### **COUNTY OF SANTA CRUZ**

**Community Development & Infrastructure** 

Planning Division

### **MEMORANDUM**

Date: November 16, 2023

To: Agricultural Policy Advisory Commission

From: Evan Ditmars, Development Review Planner

Re: Application 231440

On October 7, 2022, your Commission considered application 221193, a proposal to construct a 1,496 square foot single-family dwelling and establish a building site for a future ADU. Conditional approval was granted, with the added requirement that final plans include solid wood fencing along the east, north, and west property line boundaries. The subsequent Coastal Development Permit (221140, Attachment 1), which included your Commission's recommendations, was approved on October 7, 2022.

The applicant is requesting that APAC reconsider the requirement to include solid wood fencing along the property lines. In their request to your Commission (Attachment 2), the applicants are requesting relief from this requirement due to construction logistics (the tree line interferes with fencing), in addition to disinterest in installing the fencing based on preference and aesthetics.

The Agricultural Buffer setbacks regulations (SCCC 16.50.095) require that buffer reductions to the required 200-foot setback may be approved provided one of the four following findings can be made:

- (1) Significant topographic differences exist between the agricultural and nonagricultural uses which eliminates or minimizes the need for a 200-foot agricultural buffer setback; or
- (2) Permanent substantial vegetation (such as a riparian corridor or woodland protected by the county's riparian corridor or sensitive habitat ordinances) or other physical barriers exist between the agricultural and nonagricultural uses which eliminate or minimize the need for a 200-foot agricultural buffer setback; or
- (3) A lesser setback distance is found to be adequate to prevent conflicts between the nonagricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way) or the existence of some other factor which effectively supplants the need for a 200-foot agricultural buffer setback.
- (4) The imposition of a 200-foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of the ordinance codified in this chapter, in which

Subject: Page 2 of 2

case a lesser buffer setback distance may be permitted; provided, that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g., solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

In consideration of this proposal, neither finding 1 nor 2 would apply to the project site, as no topographic differences exist between the properties and the existing vegetative barriers are not protected by the County's riparian or sensitive habitat protection ordinances. Further, finding 4 cannot be made, in that proposed house and future ADU were not designed to maintain the maximum possible agricultural buffer setback.

Finding 3, however, could be considered by your Commission. The existing Cypress trees located along the north and east property lines are well-established, and in their current configuration, provide a physical buffer commensurate with solid wood fencing. Thinning of the trees and their understory, either through actions of the property owner or through natural growth processes, could reduce the effectiveness of the buffer over time.

County Code does not provide specific criteria for evaluation of existing or proposed physical barriers; therefore, staff recommends that your Commission consider the applicant's testimony in conjunction with the contextual photographs (Attachment 3) and make a determination regarding whether the existing vegetative buffer substantially conforms with protection measures implemented in SCCC 16.50.095.

### Attachments:

- 1. Staff Report for Application 221140, dated 10/7/22
- 2. Letter from Applicant, dated 8/23/23
- 3. Contextual Photographs, dated 10/20/23



### Staff Report to the Zoning Administrator

Application Number: 221140

**Applicant:** Nancy Huyck **Agenda Date:** 10/7/2022

Owner: Marcelo Diniz
APN: 046-221-47
Agenda Item #: 1
Time: After 9:00 a.m.

Site Address: No situs address

**Project Description**: Proposal to construct a 1,496 square foot single family dwelling with an attached 618 square foot garage and a future 800 square foot ADU located within 200 feet of agriculture resource type land. Requires a Coastal Development Permit, Agricultural Buffer Reduction Determination to reduce the required 200-foot setback, and determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA).

**Location**: Property located on the northwest side of Zils Road, approximately 2/3 of a mile southwest from San Andreas Road

Permits Required: Coastal Development Permit and Agricultural Buffer Reduction

**Supervisorial District**: District (District Supervisor: Zach Friend)

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221140, based on the attached findings and conditions.

### **Project Description & Setting**

The applicant proposes to construct a one-story single-family dwelling with an attached garage and a future detached accessory dwelling unit (ADU). Although the ADU does not require a Coastal Development Permit, the footprint of the ADU is included for purposes of the agricultural buffer reduction required for issuance of the building permit approval. The project also includes approximately 194 cubic yards cut and 72 cubic yards fill.

The subject property is zoned Residential Agriculture (RA) and located in a small pocket of three RA zoned properties surrounded by land zoned Commercial Agriculture (CA). Two of the three residentially zoned parcels are developed with dwellings.

The Monterey Bay Academy property is located to the south of the subject property across the street on Zils Road and contains hundreds of acres of Type 3 coastal commercial prime agriculture

County of Santa Cruz Planning Department 701 Ocean Street, 4th Floor, Santa Cruz CA 95060 APN: 046-221-47 Owner: Marcelo Diniz

resource type land. This property contains actively farmed commercial agricultural land and is also developed with a private boarding high school in the central portion of the property with housing dispersed throughout. Residential housing is also located on this property adjacent to Zils Road, providing separation between the agriculturally farmed area of the property and the roadway adjacent to the subject property.

Properties located to the north and east of the subject property are zoned Commercial Agriculture land that are approximately 10 to 15 acres in size that have been farmed in the past. These parcels contain residential dwellings located in the northeastern corner of the parcels, providing for potential agricultural land cultivation elsewhere on the parcels.

The subject property and all properties in the vicinity are mapped as Type 3 Agriculture Resource land, despite the residential zoning for the small residentially developed pocket. The subject property is surrounded by mature and tall evergreen vegetative buffer along the north and east property lines. Plans include additional proposed vegetative buffers along the west and south property lines as well.

### **Permit Requirements**

Proposed dwellings constructed in the Coastal Zone require a Coastal Development Permit and proposed dwellings within 200 feet of agricultural land are subject to an Agricultural Buffer Reduction Determination recommendation by the Agricultural Policy Advisory Commission (APAC) and a Coastal Development Permit. Thus, the project includes both an agricultural buffer setback reduction determination and a Coastal Development Permit with approval by the Zoning Administrator.

The project was reviewed by the APAC on August 25, 2022. Plans call out setbacks to property lines noting proposed setback reductions of approximately 28 feet to the east, 88 feet to the south, 79 feet to the north and 65 feet to the west. APAC recommends that the Zoning Administrator approve the project subject to APAC recommended conditions of approval, including recordation of a declaration of agricultural acknowledgement and recommended fencing along property lines adjacent to agricultural land to ensure that agricultural land is protected for existing and future potential agricultural production. The APAC report is attached as Exhibit E. The Coastal Development Permit incorporates the APAC findings and APAC recommended conditions of approval.

### **Zoning & General Plan Consistency**

The subject property is a .9-acre lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's AG (Agriculture) General Plan designation. The proposed one-story dwelling complies with the site standards of the RA zone district, including required setbacks, lot coverage, floor area ratio, and building height.

### **Local Coastal Program Consistency**

The proposed single family dwelling and Accesory Dwelling Unit are in conformance with the

Application #: 221140 Page 3

APN: 046-221-47 Owner: Marcelo Diniz

County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Plans call for a pitched asphalt shingle roof, board and batten Hardie plank siding, metal glass garage doors, decking with cable railing and a combination of grey/brown/black materials and colors. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

The project site is not 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.

### 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**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **221140** (including agricultural buffer setback reduction determination), 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: <a href="https://www.sccoplanning.com">www.sccoplanning.com</a>

Report Prepared By: Sheila McDaniel

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor Santa Cruz CA 95060

Phone Number: (831) 454-2255

E-mail: sheila.mcdaniel@santacruzcounty.us

### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. APAC report

- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information
- H. APAC Minutes
- I. Comments & Correspondence

### 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.

Project Description: Proposal to construct a 1,496 square foot single family dwelling with an attached 618 square foot garage and a future 800 square foot ADU located within 200 feet of agriculture resource type land. Requires a Coastal Development Permit, Agricultural Buffer

Application Number: 221140

Assessor Parcel Number: 046-221-47 Project Location: No situs address

	ination to reduce the required 200-foot setback, and determination that mpt from further review under the California Environmental Quality Act	
Person or Agency Proposing Project: Nancy Huyck		
<b>Contact Phone Nu</b>	mber: (831) 685-1206	
B The Section	proposed activity is not a project under CEQA Guidelines Section 15378. proposed activity is not subject to CEQA as specified under CEQA Guidelines ion 15060 (c).  isterial Project involving only the use of fixed standards or objective surements without personal judgment.  utory Exemption other than a Ministerial Project (CEQA Guidelines Section to 15285).	
E. X Cate	egorical Exemption	
Specify type: Class	Class 3 - New Construction or Conversion of Small Structures (Section 15303)	
F. Reasons wh	y the project is exempt:	
Construction of a si	ngle family dwelling in an area designated for residential uses.	
In addition, none of	the conditions described in Section 15300.2 apply to this project.	
Sheila McDaniel, P.	Date:	
	J	

### **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed single family dwelling and Accessory Dwelling Unit (ADU) are a principally permitted uses within the zone district, and the zoning is consistent with the site's AG (Agriculture) 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 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 SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available from Sunset State Beach accessed by Sunset Beach Road. Furthermore, Zils Road is a dead-end road without access to the coast.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structures are sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that although the project site is located between the shoreline and the first public road, Zils Road is a dead-end road with no coastal access. The nearest coastal access



is Sunset State Beach on Sunset Beach Road. Consequently, the development will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.



### **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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the residential strutures and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district as the primary use of the property will be one single family dwelling and one Accessory Dwelling Unit (ADU) 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 AG (Agriculture) land use designation in the County General Plan.

The proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling and Accessory Dwelling Unit (ADU) 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 single family dwelling will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

This finding can be made, in that the proposed residential development is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 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 single family dwelling and Accessory Dwelling Unit (ADU) are consistent with the land use intensity and density of the neighborhood.



### Required Findings for Agricultural Buffer Setback Reduction County Code Section 16.50.095(D)

- 1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200-foot agricultural buffer setback; or
- 2. Permanent substantial vegetation (such as a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances), or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a two hundred (200) foot agricultural buffer setback; or

There is a tall mature evergreen vegetative buffer located along the north and east property line separating these properties, which provides sufficient protection to adjoining properties agricultural interests. Thus, no vegetation or fencing is necessary along the north and east property lines.

- 3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right of way) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or
- 4. The imposition of a two hundred (200) foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

The subject property is approximately one acre in size and situated in an area of agricultural zoned parcels and/or development with single family residences. The imposition of a 200-foot setback would preclude building on this parcel of record as properties on all sides have agricultural resource type land. The proposed setbacks for the proposed structure comply with the site standards established for residential zoned parcels based on site size in accordance with 13.10.323. No conflicts would occur between the proposed residential use and surrounding properties and existing landscape provides a sufficient vegetative buffer. No fencing is recommended given the existing and proposed vegetative buffer, residential uses adjacent to the site, and setback distant agriculturally developed property.



### **Conditions of Approval**

Exhibit D: Project plans, prepared by Nancy Huyck, dated 4/14/2022.

- I. This permit authorizes the proposal to construct a 1,496 square foot single family dwelling with an attached 618 square foot garage and a future 800 square foot ADU located within 200 feet of agriculture resource type land as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - D. Obtain an Encroachment Permit from the Community Development and Infrastructure Department (Encroachment Division).
- 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. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
    - 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
    - 3. Grading, drainage, and erosion control plans.

- 4. Details showing compliance with 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.
- 5. Final plans shall include a development setback of a minimum of approximately 28 feet to the east property line, 88 feet to the south, 79 feet to the north and 65 feet to the west to proposed structures shall be provided.
- 6. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
- 7. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
  - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. The project shall meet the following:
  - 1. The application submittal shall adhere to the County Design Criteria and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
- C. Meet all requirements of the Encroachment Division of Public Works including revisions to driveway profile shown on sheet E1 to meet the requirements of figure DW-2 and encroachment permit requirements for trenching in the Zils Road right-of-way.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services, including the following:
  - Obtain approval of Onsite Wastewater Treatment System (OWTS) Permit.
     OWTS permit has been submitted and meets standards for conventional treatment.

- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements and pay any applicable plan check fee of the Fire Protection District, including:
  - 1. Note on the plans that these plans are in compliance with California Building and Fire codes (2019) and Central Fire District amendments.
  - 2. Note on the plans the occupancy classification, building construction typefire rating and either sprinklered or non-sprinklered as determined by the building official and outlined in the 2016 California Building Code (e.g., r-3, type v-b, sprinklered).
  - 3. The fire flow requirement for the subject property is 1000 gallons per minute for 120 minutes. Note on the plans the required and available fire flow. The available fire flow information can be obtained from the water company.
  - 4. Show on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building when the building is equipped with an automatic fire sprinkler system.
  - 5. Note on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13d currently adopted in chapter 35 of the California Building Code.
  - 6. Note on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead residential automatic sprinkler system to this agency for approval. Installation shall follow our guide sheet.
  - 7. Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:
    - a. One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
    - b. One detector in each sleeping room.
    - c. One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
    - d. There must be at least one smoke detector on each floor level regardless of area usage.
    - e. There must be a minimum of one smoke detector in every basement area.
  - 8. Show the location of the co detector outside each sleeping room and on each level at a minimum of the residence.

- 9. Note on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.
- 10. Note on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.
- 11. Note on the plans that the roof coverings to be no less than class "b" rated roof.
- 12. Note on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.
- 13. Note on the plans that if there is an electric gate shall be equipped with the central fire district key entry system.
- 14. Submit a check in the amount of \$115.00 for Coastal Development Permit plan check, made payable to Aptos/La Selva Fire Protection District. A late fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. Mail to: Community Risk Reduction; 6934 Soquel Drive, Aptos, CA 95003
- III. As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and this agency.
  - A. Meet all requirements of the accepted geotechnical report, dated January 18, 2022, by Haro, Kasunich and Associates Inc. Project No. SC12070 including:
    - 1. All project design and construction shall comply with the recommendations of the report;
    - 2. Final plans shall reference the subject report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
    - 3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.
  - B. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
  - C. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings.

EXHIBIT (Attachment 1

- D. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
- E. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
- F. Provide required off-street parking for 4 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.
- G. 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.
- H. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- IV. 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
  - C. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
  - D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - E. The project must comply with all recommendations of the approved soils reports.
  - F. A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
  - G. 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.

231340

EXHIBIT (Attachment 1

### V. Operational Conditions

- A. The agricultural vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. 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. Indemnification

- A. The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.
- B. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- C. 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.
- D. <u>Settlement</u>. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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.

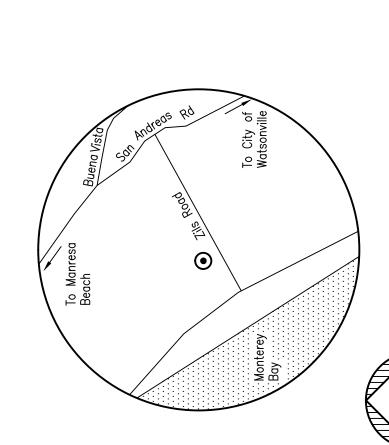
E. <u>Successors Bound</u>. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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 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:	
	Jocelyn Drake Deputy Zoning Administrator

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.



VICINITY MAP

NO SCALE

NORTH

# DINIZ RESIDENCE:

HOUSE

# (APN: 046-221-47) 92026 Watsonville, CA Zils Road

### H U A

DRIVE 95003 SOQUEL S, CA 9200 S APTOS,

(T) 831-685-1206

nancy@huyckarchitects.com

www.huyckarchitects.com

## TEAM **PROJECT**

OWNER:

MARCELO + RENEE DINIZ MODESTO, CA CONTACT: MARCELO DINIZ (209) 648-0581

SURVEYOR:

BOWMAN & WILLIAMS SOQUEL, CA CONTACT: BRYAN HAPPEE (831) 426-3560

GEOTECHNICAL ENGINEER:

HARO KASUNICH & ASSOCIATES, INC. WATSONVILLE, CA CONTACT: JEFF DAVIS (831) 722-4175

NC. SEPTIC DESIGNER:

HOGAN LAND SERVICES, I SOQUEL, CA CONTACT: KYLE BUNTE (831) 425-1617

CIVIL ENGINEER:

HOGAN LAND SERVICES, INC. SOQUEL, CA CONTACT: RICHARD SEGURA (831) 425–1617

PARKING: FOUR OFF-STREET PARKING PLACES REQUIRED

NO SEWER; SEPTIC YES

SEWER:

TYPE V - NON RATED

TYPE OF CONSTRUCTION:

R-3

BUILDING OCCUPANCY CLASSIFICATION:

SPRINKLERED THROUGHOUT

FIRE PROTECTION:

**ARCHITECT:** 

HUYCK ARCHITECTS APTOS, CA CONTACT: NANCY HUYCK (831) 685-1206

STRUCTURAL ENGINEER:

PROPOSAL TO BUILD A NEW ONE—STORY, THREE BEDROOM, TWO BATH HOUSE ON ZILS ROAD IN WATSONVILLE, CALIFORNIA. CONDITIONED AREA IS 1,496 SQUARE FEET AND GARAGE AREA IS 618 SQUARE FEET (TOTAL FLOOR AREA IS 2,114 SQUARE FEET). AG BUFFER IS PROPOSED TO BE ALL PLANTING, AS OWNER DOES NOT WANT ANY FENCING. IF COASTAL APPROVAL REQUIRES MORE SCREENING, OWNER WILL PLANT ADDITIONAL TREES OR PLANTS AS NECESSARY.

ENERGY / TITLE 24 DESIGNER: APP-TECH INC. SANTA CRUZ, CA CONTACT: PAT SPLITT (831) 458-0485

AN 800 SQUARE FOOT ADU FOOTPRINT IS SHOWN ON THE SITE PLANS FOR A FUTURE PROJECT, BUT ALL DRIVEWAYS AND PARKING AREAS WILL BE DEVELOPED IN THIS SUBMISSION. SEPTIC SYSTEM FOR THE HOUSE HAS BEEN APPROVED BY ENVIRONMENTAL HEALTH. A NEW AND SEPARATE SEPTIC TANK WILL BE PROVIDED WHEN THE NEW FUTURE ADU IS BUILT.

OWNER

LANDSCAPE DESIGNER:

## NOTES GENERAL

CONTRACT DOCUMENTS:
CONTRACTOR SHALL REVIEW ALL DOCUMENTS IN THEIR ENTIRETY
PRIOR TO SUBMITTING A BID AND SHALL IMMEDIATELY NOTIFY
ARCHITECT OF ANY DISCREPANCIES OR MISTAKES.

NANCY HUYCK

OWNER'S REPRESENTATIVE:

046-221-47

APN:

 $\mathbb{R}$ 

ZONED:

MARCELO + RENEE DINIZ

DATA

**PROJECT** 

CONTRACTOR SHALL NOT SCALE THE DRAWINGS; IF DIMENSIONS OR ELEVATION POINTS ARE NOT SHOWN FOR ANY PART OF THE WORK, CONTACT ARCHITECT.

SEWHERE

40'-0" FRONT; 20'-0" EL

ALLOWABLE SETBACKS:

43,728 S.F, / 1.004+/-

PARCEL SIZE / AREA:

1,495.88 SF

FLOOR AREAS HOUSE: FIRST FLOOR CONDITIONED AREAS: 1,499 GARAGE AREA: 618.04 TOTAL FLOOR AREA HOUSE: 2,113.92 SF

SF

2,913.92

TOTAL FLOOR AREA HOUSE + ADU:

FLOOR AREA ADU: 800 SF

LOT COVERAGE: 10% ALLOWABLE (4,372.80 SF); ACTUAL AREA IS LESS THAN THIS

NOT APPLICABLE

FLOOR AREA RATIO (FAR):

28'-0" ALLOWABLE

BUILDING HEIGHT:

CODE:
ALL WORK SHALL COMPLY WITH THE FOLLOWING:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA FIRE CODE

## PROTECTION NOTES FIRE

HYDRANT NO.: A0928 LOCATED ON THE CORNER OF ZILS ROAD AND LILY WAY JURISDICTION: CENTRAL FIRE DISTRICT WATER: SAN ANDREAS MUTUAL WATER COMPANY

WATER FLOW AND WATER PRESSURE:
REQUIRED FIRE FLOW: 1,000 GALLONS PER MINUTE
AVAILABLE FIRE FLOW: 1,060 GALLONS PER MINUTE
AVAILABLE STATIC PRESSURE 95 PSI
AVAILABLE DYNAMIC PRESSURE: 65 PSI

NOTE: DISTANCE FROM FIRE HYDRANT TO CENTERLINE OF DRIVEWAY ENTRY IS 428'+/-. START OF DRIVEWAY ENTRY TO NORTH WALL OF ADU (NORTH WALL PROJECTED ONTO DRIVEWAY) IS 245' +/-

SUMMARY

**PROJECT** 

FORCED AIR

MECHANICAL HEATING:

ADDRESS NUMBERS: SEE EXTERIOR ELEVATIONS; ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND A COLOR CONTRASTING TO THEIR BACKGROUND. APPROVED SPARK ARRESTER TO BE INSTALLED ON THE TOP OF THE CHIMNEY; WIRE MESH IS NOT TO EXCEED 1/2"

ROOF COVERINGS ARE TO BE NO LESS THAN CLASS "B" RATED

NOTE: AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER, AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICALBLE SPECIFICATIONS, STANDARDS, CODES, AND ORDINANCES, AND AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIIANCE 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. INSPECTIONS: THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON THE SITE DURING INSPECTIONS.

## DRAWINGS OF Ш SCHEDUL

GENERAL INFORMATION G - 01GENERAL

DETAILS VIEWS TITLE SHEET GENERAL & FIRE NOTES GRADING AND DRAINAGE D MAP TOPOGRAPHIC -02  $\frac{1}{2}$ -01  $\bigcirc$   $\bigcirc$   $\bigcirc$   $\bigcirc$   $\square$ TOPO SURVEY

SYSTEM NOTES PLAN & SECTION V
PLAN AND PROFILE
PROSION CONTROL PLAN
PAROACHMENT PLAN
PAROACHMENT PLAN
PONVENTIONAL SYSTEM NOT -04 -05 -01 -01

**DETAIL** 

SEPTIC SEPTIC

EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
BUILDING SECTIONS
INTERIOR ELEVATIONS E PLAN PLAN OVERALL SITE PARTIAL SITE F FLOOR PLAN PLAN ROOF **ARCHITECTURAL** 

LIGHTING + DETAILS 

COASTAL SUBMISSION

04-14-22

description

date

no.

REVISIONS

RESIDENCE

DINIZ

TITLE:

PROJECT

HOUSE

NEW

Zils Road, Watsonville, CA 95076 APN: 046-221-47

STRUCTURAL

THIS DRAWING IS THE PROPERTY OF HUYCK ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HUYCK ARCHITECTS. ACCEPTANCE OF THIS DRAWING CONSTITUTES AGREEMENT WITH THE ABOVE TERMS.

SUBMITTED

INFORMATION

GENERAL

SHEET TITLE:

X

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DWG.

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DRAWN BY:

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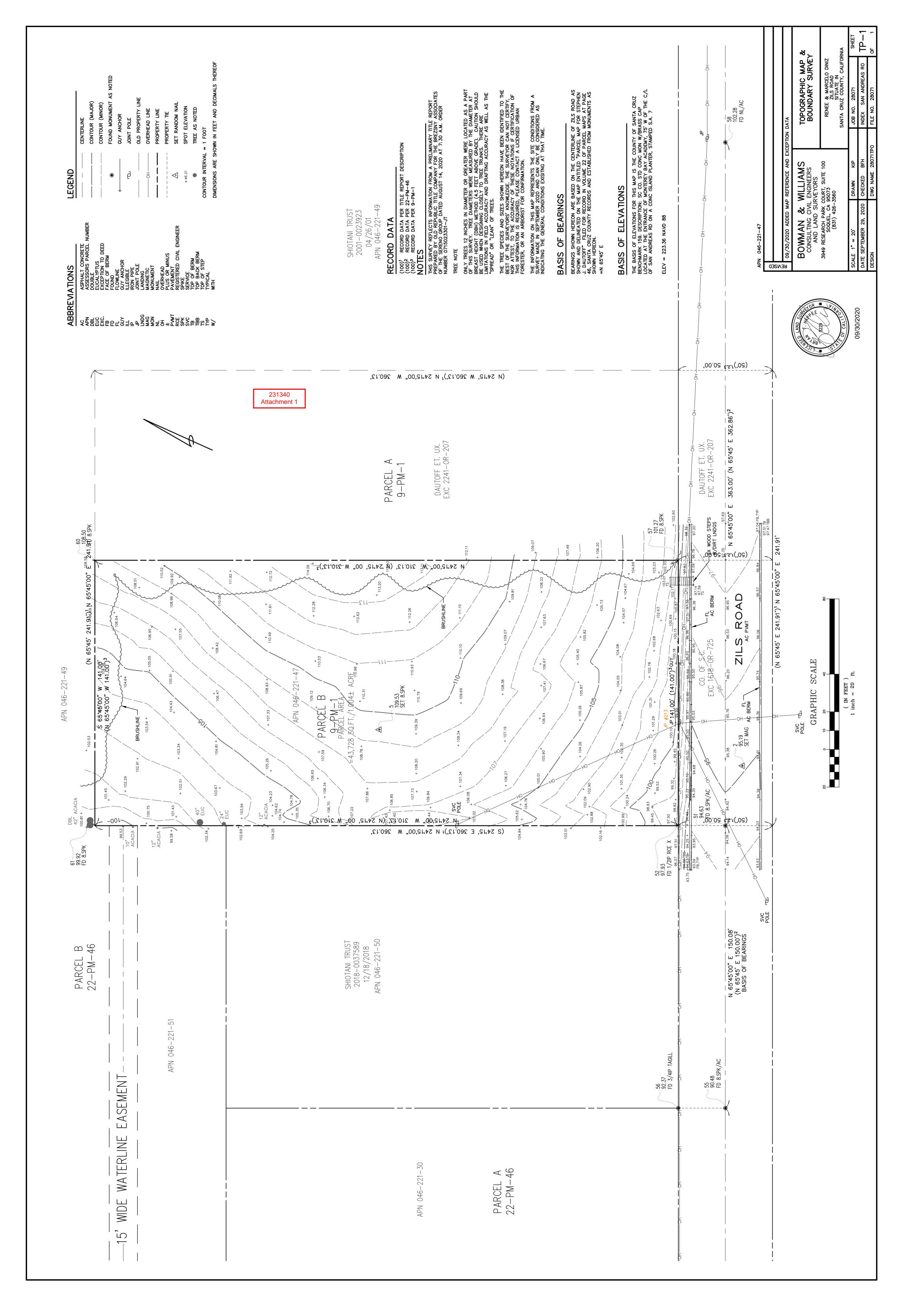
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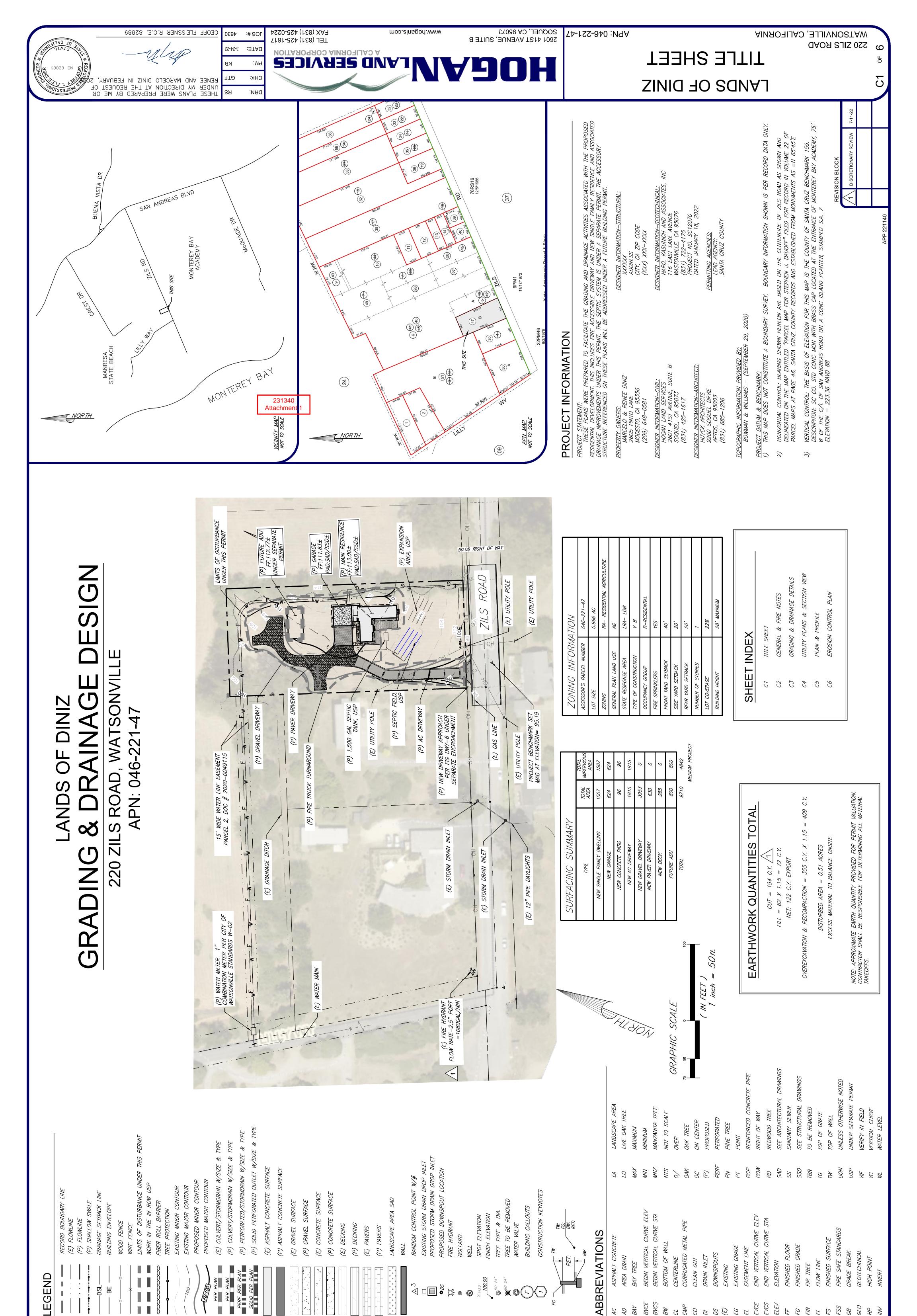
DATE:

NONE

SCALE:

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PERF PER PLAN
SOLID PER PLAN

WATSONVILLE, CALIFORNIA **SS0 SILS ROAD** 

**C**5

APN: 046-221-47

OF PLANS AND CALCULATIONS FOR THE SPRINKLER SYSTEM TO THIS AGENCY FOR

DESIGNER/INSTALLER SHALL SUBMIT ERGROUND & OVERHEAD RESIDENTAL ROVAL

TO RESPOND

THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENI SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO I EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE FENCING, OR OTHER MEASURES.

CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RE—STAKING AND VERIFICATION OF SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE DONE BY OTHERS, HOGAN LAND SERVICES ASSUMES NO LIABILITIES FOR THE COSTS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL ARTICIPATION BY THE ENGINEER, THAT AMOUNT SHALL BE AGREED TO BY THE PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE NEGATE ALL REQUIREMENTS OF HIS FINANCIAL ASSISTANCE.

22.PRIOR TO ANY CORREC STAKING ERROR, THE C PREVIOUS STAKING. S ORIGINAL STAKING IS DC INCURRED FOR THIS N REQUIRE FINANCIAL PA ENGINEER IN WRITING H BY THE ENGINEER WILL

CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.

DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PRE, SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBC CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH

/ ACCESS ROAD SHALL BE WILL BE STOPPED.

/ APPR 13-D,

PROTECTED BY AN EDITION OF NFPA

4NCY CLASSIFICATION, KLERED AS DETERMINI R-3, TYPE V-B, SP

CODES (2019

FIRE

AND

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING

FIRE PROTECTION NOTES

BERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEW

CLASS "B" RATED

ROOF COVERINGS TO BE NO LESS THAN

10.

**GENERAL & FIRE NOTES** 

GRADES OVER 5% AND BETWEEN 15 % NEED TO BE OIL BASEROCK. GRADES OVER 15% ASPHALTIC CONCRETE.

15.

WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON E. SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHINTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED AFTO 5 FEET FROM TOE OF SLOPE.

ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEA MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY PRE-VEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION RALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBEL STABILIZED AND RE-VEGETATED TO 70% COVER OR LANDSCAPING SHALL BE INSTALLED.

ENTRANCES TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION TIPACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANT PAVED AREAS WITHIN THE COUNTY RICHT—OF—WAY, SUCH AS ROADWAYS AND SIDE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTHE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICL SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEOFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT WORKING DAY OR MORE OFTEN AS NECESSARY.

