

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

**NOTICE OF ADMINISTRATIVE AGRICULTURAL BUFFER
SETBACK REDUCTION**

Pursuant to Santa Cruz County Code 16.50.095, this notice has been provided to the project applicant, to all members of APAC, to the Agricultural Commissioner, to owners of commercial agricultural land within 500 feet of the project location, and to members of the Board of Supervisors. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 261048

SITUS: 499 Hames Road, Watsonville, CA 95076

Proposal to construct a swimming pool adjacent to an existing single-family dwelling. Project requires a Site Development Permit and reduction of the 200-foot Agricultural Buffer Setback from the adjacent CA-zoned property (APN 108-051-33, 1255 Hames Rd) to about 148-feet to the south property line and 120-feet at the west property line. Property is located on the east side of Hames Road, about 0.25 miles south of the intersection of Hames Road and Pleasant Valley Road (499 Hames Road).

APN: 108-051-37

OWNER: Enrique & Abigail Gonzales

APPLICANT: Royal Pools/Juanita Lopez

SUPERVISORIAL DISTRICT: 2

PLANNER: Evan Ditmars, (831) 454 -3227

EMAIL: Evan.Ditmars@santacruzcountyca.gov

Questions or comments must be received by 5:00 p.m. May 12, 2026.

A decision will be made or, or shortly after, May 13, 2026.



ROYAL POOLS BY ADAMS

2258 CAMDEN AVENUE
 SAN JOSE, CA 95124
 Phone 408-371-8000
 Licence No. C53-278052 royalpools.com

COVER SHEET

PROPERTY OWNER: ENRIQUE GONZALES EMAIL aztechnologist@yahoo.com
 PROJECT ADDRESS 499 HAMES RD. PHONE 310-702-0939
 CITY WATSONVILLE, CA. APN# 108-051-37

ENGINEER: LENEHAN ENGINEERING CONTACT PERSON GERRY LENEHAN
 ADDRESS 750 OAK AVENUE PKWY, SUITE 195 PHONE 0:916-287-1445 C:916-798-3735
 CITY FOLSOM, CA 95630 EMAIL gerry@lenehaneng.com
www.lenehaneng.com

SOILS ENGINEER: BUTANO GEOTECHNICAL ENGINEERING, INC. CONTACT PERSON GREG BLOOM, PE, GE
 ADDRESS 404 WESTRIDGE DR. PHONE 831-724-2612
 CITY WATSONVILLE, CA. 95076 EMAIL WWW.BUTANOGEOTECH.COM

CODE COMPLIANCE NOTES

Anti-Entrapment Requirements

SECTION 115928 OF THE CALIFORNIA HEALTH AND SAFETY CODE STATES AS FOLLOWS: WHENEVER A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA, THE POOL OR SPA SHALL MEET ALL THE FOLLOWING REQUIREMENTS:

- (a) (1) THE SUCTION OUTLETS OF THE POOL OR SPA FOR WHICH THE PERMIT IS ISSUED SHALL BE EQUIPPED TO PROVIDE CIRCULATION THROUGHOUT THE POOL OR SPA AS PRESCRIBED IN PARAGRAPHS (2) AND (3).
- (1) THE SWIMMING POOL OR SPA SHALL EITHER HAVE AT LEAST TWO CIRCULATION SUCTION OUTLETS PER PUMP THAT SHALL BE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH ONE OR MORE "T" FITTINGS, AND THAT ARE SEPARATED BY A DISTANCE OF AT LEAST THREE FEET IN ANY DIMENSION BETWEEN THE SUCTION OUTLETS, OR BE DESIGNED TO USE ALTERNATIVES TO SUCTION OUTLETS, INCLUDING, BUT NOT LIMITED TO, SKIMMERS OR OVERFLOW SYSTEMS TO CONDUCT WATER TO THE RECIRCULATION PUMP.
- (2) THE CIRCULATION SYSTEM SHALL HAVE THE CAPACITY TO PROVIDE A COMPLETE TURNSOVER OF POOL WATER, AS SPECIFIED IN SECTION 3124B OF CHAPTER 31B OF THE CALIFORNIA BUILDING STANDARDS CODE (TITLE 24 OF THE CALIFORNIA CODE REGULATIONS).
- (b) SUCTION OUTLETS SHALL BE COVERED WITH ANTI-ENTRAPMENT GRATES, AS SPECIFIED IN THE ANS/APSP-16 PERFORMANCE STANDARD OR SUCCESSOR STANDARD DESIGNATED BY THE FEDERAL CONSUMER PRODUCT SAFETY COMMISSION, THAT CANNOT BE REMOVED EXCEPT WITH THE USE OF TOOLS. SLOTS OR OPENINGS IN THE GRATES OR SIMILAR PROTECTIVE DEVICES SHALL BE OF A SHAPE, AREA, AND ARRANGEMENT THAT WOULD PREVENT PHYSICAL ENTRAPMENT AND WOULD NOT POSE ANY SUCTION HAZARD TO BATHERS.
- (c) ANY BACKUP SAFETY SYSTEM THAT AN OWNER OF A NEW SWIMMING POOL OR SPA MAY CHOOSE TO INSTALL IN ADDITION TO THE REQUIREMENTS SET FORTH IN SUBDIVISIONS (A) AND (B) SHALL MEET THE STANDARDS AS PUBLISHED IN THE DOCUMENT, "GUIDELINES FOR ENTRAPMENT HAZARDS: MAKING POOLS AND SPAS SAFER," PUBLICATION NUMBER 363, MARCH 2005, UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION.

RESIDENTIAL POOL ALARMS, WHICH INCLUDES SURFACE MOTION, PRESSURE, SOLAR, LASER, AND INFRARED TYPE ALARMS; A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.

(7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)

(8) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL.

Compliance with Energy Conservation Swimming Pool Heater T-24 Requirements per section 110.4 of the California energy codes, as applicable.

ALL NEW OR REPLACEMENT GAS, DIESEL, OR ELECTRIC SWIMMING POOL HEATING SYSTEMS MUST MEET THE FOLLOWING:

- POOL HEATING SYSTEM MUST BE EQUIPPED WITH:
 - * AN EASILY ACCESSIBLE ON/OFF SWITCH MOUNTED ON THE SIDE OF THE HEATER THAT TURNS ON AND OFF THE PILOT LIGHT OR CHANGES THE THERMOSTAT SETTING.
 - * A PERMANENT WEATHERPROOF PLATE OR CARD THAT PROVIDES INSTRUCTIONS FOR THE EFFICIENT OPERATION OF THE SWIMMING POOL AND THE PROPER CARE OF THE SWIMMING POOL WATER WHEN POOL COVER IS USED.
 - * A LENGTH OF PLUMBING (36 INCH MINIMUM) BETWEEN THE FILTER AND THE GAS, DIESEL, OR ELECTRIC HEATER TO ALLOW FOR THE POSSIBLE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.

ANY NEW OR REPLACEMENT GAS, DIESEL, OR ELECTRIC SWIMMING POOL HEATER MUST HAVE A THERMOSTAT EFFICIENCY OF AT LEAST 78% AND MUST BE SO IDENTIFIED ON THE PLANS AND THE HEATER.

OUTDOOR POOL EQUIPMENT WITH A GAS, DIESEL, OR ELECTRIC HEATER MUST ALSO BE EQUIPPED WITH A POOL COVER. THE POOL COVER MUST BE ONE THAT WAS MANUFACTURED FOR USE AS A POOL COVER, A DETERMINATION MADE BY LOCAL ENFORCEMENT AGENCY.

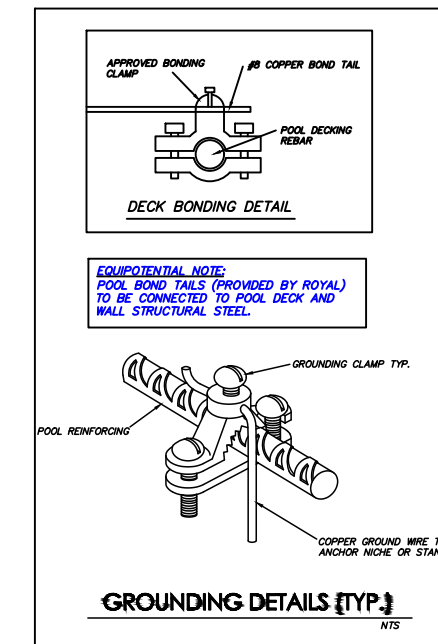
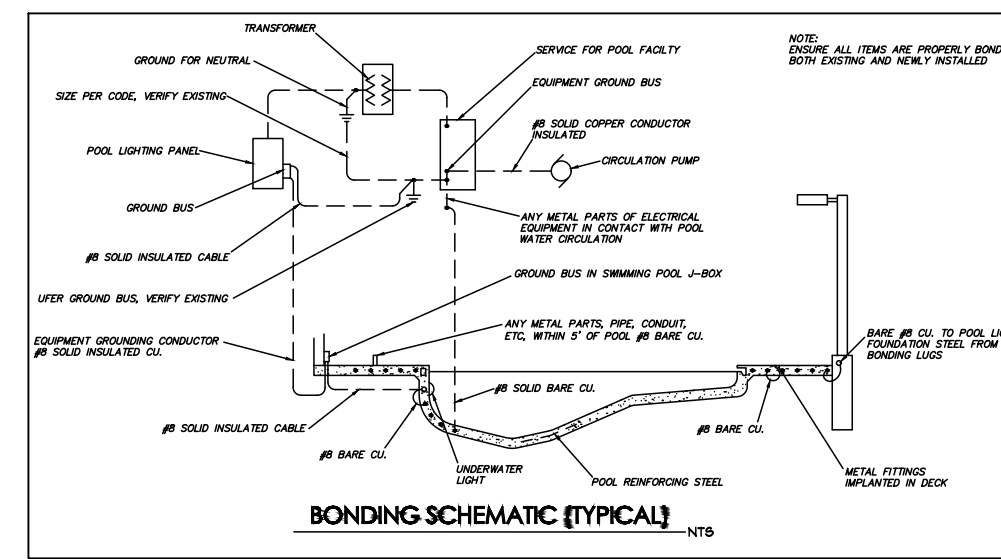
TIME CLOCKS MUST BE INSTALLED ON ANY NEW OR REPLACEMENT POOL CIRCULATION PUMP SO THAT PUMP CAN BE SET TO RUN IN THE OFF PEAK ELECTRIC DEMAND PERIOD (UNLESS REQUIRED TO OPERATE AN ACTIVE SOLAR POOL HEATING SYSTEM) AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN A CLEAR AND SANITARY CONDITION IN KEEPING WITH APPLICABLE PUBLIC HEALTH STANDARDS.

