



Staff Report to the Zoning Administrator

Application Number: **161027**

Applicant: Bert Lempke
Owner: De Bernardo
APN: 04002231

Agenda Date: December 2, 2016
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to construct a single family dwelling and attached garage with a combined area of approximately 7,835 square feet. Requires a Large Dwelling Review to exceed the 5,000 square foot size limitation, a Residential Development Permit with Design Review to increase the maximum 28-foot height limitation to about 30 feet 9 inches and a Preliminary Grading Review.

Location: Property located on the north side of DeBernardo Lane approximately 1,300 feet west of the intersection with Calle Serra.

Supervisory District: 2nd District (District Supervisor: Zack Friend)

Permits Required: Residential Development Permit with Design Review to exceed the 5,000 square foot maximum for large dwellings and the 28-foot height limit.

Technical Reviews: Soils report review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161027, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size: 1.27 acres
Existing Land Use - Parcel: Vacant

Existing Land Use - Surrounding: Single Family Residential
Project Access: Private road
Planning Area: Soquel
Land Use Designation: R-R (Rural Residential)
Zone District: RA (residential agriculture)

Environmental Information

Geologic Hazards: Geologic setback
Soils: Watsonville Loam, 2-15% slope
Tierra-Watsonville Complex, 30-50% slope
Fire Hazard: Not a mapped constraint
Slopes: 0-15% in building area
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 100-200 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Detention basin required
Archeology: Archeological review approved for original subdivision by 84-0297-AR. No evidence on site.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic System
Fire District: Central Fire Protection District
Drainage District: Outside flood control district areas

History

The parcel was created in 1980 by subdivision 80-1043.

Project Setting

The proposed building site is located on a rural, private drive near Porter Gulch Road, about a mile north of Soquel Drive. Most of the homes on the street are greater than 5,000 square feet, on parcels greater than one acre. The average floor area of the four residential structures nearest the site is about 6,500 square feet. The subdivision includes substantial areas of natural open space, is not located in a mapped scenic area and is not visible from any scenic roads or public open space.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 55,465 square feet, located in the RA (residential agriculture) zone district, a designation which allows single family residence uses. The proposed single family dwelling is a principal permitted use within the zone district and the

zoning is consistent with the site's R-R (Rural Residential) General Plan designation.

Large Dwelling Guidelines

The proposed dwelling and attached garage together comprise approximately 7,835 square feet of floor area. As provided by Santa Cruz County Code § 13.10.323(E)(3), a residential structure that exceeds 5,000 square feet is subject to a Level 5 review, and cannot be approved unless consistent with the findings and design criteria required by SCCC § 13.10.325.

The findings of Section 13.10.325 require that the proposed large dwelling is adequately screened from public view (which includes neighbors) and is designed to protect neighborhood privacy. The proposed project includes a landscape plan that provides landscaping and a masonry wall along the front façade and northeast property line that adequately protect privacy and public views. One of the conditions of approval recommended by staff would require landscaping to screen the masonry wall from the nearby neighbor on the south property line. The proposed project, as conditioned, will adequately address neighborhood privacy and viewsheds.

The Large Dwelling Design Guidelines (SCCC § 13.10.325(D)) require the proposed structure to blend with the natural topography and vegetation, provide building articulation and features to reduce mass, screen the structure with landscaping, and protect the privacy of adjacent properties with landscaping and setbacks. The proposed structure minimizes grading, is set well back on the angular parcel, and includes articulation, windows and balconies to reduce massing. Earthtone colors, stone veneer and tile roofing help to reduce the visual impact. The proposed landscape plan protects privacy, and the conditions of approval would reduce the visual impact of the masonry wall proposed adjacent to the neighboring home to the southwest.

Large dwellings are also subject to SCCC Chapter 13.11 Design Review, addressed in the following section:

Design Review

The proposed structure would be approximately 30 feet, 9 inches high, exceeding the 28 foot maximum height limit by 2'9". As provided by SCCC § 13.10.323(E)(5)(b), a residential structure up to 33 feet high can be allowed without increased setbacks, subject to Design Review and approval by the Zoning Administrator following a public hearing. The proposed single family dwelling complies with the requirements of SCCC 13.20, Design Review, in that the dwelling is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood.

The front façade of the proposed dwelling includes a recessed entry and articulated roof areas to mitigate the effect of exceeding the height limit. Use of earthtone colors, tile and stone, and a large, 60- to 90-foot setback from the street also help to reduce visual impacts. The proposed plan includes landscaping to mitigate viewshed impacts.

Consistent with SCCC § 13.11.075(A)(4)(c), which requires that "A fence or wall, when required as a screening device, shall be ... landscaped where appropriate to provide visual relief

from continuous wall or fence surfaces,” the recommended conditions include landscaping to screen the proposed 6’ masonry wall from the view of adjacent neighbors to the south.

Environmental Review

The project is categorically exempt under California Environmental Quality Act (CEQA) as a Class 3 - New Construction or Conversion of Small Structures (Section 15303).

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **161027**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 161027

Assessor Parcel Number: 04002231

Project Location: 130 DE BERNARDO LN

Project Description: single family dwelling

Person or Agency Proposing Project: Bert Lempke

Contact Phone Number:

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a single family residence in an area designated for single-family residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.



Jerry Busch, Project Planner

Date: 11-16-16

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for single family residence uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (residential agriculture) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district except the maximum height. The proposed height, approximately 30 feet, 9 inches is consistent with the Design Review ordinance (finding below).

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed single family residence use is consistent with the use and density requirements specified for the R-R (Rural Residential) land use designation in the County General Plan.

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

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the setback, lot coverage and stories standards for the RA zone district and will result in a structure somewhat taller and larger than, but not disproportionate to, the other residential structures in the neighborhood.

A specific plan has not been adopted for this portion of the County.

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be ONE peak trip per dwelling unit, and such an increase will not adversely impact existing roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed large, over-height dwelling is located in a neighborhood containing primarily dwellings larger than 5,000 square feet in size, on parcels greater than one acre in size. The proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the front façade of the proposed large, overheight single family dwelling is set more than twice the required 40-foot setback from the street, articulated with multiple roof sections and architectural elements such as paned windows, verandas and stone veneer to reduce the impact of height and mass. The roofs slope down in front towards the street, reducing wall area. The recessed entry further softens the front façade. Earthtone colors and natural materials reduce the visual impact. The proposed landscape plan provides landscape screening at the street, along the masonry wall in front and throughout the steel fencing at the northwest side. Added trees and shrubs at the dwelling further screen the structures and mitigate the roof silhouette against the low ridge to the rear.

