



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **251129**

Applicant: Fuse Architecture, Courtney Christiansen

Date: October 16, 2025

Owner: Steven and Amanda Allen

Agenda Item #: 8

APN: 108-202-31

Time: 1:30 p.m.

Address: 378 Corralitos Road, Watsonville

Project Description: Proposal for a remodel and addition to an existing single-family dwelling located on a CA (Commercial Agricultural) zoned parcel. The project includes a 271 square foot addition on the first floor, a 125 square foot addition on the second floor, conversion of an attached garage to "storage", and construction of a 637 square foot attached garage. The project would result in a 4,593 square foot house with a 675 square foot detached garage.

The proposal requires a reduction of the 200-foot Agricultural Buffer Setback for both new construction and existing development. For the new additions, the buffer would be reduced to approximately 62 feet on the west side of the house to accommodate the first-floor addition, and to approximately 80 feet on the south side of the house to accommodate a proposed lawn and pool area. For existing development to be recognized and not proposed to be modified, the buffer would be reduced to approximately 129 feet on the north side of the house and to approximately 23 feet for the legal nonconforming second unit located near the north property line.

Location: The property is located at the end of an unnamed right-of-way intersecting the east side of Corralitos Road approximately 0.75 miles north of the intersection with Varni Road (378 Corralitos Road).

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Approval of Application 251129, based on the attached findings and conditions.

Project Setting

The project site is an approximately 5.19-acre parcel located on the east side of Corralitos Road, about 800 feet north of Bradley Elementary School, and is developed with a single-family dwelling, a nonconforming second unit, and about 1.5 acres of land of agricultural crop production. The site is zoned CA (Commercial Agricultural) and maintains an A (Agricultural) General Plan designation. Development in the immediate vicinity of the site includes single-family residential development similar in scale to the project site, with larger commercial agricultural operations occurring north and south of the project site on APNs 108-202-17 and 108-361-02.

Existing improvements consist of a 3,433 square-foot single-family dwelling with a 745 square-

foot-attached garage and an approximately 960 square-foot second unit. The perimeter of the house is developed for residential uses with a pool and patio area on the south side, a garden and lawn area on the north and west sides, and an asphalt driveway abutting the house on the east side. Some minor residential improvements (firepit and deck) are developed in the unfarmed area on the south side of the house. A legal nonconforming dwelling, developed prior to construction of the primary dwelling in 1967, is located about 150 feet northeast of the primary dwelling.

In total, approximately 1.6-acres of the parcel is utilized for residential purposes while agricultural uses (row crops), which occur about 10-feet downslope of the residential portion, account for about 1.5-acres. An additional 1.6-acres of the site is riparian area adjacent to Corralitos Creek.

Proposed Project

The proposed project would add 271 square feet to the first floor of the primary dwelling, 125 square feet to the second floor, and add a 637 square foot garage adjacent to the existing garage, which is proposed to be converted into a non-habitable workshop and showroom. The project also includes an expansion of the outdoor area adjacent to the pool an additional 32 feet south.

Pursuant to Santa Cruz County Code 16.50.095, to minimize potential conflicts between either existing or future commercial agricultural uses and other land use types, all development for habitable uses (including outdoor areas for intensive human use) is required to maintain a 200-foot buffer setback from adjacent Type 1, Type 2, or Type 3 commercial agricultural land. The proposed project represents a further reduction of the 200-foot setback.

Agricultural Buffer Setback reductions are subject to APAC approval, and there is no record of any APAC determination for any structure on the property. The existing dwelling was constructed in 1967, and the guest house is shown on available aerial photography records dating to at least 1957 (Exhibit D). Both units are presently developed within the 200-foot buffer setback, but the proposed additions are limited to the main dwelling only. This permit would authorize reductions to the setback for both existing and proposed development, as reflected in Table 1 below:

<u>Table 1: Distances Adjacent Agricultural Resource Land</u>			
Main Dwelling			
<u>Address, Parcel Number</u>	<u>Direction</u>	<u>Existing Buffer Distance</u>	<u>Proposed Buffer Distance</u>
408 Corralitos Road, 108-202-17	North	129 feet	No change
370 Corralitos Road, 108-202-33	West	70 feet	62 feet
350 Corralitos Road, 108-371-01	Southwest	178 feet	80 feet
384 Corralitos Road, 108-371-02	South	110 feet	135 feet
1221 Amesti Road, 108-202-44	East	525 feet	500 feet
Second Unit			
408 Corralitos Road, 108-202-27	North	22 feet	No change
1221 Amesti Road, 108-202-44	East	300 feet	No change

As enumerated in the Findings (Exhibit A), the proposed buffer reductions reflected in Table 1 are recommended for approval in that they would not result in conflict between the onsite residential use and the adjacent commercial agricultural operations. Approval of the buffer reductions for existing/as-built non-conforming development is recommended in acknowledgment that the structures have existed on site in conjunction with adjacent agricultural operations for more than

50 years.

At the north side of the house, the proposal includes construction of additional habitable area (second floor bedroom expansion) within the 200-foot buffer setback. However, the north side of the subject property is planted with substantial vegetation in the yard area between the house and the adjacent property. The north property line is also planted with vegetation which provides an additional barrier.

The proposed additions on the west side of the primary dwelling are physically separated from adjacent agricultural operations by the residence at 370 Corralitos Road, and the orchard on that site is over 250 feet from the subject property.

At the south side of the house, the areas of intensive human use (the proposed patio and expanded pool area) would include solid fencing around the perimeter. The fencing provides additional buffering from the adjacent agricultural operation at 384 Corralitos Road, which is separated from the subject property with additional solid fencing.

In addition to providing a physical buffer, the fencing proposed immediately adjacent to the outdoor area at the south side of the house will serve as a delineation for the limits of development for residential use on the property, consistent with the limitations prescribed by the Santa Cruz County Zoning Ordinance, as discussed below.

Zoning Conformance

The project otherwise complies with the limits for residential development on CA zoned land, and no additional Use Permits or Site Development Permits are required for the proposed project.

The proposed project falls just below the 35,000 square foot threshold for total development area allowed for residential uses on agricultural resource soil types, as prescribed by Santa Cruz County Code 13.10.313(E). Any additional residential or non-agricultural development, including structures, paving, or impermeable surface materials which would affect the long-term agricultural viability of the underlying soil, would require a Conditional Use Permit with a Master Site Plan. This limitation is included as Condition of Approval IV(C) in this application.

The proposed 675 square foot detached garage falls below the 1,000 square foot threshold for discretionary review of residential accessory structures (SCCC 13.10.611). Further, as a detached accessory structure, the proposed garage is not included in the calculations for large dwelling permits (SCCC 13.10.324). The net floor area of the proposed structure, including 745 square feet of nonhabitable storage area converted from the existing garage, is 4,576 square feet and the habitable floor area is 3,830 square feet.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to 62 feet on the west side of the house, to 80 feet on the south side of the house, to 129 feet on the north side of the house and to approximately 23 feet for the legal nonconforming second unit located near the north property line, as proposed under Application 251129, 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 Division, 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.sccoplanning.com

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Principal Planner
Development Review

Exhibits

- A. Findings
- B. Conditions
- C. Project plans
- D. Historical Aerial Photographs
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

**Required Findings for Agricultural Buffer Setback Reduction
SCCC 16.50.095(D)(1) and 16.50.095(D)(3)**

- (a) Significant topographic differences exist between the agricultural and nonagricultural uses that eliminate or minimize the need for a 200-foot agricultural buffer setback; or
- (b) 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 that eliminate or minimize the need for a 200-foot agricultural buffer setback; or

All elements of the proposed project incorporate existing or proposed physical barriers that supplant the need for a 200-foot agricultural buffer setback. The site is also developed with existing vegetation and/or fencing along the property lines that further protects from conflicts between uses. The physical barriers are identified as follows:

At the north side of the house, the proposal includes construction of additional habitable area (second floor bedroom expansion) within the 200-foot buffer setback. However, the north side of the subject property is planted with substantial vegetation in the yard area between the house and the adjacent property. The north property line is also planted with vegetation which provides an additional barrier.

The proposed additions on the west side of the primary dwelling are physically separated from adjacent agricultural operations by the residence at 370 Corralitos Road, and the orchard on that site is over 250 feet from the subject property.

At the south side of the house, the areas of intensive human use (the proposed patio and expanded pool area) would include solid fencing around the perimeter. The fencing provides additional buffering from the adjacent agricultural operation at 384 Corralitos Road.

- (c) 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 that effectively supplants the need for a 200-foot agricultural buffer setback; or
 - (d) The imposition of a 200-foot agricultural buffer setback would preclude building on a parcel of record 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.
- (D)(3) Minimize land use conflicts. In the event that an agricultural buffer setback reduction is proposed and the proposed nonagricultural development is located on Type 1, Type 2 or

Type 3 commercial agricultural land, the nonagricultural development shall be sited so as to minimize possible conflicts between the agricultural land use located on the subject parcel, and the nonagricultural development shall be located so as to remove as little land as possible from production or potential production.

The proposed habitable additions to the structure would slightly expand the footprint of the house westward by about seven feet. In the current condition, the western portion of the parcel is used exclusively for non-agricultural purposes and agricultural crop production is limited to the roughly 1.5-acre area on the east side of the property. Given that the area between the property line and the western side of the house is already covered with concrete and other residential improvements, it is not expected to provide as an opportunity site to expand the existing agricultural operation.

The expansion of the patio and lawn area into the field south of the house would be developed in an open area not used for agriculture, either currently or within the last 20 years. The field is presently utilized for residential open space enjoyment and is developed with minor improvements consisting of a deck/seating area and a fire pit. The agricultural portion of the parcel is delineated by a fence and vegetation running from the south property line northward to the corner of the parcel.

Similarly, the proposed garage would be developed over an existing residential driveway and does not represent an expansion or encroachment into the existing area used for agricultural purposes.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback as indicated on the approved Exhibit "C" 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit and Grading Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning 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 Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "C" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "C" 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. Final plans shall indicate dimensioned setbacks from all habitable structures to the adjacent property lines, consistent with the reductions authorized by this proposal.
 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 Santa Cruz County Planning staff.
 - B. Applicant must apply for and be issued an Environmental Health Building Clearance.
 1. Additions of over 500 square feet of habitable space or additional bedrooms

will require an onsite wastewater treatment system (OWTS) upgrade to enhanced treatment.

2. The one-time addition of up to 500 square feet of habitable space will be used under this proposed project.

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 Santa Cruz County Planning'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. A recorded Declaration of Restriction will be required for the proposed new storage room limiting the conversion of this space to habitable space or a bedroom without the required approved OWTS upgrade permit and building permit.
- D. The owner shall record a Statement of Acknowledgement, as prepared by Santa Cruz County Planning, and submit proof of recordation to Santa Cruz County Planning. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- E. 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. Further residential or non-agricultural development, including structures, paving, or impermeable surface materials which would affect the long-term agricultural viability of the underlying soil, would require a Conditional Use Permit with a Master Site Plan subject to approval by the Agricultural Policy Advisory Commission.
- D. 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. Indemnification

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.

- A. 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.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The 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.
- D. Successors Bound. 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 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.



DIRECTIONS FROM SANTA CRUZ
FOLLOW CA-1 NORTH | 7.5 MILES

pacific ocean



1 mile 5 miles

fuse architects + builders
512 Capitola Ave + Capitola + CA + 95010

PROJECT ADDRESS:
378 CORRALITOS ROAD
WATSONVILLE CA 95076

santa cruz

capitola

monterey bay

PROPERTY OWNERS

STEVE & AMANDA ALLEN
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CORRALITOS CA 95076

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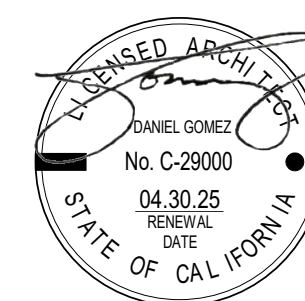
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1100 MAIN, SUITE A
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E: yvette@rocksolidengineers.com

CORRALITOS RESIDENCE

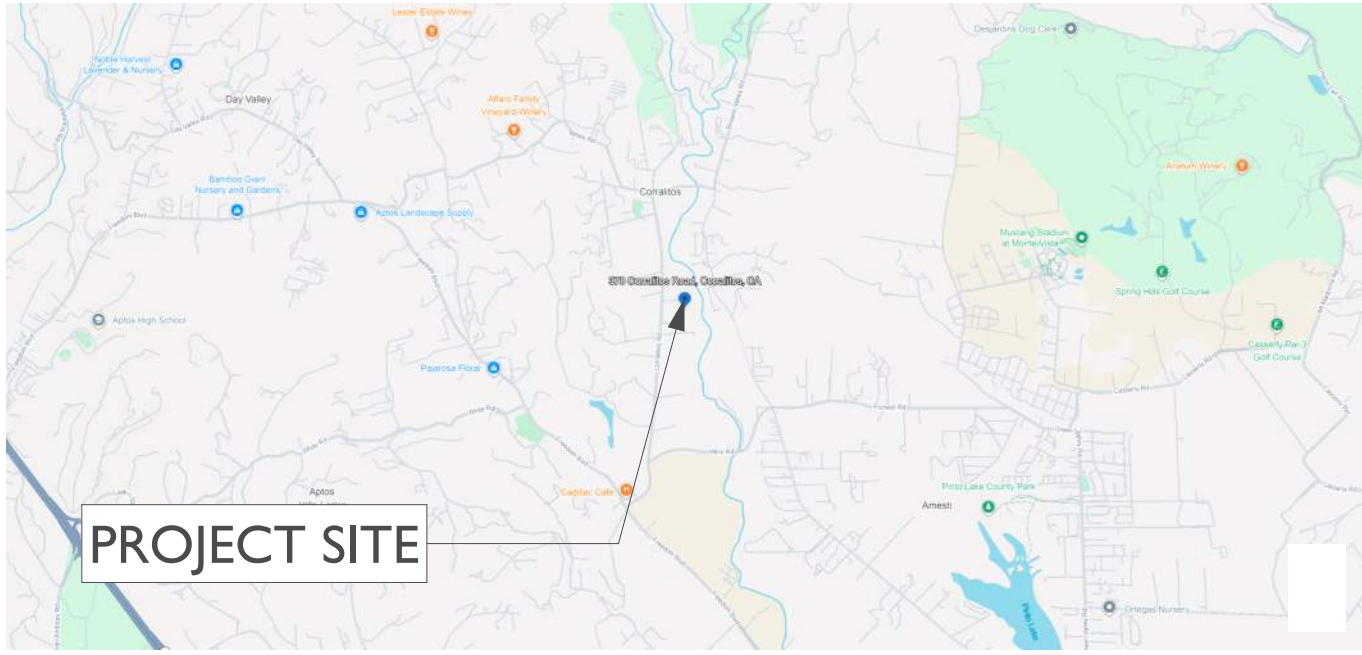
ALLEN RESIDENCE + CORRALITOS + CALIFORNIA + 95076

INTERIOR, EXTERIOR REMODEL + ADDITION



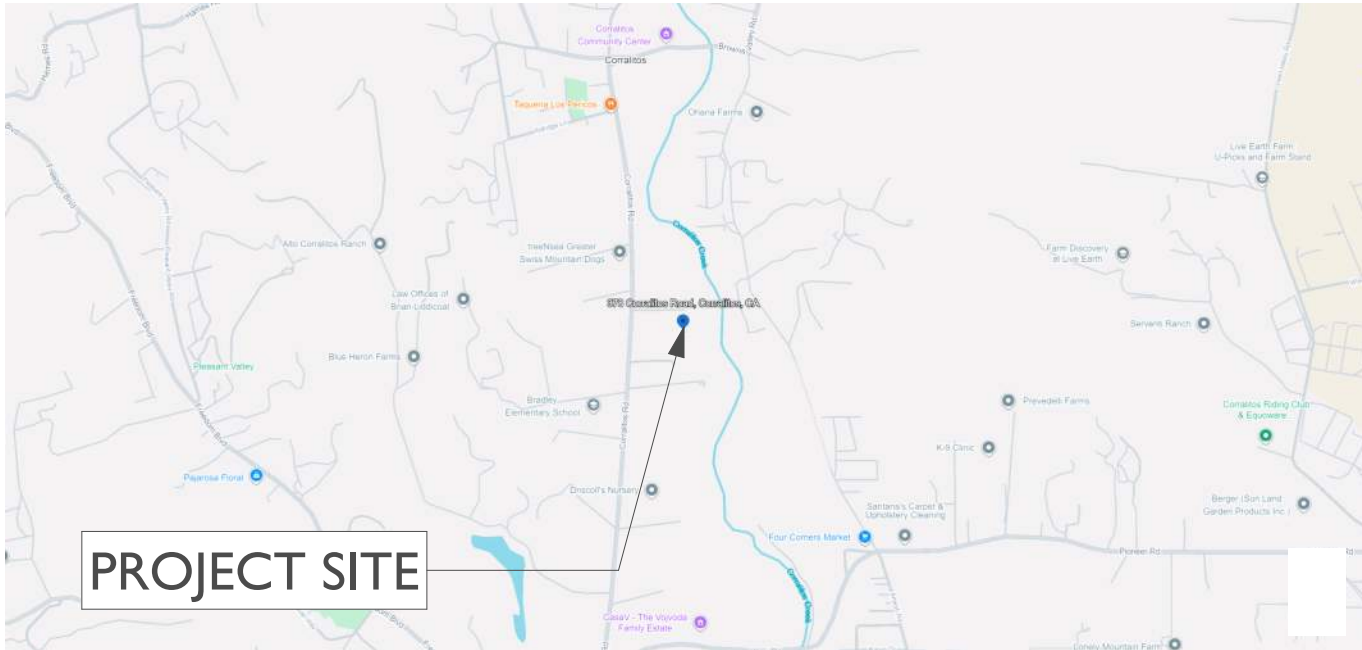
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LOCATION MAP



FROM HIGHWAY 1, I TAKE EXIT 433A TURNING LEFT ONTO FREEDOM BLVD, CONTINUE STRAIGHT FOR A WHILE, THEN TURN LEFT ONTO CORRALITOS RD, THEN AFTER A BIT THE DESTINATION IS ON THE RIGHT.

VICINITY MAP



TITLE 24 & GREEN BUILDING

SEE SHEETS A10.3 & A10.4 FOR TITLE 24 COMPLIANCE & MANDATORY MEASURES
SEE SHEETS A10.5 & A10.6 FOR CAL GREEN

APPLICABLE CODES & REGULATIONS

BUILDING CODE	2019 CBC (2019 CALIFORNIA BUILDING CODE, TITLE 24, PT 2)
ELECTRICAL CODE	2019 CEC (2019 CALIFORNIA ELECTRICAL CODE, TITLE 24, PT 3)
MECHANICAL CODE	2019 CMC (2019 CALIFORNIA MECHANICAL CODE, TITLE 24, PT 4)
PLUMBING CODE	2019 CPC (2019 CALIFORNIA PLUMBING CODE, TITLE 24, PT 5)
ENERGY CODE	2019 CEC (2019 CALIFORNIA ENERGY CODE, TITLE 24, PT 6)
FIRE CODE	2019 CFC (2019 CALIFORNIA FIRE CODE, TITLE 24, PT 9, APPENDIX B & C)
GREEN BUILDING	2019 CALGREEN (2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PT 11)
RESIDENTIAL CODE	2019 CRC (2019 CALIFORNIA RESIDENTIAL CODE)
COUNTY CODE	SANTA CRUZ COUNTY CODE AMENDMENTS

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

ITEMS TO HAVE DEFERRED SUBMITTAL INCLUDE:
· FIRE SPRINKLER DESIGN AND LAYOUT
· PLUMBING - ISOMETRIC DRAWING
· POOL RESURFACING SPECIFICATIONS

JOB COPIES OF THE BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS.

