



## Staff Report to the Zoning Administrator

Application Number: **131320**

**Applicant:** Thomas Rahe  
**Owner:** Ronald E and Cathy J Kingham,  
Trustees Etal  
**APN:** 060-042-07

**Agenda Date:** June 6, 2014  
**Agenda Item #:** 3  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a 2,472 square foot single family dwelling and a 864 square foot detached garage with a 576 square foot habitable accessory structure (art studio) containing a toilet, and a 6 foot fence within the front yard setback; and to grade approximately 413 cubic yards (215 cubic yards cut and 198 cubic yards fill). Requires a Variance to reduce the front yard setback from 30 feet to 18 feet to the dwelling and to 12 feet to the garage/habitable accessory structure, a Riparian Exception, a Residential Development Permit to allow a toilet within a habitable accessory structure, a Preliminary Grading Approval, and an Over-Height Fence Approval.

**Location:** The property is located on the northeast side of Ridge Lane, approximately 165 feet north west of Westwood Road.

**Supervisory District:** 5th District (District Supervisor: McPherson)

**Permits Required:** Variance, Residential Development Permit, Preliminary Grading Approval, Overheight Fence Approval

**Technical Reviews:** Soils Report Review, Archaeological Site Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131320, based on the attached findings and conditions.

### Exhibits

- |   |  |
|---|--|
| A. Categorical Exemption (CEQA determination) | F. General Plan Maps   |
| B. Findings                                   | F. Archaeological report prepared by Archaeological Consulting, dated March 12, 2014 |
| C. Conditions                                 | G. Comments & Correspondence   |
| D. Project plans                              |  |
| E. Assessor's, Location, Zoning and           |  |

### Parcel Information

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

Parcel Size: 19,488 square feet (.45 acre)  
Existing Land Use - Parcel: Vacant  
Existing Land Use - Surrounding: Single family residences in all directions  
Project Access: Ridge Lane, approximately 40 foot private right-of-way  
Planning Area: Carbonera  
Land Use Designation: R-UL (Residential Urban Very Low)  
Zone District: R-1-20 (Residential, 20,000 square feet per unit)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal ☐ Yes ☒ No  
Comm.

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Watsonville Loam  
Fire Hazard: Not a mapped constraint  
Slopes: 2 to 15 percent slope  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: 215 cubic yards cut and 198 cubic yards fill  
Tree Removal: Existing trees within building envelope area and within close proximity of the foundation  
Scenic: Not a mapped resource  
Drainage: Existing drainage reviewed and accepted by Public Works Drainage  
Archeology: Mapped as archaeological resource, no presence of resources found on site, archaeological report accepted by Environmental Planning staff (Exhibit F)

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Santa Cruz Water Department  
Sewage Disposal: Santa Cruz Sanitation  
Fire District: Scotts Valley Fire Protection District  
Drainage District: Zone 4

### Project Setting

The entire length of property fronts a perennial creek and is entirely within the riparian corridor and required buffer. The property is s-shaped, with the northeast property line following the creek undulations. The central part of the site is narrow and the south and north portion of the site are wider. The site is gently sloping along at the top of the site along Ridge Lane and slopes more steeply down toward the creek below. The property contains a mix of scattered trees throughout the entire site, including oak and bay trees. The available building area is significantly constrained by the shape of the property, location adjacent to the creek, site topography, and existing vegetation.

The subject property is located within the Pasatiempo subdivision where properties are zoned R-1-20 and a half acre in size.

## **Zoning & General Plan Consistency**

### Site standards

The subject property is a parcel of approximately 19,488 square feet, located in the R-1-20 (Residential, 20,000 square feet per unit) zone district, a designation which allows residential uses. The proposed residential use is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UL) Residential Urban Very Low General Plan designation.

<b>Setbacks</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Riparian Corridor</b>
Required	30'	15'	15'	50' from bank full flow line; plus 50 feet from edge of vegetation
Proposed	18' (to house) 12' (to garage/art studio)	15' minimum	34' (house) 41' (garage/art studio)	34'-41' from bank full flow line
	<b>Allowed</b>	<b>Proposed</b>		
<b>Lot Coverage</b>	40%	13.7%		
<b>FAR</b>	50%	<19%		
<b>Height</b>	28'	27'6" (house) 25'6" (garage/art studio)		

The proposed dwelling meets the residential site standards with exception of the required 30 foot front yard setback due to the fact that the entire site is located within the, which limits the potential building area available for development of the allowed residential use of the property.

### Riparian Corridor Protection

The riparian protection ordinance defines a riparian corridor as 50 feet from the bank full flow line of a perennial creek and 50 feet from the edge of the vegetation associated with the creek. The entire site is located within the riparian corridor.

To protect the riparian corridor, the proposed home and garage/habitable accessory structure have been separated and pushed toward the front property line as much as feasible. The home is proposed at 34 feet from the bank full flow line and the garage/habitable accessory structure is approximately 41 feet from the bank full flow line. This maximizes habitat protection and provides a sufficient front yard setback (18 feet to the house and 12 feet to the garage) so that proposed improvements do not impose significantly into the street, impacting the existing open

character characteristic of the Pasatiempo community. Furthermore, due to the downward sloping topography toward the creek, the home is designed as a one story structure at the front of the property, which minimizes the impacts of the home on the street and surrounding properties. The second story element of the dwelling is located at the rear of the site toward the creek where massing impacts would not be as significant to the front of the property.

The design of the garage is similar to that of the house, allowing the habitable accessory structure to be tucked under the garage at the back of the structure away from the street. The garage/habitable accessory structure cannot be moved any closer to the front property line because the setback to the traveled roadway would be further compromised, creating potential traffic safety impacts to on-coming vehicles from vehicles backing out of the property. While the home could be moved closer to the property line, it would require an extensive retaining wall at the front of the site. The project currently includes two, three foot retaining walls in the front setback on the northwest corner of the property. These walls would be required to be exceptionally tall if the home were moved closer. Many existing trees are required to be removed to construct the home; however, the home and garage have been divided and situated on the more gently sloping portion of the property allowing the maximum creek setback and retention of the largest oak trees on the property at the central part of the site.

Overall, the project design balances protection of the riparian corridor and compliance with the required front yard setbacks, allowing development of the principal permitted use on the property. Furthermore, without a reduction in the front yard setback, the proposed home would be required to encroach farther into the riparian corridor.

#### Alternative Garage Design

Just prior to publishing the staff report the applicant provided a potential alternative garage design, reducing the size of the garage from a three car garage to a two car garage. The alternative garage is proposed to be located within the footprint of the proposed three car garage under consideration. The alternative design would maintain the proposed 41 foot setback proposed by the original structure and would increase the front yard setback from 12 to 20 feet. This schematic has been reviewed and accepted by Environmental Planning. Staff supports this alternative because it reduces the footprint of the structure, site disturbance, and increases protection of the riparian corridor, allows potential retention of an additional oak tree, and provides a 20 foot garage apron for vehicles.

#### Fencing

The applicant proposes a 6 foot over-height fence along the property line to provide privacy given the close proximity to the street. The over-height fence ordinance allows an increase in fence height to six feet within the front setback provided that fencing does not exceed three feet in height within a 10 foot sight distance triangle adjacent to the driveway. The proposed plans and alternative plans meet this requirement. Final building plans are conditioned to require the fence elevations meeting this standard.

#### Habitable accessory structure toilet

County Code Section 13.10.611 prohibits toilets in habitable accessory structures unless an administrative development permit is sought. The proposed structure is located approximately

90 to 100 feet from the dwelling and located below the proposed garage requiring a stairway and lengthy pathway between the structure to the dwelling. The proposed use is an art studio that would benefit by provision of a toilet and wash area for activities there. It would also make it more convenient for overnight guests. Provided a declaration of restriction is recorded to maintain the structure as a habitable accessory structure prohibiting rental of the structure as a dwelling unit, the proposed toilet is acceptable. Conditions of approval address this recommendation.

### **Environmental Review**

The California Environmental Quality Act (CEQA) provides exemptions for classes of projects which do not have a significant effect on the environment. A preliminary determination has been made that the project is exempt from the California Environmental Quality Act under Class 3, Section 15303 and allows new construction or conversion of small structures including construction of an addition to the single family dwelling. A notice of exemption has been attached as Exhibit A.

### **Conclusion**

As proposed and conditioned, the project and alternative garage/habitable accessory structure are 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 **131320**, based on the attached findings and conditions.

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

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

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# 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: 131320

Assessor Parcel Number: 060-042-07

Project Location: No Site Address

**Project Description:** Proposal to construct a 2,472 square foot single family dwelling and a 864 square foot detached garage with a 576 square foot habitable accessory structure (art studio) containing a toilet, both structures located within the front yard setback and riparian corridor; a 6 foot fence within the front yard setback; and to grade approximately 413 cubic yards (215 cubic yards cut and 198 cubic yards fill). The project includes an alternative two car garage/habitable accessory structure 20 feet from the property line. Requires a Variance to reduce the front yard setback from 30 feet to 18 feet to the dwelling and to 12 feet to the garage/habitable accessory structure, a Riparian Exception, a Residential Development Permit to allow a toilet within a habitable accessory structure, a Preliminary Grading Approval, and an Over-Height Fence Approval.