TIME CLOCKS ARE NOT REQUIRED WHERE PUBLIC HEALTH STANDARDS REQUIRE 24 HOUR OPERATION.

ALL NEW POOLS MUST BE EQUIPPED WITH DIRECTION INLETS WHICH ADEQUATELY MIXES THE POOL WATER TO PREVENT STRATIFICATION OF THE HEATED SUPPLY WATER AND THE COLDER EXISTING WATER.

Title 24 Energy CEES Standards 2025	All Work to Conform CBC, CMC, CPC, CEC, CRC, CFC 2025
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INDEX OF PLAN SHEETS	SHEET	SCOPE OF WORK
SHEET 1 SITE PLAN	1	BUILDING INGROUND POOL & SPA WITH AUTOMATIC SAFETY COVER, & 4' RAISED WALL
SHEET 2 CONSTRUCTION PLAN		
SHEET 3 STRUCTURAL PLAN SP1.0		
SHEET 4 STRUCTURAL PLAN SP1.1		
SHEET 5 GRADING & DRAINAGE G3.0		
SHEET 6 SECTIONS C3.1		
SHEET 7 DETAILS		
SHEET 8 EROSION CONTROL PLAN AND DETAILS		
SHEET 9 CF2R-PLB-03-E	OF 9	



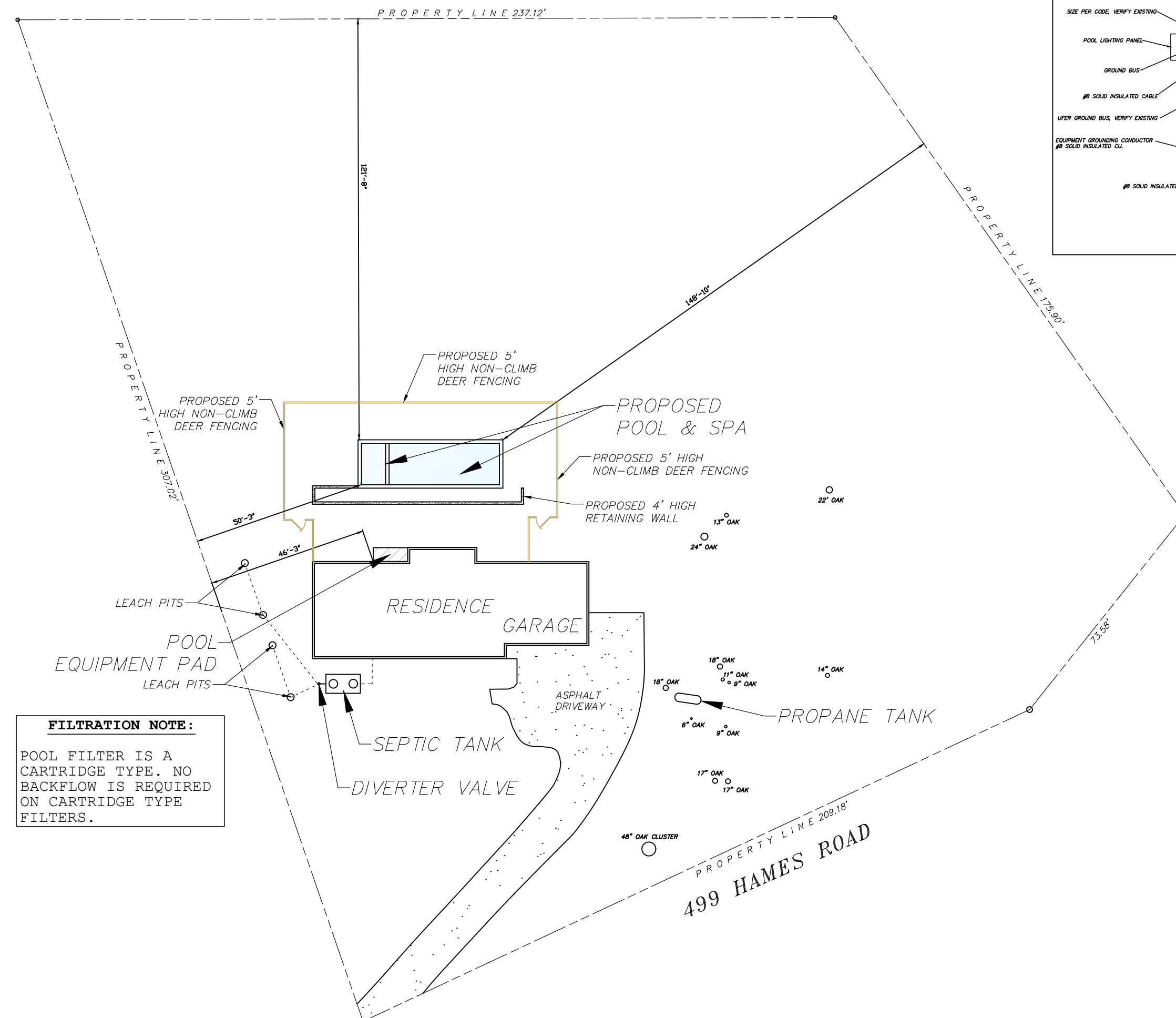
SEPTIC NOTE:
 CYCLONE FENCING PROTECTING SEPTIC SYSTEM BY OTHERS

APPROVAL NOTE:
 PRIOR TO FINAL APPROVAL OF A SWIMMING POOL OR SPA; A PERMANENTLY INSTALLED CPR SIGN MUST BE POSTED IN A READILY OBSERVABLE LOCATION IN THE POOL AREA. THE SIGN SHALL BE LARGE ENOUGH TO BE VIEWED FROM ALL AREAS OF THE POOL/SPA BUT NO SMALLER THAN 12" x 10". THE SIGN SHALL DEMONSTRATE AND/OR INSTRUCT PROPER CPR TECHNIQUES UTILIZED IN DROWNING ACCIDENTS. [SCCC 12.10.216(H)].

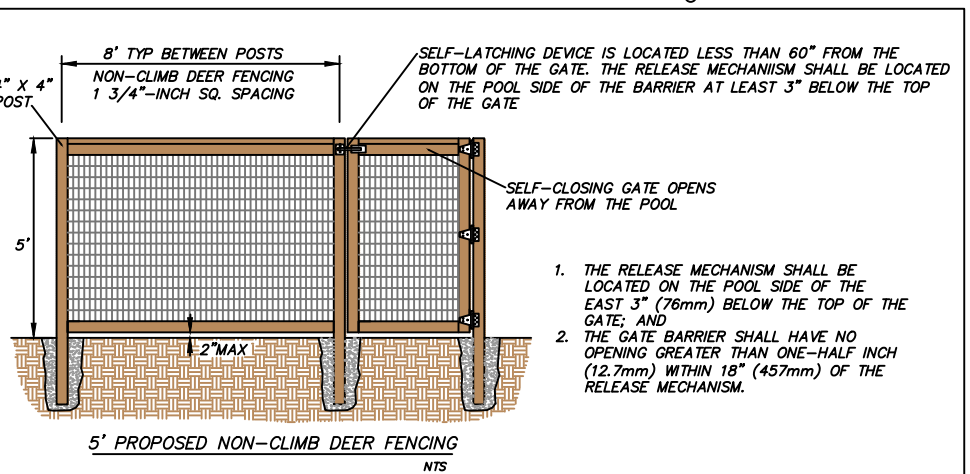
EQUIPMENT NOTE:
 POOL SYSTEMS AND EQUIPMENT INSTALLATION SHALL COMPLY WITH SECTION 150.0(P) OF THE CALIFORNIA ENERGY CODE.

NOTE:
 PROJECT SHALL COMPLY WITH THE SANTA CRUZ COUNTY AMENDMENTS.

EXCAVATION NOTE:
 ALL EXCAVATED DIRT TO BE REMOVED FROM PROPERTY.



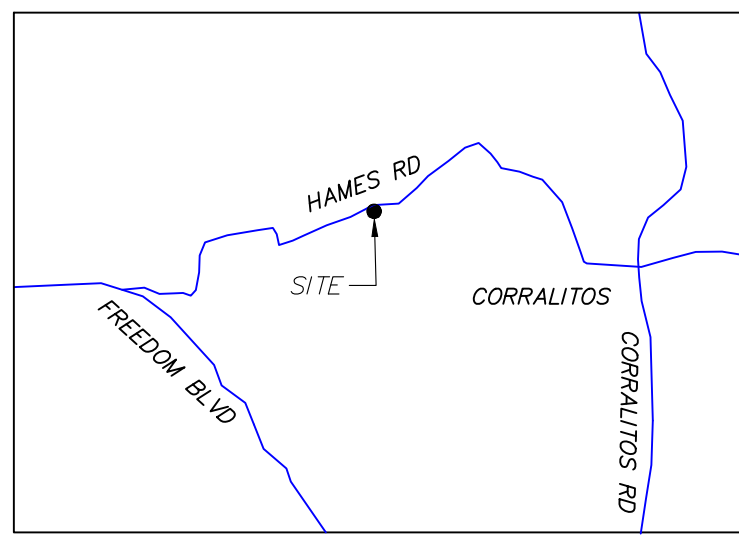
FILTRATION NOTE:
 POOL FILTER IS A CARTRIDGE TYPE. NO BACKFLOW IS REQUIRED ON CARTRIDGE TYPE FILTERS.



PLEASE REFER TO THE SANTA CRUZ COUNTY CODE 12.10.216-SWIMMING POOL ENCLOSURE ORDINANCE FOR "SWIMMING POOLS, SPA AND HOT TUBS".

SANTA CRUZ MUNICIPAL CODE SECTION 12.10.216

1. EVERY OUTDOOR SWIMMING POOL SHALL BE COMPLETELY SURROUNDED BY A FENCE OR WALL NOT LESS THAN FIVE FEET IN HEIGHT, WHICH SHALL BE SO CONSTRUCTED SO AS TO HAVE NO OPENINGS THROUGH WHICH A FOUR INCH SPHERE CAN PASS. THE MAXIMUM VERTICAL CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE SHALL NOT EXCEED TWO INCHES.
2. NO SWIMMING POOL SHALL BE FILLED WITH WATER UNTIL FENCING, WALL, OR OTHER ENCLOSURE REQUIRED HEREBY HAS BEEN PROVIDED.
3. THE REQUIREMENTS OF THIS SECTION SHALL BE APPLICABLE TO ALL OUTDOOR SWIMMING POOLS NOW EXISTING OR HEREAFTER CONSTRUCTED. NO PERSON IN POSSESSION OF LAN WITHIN THE CITY, EITHER AS OWNER OR PURCHASER, LESSEE, TENANT OR LICENSEE, UPON WHICH IS SITUATED AN OUTDOOR SWIMMING POOL WHICH IS SUBJECT TO THE SAME REGULATIONS HEREOF, SHALL FAIL TO PROVIDE AND MAINTAIN SUCH FENCE OR WALL AS IN HEREIN SPECIFIED.