FIRE NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019 EDITION) AND THE LOCAL FIRE DISTRICT AMENDMENTS.
2. SMOKE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - ONE ALARM ADJACENT TO EACH SLEEPING AREA
 - ONE ALARM IN EACH SLEEPING ROOM
 - ONE AT THE TOP OF EACH STAIRWAY OF 24" RISE OR GREATER AND IN AN ACCESSIBLE LOCATION BY LADDER
 - THERE SHALL BE ONE SMOKE ALARM ON EACH FLOOR LEVEL
 - THERE SHALL BE A MINIMUM OF ONE SMOKE ALARM IN EVERY BASEMENT AREA
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - ONE ALARM ADJACENT TO EACH SLEEPING AREA
 - THERE SHALL BE AT LEAST ONE CARBON MONOXIDE ALARM ON EACH FLOOR LEVEL
4. BUILDING NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.

GENERAL NOTES

1. ONE OR MORE SETS OF FULL-SIZE PLAN SETS WILL BE REQUIRED PRIOR TO THE PUBLIC HEARING FOR THIS PROJECT
2. SIGNAGE ON THE SUBJECT PROPERTY IS REQUIRED SO THAT IT NOTIFIES THE PUBLIC OF THE DEVELOPMENT PERMIT APPLICATION. THE SIGN WILL COMPLY WITH NEIGHBORHOOD NOTIFICATION GUIDELINES FOR THE STANDARDS OF THE SIGN.

PROJECT DESCRIPTION

PROPOSAL FOR AN INTERIOR & EXTERIOR REMODEL TO AN EXISTING THREE (3) BED & FOUR (4) BATH SFD WITH A NEW 437 SF DETACHED GARAGE (NON-HABITABLE AREA). CONVERT (E) GARAGE TO STORAGE (NON-HABITABLE AREA), (N) 271.75 SF ADDITION TO THE EXISTING MASTER BEDROOM (LEVEL 01). ALSO, (N) 125.5 SF ADDITION TO UPSTAIRS BATHROOM (LEVEL 02). ALSO, FULL REPLACEMENT OF (E) ROOF. TOTAL INCREASE OF HABITABLE SPACE: 397.25 SF. ADDITIONALLY, PROJECT SCOPE INCLUDES TO REPLACE EXTERIOR HARDSCAPE & LANDSCAPE, AS WELL AS RESURFACE (E) POOL. ALL OTHER FEATURES TO REMAIN UNCHANGED / A TOTAL OF THREE (3) BED & FOUR (4) BATHROOM COUNT TO REMAIN UNCHANGED.

PROJECT INFORMATION

SITE INFO:

APN: 108-202-31
ZONING: CA
GENERAL PLAN: AG
CONSTRUCTION TYPE: VB
STORIES: 2

SETBACKS:

FRONT: 20'
REAR: 20'
SIDE: 20'
SECOND FLOOR: 20'

MAX HEIGHT ALLOWED: 28'
MAX HEIGHT PROPOSED: 22' - 8"

LOT COVERAGE:

LOT AREA: 226,163.52 SF (5.192 ACRES)
EXISTING: 3,554.5 SF (1.57%)
PROPOSED: 5,203 SF (2.3%)

EXISTING FLOOR AREA / PROJECT DATA:

EXISTING FIRST FLOOR AREA (INC. ATT. GARAGE): 3,557 SF
EXISTING SECOND FLOOR AREA: 622.25 SF

EXISTING TOTAL AREA OF HOME: 4,179.25 SF

EXISTING FIRST FLOOR HABITABLE AREA: 2,811 SF
EXISTING SECOND FLOOR HABITABLE AREA: 622.25 SF

EXISTING HABITABLE TOTAL AREA: 3,433.25 SF

PROPOSED FLOOR AREA / PROJECT DATA:

PROPOSED FIRST FLOOR AREA (INC. D.GARAGE): 4,437 SF
PROPOSED SECOND FLOOR AREA: 747.75 SF

PROPOSED TOTAL AREA OF HOME: 5,203 SF

PROPOSED FIRST FLOOR HABITABLE AREA: 3,082.75 SF
PROPOSED SECOND FLOOR HABITABLE AREA: 747.75 SF

PROPOSED HABITABLE TOTAL AREA: 3,830.5 SF

397.25 ADDED (HABITABLE) SQUARE FEET

PARKING REQUIREMENTS:

REQUIRED: N/A
PROVIDED: (E) 2 COVERED
PROVIDED: (N) 2 COVERED

SEE A0.3 FOR MORE INFORMATION

CONTACT INFORMATION

CLIENT:
NAME: STEVEN & AMANDA ALLEN
ADDRESS: 2277 DOLPHIN DRIVE
APTOS CA 95003

CIVIL ENGINEER:
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JEFF ROPER
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CORRALITOS, CA 95076
PH: 831.724.5300
EM: JEFF@ROPERENGINEERING.COM

ARCHITECT:
FUSE ARCHITECTS, INC.
GOMEZ OR TOWNSEND
512 CAPITOLA AVENUE
CAPITOLA, CA 95010
831-479-9295
WWW.FUSEARCHITECTURE.COM

GEOTECH:
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YVETTE WILSON, PE
1100 MAIN STREET, SUITE A
WATSONVILLE CA 95076
PH: 831.724.5868
EM: YVETTE@ROCKSOLIDENGINEERS.COM

STRUCTURAL ENGINEER:
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SANTA CRUZ, CA 95062
PH: 831.426.8444
EM: LEONARD@REDWOODENGINEERING.NET

DRAWING INDEX

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	04/01/25	09/15/25
A0.0	COVER SHEET	X	X
A0.1	PROJECT INFORMATION	X	X
A0.2	EXISTING ARCHITECTURAL SITE PLAN	X	X
A0.3	PROPOSED ARCHITECTURAL SITE PLAN	X	X
A0.4	AREA CALCULATIONS	X	X
A1.0	EXISTING & DEMO ROOF PLAN A	X	X
A1.2	EXISTING & DEMO SECOND FLOOR PLAN	X	X
A1.3	EXISTING & DEMO FIRST FLOOR PLAN	X	X
A1.7	PROPOSED ROOF PLAN A	X	X
A1.6	PROPOSED SECOND FLOOR PLAN	X	X
A1.4	PROPOSED FIRST FLOOR PLAN 'A'	X	X
A1.5	PROPOSED FIRST FLOOR PLAN 'B'	X	X
A2.0	EXISTING EXTERIOR ELEVATIONS	X	X
A2.1	EXISTING EXTERIOR ELEVATIONS	X	X
A2.2	PROPOSED NORTH ELEVATION	X	X
A2.3	PROPOSED EAST ELEVATION	X	X
A2.4	PROPOSED SOUTH ELEVATION	X	X
A2.5	PROPOSED WEST ELEVATION	X	X
A3.0	BUILDING SECTIONS	X	X

CIVIL

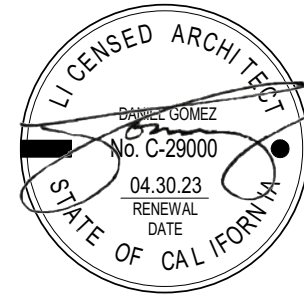
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C1	CIVIL SITE PLAN	X	X
C2	EXISTING SITE CONDITION	X	X
C3	DRAINAGE PLAN	X	X
C4	UTILITY PLAN	X	X

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Sheet Title
PROJECT INFORMATION

Scale
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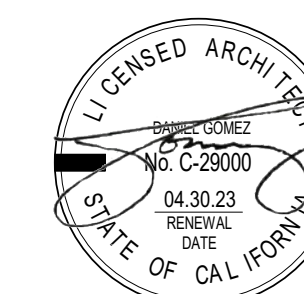
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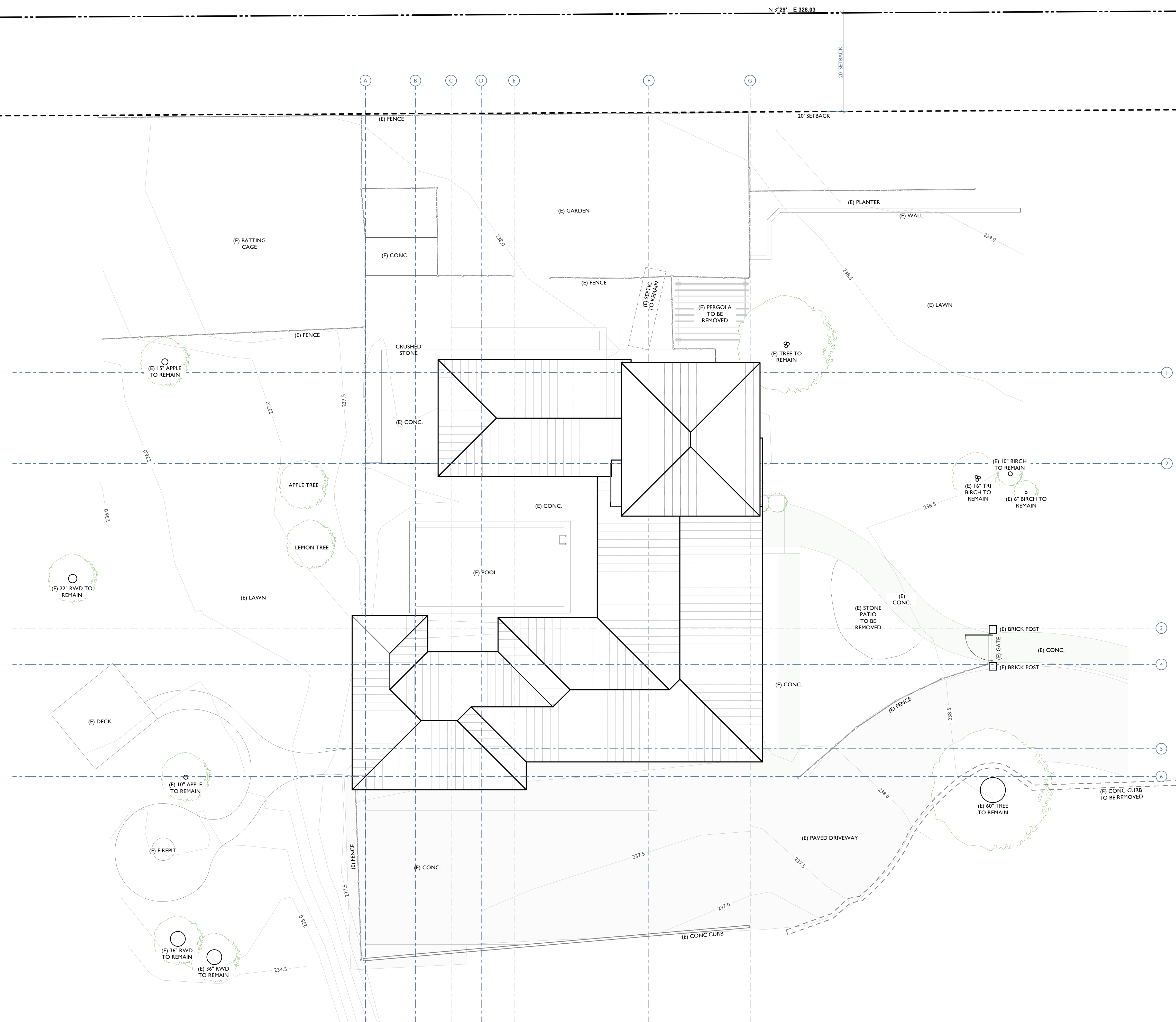
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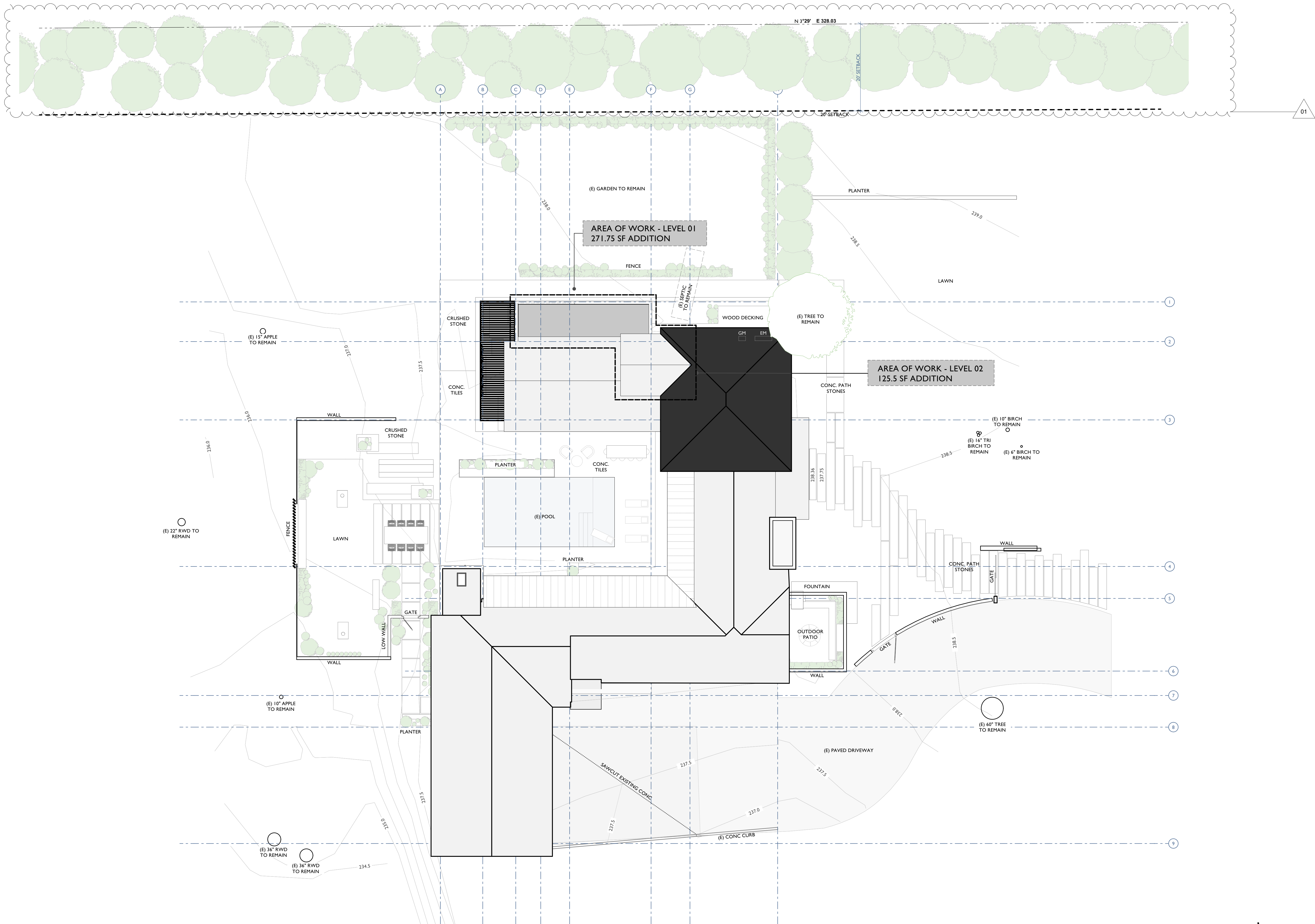
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Sheet Title
EXISTING ARCHITECTURAL SITE
PLAN

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A0.2



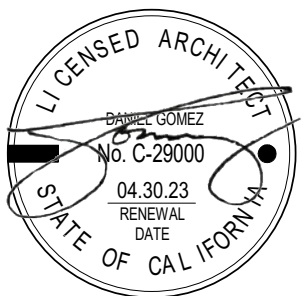


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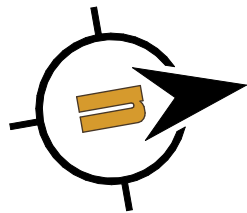
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APN #: 108-202-31

Sheet Title
PROPOSED ARCHITECTURAL
SITE PLAN

Scale
As Indicated

A0.3



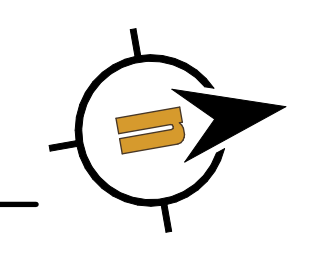
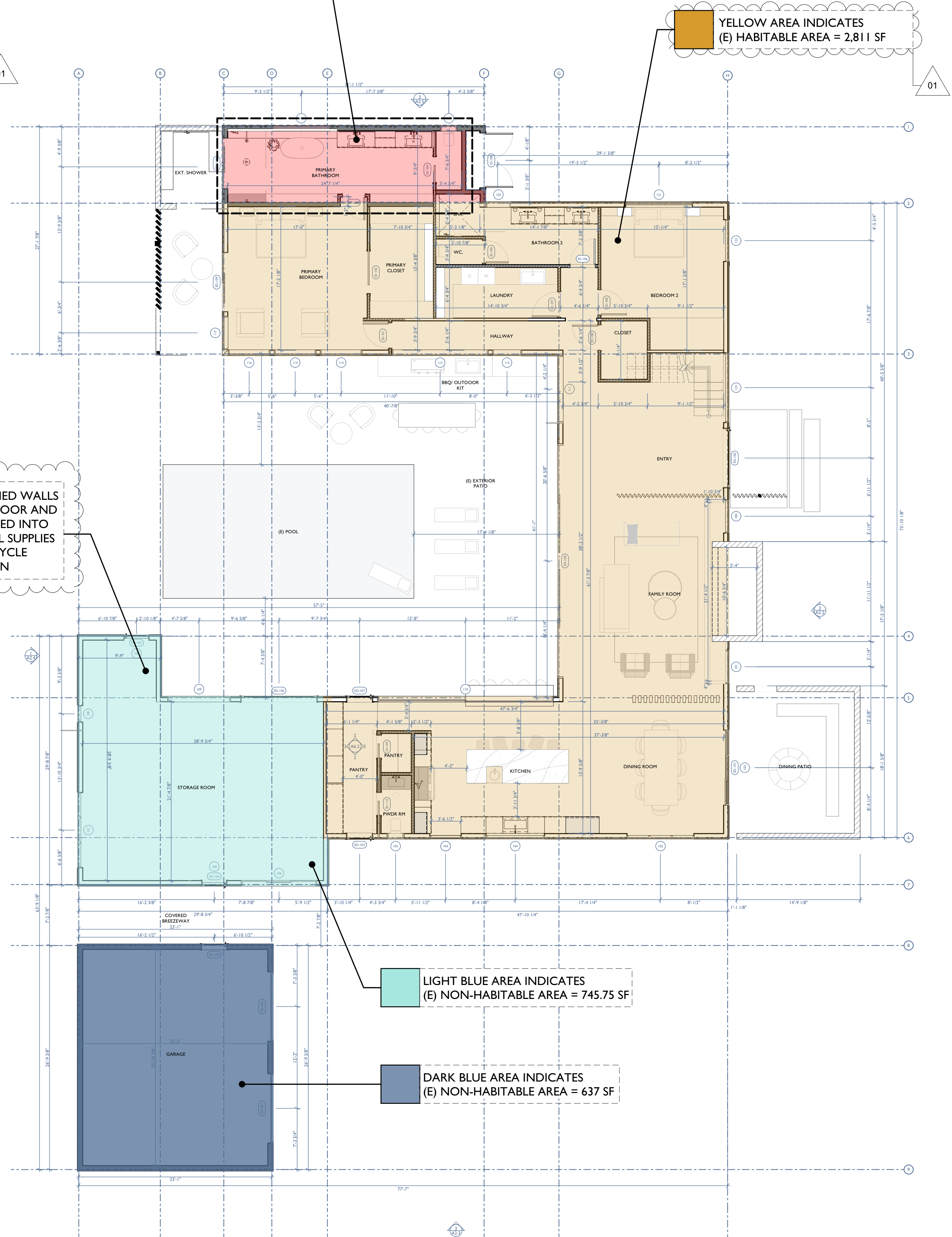
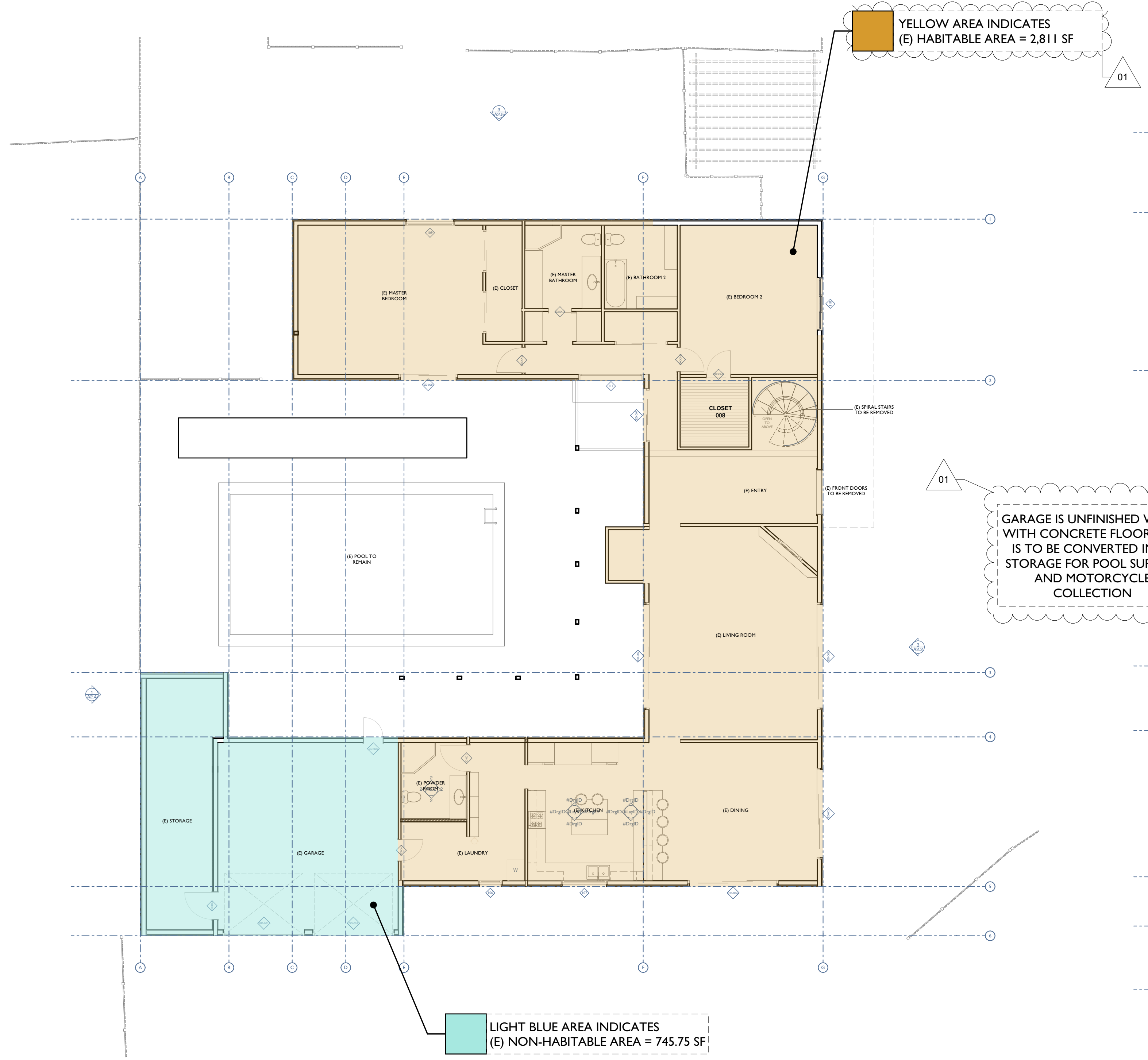
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(N) HABITABLE SF