TION FENCING SHOULD BE INSTALLED AT THE DRIP LINES OF TREES TO REMAIN IN (OR THE OUTER EDGE OF THE DRIP LINE OF GROUPS OF TREES) IF ACCESS WITHIN REQUIRED, FENCE TO BE PLACED AT EXPECTED LIMIT OF GRADING IT SHOULD BE ITHE START OF CLEARING OR GRADING OPERATIONS, AND KEPT IN PLACE CTION ACTIVITIES.

PLASTIC TREE PROTECTI CONSTRUCTION ZONE (C DRIP LINE WILL BE RE INSTALLED PRIOR TO THROUGHOUT CONSTRUCT

TREE PROTECTION NOTES

24.DRAINAGE CALCULATIONS STANDARDS. DRAINAGE INSTALLATION PER PLAI MAINTENANCE TO THE ST

23.REFER TO THE PROJEC

WHEN PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ECT.) AND CLEARANCE.

WOOD CHIP MULCH GENERATED FROM PRUNING AND REMOVALS SHOULD BE SPREAD UNDER REMAINING TREES ONSITE TO SERVE AS PERMANENT TOP DRESSING AND MULCH.

R THAN 1" ARE ENCOUNTERED, FOR TREES TO BE SAVED, THEY FACE OF THE ROOT WITH A SHARP SAW. ROOTS SHALL BE 1

ROOTS LARGER

CCUIPMENT, STORAGE OF MATERIALS, DISPOSAL OF WASTE OCCUR WITHIN DRIP LINES OF PROTECTED TREES.

NO PARKING, OPERATION OF CONSTRUCTION ACTIVITY SHALL

5.

6

LANDS OF DINIZ

TEL (831) 425-1617 FAX (831) 425-0224 **SOQUEL, CA 95073** www.hoganis.com 4630 OB #: 2601 41ST AVENUE, SUITE B 22-42-8 :3TAC AND SERVICES
A CALIFORNIA CORPORATION AJOH ∶Wc DBN:

7F POTENTIALLY HAZARDOUS PREVENT THE DISCHARGE OF

AND STORAGE OF CONDUCTED TO PK

APPLICATION, CAND CHEMICALS,

16.

17.

18.

TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: IN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE ) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE )R THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

20.FILLS NOT INTENDED TO (1) FILL GREATER THAN SOILS ENGINEER. (2) DENSITY NECESSARY FOR

19. FILLS INTENDED TO SI 90% OF MAXIMUM DA COMPACTION PERCENTAI

UPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF RY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER SE MAY BE REQUIRED BY THE SOILS ENGINEER.

PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50%) UNLESS SPECIFICALLY 3Y THE PROJECT GEOTECHNICAL ENGINEER AND APPROVED BY **SANTA CRUZ COUNTY** 

17. GROUND SURFACES SHA OTHER UNSUITABLE MATI WIH THE FILL MATERIAL.

THE SANTA CRUZ COUNTY CODE CRUZ COUNTY ORDINANCES &

ES HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE ESE PLANS, HOWEVER, THE DEVELOPMENT PROCESS INCLUDES ACTIVITIES OCCURRING TRUCTION.

THESE ACTIVITIES INCLUDE CALCULATIONS, PLAN CHECKS AND CONSTRUCTION. SHOULD PERSONS OTHER THAN HOGAN LAND SERVICES PERFORM STAKING OPERATION, THEY SHALL INDEMNIFY HOGAN LAND SERVICES FROM ANY FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSES OR DAMAGE INSSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN TRECTED BY HOGAN LAND SERVICES.

21.HOGAN LAND SERVICES
PREPARATION OF THESE
THROUGHOUT CONSTRUC
VERIFICATIONS DURING CO
THE CONSTRUCTION STA
DAMAGES RESULTING FI
RESULTING FROM OMISSI
DISCOVERED AND CORREC

5

MAINTENANCE, OF POLLUTANTS.

GEOFF FLEISSNER R.C.E. 82889 THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF

988S8 ,□N

NOTES

SEDIMENT

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CONT

**DRAINAGE NOTES**,

**∞** 

GRADING

DRAINAGE INSPECTION NOTES

GRADING &

" THE WORK TO BE PERFORM VY PERMIT CONDITIONS. WORN VIY PLANNING DEPARTMENT, TO IB CARD FOR COORDINATION O

THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THIN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND ANY SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY **SANTA CRUZ COUNTY** VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB (INSPECTION REQUESTS).

THE OF B

PRIOR TO THE START OF ANY GRADING WORK, CONSULTATION WITH COUNTY STAFF TO DISCUSS REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OTHER CONSTRUCTION ISSUES.

DEPARTMEN

THE APPROVED PLANS SHALL CONFORM WITH THE **SANTA CRUZ COUNTY PLANNING** EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S POSTED ON THE **SCCPD** WEBSITE. REFER TO THE CSQA CONSTRUCTION HANDBOOK FOR BMP INFORMATION AND DETAILS.

PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN COUNTY CODE (SCCC) & THE STATE ISSUED GENERAL (SWPPP)(IF OVER 1 ACRE DISTURBED).

1 DRAIN INLETS

PROVISIONS
0, INSTALLA
STORM BA.
CES (PROJ.

THE LEGALLY RESPONSIBLE PERSON (LRP) IS RESPONSIBLE FOR COMPLANCE WITH THE THE GENERAL CONSTRUCTION PERMIT (WDID). THIS INCLUDES BUT IS NOT LIMITED TO OF ONSITE BMPS, COMPLIANCE WITH SWPPP SPECIFICATIONS, AND ANNUAL AND SINSPECTIONS. THESE INSPECTIONS SHOULD BE REQUESTED OF HOGAN LAND SERVIC QUALIFIED SWPPP PRACTITIONER—QSP) A MINIMUM OF 48 HOURS PRIOR TO SCHEDULED IN: THE LRP IS RESPONSIBLE FOR MAINTAINING CONSTRUCTION OPERATIONS WITHIN THE L. REGULATIONS AND THE WDID PERMIT SPECIFICATIONS. AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL DISCHARGE OF STORM WATER RUNOFF AS CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITY ACTIVITY ACTIVITY ACTIVITY CONSTRUCTION ACTIVITY AND REPLACEMENT. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.

THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 – ADDITION TO COMPLYING WITH THE WDID PERMIT. GRADING AND DRAINAGE IMPROVEMEN PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT BE PERFORMED IN COMPLIANCE WITH SANTA CRUZ COUNTY CODE (SCCC). STORM REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES

THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.

FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER HAZARDOUS MATERIALS. NO ROCK OR SMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER. SE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND NCE WITH THE REQUIREMENTS OF SCCC. EXISTING VEGETATION SHALL BE RETAINED REAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER.

REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED AT (831) 454–2580. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS AND SCCC 16.40. IF HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (831) 454–7790. 14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY SCCC. 11. RETAINING WALLS, UNLESS EXEMPTED PER SCCC **13.10.525**, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED. REFER TO STRUCTURAL PLAN SET FOR RETAINING WALL DETAILS. 12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT SEPARATE APPROVED PERMIT AND BEST MANAGEMENT PRACTICES. 10. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE AGENCY FOR FURTHER INSTRUCTION.

16. (1) 7HE INSPECTION REQUESTS SHALL BE MADE THROUGH SANTA CRUZ COUNTY PLANNING DEPARTMENT. E PERMITTEE SHALL E SCOPE OF THE F BEST MANAGEMENT F DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD. POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE SITE.

SANTA CRUZ COUNTY PLANNING DEPARTMENT MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO DEPARTMENT OF PLANNING AND THE PERMITTE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED PRMD IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE SANTA CRUZ COUNTY PLANNING DEPARTMENT SHALL FINAL THE PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BEST MANAGEMENT PRACTICES, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY COUNTY CODE HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF WORK. THE PERMITTEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL WORK.

PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH (SCCC), APPLICABLE **SANTA CRUZ** COUNTY REGULATIONS & **SANTA** PROJECT GEOTECHNICAL. GRADING & DRAINAGE NOTES

SANTA CRUZ COUNTY PLANNING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO THE SANTA CRUZ COUNTY CODE, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING/DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY SANTA CRUZ COUNTY PLANNING DEPARTMENT. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/ DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE SANTA CRUZ COUNTY PLANNING DEPARTMENT. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.

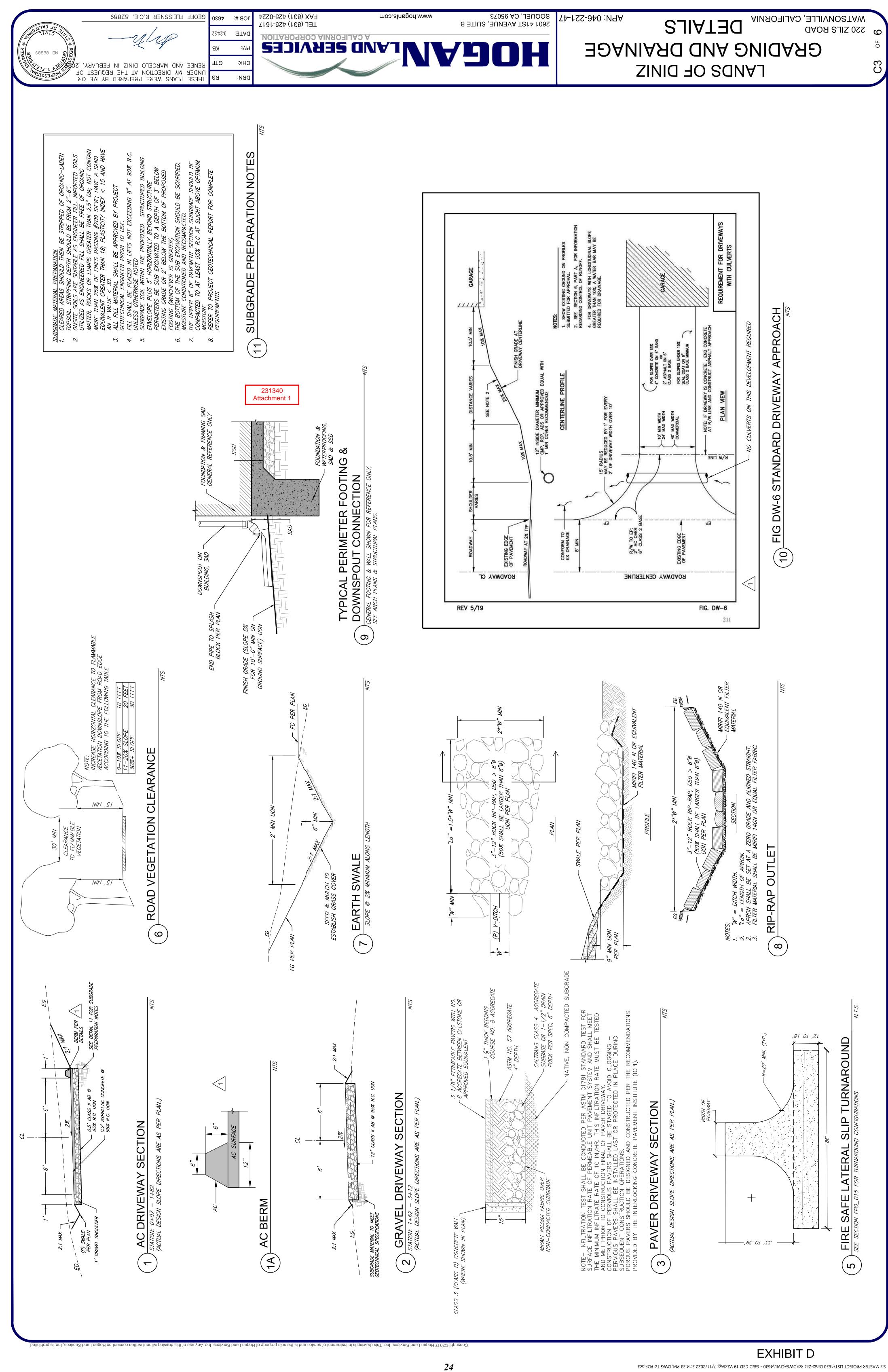
ISSUANCE OF A PERMIT BY PLANNING TO CONSTRUCT A DAM OR A RESERVOIR DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES INCLUDING THE CALIFORNIA DIVISION OF SAFETY OF DAMS WHEN WORK FALLS UNDER STATE JURISDICTION. FAILURE TO OBTAIN OTHER PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY **SANTA CRUZ COUNTY PLANNING DEPARTMENT** DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.

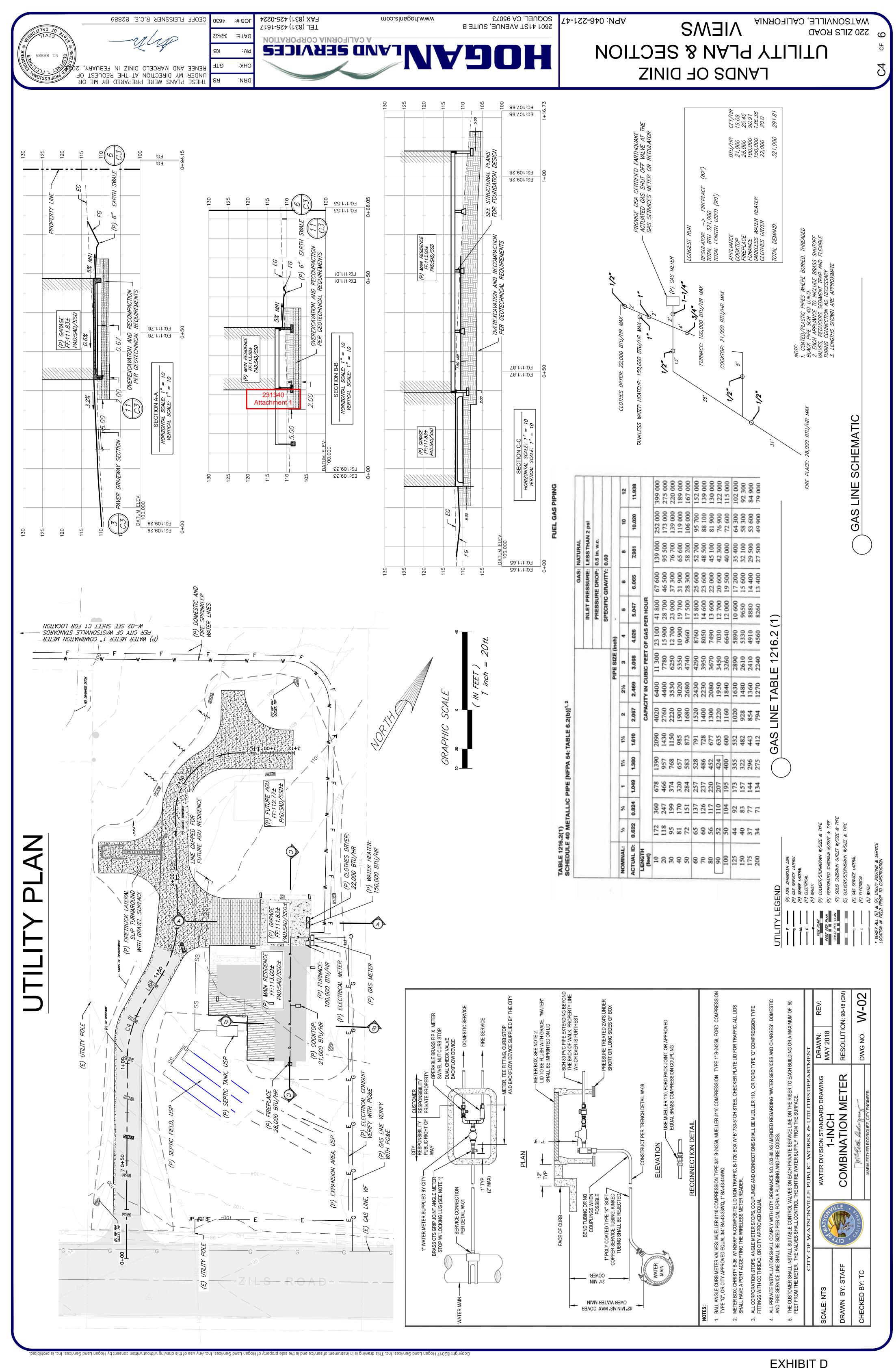
THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE OPERATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT—OF—WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF PUBLIC WORKS AT (831) 454—2160 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

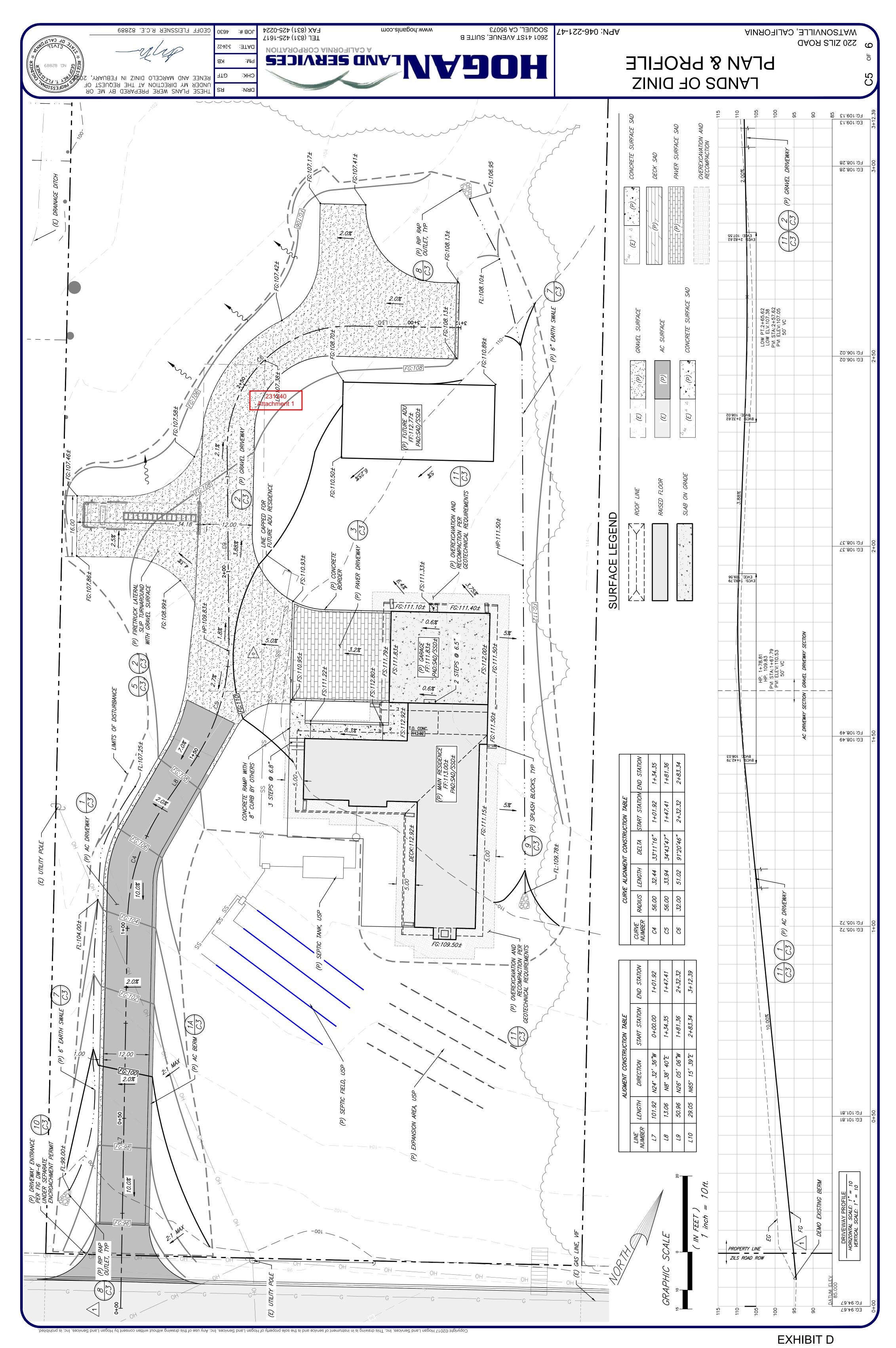
S:/!MASTER PROJECT LIST/4630 Diniz-Zils Rd/DWG/CIVIL/4630 - G&D C3D 19 V2.dwg, 7\11/2022 3:14:07 PM, DWG To PDF.pc3

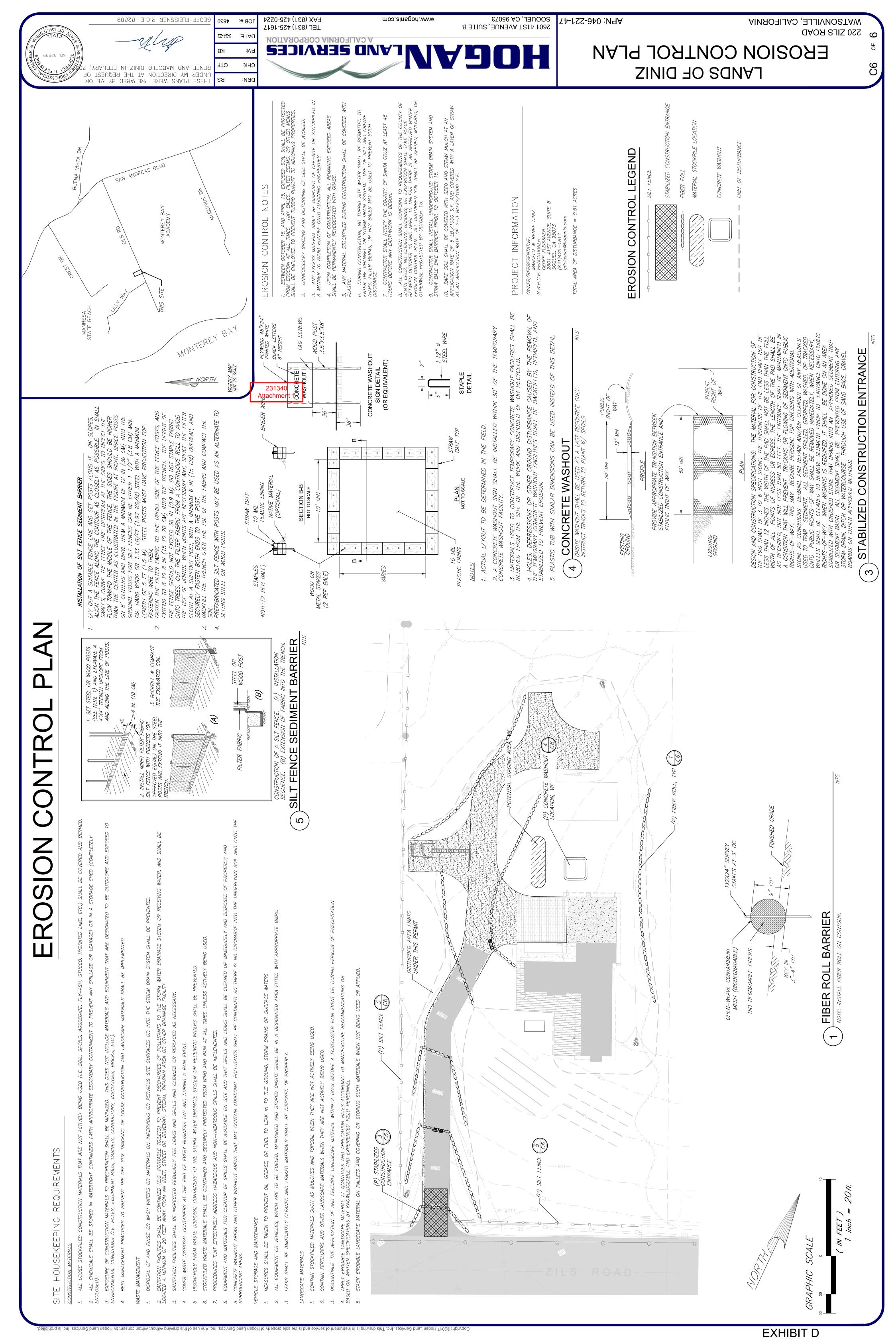
**EXHIBIT D** 

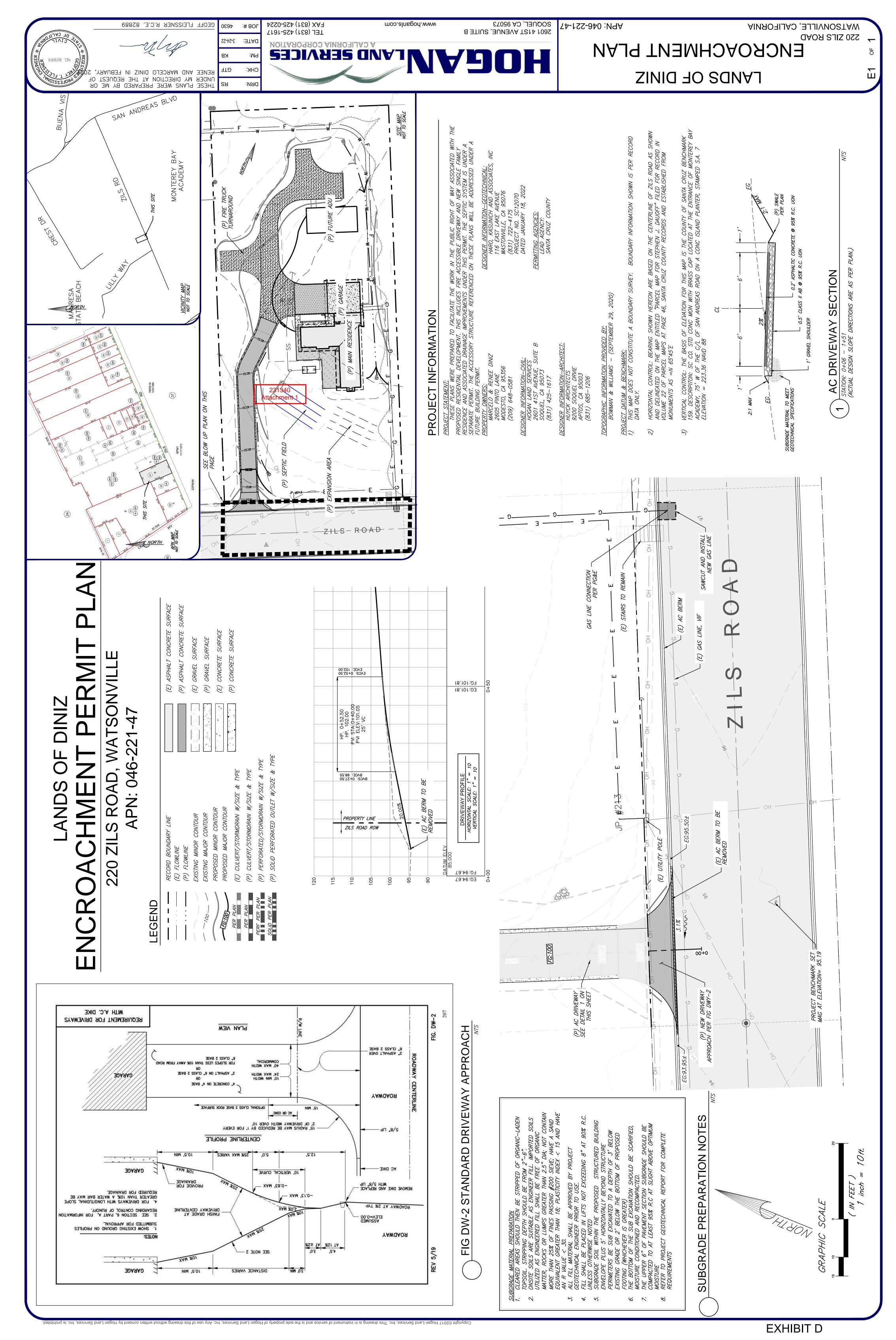
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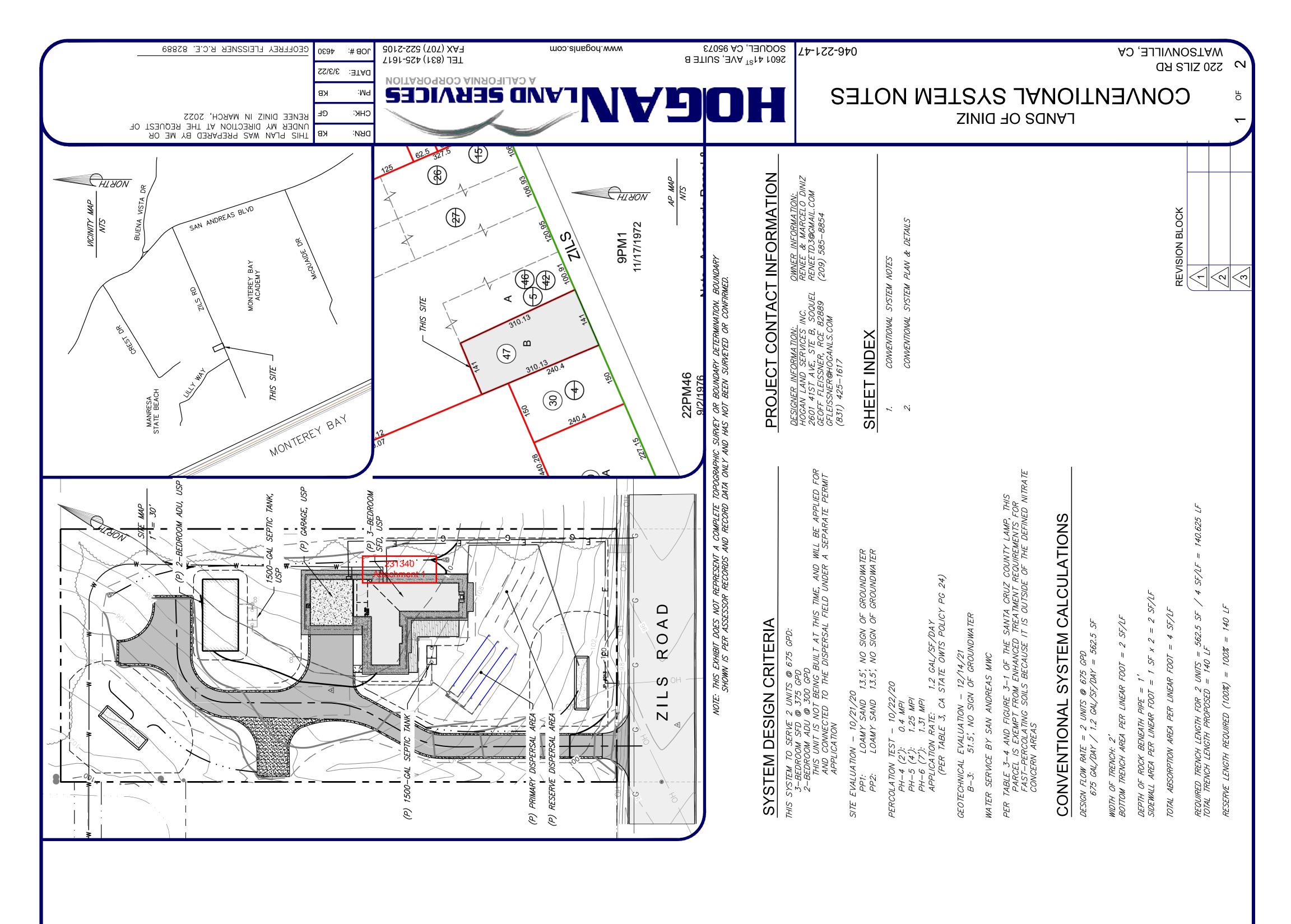








