in size and design and surround the subject parcel to the north, south, and west across Sunset Drive. Sunset State Beach (recreational area and preserve) is located to the east of the parcel and the ocean is located to the west; specifically, the top of the coastal bluff is about 400 feet from the front property line of the subject parcel. There are about nine residences located between the subject parcel and the coastal bluff. The land slopes downwards towards the ocean and the subject parcel is about 20 feet higher than the elevation at the top of the coastal bluff.

The closest parcel that is designated as an Agricultural Resource Type in the County General Plan, is located about 380 feet east of the rear property line of the subject parcel; therefore, the required 200 foot agricultural buffer will be provided.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 4,007 square feet and is located in the R-1-6 (Single Family Residential - 6,000 square feet minimum) 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 Urban Low Residential (R-UL) General Plan designation. The parcel is 4,007 square feet which is less than 80% of the minimum parcel size for the R-1-6 zone district, therefore, the development standards for the R-1-3.5 – R-1-4.9 zone district apply as per County Code Section 13.10.323(D)(2)(a). The proposed residence complies with the site standards for the applicable zone district, as shown in the table below:

	Required as per County Code Chapter 13.10.323 (R-1-3.5 – R-1-4.9)	**Proposed**
Front Yard	15'	15'
Side Yard	5' & 5'	5' & 5'
Rear Yard	15'	>15'
Height	28'	<28'
Lot Coverage	40%	About 28%
Floor Area Ratio	50%	40%
Parking	2 spaces	2 spaces in driveway

The proposed residence is a 1 bedroom house as per County Code Section 13.10.700-B, the definition of "bedroom". The definition of "bedroom" in the county code is consistent with the Environmental Health Services definition of bedroom, therefore, although there will be a separate living room and family room in the proposed residence, the residence is considered to be a 1 bedroom residence for septic, parking purposes, and capital improvement fee payment purposes.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings that vary in size and architectural style and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will utilize light colored horizontal siding, shingle siding, and a gray color palate to reduce the visual impact of the proposed development on surrounding land uses and to blend in with the natural landscape.

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 **121302,** 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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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: 121302
Assessor Parcel Number: 046-183-15
Project Location: 65 Sunset Drive

Project Description: Proposal to demolish an existing 690 square foot residence and construct a 1620 square foot single family dwelling

Person or Agency Proposing Project: Susan Bushman

Contact Phone Number: (831) 726-2445

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 single family dwelling in an area designated for residential use.

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

_____ Date:_____

Samantha Haschert, Project Planner

EXHIBIT A

Application #: 121302
APN: 046-183-15
Owner: WOOD MARCIA F TRUSTEE

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single Family Residential - 6,000 square foot minimum), a designation which allows residential uses. The proposed single family dwelling is a permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Residential) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of size and architectural style and the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; and the development will continue to be one story at the frontage of the parcel along Sunset Avenue.

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

This finding can be made, in that the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water in that no public access through the site currently exists. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood in terms of size and architectural design. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district of the area, as well as the R-UL (Urban Low Residential) General Plan and Local Coastal Program land use designation. Developed parcels in the area contain one and two story single family dwellings along the street.

EXHIBIT B

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the 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 R-1-6 zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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

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

The proposed project has considered existing terrain and minimized grading by incorporating a design that steps down the hillside and the single family dwelling is appropriate for the site in that there is existing adequate access to the parcel and the single family dwelling fits in with the existing pattern of land use in the area. Significant environmental resources have not been identified on the parcel.

The proposed project complies with General Plan Policy 5.13.23 (Agricultural Buffers Required) in that the location of the house on the property is greater than 200 feet from the property line of the closest commercial agricultural land use.

The proposal meets Objectives 8.1 (Quality Design) and 8.6 (Building Deisgn) in that the proposed residence meets all applicable site standards for the purpose of protecting light, solar access, air, and open space for public and private properties and the stepped down design is complementary to the sloping conditions of the parcel.

EXHIBIT B

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

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

This finding can be made, in that the proposed one bedroom single family dwelling replaces an existing one-bedroom single family dwelling; therefore, the level of traffic generated by the site is not expected to increase as a result of the development, and the structure is not expected to overload utilities in that the single family dwelling will replace an existing residence.

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

This finding can be made, in that the proposed structure is located in a residential neighborhood containing a variety of architectural styles and sizes, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will compliment the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

EXHIBIT B

Conditions of Approval

Exhibit D: Project Plans, 3 sheets (1-3) dated June 2012, 1 sheet (L1) dated November 2012, prepared by Susan Bushman; 3 sheets (C1 – C3) dated October 2012, prepared by R.I Engineering, Inc.

I. This permit authorizes the construction of a single family dwelling. 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 Demolition Permit from the Santa Cruz County Building Official.

C. Obtain a Building Permit from the Santa Cruz County Building Official.

i. 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.

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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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:

i. The building plans must be drawn to scale.

ii. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.

iii. Grading, drainage, and erosion control plans.

EXHIBIT C

iv. Final plans shall reference the approved soils report and include a statement that the project shall conform to the report's recommendations.

v. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.

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.

i. The applicant's sewage consultant shall obtain an approved Preliminary Onsite Sewage Disposal Site Evaluation from Environmental Health Services.

E. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Protection District including the following requirement:

i. The access road shall be widened to 18' or the existing turnaround shall be improved to meet the standards of Santa Cruz County Fire. If you have any questions regarding the requirements, contact Deputy Fire Marshal Chris Walters at 831-335-6748.

F. After plans are submitted that are acceptable to all reviewing agencies, the applicant shall submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. Please note that the plan review form must reference the final plan set by last revision date. Any updates to the report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of the form may be found on the Planning Department website at: www.sccoplanning.com under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

G. Submit 2 copies of the accepted soils report.

EXHIBIT C

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

I. Provide required off-street parking for 2 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

III. All construction shall be performed according to the approved plans for the Building Permit and shall meet the following conditions:

A. All construction vehicles and equipment shall be parked on the subject property during construction and shall not restrict access on Sunset Drive.

B. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:

i. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and

ii. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

iii. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

C. If asbestos is found in the building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials shall be performed by a licensed asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. At least 10 days prior to demolition of existing structures the Monterey Bay Unified Air Pollution Control District (MBUAPCD) shall be notified and an MBUAPCD Notification of Demolition and Renovation Checklist shall be submitted to both MBUAPCD and the County.

D. The applicant and/or property owner shall recycle and reuse materials, as appropriate, and to the maximum extent possible. At a minimum, all construction and demolition waste shall be processed through the Buena Vista Construction and Demolition Waste program.

EXHIBIT C

E. The soils engineer must remain involved with the project during construction.

i. Submit a letter from the soils engineer 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.

ii. Prior to placing concrete for foundations, a letter from the soils engineer shall 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.

IV. 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. All construction shall comply with all recommendations of the approved soils report.

i. At the completion of construction, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report. If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

D. Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans. In order to clear the Hold, one of these options shall be exercised:

i. The civil engineer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineers letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of general

EXHIBIT C

conformance to plans are not sufficient.

ii. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements are shown.

iii. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings for each sheet showing drainage improvements and/or their construction details must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license, and phone number. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer, to the County Public Works Department for review to process the clearance of the drainage hold if the submittal is satisfactory.

iv. A recorded maintenance agreement will be required for the proposed drain age system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at: http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. 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.

VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless

EXHIBIT C

the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it 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:

i. COUNTY bears its own attorney's fees and costs; and

ii. 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.

EXHIBIT C

Application #: 121302
APN: 046-183-15
Owner: WOOD MARCIA F TRUSTEE

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: _____

Wanda Williams	Samantha Haschert
Deputy Zoning Administrator	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.

EXHIBIT C

PROJECT DATA:

1. **OWNER:** Marcia Wood
5732 N 9th Street
Fresno, CA 93710 (559) 907-7591
e-mail: mowi@pacbell.net

Project Site:
65 Sunset Drive
Watsonville, CA 95076

2. **DESIGNER:** Susan Bushman
637 Carpenteria Road
Aromas, CA 95004 (831) 726-2445
e-mail: bushmanwine@sbcglobal.net

3. **STRUCTURAL ENGINEER:** G.A. Graebe & Associates
Wisam Nader C.E.
154 W. San Luis Street
Salinas, CA 93901 (831) 422-6409

4. **SOILS ENGINEER:** Haro,Kasunich and Associates, Inc.
Rick L. Parks
116 East Lake Ave.
Watsonville, CA 95076 (831) 722-4175

5. **A.P.N.** 046-183-15

6. **ZONING** R1-8 (CZ)

7. **OCCUPANCY GROUP** R-3

8. **TYPE CONSTRUCTION** V-B

9. **SCOPE OF WORK:** Existing 690 sq. ft. Residence and 508 sq. ft. Deck to be removed. New Single Family Residence: 1,132 sq. ft. at street level and 488 Sq. Ft. at lower level. (total Residence 1,620 sq. ft.). New 80 sq. ft. covered porch and 72 sq. ft. balcony.

10. **CODE EDITIONS:** 2010 CA – BUILDING, MECHANICAL, PLUMBING, FIRE, ELECTRICAL, CRC, CALGREEN, AND CALIFORNIA ENERGY CODES.

11. **CA DEPT. OF FORESTRY/COUNTY FIRE**

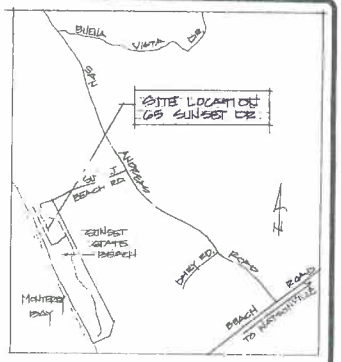
12. **LOT AREA:** 4,006 Sq. Ft.