VICINITY MAP

PROJECT SITE Scale 1" = 30'
 APN# 108-051-37

SITE PLAN





ROYAL POOLS BY ADAMS

2258 CAMDEN AVENUE
SAN JOSE, CA 95124
Phone 408-371-8000
Licence No. C53-278052 royalpools.com

POOL SPECIFICATIONS

EXCAVATION	
POOL SIZE	12' X 32'
DEPTH	4'-0" TO 7'
POOL	396" SPA 84" TOTAL 480"
UNDERDRAIN	NONE
PCF	65
MISC.	AUTO COVER
VOL. (GAL)	20,944
PERIMETER	104'
SPA SIZE	7' X 12'
ELEV.	NONE
ENGINEERING	LENEHAN ENGINEERING
SHEETS	SP1.0

SOILS ENGINEER

SOILS ENGINEER: BUTANO GEOTECHNICAL ENGINEERING, INC.
ADDRESS 404 WESTRIDGE DR. PHONE 831-724-2612
CITY WATSONVILLE, CA. 95076 EMAIL WWW.BUTANOGEOTECH.COM

MPT AUTO FILL PLUMBING

SKIMMERS #	RETURNS #	SPA JETS #	6 ROTARY
POOL PLUMBING	FT.	SPA PLUMBING	FT.
FILL LINE	FT.	POOL SWEEP	FT.
WATER FEATURE	NONE	FEATURE PUMP	NONE
MISC.	AUTO COVER		

STRUCTURE

SHELF DEPTH	NONE	LOVESEAT	NONE
RBB - FT.OF - NOTCH		DEEP END STEPS	NONE
RBB - FT.OF - NOTCH		SHEER DESCENT	NONE
RBB - FT.OF - NOTCH		WING WALLS	NONE
SPA RAISED	NONE	BI-LEVEL SPA BENCH	NONE
SPA DAM NOTCH	NONE	MISC.	AUTO COVER
SPILLWAY	NONE	MISC.	

GAS LINE

GAS BY	ROYAL POOLS	SIZE TO PAD	2"
HOOK-UP BY	OTHERS	MISC.	PROPANE HEATER

ELECTRICAL

ELECTRIC BY	ROYAL POOLS	GFI	PER PLAN BY ROYAL
CONTROLS	PS6	MISC.	50A PANEL

MASONRY

COPING	14"x 24"x 2" PRECAST	COLUMN FACE	NONE
TILE	6" STD CHOICE	COLUMN CAP	NONE
TILE TRIM	NONE	SHEER FALL	NONE
RBB FACE	NONE	HANDHOLD	NONE
RBB CAP	NONE	MISC.	
BACK OF RBB	NONE	MISC.	
SPA DAM FACE	TILE	MISC.	
SPA DAM CAP	TILE	MISC.	
SPA WALL FACE	NONE	MISC.	
SPA WALL CAP	NONE	MISC.	
SPA SPILLWAY	NONE	MISC.	
		POOL FINISH	
		TYPE	PEBBLE PLUS STD CHOICE
		COLOR	STD CHOICE U. SLEEVE NONE

AUTO COVER

HOUSING TYPE	CONVENTIONAL DRIVE	COVER BEAM WIDTH	8"
LID TYPE	COPING ON BRACKETS	BRACKETS	13" STANDARD BRACKETS
UNDERTRACK		INWALL RECEPTORS	
FOLDABLE SPA COVER	NONE		

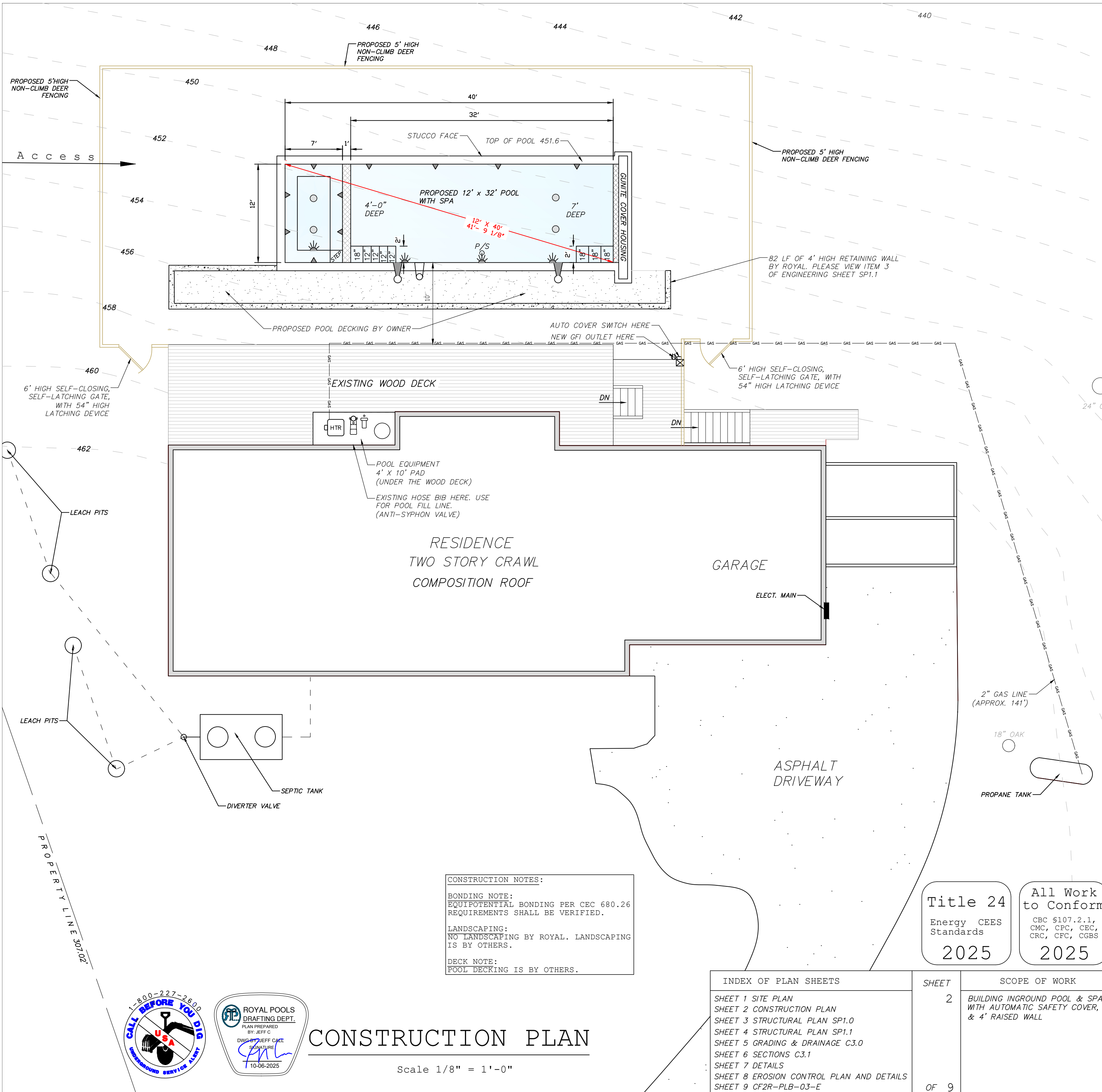
EQUIPMENT

FILTER	580 SQ FT JANDY CART.	SPA BLOWER	1 HP
PUMP	JANDY VARIABLE SPEED 2.7HP	POOL LIGHT	3-JANDY COLOR LED
HEATER	JXI 400k Lo/Nox PROPANE	SPA LIGHT	1-JANDY COLOR LED
CLEANER	POLARIS 280 W/PUMP	CONTROLLER	PS6
SOLAR	10 HELIOLCOL PANELS	MISC.	TRUEGUARD MINERAL CARTRIDGE
SHEER FALL SIZE	- NUMBER -	MISC.	JANDY INLINE CHLORINATOR
FEATURE PUMP	NONE	MISC.	DEL OZONE 25 UP TO 25K GALLONS
MISC.	MPT AUTO FILL	MISC.	50K GAL UV SANITIZER 120/240V

OWNER

OWNER	ENRIQUE GONZALES	EMAIL	aztechnologist@yahoo.com
ADDRESS	499 HAMES RD.		
CITY	WATSONVILLE, CA., 95076		
PHONE	310-702-0939	APN #	108-051-37
		SANTA CRUZ COUNTY	
		PERMIT #	

REVISIONS		DWG BY: J. CALL	DATE: 12-23-24
		SUPERINTENDENT:	
		DESIGNER:	DON BOUCHER
		GATE CODE	NONE



CONSTRUCTION NOTES:

BONDING NOTE:
EQUIPOTENTIAL BONDING PER CEC 680.26 REQUIREMENTS SHALL BE VERIFIED.

LANDSCAPING:
NO LANDSCAPING BY ROYAL. LANDSCAPING IS BY OTHERS.

DECK NOTE:
POOL DECKING IS BY OTHERS.