(E) HABITABLE SF TO REMAIN

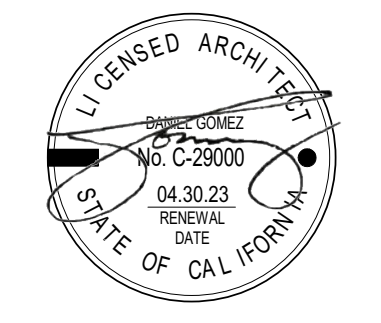
(N) NON-HABITABLE SF

(E) NON-HABITABLE SF TO REMAIN



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Sheet Title
AREA CALCULATIONS

Scale
As Indicated

KEY

(N) HABITABLE SF

(N) NON-HABITABLE SF

(E) HABITABLE SF TO REMAIN

(E) NON-HABITABLE SF TO REMAIN

(E) HABITABLE SF TO BE REMOVED

Diagram of the existing second floor area calculation. The plan shows a bedroom (1177.5 SF), a bathroom (202 SF), a deck, and a spiral staircase. A yellow callout box indicates: "YELLOW AREA INDICATES (E) HABITABLE AREA = 622.25 SF". A north arrow is located at the bottom right of the plan.

2

EXISTING SECOND FLOOR AREA CALCULATION

SCALE: 1/8" = 1'-0"

7/15/2025 4:36 PM

Diagram of the second floor proposed habitable area calculation. The plan shows the existing layout with a red area indicating a habitable addition of 125.5 SF. A yellow callout box indicates: "YELLOW AREA INDICATES (E) HABITABLE AREA = 622.25 SF". A north arrow is located at the bottom right of the plan.

1

SECOND FLOOR PROPOSED HABITABLE AREA CALC.

SCALE: 1/8" = 1'-0"

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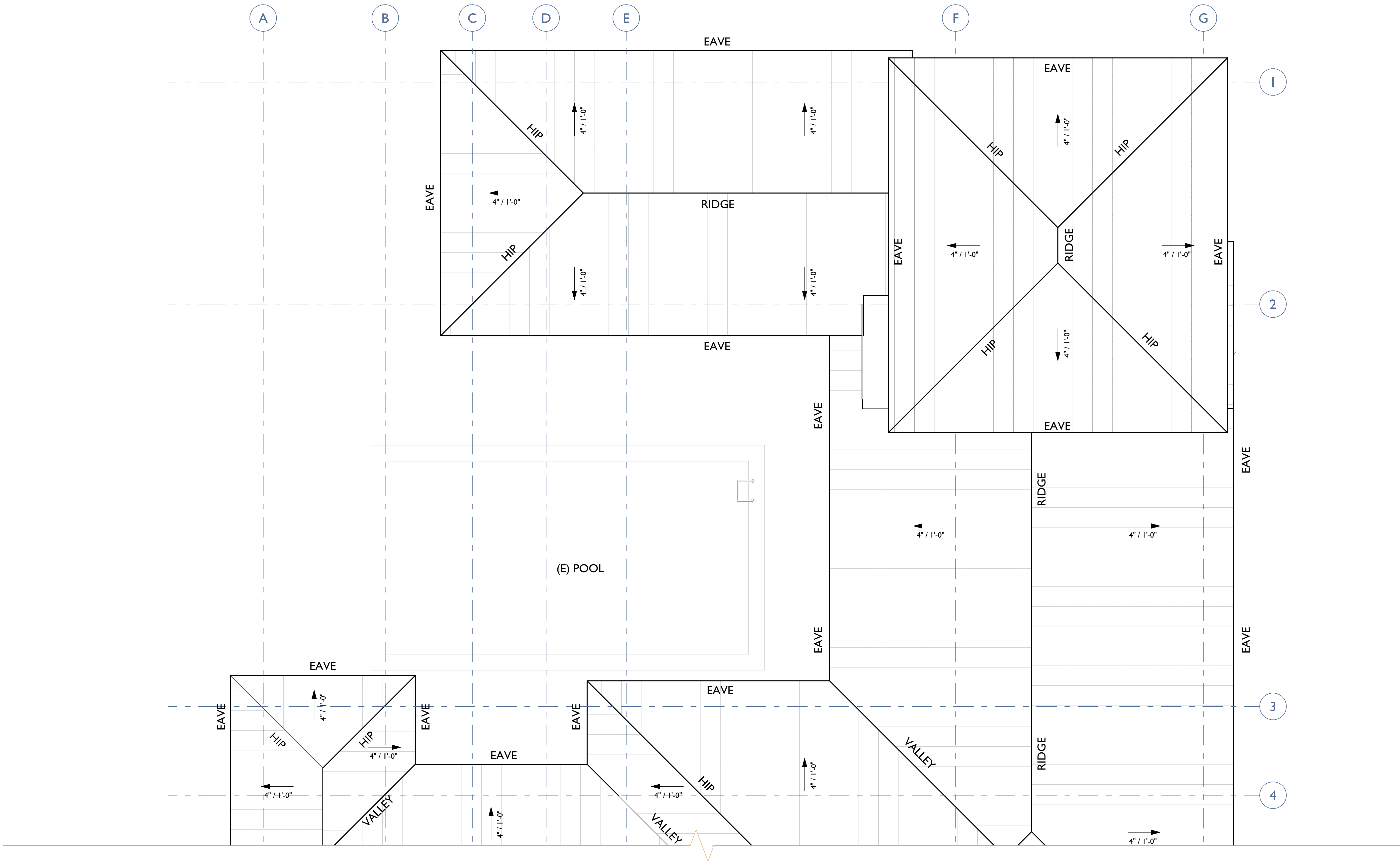
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Sheet Title
AREA CALCULATIONS SECOND
FLOOR

Scale
As Indicated

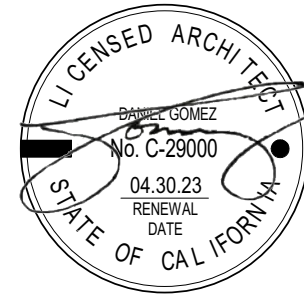
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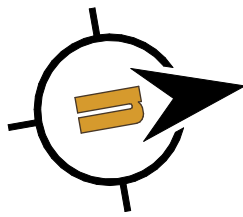
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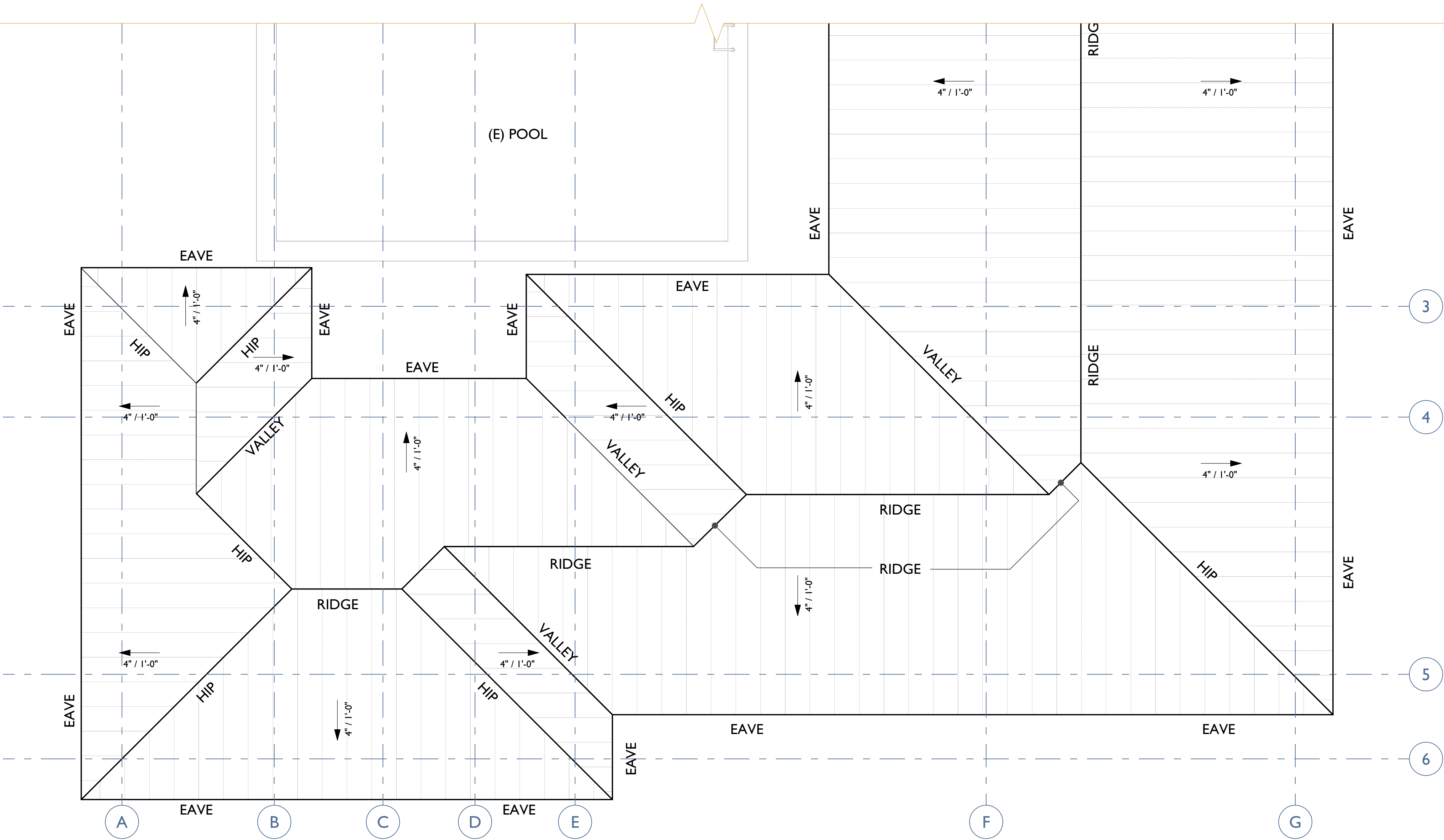
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APN #: 108-202-31

Sheet Title
EXISTING & DEMO ROOF PLAN
A

Scale
As Indicated

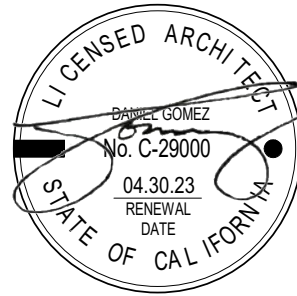
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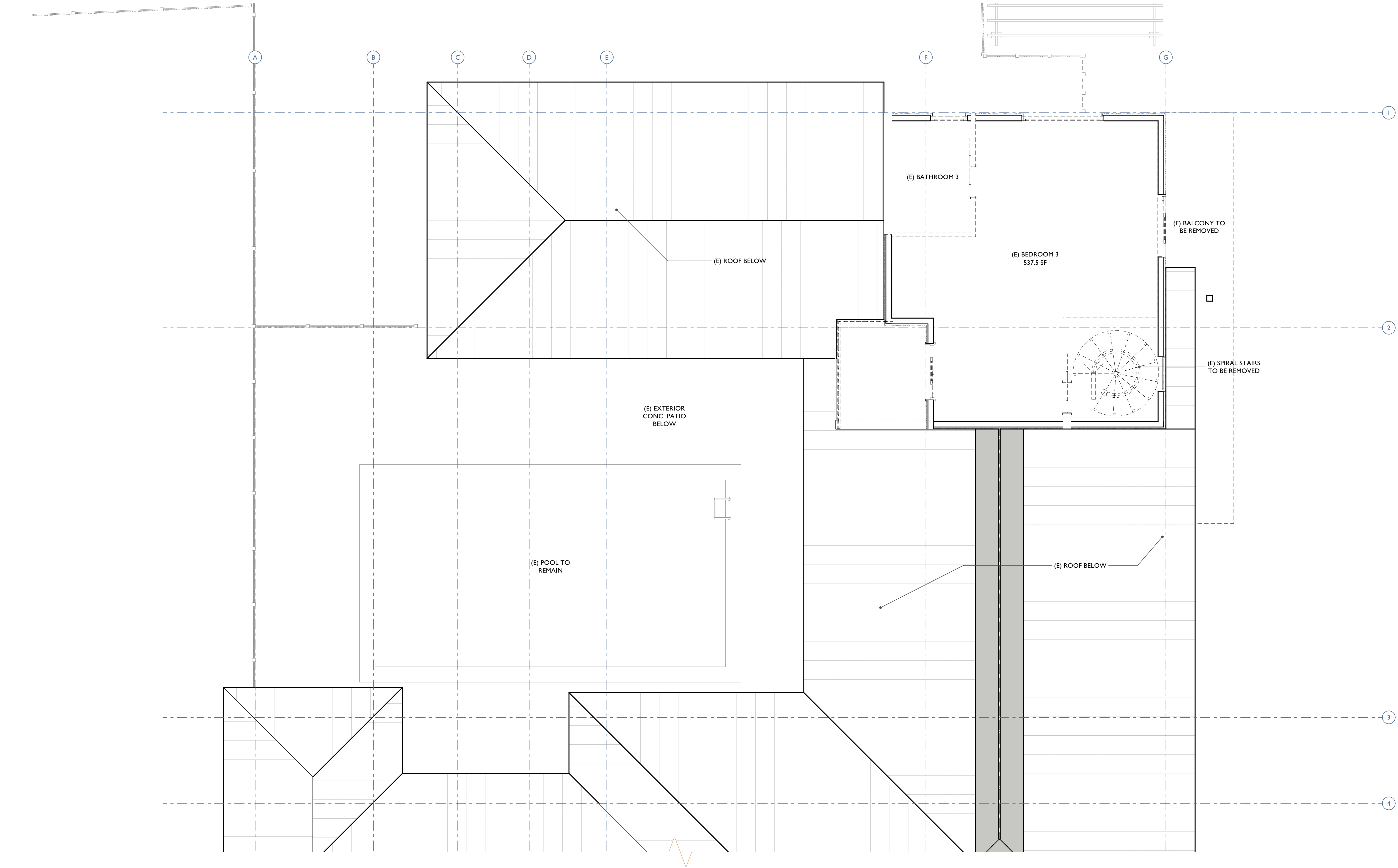


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Sheet Title
EXISTING & DEMO ROOF PLAN B

Scale
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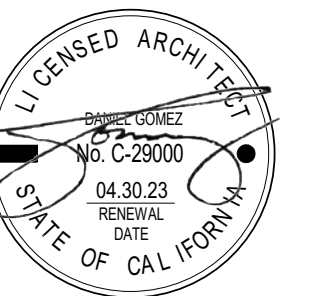
5 EXISTING & DEMO SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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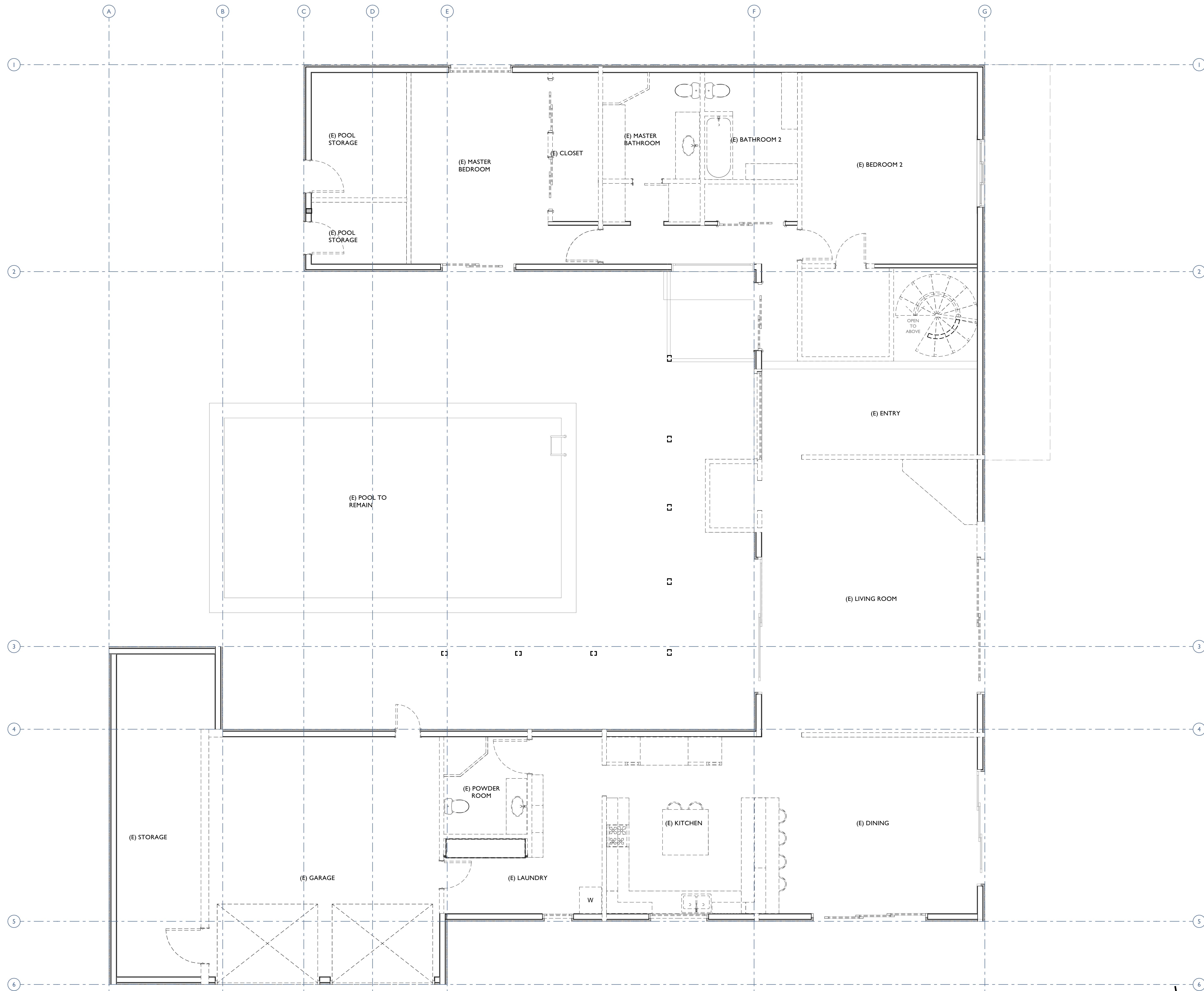
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EXISTING & DEMO SECOND
FLOOR PLAN