**Person or Agency Proposing Project:** Thomas Rahe

**Contact Phone Number:** (831) 423-3266

- 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).

E. ☒ **Categorical Exemption**

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

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

Construction of single family dwelling and a detached garage and accessory structure.

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

\_\_\_\_\_  
Sheila McDaniel, Project Planner

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

## 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 residential use will not deprive adjacent properties or the neighborhood of light, air, or open space.

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 residential use 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-1-20 (Residential, 20,000 square feet per unit) zone district as the primary use of the property will be one residential structure and a habitable accessory structure that meets all current site standards for the zone district; where the structures do not meet the required site standards variance findings are attached. Furthermore, the proposed project minimizes grading and balances the required cut and fills, which is consistent with the Grading Ordinance.

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 Residential Urban Very Low (R-UL) land use designation in the County General Plan.

The proposed residential use will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the residential use will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed residential will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential use will not exceed lot coverage or floor area ratio limits, and has been design to fit the irregular shaped of the parcel, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 residential uses are to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit); such an increase will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential 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 residential use will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.



## Variance Findings

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

This finding can be made, in that the property is located entirely within a riparian corridor and cannot be designed to comply with both the riparian protection standards and meet the 30 foot required front yard setback. The proposed front yard setback reduction, on balance, will maximize protection of both the riparian corridor and provide a minimum front yard setback.

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

This finding can be made, in that the proposed edge of the property line is approximately 25 to 30 feet from the traveled roadway and the property slopes downward from the street toward the creek, which provides sufficient separation between the structure and the roadway and the property contours diminish the size and mass of the dwelling from the street. These site circumstances ensure that the proposed structure will not be detrimental to the public health, safety, or welfare or injurious to property or improvements in the vicinity in that adequate light, air and open space can still be provided, and sufficient sight distance can be provided between the garage and roadway to ensure that traffic safety issues do not occur.

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

This finding can be made, in that other properties under similar circumstances would be granted a variance. Other home across the creek enjoy substantially reduced creek setbacks, which are not available to the subject property by virtue of the protection provided to riparian corridors under the current riparian protection ordinance. The front setback must be reduced to provide adequate protection of the corridor.

## **Riparian Exception Findings**

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

The property is irregularly shaped and located entirely within the riparian corridor. These are special circumstances that preclude development of the principal permitted residential use without a riparian exception.

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

Since the entire property is located within the riparian corridor, an exception is necessary to allow use of the property for a single family dwelling.

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

The scale of the project is relatively small and the granting of the exception is not expected to be detrimental to the public welfare or injurious to other downstream property owners in that the design maximizes the separation from the creek and would include a foundation design consistent with the soils report recommendations and erosion control measures to prevent impacts to the creek habitat. The project is conditioned to require habitat restoration, which will result in improved habitat quality.

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

The property is not located in the Coastal Zone.

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

Since the entire property is located within the riparian corridor, an exception is required to allow use of the parcel. One of the purposes of the Riparian Corridor protection ordinance is to minimize development in the riparian corridor. This proposal accomplishes this by locating the development on the parts of the parcel farthest from the stream and closer to the front property line than the site standards allow, by means of a variance. Although not a reason for granting of the exception, the application will be conditioned for removal non-natives in the riparian corridor as well as planting of native species.

## Conditions of Approval

Exhibit D: Project Plans, prepared by Tom Rahe, dated 3/17/2014

- I. This permit authorizes the construction of a 2,472 square foot single family dwelling and a 864 square foot detached garage with a 576 square foot habitable accessory structure (art studio) containing a toilet, both structures located within the front yard setback and riparian corridor; a 6 foot fence within the front yard setback; and to grade approximately 413 cubic yards (215 cubic yards cut and 198 cubic yards fill). This approval also authorizes an alternative two car garage/habitable accessory structure 20 feet from the property line. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
- 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:
    1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    2. Grading and erosion control plans.
    3. Details showing compliance with the fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

4. Riparian restoration plans shall be provided, reviewed, and approved by Environmental Planning Staff. Plans shall include removal of non-native invasive species onsite, tree replacement details and a landscape plan.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - C. Meet all requirements of and pay Zone 4 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - D. Obtain a will serve from the County Sanitation district and comply with all requirements of the sanitation district.
  - E. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
  - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - G. Pay the current fees for Parks and Child Care mitigation for 4 bedroom(s). Currently, these fees are, respectively, \$800.00 and \$109 per bedroom.
  - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - J. Complete and record a Declaration of Restriction to construct a habitable accessory structure with a toilet. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The art studio shall be maintained as a habitable accessory structure and shall be not be rented, let, or leases as a second unit.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or



perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

**Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

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

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

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

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

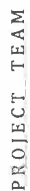
\_\_\_\_\_  
Sheila McDaniel  
Project Planner

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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.

## SHEET INDEX

A1.0	ARCHITECTURAL SITE PLAN
A1.1	GRADING AND DRAINAGE PLAN
A2.0	FLOOR PLANS
A2.1	GARAGE FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	SECTIONS
A3.3	GARAGE EXTERIOR ELEVATIONS



ARCHITECT

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SURVEYOR

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**GREG BLOOM**  
**GEOTECHNICAL ENGINEERING, INC.**  
 231 GREEN VALLEY RD. SUITE E  
 WATSONVILLE, CA  
 831-724-2612  
 814-998-0100/814-998-0100

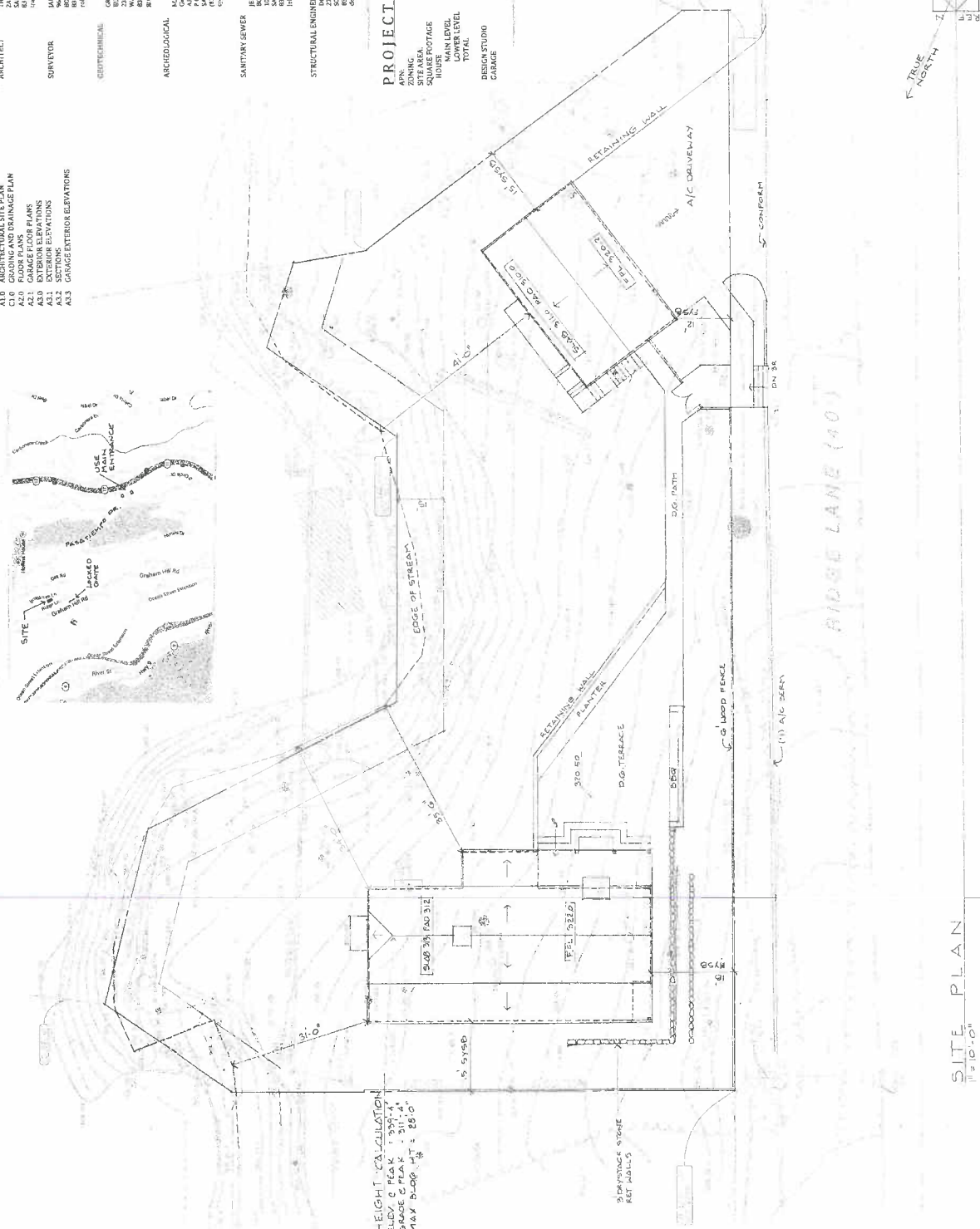
**ARCHAEOLOGICAL**  
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CAROL BRECHING  
ARCHAEOLOGICAL CONSULTING  
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SALINAS, CA 93912  
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**SANITARY SEWER**  
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831-476-3560  
14102PCWHLN@bowman-williams.com