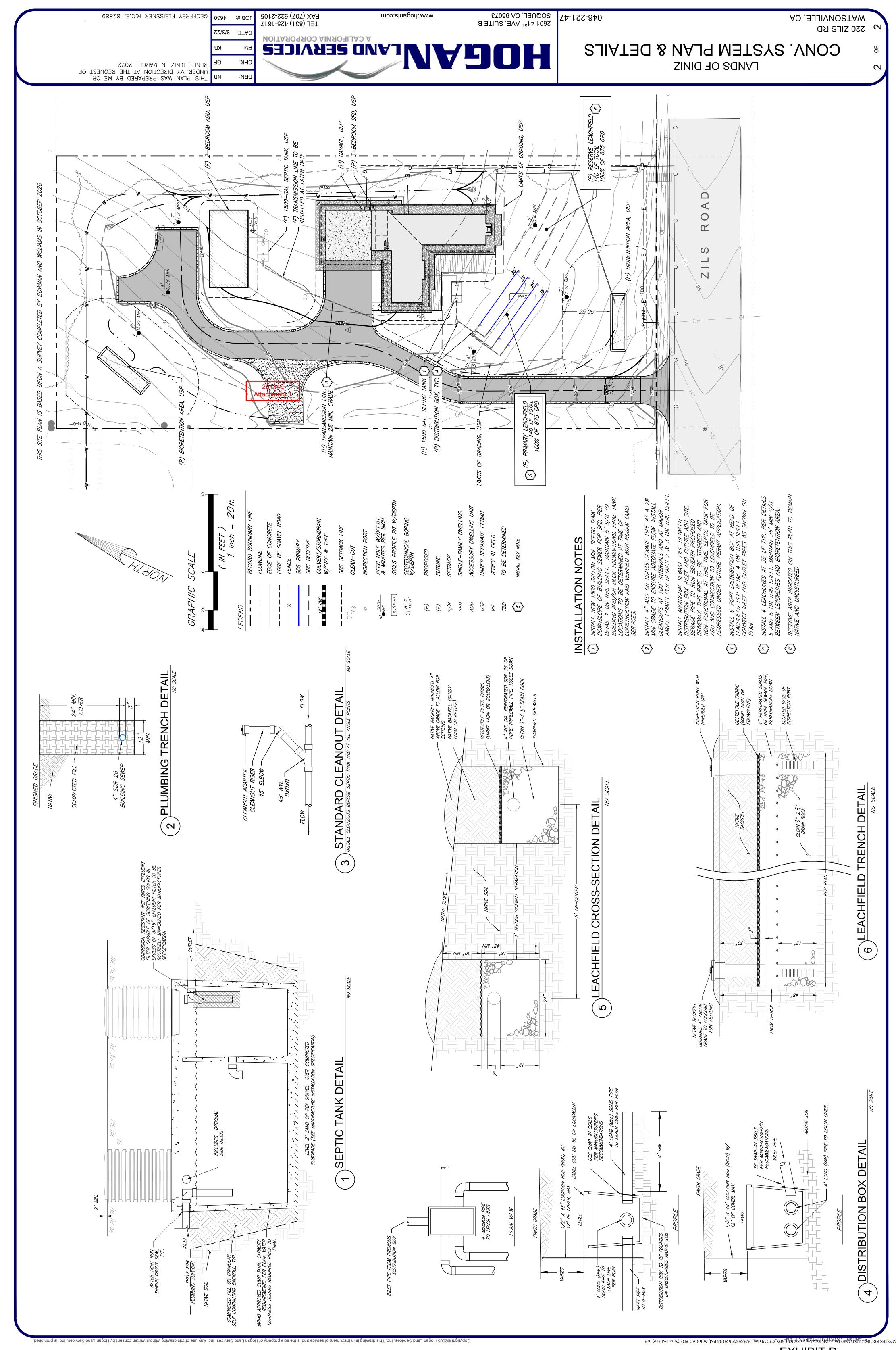


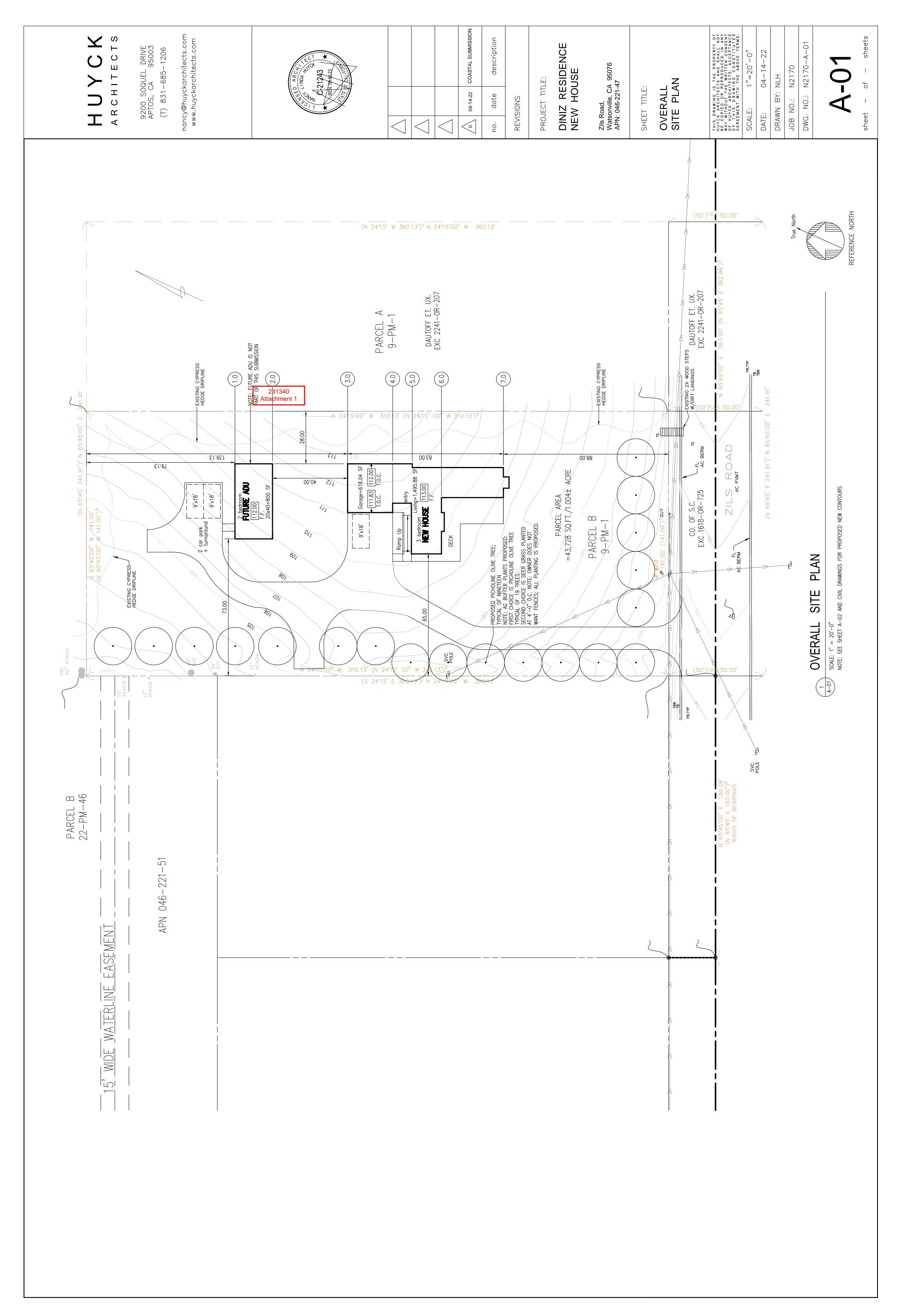


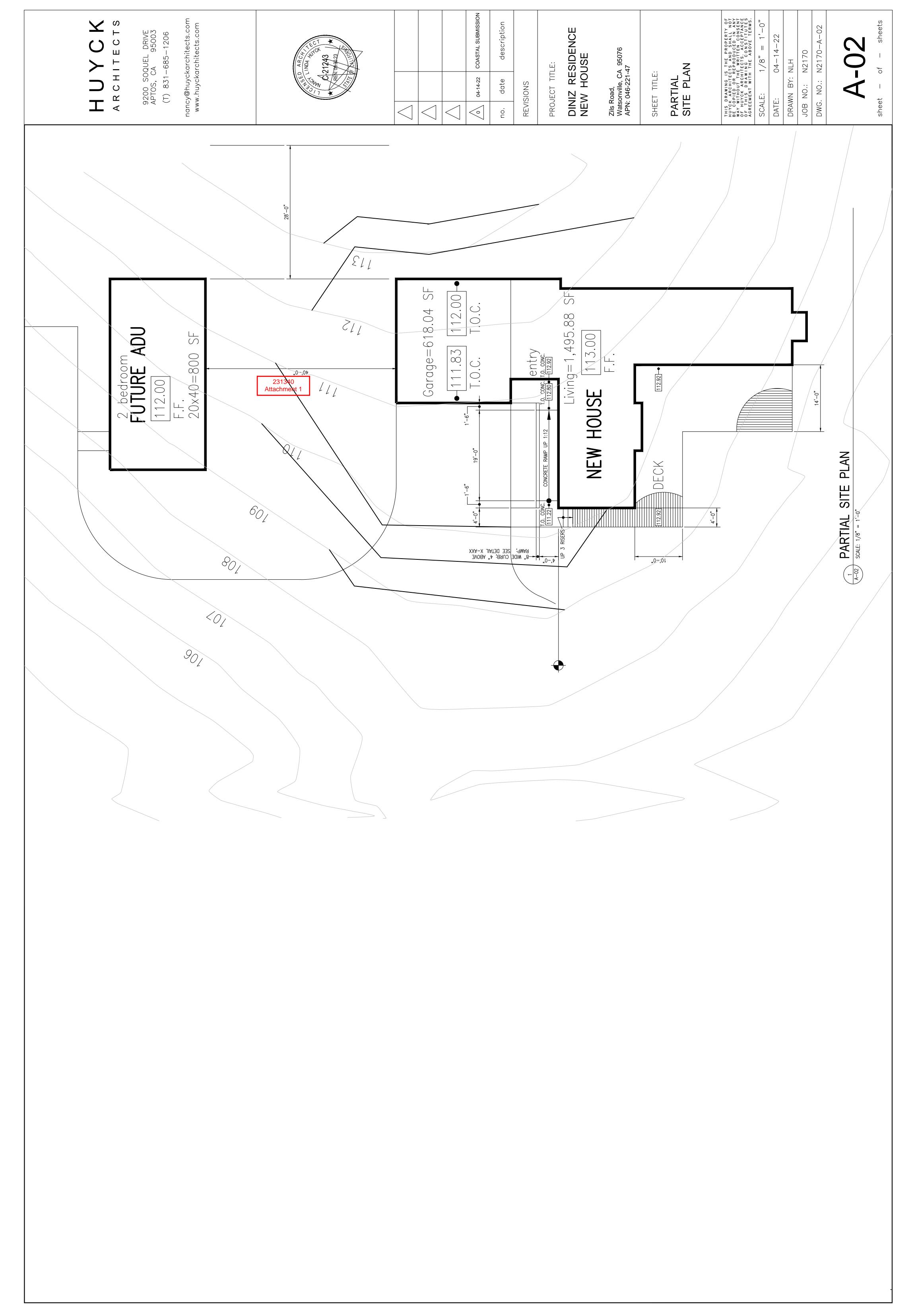
E DISPOSAL SYSTEM 3. SUBSURFACE CONDITIONS MAY BE COMPLEX AND MAY DIFFER FROM THOSE INDICATED BY SURFACE FEATURES OR AS ENCOUNTERED AT PERCOLATION TEST HOLE OR PROFILE TRENCH LOCATIONS. THEREFORE, ROCK OR OTHER VARIATIONS IN SUBSURFACE CONDITIONS NOT INDICATED IN REPORTS OR SHOWN ON THIS PLAN COULD BE ENCOUNTERED. THE ENGINEER SHOULD BE NOTIFIED INMEDIATELY IF ANY ADVERSE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION SO THAT TIMELY ACTION CAN BE TAKEN TO MODIFY THIS PLAN AND/OR THE SYSTEM HEREIN DESIGNED.

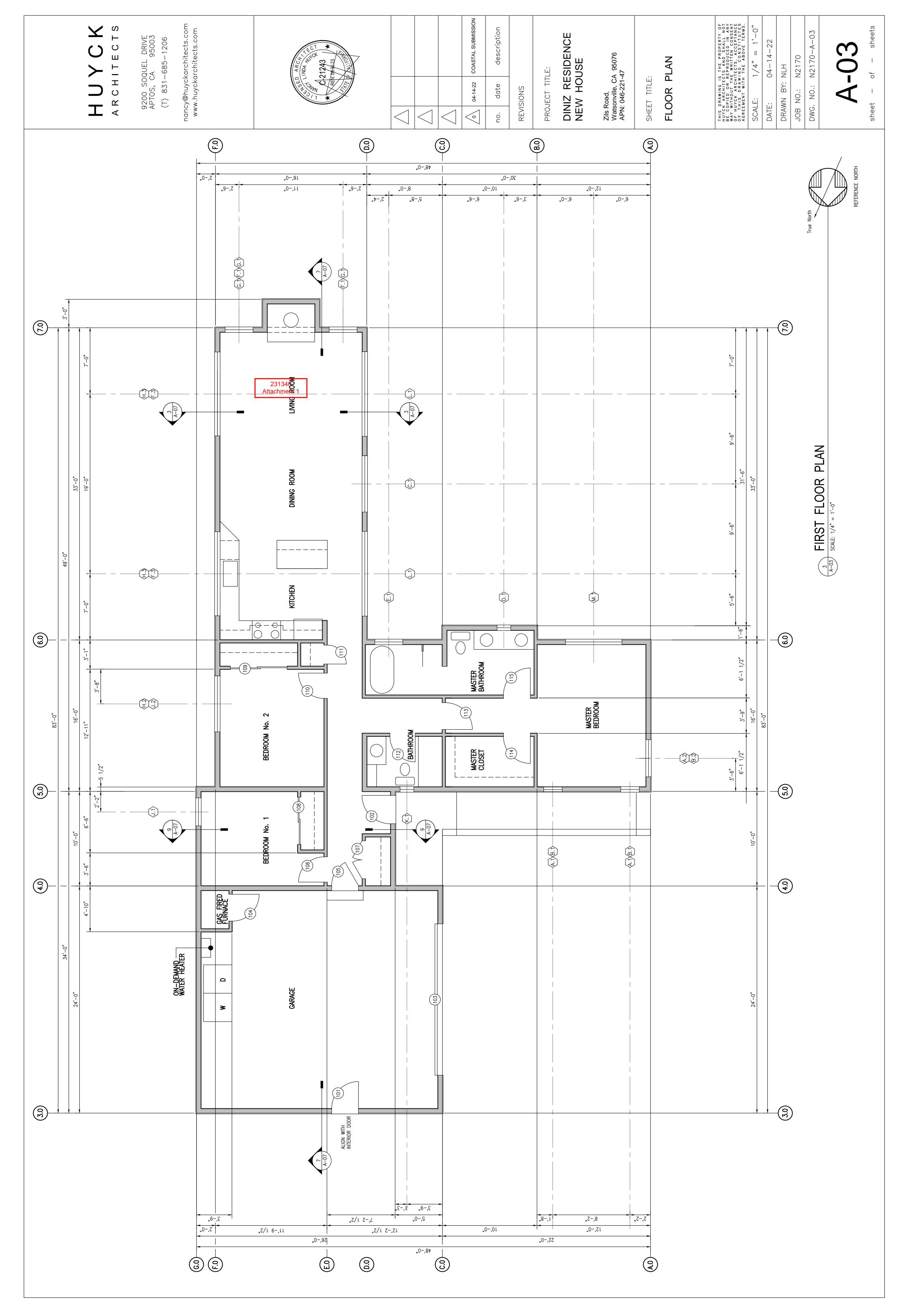
4. THIS PLAN AND DESIGN IS BASED ON CURRENT STANDARDS AND TECHNICAL DATA REQUIREMENTS OF SANTA CRUZ COUNTY EVVIRONMENTAL HEALTH. THIS PROFESSIONAL COMPLANCE WITH CURRENTLY APPLIED COUNTY CODES, STANDARDS, AND REQUIREMENTS IS NOT A GUARANTEE OF WARRANTY, ETHER EXPRESSED OR IMPLIED, OF SEPTIC SYSTEM FUNCTION OR PERFORMANCE OF THIS SITE. 1. INSTALLATION OF THIS DESIGN WILL REQUIRE A MINIMUM OF ONE SITE REVIEW BY THE ENGINEER DURING CONSTRUCTION. ADDITIONAL REVIEWS MAY BE REQUIRED DEPENDING ON THE ABILITY OF THE CONTRACTOR TO COMPLETE THE SYSTEM IN A TIMELY MANNER AND PER PLAN. ALL FIELD REVIEWS WILL BE BILLED TO THE OWNER AT THE PRINCIPAL ENGINEER RATE SHOWN IN THE PROFESSIONAL SERVICE AGREEMENT.

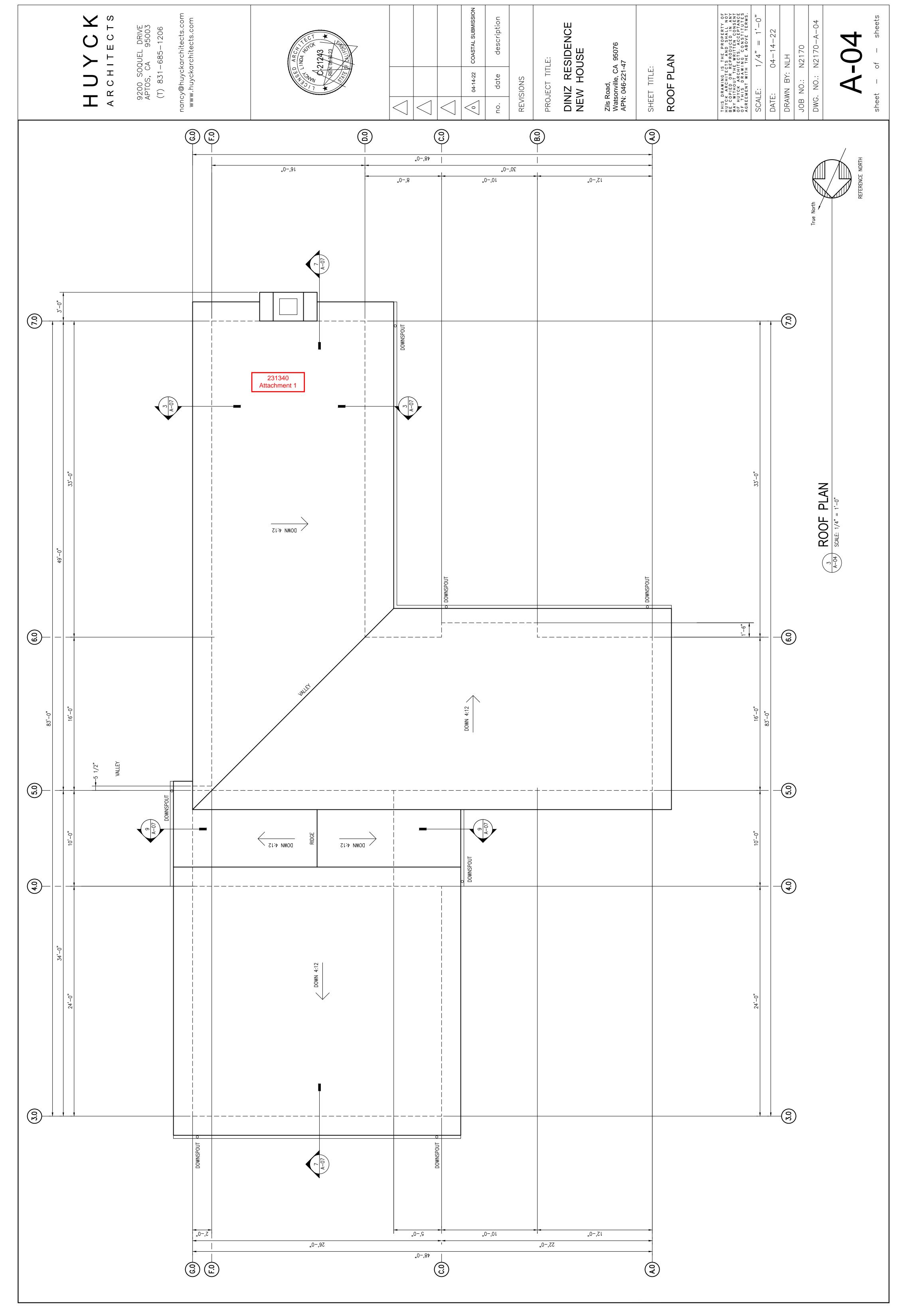
2. ADDITIONALLY, SANTA CRUZ COUNTY ENVIRONMENTAL HEALTH REQUIRES A LETTER OF DESIGN COMPLANCE. THIS DESIGN CONFORMANCE ISSUED BY THE ENGINEER ASSESSING DESIGN COMPLANCE. THIS LETTER IS PREPARED AND SENT UPON COMPLETION OF CONSTRUCTION AND SATISFACTION OF ALL OUTSTANDING INVOICES DUE TO THE ENGINEER. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE 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 FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL EXEMPT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, PROFESSIONAL. CONTRACTOR IS REQUIRED TO HAVE ENGINEER AND/OR SCC DEH INSPECT THE CONSTRUCTION AT THE FOLLOWING STAGES. FAILURE TO REQUEST THESE INSPECTIONS WILL RESULT IN THE CONTRACTOR HAVING TO UN-EARTH AND REDO THE WORK. THE ENGINEER MUST ISSUE AN INSPECTION REPORT TO THE COUNTY PRIOR TO ACCEPTANCE OF THE SYSTEM BY THE COUNTY. THE CONTRACTOR SHALL GIVE 48—HOUR NOTICE TO HOGAN LAND SERVICES & SCC DEH FOR ANY OF THESE INSPECTIONS: PRINTS OF THESE PLANS USED IN CONSTRUCTION MUST HAVE A "WET" STAMP OF APPROVAL APPLIED BY THE SANTA CRUZ COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO INDICATE THAT A PERMIT TO INSTALL THE SEPTIC SYSTEM HAS BEEN GRANTED. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR CONSTRUCTION DONE WITHOUT PERMITS OR THE COUNTY APPROVED PLAN(S). A. NOTIFY HLS & SANTA CRUZ COUNTY EHD A MIN. OF 48 HOURS PRIOR TO INITIALIZING CONSTRUCTION NOTES TO OWNER, CONTRACTOR, & OTHERS 1. INSPECTION OF IMPORTED MATERIALS AS REQUIRED (FILL MATERIAL AND GRAVEL). 2. CHECKING OF LAYOUT; LINE AND GRADE, STAKES. 1. SEPTIC TANK WATER TIGHTNESS, TANK FULL A MINIMUM OF 2" INTO RISER. 2. LEACH LINE LAYOUT & GRAVEL DEPTH, PRIOR TO EARTH BACKFILL. 3. FINAL INSPECTION & EROSION CONTROL. FINAL INSPECTIONS BY HOGAN LAND SERVICES AND DEH: STAGES TO BE INSPECTED INSPECTIONS BY HOGAN LAND SERVICES ONLY: 220 ZILS RD, WATSONVILLE APN: 046-221-47 DINIZ SEWAG LANDS OF NO FOUNDATION AND/OR DRIVEWAY CUTS AND NO SURFACE OR SUB—SURFACE DRAINS ARE TO BE LOCATED WITHIN 50 FT DOWN SLOPE OR LATERALLY OF THE PRIMARY OR RESERVE/REPAIR AREA OF ANY LEACH FIELD. DIRECT DOWN SPOUTS AWAY FROM LEACHFIELD. DRAIN ROCK SHALL BE CLEAN 3/4 TO 2-1/2 IN SIZE AND EITHER COURSE AGGREGATE, CRUSHED ROCK OR WASHED RIVER GRAVEL FROM AN APPROVED SOURCE. ENTRANCES TO SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY R.O.W. SHALL BE DISPOSED OF AS THEY OCCUR. DISTRIBUTION TRENCHES SHALL FOLLOW THE NATURAL CONTOUR OF THE GROUND; TRENCH BOTTOMS SHALL BE LEVEL. THE MAXIMUM DEVIATION ALONG THE DOWNHILL SIDE OF THE TRENCH SHALL NOT VARY MORE THAN 0.25 FEET (THREE INCHES) VERTICALLY PER A 100 FOOT RUN. DISTRIBUTION TRENCHES SHALL BE ANGLED OR CURVED TO MEET THIS REQUIREMENT. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED ON THE SITE. IF QUESTIONS REGARDING THE COUNTY SPECIFIED BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL CALL HOGAN LAND SERVICES (877-544-2104). EXPOSED SLOPES SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES. FIBER ROLL SILT BARRIERS AND SILT FENCES SHALL BE KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. ALL UNDERGROUND BOXES REQUIRE INSTALLATION OF GOPHER—RESISTANT BARRIERS. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICABLE AFTER GRADING. GROUND SHOULD BE COMPLETELY COVERED. IF THE SOIL IS WET AT ALL, CHECK THE MOISTURE CONTENT OF THE SOIL AT TRENCH DEPTH. IF IT IS TOO WET, SMEARING AND COMPACTION WILL RESULT, THUS REDUCING THE INFILTRATION CAPACITY OF THE SOIL. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF THE CBC AND THE SANTA CRUZ COUNTY CODE. MAXIMUM LENGTH OF INDIVIDUAL LEACHLINES SHALL BE 100' (EXCLUDING 4' SOLID SECTION). EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE AND AFTER STORM EVENTS. CONTACT HOGAN LAND SERVICES (877–544–2104) AND SANTA CRUZ COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (831–454–2022) A MIN. OF 48 HOURS BEFORE INITIATING CONSTRUCTION AND ALL REQUIRED INSPECTIONS. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MAY RESULT IN RESPONSE TO FIELD CONDITIONS. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. 4" MINIMUM OF SOLID PIPE IS REQUIRED BETWEEN THE DISTRIBUTION BOX AND PERFORATE PORTION OF THE LEACHLINE TRENCHES. SOLID WASTE AND CONSTRUCTION MATERIALS SHALL BE PLACED IN DESIGNATED COLLECTION AREAS AND DISPOSED OF AT APPROVED DISPOSAL SITES. COMPACTED TRENCH SIDES ARE TO BE SCARIFIED TO A DEPTH OF 1" AND THE LOOSE MATERIAL REMOVED BEFORE PLACING THE DRAIN ROCK IN THE TRENCH. EROSION PREVENTION AND PLACE NON-BIODEGRADABLE GEOTEXTILE SYNTHETIC FABRIC (MIRIFI 140N OR EQUIVALENT) OVER GRAVEL, OVERLAPPING SECTIONS 9" MINIMUM. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS. SOIL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE RUNOFF. CONVENTIONAL **EROSION AND SEDIMENT CONTROL** SEPTIC TANK WATER TIGHTNESS TEST IS REQUIRED. DURING THE RAINY SEASON, OCT. 1 TO APRIL 30, L SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. PLACE CLEANOUTS EVERY 100' ON GRAVITY MAIN. **GENERAL NOTES** 10. 12. 13. % 3 ω. 6