13. **LOT COVERAGE:** 30%

14. **FAR:** 40%

STRUCTURE NOTES

	EXISTING (TO BE REMOVED)	PROPOSED	LOT COVERAGE	FLOOR AREA RATIO
RESIDENCE				
FIRST LEVEL	690 SF	1,132 SF	1,132 SF	1,132 SF
LOWER LEVEL	-0-	488 SF	-0-	488 SF
	TOTAL NEW	1,620 SF		
DECK	508 SF	-0-	-0-	-0-
COVERED PORCH	-0-	80 SF	80 SF	-0-
BALCONY	-0-	72 SF	-0-	-0-
ATTIC	6'-9" MAX. HEIGHT	-0-	-0-	-0-
		TOTALS	1,212 SF	1,620 SF



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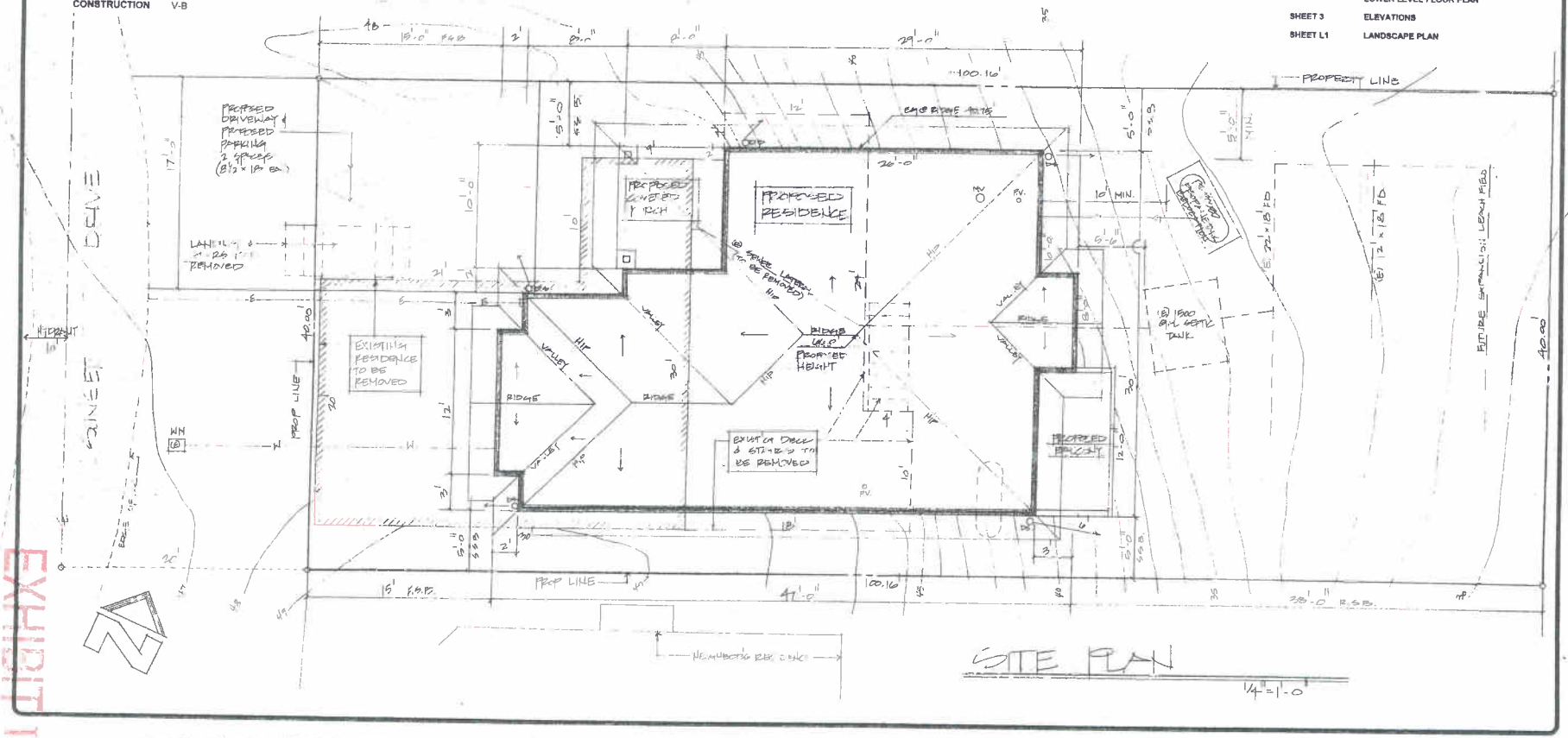


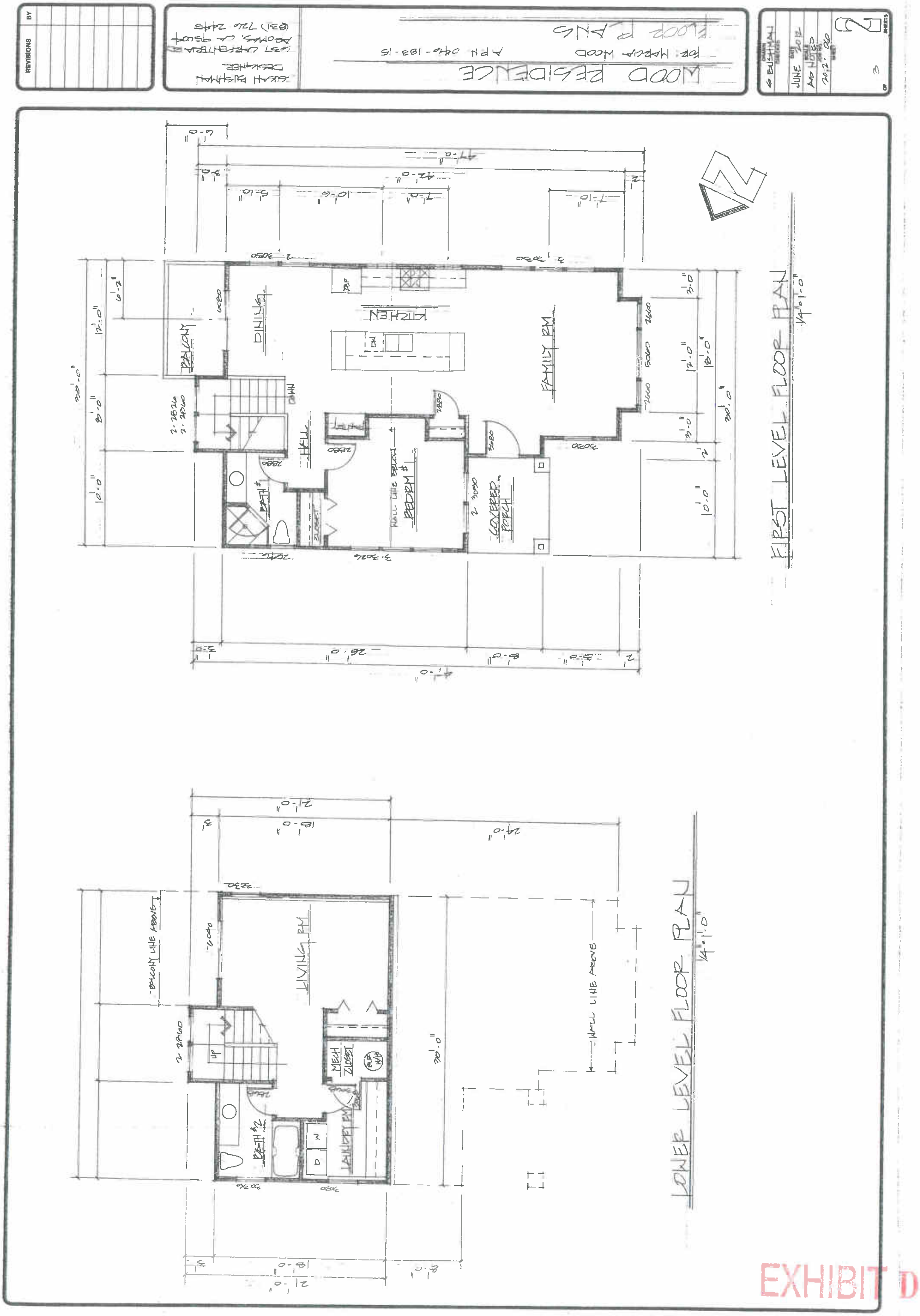
SUSAN BUSHMAN
DESIGNER
637 CARPENTERIA RD.
AROMAS, CA 95004
(831) 726-2445
BUSHMANWINE@SBCGLOBAL.NET

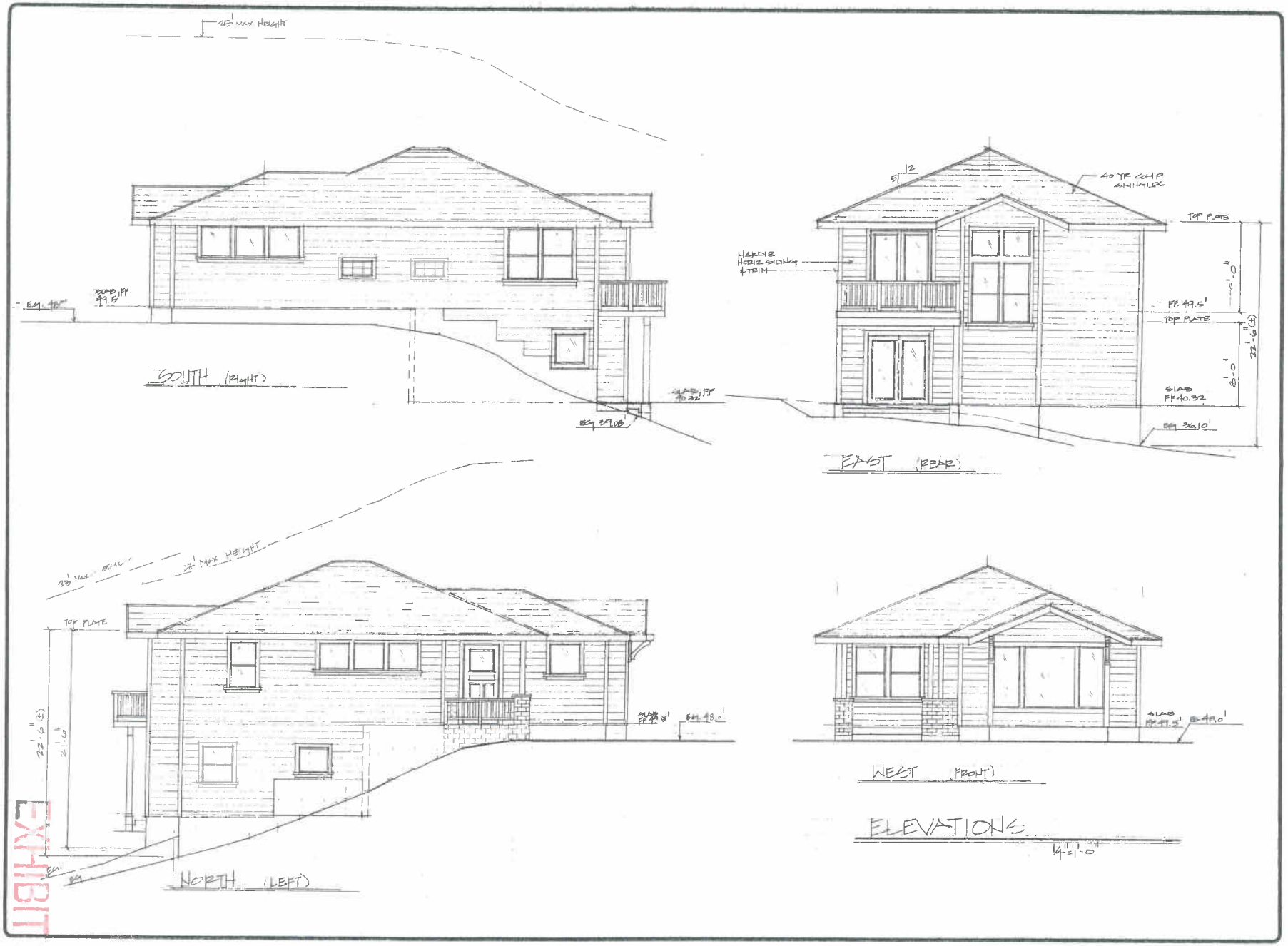
WOOD RESIDENCE
FOR MARCIA WOOD
SITE PLAN