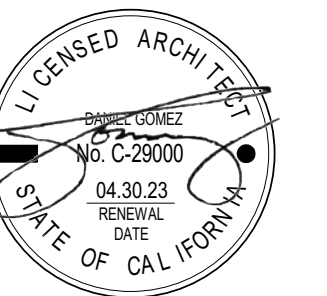
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A1.2



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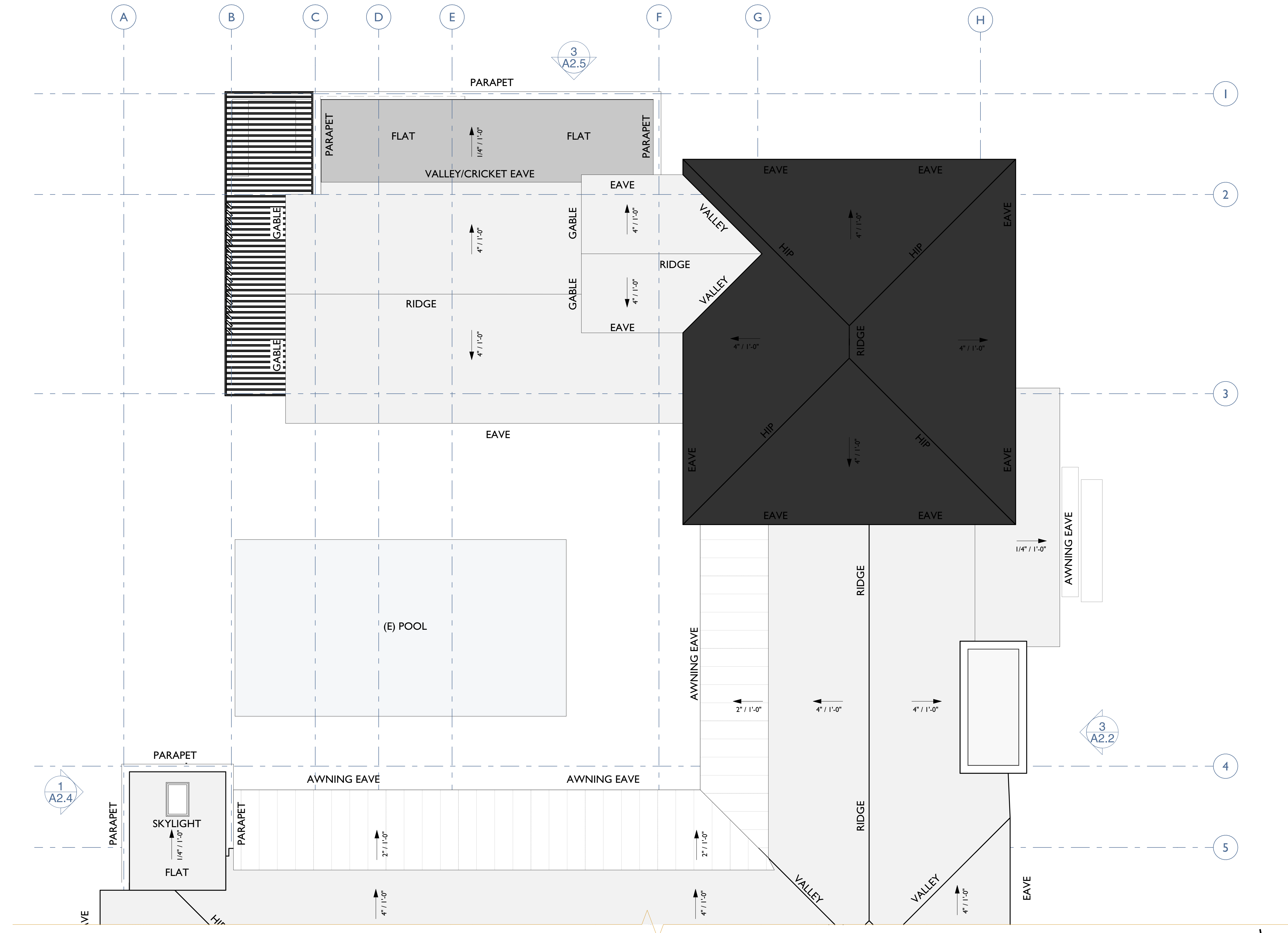
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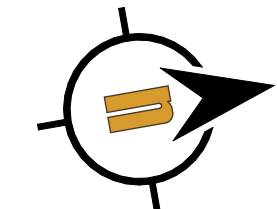
Sheet Title
EXISTING & DEMO FIRST FLOOR
PLAN

Scale
As Indicated

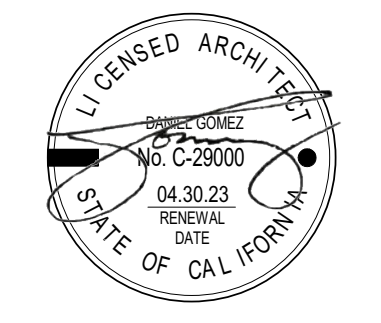
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4 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"
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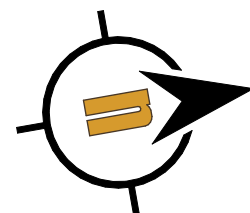
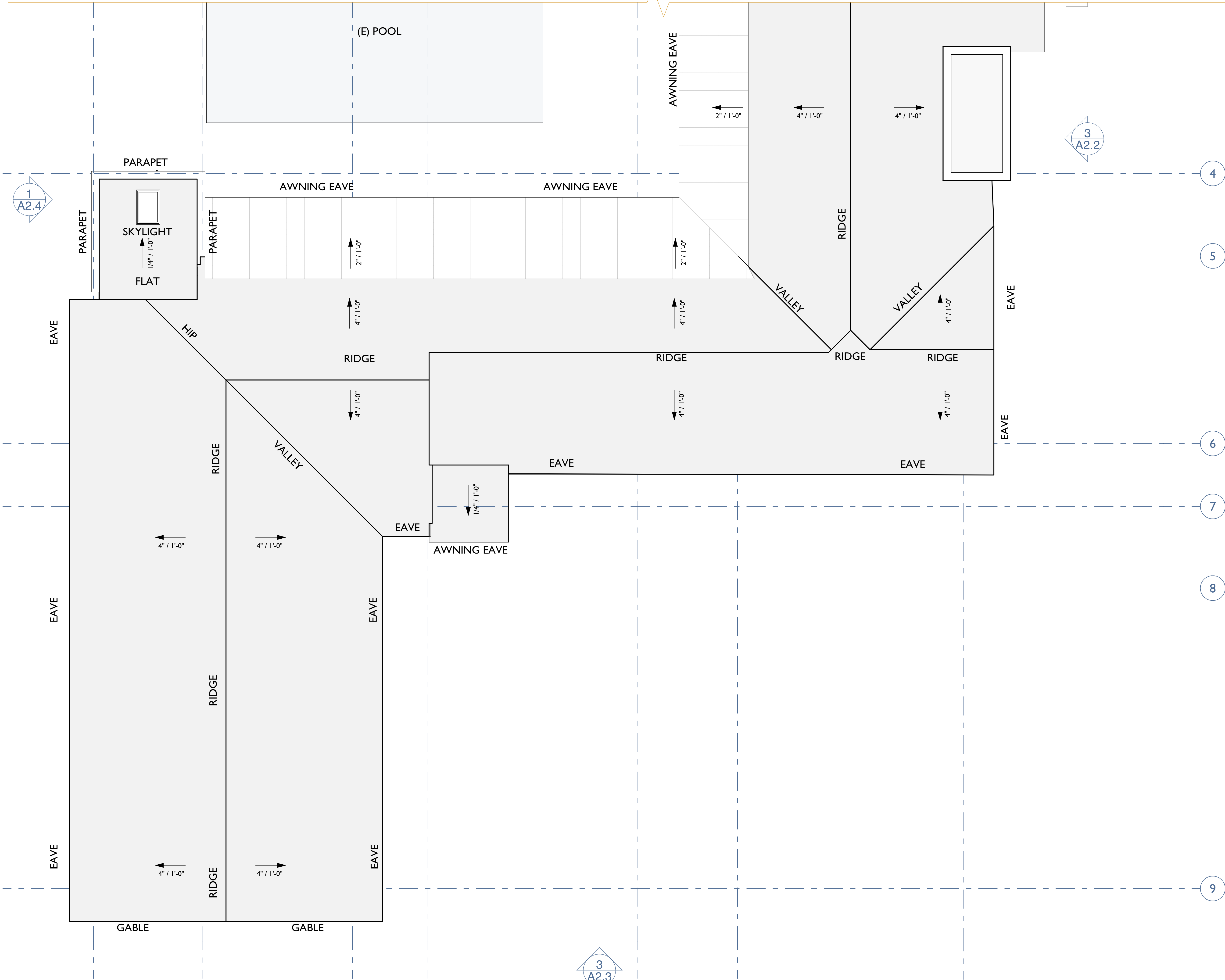
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Sheet Title
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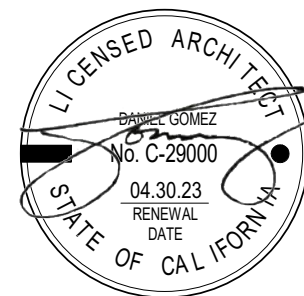
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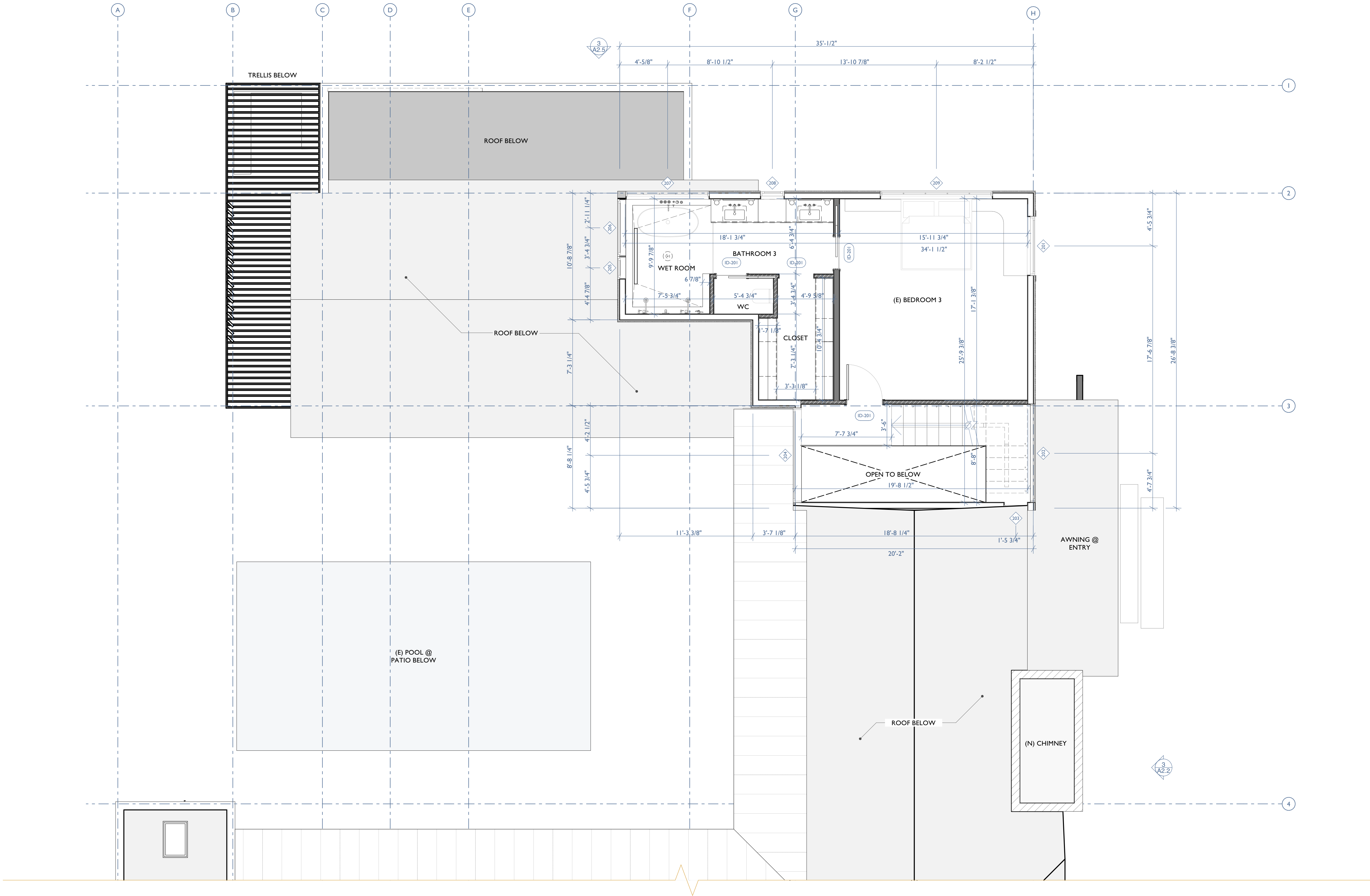


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Sheet Title
PROPOSED ROOF PLAN B

Scale
As Indicated



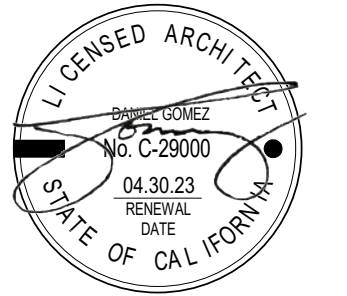
4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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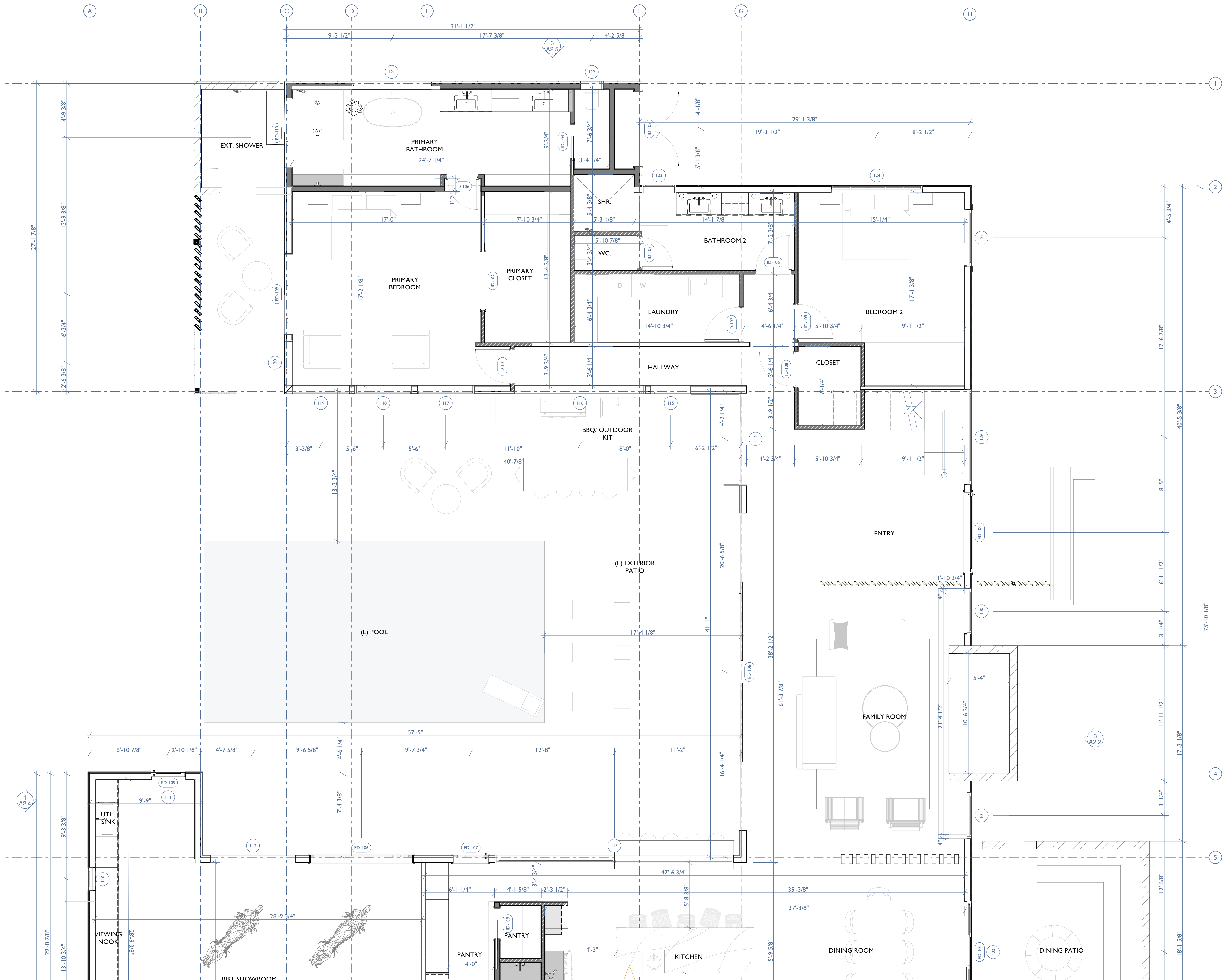
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Sheet Title
PROPOSED SECOND FLOOR
PLAN