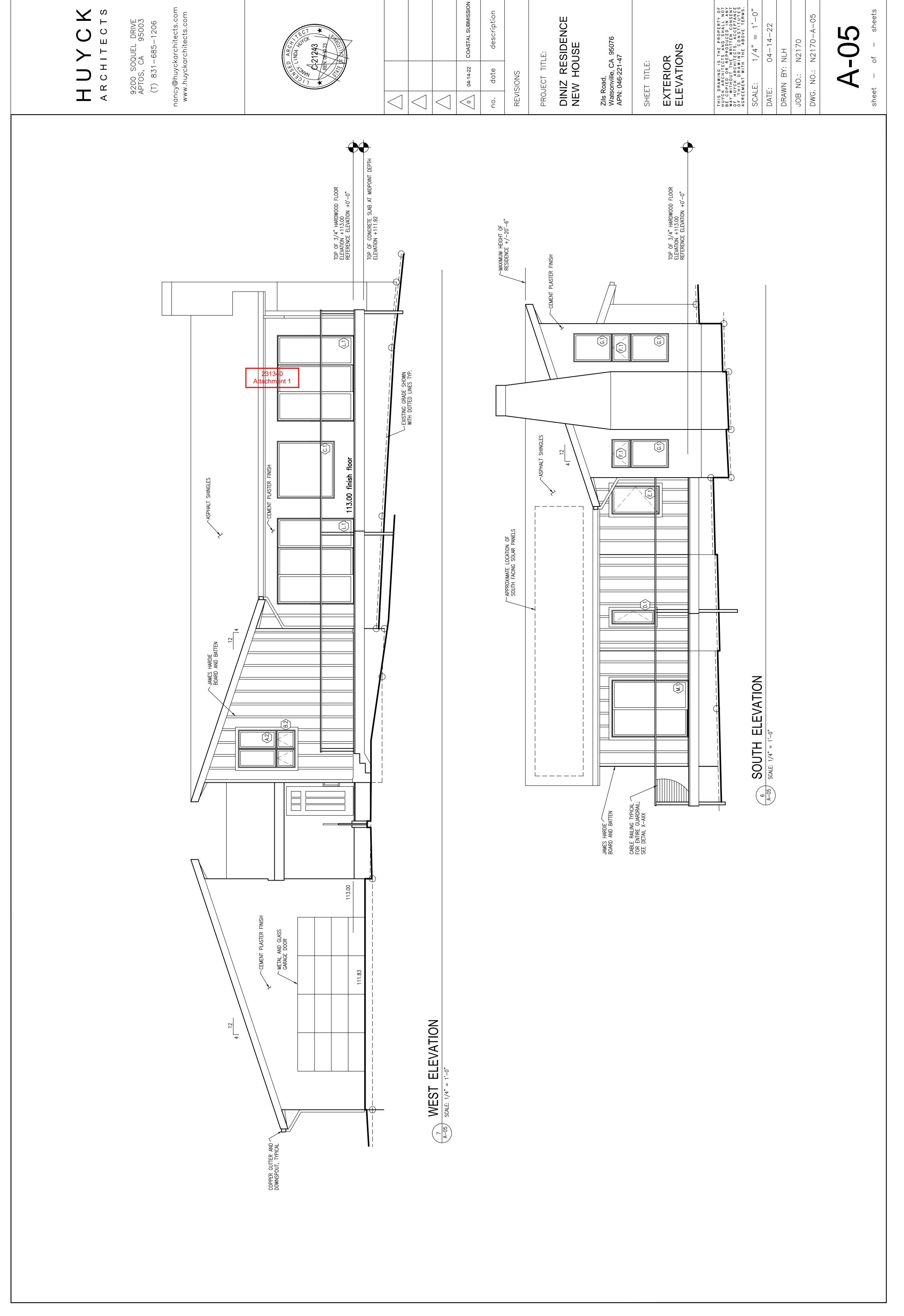


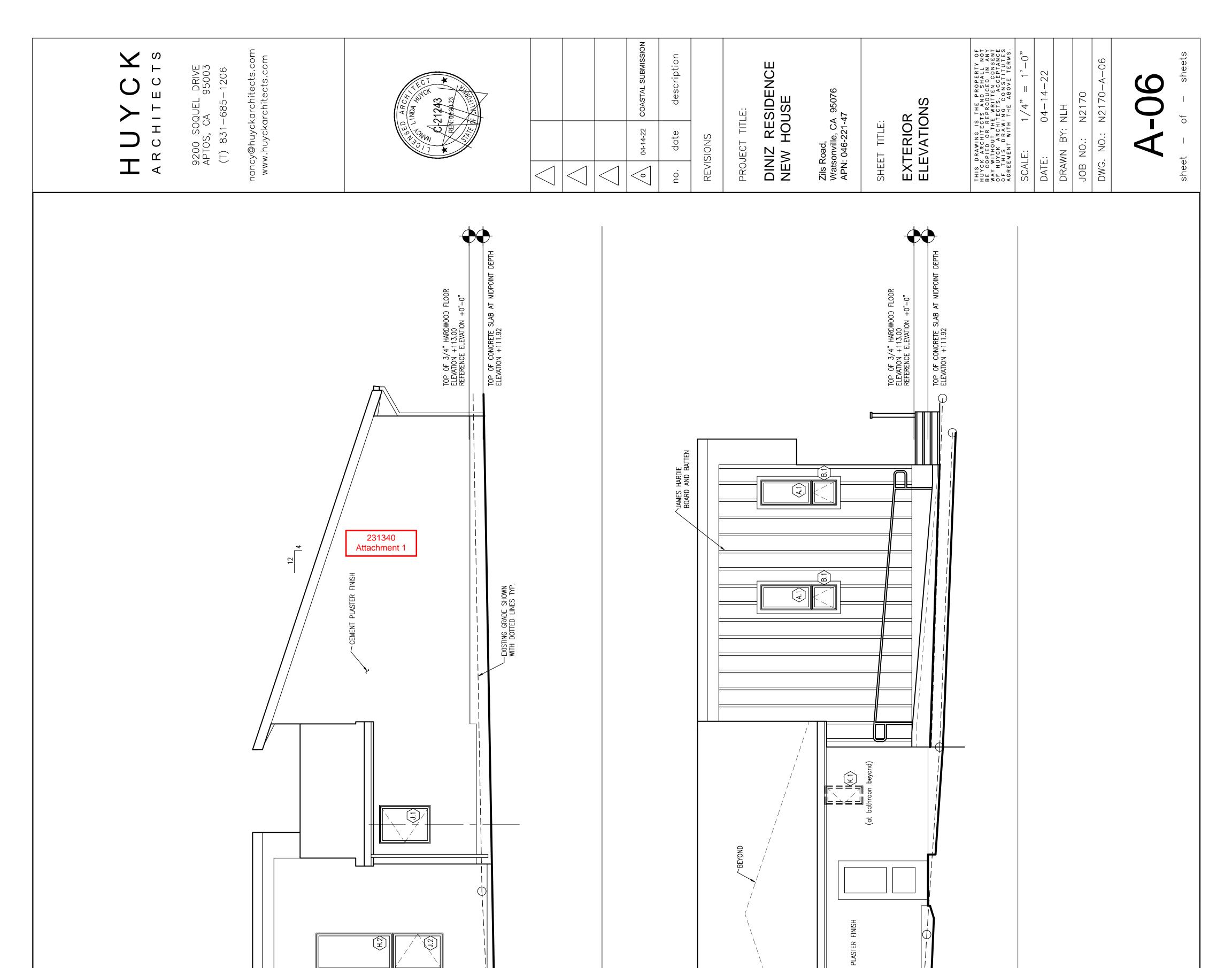






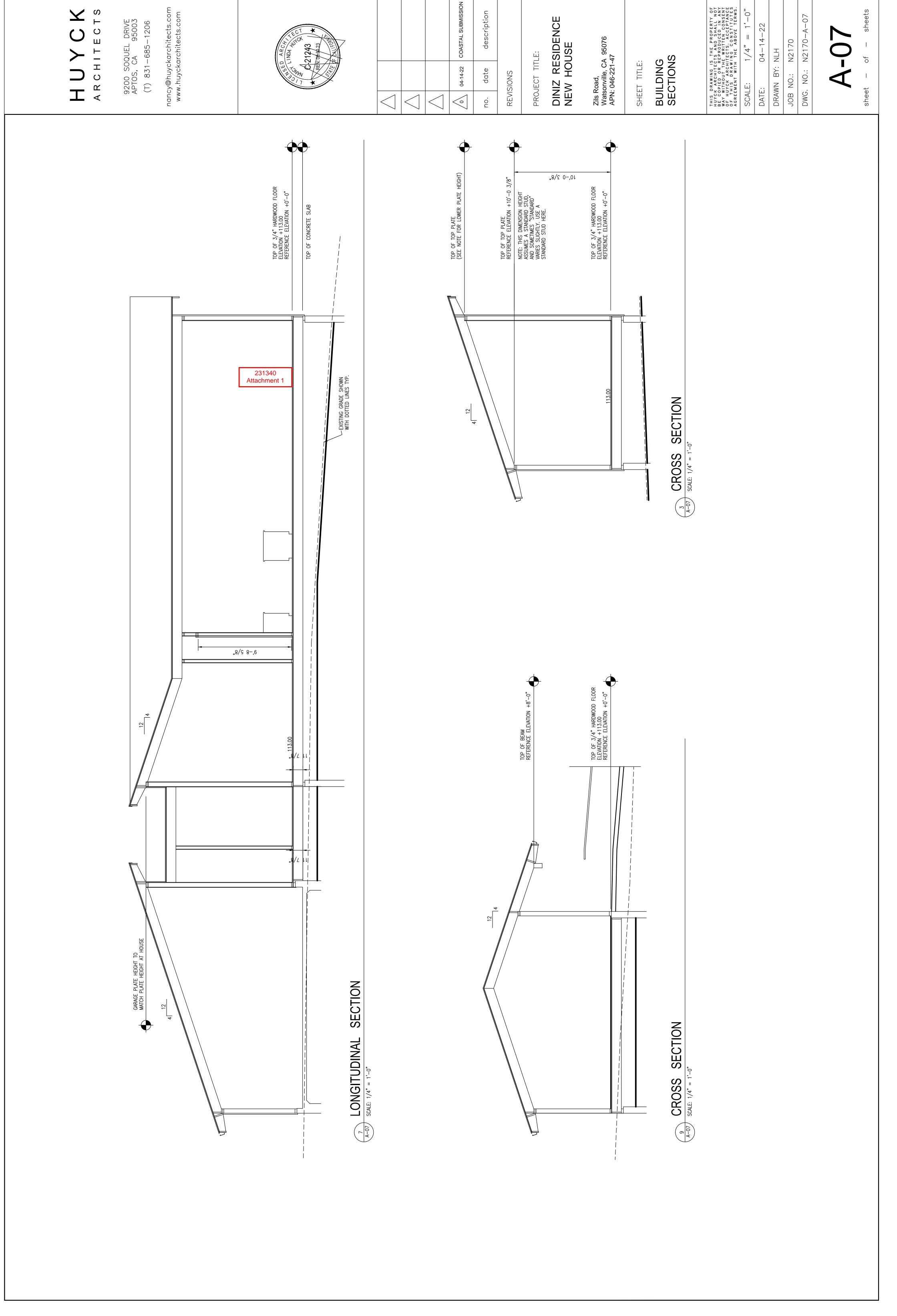


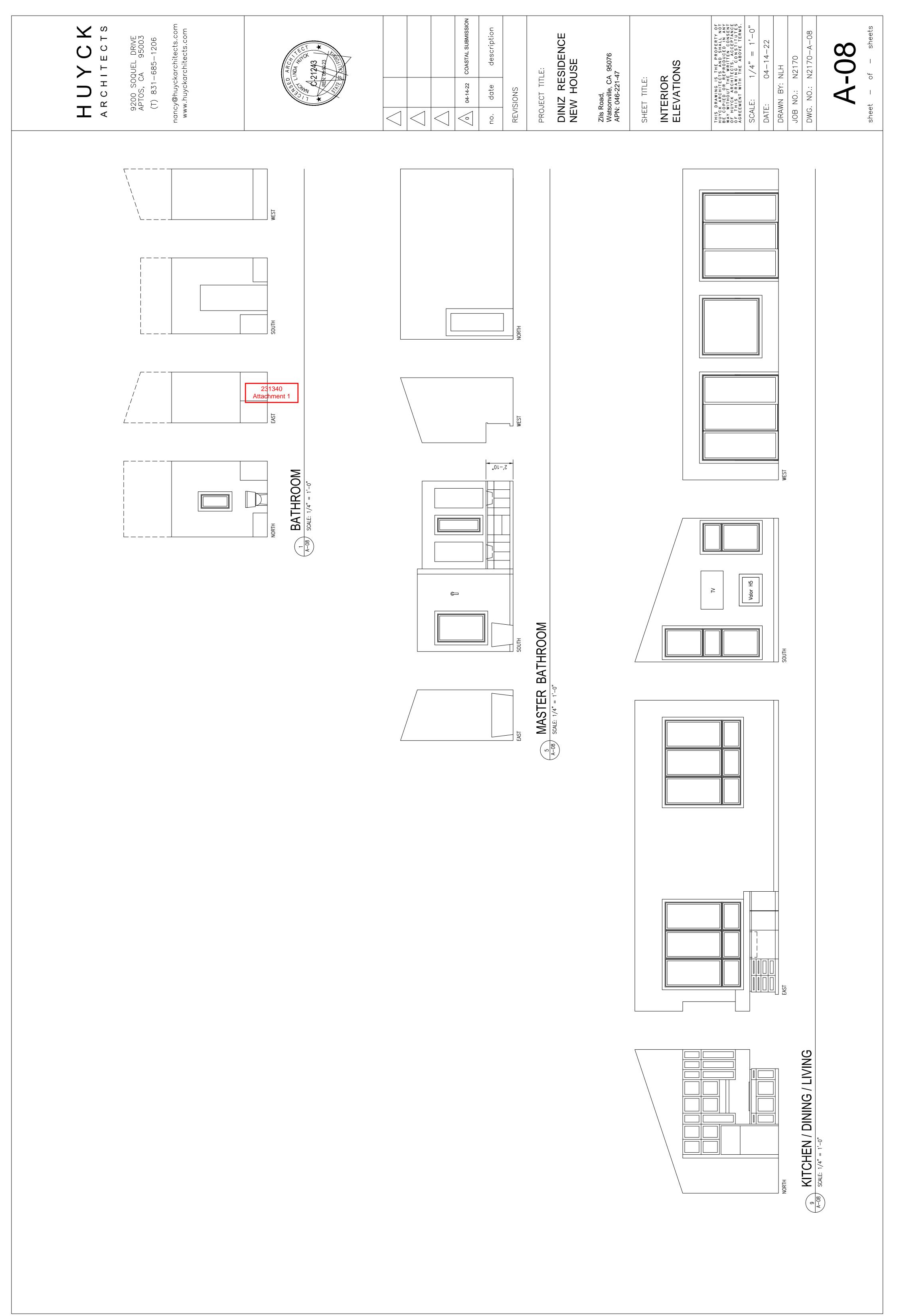




NORTH ELEVATION SCALE: 1/4" = 1'-0"

EAST ELEVATION SCALE: 1/4" = 1'-0"





9200 SOQUEL DRIVE APTOS, CA 95003 (T) 831-685-1206

nancy@huyckarchitects.com www.huyckarchitects.com

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COASTAL SUBMISSION

04-14-22

<u></u>

description

date

N0.

REVISIONS

DINIZ RESIDENCE NEW HOUSE

PROJECT TITLE:

Zils Road, Watsonville, CA 95076 APN: 046-221-47

SLIDING GLASS DOOR SCH	NTERIOR
SLIDING	: FIBERGLASS EXTERIOR + INTERIOR; BLACK FIBERGLASS EXTERIOR + DESIGNER BLACK INTERIOR
:DULE	FIBERGLASS EXTERIOR + I BERGLASS EXTERIOR + DE
WINDOW SCHEDUL	MARVIN ESSENTIAL: FIBERGL MARVIN ELEVATE: FIBERGLAS

																ELEVATE THREE PANEL SLIDING GLASS DOOR; DESIGNER BLACK INTERIOR	ELEVATE TWO PANEL SLIDING GLASS DOOR; DESIGNER BLACK INTERIOR
	ESSENTIAL	ESSENTIAL	Attac	31340 chmer	) nt 1	ESSENTIAL	ELEVATE TH	ELEVATE TV									
—— Quantity	ESCAP2040	ESCAP2040	ESAWN2020	ESAWN2020	ESCAP6060	ESCA1646	ESCA3050	ESAWN3020	ESAWN3020	ESCAP3040	ESCAP3060	ESCAP3060	ESCA3040	ESCA3040	ESCA1630	ELSPD9080	ELSPD6080
Type	A. 1	A.2	B.1	B.2	J.:	D.1	Ë	F.	F.3	6.1	H.2	H.3	J.1	J.2	У.		M.1

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	FIBERGLASS: BLACK COLOR	FIBERGLASS: BLACK COLOR	FIBERGLASS: BLACK COLOR  XX  GLASS LOW E2 ARGON ON NORTH AND EAST ELEVATIONS  GLASS LOW E3 ARGON ON SOUTH AND WEST ELEVATIONS	NORTH	NORTH	NORTH

SCHEDULE	
DOOR	
GLASS DOOR	
SLIDING	NTFRIOR BLACK
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SCHEDULE	I · FIRFRGI ASS FXTFRIOR
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+ DESIGNER BLACK INTERIOR		ESSENTIAL	ESSENTIAL	SSENTIAL	Tellas Sential	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL	ESSENTIAL
ELEVATE: FIBERGLASS EXTERIOR + DESIGNER BLACK INTERIOR	Quantity	ESCAP2040 ES	ESCAP2040	ESAWN2020	31340 chmer	ESCAP6060	ESCA1646 ES	ESCA3050 ES	ESAWN3020 ES	ESAWN3020 ES	ESCAP3040 ES	ESCAP3060 ES	ESCAP3060 ES	ESCA3040 ES	ESCA3040 ES	ESCA1630 ES
MARVIN ELEVATE:		A.1	A.2	B.1	B.2	C.1	D.1	<u>П</u>	<u>7.</u>	F.3	6.1	H.2	H.3	1.1	J.2	<del>Х</del> 

GARAGE DOOR: Manufacturer — Modern Classic (All Aluminum) Insulation — Polystyrene; Glass — Tempered and insulated with the tint pattern satin etched; Finish — Black

C - WOOD

INTERIOR

A - WOOD

INTERIOR

104

INTERIOR

106

INTERIOR

107

INTERIOR

108

INTERIOR

109

INTERIOR

110

INTERIOR

INTERIOR

112

INTERIOR

113

INTERIOR

INTERIOR

DOOR TYPES

INTERIOR

A - FIBERGLASS
B - WOOD

EXTERIOR

EXTERIOR

101

EXTERIOR

103

DOOR SCHEDULE

NUMBER

MARVIN ESSENTIAL SPECIFICATIONS:	FIBERGLASS: BLACK COLOR		IW E2 ARGON ON NORTH AND EAST ELEVATIONS IW E3 ARGON ON SOUTH AND WEST ELEVATIONS					
MARVIN ESSE	FIBERGLASS:	×	GLASS LOW E	×	×	×	×	



**EXHIBIT D** 

04-14-22 N2170 DATE:

THIS DRAWING IS THE PROPERTY OF HUYCK ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HUYCK ARCHITECTS. ACCEPTANCE OF THIS DRAWING CONSTITUTES AGREEMENT WITH THE ABOVE TERMS.

DOOR + WINDOW SCHEDULE

SHEET TITLE:

.0

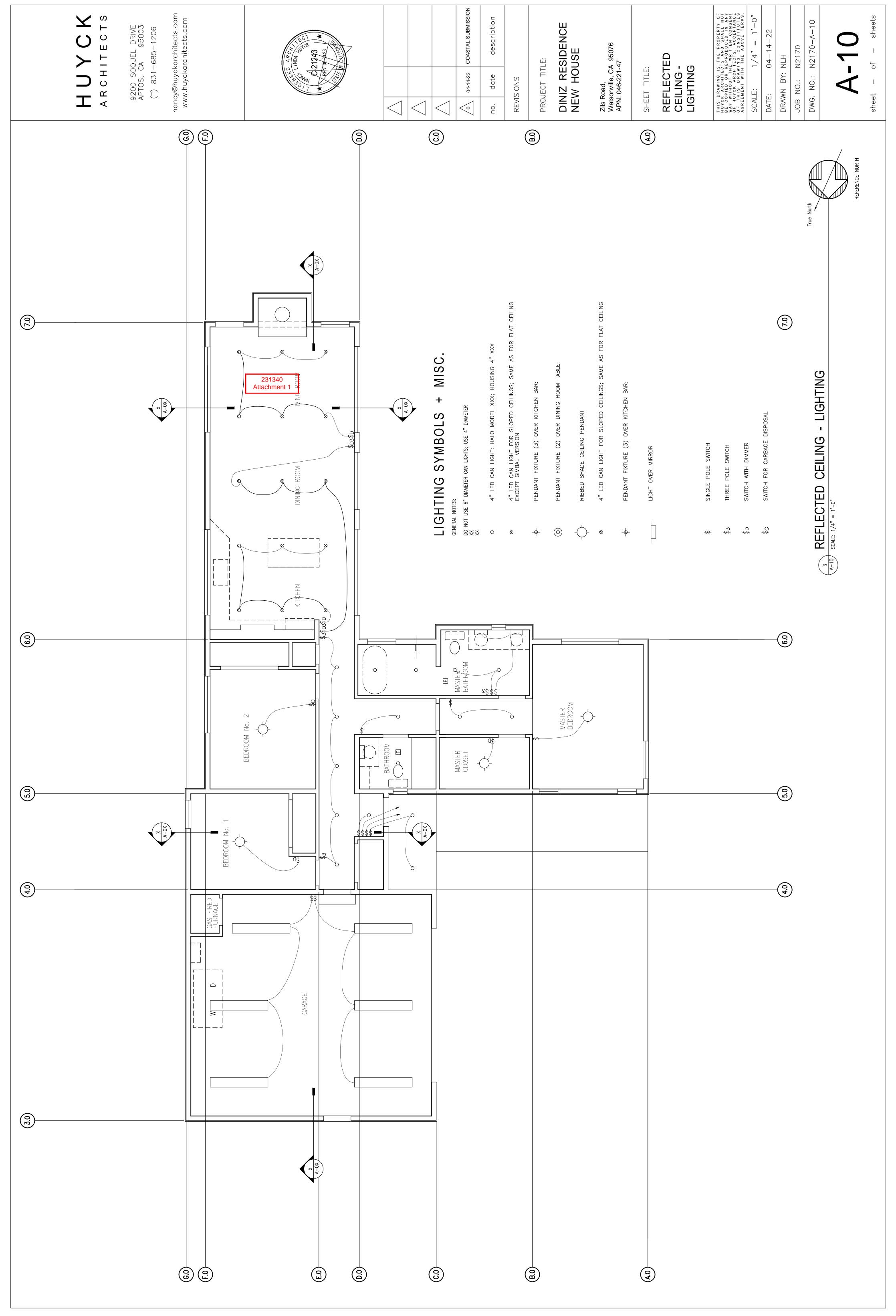
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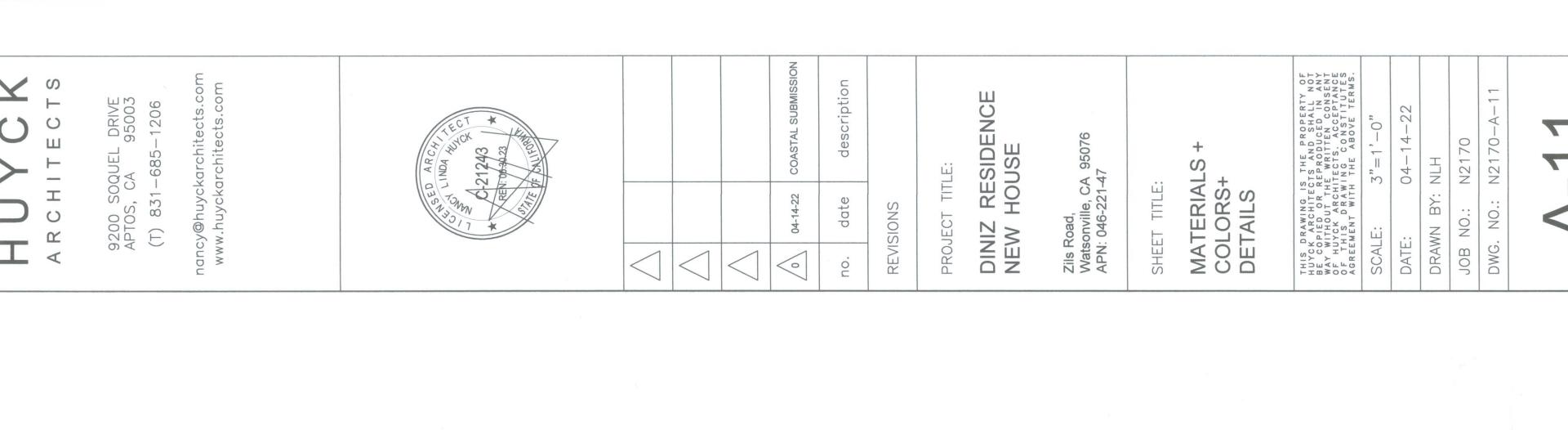
SCALE:

DWG. NO.: N2170-A-09

GARAGE DOOR

DRAWN BY: NLH JOB NO.:





Telephone: 831-685-1206 nancy@huyckarchitects.com www.huyckarchitects.com

ARCHITECTS el Drive, Aptos, CA 95003

HUYCK 9200 Soquel

231340 Attachment 1

WALLS: 3-Coat Exterior Stucco Finish (No window trim at stucco application); Color SW Requisite Gray

Requisite Gray SW 7023

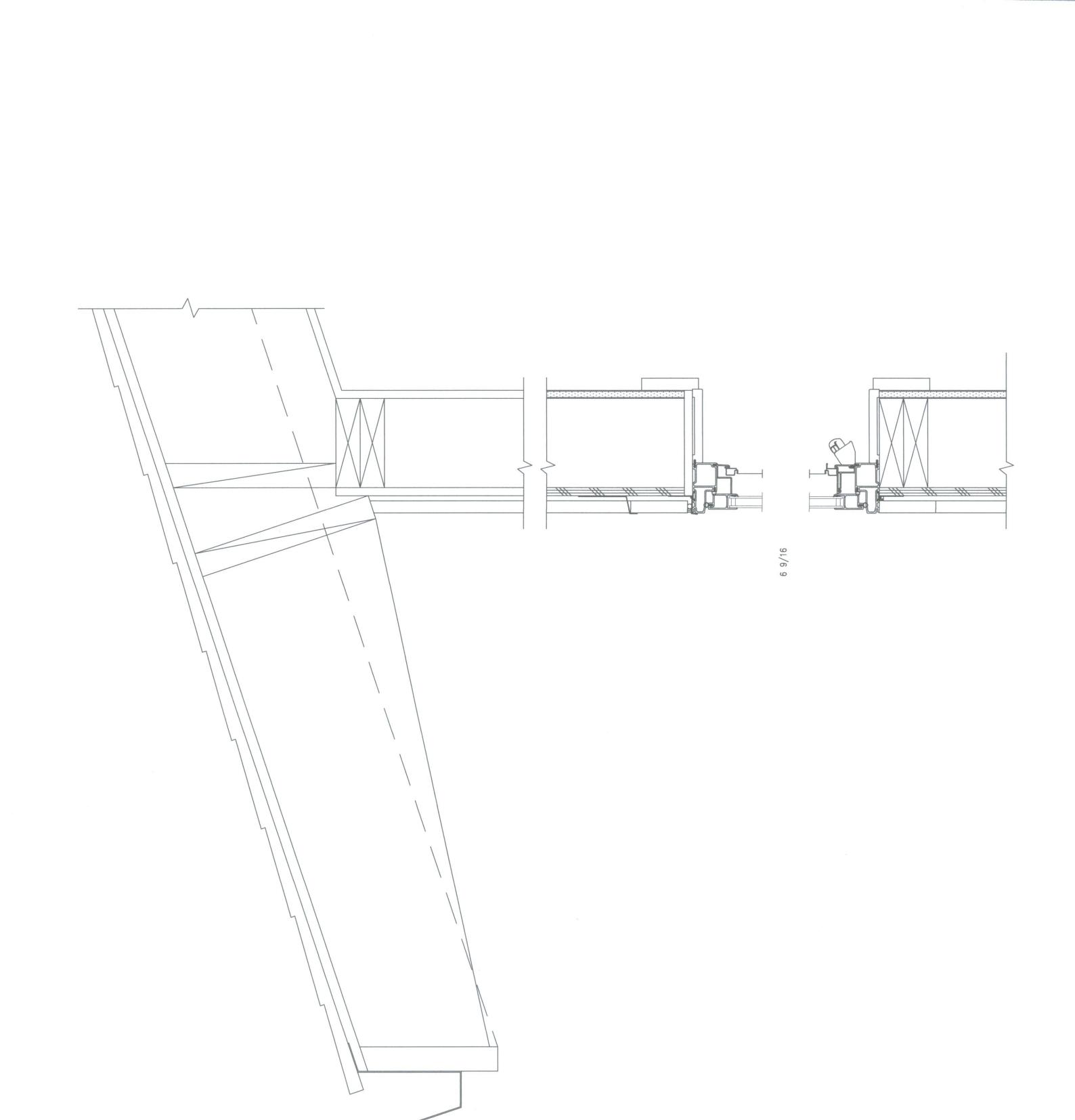
ACCENT WALLS: James Hardie Board and Batten Finish; Hardie Plank and Battens in Iron Grey (Window trim matches this color)

Marvin Essential Collection – Fiberglass; Color: Black

WINDOWS:

FENCING:

ROOFING: Asphalt Shingles; CertainTeed Landmark TL Triple Laminate; Color: Moire Black



sheets of sheet

GARAGE DOOR: Manufacturer, "Modern Classic"

RETAINING WALLS: Exposed Poured Concrete



## Staff Report to the Agricultural Policy Advisory Commission

**Application Number: 221193** 

Applicant: Nancy Huyck
Owner: Marcelo Diniz
APN: 046-221-47
Date: 8/25/2022
Agenda Item #: 9
Time: 1:30 p.m.

**Project Description**: Proposal to construct a 1,496 square foot single family dwelling with an attached 618 square foot garage and a future 800 square foot ADU located within 200 feet of agriculture resource type land. Requires an Agricultural Buffer Reduction Determination to reduce the required 200-foot setback.

**Location**: Property is located on the northwest side of Zils Road, approximately 2/3 of a mile southwest of San Andreas Road, which is approximately 3 miles northwest of West Beach Road in Watsonville.

**Staff Recommendation**: Approval of Application 221193, based on the attached findings and conditions.

**Permits Required**: Agricultural Buffer Setback Reduction (221193), Coastal Development Permit (221140)

## **Project Setting**

The subject property is located on the northwest side of Zils Road, approximately 2/3 of a mile southwest of San Andreas Road, which is approximately three miles northwest of West Beach Road in Watsonville. The property is a vacant undeveloped parcel. The project site is located within an actively farmed agricultural area with pockets of residentially developed parcels along Zils Road.

## **Analysis and Discussion**

The applicant proposes to construct a single-family dwelling with an attached garage and a future detached accessory dwelling unit (ADU). Although the project does not include ADU design plans, the footprint of the ADU is included for purposes of the required agricultural buffer setback reduction.

The subject property is zoned Residential Agriculture (RA) and located in a small pocket of three RA zoned properties surrounded by land zoned Commercial Agriculture (CA). Two of the three residentially zoned parcels are developed with dwellings.

The Monterey Bay Academy property is located to the south of the subject property across the street on Zils Road and contains hundreds of acres of Type 3 coastal commercial prime agriculture

resource type land. The property contains actively farmed commercial agricultural land and is also developed with a private boarding high school in the central portion of the property with housing dispersed throughout. Residential housing is located on this property along Zils Road, providing separation between the agriculturally farmed area of the property and the subject property.

Properties located to the north and east of the subject property are zoned Commercial Agriculture land that are approximately 10 to 15 acres in size that have been farmed in the past. These parcels contain residential dwellings that are located in the northeastern corner of the parcels, providing for potential agricultural land cultivation elsewhere on the parcels.

The subject property and all properties in the vicinity are mapped as Type 3 Agriculture Resource land, despite the residential zoning for the small residentially developed pocket. The subject property is surrounded by mature and tall evergreen vegetative buffer along the north and east property lines. Plans include additional proposed vegetative buffers along the west and south property lines as well.

At less than an acre in size, the property is too small to meet the required agricultural buffer setbacks. This requires review and approval by the Agricultural Policy Advisory Commission to consider a reduction in the required 200-foot setback from all surrounding parcels containing agricultural resource soil types, whether these surrounding parcels are used for commercial agricultural purposes or not currently.

The applicant is requesting a reduction in the 200-foot agricultural buffer setback to approximately 28 feet to the east, 88 feet to the south, 79 feet to the north and 65 feet to the west.

A reduced agricultural buffer is recommended on all sides since the parcel is too small to develop otherwise. The parcels to the west are developed with residential uses and are too small to be farmed and otherwise zoned residential agriculture, despite the noted agricultural resource designations. The proposed evergreen vegetative buffer provides additional protection to other surrounding commercial agriculturally zoned properties.

No fencing is proposed by the applicant to further minimize potential land use conflicts. Staff is not recommending fencing along the south property line given that the agriculturally farmed area of the parcel is over 200 feet from the subject property and because the intervening area is flanked by residential units along the property line of the Monterey Bay Academy property, ensuring that fencing is not necessary in this area. Fencing is also not necessary along the south property line given the small size of these parcels, residential zoning, and residential development, precluding farming altogether. These parcels also provide a greater than 200-foot buffer to agriculturally zoned and farmed land beyond. Staff also supports no solid board fencing along the north and east property line given that the vegetative buffer provides an established and solid evergreen hedge that is substantially tall, enough to preclude drift. Fencing along these property lines would provide no added protection to these properties. However, staff would defer to the Agricultural Policy Advisory Commission regarding the necessity for solid board fencing, as appropriate here.

In addition, the applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Owner: Marcelo Diniz

## **Conclusion**

In this case, your Commission is acting in an advisory capacity as this project is subject to approval of a Coastal Permit (221140) with approval by the Zoning Administrator before a noticed public hearing. The recommended action by your commission will be recommended to the Zoning Administrator.

## Recommendation

Staff recommends that your Commission recommend the Zoning Administrator **APPROVE** the Agricultural Buffer Reductions under Application # 221193, associated with Coastal Development Permit 221140, based on the attached findings and recommended 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

Report Prepared By: Sheila McDaniel

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor Santa Cruz CA 95060

Phone Number: (831) 454-2255

E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

Report Reviewed By: Jocelyn Drake

Principal Planner **Development Review** 

## **Exhibits**

- A. **Findings**
- В. Conditions
- C. Assessor's, Location, Zoning, General Plan, Agricultural Resource Type Maps
- **Project Plans** D.
- E. Parcel Information



## Required Findings for Agricultural Buffer Setback Reduction County Code Section 16.50.095(D)

- 1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200-foot agricultural buffer setback; or
- 2. Permanent substantial vegetation (such as a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances), or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a two hundred (200) foot agricultural buffer setback; or

There is a tall mature evergreen vegetative buffer located along the north and east property line separating these properties, which provides sufficient protection to adjoining properties agricultural interests. Thus, no vegetation or fencing is necessary along the north and east property lines.

- 3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right of way) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or
- 4. The imposition of a two hundred (200) foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

The subject property is approximately one acre in size and situated in an area of agricultural zoned parcels and/or development with single family residences. The imposition of a 200-foot setback would preclude building on this parcel of record as properties on all sides have agricultural resource type land. The proposed setbacks for the proposed structure comply with the site standards established for residential zoned parcels based on site size in accordance with 13.10.323. No conflicts would occur between the proposed residential use and surrounding properties and existing landscape provides a sufficient vegetative buffer. No fencing is recommended given the existing and proposed vegetative buffer, residential uses adjacent to the site, and setback distant agriculturally developed property.



Exhibit D: Project Plans

## **Conditions of Approval**

- I. This permit authorizes construction of a 1,496 square foot single family dwelling with an attached 618 square foot garage and a future 800 square foot ADU located within 200 feet of agriculture resource type land as shown on the Exhibit D. 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 Coastal Development Permit from the Planning Department.
  - C. Obtain a Building Permit and Grading 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.
- 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. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
    - 2. A development setback of a minimum of approximately 28 feet to the east property line, 88 feet to the south, 79 feet to the north and 65 feet to the west to proposed structures shall be provided.
    - 3. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.



- B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
  - B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
  - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

## IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance 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, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, 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:



- 1. COUNTY bears its own attorney's fees and costs; and
- 2. COUNTY defends the action in good faith.
- C. <u>Settlement</u>. 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. <u>Successors Bound</u>. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

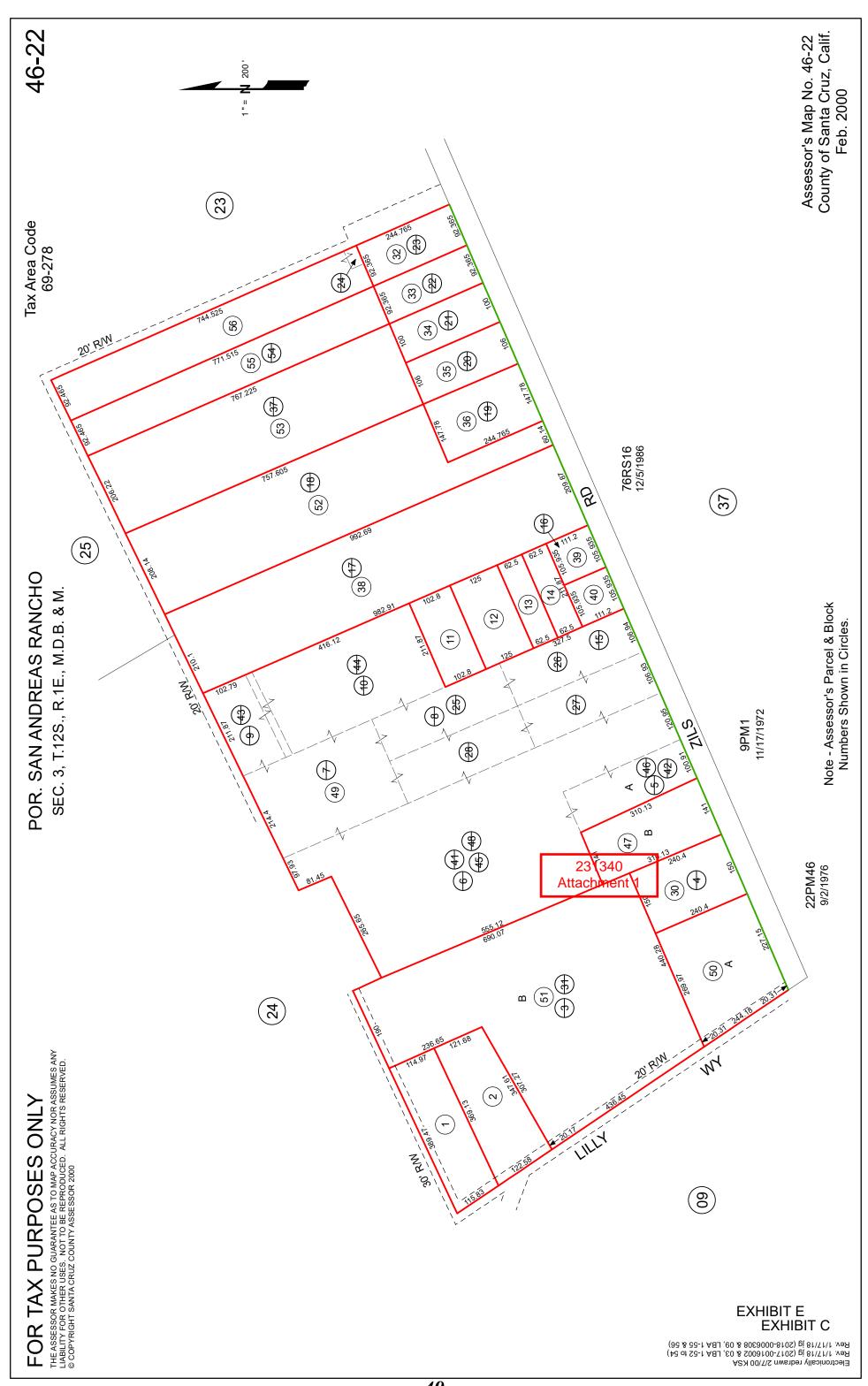
Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) 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:	

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.



