

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 171142

APN: 098-111-45

Proposal to construct a 3,200 square foot non-habitable accessory structure (metal building) and to grade approximately 166 cubic yards of material. Requires a Residential Development Permit and a Preliminary Grading Review.

Property located on the south side of Adams Road (26050 Adams Road) approximately one mile southeast from the intersection with Skyland Road.

OWNER: Guy and Brenda McIlroy

APPLICANT: Adrik McIlroy

SUPERVISORIAL DISTRICT: 2

PLANNER: Lezanne Jeffs, (831) 454-3134

EMAIL: Lezanne.Jeffs@santacruzcounty.us

Public comments must be received by 5:00 p.m. August 10, 2017.

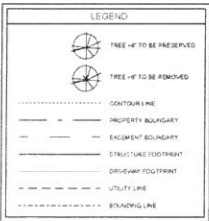
A decision will be made on or shortly after August 11, 2017.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, call the project planner identified above.

SCALE 1" = 30'-0"



VICINITY MAP AND DIRECTIONS

The map shows the location of the study area (indicated by a dashed line) relative to the city of San Francisco and the San Francisco Bay Area. The map includes labels for 'San Francisco', 'San Francisco Bay', 'San Francisco Peninsula', and 'San Francisco Bay Area'. A scale bar indicates distances in miles (0 to 10). A north arrow is also present.

For more information, please contact the San Francisco Bay Area Regional Office at (415) 774-2000.

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PROTECTION OF TREES WITHIN LIMITS OF DISTURBANCE

ACCORDING TO ARBORIST CONSTRUCTION BEST PRACTICES, EXISTING TREES TO BE PRESERVED AND IN PROXIMITY TO HEAVY MACHINERY, HEAVY FOOT TRAFFIC OR PROPOSED STRUCTURE WILL BE PROTECTED BY:

- AT LEAST 6" OF DEPOSITED MULCH TO 15X DRIP LINE OR FEASIBLE TO MINIMIZE SOIL COMPACTION AROUND ROOTS
- FENCING CREATING A 3 FT OR FEASIBLE EXCLUSION ZONE AROUND PRESERVED TREES
- ALL TREES WITHIN LIMITS OF DISTURBANCE ARE CLASSIFIED "TOLERANT" TO ROOT SEVERANCE
- GRADE CHANGES WITHIN PROTECTED ROOT ZONES TO BE MINIMIZED
- TREES TO BE MONITORED FOR CONSTRUCTION DAMAGE SYMPTOMS AND STANDARD TREATMENT BEST PRACTICES APPLIED

REF. PROTECTING TREES FROM CONSTRUCTION DAMAGE. GARY R. JOHNSON
<https://www.extension.umn.edu/gardenyard-garden/trees-shrubs/protecting-trees-from-construction-damage/>

FIRE PLAN MOVED TO
PAGE FP-1

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APN 098-111-45

SITE PLAN
& JOB DATA

REV 06/22/2017

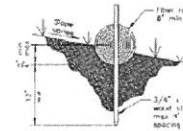
DATE 05/18/2017

SHEET NO.

SP-1

GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE 1" = 30' 0"



ENTIREMENT DETAIL
A.T.S.

EROSION NOTES

- PERSON RESPONSIBLE FOR EROSION CONTROL: PHONE NUMBER: GUY MCLEARY (408) 864-5953
- NO GRADING MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH WITHOUT A WINTER GRADING PERMIT
- UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED
- NEED ME SPECIFICATIONS ANNUAL WINTER BARLEY
- ALL EXCAVATED MATERIAL SHALL BE REDUCED TO AN APPROVED DISPOSAL SITE OR REUSED ON SITE IN A MANNER THAT SHALL NOT CAUSE EROSION
- EROSION CONTROL MEASURES SHALL BE IN PLACE BETWEEN OCTOBER 15TH AND APRIL 15, OR WHEN RAIN IS FORECASTED
- SOILS TRACKED ON ADJACENT STREETS SHALL BE CLEANED UP AT THE END OF EACH WORK DAY
- INACTIVE SOIL STOCKPILES SHALL BE COVERED. ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECASTED RAIN EVENT
- THE EROSION CONTROL PLAN SHALL BE RE-EVALUATED AND ADJUSTED ACCORDINGLY AS THE SITE CHANGES AND AFTER RAIN EVENTS
- EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE RAINY SEASON