Scale
As Indicated

A1.6

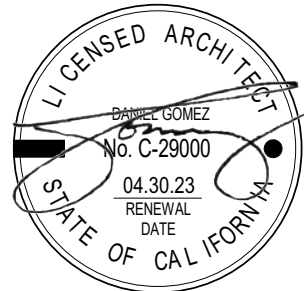


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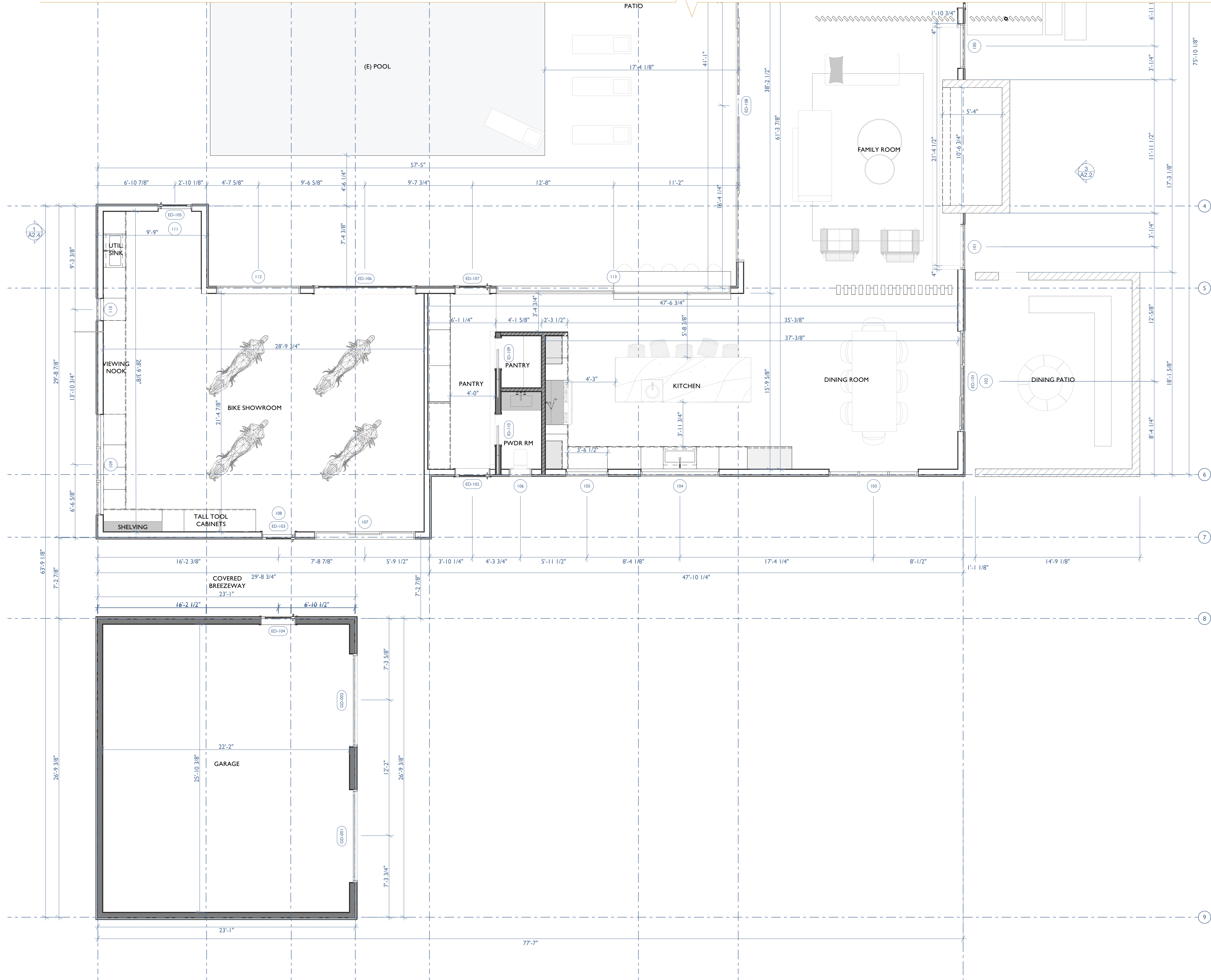
Sheet Title
PROPOSED FIRST FLOOR PLAN
'A'

Scale
As Indicated

A1.4

PROPOSED FIRST FLOOR PLAN

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



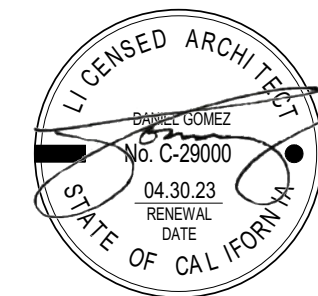
PROPOSED FIRST FLOOR PLAN & (N) DETACHED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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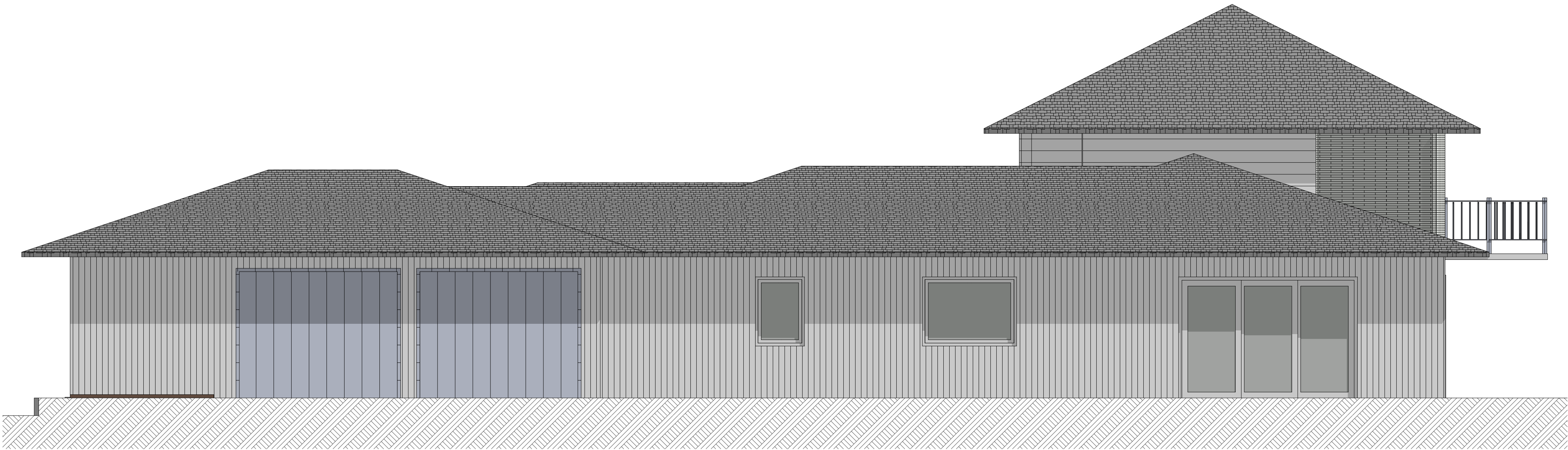
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Sheet Title
**PROPOSED FIRST FLOOR PLAN
'B'**

Scale
As Indicated

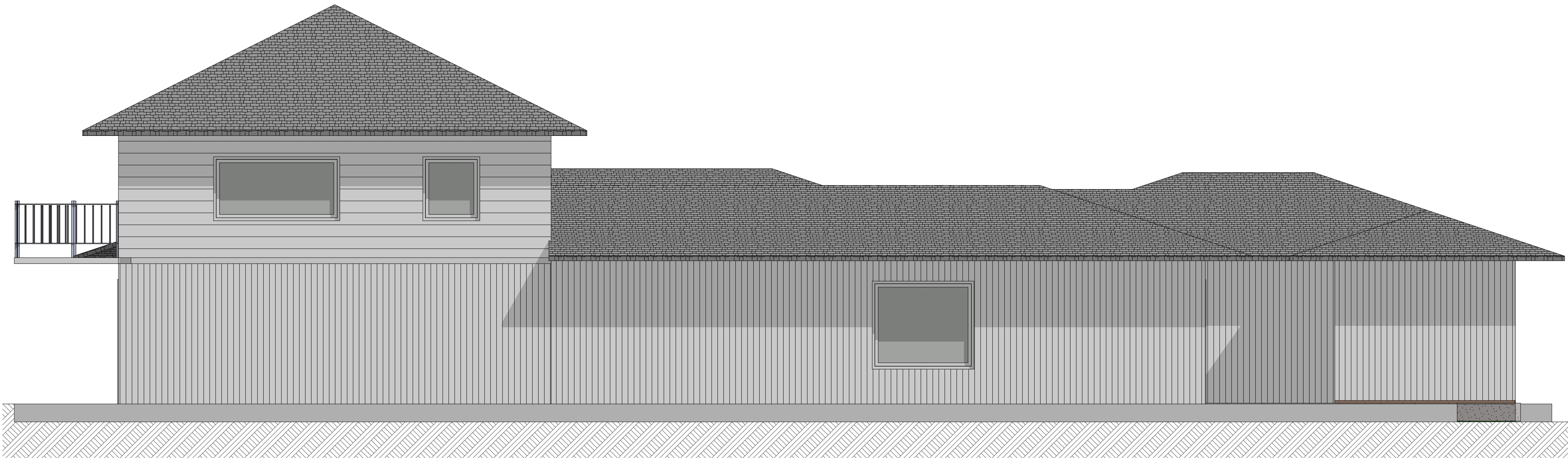
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03 EAST ELEVATION

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

03



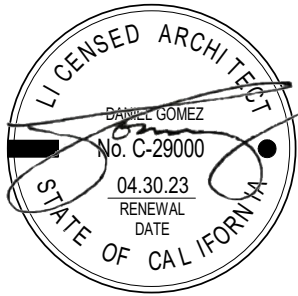
04 WEST ELEVATION

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

04

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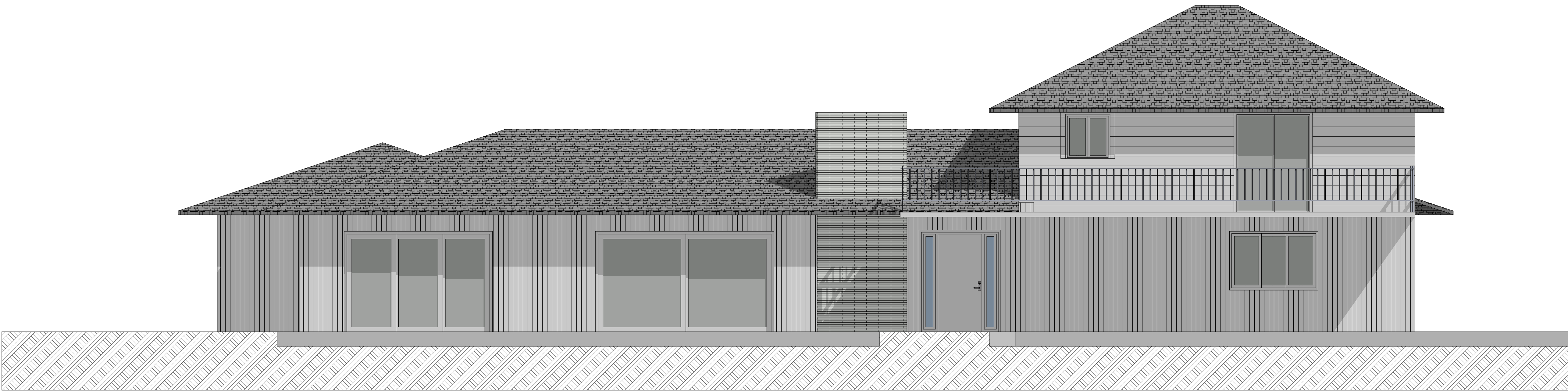
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Accessor's Parcel Number
APN #: 108-202-31

Sheet Title
EXISTING EXTERIOR
ELEVATIONS

Scale
As Indicated

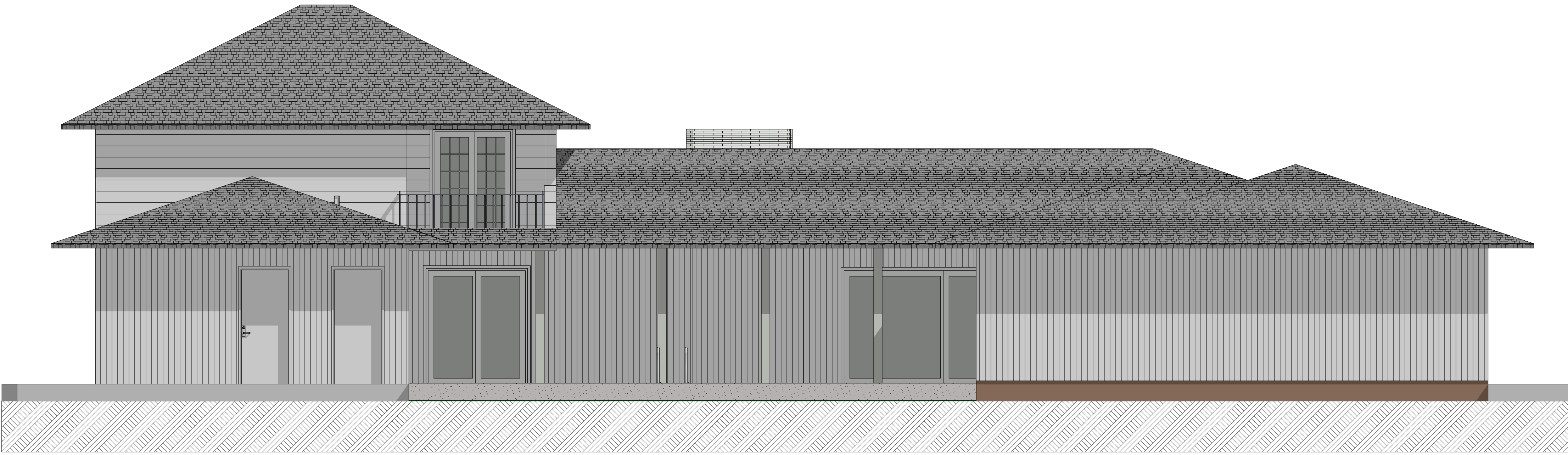
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01 NORTH ELEVATION

01

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



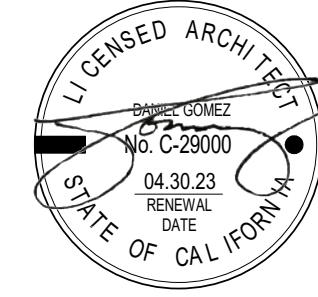
02 SOUTH ELEVATION

02

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

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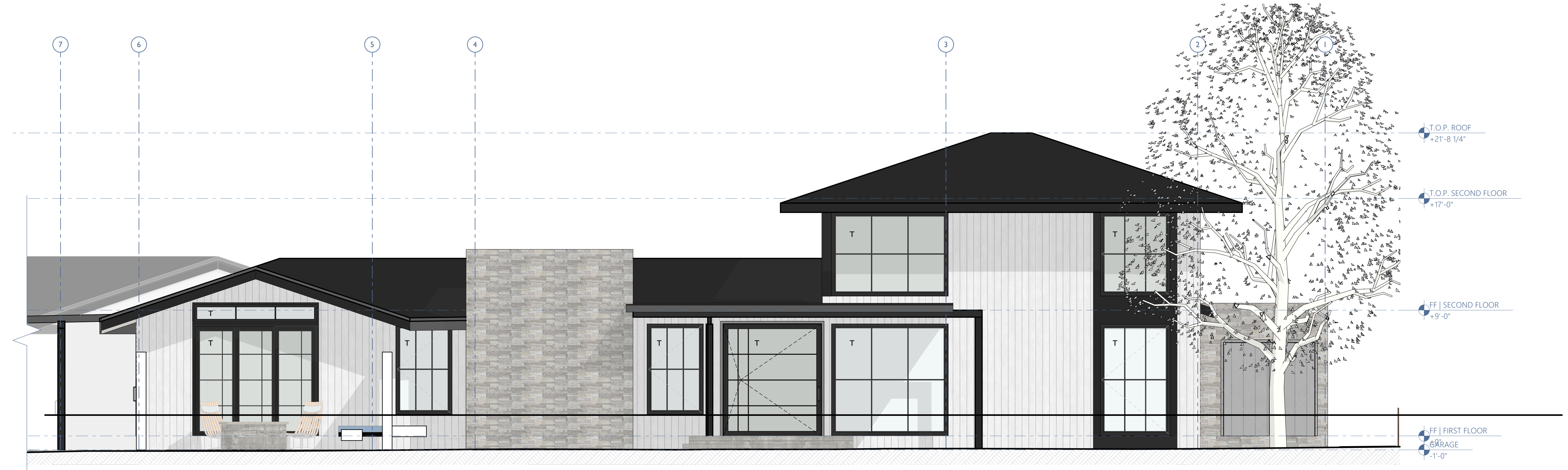


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Sheet Title
EXISTING EXTERIOR
ELEVATIONS

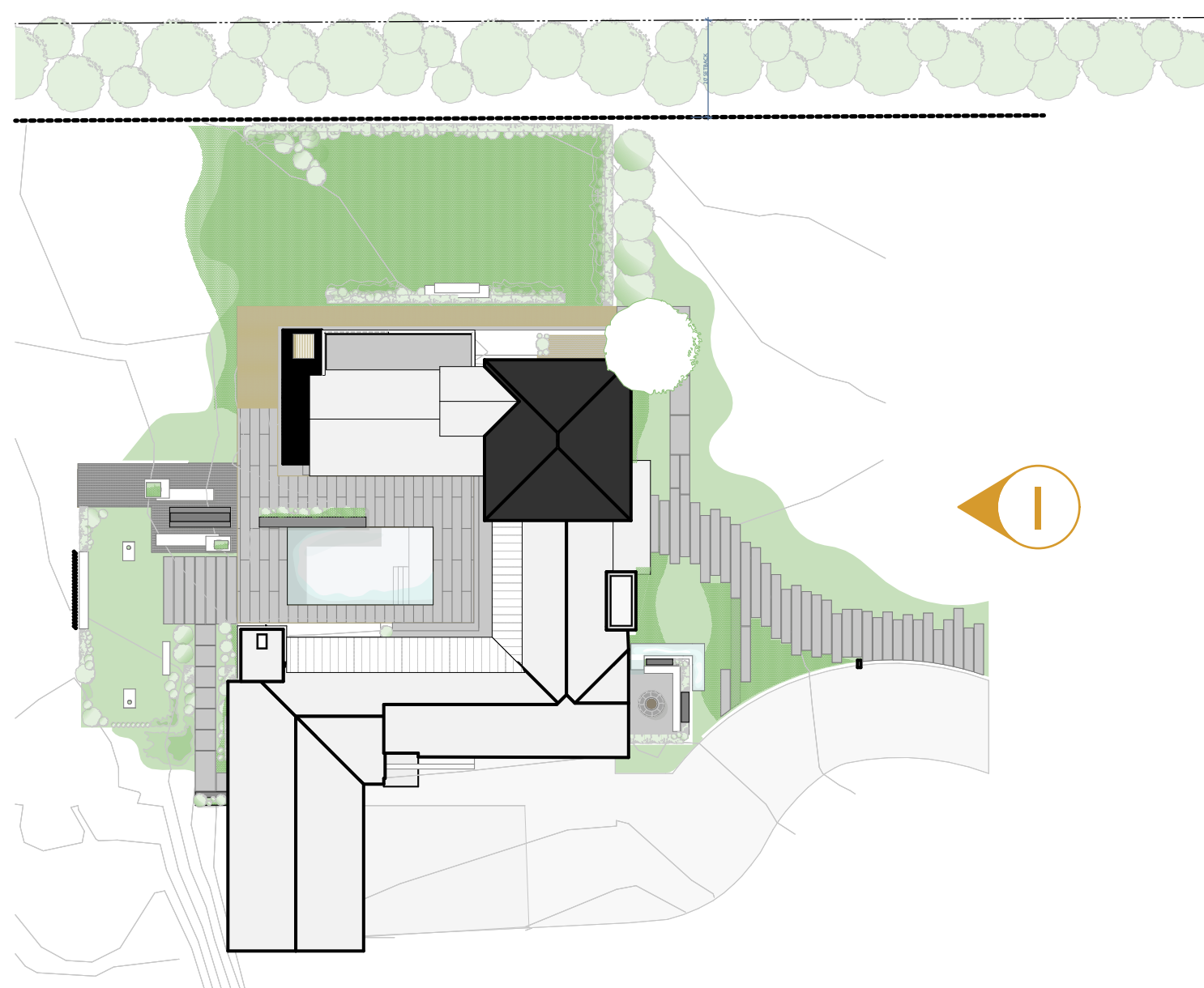
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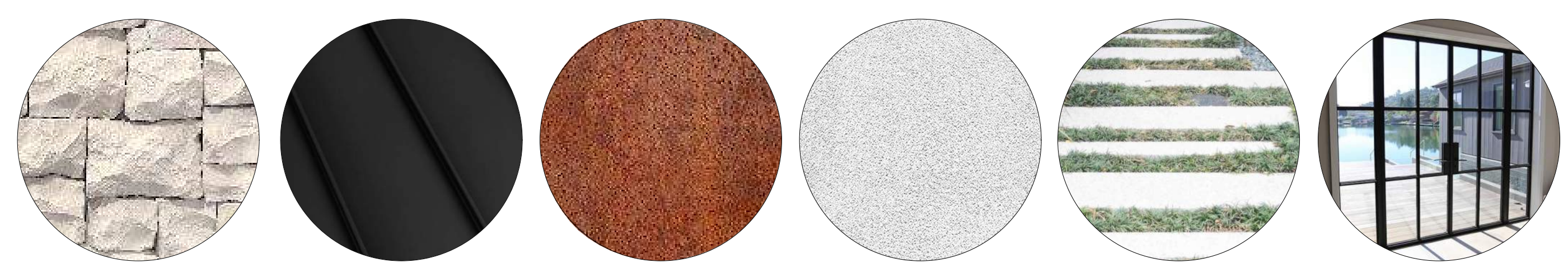
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