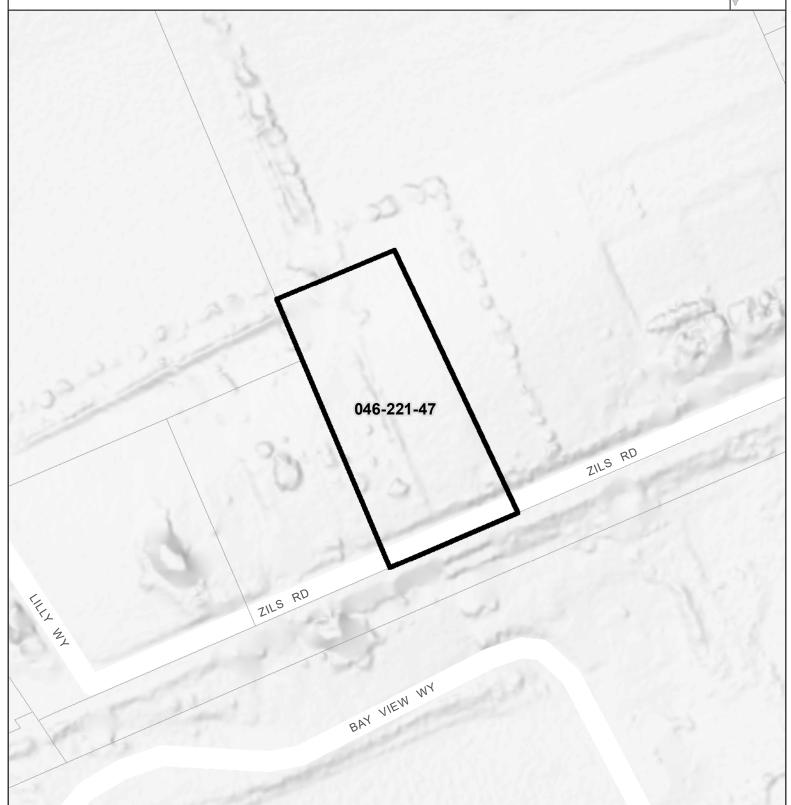




## SANTA CRUZ COUNTY PLANNING DEPARTMENT

## **Parcel Location Map**





Parcel: 04622147

Study Parcel

Assessor Parcel Boundary

Map printed: 5 Aug. 2022

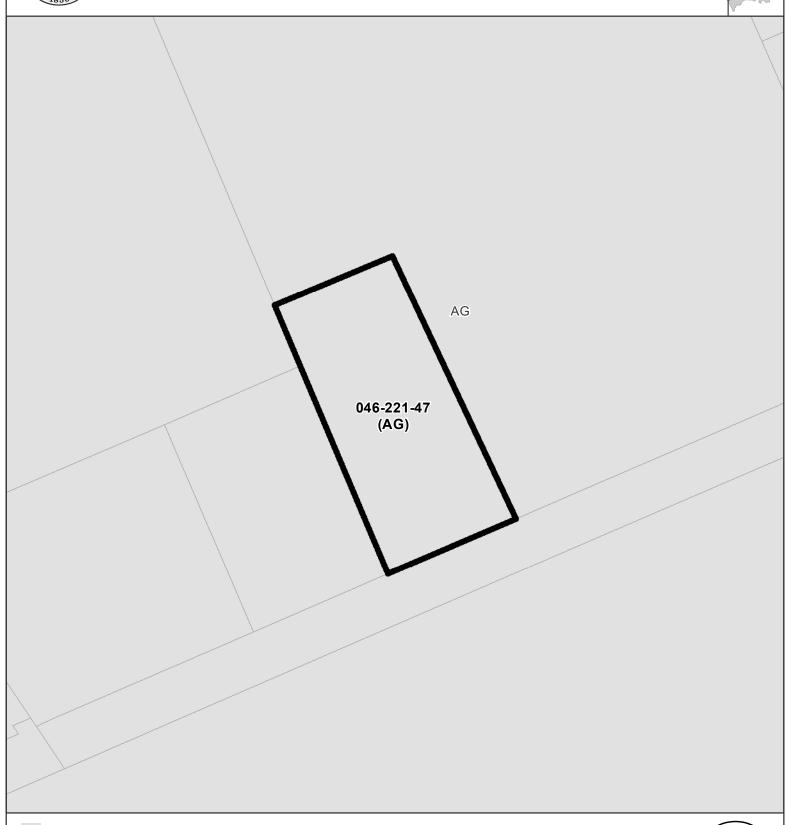




## SANTA CRUZ COUNTY PLANNING DEPARTMENT

## Parcel General Plan Map





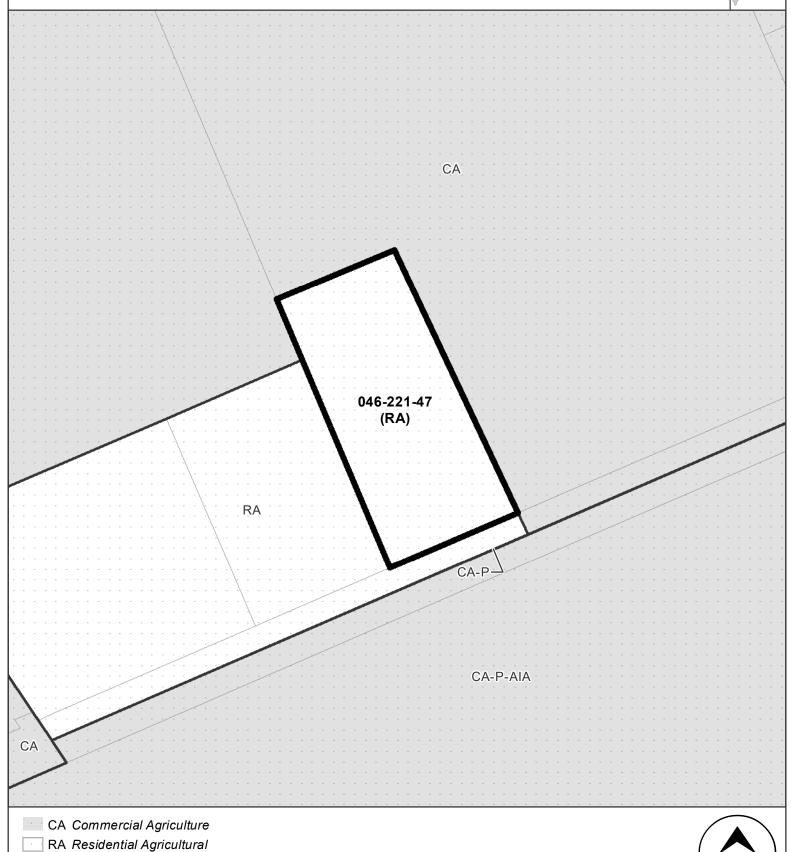


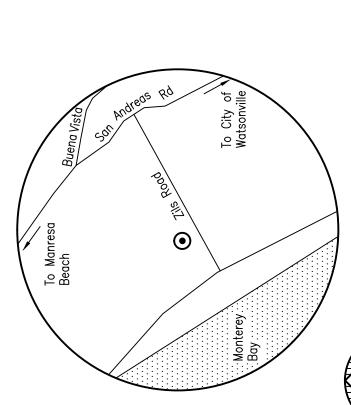


## SANTA CRUZ COUNTY PLANNING DEPARTMENT

## **Parcel Zoning Map**







## VICINITY MAP

## NO SCALE

## TEAM **PROJECT**

## OWNER:

MARCELO + RENEE DINIZ MODESTO, CA CONTACT: MARCELO DINIZ (209) 648-0581

## SURVEYOR:

BOWMAN & WILLIAMS SOQUEL, CA CONTACT: BRYAN HAPPEE (831) 426-3560

HARO KASUNICH & ASSOCIATES, INC. WATSONVILLE, CA CONTACT: JEFF DAVIS (831) 722-4175 GEOTECHNICAL ENGINEER:

## SEPTIC DESIGNER:

NC. HOGAN LAND SERVICES, I SOQUEL, CA CONTACT: KYLE BUNTE (831) 425-1617

HOGAN LAND SERVICES, INC. SOQUEL, CA CONTACT: RICHARD SEGURA (831) 425-1617 CIVIL ENGINEER:

PARKING: FOUR OFF-STREET PARKING PLACES REQUIRED

NO SEWER; SEPTIC YES

SEWER:

SPRINKLERED THROUGHOUT

FIRE PROTECTION:

- NON RATED

TYPE OF CONSTRUCTION:

R - 3

BUILDING OCCUPANCY CLASSIFICATION:

## **ARCHITECT:**

HUYCK ARCHITECTS APTOS, CA CONTACT: NANCY HUYCK (831) 685-1206

SUMMARY

PROJECT

FORCED AIR

MECHANICAL HEATING:

## STRUCTURAL ENGINEER:

PROPOSAL TO BUILD A NEW ONE—STORY, THREE BEDROOM, TWO BATH HOUSE ON ZILS ROAD IN WATSONVILLE, CALIFORNIA. CONDITIONED AREA IS 1,496 SQUARE FEET AND GARAGE AREA IS 618 SQUARE FEET (TOTAL FLOOR AREA IS 2,114 SQUARE FEET). AG BUFFER IS PROPOSED TO BE ALL PLANTING, AS OWNER DOES NOT WANT ANY FENCING. IF COASTAL APPROVAL REQUIRES MORE SCREENING, OWNER WILL PLANT ADDITIONAL TREES OR PLANTS AS NECESSARY.

ENERGY / TITLE 24 DESIGNER:

## LANDSCAPE DESIGNER:

APP-TECH INC. SANTA CRUZ, CA CONTACT: PAT SPLITT (831) 458-0485

OWNER

# DINIZ RESIDENCE:

HOUSE

(APN: 046-221-47) 92026 Watsonville, CA Zils Road

## NOTES GENERAL

CONTRACT DOCUMENTS:
CONTRACTOR SHALL REVIEW ALL DOCUMENTS IN THEIR ENTIRETY
PRIOR TO SUBMITTING A BID AND SHALL IMMEDIATELY NOTIFY
ARCHITECT OF ANY DISCREPANCIES OR MISTAKES.

CONTRACTOR SHALL NOT SCALE THE DRAWINGS; IF DIMENSIONS OR ELEVATION POINTS ARE NOT SHOWN FOR ANY PART OF THE WORK, CONTACT ARCHITECT.

CODE:
ALL WORK SHALL COMPLY WITH THE FOLLOWING:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA FIRE CODE

SEWHERE

40'-0" FRONT; 20'-0" EL

ALLOWABLE SETBACKS:

NANCY HUYCK

OWNER'S REPRESENTATIVE:

046-221-47

APN:

 $\mathbb{R}$ 

ZONED:

MARCELO + RENEE DINIZ

DATA

**PROJECT** 

43,728 S.F, / 1.004+/-

PARCEL SIZE / AREA:

1,495.88 SF

FLOOR AREAS HOUSE: FIRST FLOOR CONDITIONED AREAS: 1,499 GARAGE AREA: 618.04 TOTAL FLOOR AREA HOUSE: 2,113.92 SF

SF

2,913.92

TOTAL FLOOR AREA HOUSE + ADU:

FLOOR AREA ADU: 800 SF

LOT COVERAGE: 10% ALLOWABLE (4,372.80 SF); ACTUAL AREA IS LESS THAN THIS

NOT APPLICABLE

FLOOR AREA RATIO (FAR):

28'-0" ALLOWABLE

BUILDING HEIGHT:

## PROTECTION NOTES FIRE

HYDRANT NO.: A0928 LOCATED ON THE CORNER OF ZILS ROAD AND LILY WAY JURISDICTION: CENTRAL FIRE DISTRICT WATER: SAN ANDREAS MUTUAL WATER COMPANY

WATER FLOW AND WATER PRESSURE:
REQUIRED FIRE FLOW: 1,000 GALLONS PER MINUTE
AVAILABLE FIRE FLOW: 1,060 GALLONS PER MINUTE
AVAILABLE STATIC PRESSURE 95 PSI
AVAILABLE DYNAMIC PRESSURE: 65 PSI

NOTE: DISTANCE FROM FIRE HYDRANT TO CENTERLINE OF DRIVEWAY ENTRY IS 428'+/-. START OF DRIVEWAY ENTRY TO NORTH WALL OF ADU (NORTH WALL PROJECTED ONTO DRIVEWAY) IS 245' +/-

ADDRESS NUMBERS: SEE EXTERIOR ELEVATIONS; ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND A COLOR CONTRASTING TO THEIR BACKGROUND. APPROVED SPARK ARRESTER TO BE INSTALLED ON THE TOP OF THE CHIMNEY; WIRE MESH IS NOT TO EXCEED 1/2"

INSPECTIONS: THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON THE SITE DURING INSPECTIONS.

ROOF COVERINGS ARE TO BE NO LESS THAN CLASS "B" RATED

NOTE: AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER, AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICALBLE SPECIFICATIONS, STANDARDS, CODES, AND ORDINANCES, AND AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIIANCE 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.

AN 800 SQUARE FOOT ADU FOOTPRINT IS SHOWN ON THE SITE PLANS FOR A FUTURE PROJECT, BUT ALL DRIVEWAYS AND PARKING AREAS WILL BE DEVELOPED IN THIS SUBMISSION. SEPTIC SYSTEM FOR THE HOUSE HAS BEEN APPROVED BY ENVIRONMENTAL HEALTH. A NEW AND SEPARATE SEPTIC TANK WILL BE PROVIDED WHEN THE NEW FUTURE ADU IS BUILT.

## DRAWINGS OF Ш SCHEDUL

GENERAL INFORMATION MAP TOPOGRAPHIC G - 01-01 TOPO SURVEY GENERAL

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nancy@huyckarchitects.com

(T) 831-685-1206

DRIVE 95003

SOQUEL S, CA

9200 S APTOS,

H U

A

www.huyckarchitects.com

DETAILS VIEWS TITLE SHEET GENERAL & FIRE NOTES GRADING AND DRAINAGE D -02  $\bigcirc$   $\bigcirc$   $\bigcirc$   $\bigcirc$   $\square$ 

**DETAIL** SYSTEM NOTES PLAN & SECTION V
PLAN AND PROFILE
PROSION CONTROL PLAN
PAROACHMENT PLAN
PAROACHMENT PLAN
PONVENTIONAL SYSTEM NOT

-04 -05 -01 -01 SEPTIC SEPTIC

**ARCHITECTURAL** 

EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
BUILDING SECTIONS
INTERIOR ELEVATIONS E PLAN PLAN OVERALL SITE PARTIAL SITE F FLOOR PLAN PLAN ROOF 

LIGHTING + DETAILS 

COASTAL SUBMISSION

04-14-22

description

date

no.

REVISIONS

RESIDENCE

DINIZ

TITLE:

PROJECT

HOUSE

NEW

Zils Road, Watsonville, CA 95076 APN: 046-221-47

STRUCTURAL

THIS DRAWING IS THE PROPERTY OF HUYCK ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HUYCK ARCHITECTS. ACCEPTANCE OF THIS DRAWING CONSTITUTES AGREEMENT WITH THE ABOVE TERMS.

SUBMITTED

INFORMATION

GENERAL

SHEET TITLE:

EN-1  $\mathbb{X}-\mathbb{M}$ **MECHANICAL** ENERGY

X

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N2170-

.: NO:

DWG.

N2170

JOB NO.:

T Z

DRAWN BY:

22

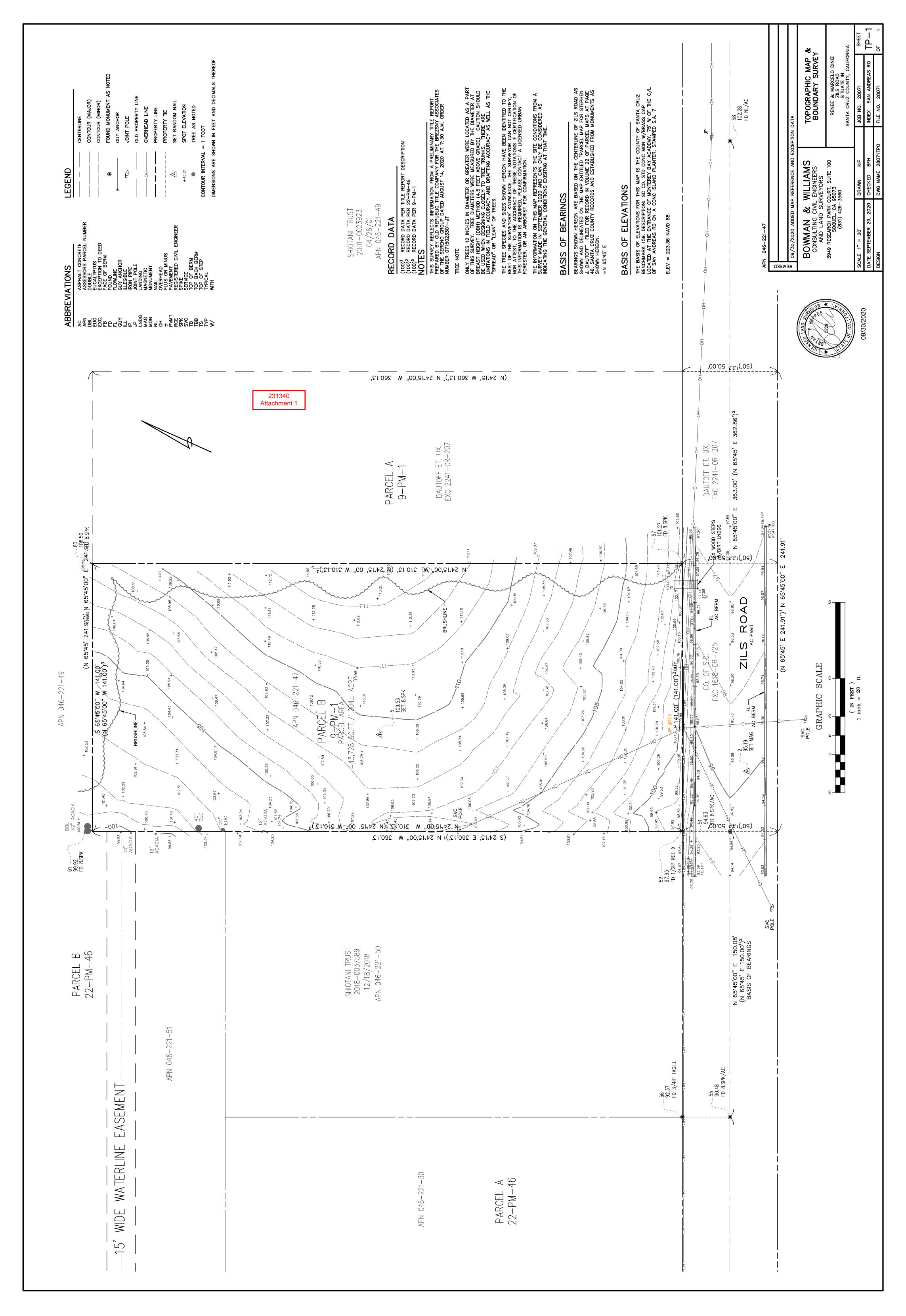
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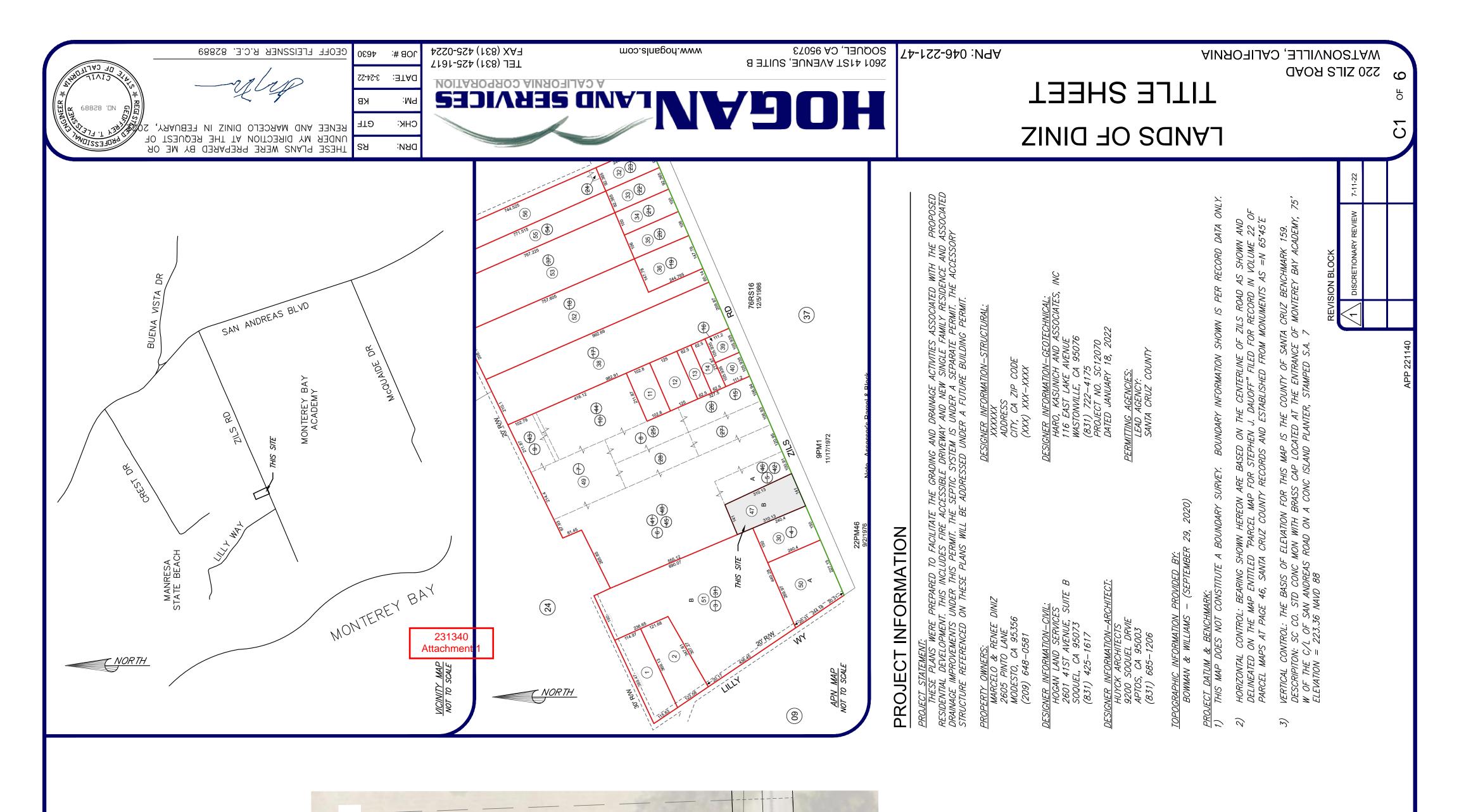
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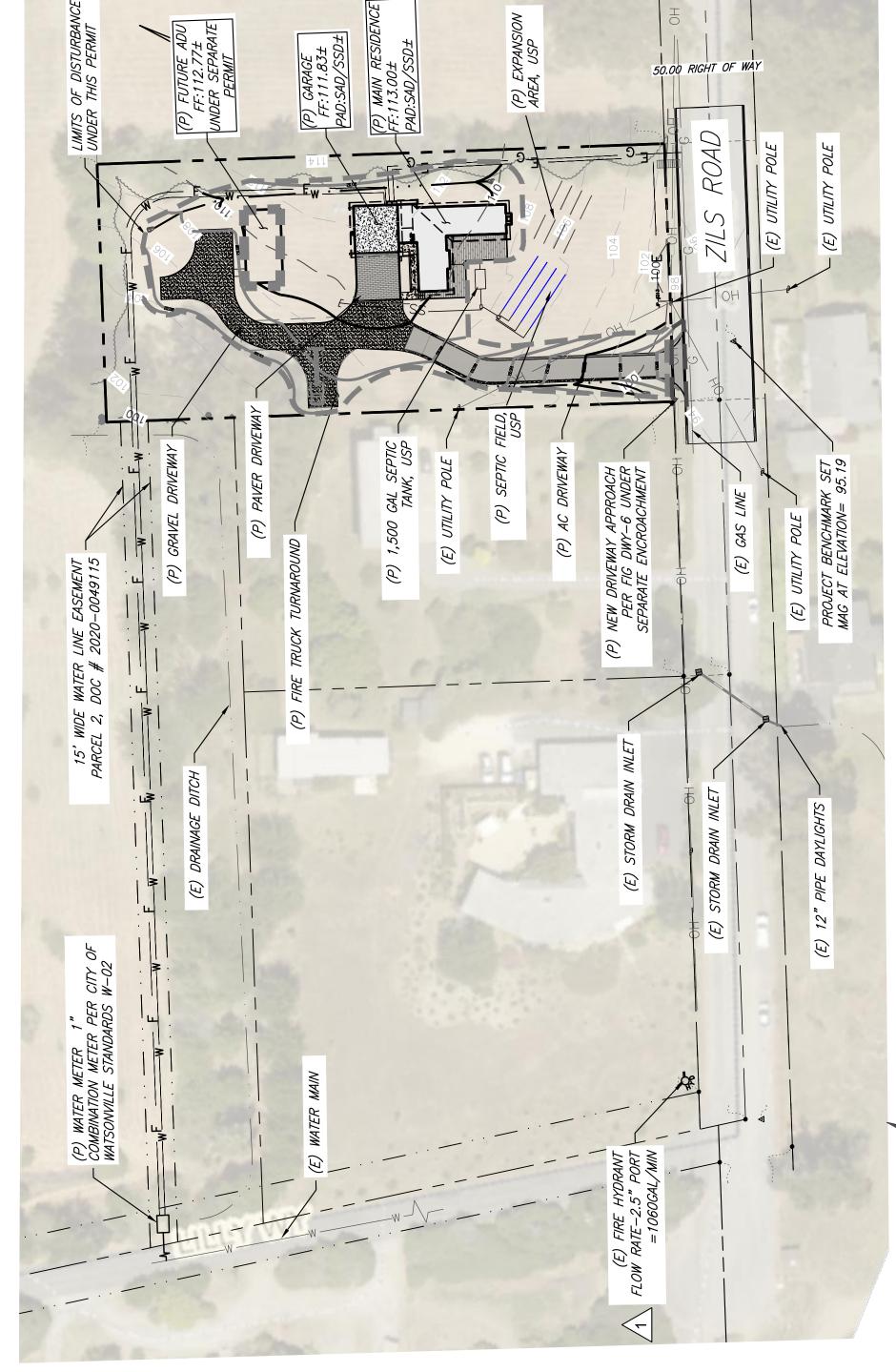
NONE

SCALE:

sheets of sheet







(P) SOLID PERFORATED OUTLET W/SIZE & TYPE

PERF PER PLAN
SOLID PER PLAN

(E) ASPHALT CONCRETE SURFACE

(P) ASPHALT CONCRETE SURFACE

(E) GRAVEL SURFACE

(E) CONCRETE SURFACE

GRAVEL SURFACE

 $\widehat{\mathcal{G}}$ 

(P) CONCRETE SURFACE

(P) DECKING

(E) PAVERS

(P) PAVERS

(E) DECKING

(P) PERFORATED/STORMDRAIN W/SIZE & TYPE

(P) CULVERT/STORMDRAIN W/SIZE & TYPE

(E) CULVERT/STORMDRAIN W/SIZE & TYPE

PER PLAN

PROPOSED MINOR CONTOUR PROPOSED MAJOR CONTOUR

GRADING & DRAINAGE DESIGN

LANDS OF DINIZ

220 ZILS ROAD, WATSONVILLE APN: 046-221-47

WIRE FENCE LIMITS OF DISTURBANCE UNDER THIS PERMIT

RECORD BOUNDARY LINE (E) FLOWLINE (P) FLOWLINE (P) SHALLOW SWALE

LEGEND

DRAINAGE SETBACK L. BUILDING ENVELOPE

-DSL

WOOD FENCE

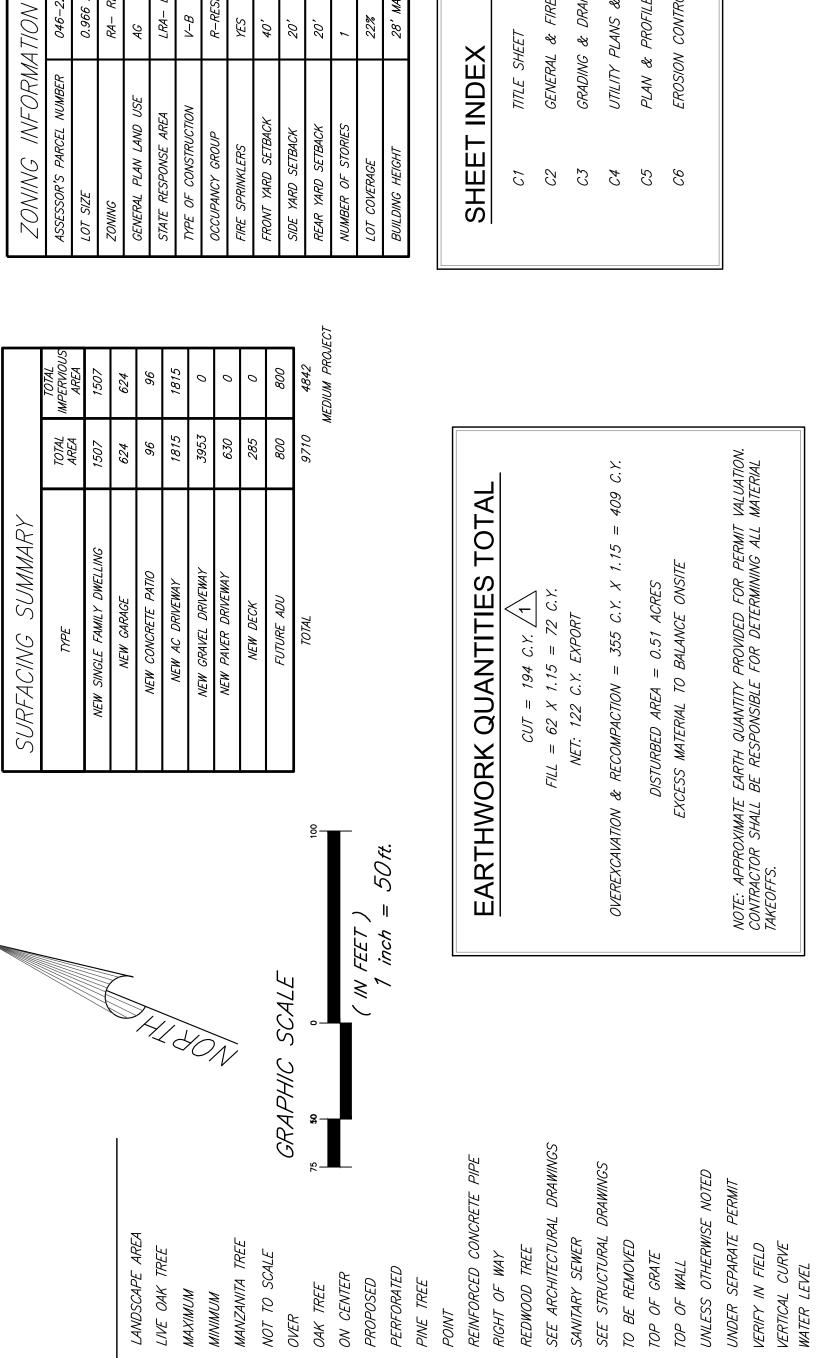
WORK IN THE IN ROW USP FIBER ROLL BARRIER

EXISTING MINOR CONTOUR EXISTING MAJOR CONTOUR

\_700\_

PROTECTION

046–221–47	0.966 AC	RA— RESIDENTIAL AGRICULTURE	46	LRA- LOW	<i>N-B</i>	R-RESIDENTAL	SEX	40,	20,	20,	1	22%	28' MAXIMUM	×	SHEET	GENERAL & FIRE NOTES	GRADING & DRAINAGE DETAILS	UTILITY PLANS & SECTION VIEW	PLAN & PROFILE	EROSION CONTROL PLAN
ASSESSOR'S PARCEL NUMBER	3ZIS 107	SNINOZ	GENERAL PLAN LAND USE	STATE RESPONSE AREA	TYPE OF CONSTRUCTION	OCCUPANCY GROUP	FIRE SPRINKLERS	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	NUMBER OF STORIES	LOT COVERAGE	BUILDING HEIGHT	SHEET INDEX	C1 TITLE SHEET	C2 GENERA	C3 GRADIN	כ4 חעודועג	C5 PLAN	C6 EROSIC



EXISTING STORM DRAIN DROP INLET PROPOSED STORM DRAIN DROP INLET PROPOSED DOWNSPOUT LOCATION FIRE HYDRANT

CONSTRUCTION KEYNOTES

BUILDING CALLOUTS

TREE TYPE & DIA. TREE TO BE REMOVED WATER VALVE

SPOT ELEVATION FINISH ELEVATION

X 143.2 100.00

BOLLARD

WELL

RANDOM CONTROL POINT W/#

LANDSCAPE AREA SAD

WATSONVILLE, CALIFORNIA **SS0 SILS ROAD** 

**C**5

APN: 046-221-47

BERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEW

CLASS "B" RATED

ROOF COVERINGS TO BE NO LESS THAN

ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEA MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY PRE-VEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION RALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBEL STABILIZED AND RE-VEGETATED TO 70% COVER OR LANDSCAPING SHALL BE INSTALLED.