Conditions of approval include landscaping to screen the proposed masonry wall from the neighbors to the south, consistent with large dwelling and landscape design criteria. As conditioned, the project will maintain the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

The project plan complies with the required slope / geologic setback on the north side of the property.

Large Dwelling Findings

13.10.325(B) Findings. All applications subject to this section shall be approved only if one or more of the following findings can be made:

1. The proposed development project is consistent with the design standards and guidelines (SCCC 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.

This finding can be made in that the proposed structure is consistent with the requirements of SCCC CH. 13.11 as provided above, applicable both the large dwelling approval and height approval.

- (2) The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in subsection (D) of this section.

The proposed structure, as conditioned, will be adequately screened from public view and viewsheds, as well as from neighboring properties. Landscaping and / or window placement, as appropriate, provides privacy. The proposed structure and meets the criteria provided by 13.10.325(D), to wit:

(1) Changes in the natural topography of the building site are minimized.	✓
(2) Grading cuts and fills are minimized, and when allowed, are balanced.	✓
(3) House design and accessory structure horizontal elements follow hillside contours, where applicable.	✓
(4) Colors and material are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.	✓
(5) Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.	✓
(6) Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.	House may exceed low ridge at rear from front vantage point, but setbacks reduce the impact of height and size. Placement toward front of gently sloping lot would not mitigate ridge profile, but landscaping at front at dwelling reduce impact.

<p>(7) The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood.</p>	<p>Although somewhat larger than most homes in the neighborhood, it is proportional in size to the nearest neighbors and provides greater setbacks and landscaping at the street, and is consistent with the generally large size of dwellings in vicinity.</p>
<p>(8) Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.</p>	<p>✓</p>
<p>(9) Landscaping helps blend the structure(s) with the natural environmental setting of the site.</p>	<p>✓</p>
<p>(10) The view to adjacent properties is controlled. This can be done by minimizing second-story windows facing close neighboring properties, orienting upper floor balconies and decks toward large yard areas, locating the structure on the site as far from property lines as possible, and using landscaping to enhance privacy.</p>	<p>The design minimizes second story windows facing close structure to the northeast ; large setback and vegetated landscape wall enhances privacy of neighbor to the southwest, despite many front windows of proposed structure.</p>
<p>(11) The location of the structure(s) on the site minimizes view blockage within public viewsheds.</p>	<p>The position of the site and structure relative to open space and views in the neighborhood minimize view blockage.</p>

Conditions of Approval

Exhibit C:

- I. This permit authorizes the construction of an single family dwelling and attached garage. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans consistent with these conditions.

4. The building plans must detailed elevations, cross-sections and site topography consistent with the approved plans (Exhibit D).
 5. A complete landscape and irrigation plan shall be submitted with the approved plans (Exhibit D) with the following modification: additional landscaping shall be provided to screen the masonry wall from the neighboring dwelling and yard to the southwest.
 6. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. No building over sewage disposal system, or expansion area. Wastewater system must meet all applicable setbacks from foundation, water lines, retention ponds, and property lines. Do not pave over sewage disposal area.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Submit 3 copies of the soils report approved as REV161006, stamped by the responsible Geotechnical Engineer.
- F. Pay for Child Care mitigation for 6 bedroom(s). Currently, these fees are \$109 per bedroom. Fees for Parks, Roadside and Transportation improvements were paid with the final map for Subdivision approval 80-1043. Affordable Housing Impact fees were paid pursuant to Minor Variation 80-0550.
- G. Provide required off-street parking for 5 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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. All site improvements shown on the final approved Building Permit plans shall be

installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.
- B. Required landscaping shall be kept free from invasive species, including, but not limited to, acacia, French broom and star thistle.
- C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure

to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires three years from the effective date listed below 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 Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

GRADING:

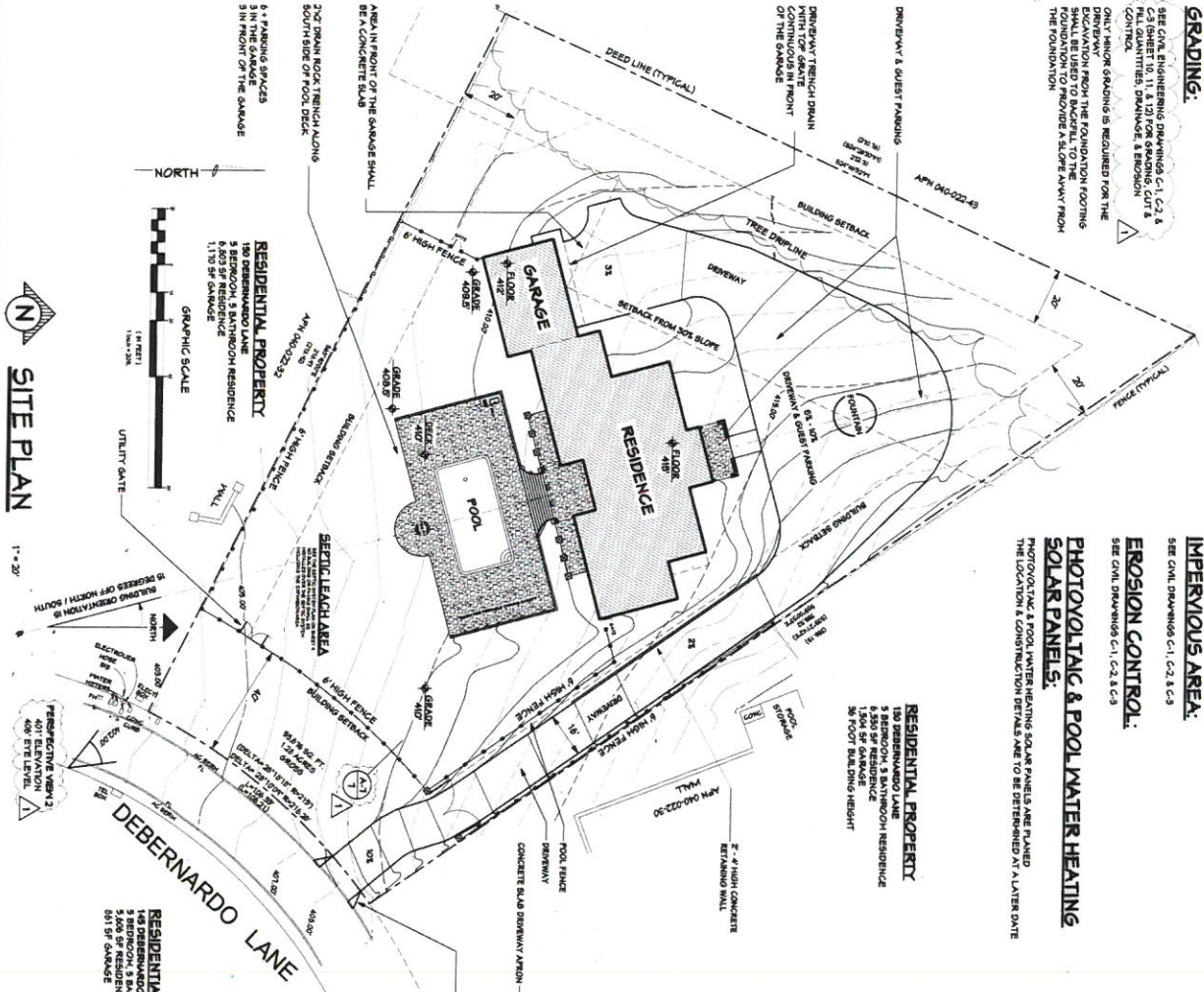
SEE CIVIL ENGINEERING DRAWINGS C-1, C-2 & C-3
 SHEET 11, 12 & 13 FOR GRADING, CUT & FILL, EROSION CONTROL, & EROSION CONTROL.
 ONLY MINOR GRADING IS REQUIRED FOR THE EXCAVATION FROM THE FOUNDATION FOOTING TO PROVIDE A SLOPE AWAY FROM THE FOUNDATION.