**STRUCTURAL ENGINEER**  
DONALD C. UNFER & ASSOCIATES INC  
2715 PORTER ST  
SQUERE, CA. 95073  
831-276-3618  
dounfer@comcast.net

PROJECT\_DATA

APN:	060-042-07
ZONING:	R-16
SITE AREA:	19,408 SQ. FT. 0.45 ACRES
SQUARE FOOTAGE:	
HOUSE:	1,908 SF
MAIN LEVEL:	664 SF
LOWER LEVEL:	2,472 SF
TOTAL:	
DESIGN STUDIO:	576 SF
CARAGE:	864 SF



SITE PLAN  
"10'-0"

# A1.0

# GRADING VOLUME

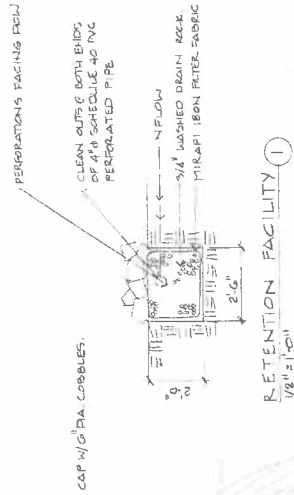
CUT 198 cubic yards  
 FILL 215 cubic yards  
 TOTAL 413 cubic yards

## LEGEND

- NEW CONTOUR
- DRYSTACK STONE WALL
- TREES TO REMAIN
- TREES TO BE REMOVED

## EROSION CONTROL NOTES

1. COLLECT ROOF DRAINAGE WITH GUTTERS AND DOWNSPUTS TO 5' AND PIPES AND TAKE TO RETENTION FACILITIES.
2. INSTALL SILT FENCING ALONG LOWER EDGE OF ENTIRE PERIMETER OF SOIL DISTURBANCE.
3. INSTALL STRAW WADDLES ON SLOPES.
4. REVEGETATE ALL DISTURBED AREAS.



RETENTION FACILITY 1  
 1/2" = 1'-0"

THOMAS RAHE ARCHITECT  
 2A KITE HILL RD  
 SANTA CRUZ, CA 95060  
 831-420-1266  
 trah@comcast.net

RAHE RESIDENCE  
 RIDGE LANE  
 SANTA CRUZ, CA



GRADING & DRAINAGE PLAN  
 1" = 10'-0"

C1.0

REVISIONS	BY

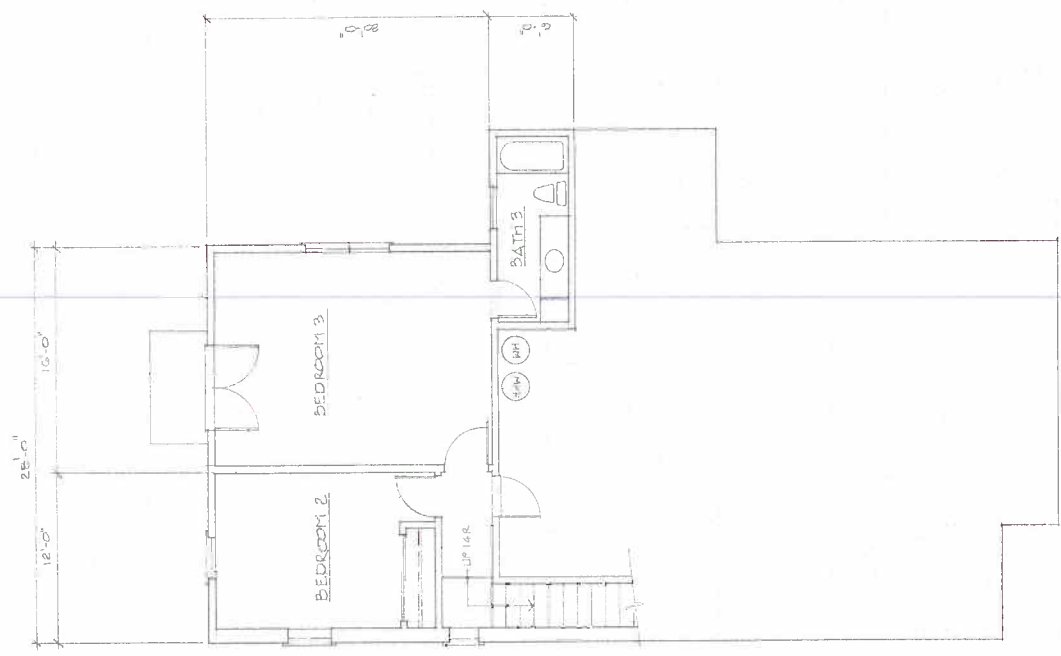
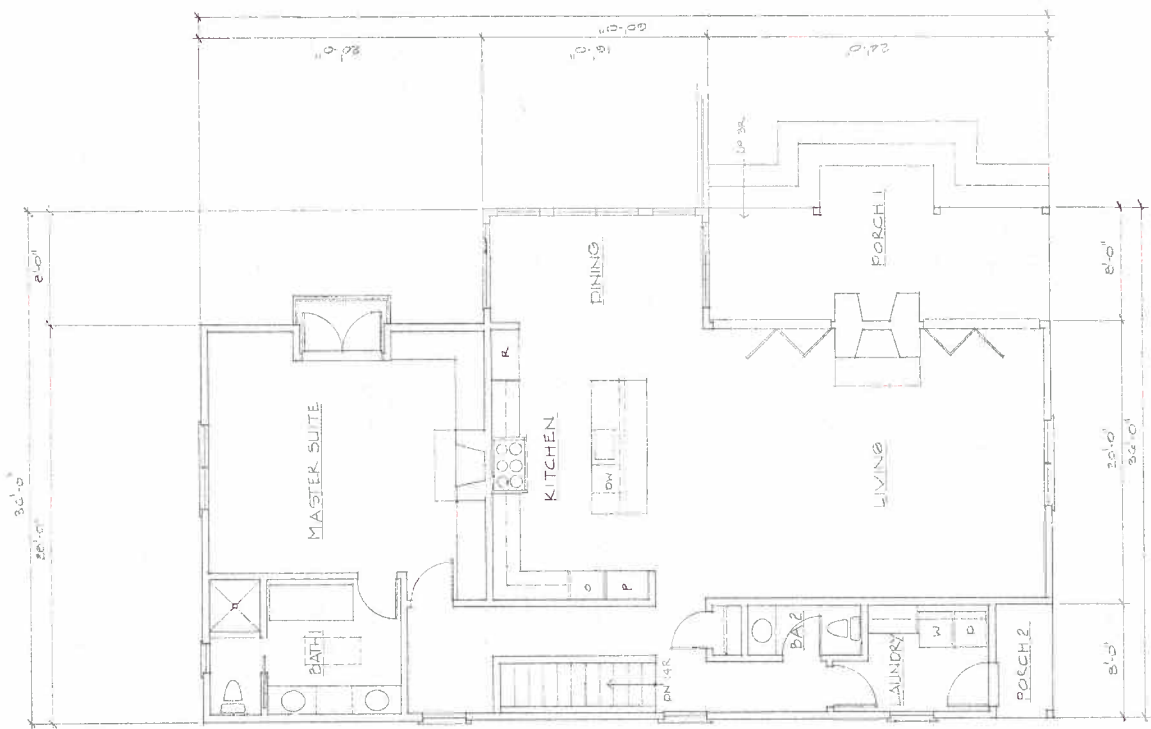
THOMAS RAHE ARCHITECT