ENTRANCES TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION TIPACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANT PAVED AREAS WITHIN THE COUNTY RICHT—OF—WAY, SUCH AS ROADWAYS AND SIDE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTHE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICL SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEOFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT WORKING DAY OR MORE OFTEN AS NECESSARY.

TION FENCING SHOULD BE INSTALLED AT THE DRIP LINES OF TREES TO REMAIN IN OR THE OUTER EDGE OF THE DRIP LINE OF GROUPS OF TREES) IF ACCESS WITHIN REQUIRED, FENCE TO BE PLACED AT EXPECTED LIMIT OF GRADING IT SHOULD BE THE START OF CLEARING OR GRADING OPERATIONS, AND KEPT IN PLACE STION ACTIVITIES.

PLASTIC TREE PROTECTI CONSTRUCTION ZONE (C DRIP LINE WILL BE RE INSTALLED PRIOR TO THROUGHOUT CONSTRUCT

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE OPERATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.

TREE PROTECTION NOTES

WHEN PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ECT.) AND CLEARANCE.

R THAN 1" ARE ENCOUNTERED, FOR TREES TO BE SAVED, THEY FACE OF THE ROOT WITH A SHARP SAW. ROOTS SHALL BE 1

NO PARKING, OPERATION OF CONSTRUCTION ACTIVITY SHALL

5.

4.

10.

/ ACCESS ROAD SHALL BE WIL BE STOPPED.

DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PRE, SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBC CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH

CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.

CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RE—STAKING AND VERIFICATION OF SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE DONE BY OTHERS, HOGAN LAND SERVICES ASSUMES NO LIABILITIES FOR THE COSTS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL ARTICIPATION BY THE ENGINEER, THAT AMOUNT SHALL BE AGREED TO BY THE PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE NEGATE ALL REQUIREMENTS OF HIS FINANCIAL ASSISTANCE.

22. PRIOR TO ANY CORRESTAKING ERROR, THE CORRENOUS STAKING. SORIGINAL STAKING IS DON'CHRED FOR THIS IN REQUIRE FINANCAL PAEUGINEER IN WRITING.

ISSUANCE OF A PERMIT BY PLANNING TO CONSTRUCT A DAM OR A RESERVOIR DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES INCLUDING THE CALIFORNIA DIVISION OF SAFETY OF DAMS WHEN WORK FALLS UNDER STATE JURISDICTION. FAILURE TO OBTAIN OTHER PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.

EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT—OF—WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF PUBLIC WORKS AT (831) 454—2160 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

ISSUANCE OF A GRADING/DRAINAGE PERMIT BY **SANTA CRUZ COUNTY PLANNING DEPARTMENT** DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.

23.REFER TO THE PROJEC

TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: IN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE ) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE )R THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

20.FILLS NOT INTENDED T (1) FILL GREATER THAN SOILS ENGINEER. (2) DENSITY NECESSARY FOR

19. FILLS INTENDED TO SI 90% OF MAXIMUM DA COMPACTION PERCENTAI

THE SANTA CRUZ COUNTY CODE CRUZ COUNTY ORDINANCES &

PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH (SCCC), APPLICABLE **SANTA CRUZ** COUNTY REGULATIONS & **SANTA** PROJECT GEOTECHNICAL.

GRADING & DRAINAGE NOTES

DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD. POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE SITE.

UPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF RY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER SE MAY BE REQUIRED BY THE SOILS ENGINEER.

ES HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE ESE PLANS, HOWEVER, THE DEVELOPMENT PROCESS INCLUDES ACTIVITIES OCCURRING TRUCTION.

THESE ACTIVITIES INCLUDE CALCULATIONS, PLAN CHECKS AND CONSTRUCTION. SHOULD PERSONS OTHER THAN HOGAN LAND SERVICES PERFORM STAKING OPERATION, THEY SHALL INDEMNIFY HOGAN LAND SERVICES FROM ANY FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSES OR DAMAGE ISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN RECTED BY HOGAN LAND SERVICES.

21.HOGAN LAND SERVICES
PREPARATION OF THESE
THROUGHOUT CONSTRUI
VERIFICATIONS DURING CA
THE CONSTRUCTION STA
DAMAGES RESULTING FA
RESULTING FROM OMISSI
DISCOVERED AND CORRE

SANTA CRUZ COUNTY PLANNING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO THE SANTA CRUZ COUNTY CODE, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING/DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY SANTA CRUZ COUNTY PLANNING DEPARTMENT.

*57* 

THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/ DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE SANTA CRUZ COUNTY PLANNING DEPARTMENT. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.

**SOQUEL, CA 95073** 

OF PLANS AND CALCULATIONS FOR THE SPRINKLER SYSTEM TO THIS AGENCY FOR

www.hoganis.com

CODES (2019

FIRE

AND

AND SERVICES
A CALIFORNIA CORPORATION

**1**A30H

2601 41ST AVENUE, SUITE B

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING PROTECTED BY AN EDITION OF NFPA FIRE PROTECTION NOTES DESIGNER/INSTALLER SHALL SUBMIT ERGROUND & OVERHEAD RESIDENTAL ROVAL 4NCY CLASSIFICATION, KLERED AS DETERMINE R-3, TYPE V-B, SPI TO RESPOND

/ APPR 13-D,

17. 18. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENI SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO I EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE FENCING, OR OTHER MEASURES.

THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 – ADDITION TO COMPLYING WITH THE WDID PERMIT. GRADING AND DRAINAGE IMPROVEMEN PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT BE PERFORMED IN COMPLIANCE WITH SANTA CRUZ COUNTY CODE (SCCC). STORM REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES

7F POTENTIALLY HAZARDOUS PREVENT THE DISCHARGE OF

AND STORAGE OF CONDUCTED TO PK

APPLICATION, CAND CHEMICALS,

16.

5

MAINTENANCE, OF POLLUTANTS.

THE LEGALLY RESPONSIBLE PERSON (LRP) IS RESPONSIBLE FOR COMPLANCE WITH THE THE GENERAL CONSTRUCTION PERMIT (WDID). THIS INCLUDES BUT IS NOT LIMITED TO OF ONSITE BMPS, COMPLIANCE WITH SWPPP SPECIFICATIONS, AND ANNUAL AND SINSPECTIONS. THESE INSPECTIONS SHOULD BE REQUESTED OF HOGAN LAND SERVIC QUALIFIED SWPPP PRACTITIONER—QSP) A MINIMUM OF 48 HOURS PRIOR TO SCHEDULED IN: THE LRP IS RESPONSIBLE FOR MAINTAINING CONSTRUCTION OPERATIONS WITHIN THE L. REGULATIONS AND THE WDID PERMIT SPECIFICATIONS. AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL DISCHARGE OF STORM WATER RUNOFF AS CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITES INCLUDE BUT ARE NOT LIMITED GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITY.

TEL (831) 425-1617 FAX (831) 425-0224

PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50%) UNLESS SPECIFICALLY 3Y THE PROJECT GEOTECHNICAL ENGINEER AND APPROVED BY **SANTA CRUZ COUNTY** 

URAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL RESOURCES, AND HUMAN NERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL ED WITHIN THE VICINITY OF THE FIND. THE COUNTY PLANNING DEPARTMENT SHALL IN 454–2580. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE NAT MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S DISCIPLATION IN THE STANDARD SCCC 16.40. IF HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL NITY CORONER AT (831) 454–7790. . NOT INCLUDE ORGANIC, FROZEN, OR OTHER HAZARDOUS MATERIALS. NO ROCK OR
E MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN
PE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT
S IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL—INTEGRATED, AND BONDED
RALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO
CLOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS
OR AS DIRECTED BY THE SOILS ENGINEER. 14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY SCCC. SE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND NCE WITH THE REQUIREMENTS OF SCCC. EXISTING VEGETATION SHALL BE RETAINED REAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER. 11. RETAINING WALLS, UNLESS EXEMPTED PER SCCC **13.10.525**, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED. REFER TO STRUCTURAL PLAN SET FOR RETAINING WALL DETAILS. 12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT SEPARATE APPROVED PERMIT AND BEST MANAGEMENT PRACTICES. 10. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE AGENCY FOR FURTHER INSTRUCTION. 17. GROUND SURFACES SH, OTHER UNSUITABLE MAT. WITH THE FILL MATERIAL.

IN THE EVENT CULTURE REMAINS) ARE DISCONDINAMEDIATELY BE HALTED BE NOTIFIED AT (831)
EVALUATION. ADDITIONAR RECOMMENDATIONS AND ALSO NOTIFY THE COUNTY SIMILAR IRREDUCIBLE SIMILAR IRREDUCIBLE FILLS EXCEPT WHERE EXCEEDING 8 INCHES TO ADJACENT MATERIA SUPPORT ANTICIPATED AND SPECIFICATIONS O **∞** GRADING 16. (1) 7HE DURING THE

SANTA CRUZ COUNTY PLANNING DEPARTMENT MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO DEPARTMENT OF PLANNING AND THE PERMITTE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED PRMD IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE SANTA CRUZ COUNTY PLANNING DEPARTMENT SHALL FINAL THE PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BEST MANAGEMENT PRACTICES, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY COUNTY CODE HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS—BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF WORK. THE PERMITTEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE SITE FOR INSPECTION PERFORMANCE OF ALL WORK. INSPECTION REQUESTS SHALL BE MADE THROUGH SANTA CRUZ COUNTY PLANNING DEPARTMENT. THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THIN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND ANY SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY **SANTA CRUZ COUNTY** VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB (INSPECTION REQUESTS). THE OF B

988S8 ,□N THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF

GEOFF FLEISSNER R.C.E. 82889 4630 OB #:

22-42-8 :3TAC ∶Wc DBN:

CONT DRAINAGE NOTES,

E PERMITTEE SHALL E SCOPE OF THE H BEST MANAGEMENT H

PRIOR TO THE START OF ANY GRADING WORK, CONSULTATION WITH COUNTY STAFF TO DISCUSS REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OTHER CONSTRUCTION ISSUES.

GRADING

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1 DRAIN INLETS

THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER. PROVISIONS
0, INSTALLA
STORM BA.
CES (PROJ.

IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.

NOTES DEPARTMEN THE APPROVED PLANS SHALL CONFORM WITH THE **SANTA CRUZ COUNTY PLANNING** EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S POSTED ON THE **SCCPD** WEBSITE. REFER TO THE CSQA CONSTRUCTION HANDBOOK FOR BMP INFORMATION AND DETAILS.

SEDIMENT PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN COUNTY CODE (SCCC) & THE STATE ISSUED GENERAL (SWPPP)(IF OVER 1 ACRE DISTURBED). ∞୪

**DRAINAGE INSPECTION NOTES** 

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**EXHIBIT D** 

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**EXHIBIT E** 

**GENERAL & FIRE NOTES** 

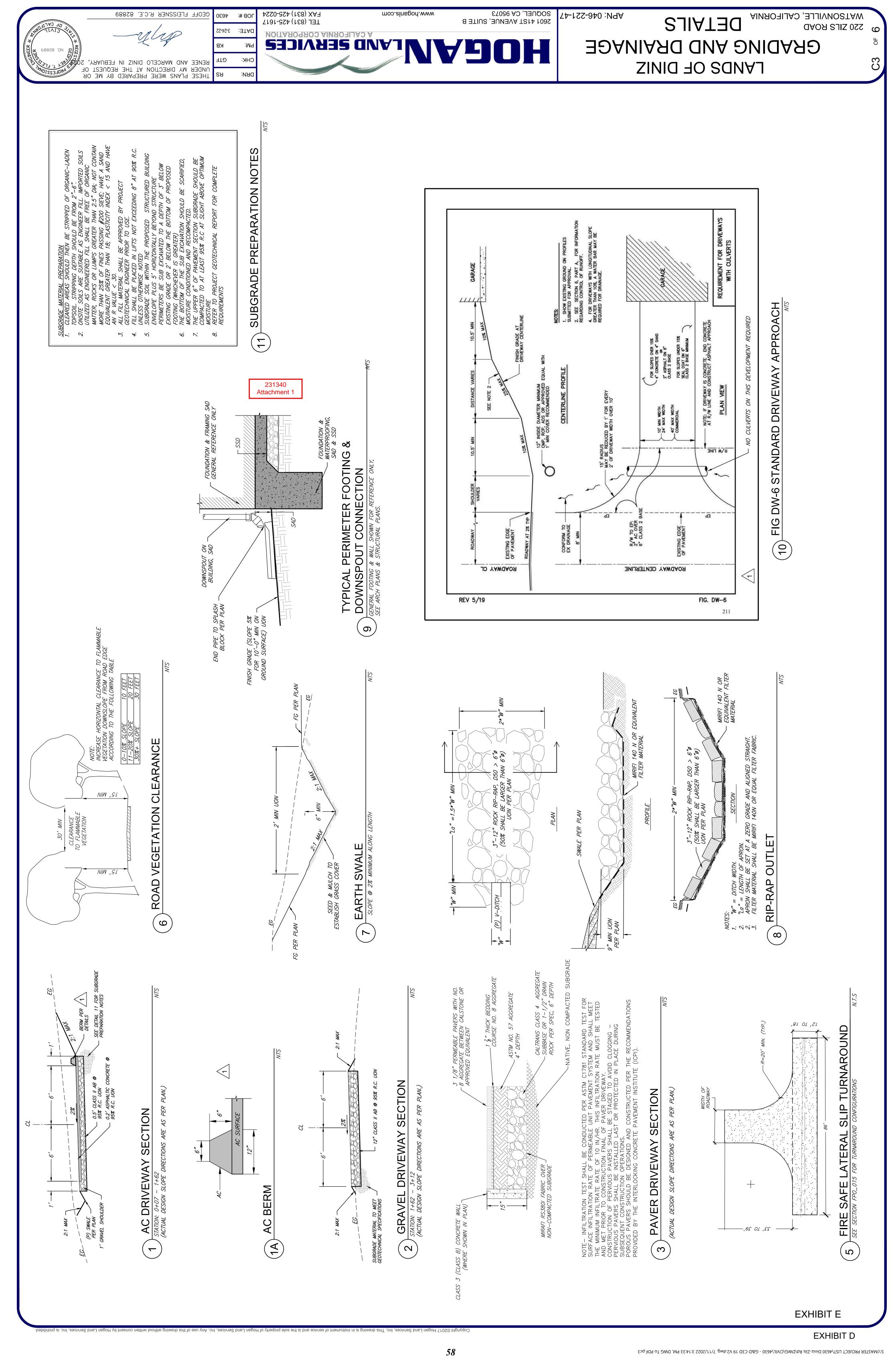
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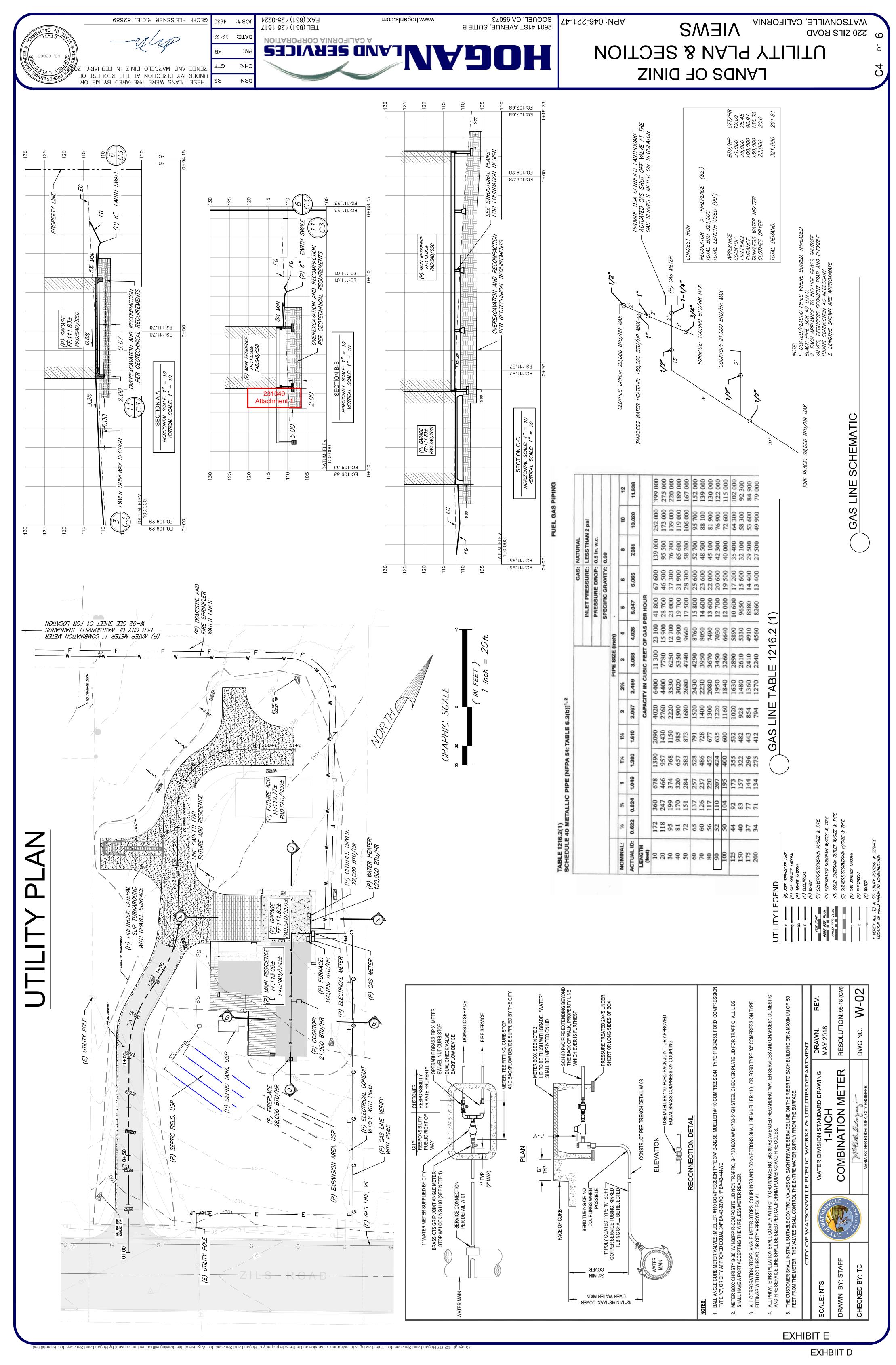
GRADES OVER 5% AND BETWEEN 15 % NEED TO BE OIL BASEROCK. GRADES OVER 15% ASPHALTIC CONCRETE.

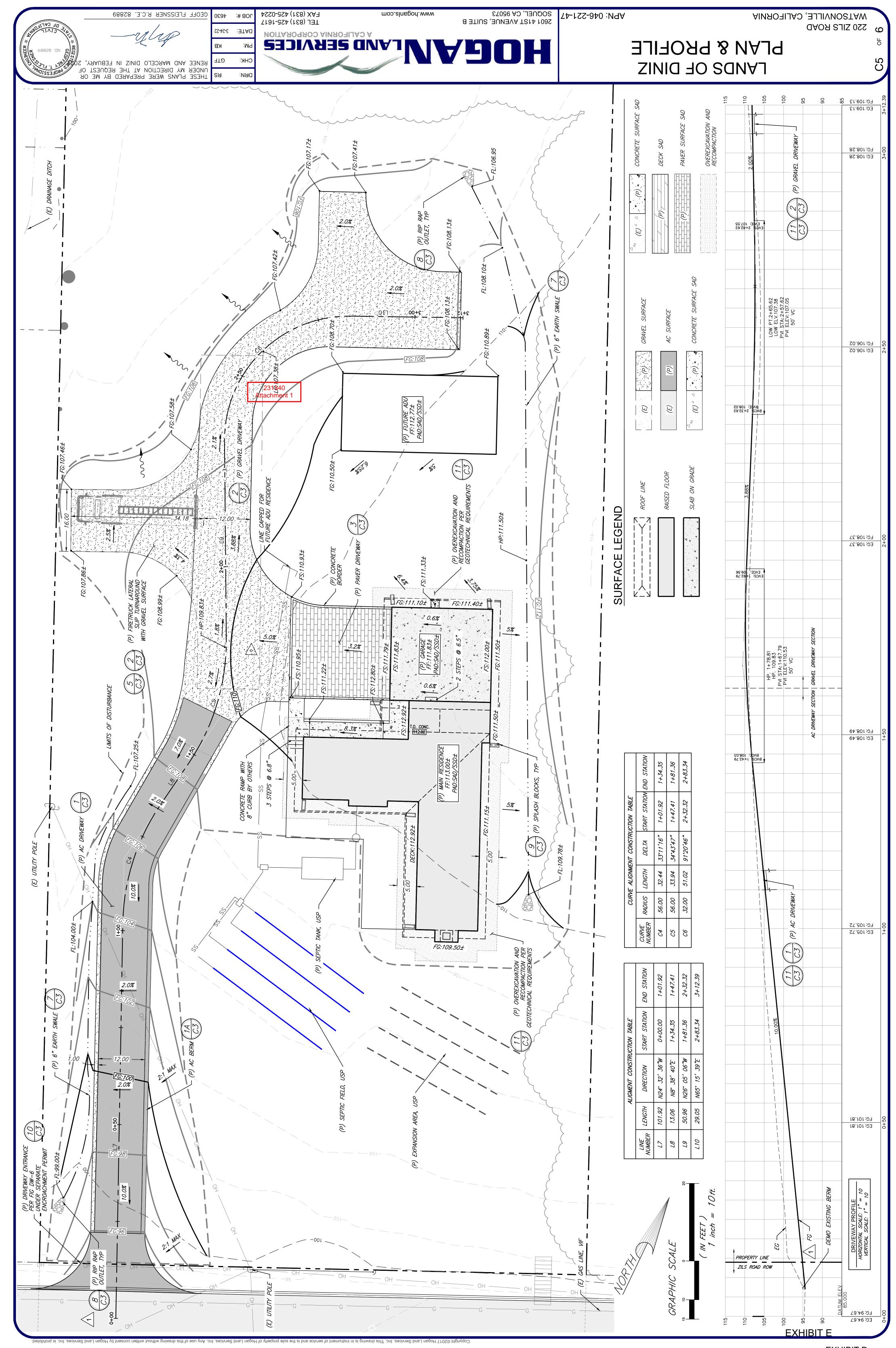
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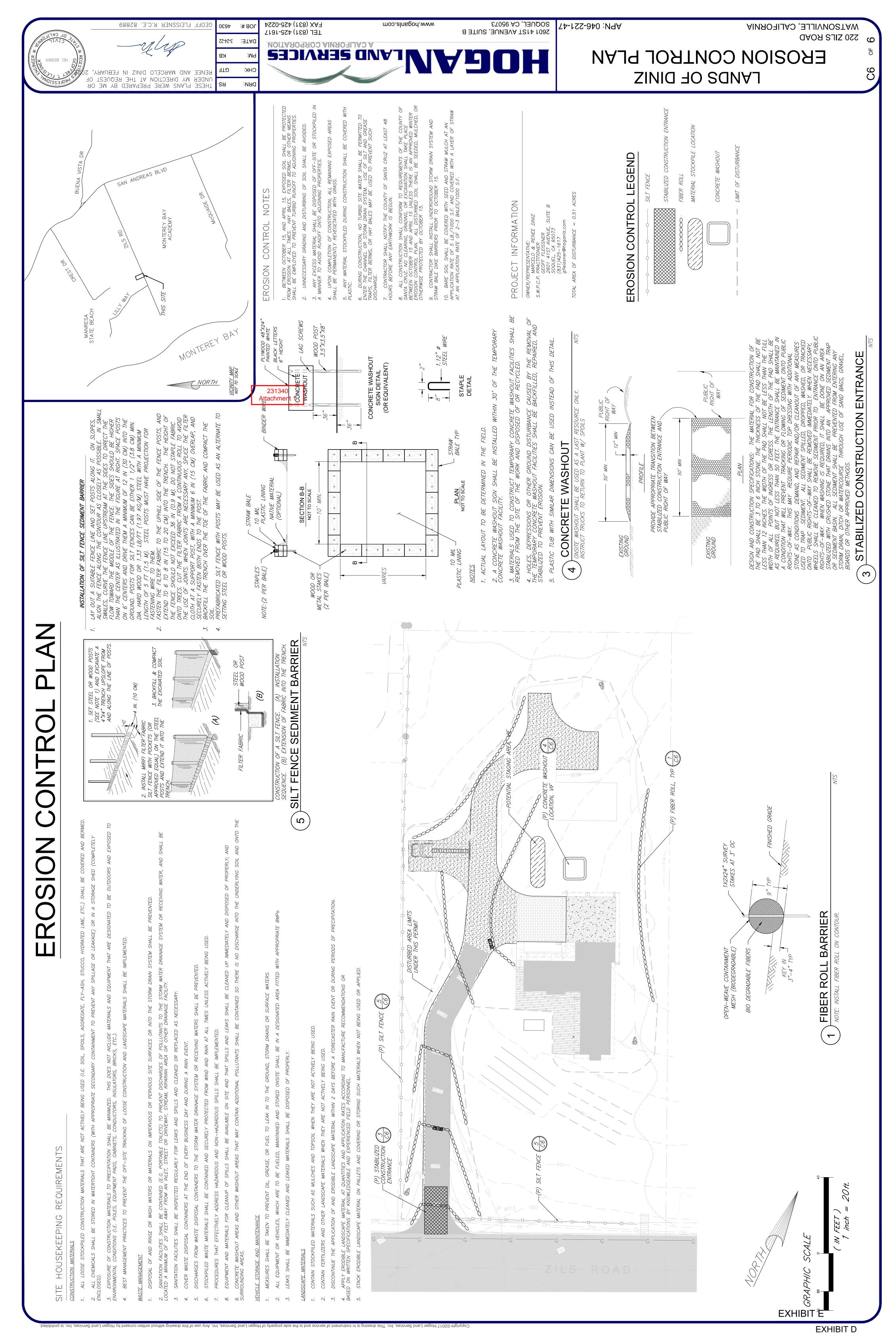
WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON E. SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHINTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED AFTO 5 FEET FROM TOE OF SLOPE.