IMPERVIOUS AREA:

SEE CIVIL DRAWINGS C-1, C-2 & C-3
EROSION CONTROL:
 SEE CIVIL DRAWINGS C-1, C-2 & C-3

PHOTOVOLTAIC & POOL WATER HEATING SOLAR PANELS:

PHOTOVOLTAIC & POOL WATER HEATING SOLAR PANELS ARE PLACED THE LOCATION & CONSTRUCTION DETAILS ARE TO BE DETERMINED AT A LATER DATE



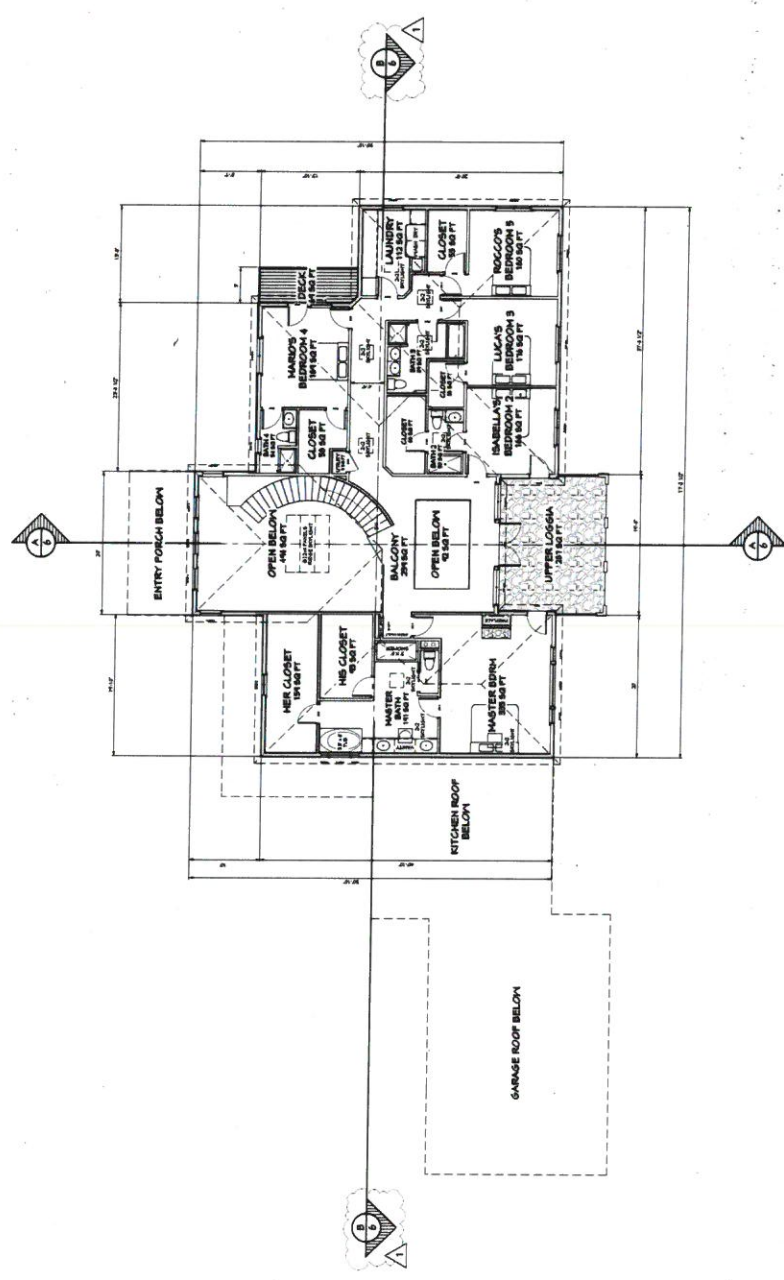


Seascape Design
Bert Lemke, Architect
Lic. # C 24235
255 FAULTON COURT
AYTON, CALIFORNIA 95003

Date: JANUARY 22, 2016
Revised: MAY 2, 2016
Drawn By: BEL

VILLA SILVANA
NO REPERMITS LANE
AYTON, CALIFORNIA
APN 040-022-31

LEVEL 2 FLOOR PLAN
PROPERTY OWNER:
FRANK L SILVANA
DENVER, CO
(931) 80-2324
SHEET 3 of 12
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LEVEL 2 FLOOR PLAN

1/8" = 1'-0"



Seascape Design
 Bert Lemke, Architect
 Lic. # C 24253
 255 PARALAN COURT
 APTOS, CALIFORNIA 95025