2A KITE HILL RD  
 SANTA CRUZ, CA 95060  
 (408) 423-3266  
 thomas@rahe.com

RAHE RESIDENCE

RIDGE LANE  
 SANTA CRUZ, CA

DATE	11/17/17
SCALE	1/8" = 1'-0"
JOB NO.	1503 SF
SHEET	A2.0
CHECKED	TR
DRAWN	TR



DR	SHEET	JDM NO.	SCALE	DATE	CHECKED	DRAWN
GP	A2.1			6-17-94		JK

LOWER LEVEL



REV	DESCRIPTION

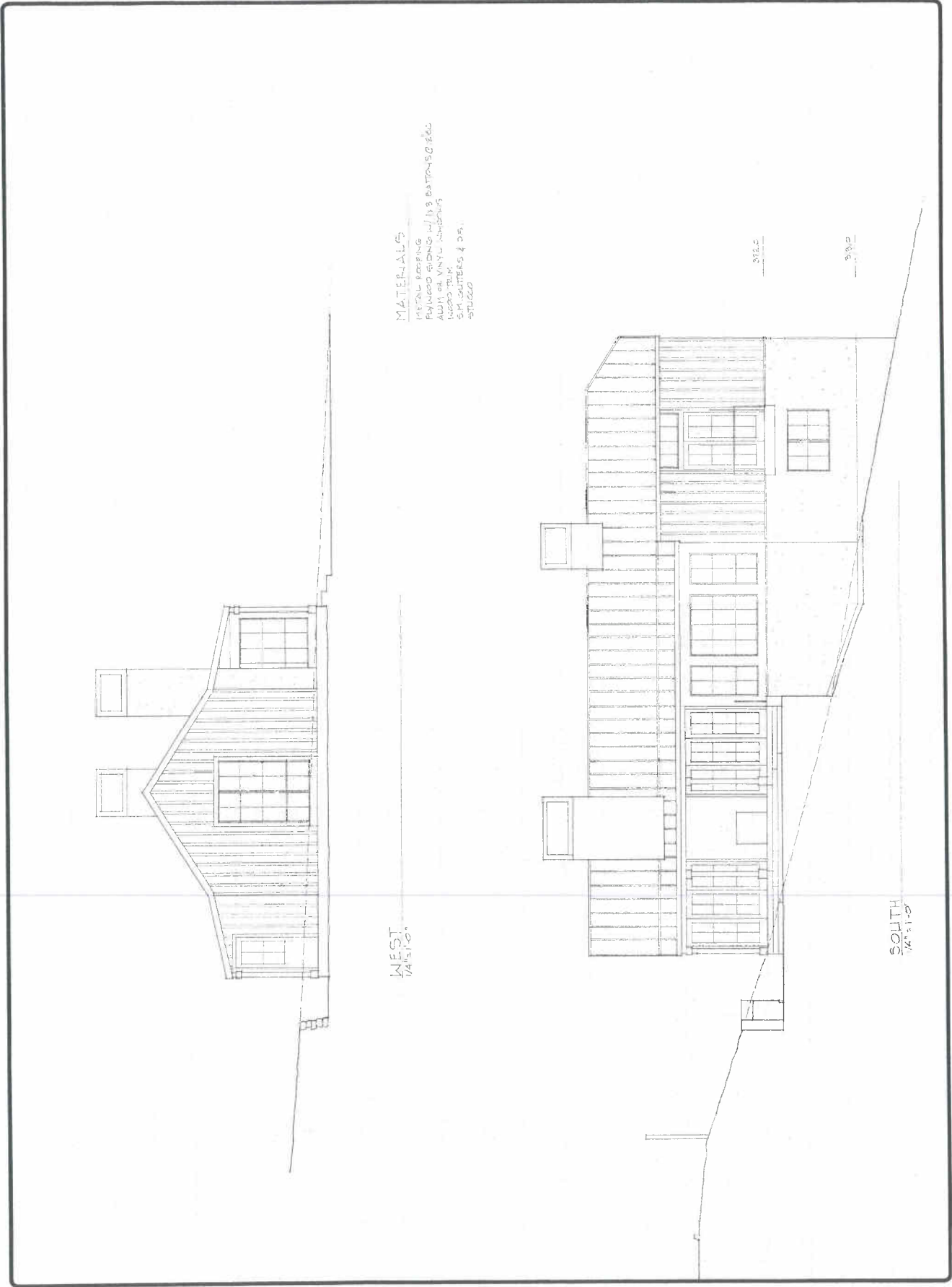
THOMAS RAHE ARCHITECT

24 KITE HILL RD  
SANTA CRUZ, CA 95060  
831-420-320  
t.rahe@comcast.net

RAHE RESIDENCE

SANTA CRUZ, CA  
RIDGE LANE

TITLE	DRAWN	CHECKED	DATE	BY	SCALE	JOB NO	SHEET	OF
							A3.0	



REVISIONS	BY

THOMAS RAHE ARCHITECT

2A KITE HILL RD  
SANTA CRUZ, CA. 95060  
831-420-326  
trah@thomrahe.net

RAHE RESIDENCE

RIDGE LANE  
SANTA CRUZ, CA

DATE	CHECKED	DATE	BY
3/17			
SCALE	JOB NO.	SHEET	OF SHEETS
		A3.1	



REVISIONS	BY	DATE

THOMAS RAHE ARCHITECT

2A KITS HILL RD  
SANTA CRUZ, CA 95060  
831-420-3265  
t@thomasahe.com

RAHE RESIDENCE

SANTA CRUZ, CA  
RIDGE LANE

TK

DRAWN

CHECKED

DATE

9/17/2018

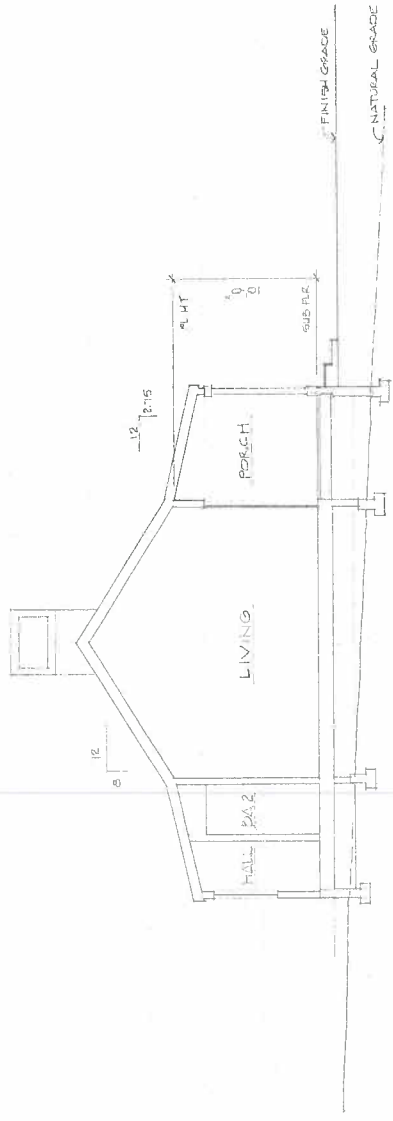
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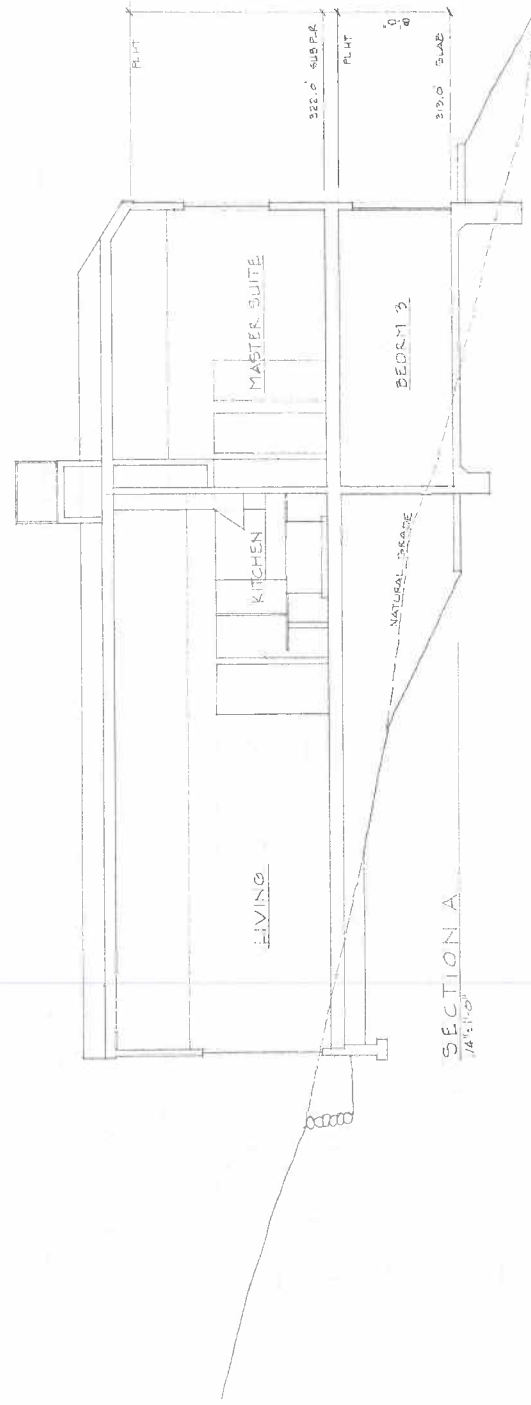
JOB NO.