WOOD CHIP MULCH GENERATED FROM PRUNING AND REMOVALS SHOULD BE SPREAD UNDER REMAINING TREES ONSITE TO SERVE AS PERMANENT TOP DRESSING AND MULCH. CCUR WITHIN DRIP LINES OF MATERIALS, DISPOSAL OF WASTE

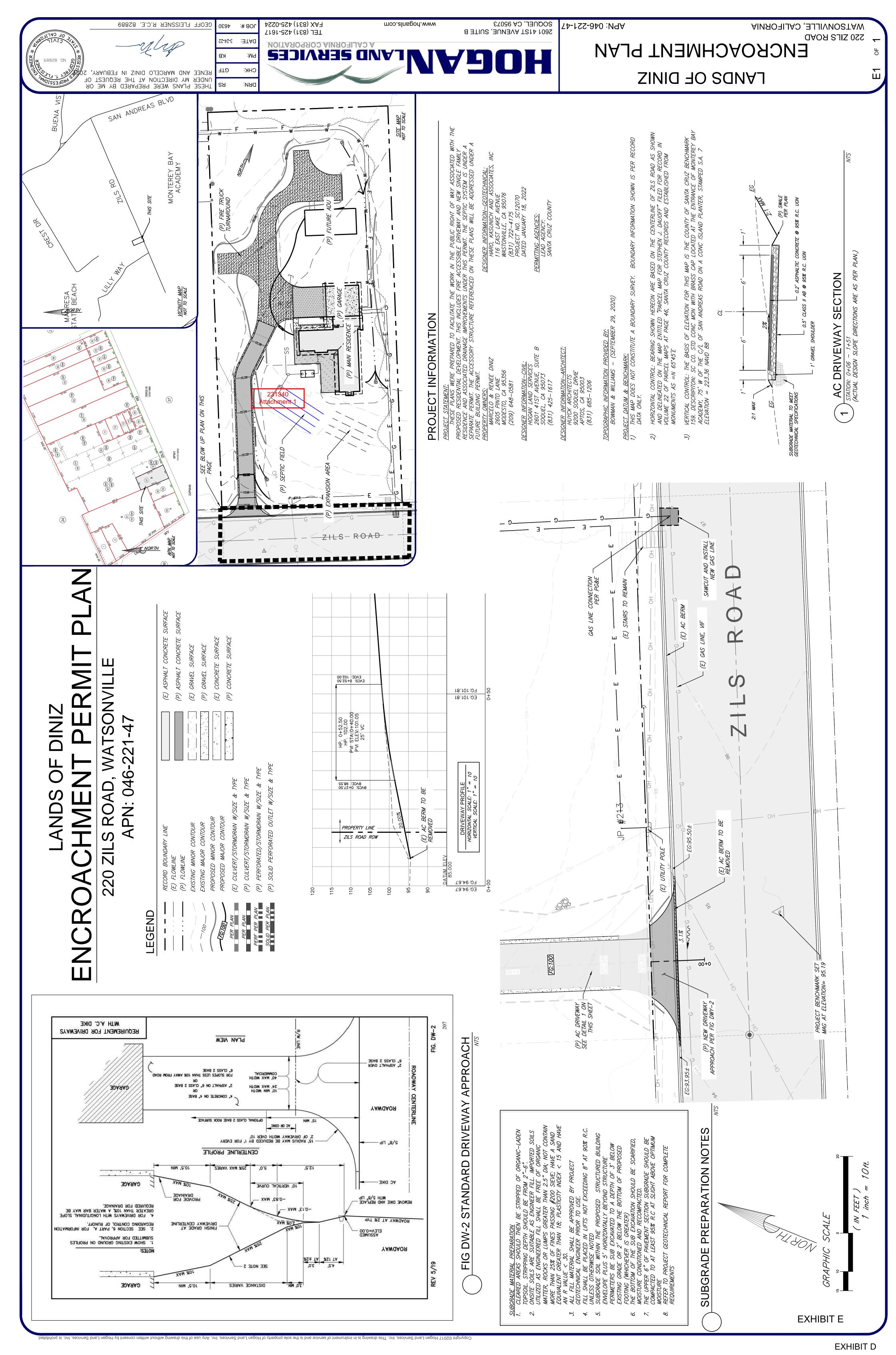


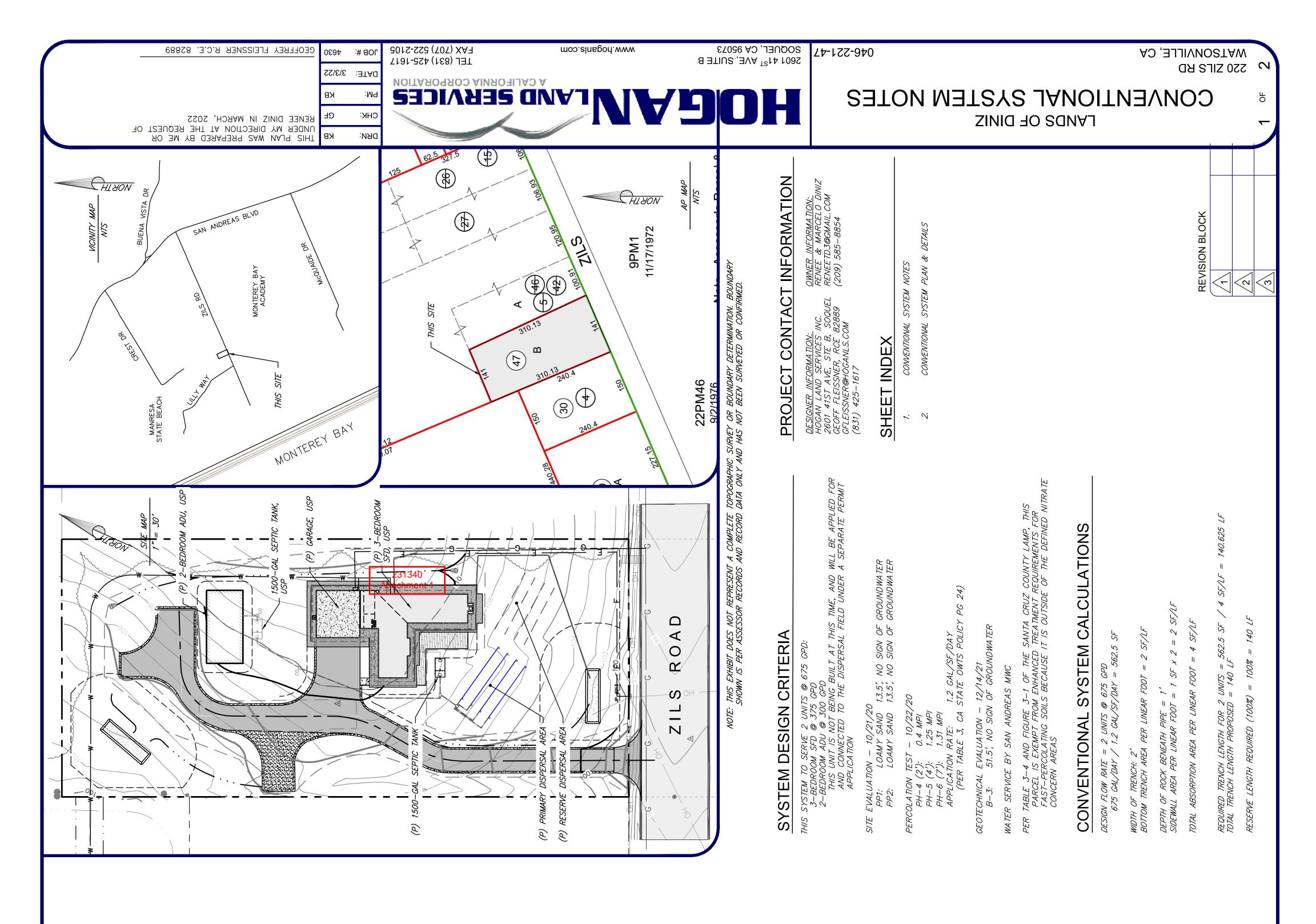




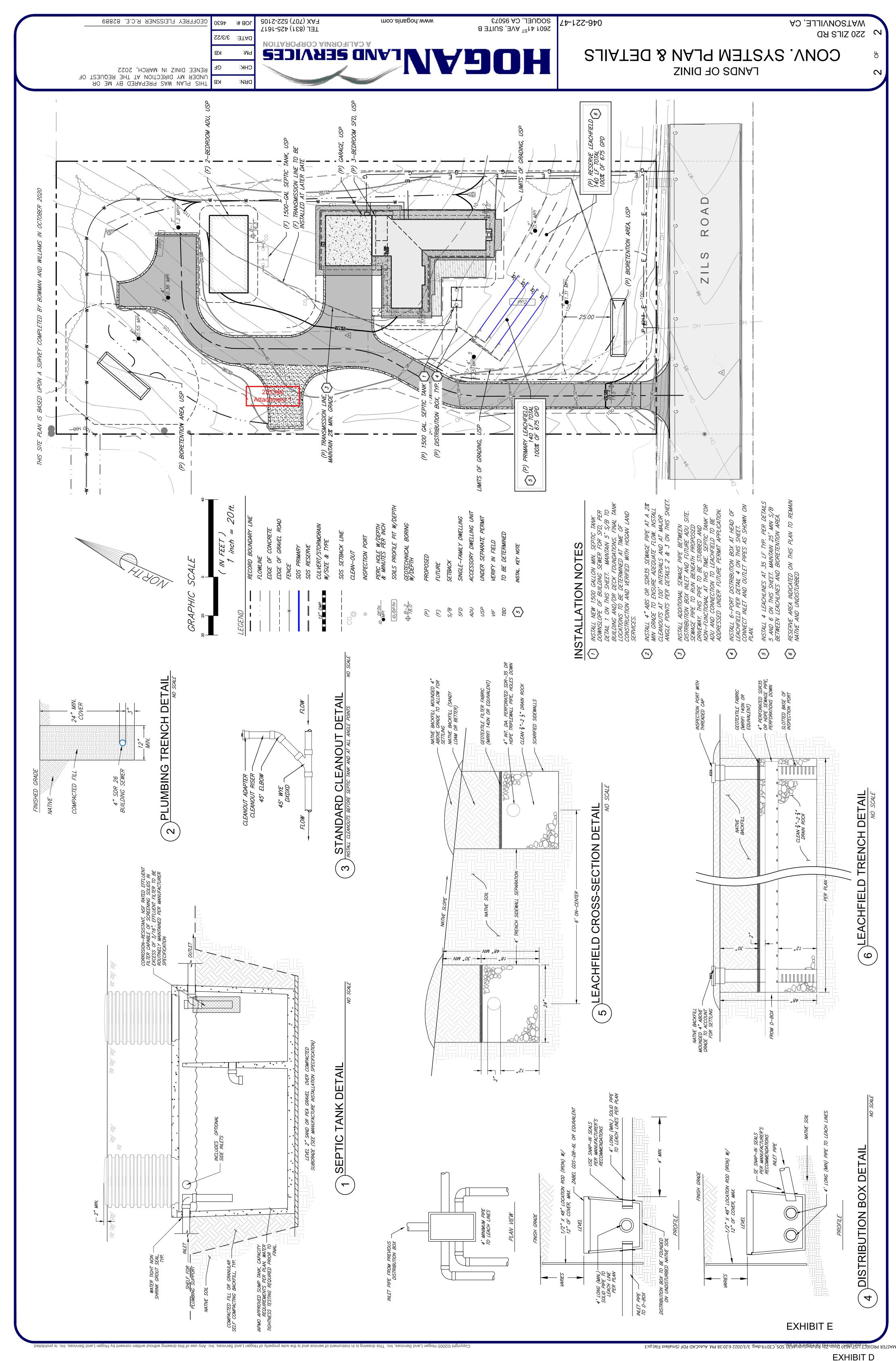


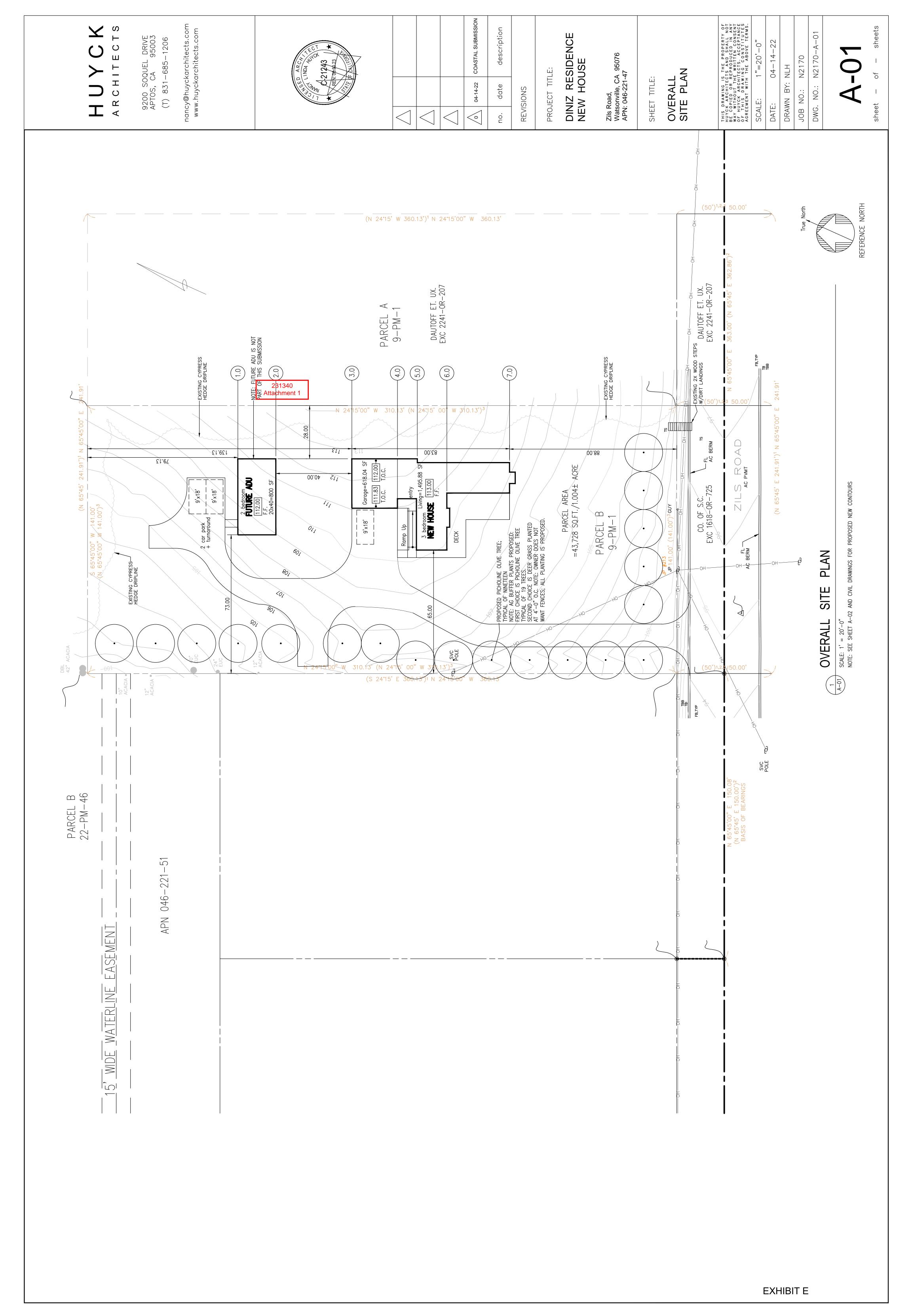
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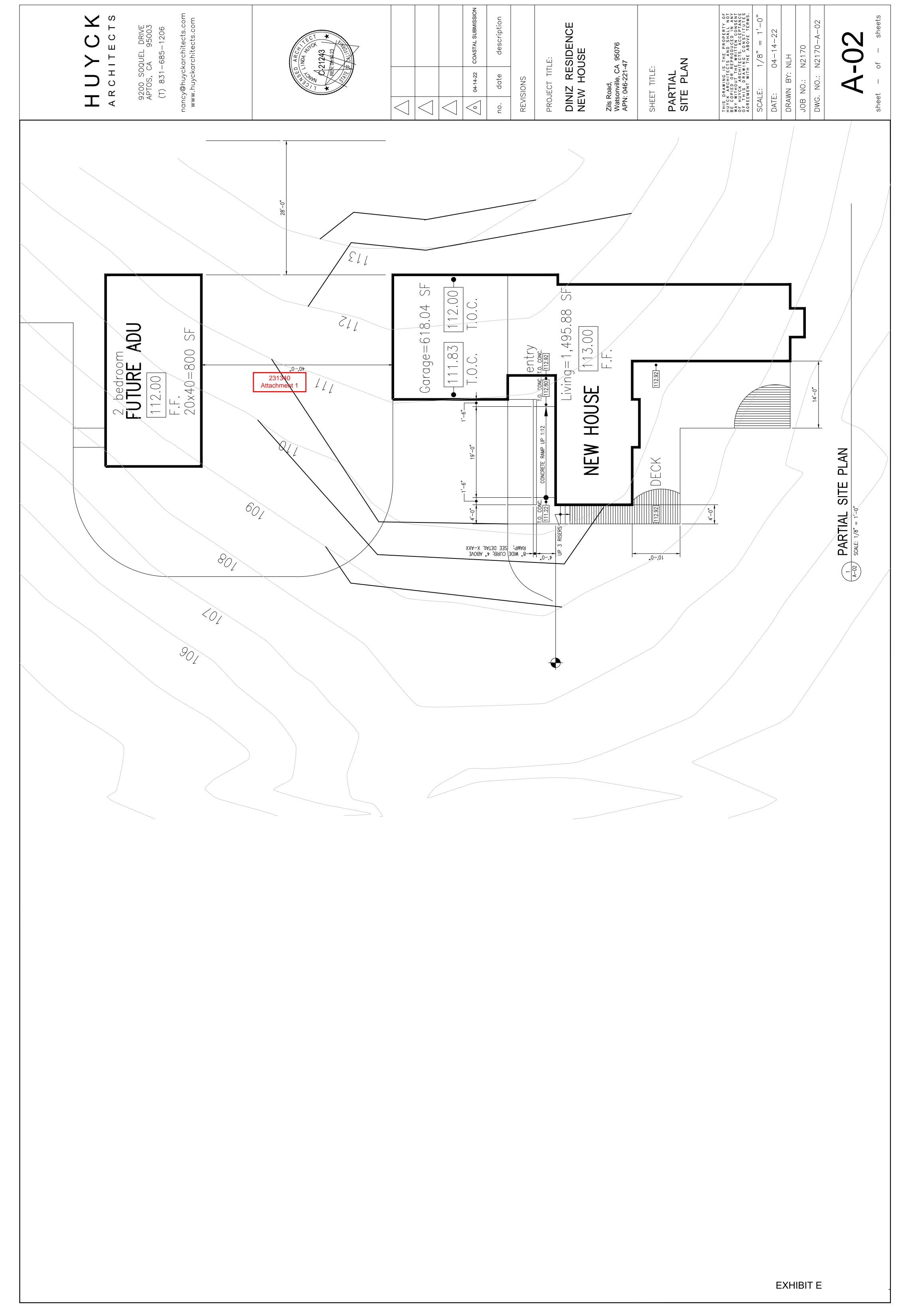


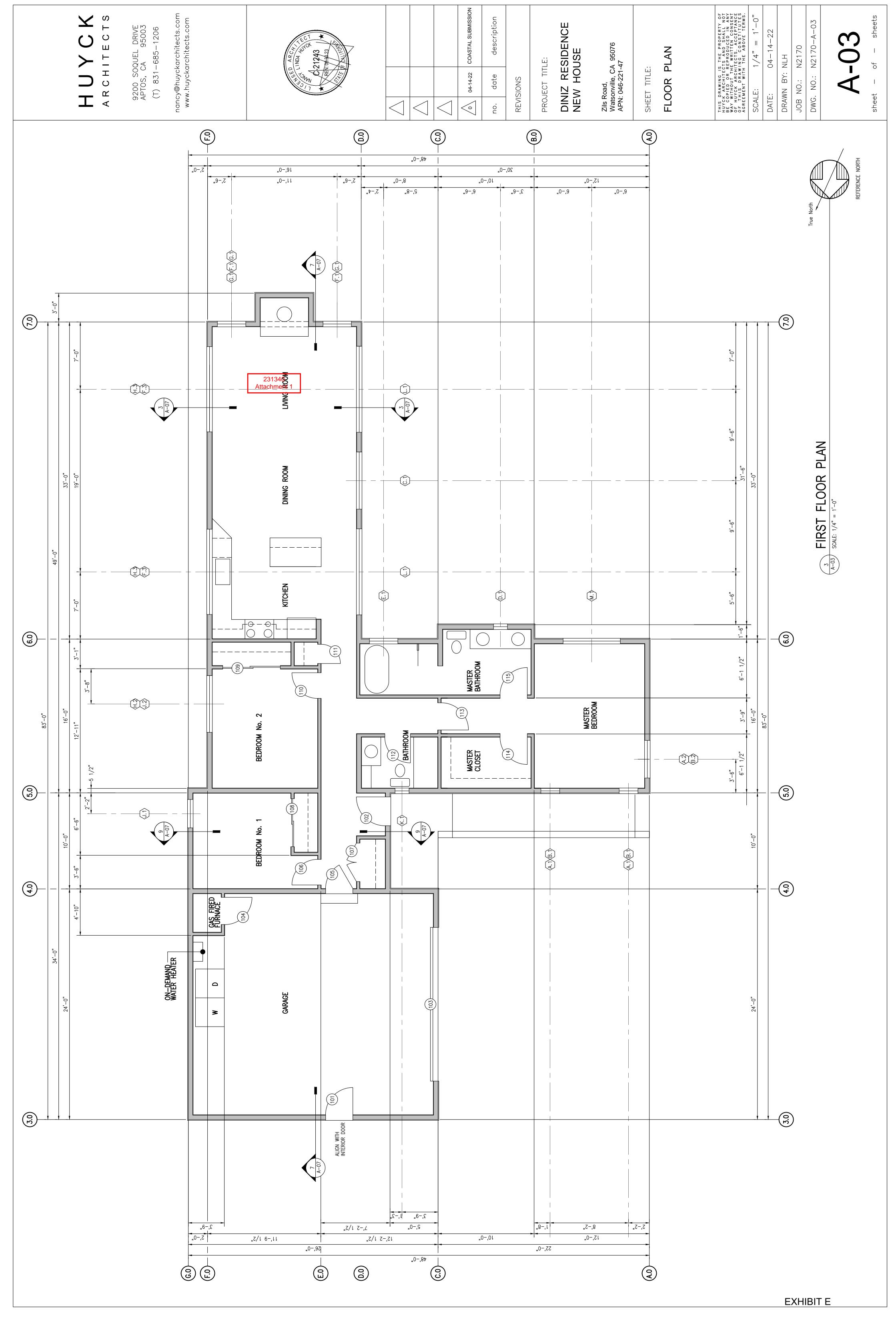


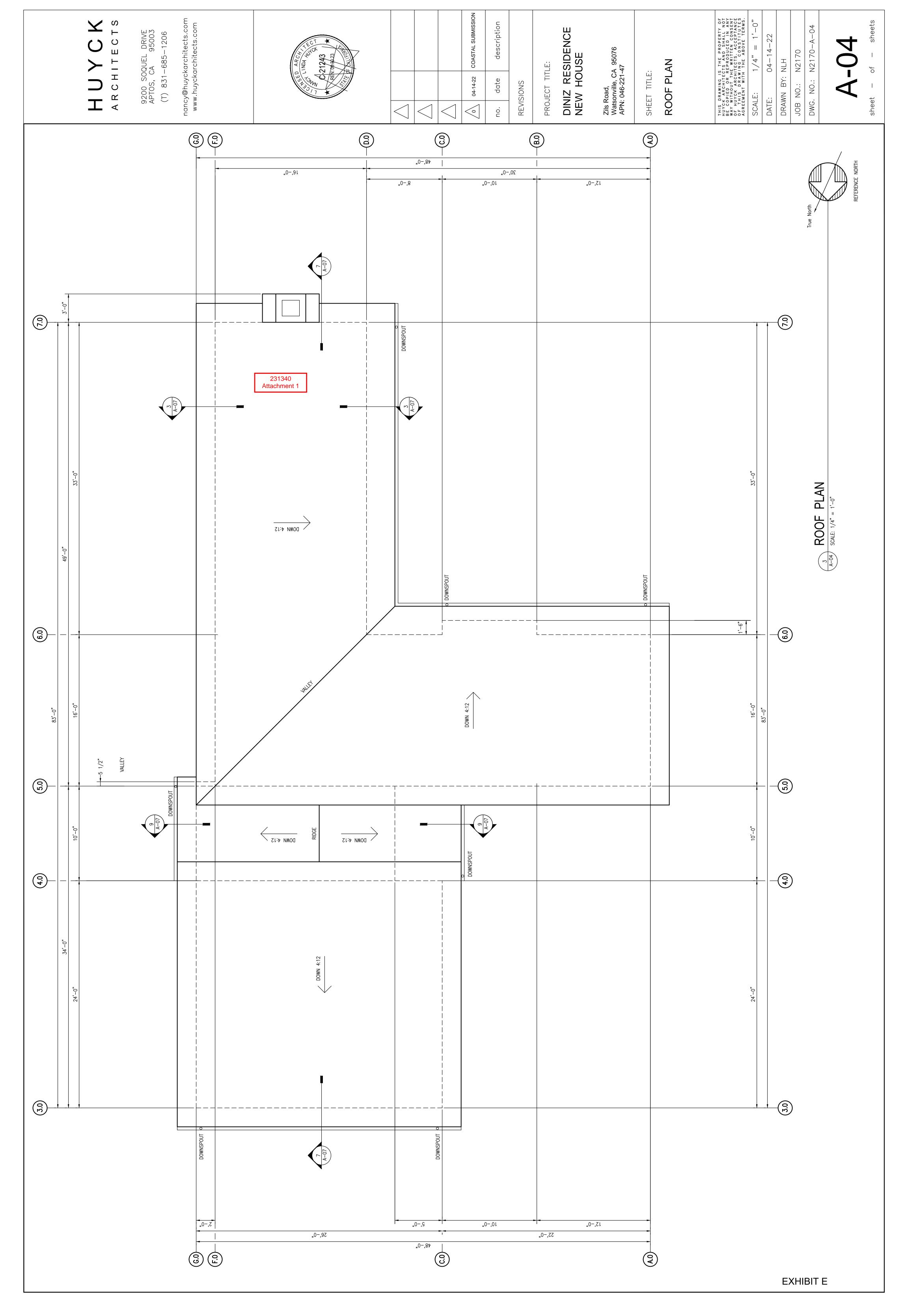






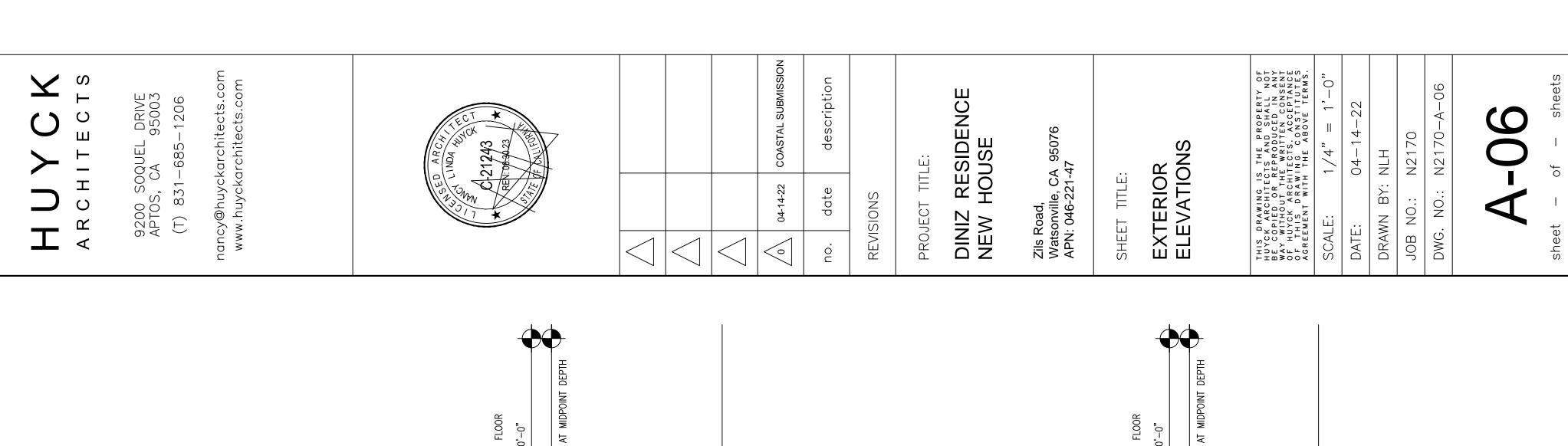


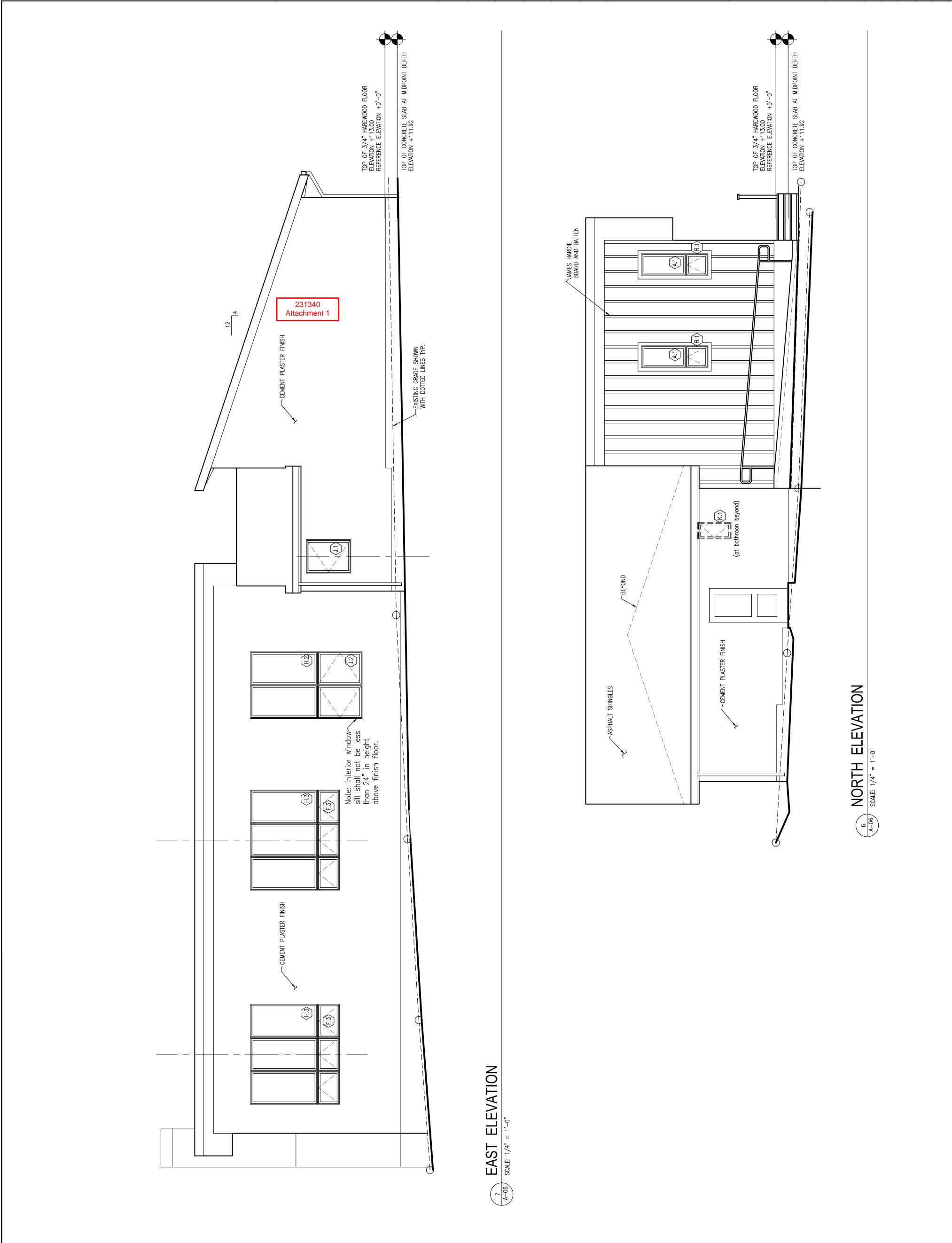


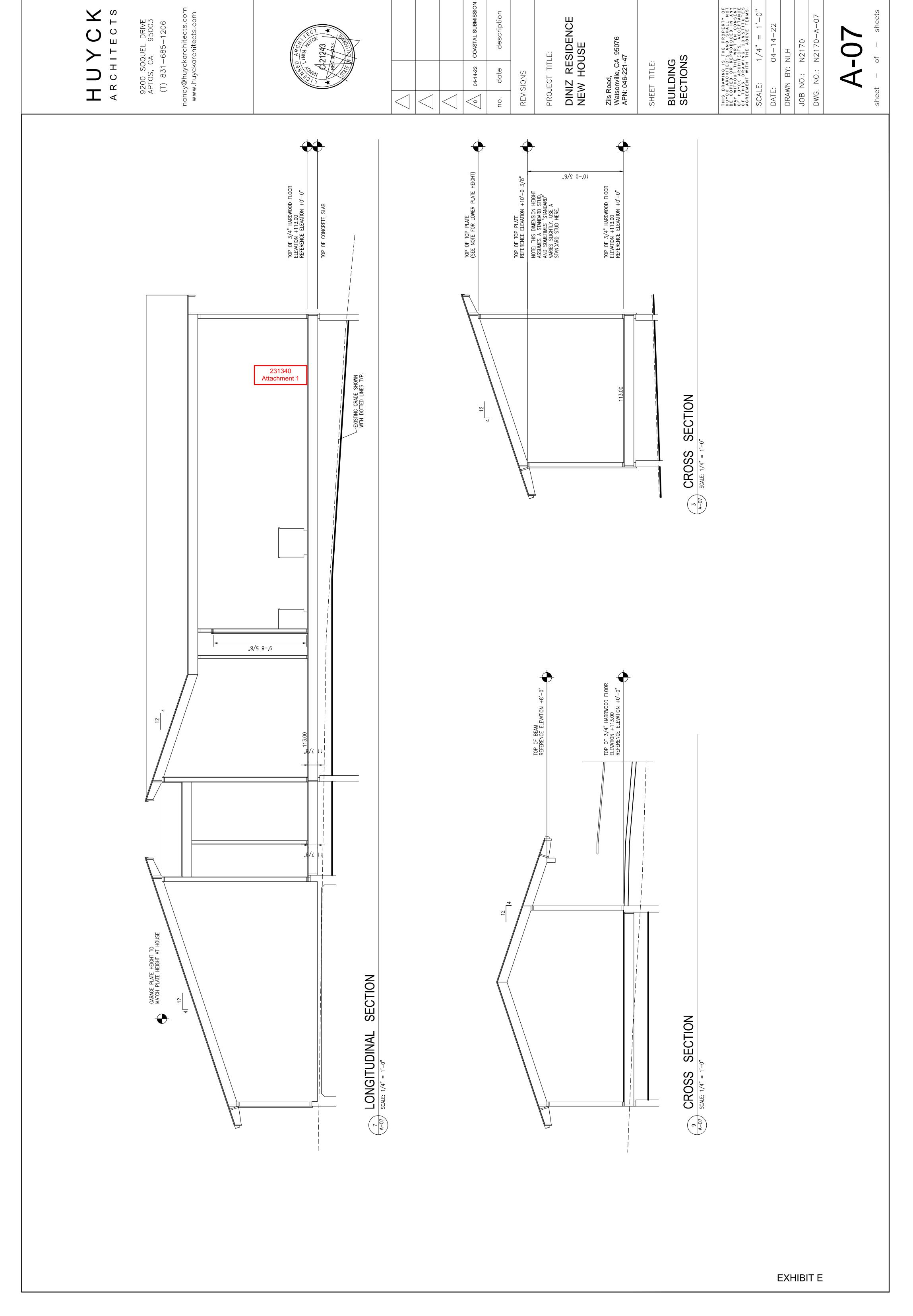


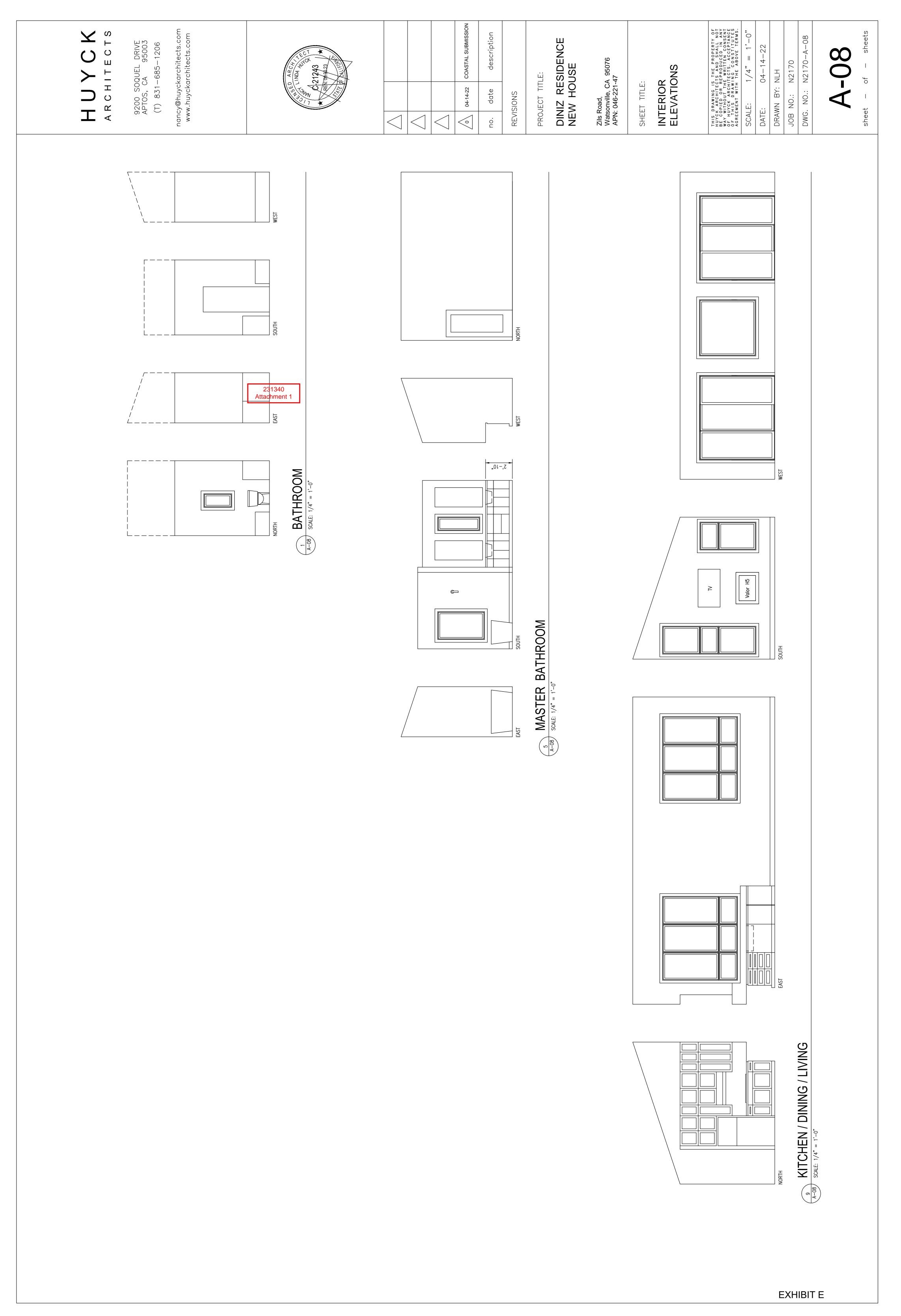
THIS DRAWING IS THE PROPERTY OF HUYCK ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HUYCK ARCHITECTS. ACCEPTANCE OF THIS DRAWING CONSTITUTES AGREEMENT WITH THE ABOVE TERMS. COASTAL SUBMISSION nancy@huyckarchitects.com www.huyckarchitects.com description N2170-A-05 DINIZ RESIDENCE NEW HOUSE 9200 SOQUEL DRIVE APTOS, CA 95003 (T) 831-685-1206 04-14-22 Zils Road, Watsonville, CA 95076 APN: 046-221-47 N2170 EXTERIOR ELEVATIONS DRAWN BY: NLH PROJECT TITLE: SHEET TITLE: 04-14-22 DWG. NO.: date REVISIONS JOB NO.: SCALE: DATE: sheet 0 N0. TOP OF CONCRETE SLAB AT MIDPOINT DEPTH ELEVATION +111.92 TOP OF 3/4" HARDWOOD FLOOR ELEVATION +113.00 REFERENCE ELEVATION +0'-0" TOP OF 3/4" HARDWOOD FLOOR ELEVATION +113.00 REFERENCE ELEVATION +0'-0" -MAXIMUM HEIGHT OF RESIDENCE +/-20'-6" CEMENT PLASTER FINISH (6.1 (G.1) EXISTING GRADE SHOWN WITH DOTTED LINES TYP. (6) (F.1) CEMENT PLASTER FINISH -APPROXIMATE LOCATION OF SOUTH FACING SOLAR PANELS SOUTH ELEVATION
A-05 SCALE: 1/4" = 1'-0" M. J JAMES HARDIE / BOARD AND BATTEN -CEMENT PLASTER FINISH WEST ELEVATION SCALE: 1/4" = 1'-0"

**EXHIBIT EEXHIBIT** 











9200 SOQUEL DRIVE APTOS, CA 95003 (T) 831-685-1206

nancy@huyckarchitects.com www.huyckarchitects.com

COASTAL SUBMISSION

04-14-22

<u></u>

description

date

no.