Title 24
Energy CEES Standards
2025

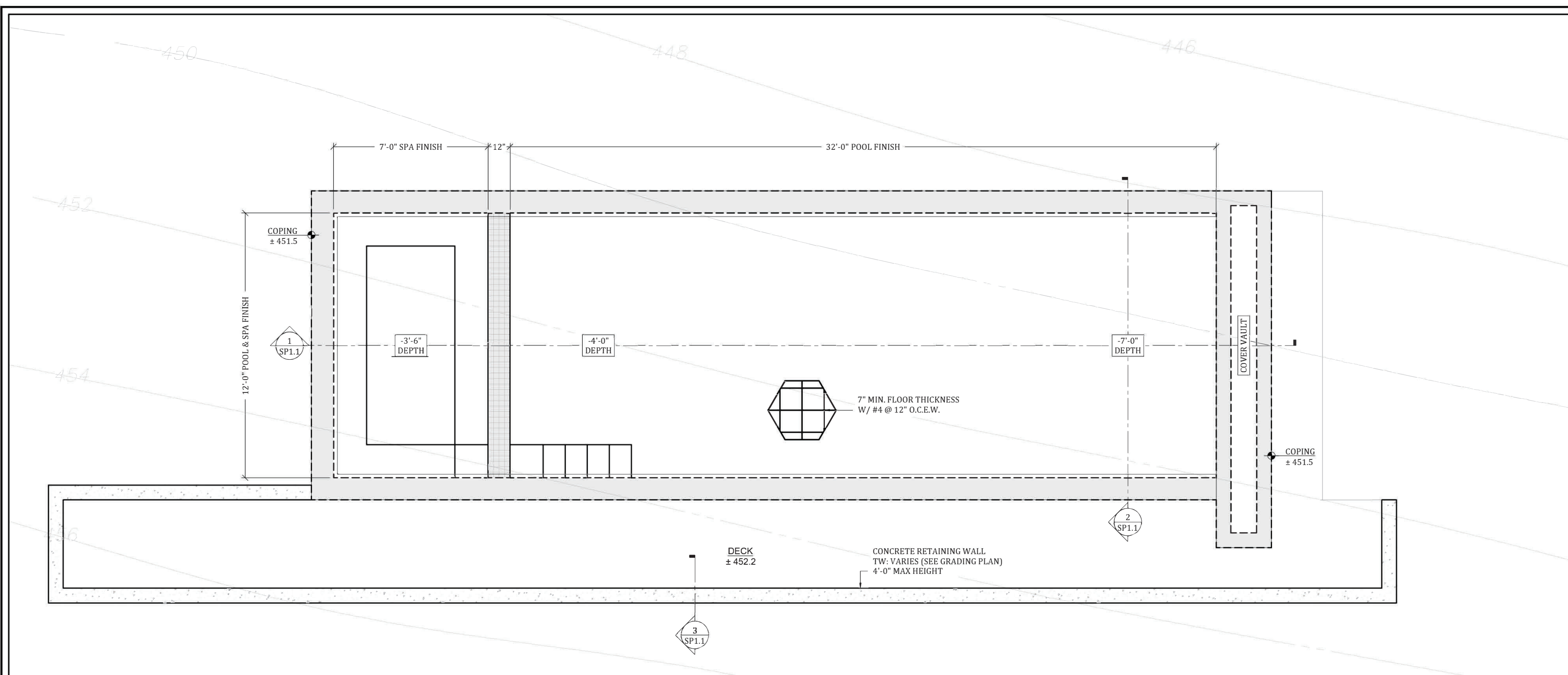
All Work to Conform
CBC §107.2.1, CMC, GPC, CEC, CRC, CFC, CGBS
2025

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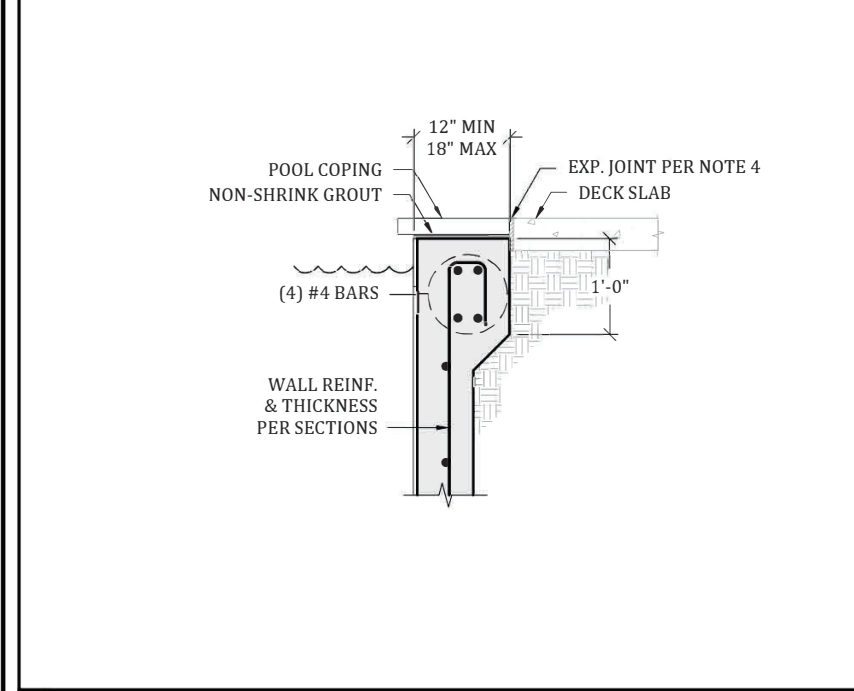


CONSTRUCTION PLAN

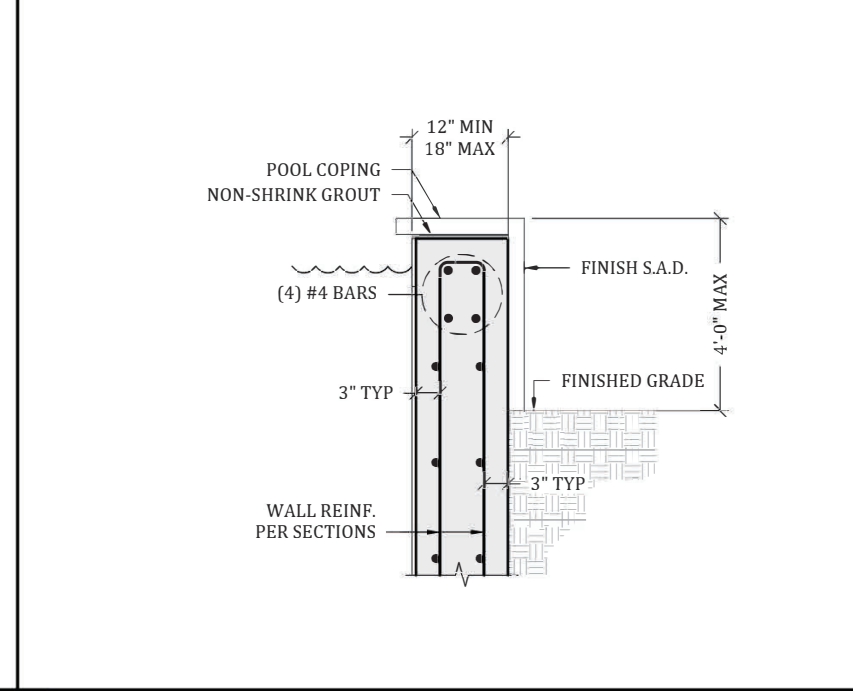
Scale 1/8" = 1'-0"



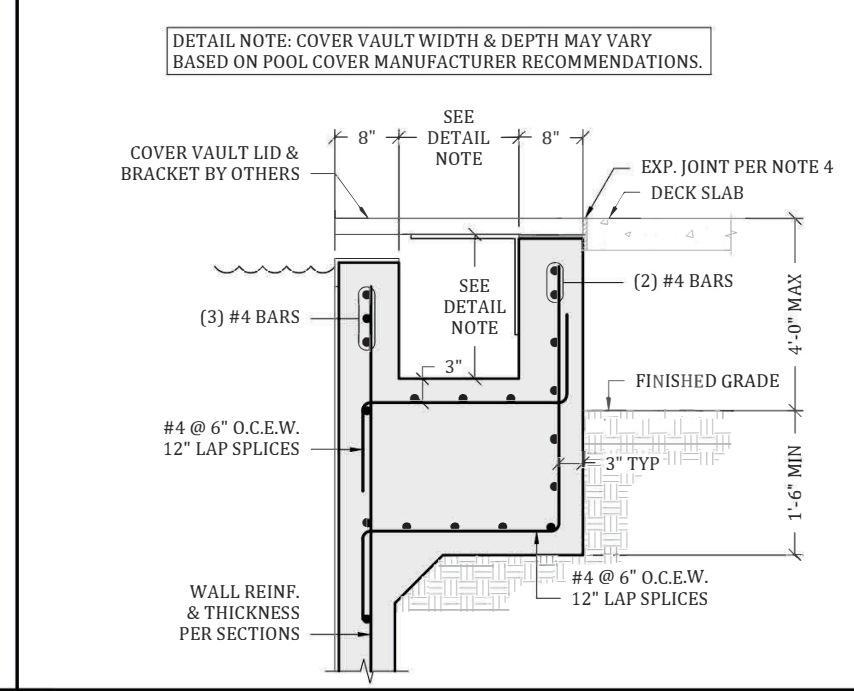
1 STRUCTURAL POOL PLAN SCALE: 3/8" = 1'-0"