SHEET

A3.2



SECTION B  
1/8"=1'-0"

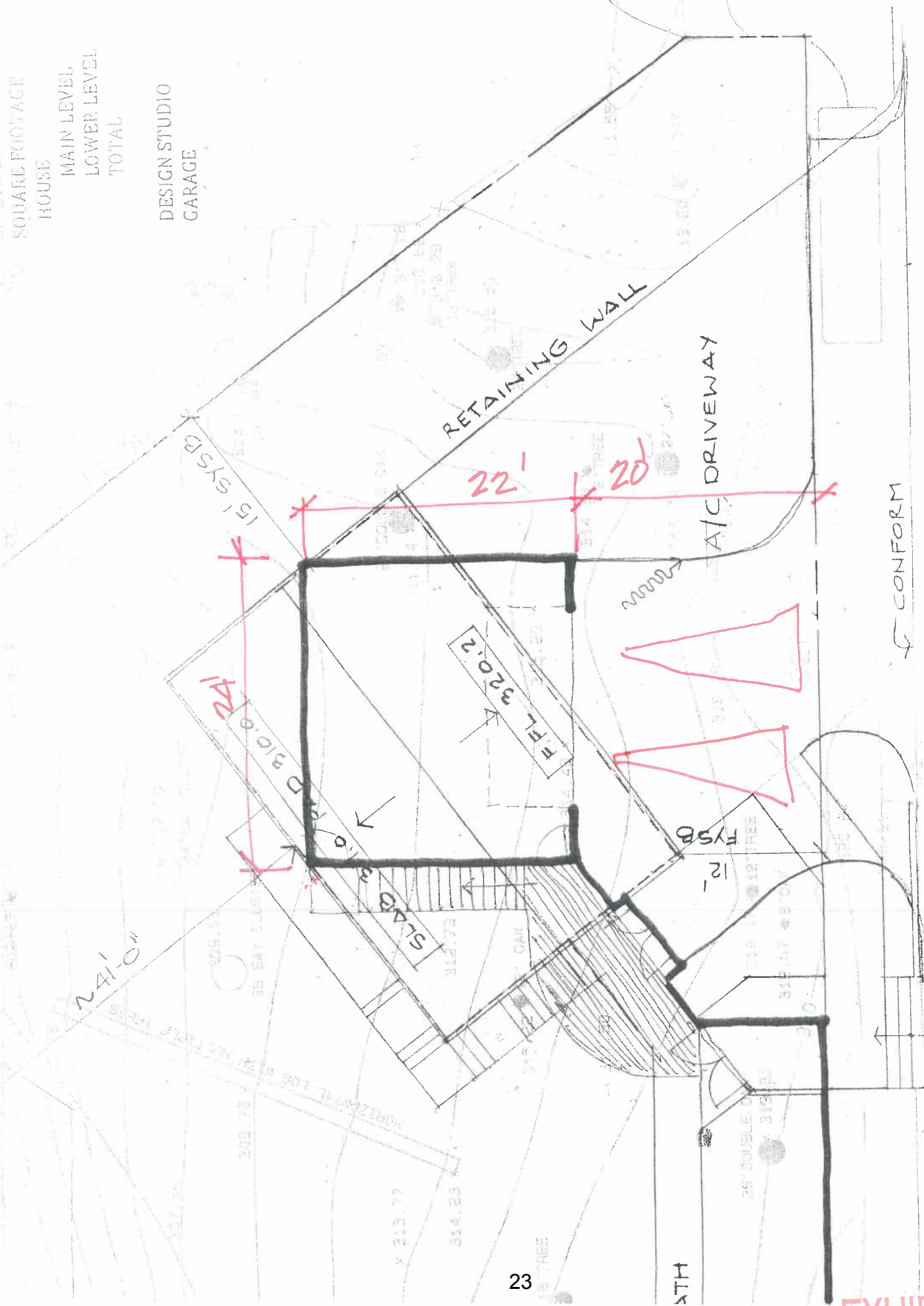


SECTION A  
1/4"=1'-0"



SQUARE FOOTAGE  
HOUSE  
MAIN LEVEL  
LOWER LEVEL  
TOTAL

DESIGN STUDIO  
GARAGE



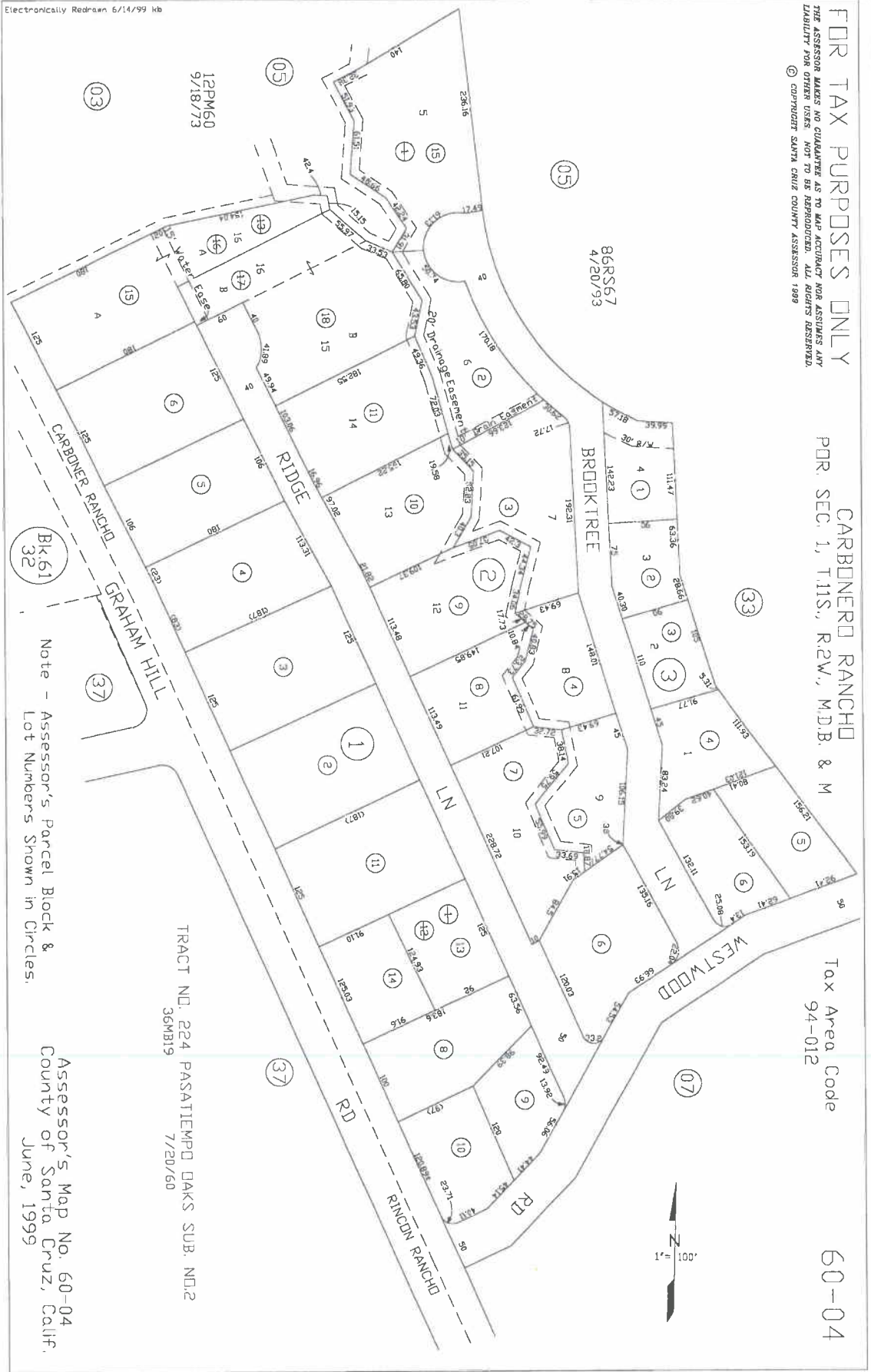


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CARBONERO RANCHO  
 POR. SEC. 1, T.11S., R.2W., M.D.B. & M