REVISIONS

MINDOW OCHENION TO CHEDIOD INTEDIOD: BLACK	SLIDING GLASS DOOR SCHEDULE
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	₹. 	ESCA1630	ESSENTIAL
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DINIZ RESIDENCE NEW HOUSE

PROJECT TITLE:

Zils Road, Watsonville, CA 95076 APN: 046-221-47

THIS DRAWING IS THE PROPERTY OF HUYCK ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HUYCK ARCHITECTS. ACCEPTANCE OF THIS DRAWING CONSTITUTES AGREEMENT WITH THE ABOVE TERMS.

DOOR + WINDOW SCHEDULE

SHEET TITLE:

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1/4"

SCALE:

04-14-22

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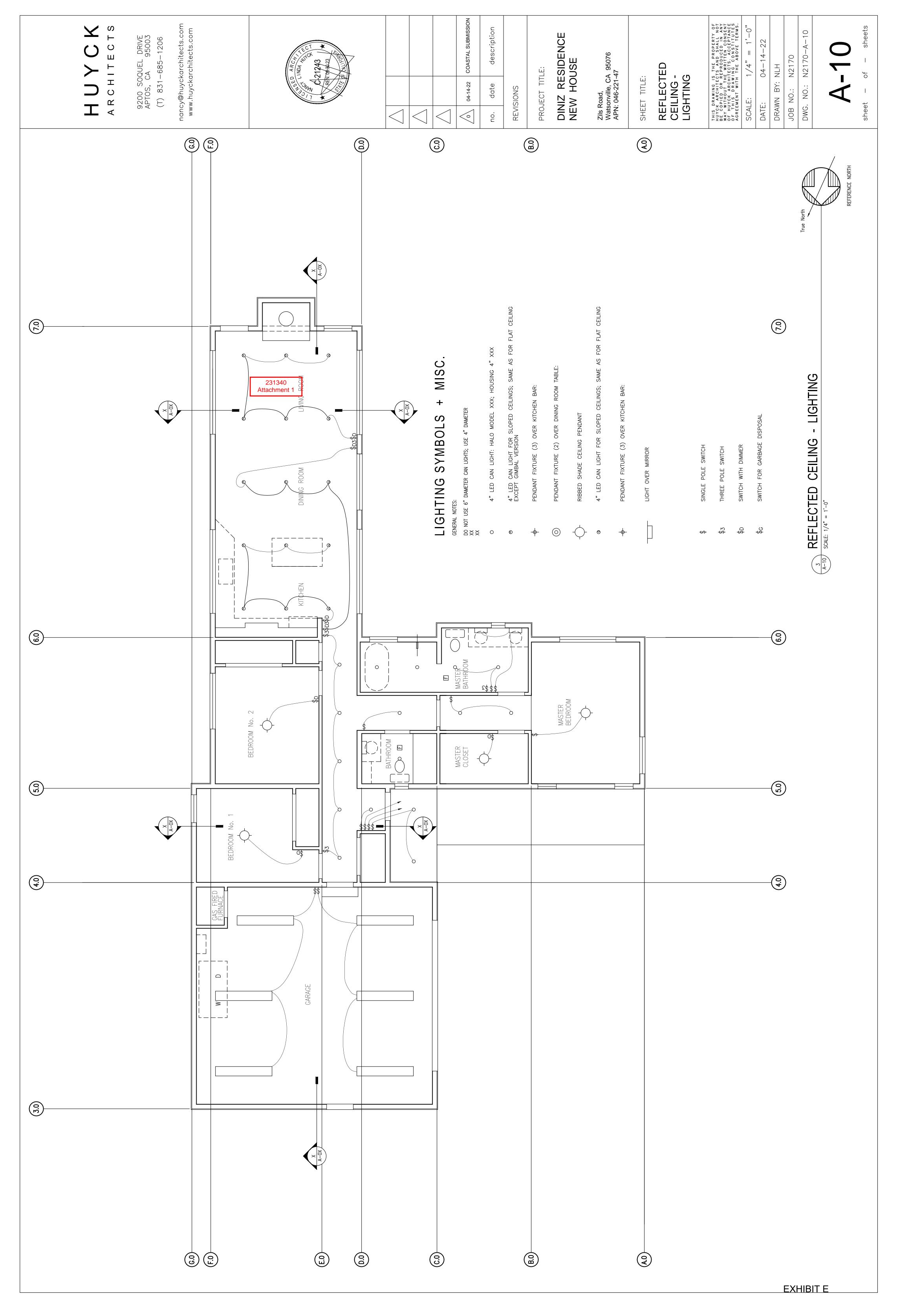
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		A.1 ESCAP2040	A.2 ESCAP2040	A.1 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020	A.1 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020 B.2 ESAWN2020	A.2 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020 B.2 ESCAP6060 C.1 ESCAP6060	A.1 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020 B.2 ESAWN2020 C.1 ESCAP6060 D.1 ESCA1646	A.1 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020 C.1 ESCAP6060 D.1 ESCA1646 E.1 ESCA3050	A.1 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020 C.1 ESCAP6060 D.1 ESCA1646 E.1 ESCA3050 F.1 ESAWN3020	A.1 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020 C.1 ESCAP6060 D.1 ESCA1646 E.1 ESCA3050 F.1 ESAWN3020 F.3 ESAWN3020	A.1 ESCAP2040 A.2 ESCAP2040 B.1 ESAWN2020 C.1 ESCAP6060 C.1 ESCA7646 E.1 ESCA3050 F.1 ESAWN3020 F.3 ESAWN3020 G.1 ESCAP3040

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ELEVATE TWO PANEL SLIDING GLASS DOOR; DESIGNER BL	ELSPD6080	M.1
ELEVATE THREE PANEL SLIDING GLASS DOOR; DESIGNER	ELSPD9080	L.1
ESSENTIAL	ESCA1630	Д.
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ESSENTIAL	ESCA3050	Ë
ESSENTIAL	ESCA1646	D.1
essential	ESCAP6060	C.1
31340 chmer	ESAWN2020	B.2
ESSENTIAL Attac	ESAWN2020	B.1
ESSENTIAL	ESCAP2040	A.2
ESSENTIAL	ESCAP2040	A.1
	— Quantity	Type

DOO NUMBER	DOOR SCHEDU	JLE TWE
101	EXTERIOR	A – FIBERGLASS
102	EXTERIOR	B - WOOD
103	EXTERIOR	GARAGE DOOR: Manufacturer — Modern Classic (All Aluminum) Insulation — Polystyrene; Glass — Tempered and insulated with the tint pattern satin etched; Finish — Black
104	INTERIOR	C - WOOD
105	INTERIOR	A - WOOD
106	INTERIOR	Q
107	INTERIOR	Q
108	INTERIOR	Q
109	INTERIOR	Q
110	INTERIOR	Q
11	INTERIOR	
112	INTERIOR	Q
113	INTERIOR	
114	INTERIOR	Q
115	INTERIOR	
116	INTERIOR	Q
D00R	TYPES	
_ ✓	<u> </u>	
GARAGE DOOR	DOOR	



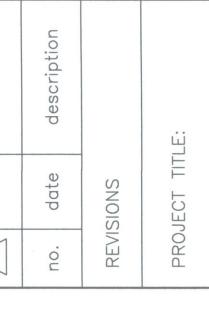


9200 SOQUEL DRIVE APTOS, CA 95003 (T) 831-685-1206

nancy@huyckarchitects.com www.huyckarchitects.com



		14-14-22 COASTAL SUBMISSION	date description	UZ
		0 04-14-22	no. date	ONCIONAG



DINIZ RESIDENCE NEW HOUSE

Zils Road, Watsonville, CA 95076 APN: 046-221-47

SHEET TITLE:

+ MATERIALS -COLORS+ DETAILS

THIS DRAWING IS THE PROPERTY OF HUYCK ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HUYCK ARCHITECTS. ACCEPTANCE OF THIS DRAWING CONSTITUTES AGREEMENT WITH THE ABOVE TERMS. SCALE:

04-14-22 N2170 DRAWN BY: NLH JOB NO.: DATE:

sheets

of

sheet

DWG. NO.: N2170-A-11

231340 Attachment 1

ARCHITECTS el Drive, Aptos, CA 95003 HUYCK 9200 Soquel

Telephone: 831-685-1206 nancy@ huyckarchitects.com www.huyckarchitects.com

ROOFING: Asphalt Shingles; CertainTeed Landmark TL Triple Laminate; Color: Moire Black

WALLS: 3-Coat Exterior Stucco Finish (No window trim at stucco application); Color SW Requisite Gray

Requisite Gray SW 7023

ACCENT WALLS: James Hardie Board and Batten Finish; Hardie Plank and Battens in Iron Grey (Window trim matches this color)

Marvin Essential Collection – Fiberglass; Color: Black WINDOWS: FENCING:

RETAINING WALLS: Exposed Poured Concrete

GARAGE DOOR: Manufacturer, "Modern Classic"

EXHIBIT D

EXHIBIT E

#### **Parcel Information**

Parcel Size:	42,078 square feet or .9 acre
Existing Land Use –	
Parcel:	Vacant
Existing Land Use -	Agriculture, Pockets of Residential
Surrounding:	Agriculture
Project Access:	Zils Road
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	X Outside
	Inside
Appealable to Calif.	<u>X</u> Yes No
Coastal Comm.	

#### **Services Information**

Urban/Rural Services Line:

Water Supply:

San Andreas Mutual Water Company
Sewage Disposal:

Fire District:

Septic

Aptos/La Selva Fire Protection District

Drainage District: None

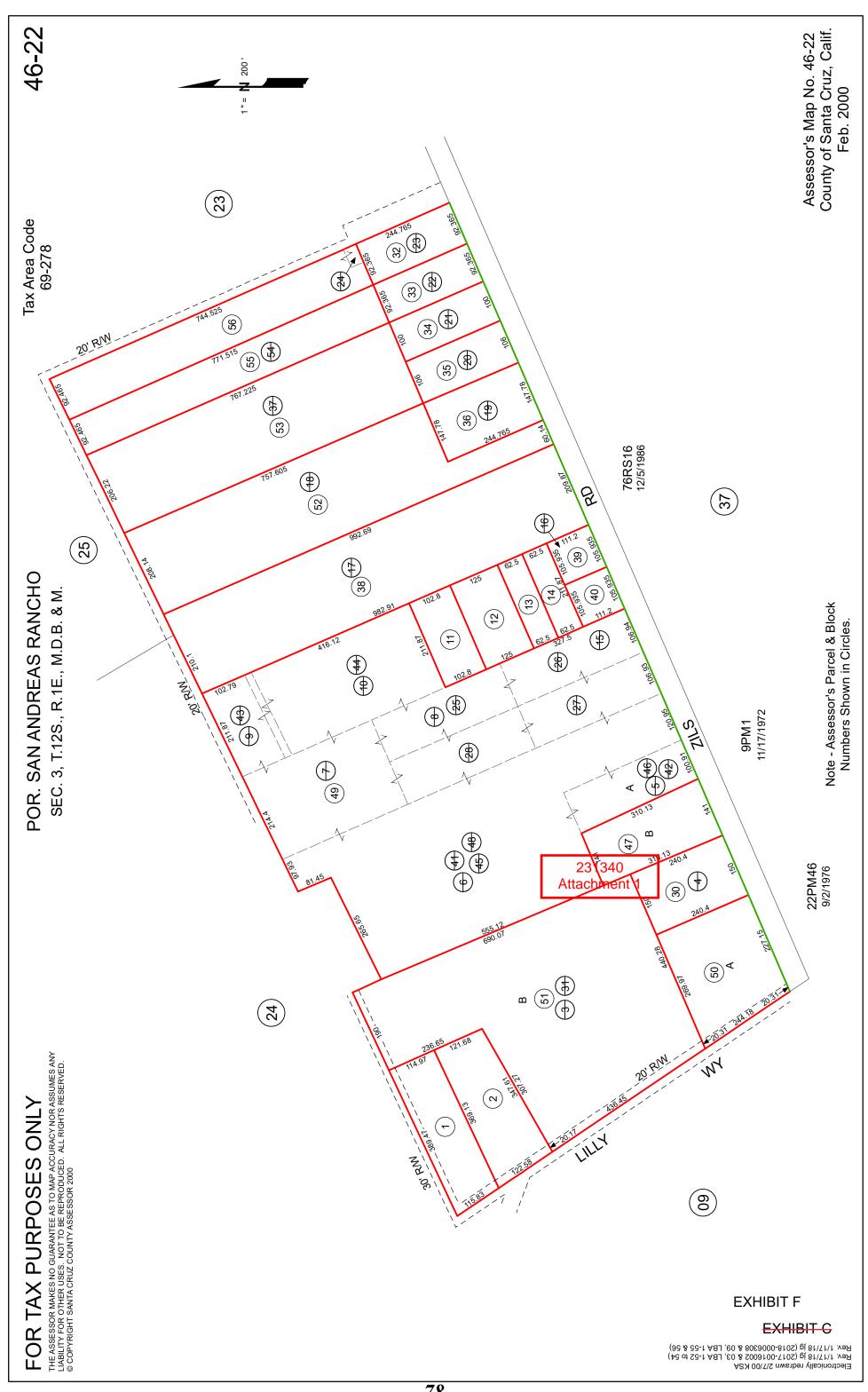
From: kitshio@aol.com <kitshio@aol.com>
Sent: Tuesday, August 23, 2022 9:21 AM

To: Sheila McDaniel < <a href="mailto:Sheila.McDaniel@santacruzcounty.us">Sheila McDaniel@santacruzcounty.us</a>>

**Subject:** APN: 046-221--47

\*\*\*\*CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Hello, Sheila....My name is Kit Shiotani and I own the farm surrounding this one acre parcel...My question is the following: I am now retired after running this farm for almost 50 years...My sons are considering farming this land again. Would approval of this Agricultural reduction and approval of the 200 foot setback for the ADU make it difficult to farm our land within the 200 feet?.....thank you for your consideration...Kit Shiotani





## SANTA CRUZ COUNTY PLANNING DEPARTMENT

# **Parcel Location Map**





Parcel: 04622147

Study Parcel

Assessor Parcel Boundary

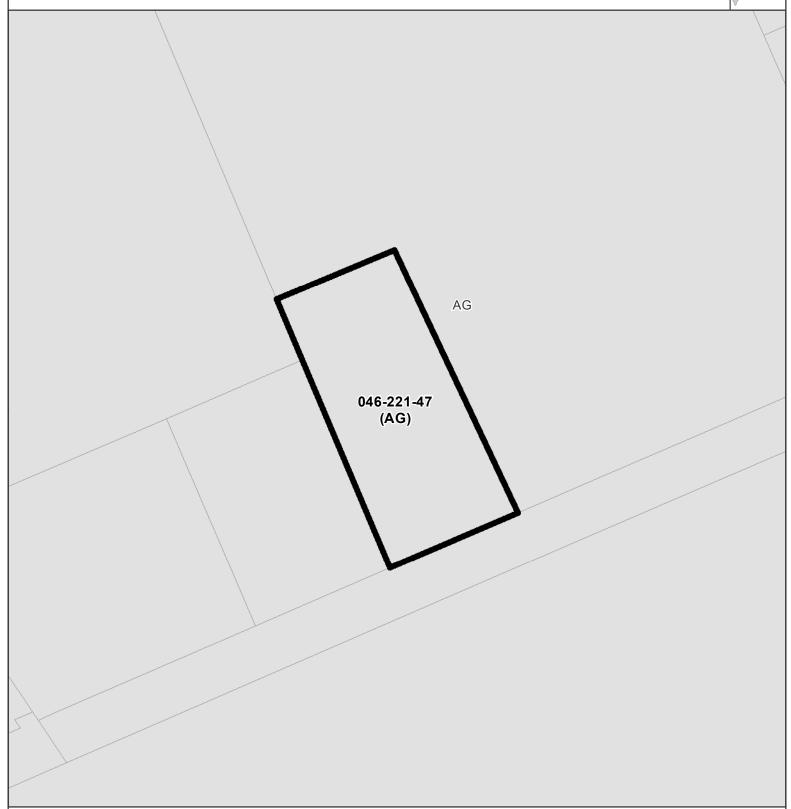
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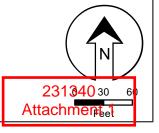
## SANTA CRUZ COUNTY PLANNING DEPARTMENT

# Parcel General Plan Map





AG Agricultural





RA Residential Agricultural

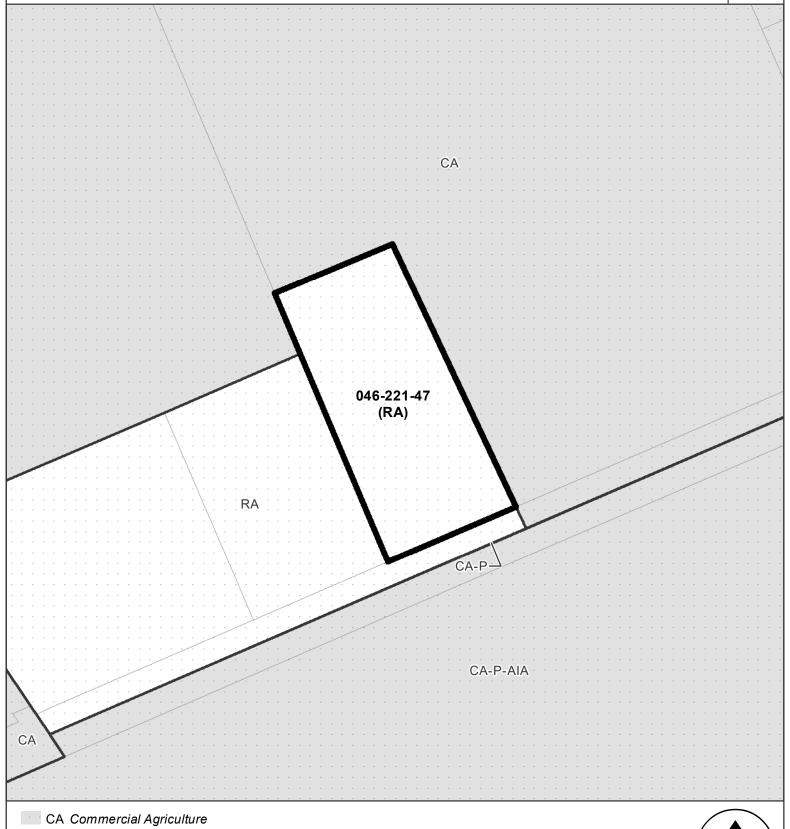
## SANTA CRUZ COUNTY PLANNING DEPARTMENT

# **Parcel Zoning Map**



23134030

Attachment<sub>e</sub>1



#### **Parcel Information**

#### **Parcel Information**

Parcel Size: 42,078 square feet or .9 acre Existing Land Use -

Parcel: Vacant

Agriculture, Pockets of Residential Existing Land Use -

Surrounding: Agriculture Project Access: Zils Road Planning Area: San Andreas Land Use Designation: A (Agriculture)

RA (Residential Agriculture) Zone District:

\_\_ Outside Coastal Zone: X

Inside

X Yes No Appealable to Calif.

Coastal Comm.

#### **Services Information**

\_\_ Inside Urban/Rural Services Line: X Outside

Water Supply: San Andreas Mutual Water Company

Sewage Disposal: Septic

Fire District: Aptos/La Selva Fire Protection District

Drainage District: None

**Technical Reviews**: Geotechnical Report Review

#### **Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site

Fire Hazard: Not a mapped constraint 0-15 percent slope Slopes:

Env. Sen. Habitat: No physical evidence on site per Environmental Planning site

analysis

194 cubic yards cut, 74 cubic yards fill Grading: Tree Removal: No trees proposed to be removed

Scenic: Not a mapped resource

Not mapped/no physical evidence on site Archeology:



# **County of Santa Cruz**

BRUCE DAU, Chairperson KEN KIMES, Vice Chairperson JUAN HIDALGO, Executive Secretary

#### MINUTES OF REGULAR MEETING

#### August 25, 2022 1:30 PM

Remote Public Meeting (Online via MS Teams)

Present: Bruce Dau, Ellen Rinde, Mike Manfre, Ken Kimes

Excused Absence: Doron Comerchero

Others: Jocelyn Drake, Ken Hart, Michael Lam, Kit Shiotani, Juan Hidalgo, David Sanford

- 1. The meeting was called to order at 1:55 p.m.
- 2. Approval of Minutes and Modifications
  - (a) Approved minutes from the May 19, 2022 hearing.

MOTION/SECONDED: Dau/Rinde

AYES: I

Kimes, Dau, Rinde, Manfre

NOES:

None None

ABSTAIN: ABSENT:

None

(b) Additions/Corrections to Agenda: None

(c) Review of APAC correspondence: None

- 3. APAC Commissioner Presentations: None
- 4. Staff Presentations: None
- 5. Updates from the Agricultural Commissioner's Office: The Ag Commissioner's Office is currently taking part in a pilot project for the California Department of Pesticide Regulation's proposed statewide Pesticide Application Notification System, which the state hope to release by 2024. Information can be found at our website <a href="https://www.agdept.com">www.agdept.com</a>
- 6. Updates from the Staff Planner: None
- 7. Oral Communications: None

#### 8. Project: 221110. APN: 104-101-42

Approve staff recommendation for project 221110 with the following recommendations: Plans shall be revised to extend the proposed fence/vegetative buffer by approximately 100 linear feet eastward, for a total buffer of approximately 220 linear feet.

MOTION/SECONDED: Rinde/Kimes AYES: Manfre, Dau, Rinde, Kimes

NOES: None ABSTAIN: None ABSENT: None

9. Project: 221193. APN: 046-221-47

Approve staff recommendation for project 221193 with the following recommendations: Plans shall be revised to provide solid fencing along the east, north and west property line boundaries.

MOTION/SECONDED: Kimes/Rinde AYES: Manfre, Dau, Rinde, Kimes

NOES: None ABSTAIN: None ABSENT: None

The meeting was adjourned at 3:05 p.m.

### HUYCK ARCHITECTS 9200 Soquel Drive, Aptos, CA 95003

Telephone: 831-685-1206 nancy@huyckarchitects.com www.huyckarchitects.com

August 22, 2023

Steve Guiney - Deputy Zoning Administrator County of Santa Cruz Planning Department 701 Ocean Street, 4<sup>th</sup> floor Santa Cruz, CA 95060

RE: Approved Conditions of Approval – New Residence – APN: 046-221-47 (220 Zils Road; Permit Issued: B-225974)

Dear Mr. Guiney,

I am writing in regards to a proposed fence required by the County of Santa Cruz as part of the APPROVED CONDITIONS OF APPROVAL for APN: 046-221-47. I am the architect for the new house proposed on this property and neither my clients nor their neighbor want this proposed fence. The fence was discussed in reference to farming and my clients have encouraged their neighbor to farm up to the property line, if desired.

My clients (Marcelo and Renee Diniz) as well as the neighbor for the overall length of the proposed fence (Kit Shiotani) are in agreement that this fence, proposed for the North, East and partial West property lines, is not only unnecessary, unnatural, and unsightly but also, somewhat impossible to build as there is a line of mature Cypress trees running continuously along the north and east property lines (See Exhibit A + B attached). On the West and South side of the site, we are going to be planting Olive trees inbound from the property line, and clearly on the Diniz property, as necessary to provide a barrier between the neighboring parcel and the street.

It seems unnecessary to all the parties involved to have both the trees and the fence and so I hope that you reverse your findings for the required fence. Everyone likes the trees – no one likes the fence. Thank you for your consideration.

AH	08.23.23	
Architect - Nancy Huyck (Huyck Architects)	Date	3
Organ Was Bi	8/26/23	
Owner – Marcelo and Renee Diniz (APN: 046-221-47)	Date	;
Pit Shiotani	8/24/23	
Owner's Neighbor - Kit Shiotani (for full length of propos	sed fence) Date	e
(APNs: 046-221-49 and 046-241-45 and 046-241-46)		

copy: Sheila McDaniel: Planner

231440 Attachment 2

# EXHIBIT "A"



Overall View from Zils Road – Looking North

231440 Attachment 2



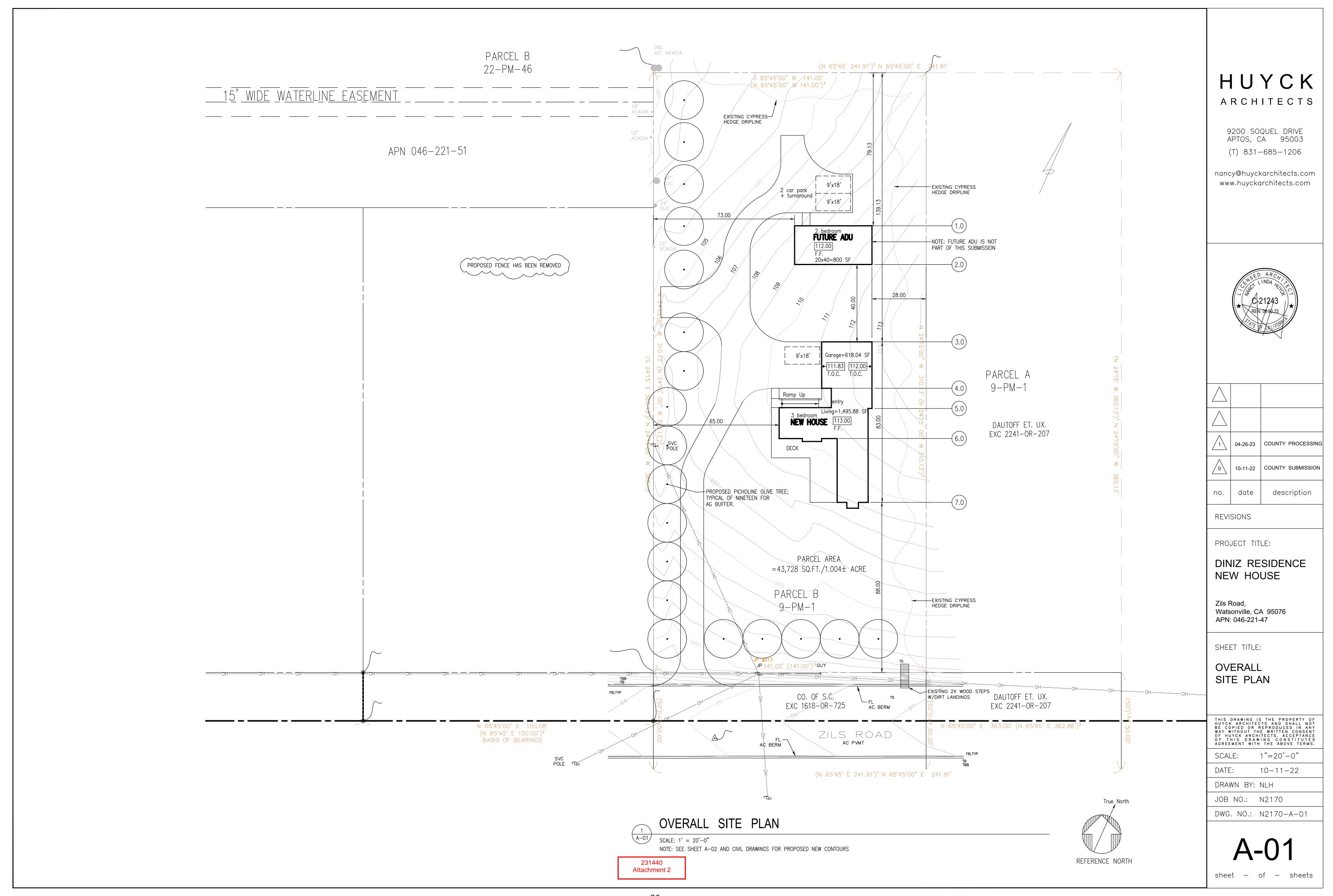
Looking North at Cypress Trees and Eucalyptus Trees



Looking East at Cypress Tree Hedge



Looking West at partial portion of parcel where fence is also proposed. Note Eucalyptus trees.





East Property Line



North Property Line



Northwest Property Corner