Drawn By: DEL
 Revised: MAY 2, 2016
 Date: JANUARY 22, 2016
 (651) 252-5060

VILLA SILVANA
 140 DEREBAUDO LANE
 APTOS, CALIFORNIA
 APT. 040-022-31

PROPERTY OWNED
 FRANK & SHARVA
 DESIGNED
 (951) 901-2304

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SHEET

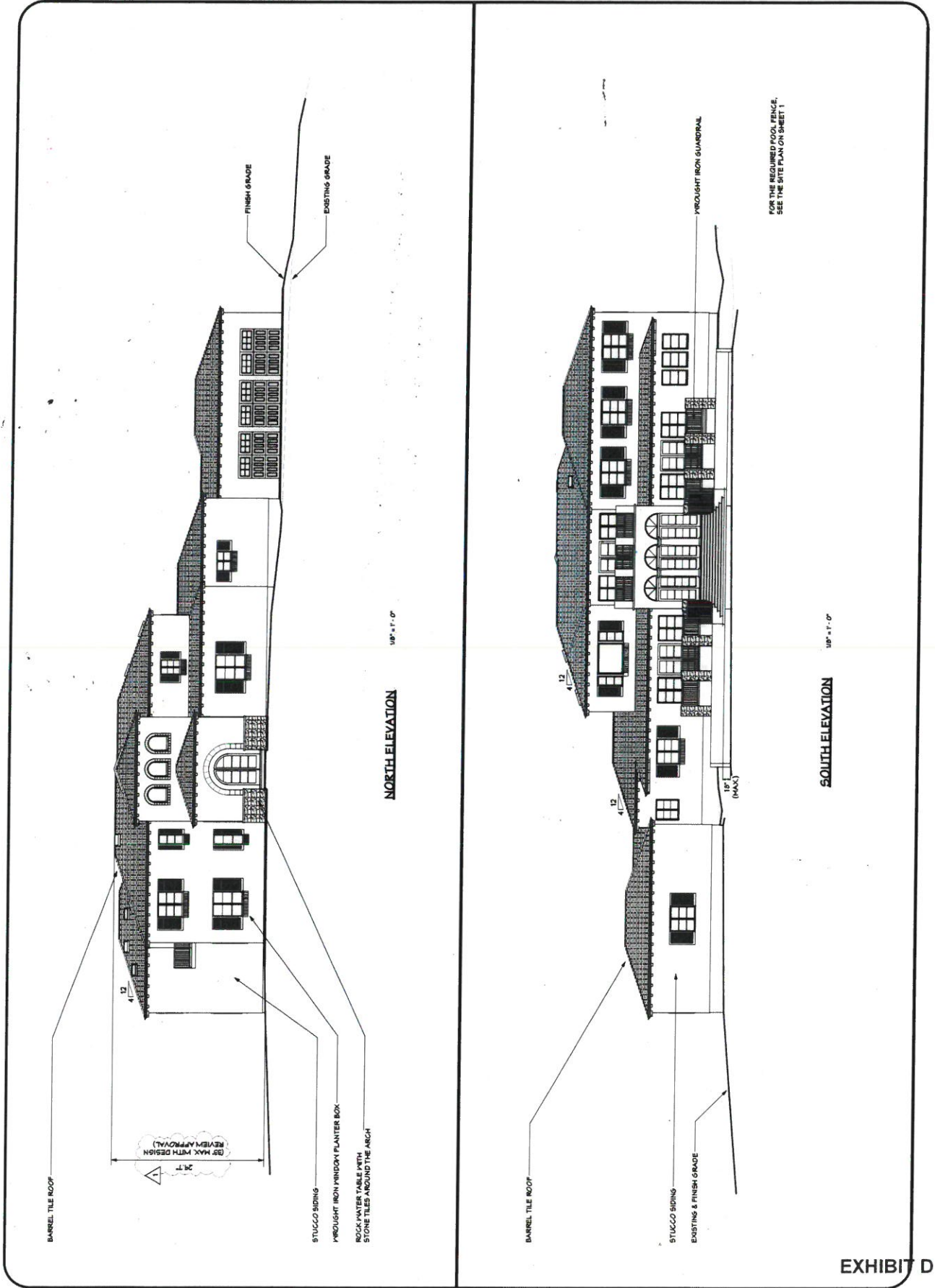


EXHIBIT D



Seascape Design
Bert Lemke, Architect
252 PARALAN COURT
APTOS, CALIFORNIA 95005
LIC. # C 24423

(931) 252-5060
Date: JANUARY 22, 2016
Reviewed: MAY 2, 2016
Drawn By: BEL
JUNE 29, 2016

VILLA SILVANA
140 DERRAQUEO LANE
APTOS, CALIFORNIA
APN: 040-022-31

EAST ELEVATION
WEST ELEVATION
PROPERTY OWNER:
FRANK & SHANA
DERRAQUEO
(931) 801-2284
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SHEET