Tax Area Code  
 94-012

60-04



Electronically Redrawn 6/14/99 kb

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

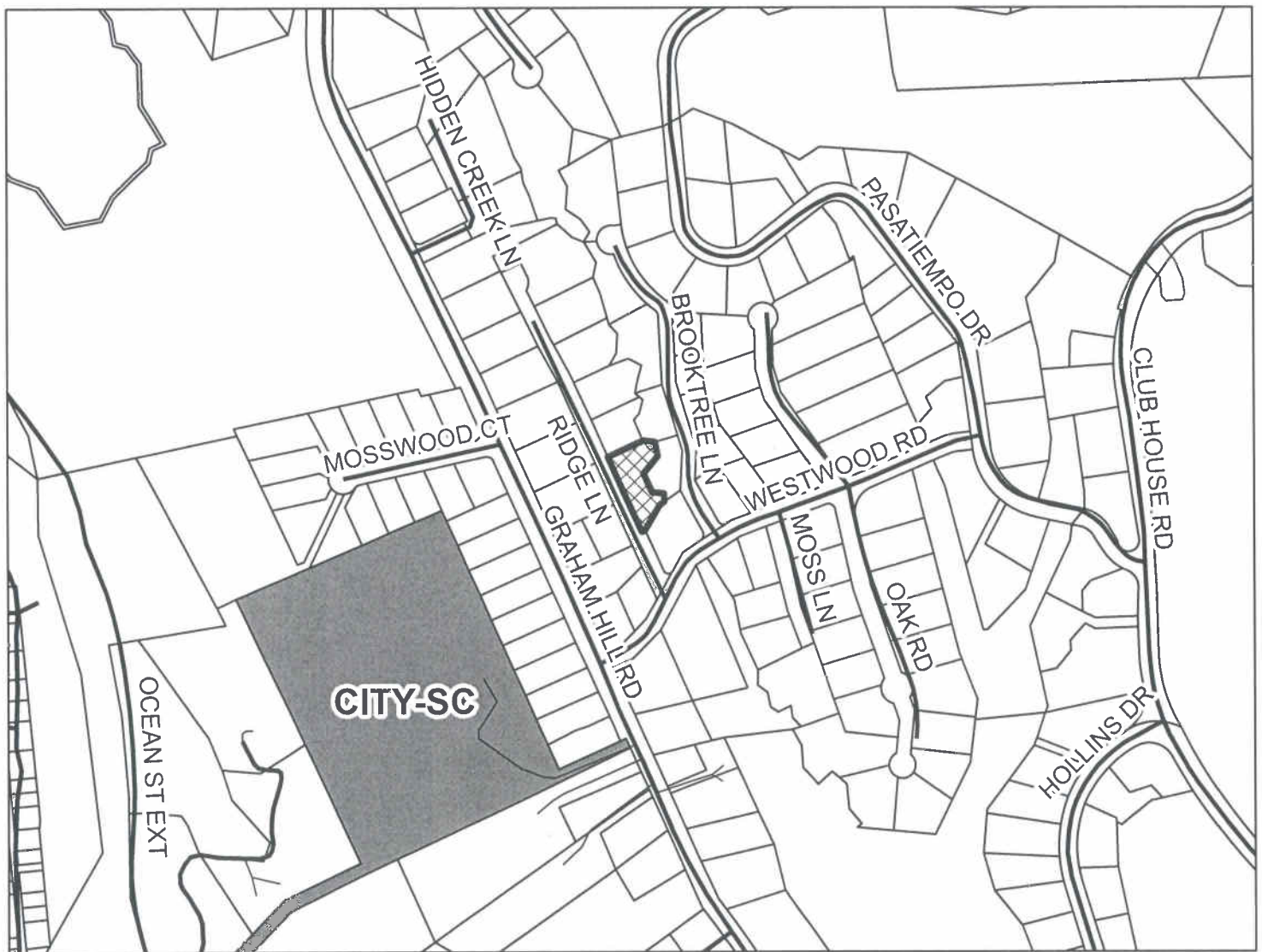
Assessor's Map No. 60-04  
 County of Santa Cruz, Calif.  
 June, 1999

45PM20  
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 (1)  
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STREET

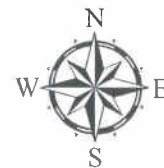


# Location Map



## LEGEND

-  APNL 060-042-07
-  Assessors Parcels
-  Street
-  CITY OF SANTA CRUZ



Map Created by  
County of Santa Cruz  
Planning Department  
December 2013

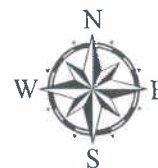


# Zoning Map



## LEGEND

-  APNL 060-042-07
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  PARK

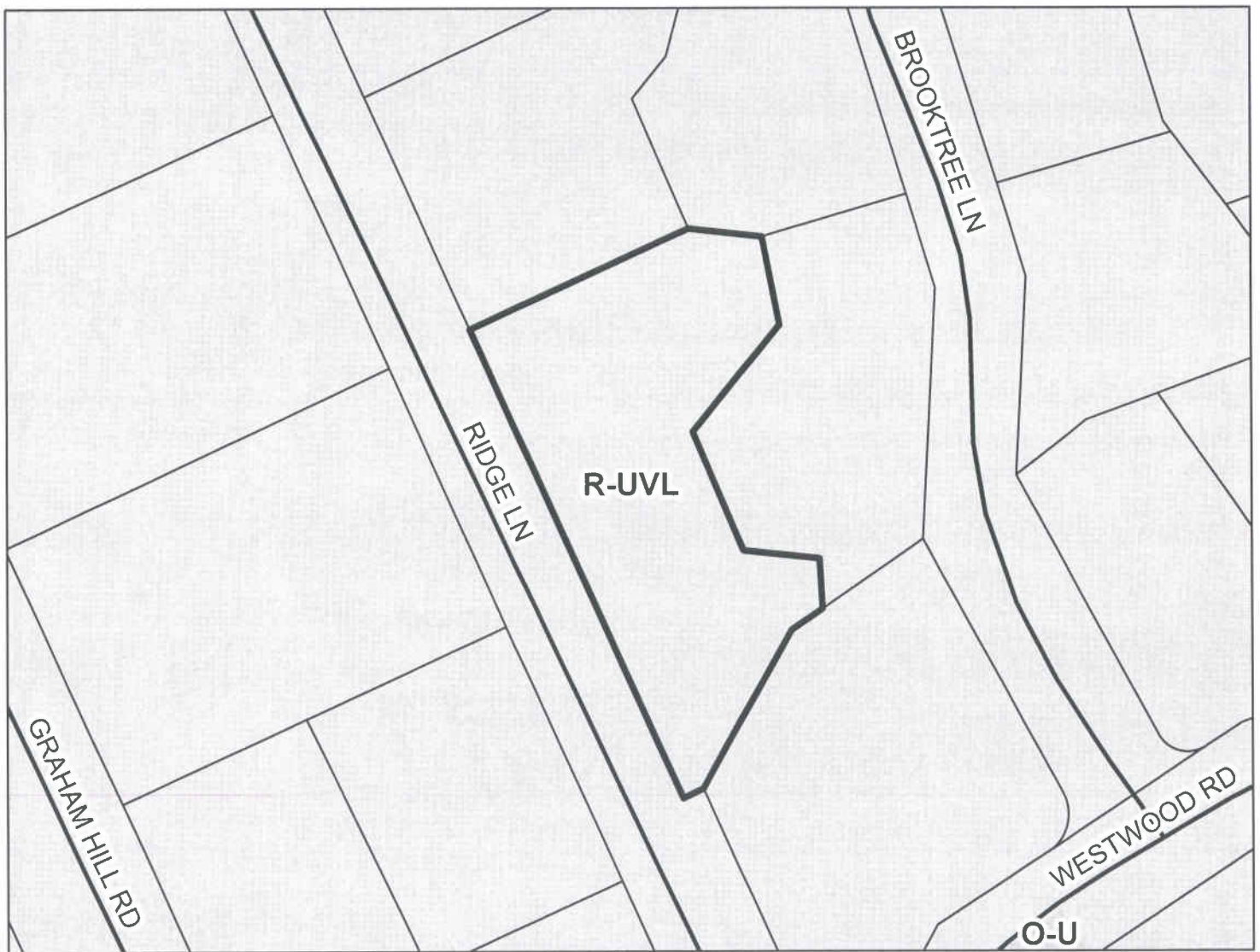


Map Created by  
County of Santa Cruz  
Planning Department  
December 2013



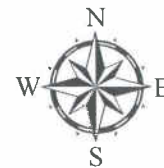


# General Plan Designation Map



## LEGEND

-  APNL 060-042-07
-  Assessors Parcels
-  Street
-  Residential - Urban Very Low Density
-  Urban Open Space



Map Created by  
County of Santa Cruz  
Planning Department  
December 2013

# ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377  
SALINAS, CA 93912  
(831) 422-4912

## PRELIMINARY ARCHAEOLOGICAL RECONNAISSANCE OF APN 060-042-07, IN PASATIEMPO, SANTA CRUZ COUNTY, CALIFORNIA

by

Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA

March 12, 2014

Prepared for

Thomas Rahe Architect

**SUMMARY:** PROJECT 4920

**RESULTS:** NEGATIVE

**ACRES:** <2

**SITES:** NONE

**UTMG:** 5.8630/40.9539

**MAP:** USGS 7.5 MINUTE FELTON QUADRANGLE

---

**For Planning Department:**

Evidence of: Sacred/Religious site  
Native American Remains  
Anything of Archaeological Significance  
Findings of Historical Significance

Yes	No	N/A	See text
___	___	<u>X</u>	___
___	<u>X</u>	___	___
___	<u>X</u>	___	___
___	<u>X</u>	___	___



## INTRODUCTION

In February 2014 Archaeological Consulting was authorized by architect Tom Rahe to prepare a Preliminary Archaeological Reconnaissance report for a parcel on Ridge Lane in Pasatiempo, Santa Cruz County, California.