5 SITE PLAN PROPOSED KEY MAP
SCALE: 1/32" = 1'-0"
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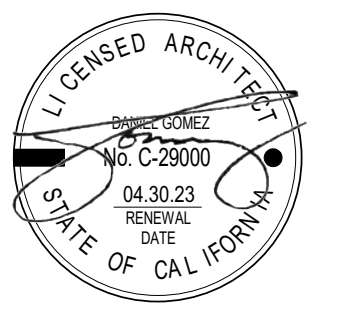
6 EXTERIOR PALETTE
SCALE: 3/8" = 1'-0"



4 NORTH PERSPECTIVE
SCALE: 1/8" = 1'-0"

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Sheet Title
PROPOSED NORTH ELEVATION

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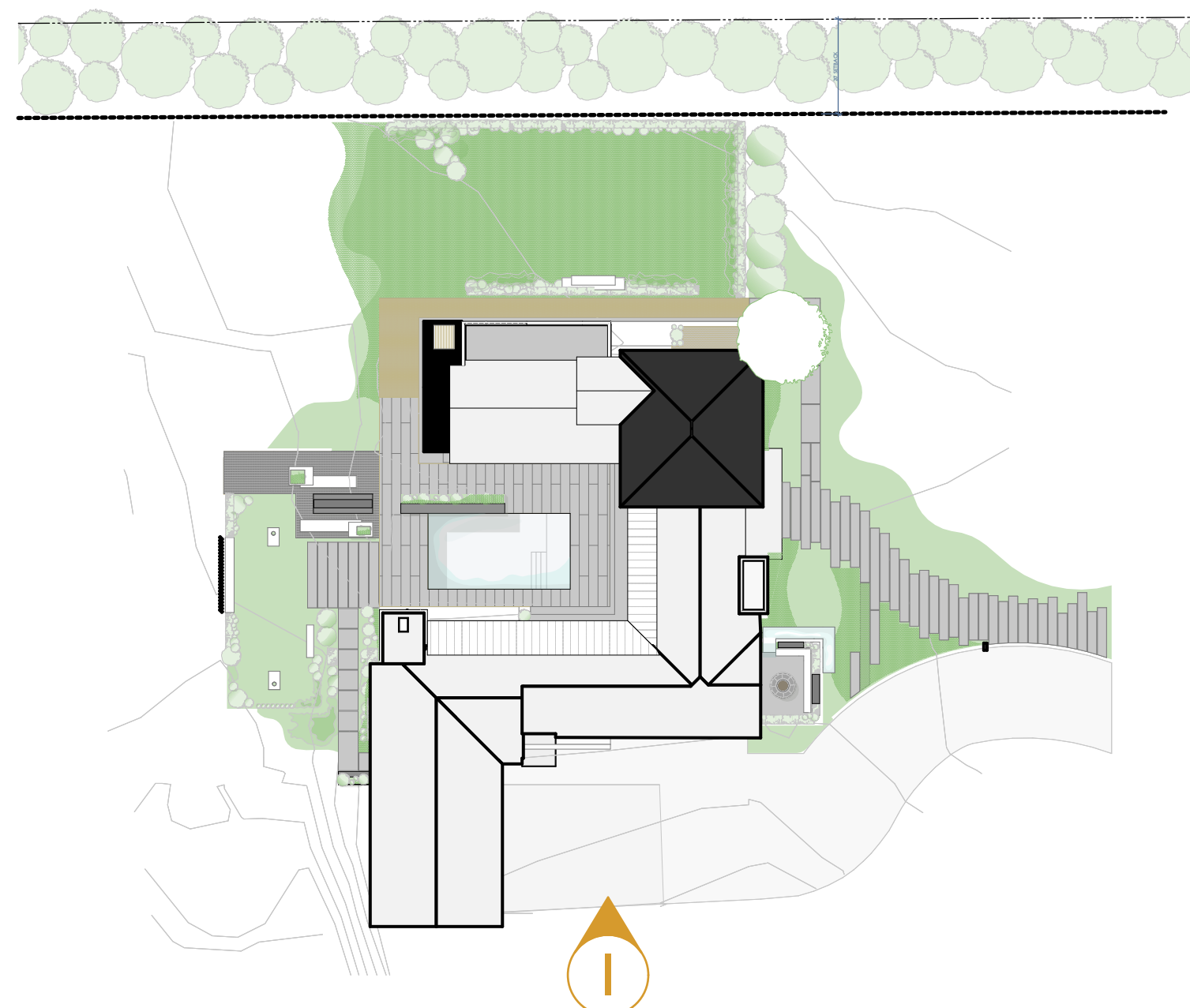
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3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



6 EXTERIOR PALETTE
SCALE: 3/8" = 1'-0"



5 SITE PLAN PROPOSED KEY MAP
SCALE: 1/32" = 1'-0"



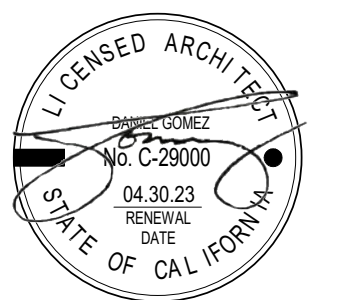
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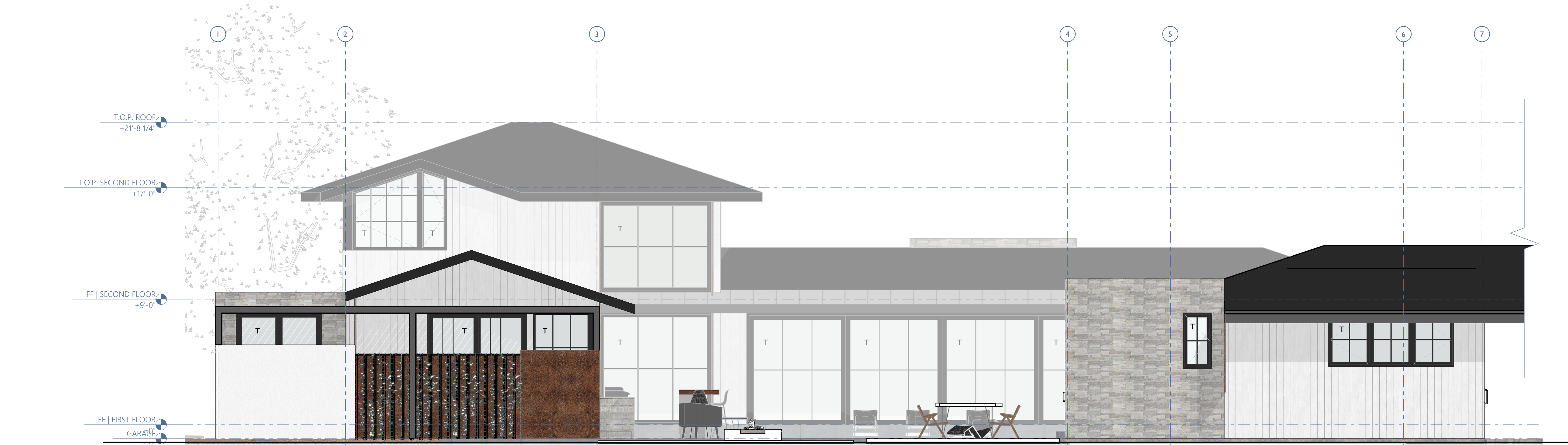
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Sheet Title
PROPOSED EAST ELEVATION

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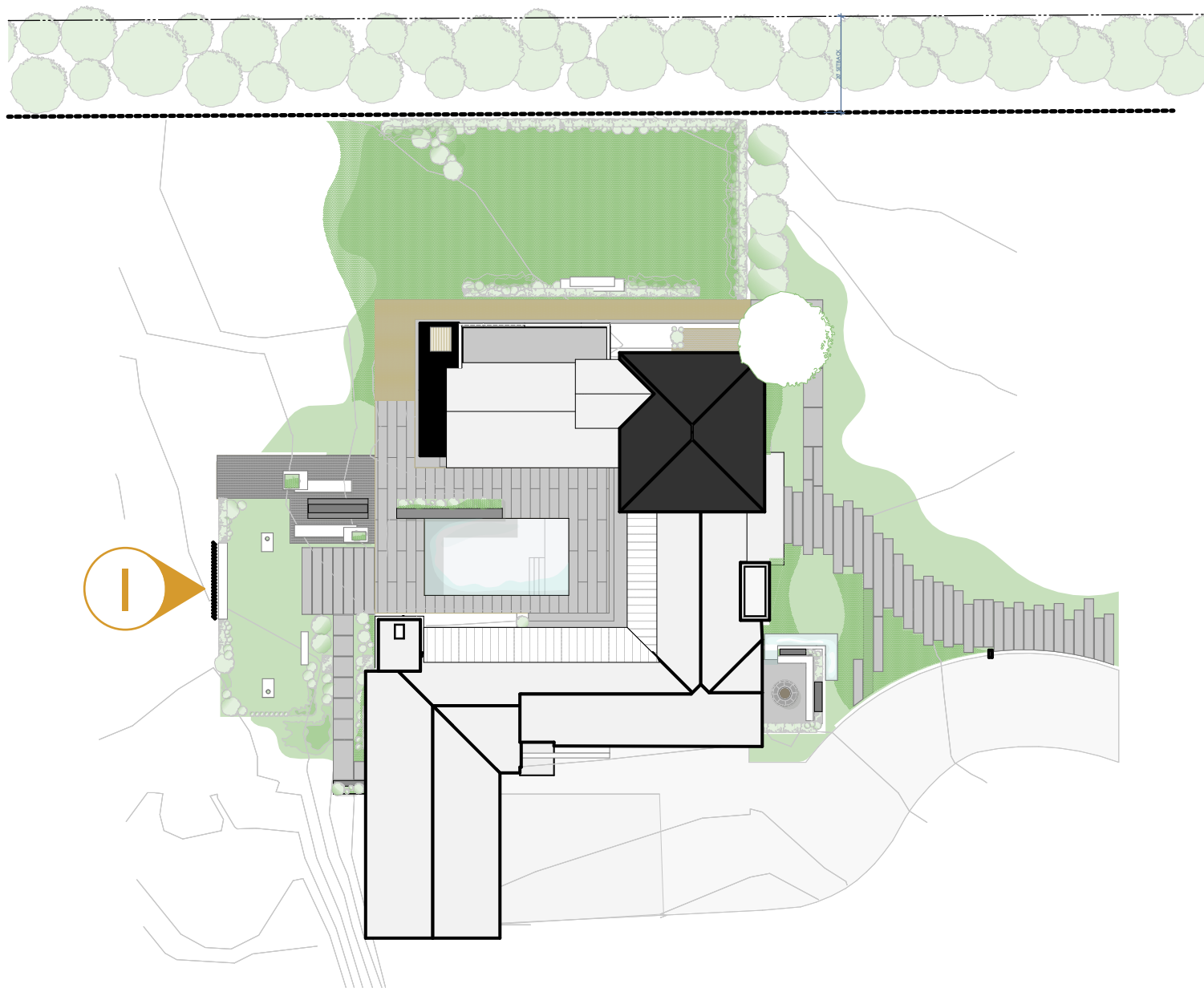
A2.3



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



8 SITE PLAN PROPOSED KEY MAP
SCALE: 1/32" = 1'-0"



3 EXTERIOR PALETTE
SCALE: 3/8" = 1'-0"



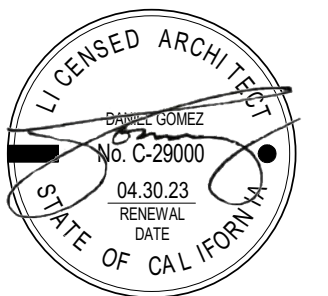
4 SOUTH PERSPECTIVE
SCALE: 1/91.04"

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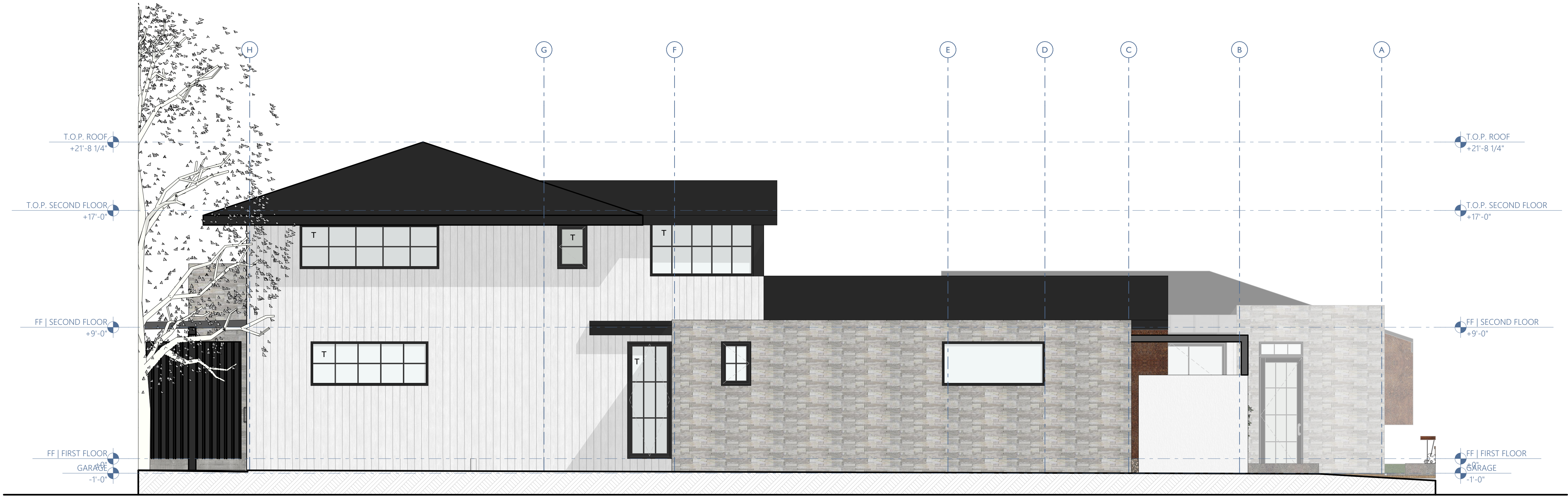
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PROPOSED SOUTH ELEVATION

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A2.4



3

PROPOSED WEST ELEVATION

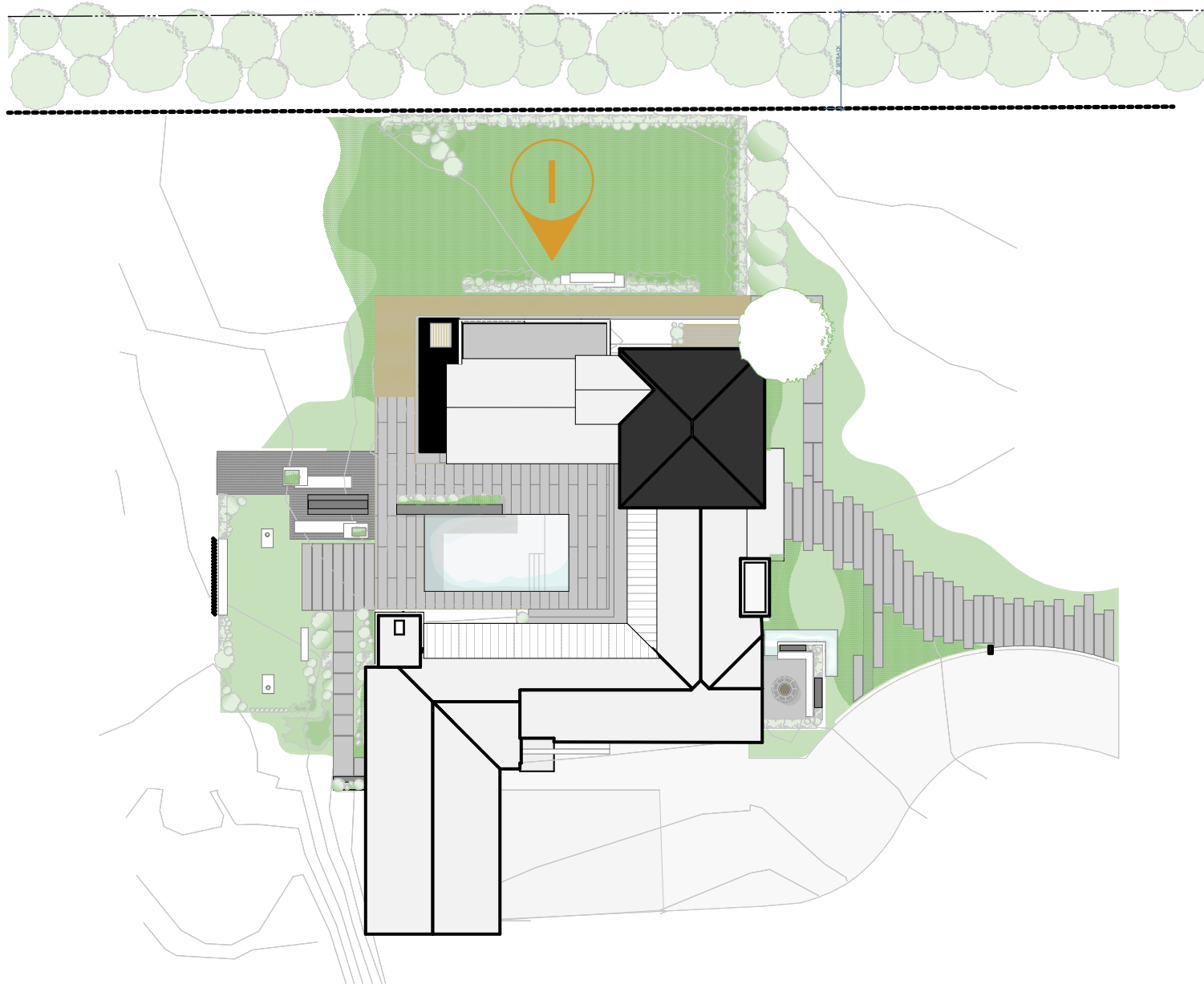
SCALE: 1/4" = 1'-0"



5

EXTERIOR PALETTE

SCALE: 3/8" = 1'-0"



6

SITE PLAN PROPOSED KEY MAP

SCALE: 1/32" = 1'-0"