GRADING NOTES

PROTECT ALL NATIVE SOIL. REUSE UNUSED EXCAVATED SOIL ON SITE ON INDICATED LEVEL GROUND NO GREATER THAN 3 FT DEPTH OR TRUCK TO LAND FILL. MINIMIZE DISTRIBUTION OF EXISTING PLANTS AND TREES. ALL FILLS AND CUTS 2:1 OR FLATTER. ALL FILLS AND CUTS LESS THAN 3 FT DEPTH. ALL PRE-EXISTING GROUND SLOPE IS 9:42% STANDARD "BALANCED CUT AND FILL" CONSTRUCTION

PRIMARY CALCULATION

CUT AREA BY ELEVATION CONTOUR	APPROXIMATE ELEVATION BELOW MEAN - 2 FT
2.242	334 SQ. FT.
2.242	1337 SQ. FT.
2.241	2419 SQ. FT.
2.239	176 SQ. FT.
2.237	178 SQ. FT.
2.236	1250 SQ. FT.
2.234	850 SQ. FT.
TOTAL CUT VOLUME	= 4472 CU. FT. = 166 CU. YD.

BACKUP CALCULATION

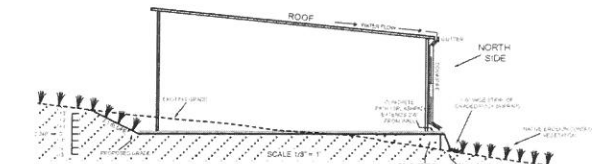
APPROXIMATE ELEVATION BELOW MEAN - 2 FT	APPROXIMATE ELEVATION ABOVE MEAN - 2 FT
APPROXIMATE AREA BELOW MEAN - 1900 SQ. FT.	APPROXIMATE AREA ABOVE MEAN - 1900 SQ. FT.
APPROXIMATE FILL = 3800 CU. FT. + 140 CU. YD.	APPROXIMATE CUT = 3800 CU. FT. + 140 CU. YD.

FILL AREA BY ELEVATION CONTOUR

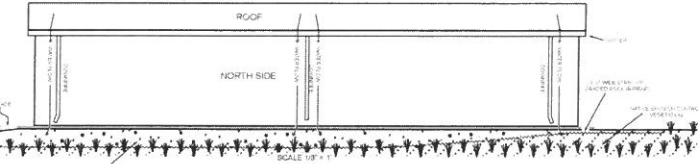
2.240	184 SQ. FT.
2.239	1061 SQ. FT.
2.238	534 SQ. FT.
2.237	188 SQ. FT.
TOTAL FILL VOLUME AFTER COMPACTION	= 3426 CU. FT. = 127 CU. YD.
TOTAL FILL VOLUME BEFORE COMPACTION	= 3576 CU. FT. = 131 CU. YD.

PRIOR SOIL LOG FROM

1-12 FT. SANDSTONE
12-30 FT. SOFT SANDSTONE
30-30 FT. CLAY BINDER
30-30 FT. CLAY BINDER



GRADING CROSS SECTION AT MAXIMUM CHANGES. TYPICAL BUILDING SECTION. 8 STORMWATER MANAGEMENT PLAN SIDE VIEW
SEE BP2 FOR ADDITIONAL GRADING CROSS-SECTIONS



STORMWATER MANAGEMENT PLAN DIRECT VIEW

STORMWATER MANAGEMENT NOTES

THE PLAN IS STRUCTURED SO AS TO MINIMIZE CONVERGENCE OF STORMWATER AND DISPERSE IT INTO NATIVE VEGETATION AT LOW VELOCITY.