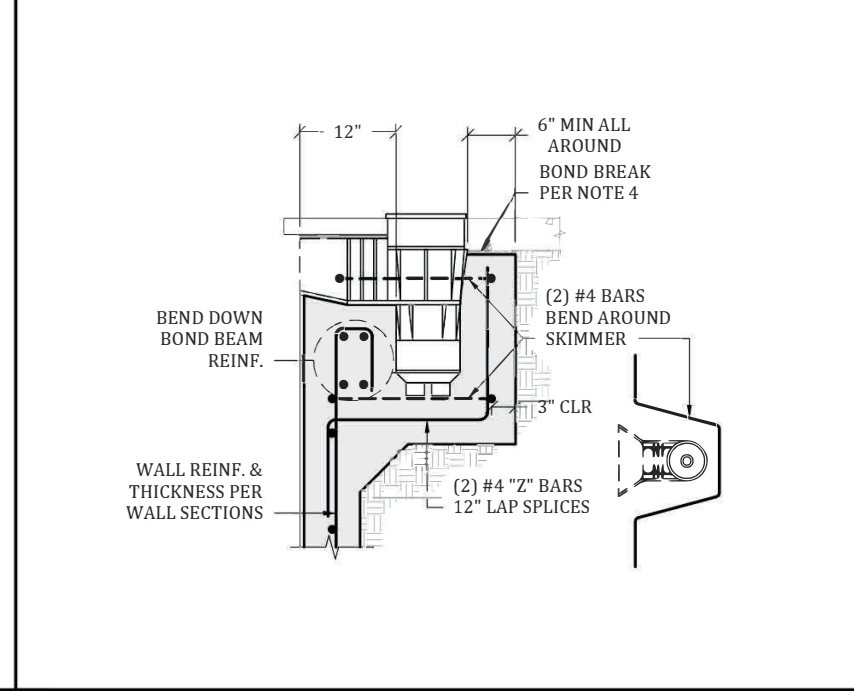
2 BOND BEAM AT DECK NOT TO SCALE



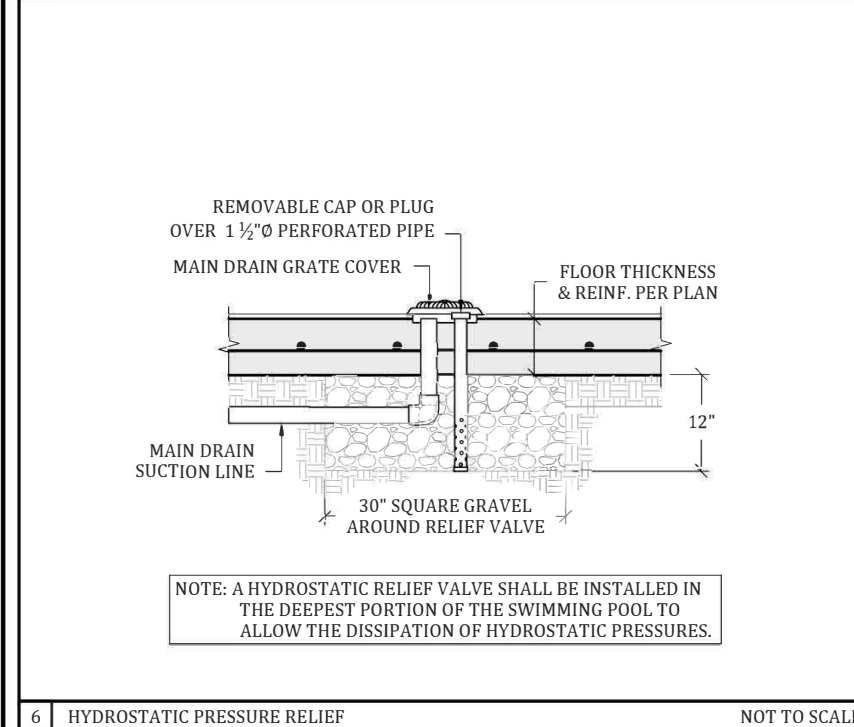
3 EXPOSED BOND BEAM NOT TO SCALE



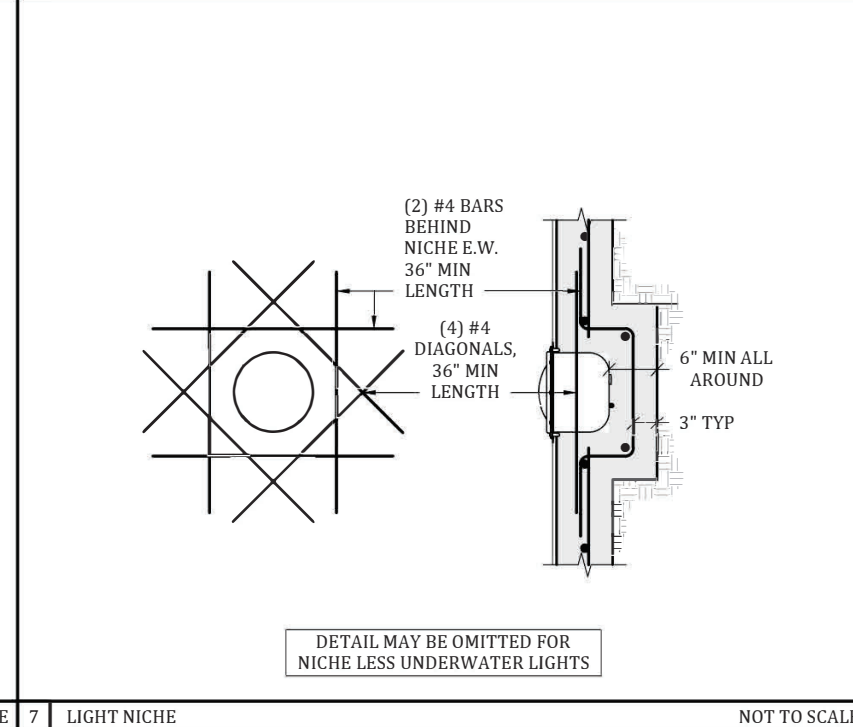
4 POOL COVER VAULT NOT TO SCALE



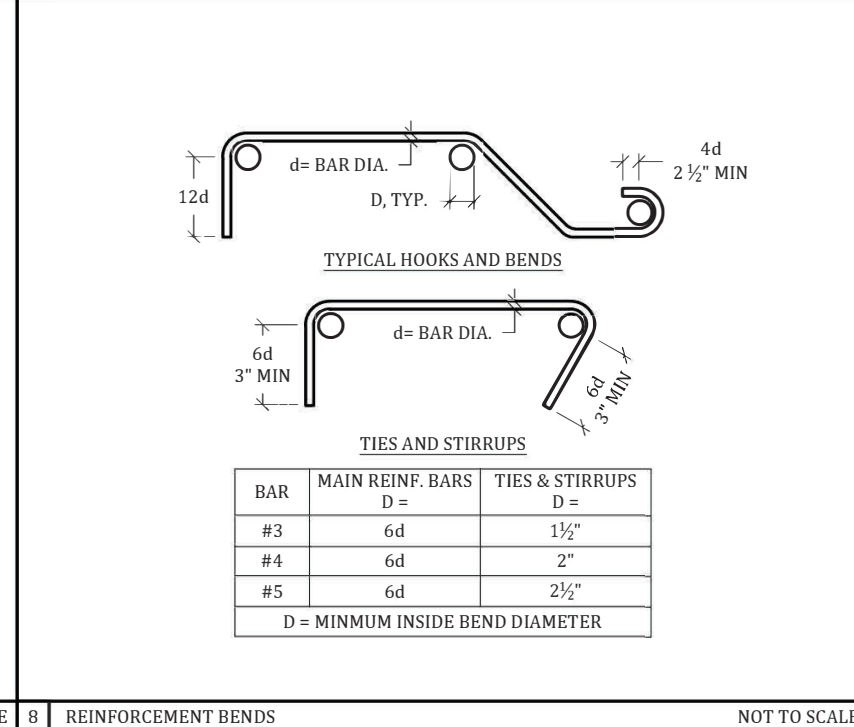
5 SKIMMER NOT TO SCALE



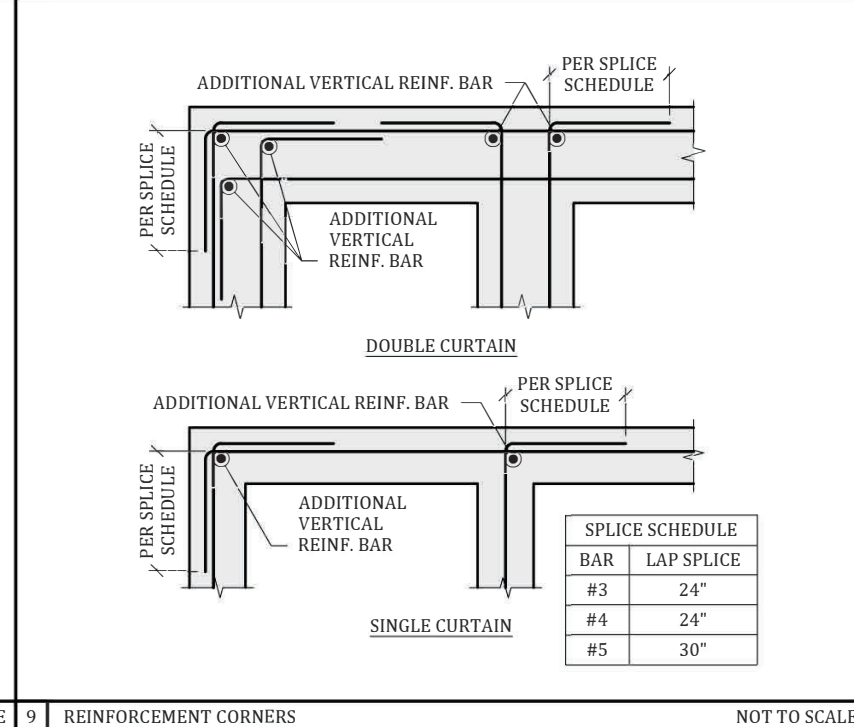
6 HYDROSTATIC PRESSURE RELIEF NOT TO SCALE



7 LIGHT NICHE NOT TO SCALE



8 REINFORCEMENT BENDS NOT TO SCALE



9 REINFORCEMENT CORNERS NOT TO SCALE

GENERAL

- ALL DIMENSIONS SHOULD BE FIELD VERIFIED PRIOR TO STARTING WORK. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR POOL LOCATION AND DIMENSIONS. NOTIFY LENEHAN ENGINEERING OF ANY DISCREPANCIES.
- ALL APPLICABLE STATE, LOCAL LAWS, AND CODES SHALL BE FOLLOWED.
- STRUCTURAL DECKS ARE NOT TO BE SUPPORTED, OR STRUCTURALLY CONNECTED, TO THE POOL STRUCTURE. POOL WALLS ARE NOT DESIGNED WITH ADDITIONAL LOADING FROM NEARBY STRUCTURES OTHER THAN STRUCTURES SHOWN IN THESE DRAWINGS. IF POOL WALLS NEED TO SUPPORT DECKING, OR OTHER STRUCTURES, NOTIFY LENEHAN ENGINEERING.
- DECKING: EXPANSION JOINT OF MASTIC OR OTHER SEPARATOR SHOULD BE PLACED BETWEEN CONCRETE DECKS AND COPING AND SHOULD EXTEND THE FULL DEPTH OF THE DECK.
CANTILEVER DECKS: PLACE A BOND BREAK AT THE TOP OF THE POOL WALL AND BELOW THE CANTILEVER DECK SUCH AS 30# ROOF FELT, HEAVY BROWN PAPER OR OTHER EQUIVALENT.
- ANY FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF LENEHAN ENGINEERING.
- IF A RAMP IS CUT TO REMOVE SOIL FROM THE EXCAVATION, INCREASE VERTICAL REINFORCEMENT TO #4@6" O.C. IN THE RAMP AREA. INCREASE HORIZONTAL REINFORCEMENT TO #4@6" O.C. AND EXTEND THE REINFORCEMENT AT LEAST 3 FEET BEYOND THE EDGE OF THE RAMP.