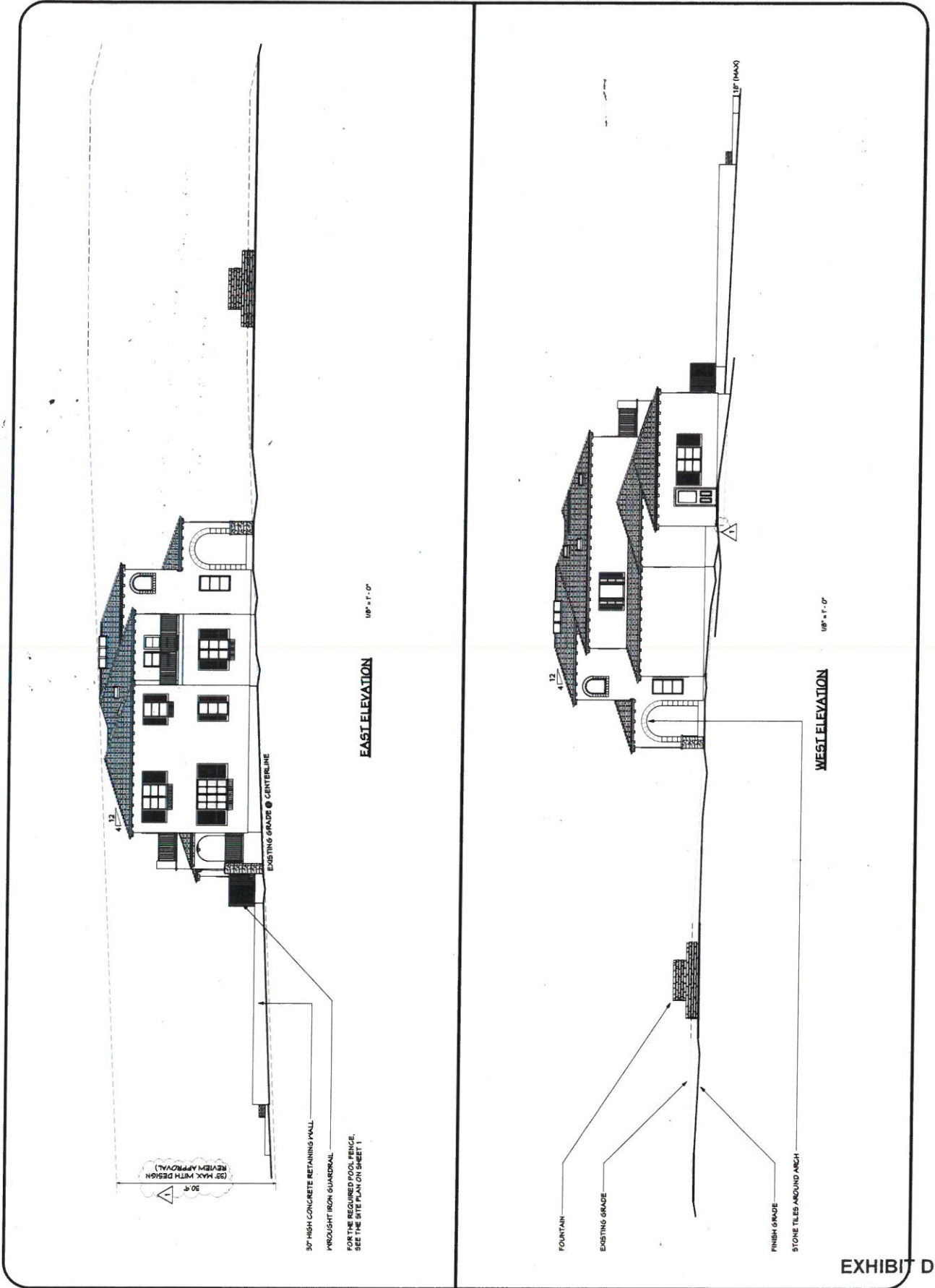


EXHIBIT D



Seascape Design
Bert Lemke, Architect
255 FAYALTON COURT
ATLANTA, CALIFORNIA 90005

Drawn By: BEL
Reviewed: MAY 2, 2016
Date: JANUARY 22, 2016
(831) 252-5060

VILLA SILVANA
140 DERRICK LANE
ATLANTA, CALIFORNIA
APN: 040-022-31

6 of 12 SHEET
A-6 BUILDING SECTION
P-6 BUILDING SECTION
POOL FENCE/WALL ELEVATION
PROPERTY OWNER:
FINANE & SHAWNA
DERRICK LANE
(831) 801-2334
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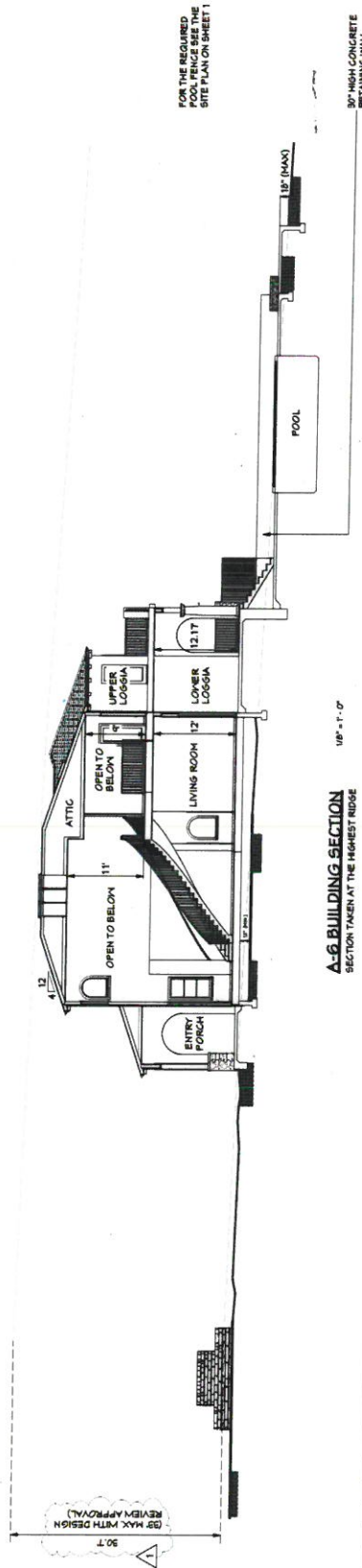
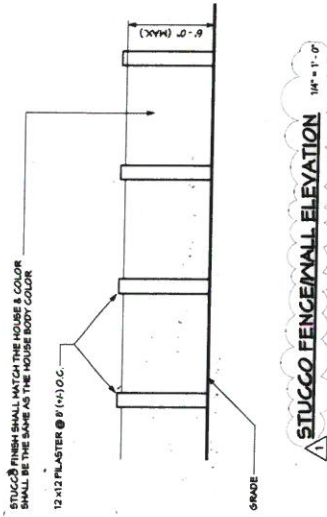


EXHIBIT D



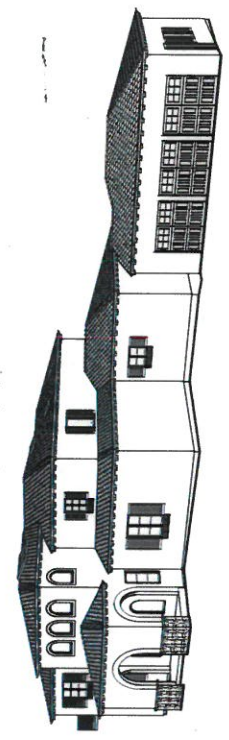
Seascape Design
Bert Lemke, Architect
Lic. # C 24223
255 PAVILLON COURT
AUSTIN, CALIFORNIA 96003

Drawn By: BEL
Reviewed: MAY 2, 2016
Date: JANUARY 22, 2016
(931) 252-5060

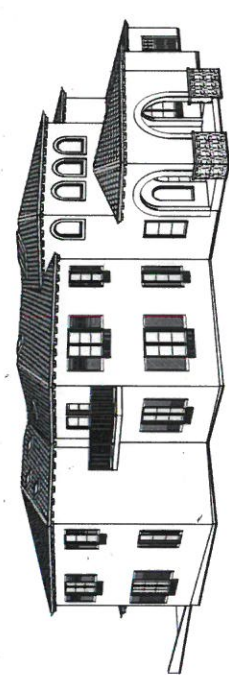
VILLA SILVANA
140 DEERVALE LANE
APTOS, CALIFORNIA
APN: 040-022-31

PROPERTY OWNER:
FRANK & SHARNA
PERMANO
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RESPECTIVE VIEWS
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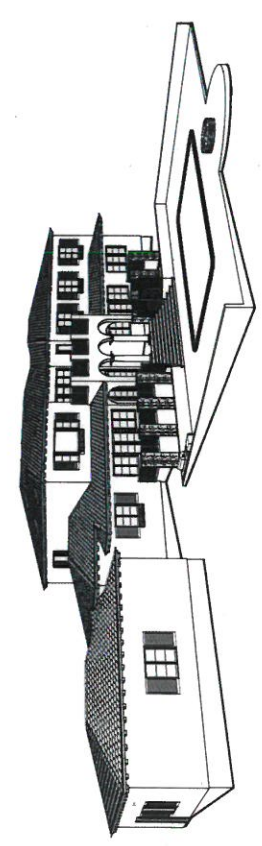
7 of 12
SHEET