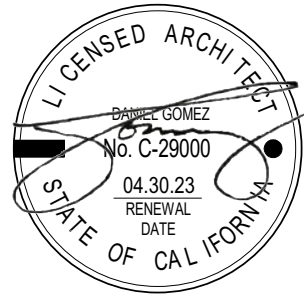


4

WEST PERSPECTIVE

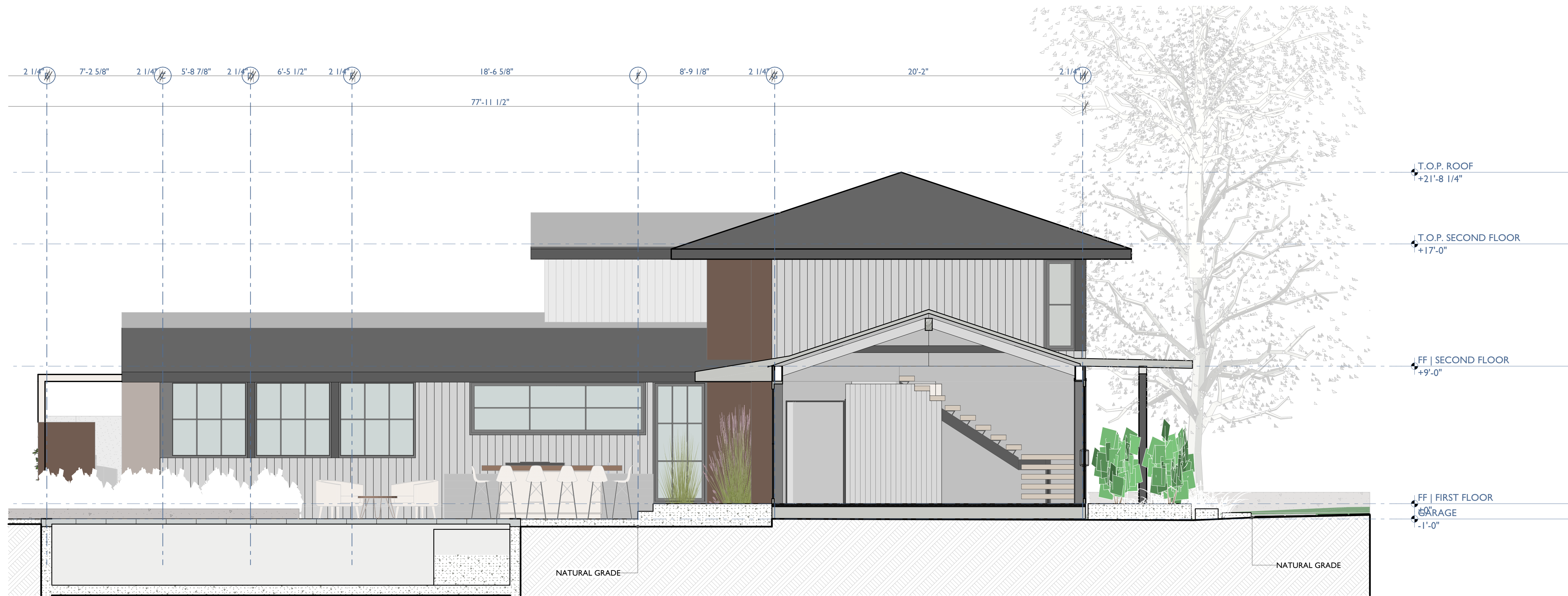
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Project Submittal Record		
Revision	Date	Issue Description
0	04/01/2025	DISC SUBMITTAL
1	09/15/2025	DISC RESUBMITTAL
Seal/ Signature		

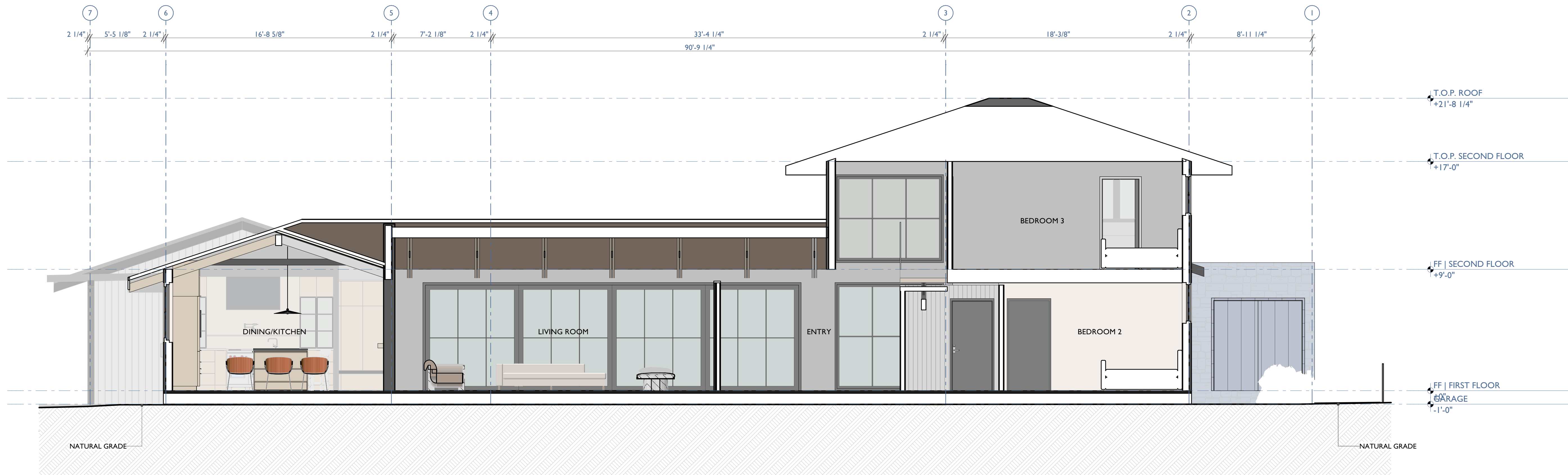


Project Name	ALLEN RESIDENCE - CORRALITOS
Accessor's Parcel Number	APN #: 108-202-31
Sheet Title	PROPOSED WEST ELEVATION
Scale	As Indicated

A2.5



1 SECTION AT ENTRY
 SCALE: 1/4" = 1'-0"



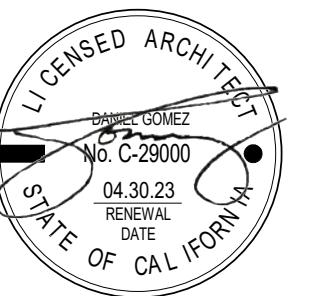
2 SECTION THROUGH DINING/FAMILY/BDRM 2
 SCALE: 1/4" = 1'-0"

**ALLEN
 RESIDENCE**
 378 CORRALITOS RD,
 WATSONVILLE 95076

fuse architects + builders
 512 Capitola Ave + Capitola + California + 95010
 fusearchitecture.com 831.479.9295

Project Submittal Record		
Revision	Date	Issue Description
0	04/01/2025	DISC SUBMITTAL
1	09/15/2025	DISC RESUBMITTAL

Seal/ Signature



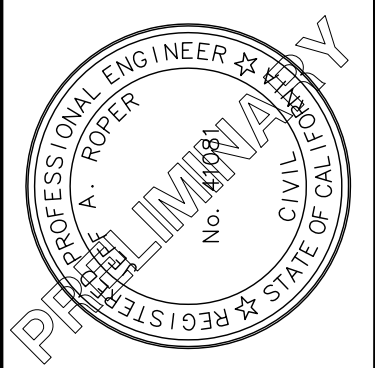
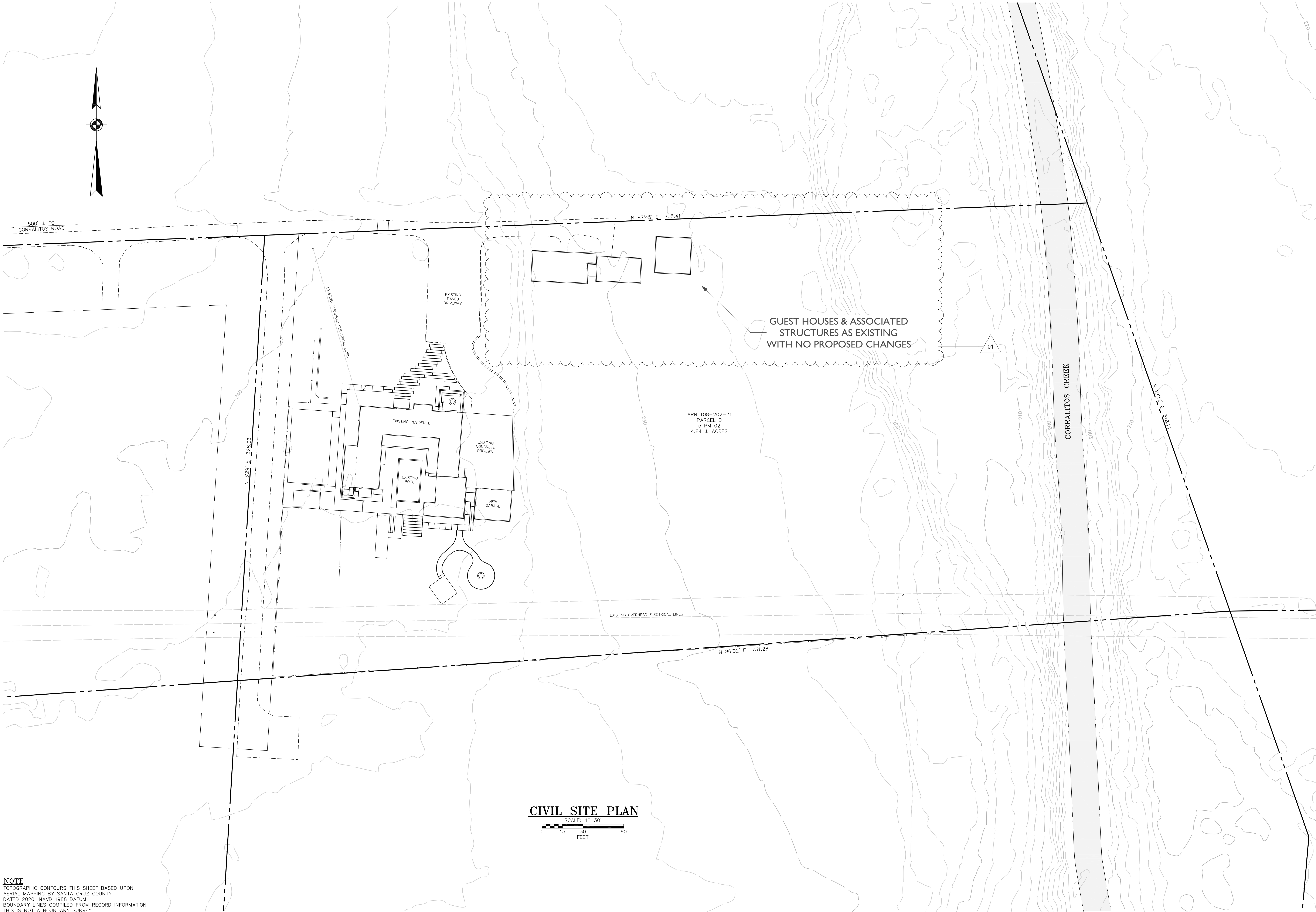
Project Name
 ALLEN RESIDENCE -
 CORRALITOS

Accessor's Parcel Number
 APN #: 108-202-31

Sheet Title
 BUILDING SECTIONS

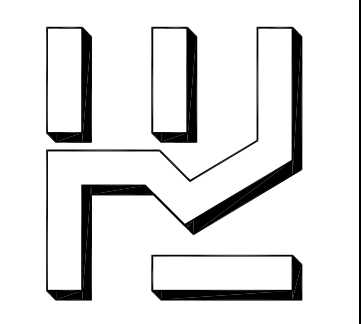
Scale
 As Indicated

A3.0



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ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

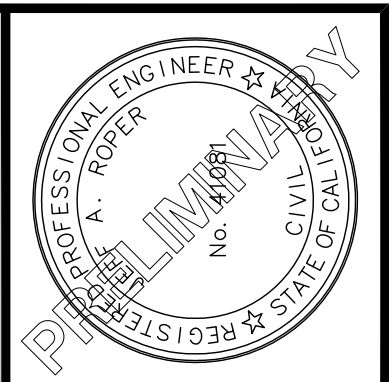
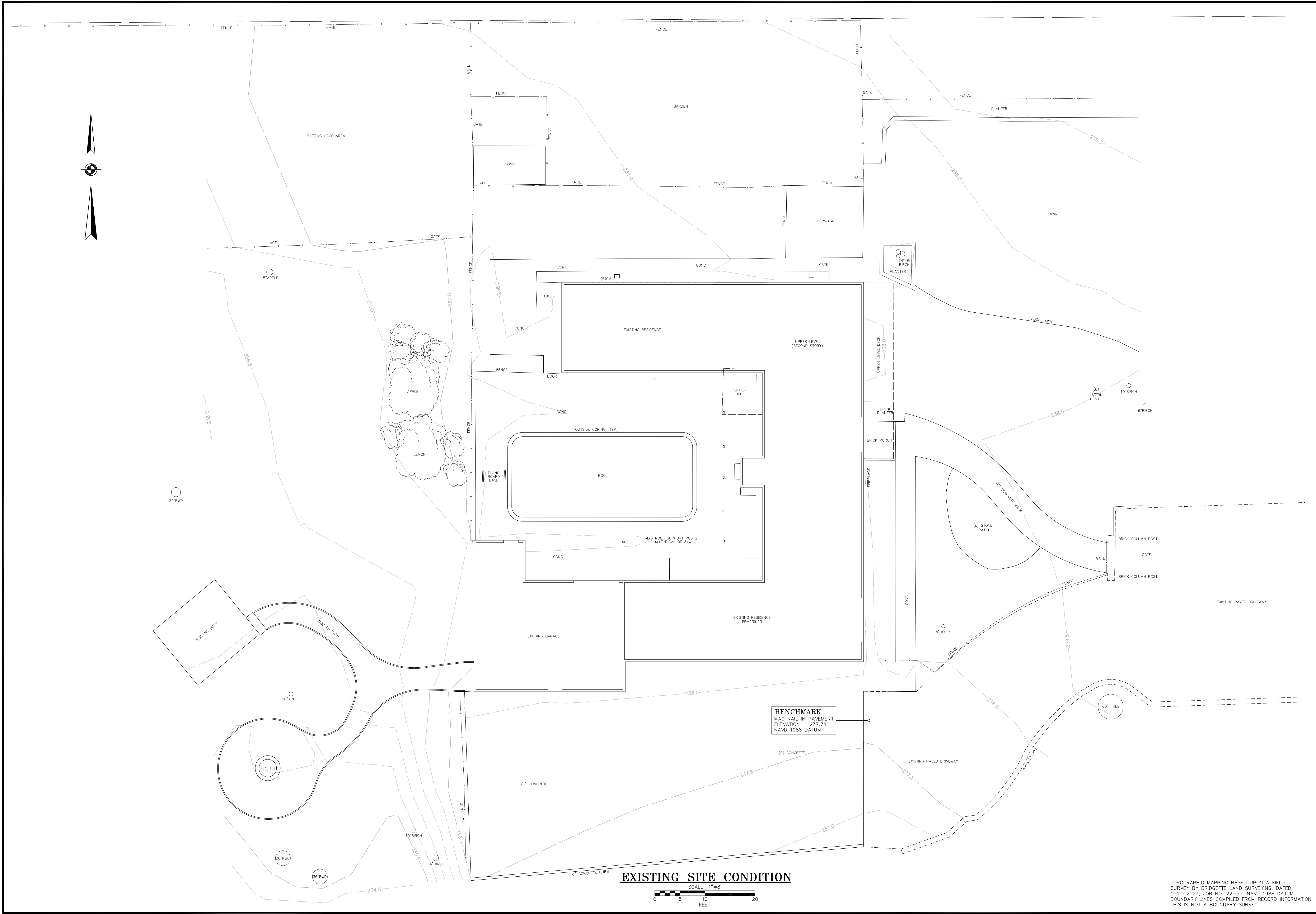


RESIDENTIAL REMODEL OF
THE ALLEN RESIDENCE
378 CORRALITOS ROAD, CORRALITOS APN 108-202-31

CIVIL SITE PLAN

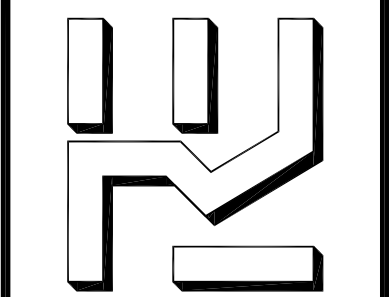
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DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 26, 2024
REVISED:	
JOB NO.:	24011
SHEET	

C1
OF 4 SHEETS



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(831) 724-5300 jeff@roperengineering.com

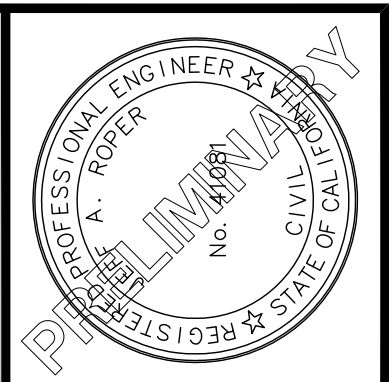
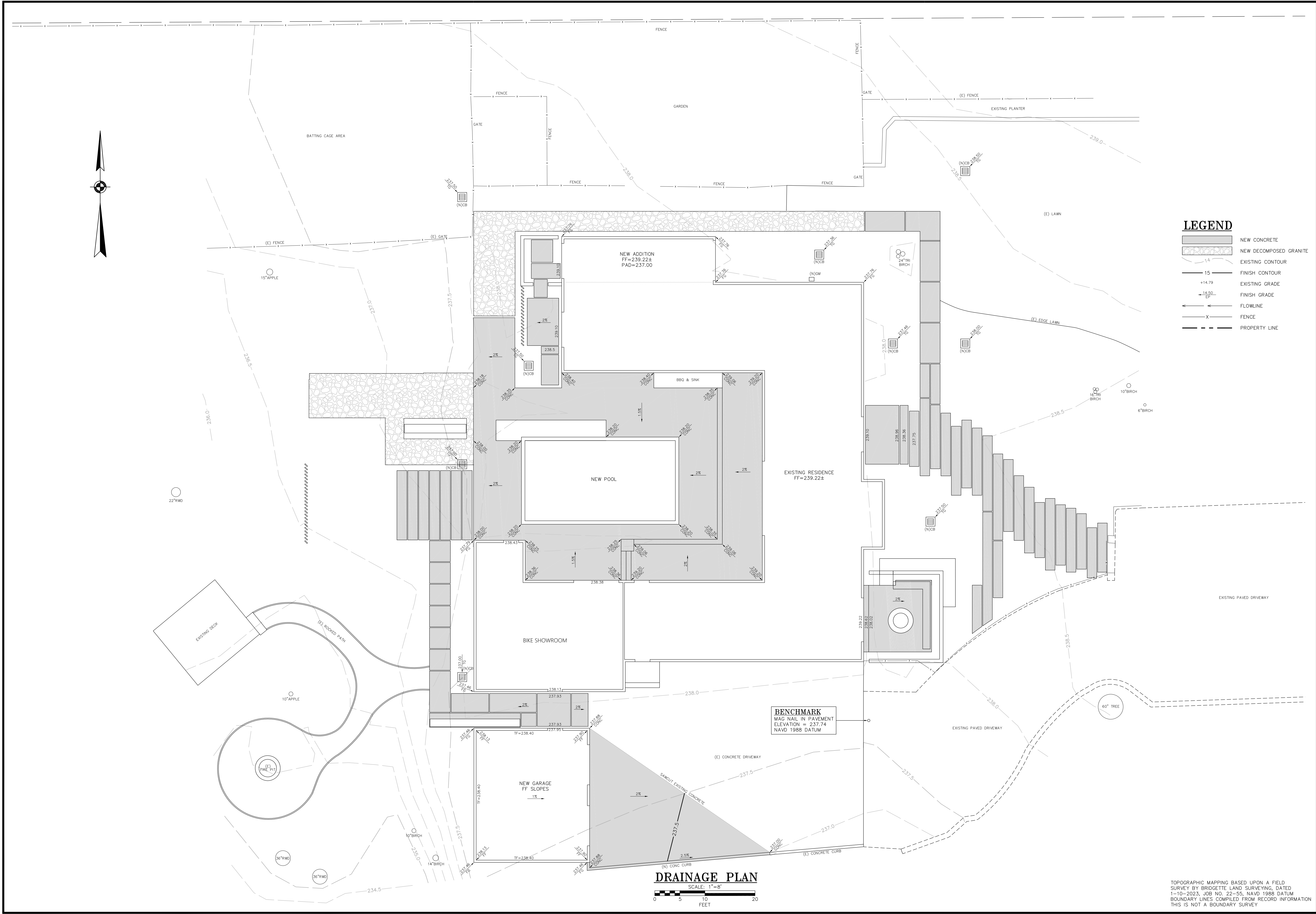


**RESIDENTIAL REMODEL OF
THE ALLEN RESIDENCE**
378 CORRALITOS ROAD, CORRALITOS APN 108-202-31
EXISTING SITE CONDITION

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 26, 2024
REVISED:	
JOB NO.:	24011
SHEET	

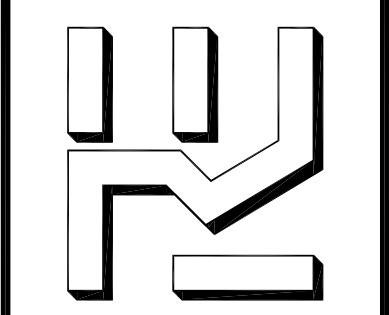
C2
OF 4 SHEETS

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY BRIDGETTE LAND SURVEYING, DATED 1-10-2023, JOB NO. 22-55, NAVD 1988 DATUM. BOUNDARY LINES COMPILED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.