BASIS OF DESIGN

- 2022 CALIFORNIA BUILDING CODE; ACI 318
- PROJECT GEOTECHNICAL REPORT SHALL BE USED FOR ANY SOILS RELATED CRITERIA SUCH AS GRADING AND SUBGRADE PREPARATION.
- GEOTECHNICAL STUDY REPORT: BUTANO GEOTECHNICAL ENGINEERING, DATED: SEPTEMBER 3, 2024, PROJECT NUMBER: 24-167-SC
 - LATERAL EARTH PRESSURE: 55 PCF
 - BEARING CAPACITY: 2,000 PSF. 12" MIN. EMBEDEDMENT.
 - PASSIVE PRESSURE: 300 PCF (IGNORE UPPER 12")
 - COEFFICIENT OF FRICTION: 0.30 (REDUCED BY 1/3RD)
 - POOL SHOULD BE FOUNDED ON ENGINEERED FILL, WITH A MINIMUM 12 INCHES EMBEDMENT, TO BE EVALUATED BY GEOTECHNICAL ENGINEER.
 - A HYDROSTATIC RELIEF VALVE SHALL BE INSTALLED IN THE DEEPEST PORTION OF THE SWIMMING POOL TO ALLOW THE DISSIPATION OF HYDROSTATIC PRESSURES.

CONCRETE/SHOTCRETE (GUNITE)

- SHOTCRETE (GUNITE): FOR USE IN THE SWIMMING POOL. GUNITE IS A COMMON TERM THAT REFERS TO THE SHOTCRETE DRY MIX PROCESS AND IS ACCEPTABLE TO USE WITH THIS PLAN.
- GUNITE CEMENT TO AGGREGATE PROPORTIONS SHOULD NOT BE LESS THAN 1 TO 5 AND SHOULD CONFORM TO CBC 1908 AND ACI 506R.
- MINIMUM COMPRESSIVE STRENGTH, F'c = 2,500 PSI @ 28 DAYS.
- MINIMUM WALL THICKNESS IS 7 INCHES.
- KEEP GUNITE DAMP CONTINUOUSLY FOR 14 DAYS.
- GROUND ALL ELECTRICAL ELEMENTS PRIOR TO PLACING GUNITE.
- REBOUND IS NOT TO BE USED WITHIN THE POOL STRUCTURE.

REINFORCEMENT

- REINFORCEMENT SHOULD BE PLACED IN ACCORDANCE WITH CBC 1908 AND ACI 318 CHAPTER 25 AND BE ASTM A615 GRADE 40 OR BETTER FOR #3 AND #4 BARS, GRADE 60 FOR #5 AND GREATER.
- SPLICES ARE TO BE LAPPED A MINIMUM OF 48 BAR DIAMETERS WITH A 2 1/2-INCH MINIMUM CLEARANCE BETWEEN PARALLEL BARS. CONTACT SPLICING MAY BE USED PROVIDED SPLICED BARS ARE IN THE SAME PLANE AND PARALLEL TO THE DIRECTION OF THE GUNITE SHOOTING. SPLICES ARE TO BE LAPPED A MINIMUM OF 24 INCHES.
- ALL BENDS ARE TO BE SHARP.
- 1 #4 BAR MAY BE REPLACED WITH (2) #3 BARS PROVIDED A 2.5-INCH MINIMUM CLEARANCE IS MAINTAINED.
- 3 INCH MINIMUM CLEARANCE IS REQUIRED BETWEEN REINFORCEMENT AND SOIL AND A 2 INCH CLEARANCE BETWEEN REINFORCEMENT AND WATER OR EXPOSED TO AIR.
- PLUMBING SHALL MAINTAIN A 1 INCH MINIMUM CLEARANCE FROM REINFORCEMENT.
- DO NOT STRUCTURALLY TIE THE BOND BEAM AND DECK TOGETHER.

ABBREVIATION LEGEND

TYP	TYPICAL	MIN	MINIMUM
EMBED	EMBEDMENT	MAX	MAXIMUM
CLR	CLEARANCE	VERT	VERTICAL
CNTR	CENTER	HORIZ	HORIZONTAL
O.C.	ON CENTER	TRANS	TRANSVERSE
E.W.	EACH WAY	LONG	LONGITUDINAL
S.A.D.	SEE ARCHITECT DETAILS	REINF	REINFORCEMENT

REQUIRED SPECIAL INSPECTIONS
1. EXCAVATION INSPECTION BY SOILS ENGINEER.

750 Oak Avenue Pkwy, Ste 195
Folsom, CA 95630
916.287.1445
www.lenehaneng.com
info@lenehaneng.com

LENEHAN ENGINEERING

GONZALES RESIDENCE
499 HAMES ROAD
WATSONVILLE, CA 95076

ENRIQUE GONZALES
499 HAMES ROAD
WATSONVILLE, CA 95076

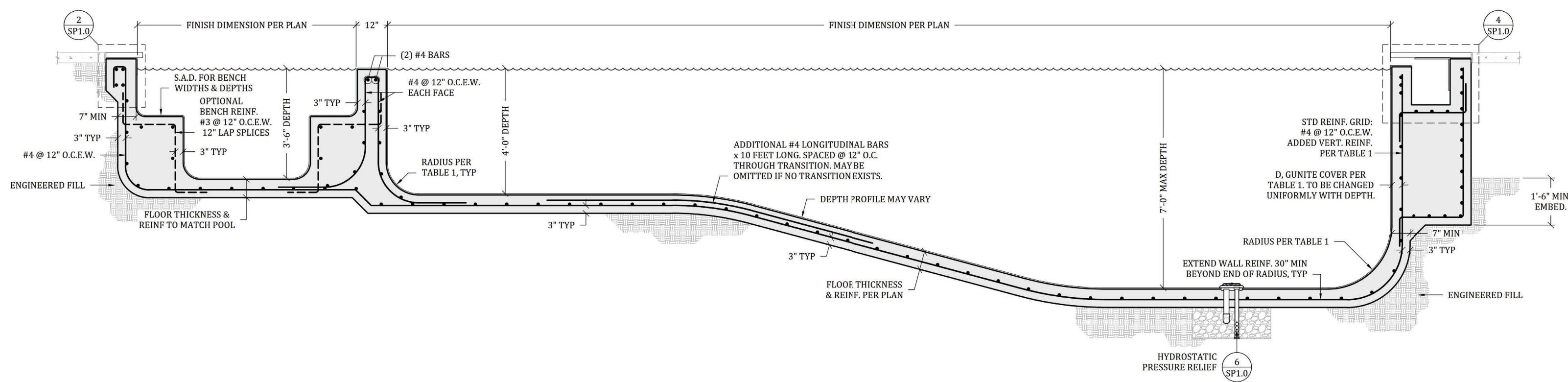
Project: _____ Client: _____

Professional Engineer Seal: KYLE A. LENEHAN, No. 52227, State of California

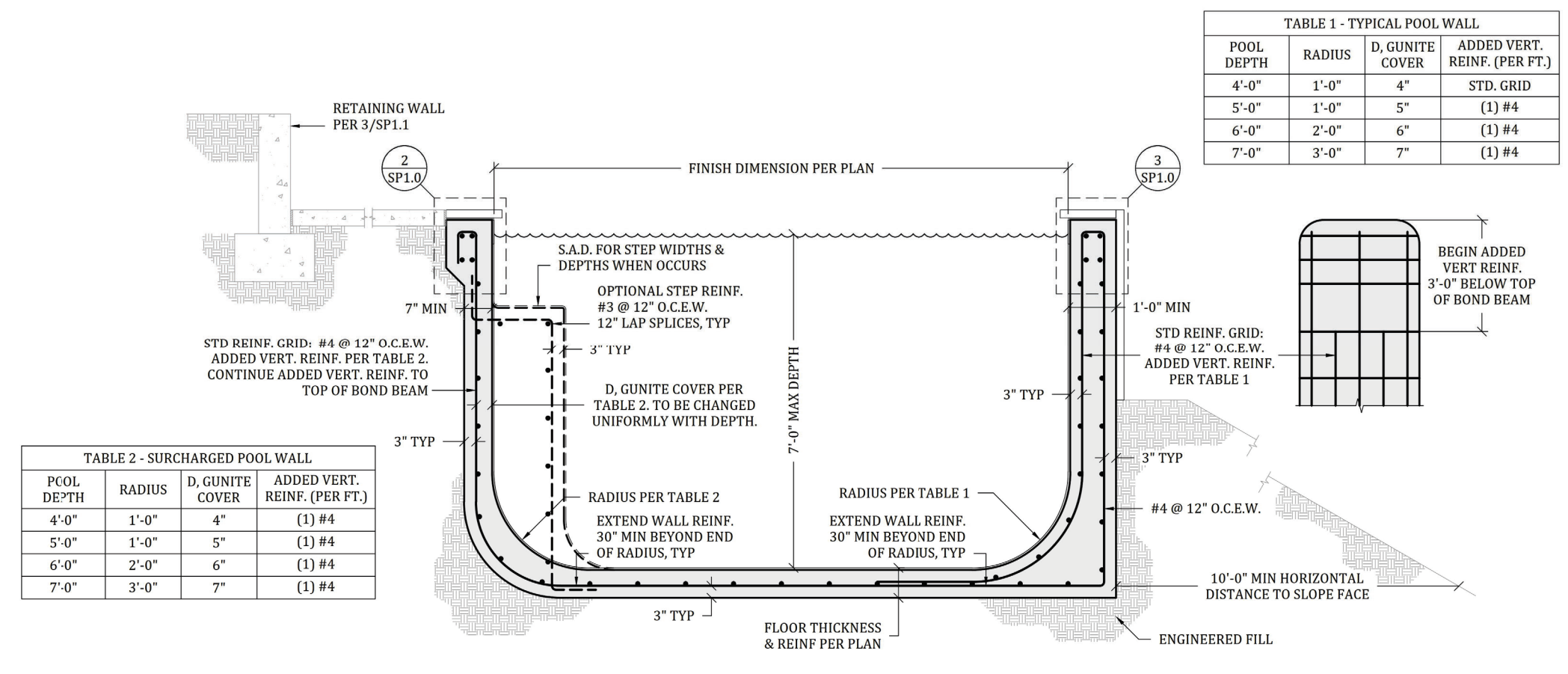
Rev	Date	Description
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Scale: AS NOTED
Page: 1 OF 2
Project #: SE25-022
Date: JULY 24, 2025
Engineer: K. LENEHAN