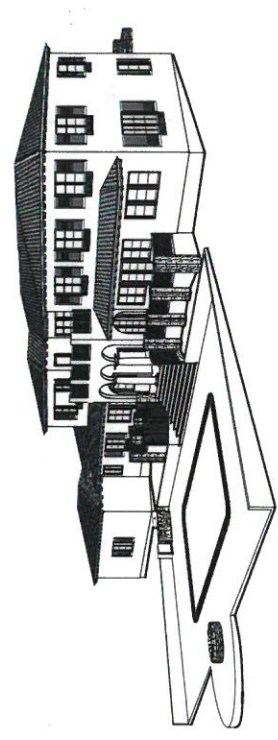
PERSPECTIVE VIEW FROM NORTH WEST
NO SCALE



PERSPECTIVE VIEW FROM NORTH EAST
NO SCALE



PERSPECTIVE VIEW FROM SOUTH WEST
NO SCALE



PERSPECTIVE VIEW FROM SOUTH EAST
NO SCALE

EXHIBIT D

Landscape Site Legend

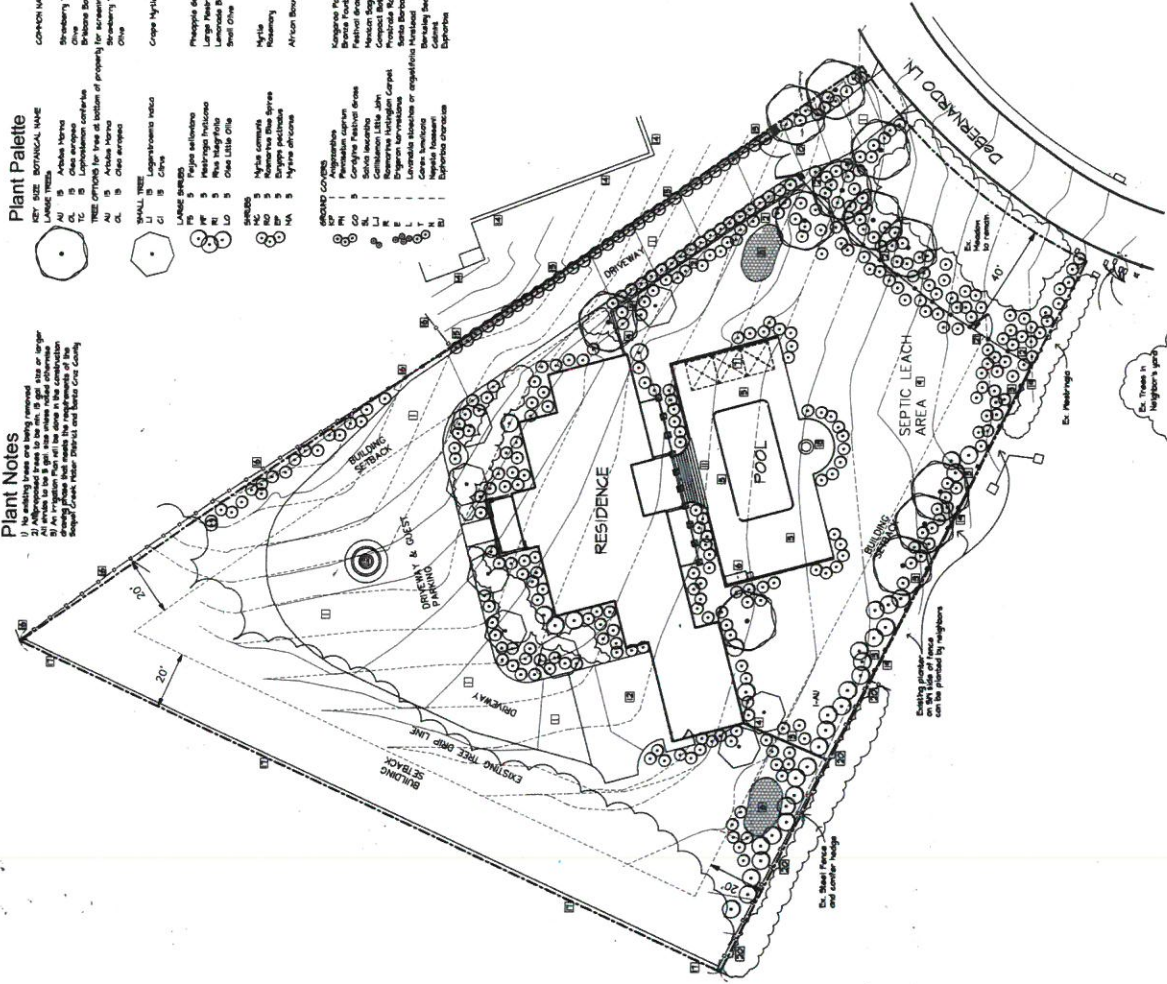
- 1 Driveway - Pervious Pavers
- 2 6 foot high stucco fence/wall
- 3 6 foot high steel pool fence
- 4 6 foot high steel pool gate
- 5 Pool deck at existing grade
- 6 BBQ
- 7 Portable canvas canopy area
- 8 Percolation pond - water runoff shall be controlled to these ponds
- 9 Septic Leach Area
- 10 Automatic steel gate
- 11 Steps
- 12 Concrete paving close to garage
- 13 Fountain - with recirculating water
- 14 Existing neighbors fence wall
- 15 6 foot steel fence
- 16 Neighbor's existing 6 foot tall chain link fence with vines
- 17 Deer resistant wire fence 9 foot high with gates
- 18 Fire Pit
- 19 6 foot to 8 foot tall shrub screen
- 20 Existing 6 foot steel fence and conifer hedge
- 21 4' solid gate for septic truck

Plant Notes

1) No existing trees are being removed
 2) All existing trees are to be maintained or larger
 3) All new trees to be planted in the landscape
 4) All new trees to be planted in the landscape
 5) All new trees to be planted in the landscape

Plant Palette

CODE	COMMON NAME	SYMBOL
1	Arbutus Menziesii	○
2	Arbutus Menziesii	○
3	Arbutus Menziesii	○
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98	Arbutus Menziesii	○
99	Arbutus Menziesii	○
100	Arbutus Menziesii	○



Preliminary Landscape Plan

1"=20'-0"

0 20' 40'