PROPOSED FEATURES

- MEDIUM SIZE PROJECT AS PER COUNTY DESIGN CRITERIA PART 3 SECTION 1.1 AT 3.200 SQ. FT. ROOFING, 1.060 CONCRETE SURROUNDING, 4.290 SQ. FT. TOTAL
- 25 FT x 102.5 FT RUNOFF RETENTION AREA BY SLOPE INFILTRATION METHOD TO BIOLOGICALLY ACTIVE, > 5% PERMEABLE SOIL
- SINGLE SLOPE ROOF IN LINE WITH THE PRE-EXISTING TOPOGRAPHY MINIMIZES CHANGE IN DRAINAGE PATTERN
- CONCRETE BUILT EXTENDING 2 FT FROM BUILDING TO RETAINING WALL PROVIDES GRADE OF ACCESS AND KEEPS WATER AWAY FROM FOUNDATIONS
- GENTLE SLOPE AWAY FROM SITE AND LACK OF EXISTING WATERCOURSES AIDS IN WATER INFILTRATION AND ABSORPTION

REVISION NOTE

PREVIOUSLY PROPOSED DRIVEWAY REDESIGNED TO BE PERMEABLE (GRAVEL OR EQUIVALENT DRIVEWAY) REDUCING IMPERVIOUS AREA

STORMWATER MANAGEMENT PLAN

IMPLEMENT THE STANDARD METHOD OF RUNOFF RETENTION BY THE SLOPE INFILTRATION METHOD AND ASSOCIATED BEST MANAGEMENT PRACTICES AS INDICATED IN THE COUNTY DESIGN CRITERIA (CCDC) AND CALIFORNIA BUILDING CODE (SEE GRP FOR CONSERVATIVE REQUIRED LENGTH OF PERFORATED PIPE CALCULATIONS USING 50M-ZZ) (SEE RETENTION AREA SOIL AND VEGETATION PROFILE ON LEFT FOR RETENTION AREA DETAILS). THE SINGLE-SLOPE ROOF CONVEYS WATER TO A GUTTER WITH THREE DOWNPIPES TO SPLASHPADS INTO THE RUNOFF RETENTION AREA WHICH SLOPES AWAY FROM THE STRUCTURE. THE CONCRETE SKirting FOR THE BUILDING DRAINING DIRECTLY TO THE BUILDING RUNOFF RETENTION AREA.

TO HELP ASSURE BEST PRACTICES THE FOLLOWING QUALITATIVE CALCULATION WAS TAKEN FOR THIS PROJECT THE LOWEST PERMEABILITY RESULT FROM TESTING WAS 7% WITH COMPLETING 50M-ZZ WITH A CONSERVATIVE 5% (30% REDUCTION) GIVES A PERFORATED PIPE LENGTH OF 15' WITH THE PROPOSED THREE DOWNPIPES EACH OUTLET REQUIRES 5' OF PERFORATED PIPE 50M-ZZ PART 3 SECTION 1.9.2. EACH DOWNPIPE WILL BE CAPSPERSED OVER A SPLASH BLOCK THE DOWNPIPES WILL BE EVENLY DISTRIBUTED OVER THE RUNOFF RETENTION AREA.

RETENTION AREA SOIL AND VEGETATION PROFILE

- GROUND SLOPES 15% FROM BUILDING AT 15% OR LESSER GRADE
- THREE STANDARD SOIL PERMEABILITY TEST HOLES SHOW SATURATED PERMEABILITY VALUES OF 8.5 IN/H AND 7.1 IN/H FROM WEST TO EAST (SEE LOCATIONS IN INDICATED RUNOFF RETENTION AREA)
- SOIL LAYERS
 - SURFACE HEAVY LEAF LITTER AND PINE NEEDLES TO HUMUS
 - 0-6" SANDY LOAM
 - 6-12" SANDY LOAM AND SANDSTONE
 - 1-12" SANDSTONE
 - WATER TABLE AT APPROX 30" DEPTH
- VEGETATION
 - GRASSLANDS LIGHT NATIVE GRASSCOVER, IRIGES
 - HIGH MATURE MONTEREY PINE, BULLEAF MAUI, CALIFORNIA LAUREL, LIVE OAK, AND MADRAGUE (SEE LOCATIONS IN INDICATED RUNOFF RETENTION AREA)
- DISTURBED GROUNDCOVER TO BE RESTORED OR IMPROVED FOLLOWING CONSTRUCTION (NEW VEGETATION SHALL BE OF DEEP ROOTED PLANTS SUITED TO THE SHADE, LOW FIRE RISK, AND NOT REQUIRING IRRIGATION, SUCH AS WELL MAINTAINED CALIFORNIA BUNCH GRASSES AND CREEPING SNOWMEYRY)