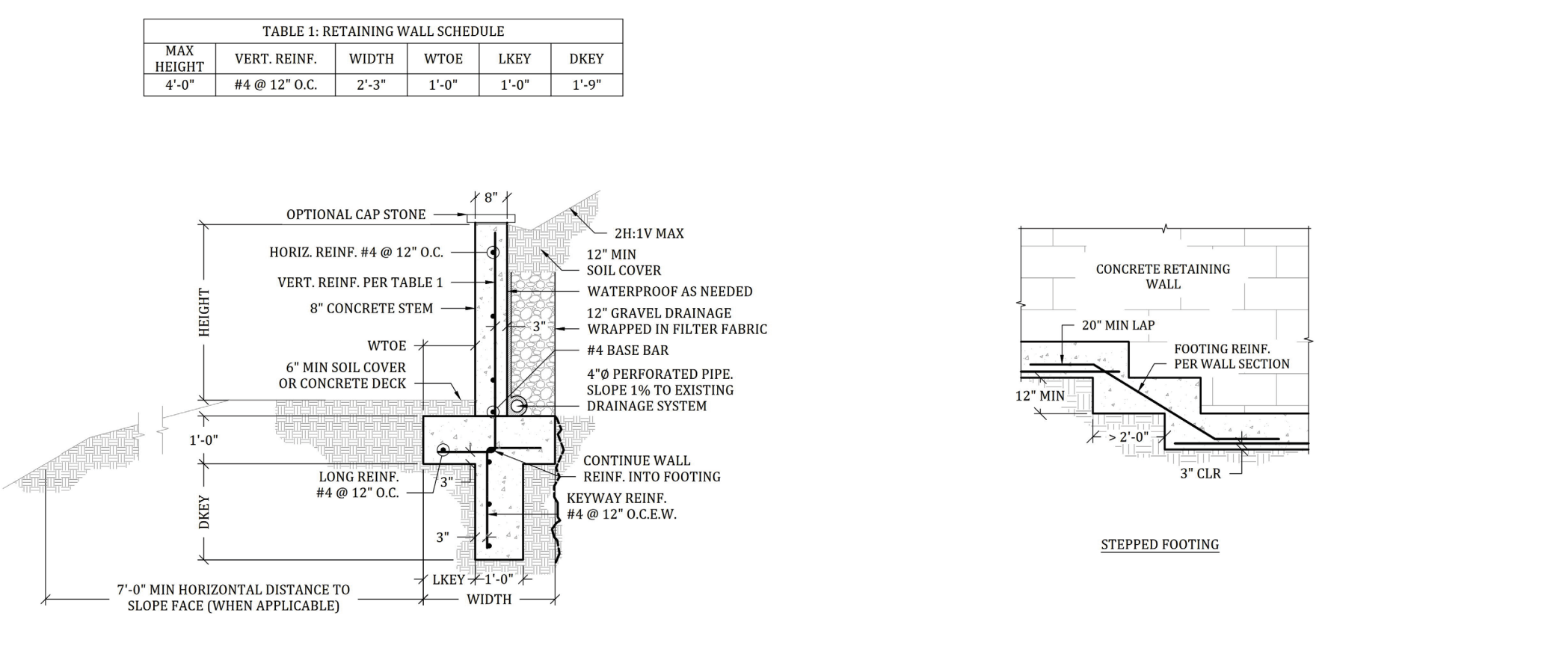
STRUCTURAL ENGINEERING
POOL PLAN & DETAILS
SP1.0



1 POOL SECTION SCALE: 1/2" = 1'-0"

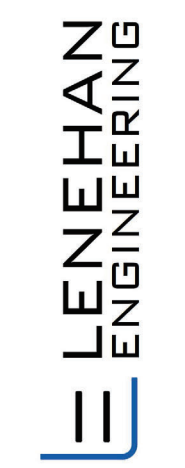


2 POOL SECTION SCALE: 1/2" = 1'-0"

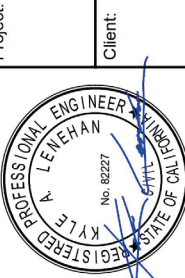


3 RETAINING WALL SCALE: 1/2" = 1'-0"

750 Oak Avenue Pkwy, Ste 105
Folsom, CA 95630
916.287.1445
www.lenehaneng.com
info@lenehaneng.com



Project: GONZALES RESIDENCE
499 HAMES ROAD
WATSONVILLE, CA 95076
Client: ENRIQUE GONZALES
499 HAMES ROAD
WATSONVILLE, CA 95076

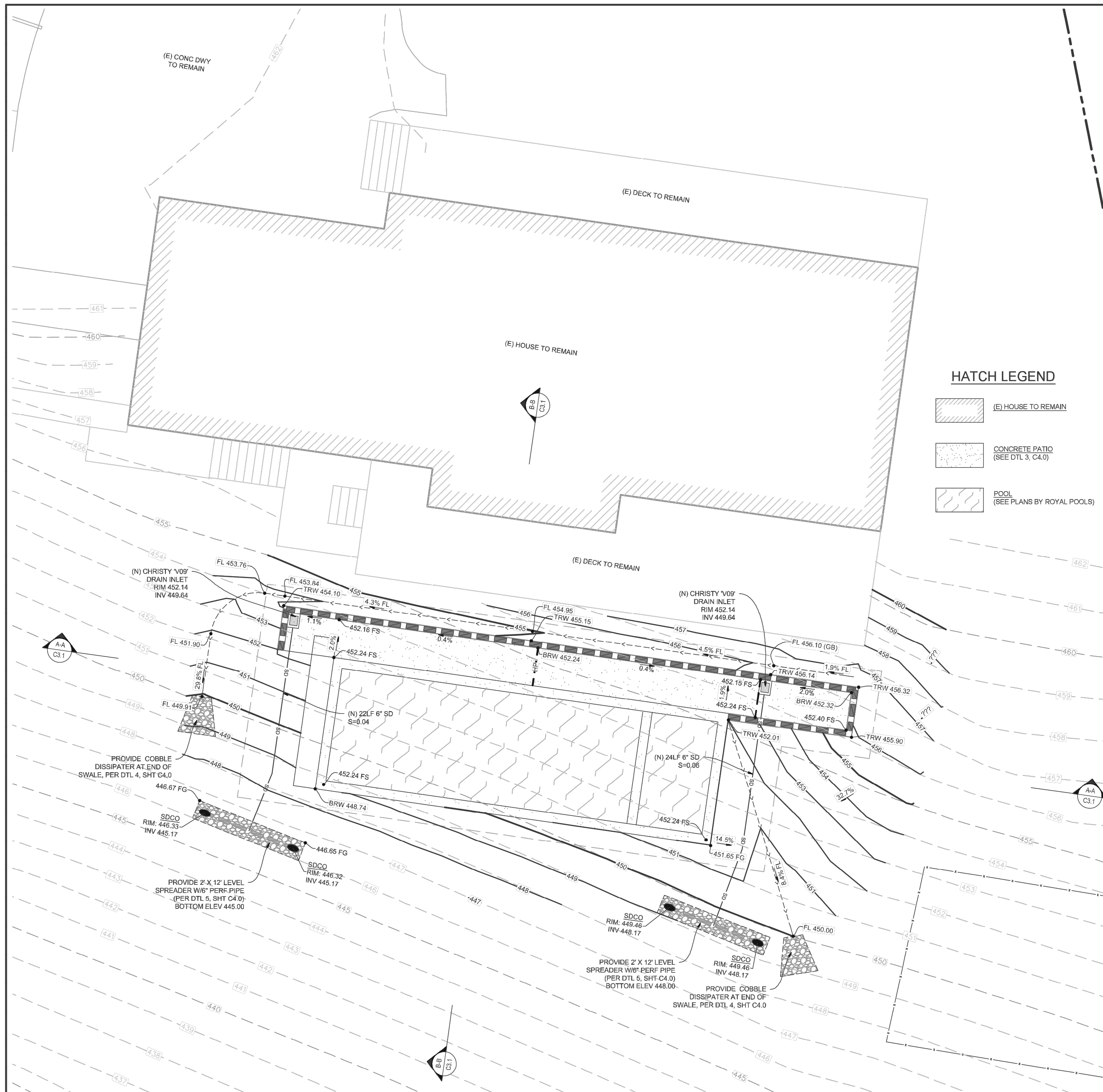


Rev	Date	Description
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Page: 2 OF 2
Scale: AS NOTED
Project #: SEP25-022
Date: JULY 24, 2025
Engineer: K. LENEHAN

Sheet: SP1.1

STRUCTURAL ENGINEERING
POOL SECTIONS



RAMSEY CIVIL ENGINEERING NOTES:

- SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY ROPER ENGINEERING, DATED 8/29/2023.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT BY BUTANO GEOTECHNICAL ENGINEERING, INC., DATED SEPTEMBER 2024, PROJECT NO. 24-167-9C, AND ANY SUBSEQUENT ADDENDUM LETTERS. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY, IN WRITING, THAT ALL WORK CONFORMS TO THE GEOTECHNICAL INVESTIGATION REPORT.
- REFER TO ABOVE REFERENCED GEOTECHNICAL REPORT FOR ONSITE SOIL PREPARATION (OVEREXCAVATION AND RECOMPACTION REQUIRED) BELOW CONCRETE FOOTINGS, SLABS, AND PAVEMENT.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022.
- NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
- EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2022 CBC, AND DIRECTED TO GRADE TO DRAIN.
- ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
- THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANYTIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A (OR 811) FOR OFFSITE UTILITIES.
- ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
- ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
- CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- RAMSEY CIVIL ENGINEERING PERFORMED AN UPSTREAM AND DOWNSTREAM SITE ASSESSMENT FOR STORMWATER RUNOFF ON MAY 13TH, 2025. THERE ARE NO KNOWN DRAINAGE ISSUES THAT CURRENTLY EXIST, THERE WILL BE NO SIGNIFICANT IMPACT TO DOWNSTREAM PROPERTIES DUE TO THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

HATCH LEGEND

- (E) HOUSE TO REMAIN
- CONCRETE PATIO (SEE DTL 3, C4.0)
- POOL (SEE PLANS BY ROYAL POOLS)

ESTIMATED EARTHWORK

140	CUBIC YARDS EXCAVATION
6	CUBIC YARDS EMBANKMENT
134	CUBIC YARDS NET EXCAVATION (CUT)

NOTES

- ESTIMATE DOES NOT INCLUDE UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
- ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.
- EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL SITE.