As part of our methodology in the preparation of this report, we have conducted: 1) a review of a previous background search of the files of the Northwest Information Center of the California Historical Resources Information System (CHRIS), located at Sonoma State University; and 2) a field reconnaissance of the project area. The following report contains the results of these investigations as well as our conclusions and recommendations.

## PROJECT LOCATION AND DESCRIPTION

The project parcel, APN 060-042-07, is located on the east side of Ridge Lane in Pasatiempo, Santa Cruz County, California (see Maps 1 and 2). The Universal Transverse Mercator Grid (UTMG) coordinates for the approximate center of the project area are 5.8630/40.9539 on the USGS 7.5 minute Felton Quadrangle (1955; photo-revised 1968). The project proposes new construction on the undeveloped parcel.

At the time of the field reconnaissance, the parcel was heavily wooded with oaks and bay laurels. The understory was thick with poison oak in most places. Duff was heavy in many areas. Surface visibility was intermittent throughout the project parcel. Nevertheless, patches of exposed soil were found in most parts of the parcel. Overall, soil surface visibility was considered adequate for the purposes of this reconnaissance.

## **PROJECT METHODOLOGY**

The methodology used in the preparation of this report included two primary steps, as follows:

### **Background Research**

The background research for this project included a review of a recent records search of the archaeological site records, maps, and project files of the Northwest Information Center of the California Historical Resources Information System (CHRIS), located at Sonoma State University, Rohnert Park. In addition, our own extensive files and maps were examined for supplemental information, such as rumors and locations of historic or prehistoric resources in the general area. These literature searches are undertaken to determine if there are any recorded archaeological resources within the project area and whether the area has been included in any previous archaeological research or reconnaissance projects.

Established by the California Office of Historic Preservation, the regional Information Centers are the local repository for all reports prepared under cultural resource management regulations. A literature search at the designated Information Center is required by state guidelines and current professional standards. Following completion of a project, a copy of the report must be filed there.

### **Field Reconnaissance**

The field reconnaissance, performed by Mary Doane on March 10, 2014, consisted of a "general surface reconnaissance" of all areas which could reasonably be expected to contain visible cultural resources, and which could be viewed without major vegetation removal or excavation.

## RESULTS OF THE RECONNAISSANCE

### Background Research

The project area lies within the currently recognized ethnographic territory of the Costanoan (often called Ohlone) linguistic group. Discussions of this group and their territorial boundaries can be found in Breschini, Haversat, and Hampson (1983), Kroeber (1925), Levy (1978), Margolin (1978), and other sources. In brief, the group followed a general hunting and gathering subsistence pattern with partial dependence on the natural acorn crop. Habitation is considered to have been semi-sedentary and occupation sites can be expected most often at the confluence of streams, other areas of similar topography along streams, or in the vicinity of springs. These original sources of water may no longer be present or adequate. Resource gathering and processing areas and associated temporary campsites are frequently found on the coast and in other locations containing resources utilized by the group. Factors that may influence the locations of these sites include the presence of suitable exposures of rock for bedrock mortars or other milling activities, ecotones, the presence of specific resources (oak groves, marshes, quarries, game trails, trade routes, etc.), proximity to water, and the availability of shelter. Temporary camps or other activity areas can also be found along ridges or other travel corridors.

The prior research at the Northwest Information Center found no archaeological sites recorded within the project area. Three cultural resources, one prehistoric site and two historic resources are recorded within one kilometer of the project parcel.

The California Inventory of Historical Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places were checked for listed historic resources in the project area. No such resources are recorded within the project area.

Two previous surveys have included areas immediately adjacent to the project parcel (Chavez 1979, Doane and Breschini 2013).

### **Field Reconnaissance**

None of the materials frequently associated with prehistoric cultural resources in this area (dark greasy or ashy midden soil, fragments of weathered marine shell, flaked or ground stone, fire-affected rock, bone fragments, etc.) were observed during the field reconnaissance. There was no evidence of potentially significant historic resources in the project area. Surface soil was generally light brown silt.

### **CONCLUSIONS AND RECOMMENDATIONS**

Based upon the background research and the field reconnaissance, we have concluded that the project parcel presents no surface evidence of potentially significant archaeological resources. Therefore, we recommend the following:

- The proposed new construction should not be delayed for archaeological reasons.

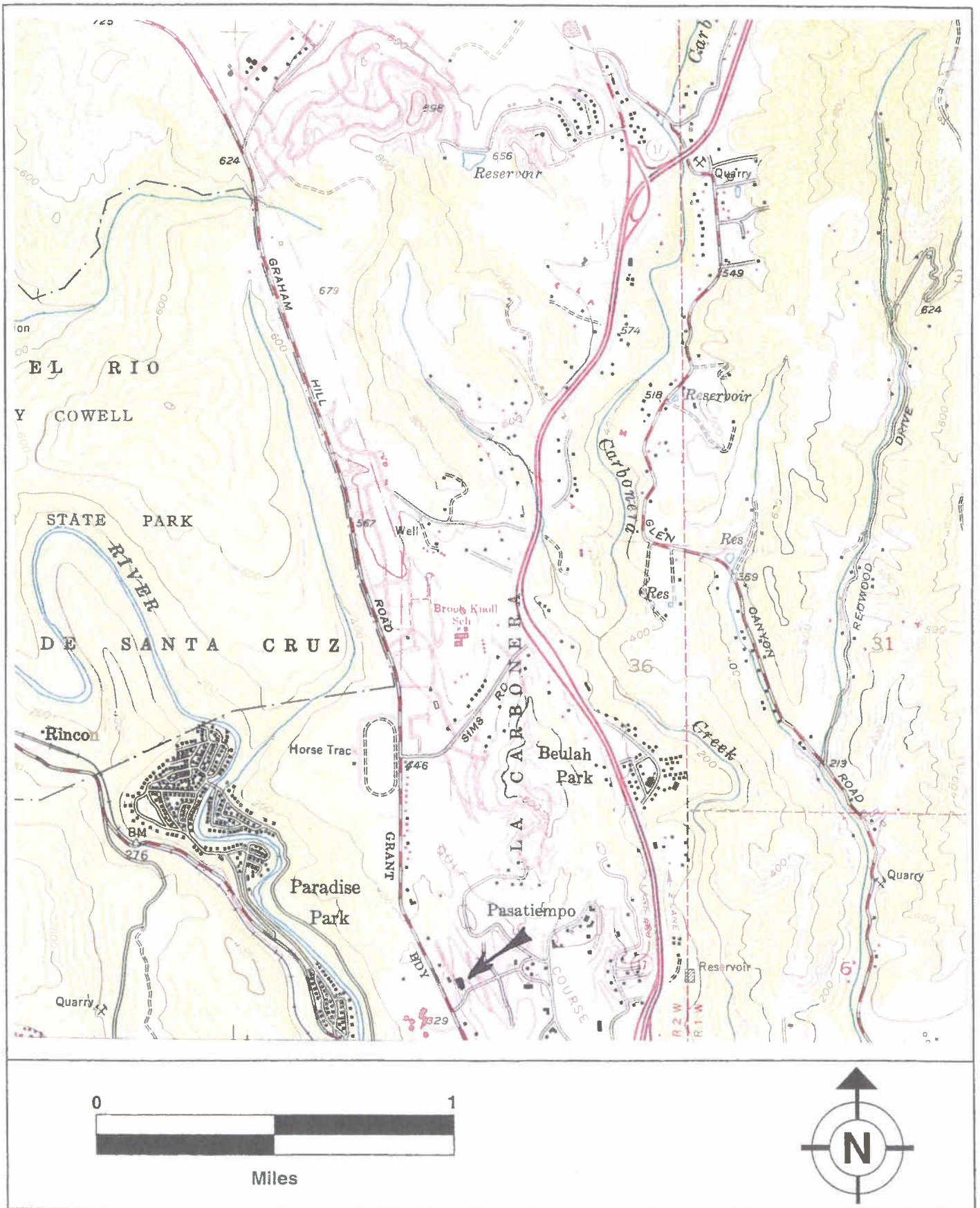
Because of the possibility of unidentified (e.g., buried) cultural resources being found during any construction involving earth disturbance, we recommend that the following standard language, or the equivalent, be included in any permits issued in the project area:

- If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the Lead Agency, and implemented.