SITE HYDROLOGY FACTORS

- SATURATED SOIL PERMEABILITY 7.1 IN/H
- ESTIMATED DISTANCE FOR SHEET FLOW 25 FT
- RAI (ISO) 1.90
- RATIONAL COEFFICIENTS (PHE 2.25, POST 0.90)
- DESIGN STORM INTENSITY (FROM NOAA 22) 0.61 IN/H

LEGEND

- PERMEABILITY TEST HOLE
- TRACE-4 TO BE PRESERVED
- TRACE-4 TO BE REMOVED
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- STRUCTURE FOOTPRINT
- DRIVEWAY FOOTPRINT
- UTILITY LINE
- BOUNDARY LINE
- RUNOFF RETENTION AREA

GRADING, DRAINAGE & EROSION CONTROL PLAN

REV 06/22/2017

DATE 05/10/2017

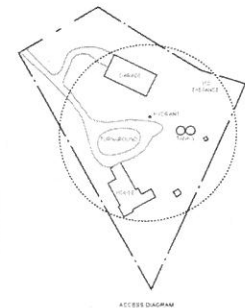
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GD-1

ALFRED MCLEARY
GRADING, DRAINAGE & EROSION CONTROL
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ALF 864-5953

GUY MCLEARY
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SCALE 1" = 30'-0"



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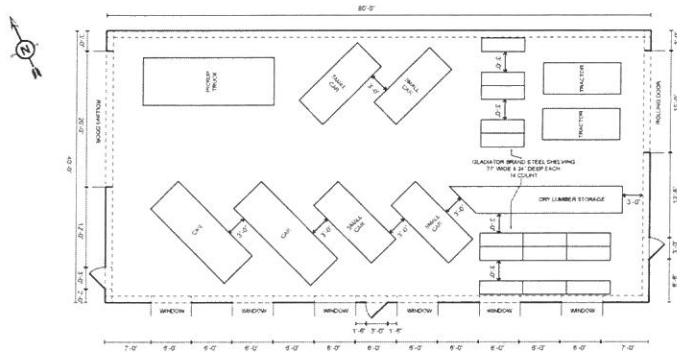
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SHEET NO.

FP-1

FLOOR PLAN & ELEVATIONS

SCALE 1/8" = 1'



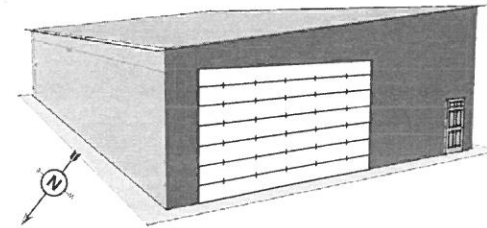
FLOOR LAYOUT AND INTENDED USE
SCALE 1/8" = 1'

NOTES ON USAGE

PROVIDE DRY, RODENT-FREE STORAGE FOR CLASSIC CAR COLLECTION, TRACTORS, LUMBER AND MISCELLANEOUS SHELVING. INTENDED CONTENTS IS CURRENTLY STORED IN TEMPORARY STRUCTURES, STORAGE OR EXPOSED TO THE ELEMENTS. EXISTING STRUCTURE HAS NO GARAGE.