REVISIONS	BY

S. BUSHMAN
DRAWN
CHECKED
JUNE 2012
DATE
1/4" = 1'-0"
SCALE
2012.06
JOB NO.
3 OF
SHEETS

Exhibit D


WOOD RESIDENCE
FOR: MARCIA WOOD
APN 040-183-15
FLOOR PLANS
SUSAN BUSHMAN
DESIGNER
REVISIONS
BY
JUNE 2012
AS NOTED
2
3
FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"
DINING
KITCHEN
FAMILY RM
BALCONY
HALL
BEDRM #1
BATH #1
CLOSET
COVERED PORCH
WALL LINE BELOW
LOWER LEVEL FLOOR PLAN
LIVING RM
MECH. CLOSET
LAUNDRY RM
BATH #2
BALCONY LINE ABOVE
WALL LINE ABOVE
UP
EXHIBIT D



REVISIONS	BY

GIBSON BUSHMAN DESIGNER
1857 CARPENTERIA RD
ARROYO GRANDE CA 93420
(831) 726-2415
BUSHMANLIVE@YAHOO.NET
CALBEA.NET

WOOD RESIDENCE

A.P.N. 040-183-15

ELEVATIONS

DRAWN BY: G BUSHMAN
CHECKED
DATE: JUNE 2012
SCALE: AS NOTED
JOB NO.: 2012-06
SHEET: 3 OF 3

EXHIBIT D

PROJECT DATA:

1. **OWNER:** Marcia Wood
   5732 N 9th Street
   Fresno, CA 93710 (559) 907-7591
   e-mail:

   Project Site:
   65 Sunset Drive
   Watsonville, CA 95076

2. **DESIGNER:** Susan Bushman
   637 Carpenteria Road
   Aromas, CA 95004 (831) 726-2445
   e-mail:

3. **SOILS ENGINEER:** Haro,Kasunich and Asaociates, Inc.
   Rick L. Parks
   116 East Lake Ave.
   Watsonville, CA 95076 (831) 722-4175

4. **A.P.N.** 048-183-15

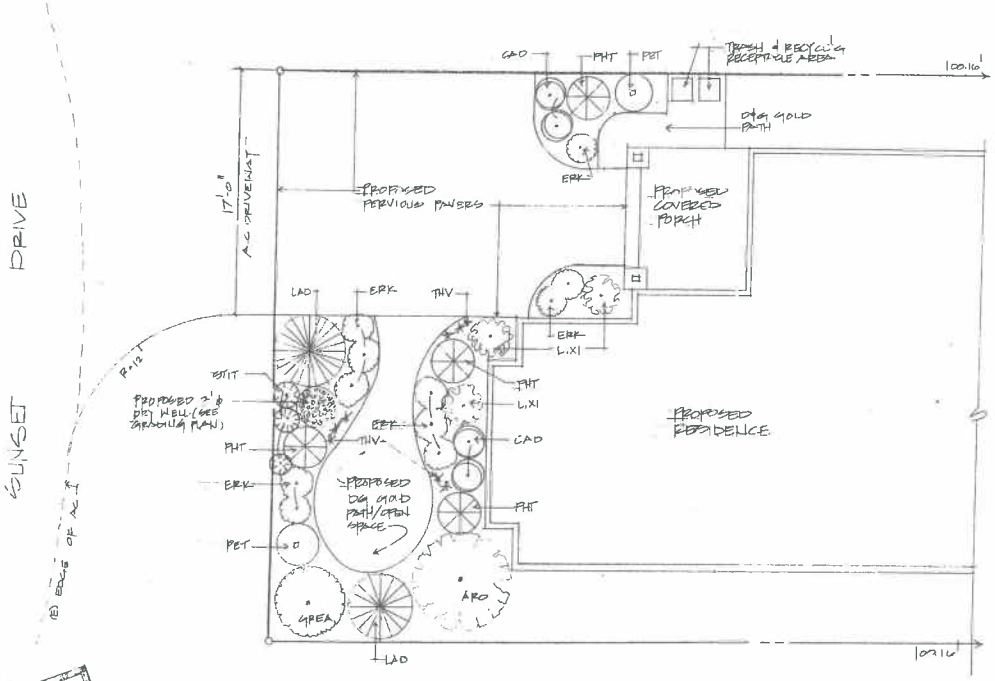
5. **ZONING** R1-6 (CZ)

LANDSCAPE NOTES:

1. Design is conceptual in nature and has been prepared prior to construction of home.
2. Landscape and hardscapes should be installed by a professional licensed contractor.
3. Plants should be protected with gopher wire baskets unless property has a rodent pest management program in place.
4. Designer is not responsible for grading & drainage. Conditions apply for contractors building and installing
5. Have irrigation sleeves installed under concrete walks, patios and drives prior to installing hardscapes.
6. All trees and vulnerable tall shrubs shall be staked with heavy-duty stakes to prevent wind damage while getting rooted.
7. Plant with amended topsoil and slow release fertilizer.
8. Mulch after planting. Mulch 2 – 4 " with bark chips or other mulching products to protect roots and slow water loss.
9. All permits required for this project are the responsibility of the homeowner.
10. All plants that require irrigation are on seasonally adjusted automatic timers, on drip emitters operated by professional growers. Most of these plants are drought tolerant. All native plants require some temporary (2 dry seasons) of drip irrigation or hand watering every 3-4 weeks to establish. After that most require little irrigation in summer months, but benefit from 1x monthly water.

PLANTING KEY

CODE	BOTANICAL NAME	COMMON NAME	# NEEDED	SIZE
ARO	ARBUTUS M. OCTOBERFEST (DWARF)	STRAWBERRY TREE	1	15 GAL
CAD	CAREX divulsa (SOLD AS C. TUMULICOLA)	BERKELEY SEDGE	4	" "
ERK	ERIGERON KAVINSKIANUS	SANTA BARBARA DAISY	12	1 GAL
GREA	GREVILLEA alpina	MOUNTAIN GREVILLEA	1	5 GAL
LAD	LAVANDULA DENTATA	FRENCH LAVENDER	2	5 GAL
L.xi	L.xINTERMEDIA (GROSSO)	HEDGE LAVENDER	3	" "
PET	PENSTEMON heterophyllus	BEARD TONGUE	2	" "
PHT	PHORMIUM tenax (TONY TIGER)	NEW ZEALAND FLAX	4	" "
THV	THYMUS VULGARIS	COMMON THYME	8	1 GAL
STIT	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	33	" "
	TOTAL =		23 16 1	1 GALLON 5GALLON 15GALLON



LANDSCAPE PLAN

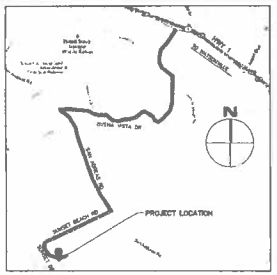
1/4"=1'-0"

REVISIONS	BY

PREPARED BY:
SUSAN BUSHMAN
DESIGNER
637 CARPENTERIA RD
AROMAS, CA 95004
(831) 726-2445

LANDSCAPE PLAN
FOR: MARCIA WOOD
65 SUNSET DRIVE WATSONVILLE, CA 95076

DRAWN: S. BUSHMAN
CHECKED:
DATE: NOV. 2012
SCALE: AS NOTED
JOB NO.: 2012-06
SHEET: 1 OF 1 SHEETS



VICINITY MAP
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.

7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

11. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."

12. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A REPARABLE WINTER EROSION CONTROL PLAN.

13. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY BEFORE COMPLETION OF THE PROJECT. ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

14. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

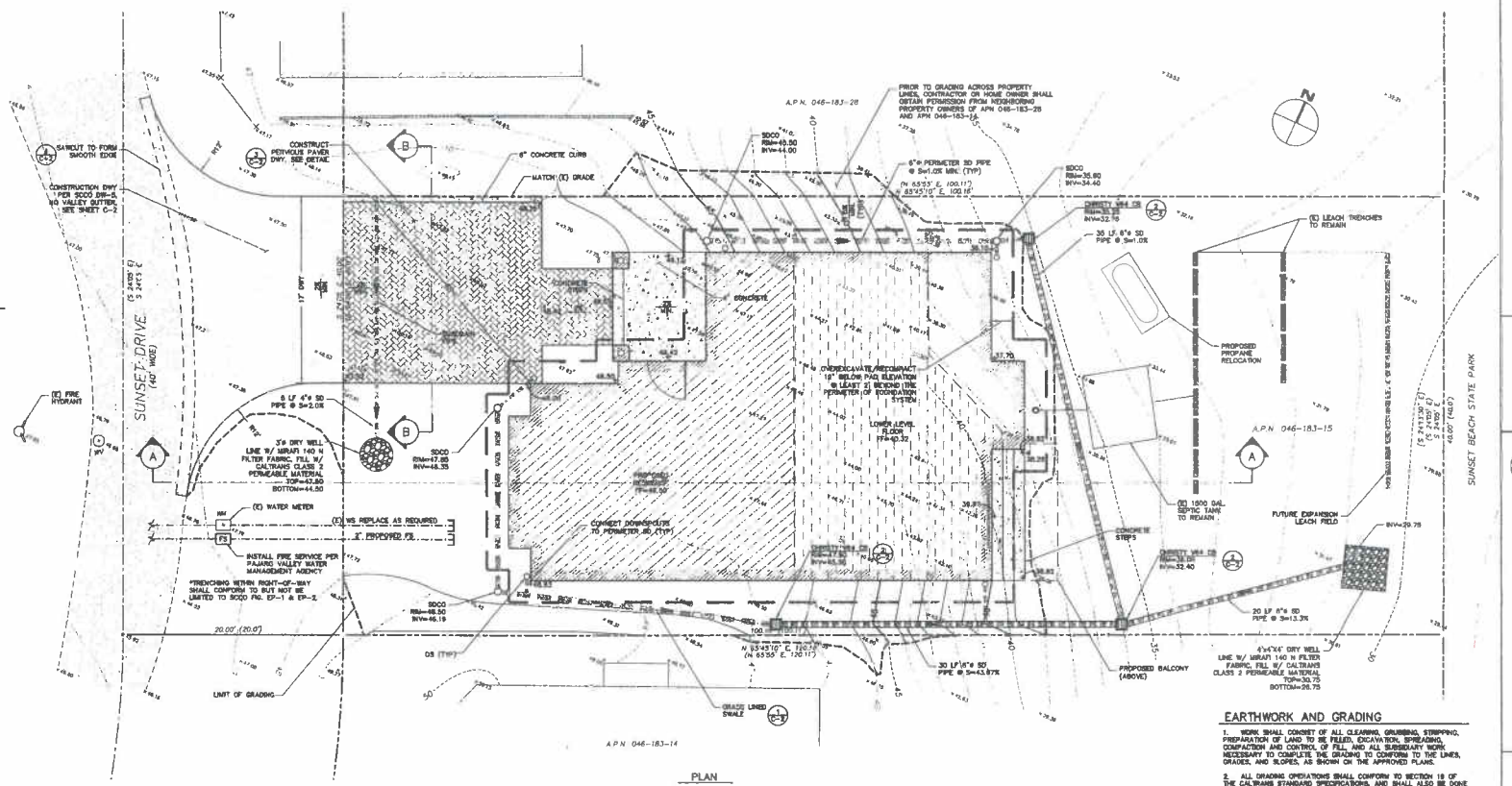
16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER OF 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.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY INACCURACIES IN QUANTITIES AND ESTIMATES.

18. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.



PLAN
1 INCH = 5 FEET

LEGEND

- (E) AC
- PROPOSED 3" TYPE B AC OVER 9" CLASS 2 AGGREGATE BASE
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- AREA OF PAD EXCAVATION
- AREA OF PAD FILL
- PROPOSED SDCO
- (E) RETAINING WALL
- PROPERTY LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED WS
- (X.X) (E) ELEVATION

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASIN	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
DRY WELL	ANNUAL	1. DISPLACEMENT OF RIP RAP & UNDERLYING FABRIC 2. ACCUMULATION OF TRASH & DEBRIS 3. DOWNHILL EROSION	1. REPLACE RIP RAP, REPAIR FABRIC 2. REMOVE TRASH & LOOSE DEBRIS 3. REPAIR EROSION & REVEGETATE
SWALES	ANNUAL	1. WASHOUTS 2. DAMAGED LINING 3. ACCUMULATION OF TRASH & DEBRIS	1. REPAIR SLOPES 2. REPAIR & REVEGETATE LINING 3. REMOVE TRASH & DEBRIS

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY LUKE R. BEAUTZ. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SCCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC SDR 35 OR BETTER), OR HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL) AND SHALL HAVE A SMOOTH INTERIOR.

2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.

3. CONNECT ALL DOWNSPOUTS TO PERIMETER STORM DRAIN.

APPROXIMATE EARTHWORK QUANTITIES

EXCAVATION	78	CUBIC YARDS
FILL	23	CUBIC YARDS
NET	53	CUBIC YARDS CUT
OVEREXCAVATION/RECOMPACTION	54	CUBIC YARDS

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY HARO, KASUNICH AND ASSOCIATES, INC. ENTITLED "GEOTECHNICAL INVESTIGATION FOR THE PROPOSED RECONSTRUCTION OF RESIDENCE 65 SUNSET DRIVE SUNSET BEACH STATE PARK APN 046-183-15 SANTA CRUZ COUNTY, CALIFORNIA" DATED FEBRUARY 2012. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT HARO, KASUNICH AND ASSOCIATES, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.

6. THE UPPER 12" OF NATIVE SUBGRADE IN AREAS TO RECEIVE CONCRETE SLABS AND/OR PAVEMENTS SHOULD BE OVEREXCAVATED AND EXPOSED SURFACE SHOULD BE SCARIFIED, MOISTURE CONDITIONED AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON ASTM TEST D1557. THE UPPER 12" OF CONCRETE SLAB, AND PAVEMENT SUBGRADE AND BASE SHOULD BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY HARO, KASUNICH AND ASSOCIATES, INC.

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:

a. Free of organics, debris and gravel materials, contain no rocks or clods greater than 6" in diameter, with no more than 25 percent of fines passing the #200 sieve.
b. Be granular and have a plasticity index of less than 15, and should have sufficient binder to allow excavations to stand without caving.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

BUILDING PERMIT SUBMITTAL

PROFESSIONAL ENGINEER — KARAN A. ERICKSON — No. 70369 — Exp. 6/30/14 — CIVIL — STATE OF CALIFORNIA

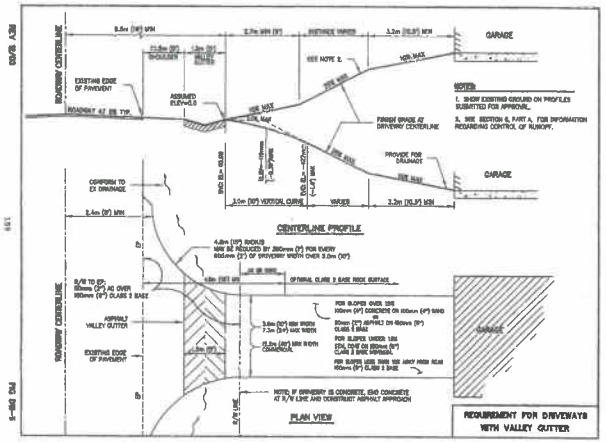
R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rengineering.com

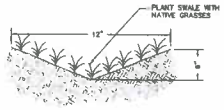
NEW RESIDENCE
FOR
MR. MARCIA WOOD
65 SUNSET DRIVE
WATSONVILLE, CALIFORNIA
APN: 046-183-15

GRADING & DRAINAGE PLAN

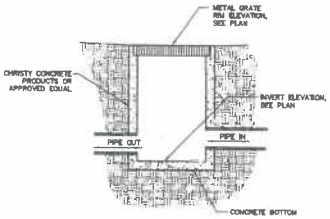
project no. 12-023-1
date OCTOBER 2012
scale AS SHOWN
dwg name CIVIL1.DWG

C-1

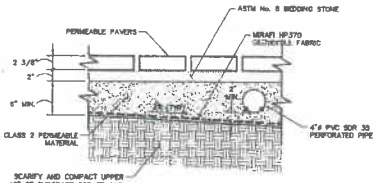




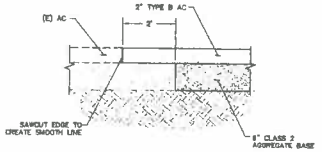
GRASS LINED SWALE DETAIL
NTS



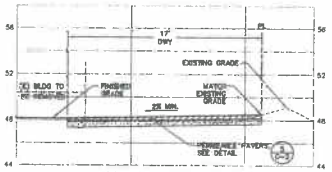
TYPICAL CATCH BASIN DETAIL
NTS



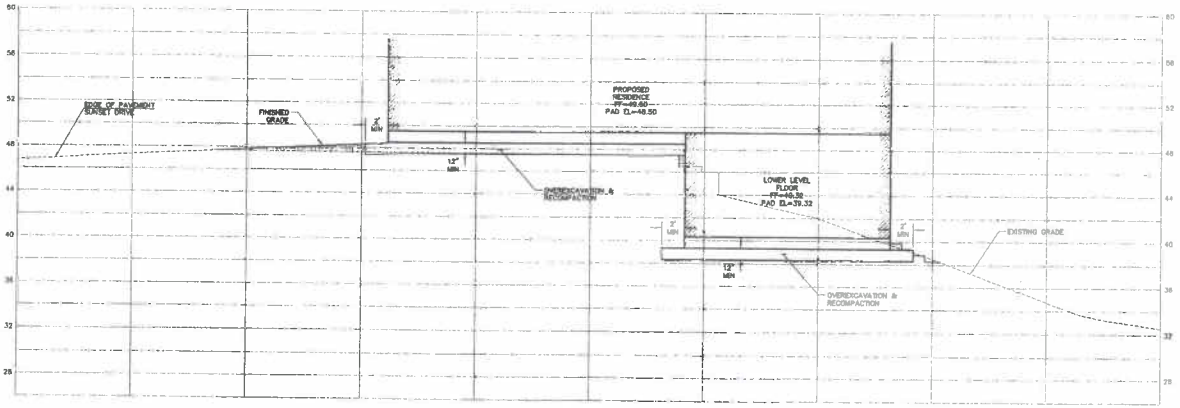
PERMEABLE PAVER SECTION
NTS



SAWCUT PAVING DETAIL
NTS



DWY SECTION B-B
SCALE: 1"=5' HORIZONTAL, VERTICAL



SECTION A-A
SCALE: 1"=5' HORIZONTAL, VERTICAL

BUILDING PERMIT SUBMITTAL

R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rlengineering.com

NEW RESIDENCE
FOR
MS. MARCIA WOOD
65 SUNSET DRIVE
WATSONVILLE, CALIFORNIA
APN: 046-183-15

SECTIONS AND DETAILS

project no.
12-023-1
date
OCTOBER 2012
scale
AS SHOWN
dwg name
CIVIL1.DWG

C-2

EXHIBIT D

TOTAL AREA OF DISTURBANCE=0.067 ACRES

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, PLY-WOOD, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRACKETS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 30 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY, AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