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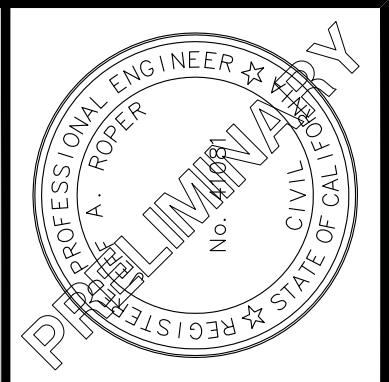
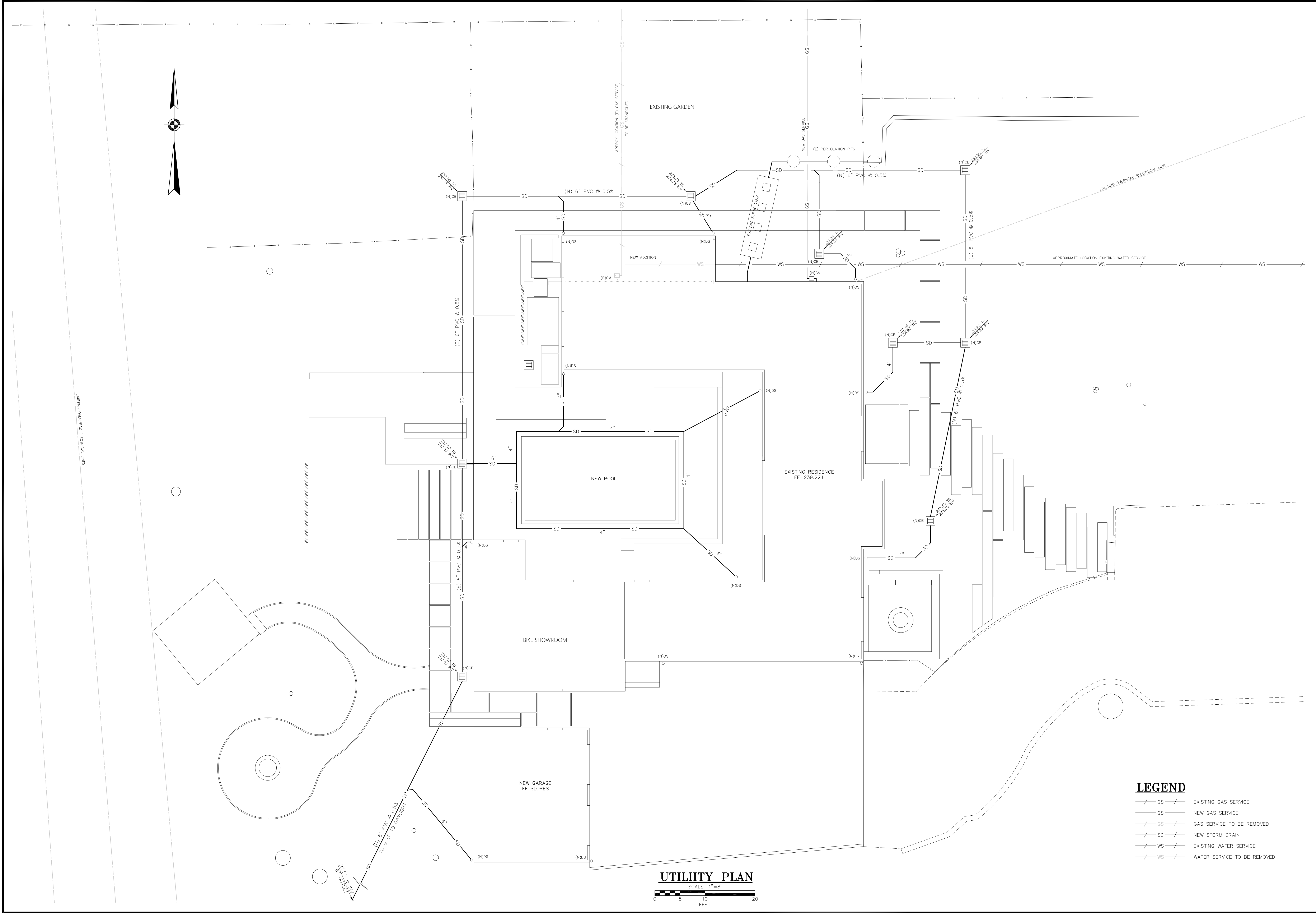
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jef@roperengineering.com



**RESIDENTIAL REMODEL OF
THE ALLEN RESIDENCE**
378 CORRALITOS ROAD, CORRALITOS APN 108-202-31
DRAINAGE PLAN

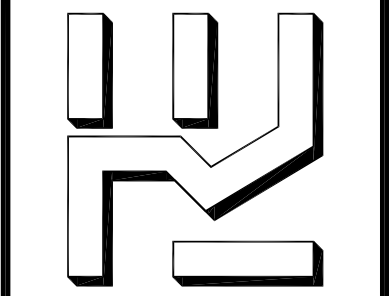
SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 26, 2024
REVISED:	
JOB NO.:	24011
SHEET	C3
OF	4 SHEETS

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY BRIDGETTE LAND SURVEYING, DATED 1-10-2023, JOB NO. 22-55, NAVD 1988 DATUM. BOUNDARY LINES COMPILED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.



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(831) 724-5300 jeff@roperengineering.com



**RESIDENTIAL REMODEL OF
THE ALLEN RESIDENCE**
378 CORRALITOS ROAD, CORRALITOS APN 108-202-31
UTILITY PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 26, 2024
REVISED:	
JOB NO.:	24011
SHEET	C4

Exhibit D

Historical Aerial Imagery



1948



1964



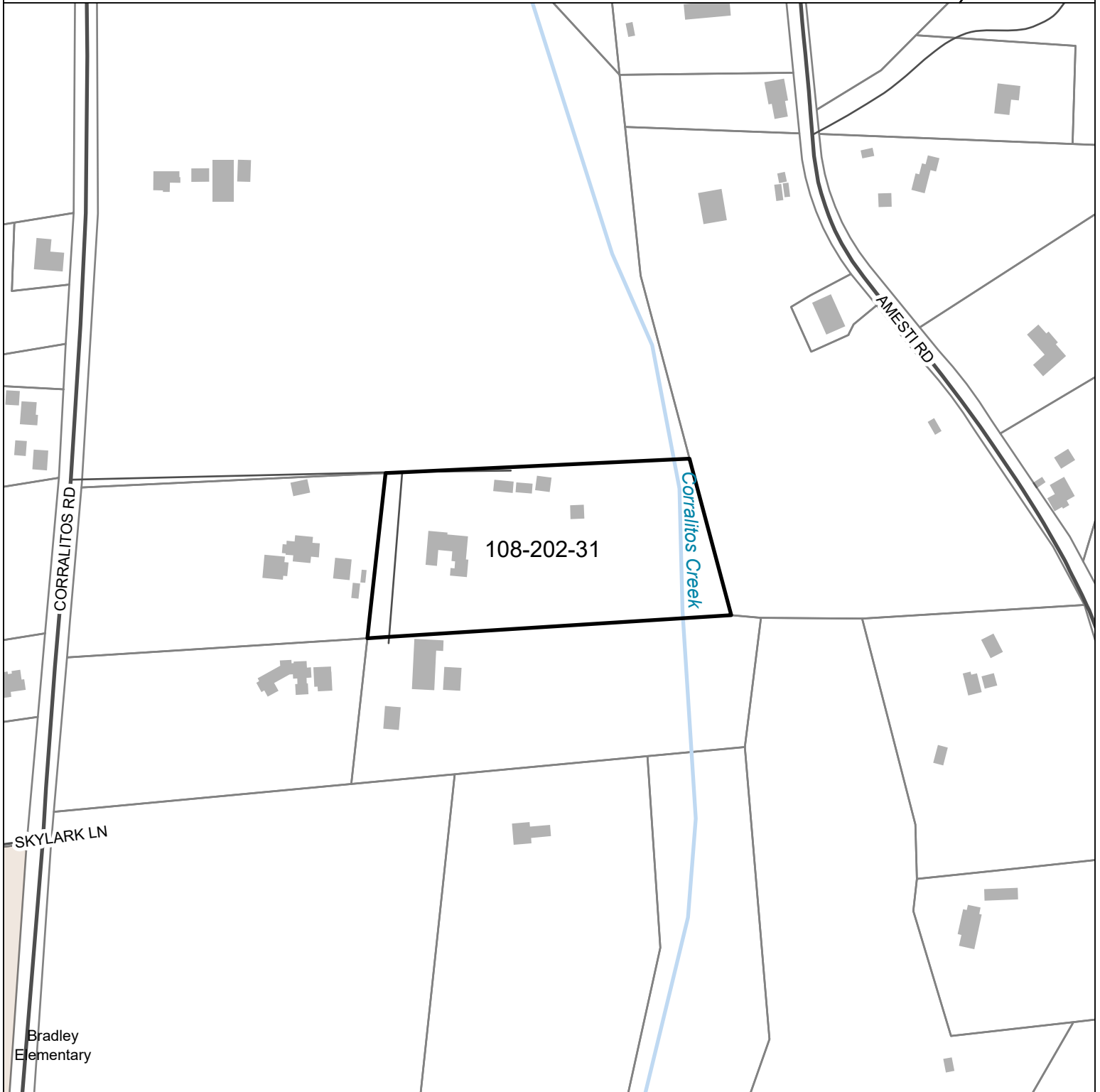


2024



Santa Cruz County Planning Department

Parcel Location Map

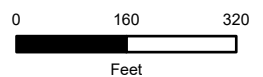
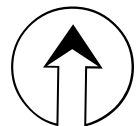


Parcel: 10820231

☐ Subject Parcel

Map printed: 24 Sep. 2025

Exhibit E



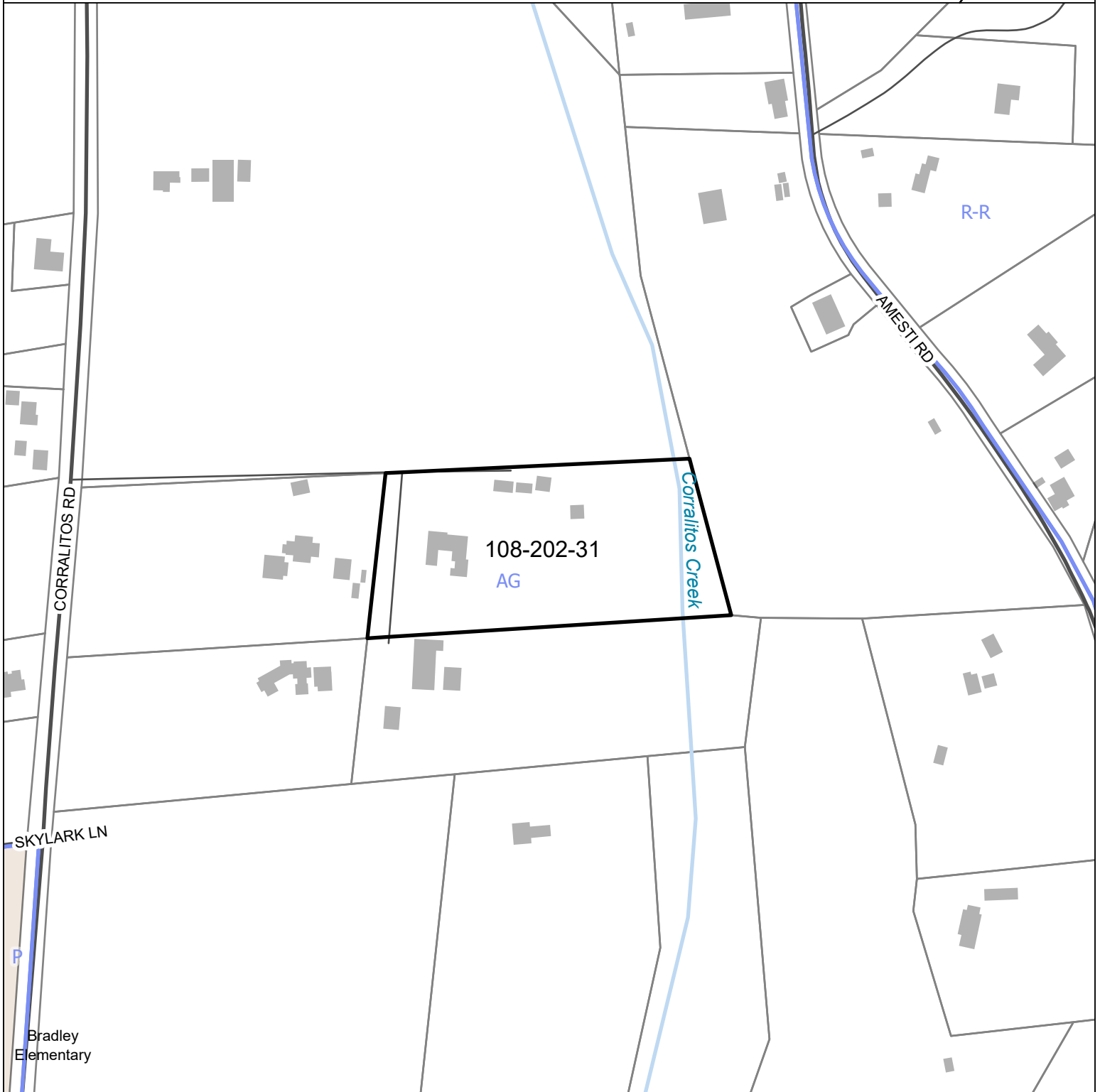


Santa Cruz County Planning Department

Parcel General Plan Map

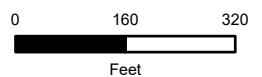
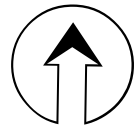


Mapped Area



 Subject Parcel

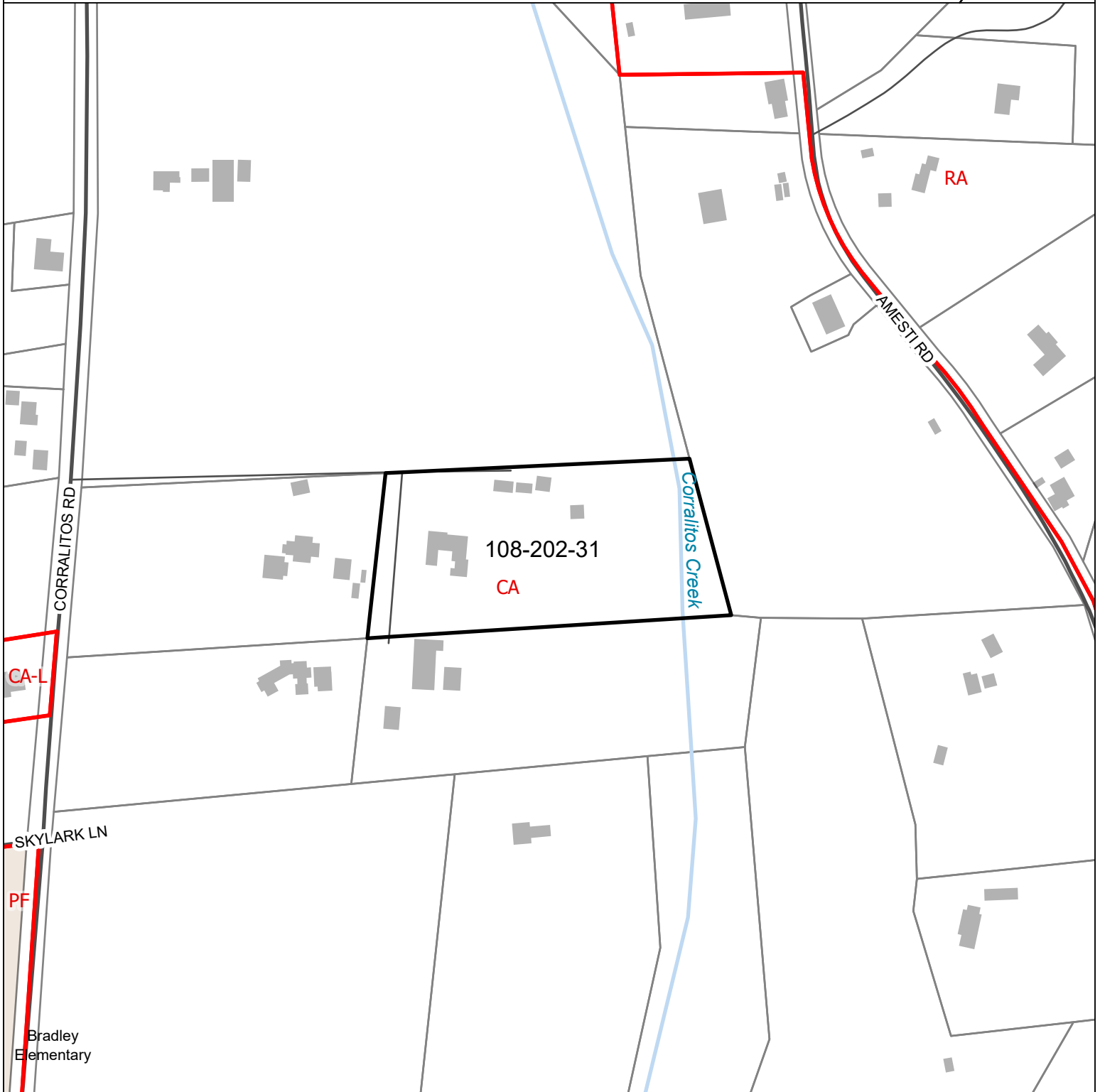
Exhibit E





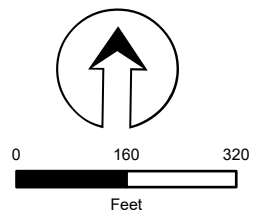
Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel

Exhibit E



Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Septic
Fire District: Pajaro Fire Protection District
Drainage District: Flood Control Zone 7

Parcel Information

Parcel Size: 5.19-acres
Existing Land Use - Parcel: Residential, agricultural
Existing Land Use - Surrounding: Residential, agricultural
Project Access: Via Corralitos Road and private right-of-way
Planning Area: Eureka Canyon
Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 0-15 percent
Env. Sen. Habitat: Riparian on eastern side of property next to Corralitos Creek
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Mapped archaeological resource area