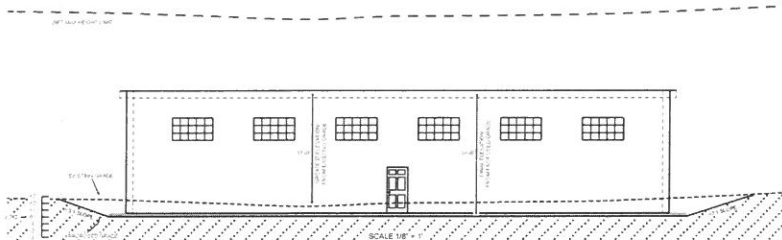
BUILDING MATERIALS AND FINISH

STEEL FRAME
RIMMED STEEL CLADDING
CONCRETE FLOOR
GLASS WINDOWS
PERSONNEL DOORS
ROLLUP DOORS

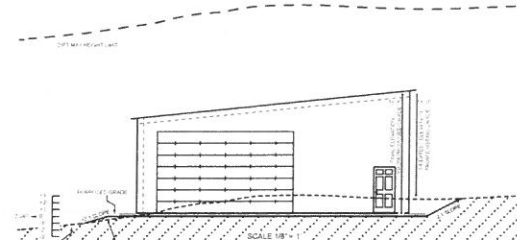


PROPOSED DETACHED GARAGE
3/4 VIEW FROM THE NORTHWEST, ROLLER DOOR CLOSED

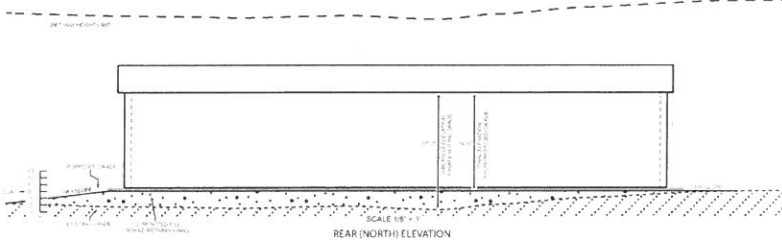
PRELIMINARY BUILDING PLANS - ELEVATIONS



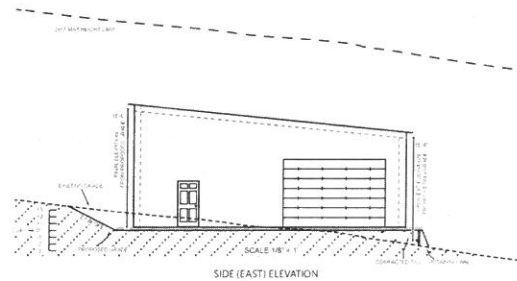
FRONT (SOUTH) ELEVATION
SCALE 1/8" = 1'



SIDE (WEST) ELEVATION
SCALE 1/8" = 1'



REAR (NORTH) ELEVATION
SCALE 1/8" = 1'



SIDE (EAST) ELEVATION
SCALE 1/8" = 1'

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FLOOR PLAN & ELEVATIONS

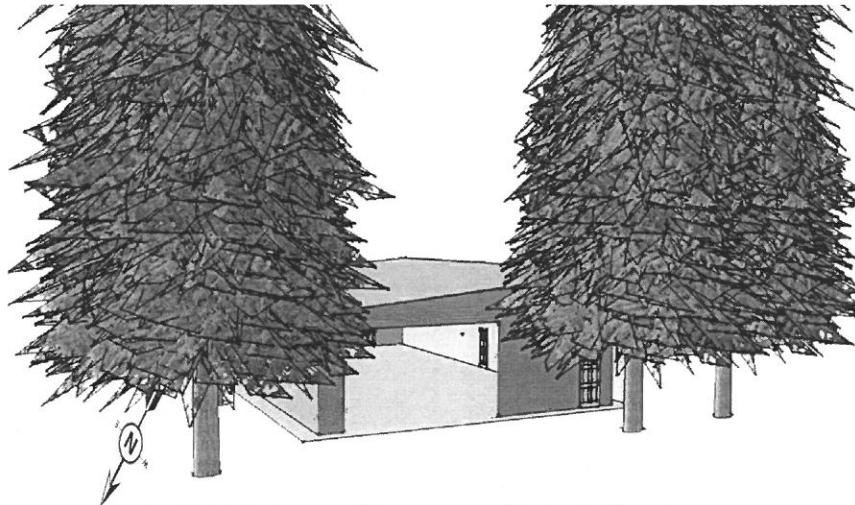
REV 06/22/2017

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BP-2

PRELIMINARY BUILDING PLANS - COVER



Proposed detached garage. 3/4ths view from the North-West. Roller door open.
Some existing trees, shown to scale.



View of the site from 6ft above the road as one approaches from the North. Garage to be located approximately 180ft ahead of camera.
All depicted trees to be preserved.



View of the site from 6ft above the road as one approaches from the South-East. Garage to be located on the left, 45+ft from the center of the right of way. All depicted trees to be preserved.

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