EROSION CONTROL MEASURES

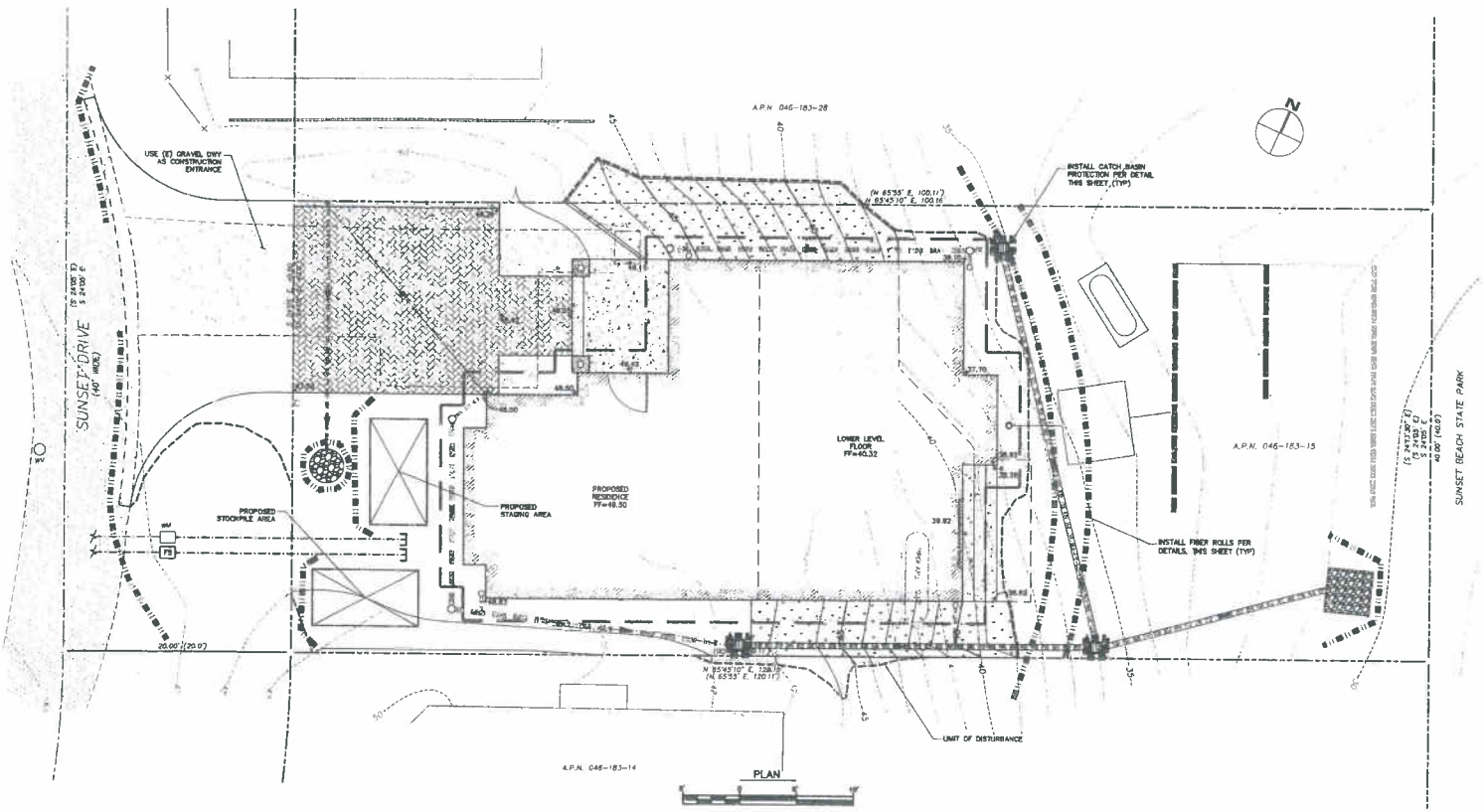
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:

   WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 8-3-3, SHALL BE APPLIED AT A RATE OF 20 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

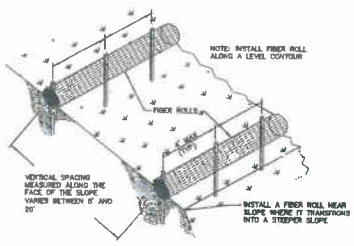
EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW @ 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%

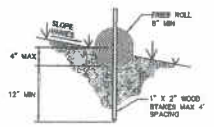


EROSION CONTROL LEGEND

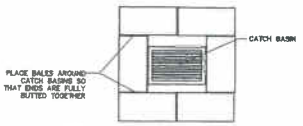
- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- AREA OF DISTURBANCE
- PROPOSED STAGING AND STOCK PILE AREA
- PROPOSED SLOPE PROTECTION
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET



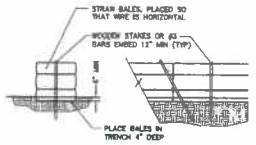
TYPICAL FIBER ROLL INSTALLATION
NTS



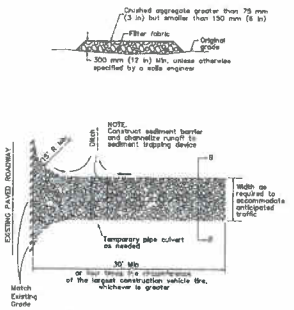
FIBER ROLL DETAIL IN SLOPE AREA
NTS



STRAW BALE PLACEMENT AT CATCH BASINS



STRAW BALE PLACEMENT DETAILS
NTS



CONSTRUCTION ENTRANCE DETAIL
NTS

BUILDING PERMIT SUBMITTAL

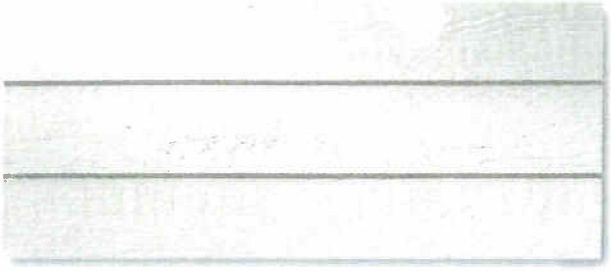
R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
MS MARCIA WOOD
65 SUNSET DRIVE
WATSONVILLE, CALIFORNIA
APN: 046-183-15

STORMWATER POLLUTION CONTROL PLAN

project no. 12-023-1
date OCTOBER 2012
scale AS SHOWN
dwg name CIVIL1.DWG

C-3



Rustic Cedar®

Rustic Cedar® * and
Rustic EZ Line® *(not shown)

Thickness:	5/16"
Weight:	2.3 lbs./sq.ft.
Length:	12' planks
Width:	8 1/4" (7" exposure)

JAMES HARDIE LAP SIDING

COLOR & SIDING SAMPLES FOR:
MARCIA WOOD
65 SUNSET DRIVE
WATSONVILLE, CA 95076
A.P.N. 046-183-15

Staggered Edge Notched Panel

HARDIESHINGLE SIDING @ GABLES

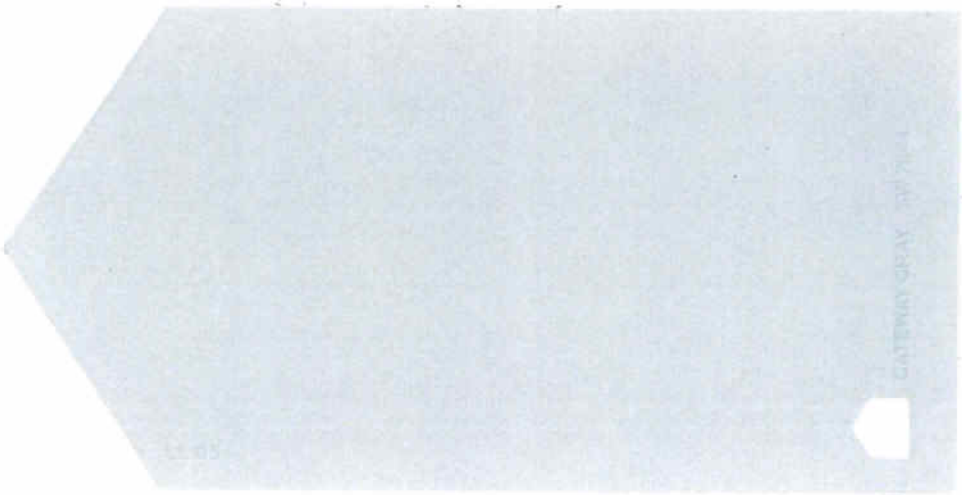
SPECIFICATIONS

7/16" Trim
Select Cedarmill® and
Smooth Textures (not shown)

Thickness:	7/16"
Weight:	3.0 lbs./sq.ft.
Length:	12' planks
Nominal Widths (Actual):	
4" (3 1/2")	6" (5 1/2")
8" (7 1/2")	12" (11 1/2")