## REFERENCES

- Breschini, G. S., T. Haversat, and R. P. Hampson  
1983 **A Cultural Resources Overview of the Coast and Coast-Valley Study Areas [California]**. Coyote Press, Salinas.
- Chavez, D.  
1979 *Cultural Resources Assessment of the Pasatiempo/Rolling Woods Wastewater Project Locations, Santa Cruz County, California*. Report on file with the Northwest Information Center, Sonoma State University.
- Doane, M. and G. S. Breschini  
2013 *Preliminary Archaeological Reconnaissance for the Rolling Woods and Graham Hill/Woods Cove Sewer Annexation Project, in Santa Cruz, Santa Cruz County, California*. Report on file with the Northwest Information Center, Sonoma State University.
- Kroeber, A. L.  
1925 Handbook of the Indians of California. **Bureau of American Ethnology Bulletin 78**.
- Levy, R.  
1978 Costanoan. Pp. 485-495 in **Handbook of North American Indians, Vol. 8, California**. Smithsonian Institution, Washington, D.C.
- Margolin, M.  
1978 **The Ohlone Way**. Heyday Books, Berkeley.





Map 1. Project Location.

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Tax Area Code  
 94-012

60-0,



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

Assessor's Map No. 60-04  
 County of Santa Cruz, Call  
 June, 1999

TRACT NO. 224 PASATIEMPO OAKS SUB. NO. 2  
 36MB19 7/20/60

Map 2. Project Location.



## Discretionary Application Comments 131320

APN 060-042-07

Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

**Completeness:** A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

**Policy Considerations/Compliance:** Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

**Permit Conditions/Additional Information:** These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

### Drainage Review

**Routing No: 1 | Review Date: 12/16/2013**

GERARDO VARGAS (GVARGAS) : Incomplete

Application No.: 131320

G\_V

12/12/13

Completeness Comments:

The stormwater management plan is insufficiently developed, and complete review cannot be made as a result.

1. Please provide a preliminary drainage plan. Indicate on the plans the manner in which building downspouts will be discharged. Sheet A2 is indicating a detention system will be proposed, however retention shall be given first consideration. If retention is not feasible then detention will be allowed. Claims of non-feasibility shall require a stamped and signed letter from an appropriate professional clearly stating the technical basis for the non-feasibility determination, including specific documentation of the conditions causing non-feasibility. Generalized opinions of non-feasibility will not be accepted.

2. Who currently maintains the drainage easement at the rear of the property?

Compliance issues:

N/A





Permit Conditions:

Per Part 3 Section G #3 of the design criteria:

According to the submitted survey the site receives existing runoff from an adjacent drainage area, the recordation of a drainage easement, maintenance agreement, deed restriction, or other document recorded on the parcel deed will be required. The recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway through the parcel, and that the County and Flood Control Districts are not responsible for the upstream runoff or for maintenance of the drainage pathway.

Medium Projects- Projects that add or replace between 500 square feet and 5,000 square feet of impervious area shall incorporate BMPs to minimize and mitigate pollutant and hydrologic impacts due to development. These BMPs shall include Low Impact Development (LID) measures that emphasize the minimization of impacts as a first priority consistent with General Plan Policy 7.23.2 for Minimizing Impervious Surfaces. Safe stormwater overflow shall be incorporated into the project design.

A recorded maintenance agreement will be required for the proposed retention 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](http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25A.pdf)

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 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.

### **Drainage Review**

---

**Routing No: 2 | Review Date: 05/08/2014**

SHEILA MCDANIEL (SMCDANIEL) : Complete

### **Drainage Review**

---

**Routing No: 3 | Review Date: 05/06/2014**

SHEILA MCDANIEL (SMCDANIEL) : Not Required

### **Driveway/Encroachment Review**

---

**Routing No: 1 | Review Date: 12/18/2013**

SHEILA MCDANIEL (SMCDANIEL) : No Response

No comments provided. Plans will be conditioned to comply with encroachment conditions prior to issuance of a building permit.

### **Driveway/Encroachment Review**

---

**Routing No: 2 | Review Date: 05/06/2014**

SHEILA MCDANIEL (SMCDANIEL) : Not Required

### **Environmental Planning**

---

**Routing No: 1 | Review Date: 12/16/2013**

JESSICA DUKTIG (JDUKTIG) : Incomplete

#### Completeness Comments:

1. Please submit a soils (geotechnical) report for review. This report shall address potential scour along the creek banks, drainage problems and an analysis of erosional features onsite. Further comments may be made once this report has been received and reviewed by the department civil engineer.
2. The parcel is mapped as a potential Archaeological Resource. Please submit a completed Archaeological Assessment completed by an archaeological consultant. Further comments may be





made after the assessment has been reviewed.

3. The plans currently delineate the edge of an ephemeral stream along the rear property line. This watercourse is a perennial stream with a corresponding 50-foot setback from the mean rainy season bankfull flowline. Please revise the plans to delineate this 50-foot Riparian setback (see compliance comments for more information).

Compliance Comments:

1. County Code section 16.30, the Riparian Corridor and Wetlands Protection Ordinance restricts development within a Riparian Corridor. The Riparian Corridor on this parcel extends 50 feet from the mean rainy season bankfull flowline of the creek along the rear property line. Every effort shall be made to comply with this setback by revising the proposed project (to include all structures, grading and drainage improvements) in a way to avoid, reduce and minimize the amount of disturbance within the 50-foot setback.

2. General Plan Policy 5.1.7 Site Design and Use Regulations states the following:

a. Structures shall be placed as far from a sensitive habitat as feasible. The Riparian Corridor is considered a sensitive habitat, therefore the proposed development shall be revised to be located outside the 50-foot riparian setback where feasible.

b. Limit removal of native vegetation to the minimal amount necessary for structures, landscaping, driveways, septic systems and gardens. The proposed project incorporates a large disturbance area, with a large amount of vegetation removal. The project shall be revised to reduce the amount of disturbance onsite.

3. General Plan Policy 5.1.6 Development within a Sensitive Habitat. Development must maintain or enhance the functional capacity of habitat. Reduce in scale, redesign or deny project which cannot sufficiently mitigate significant adverse impacts on sensitive habitat unless project is legally necessary to allow reasonable use of the land. As stated above, the proposed project shall reduce and redesign the development envelope to comply with this policy.

## **Environmental Planning**

**Routing No: 2 | Review Date: 04/15/2014**

JESSICA DUKTIG (JDUKTIG) : Incomplete

Incomplete Comments:

1. The soils report is currently under review. Further comments may be forthcoming once this review has been completed. Please note that a plan review form will be required once the report has been accepted. This form can be found on our website here:

<http://sccoplanning.com/Portals/2/County/Planning/env/Soils%20Engineer%20Plan%20Review%20Form.pdf>

2. Please submit a restoration plan to include removal of non-native invasive species onsite, tree replacement details and landscape plan.



---

Conditions of Approval:

1. A grading plan prepared by a licensed civil engineer or architect will be required with the building application.
2. A detailed erosion control plan will be required with the building permit application.

## **Environmental Planning**

---

**Routing No: 3 | Review Date: 05/06/2014**

JESSICA DUKTIG (JDUKTIG) : Complete

Findings prepared by Kent Edler 5/8/14

**(1) That there are special circumstances or conditions affecting the property;**

The property is located entirely within the riparian corridor and the design is what is preferable to the applicant.

**(2) That the exception is necessary for the proper design and function of some permitted or existing activity on the property;**

Since the entire property is located within the riparian corridor, an exception is necessary to allow use of the property for a single family dwelling.

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

The scale of the project is relatively small and the granting of the exception is not expected to be detrimental to the public welfare or injurious to other downstream property owners.

**(4) That the granting of the exception, in the Coastal Zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative; and**

The property is not located in the Coastal Zone.

**(5) That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program Land Use Plan.**

Since the entire property is located within the riparian corridor, an exception is required to allow use of the parcel. While there are alternative designs that may or may not result in less impact on the riparian corridor, any project located in a riparian corridor will have impacts. Although not a reason for granting of the exception, the application will be conditioned for removal non-natives in the riparian corridor as well as planting of native species.

## **Misc Review**

---

**Routing No: 1 | Review Date: 12/18/2013**

SHEILA MCDANIEL (SMCDANIEL) : No Response

## **Misc Review**

---

**Routing No: 2 | Review Date: 05/06/2014**

SHEILA MCDANIEL (SMCDANIEL) : Not Required

## **Project Review**

---

**Routing No: 1 | Review Date: 12/18/2013**



County of Santa Cruz, PLANNING DEPARTMENT

## Discretionary Application Comments 131320

APN 060-042-07

---

SHEILA MCDANIEL (SMCDANIEL) : Incomplete

See incompleteness letter

### Project Review

---

Routing No: 2 | Review Date: 05/08/2014

SHEILA MCDANIEL (SMCDANIEL) : Complete

### Project Review

---

Routing No: 3 | Review Date: 05/06/2014

SHEILA MCDANIEL (SMCDANIEL) : Not Required