SOIL PREPARATION - BUTANO GEOTECHNICAL ENGINEERING (EXCERPT)

7.2.2 PREPARATION OF ON-SITE SOILS
 ALL OF THE FAT CLAY (UPWARDS OF 6 FEET THICK) SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL BENEATH THE PROPOSED SWIMMING POOL. FILL BENEATH THE POOL SHOULD BE BENCHED INTO DENSE SILTY SAND PER THE RECOMMENDATIONS IN SECTION 7.2.3. THE POOL AND POOL DECKING SHOULD BE UNDERLAIN BY A MINIMUM OF 36 INCHES OF ENGINEERED FILL. ENGINEERED FILL SHOULD EXTEND 24 INCHES LATERALLY OF IMPROVEMENTS. IN AREAS WHERE THE CLAY IS EXPOSED, THE SOIL SHOULD BE WETTED SO THAT DESICCATION CRACKS CLOSE PRIOR TO PLACING FILL. AREAS TO RECEIVE FILL (SUBGRADE) SHOULD BE SCARIFIED, CLEARED OF ORGANICS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION TO PROVIDE A FIRM BASE FOR PLACING ENGINEERED FILL. ALL FILL SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION BASED ON THE OPTIMUM MOISTURE AND DENSITY IN ACCORDANCE WITH ASTM D1557. ENGINEERED FILL SHOULD BE WELL MIXED AND HOMOGENOUS, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE, PLACED IN RELATIVELY THIN LIFTS, AND COMPACTED USING HEAVY VIBRATORY EQUIPMENT.

THE ON-SITE FAT CLAY MAY NOT BE RE-USED AS ENGINEERED FILL.

IMPORTED FILL MATERIAL SHOULD BE APPROVED BY A REPRESENTATIVE OF BUTANO GEOTECHNICAL ENGINEERING, INC. PRIOR TO IMPORTING. IMPORTED FILL SHOULD BE PRIMARILY GRANULAR WITH NO MATERIAL GREATER THAN 2 1/2 INCHES IN DIAMETER AND NO MORE THAN 20 PERCENT OF THE MATERIAL PASSING THE #200 SIEVE. THE FINES FRACTION OF FILL SHOULD NOT CONSIST OF EXPANSIVE MATERIAL. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED NOT LESS THAN 5 WORKING DAYS IN ADVANCE OF PLACING ANY FILL OR BASE COURSE MATERIAL. PROPOSED FOR IMPORT. EACH PROPOSED SOURCE OF IMPORT MATERIAL SHOULD BE SAMPLED, TESTED, AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY OF ANY SOILS IMPORTED FOR USE ON THE SITE. ANY SURFACE OR SUBSURFACE OBSTRUCTION, OR QUESTIONABLE MATERIAL ENCOUNTERED DURING GRADING, SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER FOR PROPER PROCESSING AS REQUIRED.

RAMSEY CIVIL ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND PLANNING
 PROJECT MANAGEMENT
 CONSTRUCTION SUPPORT
 GSD AND QSP SERVICES

2905 KRISTIE COURT
 SANTA CRUZ, CA 95065
 TEL (831) 462-2905
 www.ramseycivilengineering.com

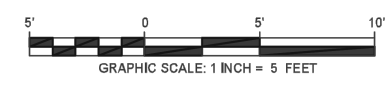
REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 NO. C73735
 DATE
 RCE# 73735

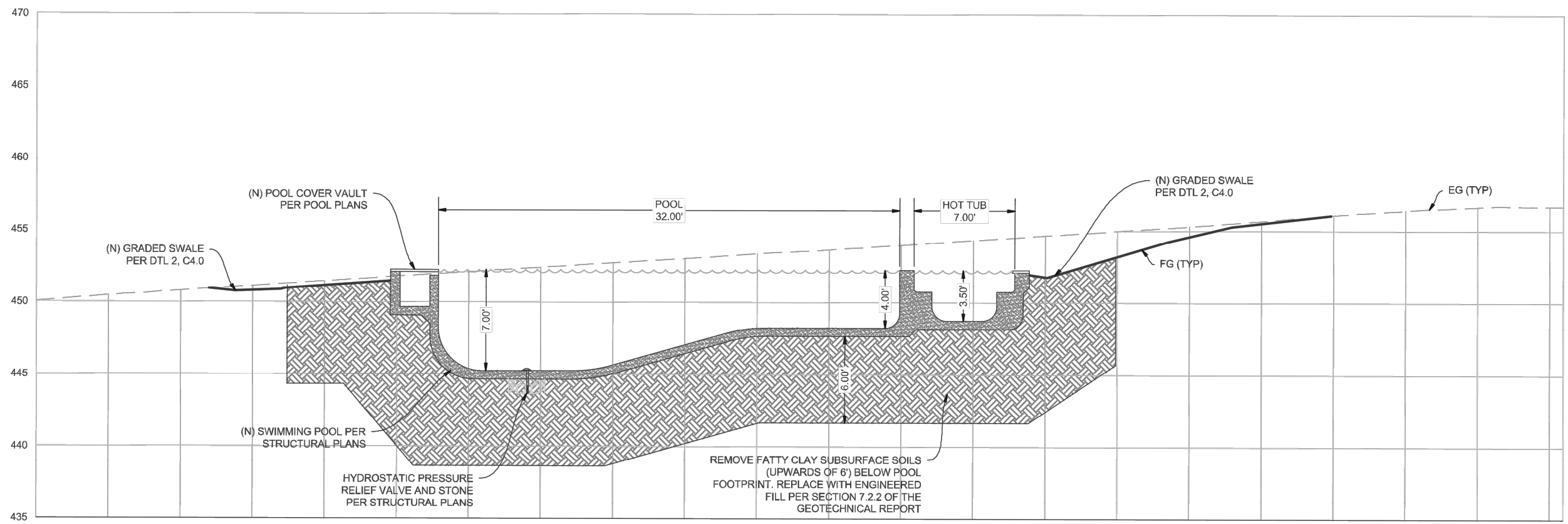
APN# 108-051-37
 PLAN TYPE
 RESIDENTIAL

GRADING & DRAINAGE PLAN
GONZALES POOL
 499 HAMES ROAD, WATSONVILLE, CA, 95076

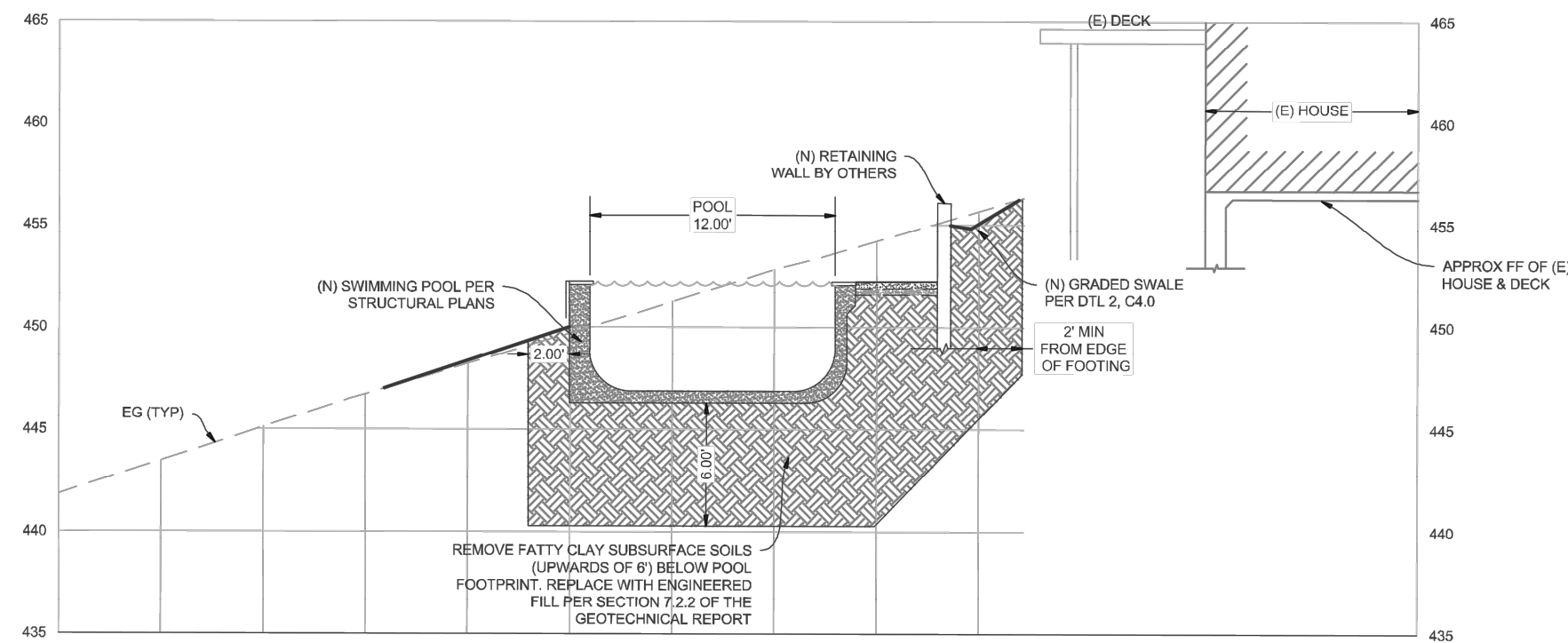
NUMBER	BY	DESCRIPTION	DATE

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 DESIGNED BY: DMR
 DATE: 09/12/2025
 SCALE: AS NOTED
 PROJECT NO: 24-022
 SHEET: C3.0

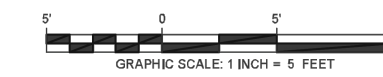




SECTION A-A
 1"=10' (H)
 1"=10' (V)



SECTION B-B
 1"=10' (H)
 1"=10' (V)



RAMSEY
 CIVIL ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND PLANNING
 PROJECT MANAGEMENT
 CONSTRUCTION SUPPORT
 GSP AND CSP SERVICES
 2905 KRISTIE COURT
 SANTA CRUZ, CA 95065
 TEL (831) 462-2905
 www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 NO. C73735
 DAVID RAMSEY DATE
 RCE# 73735

APN# 108-051-37
 PLAN TYPE
 RESIDENTIAL

SECTIONS
GONZALES POOL
 499 HAMES ROAD, WATSONVILLE, CA, 95076

NUMBER	BY	DESCRIPTION	REVISION BLOCK	DATE

811
 Know what's below.
 Call before you dig.

DRAWN BY: GS
 DESIGNED BY: DMR
 DATE: 09/12/2025
 SCALE: AS NOTED
 PROJECT NO: 25-022
 SHEET:
C3.1