7/16" Trim Select Cedarmill®

HARDIETRIM PLANKS



BODY

TRIM ACCENT

EXHIBIT E

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

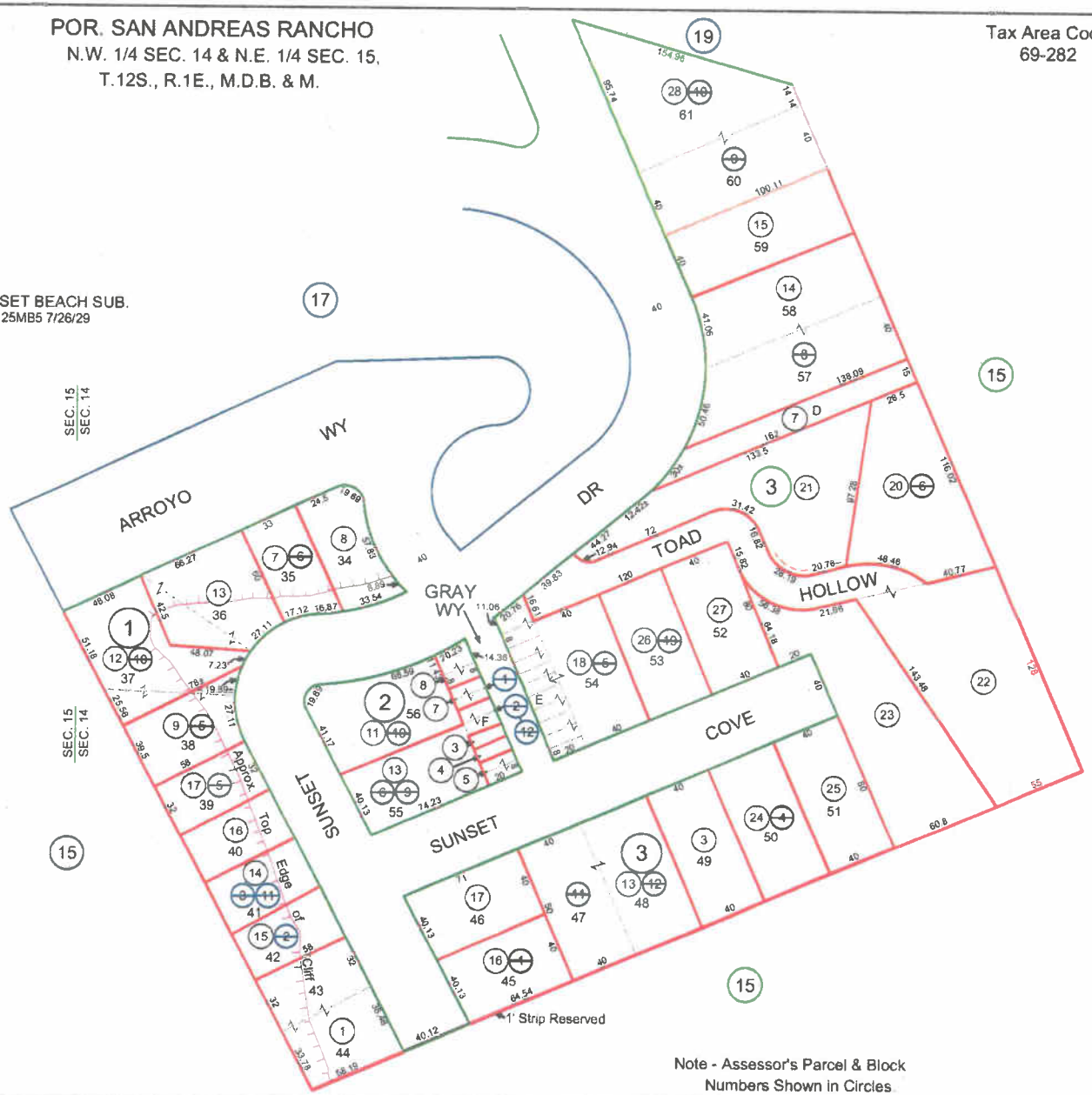
POR. SAN ANDREAS RANCHO

N.W. 1/4 SEC. 14 & N.E. 1/4 SEC. 15, T.12S., R.1E., M.D.B. & M.

Tax Area Code 69-282

46-18

EXHIBIT F



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

Assessor's Map No. 46-18
County of Santa Cruz, Calif.
Jan. 2000

Electronically redrawn 1/2000 KSA
Rev. 5/30/01 mm (changed page refs.)
Rev. 2/2004 DG (Corrected name)
Rev. 4/11/05 mm (added Gray Wy, Toad Hollow & Sunset Cove)

p1r028

Location Map

LEGEND

- APN: 046-183-15
- Assessors Parcels
- Streets
- County Boundary

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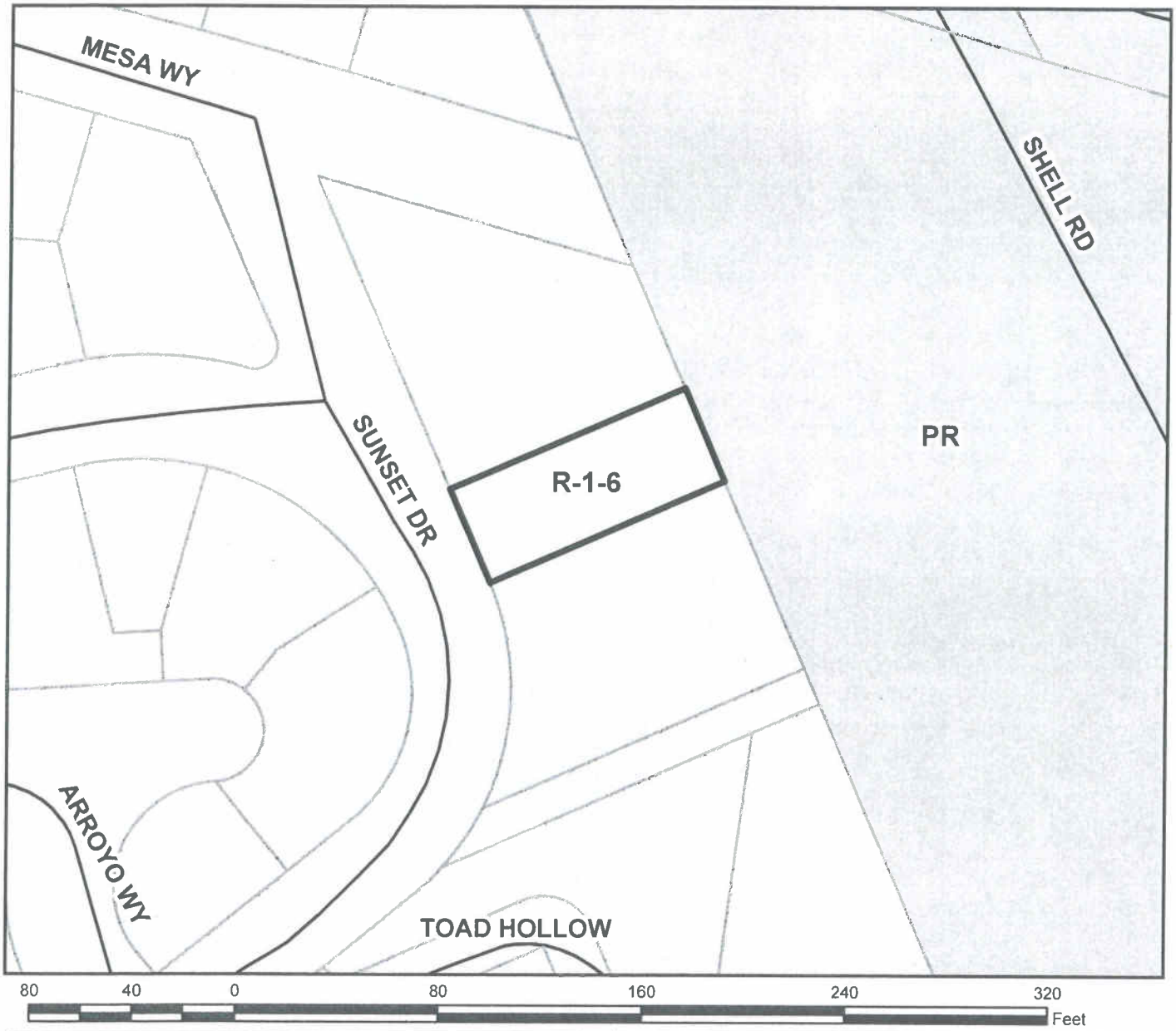
Map Created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT F

Zoning Map



LEGEND

- APN: 046-183-15
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY
- PARK

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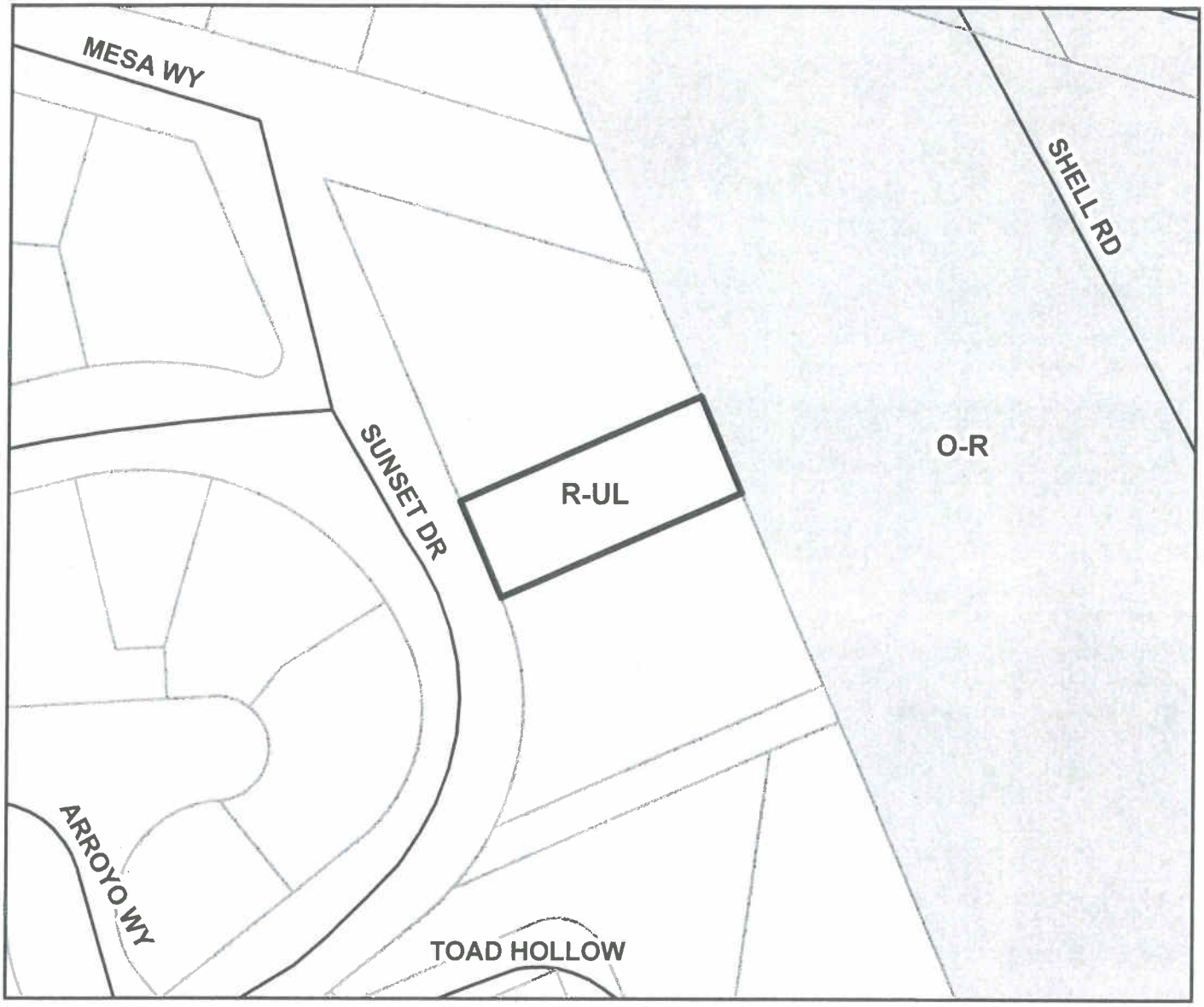
Map Created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT F

General Plan Designation Map



LEGEND

- APN: 046-183-15
- Assessors Parcels
- Streets
- Residential - Urban Low Density
- Parks and Recreation

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Map Created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT F

Geotechnical Investigation
For the
Proposed Reconstruction of Residence
65 Sunset Drive
Sunset Beach State Park
APN 046-183-15
Santa Cruz County, California

Prepared for
Marci Wood
Fresno, California

Prepared by
HARO, KASUNICH AND ASSOCIATES, INC
Geotechnical & Coastal Engineers
Project No. SC10110
February 2012

EXHIBIT G

Project No. SC10110
24 February 2012

MARCI WOOD
5732 N. 9th Street
Fresno, California 93710-6422

Subject: Geotechnical Investigation

Reference: Proposed Reconstruction of Residence
65 Sunset Drive, Sunset Beach State Park
APN 046-183-15
Santa Cruz County, California

Dear Ms. Wood:

In accordance with your authorization, we have performed a Geotechnical Investigation for the proposed reconstruction of the existing Wood family residence at 65 Sunset Drive in Santa Cruz County, California.

