

APN 041-671-06, N Huntington Dr, Aptos, CA

Here are seller's answers to FAQ:

"1. Is it buildable?"

Yes. While working with the county they tell me that something will get approved and the details need to be worked out. It is probably good to work with an experienced Santa Cruz County builder.

2. What are the most difficult/expensive things about building on that lot?

Probably the single most expensive thing another than the house is the needed retaining wall. The geotechnical report I got suggests a boulder type fill and not an actual straight up wall. I can provide the report.

I do not know how much the foundation costs, though there are various kinds with one architect suggesting a bridge-type of foundation.

Another may be the time it takes to satisfy the water district's water offset requirements. Before it had been replacing toilets and stuff in businesses and households with low flow toilets. That is supposed to be around a few thousand dollars.

3. Is it too steep to build?

It is not too steep to build in the front right corner area. Elevation details are available for a builder or architect to use, such as for the house plan shown in the listing. See the house across the street as an example of slope.

4. Do you have a perc test for septic or has one ever been done?

I do not have a perc test. Based on the slopes and rest of terrain and county guidelines there is enough room on the right side to put a leach field for a two bedroom home. The builder/septic expert would have to work out with the county the size of the field. The surrounding houses have septic systems.

5. What size range of a house could be built, min to max?

Size should be as small as you want and the blue prints provided are for about 1400 sq.ft. with two bedrooms. If a two bedroom limit for the septic system limit more extra rooms are allowed as long as not used as a bedroom is what I have been told, such as a library room, exhibit room, etc. An architect or builder is the best to consult in this lot with the available elevation details.

The architect for the plans originally was going to design a larger house. One or two stories also determine the size of the house.

6. What are the problems with this lot or negative features?

The negative features are of course having to work with the slopes and smaller buildable area with regards to the lot size. However, the slopes provide breathing room and privacy and limit the house density, and provide more noise reduction in lower parts of the house. The trees also provide some noise reduction. The lower part in the back next to the stream can provide a great deal of quiet serenity in the summer months with lawn chairs for relaxing, reading, or whatever.

7. Why is the owner selling? Why didn't he build?

I moved to Indiana. I was working on building as seen by a house plan, elevation detail, geotechnical report, and other reports. I actually submitted some plans to the county to get it approved, but needed more reports. I think I still have the report of what the county wanted next.

I was on a limited government employee budget and trying to do the planning part on my own with some limited cash spent on the reports and county. I started talks with a local builder, but was not sure if he could get it done based on what he was saying with the limited building loan amount I might be able to get.

One should be able to build a house for less than the median house values in the county and still, of course, be brand new and better than a lot of the county houses.

8. On what stage the design process is at the moment?

The design process was halted with the expiration of my initial county building application due to not having enough time and money to get the county requested reports.

9. Can I get the last version of set of plans for review?

The last version was sent to Tammy Tengs in the form of computer drawings. I might also have a copy of some blueprints that were submitted to the county. Otherwise the architect, David Kessler, might still have some copies.

10. Is there a list of corrections or notes issued by plan reviewer?

The plan reviewer closing information were given to Tammy Tengs in some emails. I could resend. Mainly they wanted more engineering reports, such as a final retaining wall plan. A plan is suggested in the geotechnical report that was commissioned by the architect.

11. How easement issue addressed on plans?

The original easement was a drainage plan that never happened and can change based on the county supervisor mail copy that is shown on Tammy Teng's website. There is a few feet easement from the edge of the paved road that goes in just past the fire hydrant.

12. What type of foundation is proposed on plans and how consistent it is with geo-tech report?

The initial proposed foundation proposed by the architect is a bridge-type, which is stronger than wood stilt type. A geologist and civil engineer would construct a plan along with a drainage plan. The geologist would provide more detail on this. The geo-tech report also proposes the type of retaining wall plan, which on the left side would use boulders and fill to reduce the steep angle and provide stability.

13. Is there any additional information regarding easement besides the letter from supervisor? Any attempts to locate the owner?

The supervisor provides the instruction that an approved draining plan does not have to match the drainage easements that were original drawn for the first owner. I am the current owner. You are allowed to go to the county and request viewing their records for this parcel. It would be included in the final report.

14. Any unpaid invoices from consultants, contractors, etc. with chances of mechanic lien on the property?

Any new building would require new septic plan, geology reports, along with civil engineering (drainage around the house). A blueprint of a two-bedroom house is available. Also another building designer can be contracted. A local contractor would know how to work with the county and they have quoted a total of \$80,000.00 for the reports and new building plans. An experienced building designer is cheaper than an architect. The current architect's plans require a separate roof design and foundation design. Santa Cruz average house price is above \$700,000.00, and a new two bedroom house can be built for less than that even at \$200 per square foot.

15. The geo-tech report requires to have a drilled-pier foundation with little or no additional site disturbance. You mentioned few times the retaining walls to be build, but per report (page 16) there is no direct requirements for retaining walls. Is there any other document (engineering report, etc.) require building of retaining walls?

Yes, the drilled-pier foundation with no other impact is the preference stated, and also the preference of Santa Cruz County. However, the paragraph or sentence on page 8 says 'if required'. The person who wrote this report is retired, which means another geo-tech person

or geologist is needed for consultation, plus the county will inspect and determine that some type of retaining is needed.

In reference to page 16, that is the recommendation, but they also say they may be required. I think this is mainly concerning directly behind the house. So geologist and county inspection may determine that no retaining wall is needed.

See page 19 for Southwest Side Slope Mitigation. This is where I was talking about needing a 'retaining wall design'. This is the left side of the house when facing from the street. Read the first paragraph. Details are provided later with some drawings.

16. You mentioned that county requested additional reports. Could you provide the list of their requirements please?

The county needs reports for:

- a. Septic design
- b. Geologist or geo-tech
- c. Civil engineer for foundation with drainage plans
- d. The building design or blue prints with foundation location.
- e. They may want more elevation data for the whole property. The provided elevation is for the area the house would be and was all that the architect wanted. The county or geologist and civil engineer you chose may want more data.
- f. Depending on the architect or designer a roof plan is needed and provided by another civil engineer. This is needed for the current blue prints.
- g. You also have to request an inspection by the local fire department if they still have that policy. I don't remember if that cost anything.

Most important is getting a contractor or talking directly to the county building officials to make sure you get everything needed. I am providing as much information as I can and did not get to finish the permit process so during the process they might want more information. If you do not have enough spare time to work with the county in a timely manner getting a contractor to do the work is recommended. Also, Santa Cruz County requirements may have changed."

(end quote from seller)

From Realtor: Seller believes the above answers to buyer's questions are accurate but does not offer any warranties. Buyers will want to independently investigate all matters related to building.