8

Villa Silvana
 140 DeBernardo Ln., Aptos
 APN 040-022-31

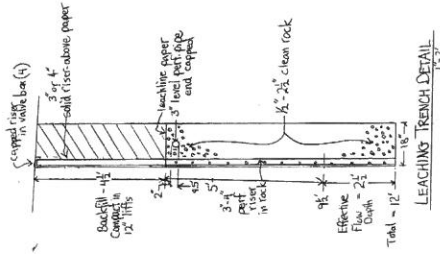


GREGORY LEWIS LANDSCAPE ARCHITECT
 725 PINE AVE. SUITE 100
 SAN JOSE, CA 95128
 (415) 435-1177
 gregorylewislandscape.com

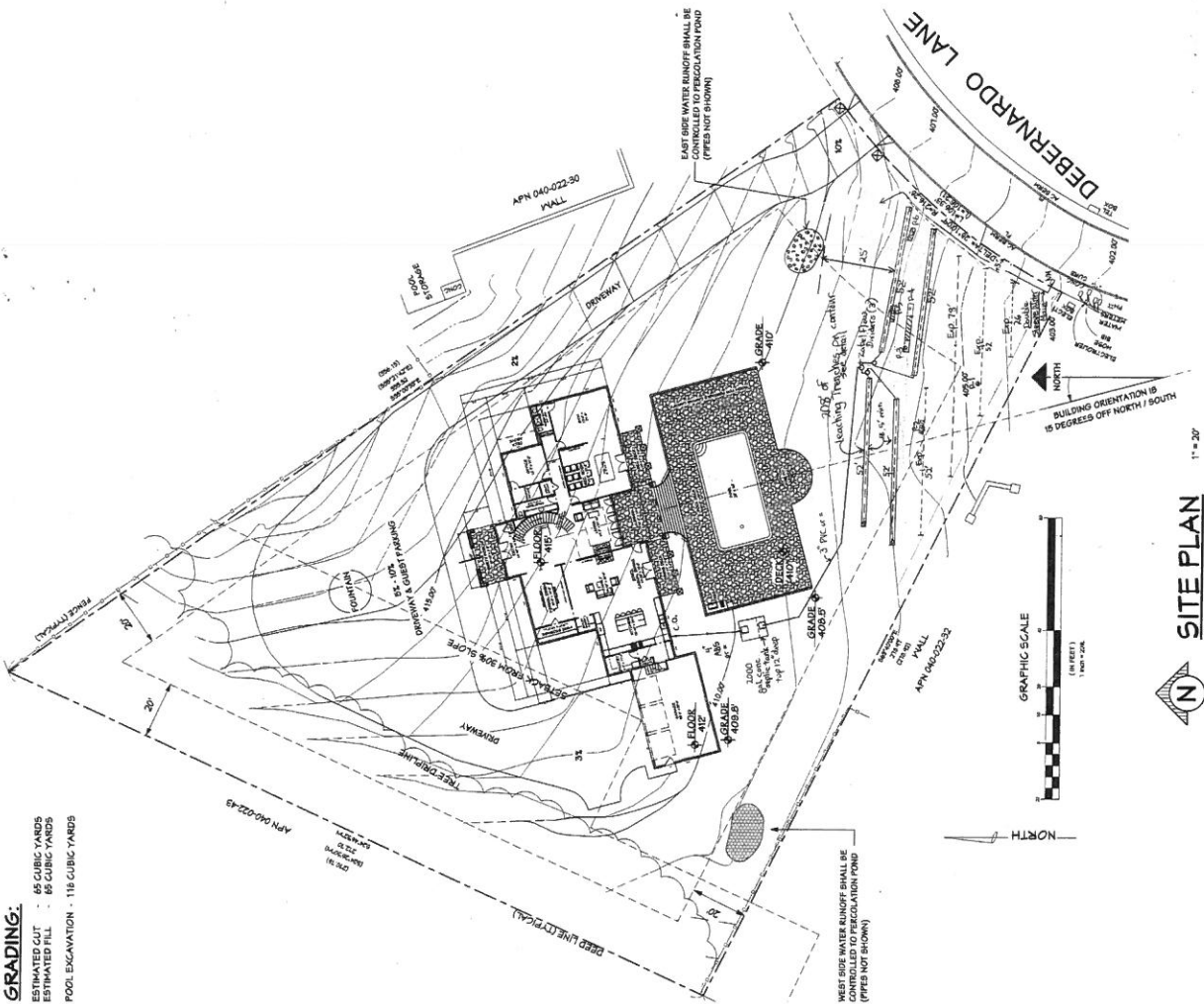
Revision
 1/20/18
 1/20/18
 1/20/18

PROJECT DESCRIPTION:

- DESIGN SYSTEMS, L.L.C. - BROWNSVILLE, TEXAS**
1. The system shall be designed to handle a maximum of 1200 gallons per day (GPD) of wastewater. The system shall be designed to handle a maximum of 1200 GPD of wastewater. The system shall be designed to handle a maximum of 1200 GPD of wastewater.
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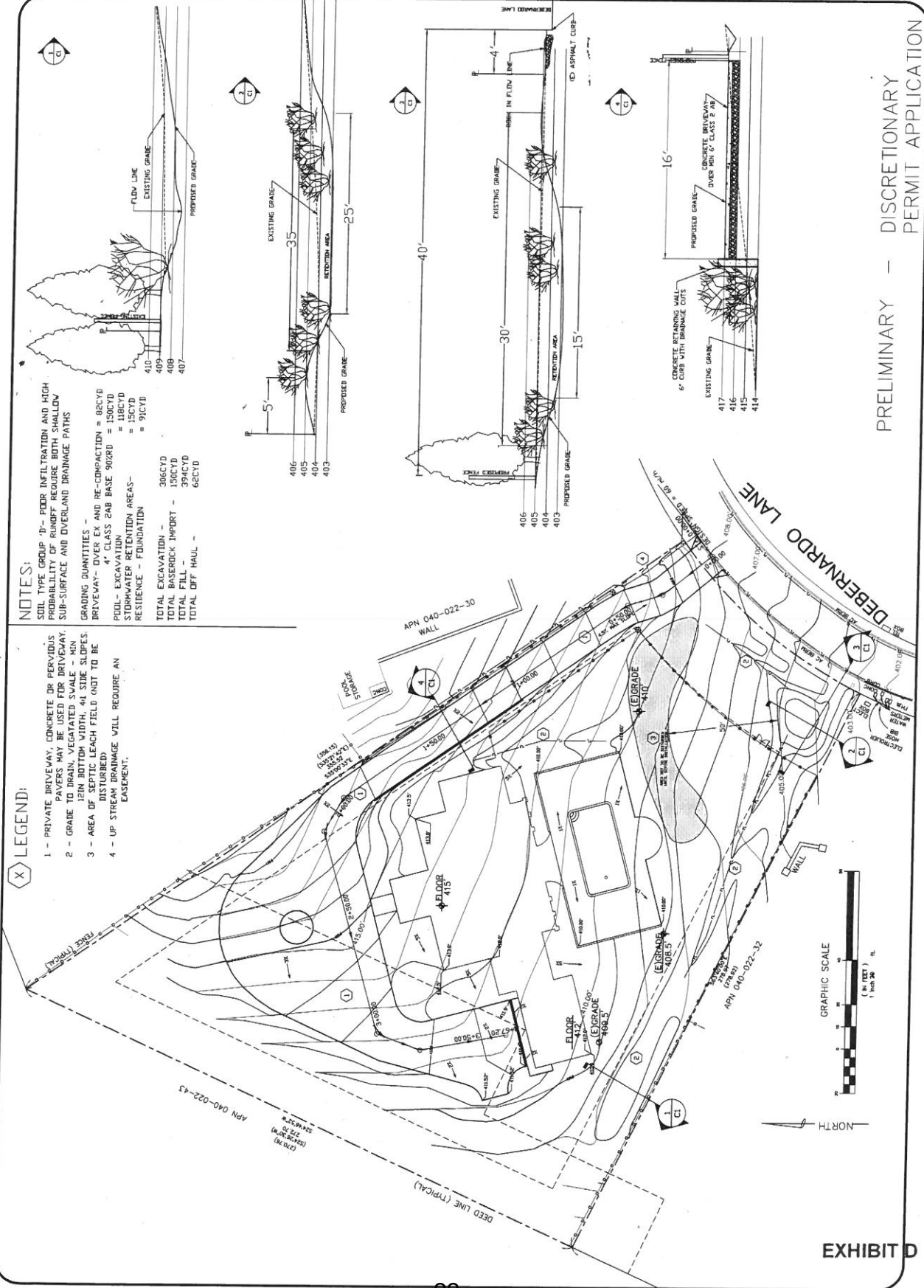