The Wood family residence is situated on the landward side of Sunset Drive within Sunset Beach State Park. Near the Wood family residence, Sunset Drive runs along the top of the coastal bluff, inboard of a broad arroyo above the beach. The top of the bluff is about 150 feet above the beach. The project site is located about 550 feet landward of the backshore vegetation line at the base of the arroyo. Based on distance, the proposed reconstructed residence will not be impacted by coastal erosion induced by the predicted 16 inches of Sea Level Rise by 2050 and 55 inches of Sea Level Rise by 2100.

To develop geotechnical design criteria for the proposed project, we first drilled and sampled two exploratory borings, one adjacent the residence and another at the base of the tiered retaining wall on the landward side of the residence. Based on our exploratory borings, the referenced parcel is underlain by about 20 feet of very loose to loose, poorly graded sands. Medium dense, slightly silty sands were found below the loose sands. The site soils are mapped as being part of an extensive sand dune field.

The primary geotechnical concerns for the project are consistent vertical bearing support of the new residence and seismically induced dry settlement or densification of the loose, near surface sands.

To develop consistent bearing capacity and minimize the effects of seismically induced densification of the loose sands below the building envelope, the proposed new residence may be supported upon either: a continuous interior and perimeter footing

EXHIBIT G

If you have any questions concerning the data or conclusions presented in this report, please call our office.

Respectfully submitted,

HARO, KASUNICH & ASSOCIATES, INC.

Rick L. Parks, GE 2603
Senior Geotechnical Engineer

RLP/dk
Copies: 4 to Addressee

EXHIBIT G

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigation, the proposed project appears compatible with the site, provided the following recommendations are incorporated into the design and construction of the proposed project.

The Wood family residence is situated on the landward side of Sunset Drive within Sunset Beach State Park. Near the Wood family residence, Sunset Drive runs along the top of the coastal bluff, inboard of a broad arroyo above the beach. The top of the bluff is about 150 feet above the beach. The project site is located about 550 feet landward of the backshore vegetation line at the base of the arroyo. Based on distance, the proposed reconstructed residence will not be impacted by coastal erosion induced by the predicted 16 inches of Sea Level Rise by 2050 and 55 inches of Sea Level Rise by 2100.

To develop geotechnical design criteria for the proposed project, we first drilled and sampled two exploratory borings using a truck mounted drill rig adjacent the residence and a limited access drill rig at the base of the tiered retaining wall on the landward side of the residence. Based on our exploratory borings, the referenced parcel is underlain by about 20 feet of very loose to loose, poorly graded sands. Medium dense, slightly silty sands were found below the loose sands. The site soils are mapped as being part of an extensive sand dune field.

The primary geotechnical concerns for the project are consistent vertical bearing support of the new residence and seismically induced dry settlement or densification of the loose, near surface sands.

To develop consistent bearing capacity and minimize the effects of seismically induced densification of the loose sands below the building envelope, the proposed new residence may be supported upon either: a continuous interior and perimeter footing grid; or a mat/raft type slab on grade. Mat or raft slabs are typically 10 to 14 inches thick with a mat of steel reinforcement at both the top and bottom of the concrete slab on grade. The foundation system should bear upon an engineered fill soil mat consisting of onsite sands compacted to at least 90 percent relative compaction. The thickness of the soil mat will determine the allowable bearing capacity. The engineered fill soil mat should be a minimum of 12 inched thick as measured below the capillary break of an interior mat/raft type slab on grade and/or below the bottom of a footing grid; and extend at least 2 feet beyond the residence perimeter. The continuous footing grid or the mat/raft type slab on grade foundation alternative should be designed to span a void of 8 feet occurring anywhere within the building footprint.

We anticipate a new retaining wall system will be used to contain fill soils supporting the eastern or landward perimeter of the proposed building envelope. Soils placed behind new retaining wall should be compacted to at least 90 percent relative compaction. To reduce the potential for differential settlement, the footing grid or mat slab foundation system should be constructed independently from project site retaining walls supporting the building envelope.

Project site retaining walls may be supported by shallow footings bearing upon engineered fill. Retaining wall support by drilled piers at the project site may be problematic due to the near surface, very loose, cohesionless soils and the potential for the open pier excavations to cave or slough.

Soils disturbed during the demolition of the existing residence should be redensified to at least 90 percent relative compaction.

EXHIBIT G

Temporary cuts for reconstruction of the Wood family residence should be limited to 1:1 (H:V) with at least a 5 feet setback from adjacent improvements or the excavations should be shored. Permanent project site cut slopes and fill slopes constructed to support the building pad using the project site cohesionless sands should be limited to a maximum steepness of 3:1(H:V). Landscape fill slopes may be sloped to a maximum steepness of 2:1(H:V).

The following recommendations should be used as guidelines for preparing project plans and specifications:

Site Grading

1. The geotechnical engineer should be notified at least four (4) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557- current.

3. Areas to be graded should be cleared of all obstructions including loose fill, building foundations, trees not designated to remain, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Soils disturbed during the demolition of the existing residence should be redensified to at least 90 percent relative compaction.

5. With proper moisture conditioning, the project site sandy soils may be used as engineered fill.

6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness; moisture conditioned, and compacted to at least 90 percent relative compaction.

7. Import soils utilized as engineered fill at the project site should:

1) Be free of wood, organic debris and other deleterious materials;
2) Not contain rocks or clods greater than 5 inches in any dimension;
3) Not contain more than 25 percent of fines passing the #200 sieve;
4) Have a Sand Equivalent greater than 18;
5) Have a Plasticity Index less than 15;
6) Have an R-Value of not less than 30; and
7) Be approved by the project geotechnical engineer. Contractor should submit to the geotechnical engineer samples of import material or utility trench backfill for compliance testing a minimum of 4 days before it is delivered to the project site.

8. Temporary cuts for reconstruction of the Wood family residence should be limited to 1:1 (H:V) with at least a 5 feet setback from adjacent improvements or the excavations should be shored. Permanent project site cut slopes and fill slopes constructed to support the building pad using the project site cohesionless sands should be limited to a maximum steepness of 3:1(H:V). Landscape fill slopes may be sloped to a maximum steepness of 2:1(H:V).

9. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Foundations

10. The proposed Wood family residence may be founded upon either a raft/mat slab on grade or a reinforced, continuous interior and exterior spread footing grid. Mat slabs are typically 10 to 14 inches thick with a mat of steel reinforcement at both the top and bottom of the concrete slab on grade. To mitigate the loose near surface sandy soils as well as the potential for seismically induced settlement, either foundation system type must be reinforced to span a void of at least 8 feet in diameter occurring anywhere within the building envelope and bear upon an engineered soil mat consisting of site soils compacted to at least 90 percent relative compaction. The engineered fill soil mat should extend at least 2 feet horizontally beyond the perimeter of the foundation system where property boundaries allow. The thickness of the soil mat will determine allowable bearing capacity. The raft/mat slab on grade or the reinforced footing grid alternative should be reinforced to accommodate the potential effects of seismic shaking including re-leveling the structure, if needed. The foundation system should be designed to accommodate at least 1 inch of differential settlement in 25 feet. In the event of severe differential settlement, the residence may be re-leveled by pressure grouting beneath the reinforced foundation system.

11. With an engineered fill soil mat in place, the proposed residence may be supported by shallow footing grid and/or a raft/mat slab on grade.

12. For support the residence, the following bearing capacities apply to either the raft/mat slab on grade or the reinforced, continuous interior and exterior spread footing grid foundation system alternative:

-12 inches of engineered fill compacted to at least 90 percent relative compaction
= 1,200 psf plus a one third increase for short term loading; and

-18 inches of engineered fill compacted to at least 90 percent relative compaction
= 1,500 psf plus a one third increase for short term loading.

13. The reinforced, continuous interior and exterior spread footing grid foundation system should be designed to support floor loads. Isolated pedestal footings should not be used for floor support. Footings should bear upon engineer fill and be embedded at least 12 inches below adjacent grade. Footing widths should be determined by the project structural engineer. The footing grid foundation trenches should be kept moist and be thoroughly cleaned of all slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 2:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

14. For design of the mat slab foundation system, the coefficient of subgrade reaction depends upon underlying soil material strength as well as the stress history of the earth material. The mat slab is to be supported by at least 12 inches of engineered fill compacted to at least 90 percent relative compaction in order to provide a consistent bearing surface and an allowable bearing capacity of 1,200 pounds per square foot plus

a 1/3 increase for short term loading. The project site near surface soils, consist of fine to medium grain sands are suitable for use as engineered fill when properly moisture conditioned. The engineered fill soil mat should extend at least 2 feet horizontally beyond the perimeter of the mat slab. With the outlined earthwork criteria adhered to, we recommend a coefficient of subgrade reaction of 200 kips per cubic foot should be used for design of the mat slab.

15. Non-seismic total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch and ½ inch respectively. Estimated total volumetric compression or dry settlement due to severe seismic shaking is about 1.4 inches. The foundation system should be designed to accommodate at least 1 inch of differential settlement in 25 feet.

16. Lateral load resistance for may be developed in friction between the footing grid/mat slab bottom and the supporting engineered fill soil mat/compacted capillary break gravels. A friction coefficient of 0.35 is considered applicable. If needed, we can work with the project structural engineer to develop additional passive lateral resistance along the face of the footing grid perimeter based upon embedment into engineered fill.

17. Prior to placing concrete, all foundation excavations should be thoroughly cleaned. The foundation excavations must be observed by the geotechnical engineer or his representative prior to placing concrete.

Concrete Slabs-on-Grade

18. It should be clearly understood concrete slabs are not waterproof, nor are they vapor-proof. A moisture retardant system consisting of a gravel capillary break and a moisture retarder membrane will help to minimize water and water vapor transmission through the slab; however moisture sensitive floor coverings require additional protective measures. Floor coverings must be installed according to the manufacturer's specifications, including appropriate waterproofing applications and/or any recommended slab and/or subgrade preparation. Consideration should also be given to recommending a topical waterproofing application over the slab.

19. Interior slabs on grade should be supported by the reinforced footing grid or constructed as a mat/raft slab.

20. Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 6 inches thick, covered with a membrane vapor retarder. Capillary break material should be, washed, free-draining clean angular gravel such as 3/4-inch drain rock. The capillary break thickness may be reduced to 4 inches provided the capillary break is separated from the underlying fill layer by a woven geotextile fabric. The capillary break gravels should be mechanically rolled or compacted for consistent slab support. The gravel should be washed to remove fines and dust prior to placement on the slab

EXHIBIT G

subgrade. The vapor retarder should be a high quality membrane at least 10 mil thick and puncture resistant. An acceptable product for use as a vapor retarder is the Stego Wrap 10-mil Class A vapor retarder system manufactured by Stego Industries, LLC.

Provided the Stego Wrap system is installed per manufacturer's recommendations, the concrete may be poured directly upon the Stego Wrap Vapor Retarder. The primary considerations for installing the vapor retarder are: taping all seams; sealing all penetrations such as pipe, ducting, wire, etc; and repairing all punctures.

21. In general, exterior slab on grade reinforcement should not be tied to the building foundations. Driveway and exterior parking slabs on grade should be supported by at least 12 inches engineered fill compacted to at 95 percent relative compaction. At the discretion of the project structural engineer, exterior slabs at emergency egress areas may be tied to the perimeter foundation. Exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should minimize cracking and movement.

22. The project design professionals should determine the appropriate exterior slab reinforcing and thickness, in accordance with the anticipated use and loading of the slab. However, we recommend that consideration be given to a minimum slab thickness of 5 inches and steel reinforcement necessary to address temperature and shrinkage considerations. It is recommended that rebar in lieu of wire mesh be used for slab reinforcement. The steel reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies.

Retaining Walls

23. We anticipate a new retaining wall system will be used to contain fill soils supporting the eastern or landward perimeter of the proposed building envelope. Soils placed behind the new retaining wall should be compacted to at least 90 percent relative compaction. To reduce the potential for differential settlement of the new residence, project site retaining walls supporting the building envelope should be constructed independently from the footing grid or mat slab foundation system.

24. Project site retaining walls may be supported by shallow footings bearing upon engineered fill. Retaining wall footings should be embedded at least 12 inches below lowest adjacent grade and designed with the following vertical bearing capacities:

-12 inches of engineered fill compacted to at least 90 percent relative compaction
= 1,200 psf plus a one third increase for short term loading; and
-18 inches of engineered fill compacted to at least 90 percent relative compaction
= 1,500 psf plus a one third increase for short term loading.

25. Lateral load resistance for the new retaining walls may be developed in friction between the footing bottom and the supporting engineered fill soil. A friction coefficient of 0.35 is considered applicable. If needed, we can work with the project structural engineer to develop additional passive lateral resistance along the face of the footing grid perimeter based upon embedment into engineered fill.

26. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loading. Project site retaining walls should include backdrains and be designed to resist active earth pressures as follows:

- 40 pcf-efw for a cantilever condition with a level backslope;

EXHIBIT G

- 70 pcf-efw for an at-rest triangular loading condition with a level backslope; and
- 26 psf · H (ft) for restrained type retaining walls or a rectangular loading condition with a level backslope.

27. The project site retaining walls wall should be designed to include a seismic surcharge equivalent to 13 H/ft acting at 0.6 H where H is the height of the active zone. The walls should also be designed to resist one half of any surcharge loads imposed on the backfill behind the walls.

28. The above lateral earth pressures assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Caltrans permeable material Class 1 – Type A (Caltrans Specification 68-1.025) or an approved equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a downslope drain outlet. Wall backdrains should be plugged at the surface with clayey material to prevent infiltration of surface runoff into the backdrains.

Site Drainage

29. Thorough control of runoff is essential to the performance of the project. Storm water runoff should be directed away from site improvements.

30. Full roof gutters should be placed around all eaves. Discharge from the roof gutters should be conveyed away from the downspouts by closed conduits to an energy dissipater located near the east perimeter of the parcel.

EXHIBIT G

31. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Plan Review, Construction Observation, and Testing

32. Our firm should be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

EXHIBIT G

Samantha Haschert

From: Tom Sharp [tom.sharp@cityofwatsonville.org]
Sent: Thursday, January 10, 2013 12:20 PM
To: Samantha Haschert
Subject: 65 Sunset Drive, Watsonville CA

Hi Samantha
This will confirm that the the Sunset Beach Subdivision, which 65 Sunset Drive is a part of is served by the Watsonville City Water Department via a master meter. 65 Sunset has an existing connection and is entitled to continued service if it builds a replacement residence.

--
Thomas J. Sharp, Senior Engineering Associate
City of Watsonville Community Development Department
250 Main Street
Watsonville, CA 95076
(831)768-3076

Open 7:30 AM to 5:30 PM Monday through Thursday

EXHIBIT H

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 3, 2013

Susan Bushman
637 Carpenteria Rd.
Aromas, CA 95004

Subject: Review of Geotechnical Investigation by Haro, Kasunich and Associates, Inc. Dated February 24, 2012: Project: SC10110
APN 046-183-15, Application #: REV121073

Dear Ms. Bushman,

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. After plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. *Please note that the plan review form must reference the final plan set by last revision date.* Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report.

   The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

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

5. Please submit two copies of the soils report with your building permit application.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Please note: Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our

(over)

EXHIBIT H

website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms".

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) 454-5121 if we can be of any further assistance.

Sincerely,

Carolyn Burke
Civil Engineer

Cc: Samantha Haschert, Environmental Planning
Marcia Wood, Owner
Haro, Kasunich and Associates, Inc.

EXHIBIT H

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 *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

   If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants

EXHIBIT H

(over)

County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 121302

APN 046-183-15

Coastal Commission Review

Routing No: 1 | Review Date: 01/08/2013

SAMANTHA HASCHERT (SHASCHERT) : No Response

Drainage Review

Routing No: 1 | Review Date: 12/21/2012

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 121302 G_V 12/21/12

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

Completeness Comment:

No Comment

Miscellaneous Comments:

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently $1.11 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options
has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations,
pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built

Drainage Review

Routing No: 1 | Review Date: 12/21/2012
GERARDO VARGAS (GVARGAS) : Complete

drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

A recorded maintenance agreement will be required for the proposed drainage system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public
Works office or can be found online at:
http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

Environmental Health Review

Routing No: 1 | Review Date: 01/08/2013
JIM SAFRANEK (JSafranek) : Complete

1/9/13 Per Jim Safranek, the below requirements can be conditions of approval to be required prior to building permit issuance. SH
The applicant's sewage consultant will need to obtain an approved Preliminary Onsite Sewage Disposal Site Evaluation from EH which must include a septic system layout drawn to scale. Evaluation to determine if the existing 1975 septic system can meet current code, or if an upgrade permit is needed. District EH inspector/contact: Angela Gray, 454-2705.
Update-- 3/8/2013:
The applicant's septic consultant submitted an onsite septic permit application which is under review, needs minor modification, and will be revised and approved by EH.

Environmental Planning

Routing No: 1 | Review Date: 12/13/2012
ROBERT LOVELAND (RLOVELAND) : Complete

Fire Review

Routing No: 1 | Review Date: 12/11/2012
SAMANTHA HASCHERT (SHASCHERT) : Complete

EXHIBIT H

Fire Review

1/9/13 Per Chris Walters, the below requirements can be conditions of approval of the project to be required prior to building permit issuance. He requests that the applicant be aware of the requirement for the road widening or turnout construction at the discretionary permit phase. SH

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / *CALFIRE*

CAL FIRE
SAN MATEO-SANTA CRUZ UNIT

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

JOHN FERREIRA
FIRE CHIEF

Date: 12/11/12

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

Subject: APN: 046-183-15 / Appl # 121302
ADDRESS

Dear PLANNER'S NAME:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project, **APPROVAL IS DENIED**. We require the additional information listed below in order to complete our review.

Please add the appropriate NOTES, DETAILS and INFORMATION on your plans and **RESUBMIT with an annotated copy of this letter. All changes to drawings will require**

EXHIBIT H

Fire Review

Routing No: 1 | Review Date: 12/11/2012
SAMANTHA HASCHERT (SHASCHERT) : Complete

"clouding of the change".

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

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (**2010 edition**) and Santa Cruz County Amendments".

NOTE on the plans "all underground piping systems shall comply with the County Standard FPO-006 and shall require plan submittal and permit approval prior to installation. The standard is available at the Santa Cruz County Fire Marshals Office upon request".

NOTE on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13-D, and adopted standards of Santa Cruz County."

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

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

SHOW on the plans where the smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.
One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
One detector in each sleeping room.
One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
There must be at least one smoke detector on each floor level regardless of area usage.
There must be a minimum of one smoke detector in every basement area.

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

EXHIBIT H

Fire Review

Routing No: 1 | Review Date: 12/11/2012
SAMANTHA HASCHERT (SHASCHERT) : Complete

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

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

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

ACCESS ROAD / DRIVEWAY REQUIREMENTS

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

NOTE on the plans "a 100-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth.
EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, pro-vided they do not form a means of rapidly trans-mitting fire from native growth to any

EXHIBIT H

Fire Review

Routing No: 1 | Review Date: 12/11/2012
SAMANTHA HASCHERT (SHASCHERT) : Complete

structure."

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

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

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

The access road shall be widened to 18' or the existing turnaround shall be improved to meet the standards of Santa Cruz County Fire. If you have any questions regarding the requirements, contact Deputy Fire Marshal Chris Walters at the number listed above.

Project Review

Routing No: 1 | Review Date: 01/07/2013
SAMANTHA HASCHERT (SHASCHERT) : Complete

conditions of approval to ensure that building plans are scaled accurately.

Road Engineering Review

Routing No: 1 | Review Date: 12/20/2012
ANWARBEG MIRZA (AMIRZA) : Complete

Completeness Comments: Application Complete? __X__ Yes ____ No
Policy Considerations and Compliance Issues:
NONE
Permit Conditions and Additional Information:
NONE

EXHIBIT H