- SOIL LOG LEGEND:**
- 0 P1 - 2.5' Perc. lat.
 - 0 P2 - 2.5' Perc. lat.
 - 0 P3 - 13' Perc. lat.
 - 0 P4 - 10' Perc. lat.
 - 0 P5 - 5.5' Perc. lat.
 - 0 P6 - 7' Perc. lat.



SEWAGE DISPOSAL SYSTEM DESIGN
FRANK & SHANA DEBERNARDO-Residence
 140 DEBERNARDO LN., APTOS
 APN: 040-022-31; SANTA CRUZ COUNTY
 By: RUMMEL DESIGN CRITERIA
 NOV. 4, 2015 - Consulting R.E.H.S.#4664
 Office & fax (831) 684-1448; cell: 345-0387
 SCALE: 1"=20' REVISION:

EXHIBIT D



NOTES:

STRUCTURE SHALL MAINTAIN 5% SLOPE FOR 10 FEET FROM FOUNDATION. IN CASES WHERE THIS CAN NOT BE MAINTAINED SUBSURFACE DRAINS SHALL BE INSTALLED.

CONCRETE WALKWAYS ADJACENT TO STRUCTURES SHALL MAINTAIN A MINIMUM OF 2% CROSS SLOPE AWAY FROM FOUNDATION FOR A MINIMUM OF 4 FEET.

SUBSURFACE DRAIN SHALL BE INSTALLED ADJACENT TO FOUNDATION AS INDICATED AND SHOULD BE INSTALLED AT THE DEPTH OF THE FOOTING.

SUBSURFACE DRAIN SHALL BE BEDDED IN CLEAN WASHED 3/4" DRAIN ROCK. ALL LINES SHALL BE WRAPPED IN FILTER FABRIC. MULCH OR GROUND COVER MAY BE INSTALLED OVER SUB SURFACE DRAIN BUT GRAVEL BACKFILL SHOULD EXTEND TO WITHIN 6" OF GRADE.

PLANTING SHRUBS SHOULD NOT OCCUR DIRECTLY OVER SUB SURFACE DRAINS.

ALL SOLID DRAIN PIPES SHALL BE 4" PVC OR EQUIVALENT. CLEANDUTS ON DOWNSPOUT DRAINS SHALL BE INSTALLED WHERE APPLICABLE.

LEGEND:

- 1 - PRIVATE DRIVEWAY, CONCRETE OR PAVERS MAY BE USED FOR DRIVEWAY. SUB-GRADE PREPARATION PREVENTS PERVIOUS PAVEMENT APPLICATION.
- 2 - DOWNSPOUT TO BE CONNECTED TO SUB-GRADE DRAINAGE.
- 3 - DOWNSPOUT REQUIRES CONCRETE SPLASH BLOCK.
- 4 - FOUNTAIN.
- 5 - FRENCH DRAIN REQUIRED SEE DETAIL.
- 6 - GRADE TO DRAIN.
- 7 - DRAIN ROCK COBBLE, 3 IN MIN DIAMETER.
- 8 - AREA OF SEPTIC LEACH FIELD (NOT TO BE DISTURBED)
- 9 - SWALES TO BE GRADED UNDER FENCE AS NOTED TO ALLOW DRAINAGE TO PASS.
- 10 - AREA OF OFF SITE RUN ON FROM ADJACENT NEIGHBOR. DRAINAGE AREA IS MINOR AND CAN BE CONTAINED NORTH OF PROPOSED DRIVEWAY
- 11 - STRIP DRAIN
- 12 - LANDSCAPE AREAS SHALL BE CONCAVE TO RECEIVE ADJACENT IMPERIOUS RUNOFF
- 13 - ELEVATED AREA DRAIN 4"
- 14 - TRAPEZOIDAL RETENTION BASIN OF 375CUFT VOLUME - 25X35 SQUARE PERIMETER WITH A 15X25 BASE, 10 FT DEEP. THIS BASIN WILL REQUIRE A MAINTENANCE AGREEMENT. CORNERS OF THE BASIN WILL MAINTAIN 4" STEEL STAKES WITH TOP DRIVEN TO THE REQUIRED DEPTH IN EACH CORNER OF THE BASIN HOWEVER, THE TOP MAY INFILL AND DEBRIS SHALL BE REMOVED FROM THE BASIN UNTIL TOP OF STAKES ARE EXPOSED DEMONSTRATING FULL DEPTH OF BASIN.
- 15 - MULCH BASE WITH JUTE NET COVER. PLANTED PER LANDSCAPE PLAN TO MAXIMIZE PLANT TRANSPIR-EVAPORATION.
- 16 - GRASS
- 17 - EDGE OF GRADE

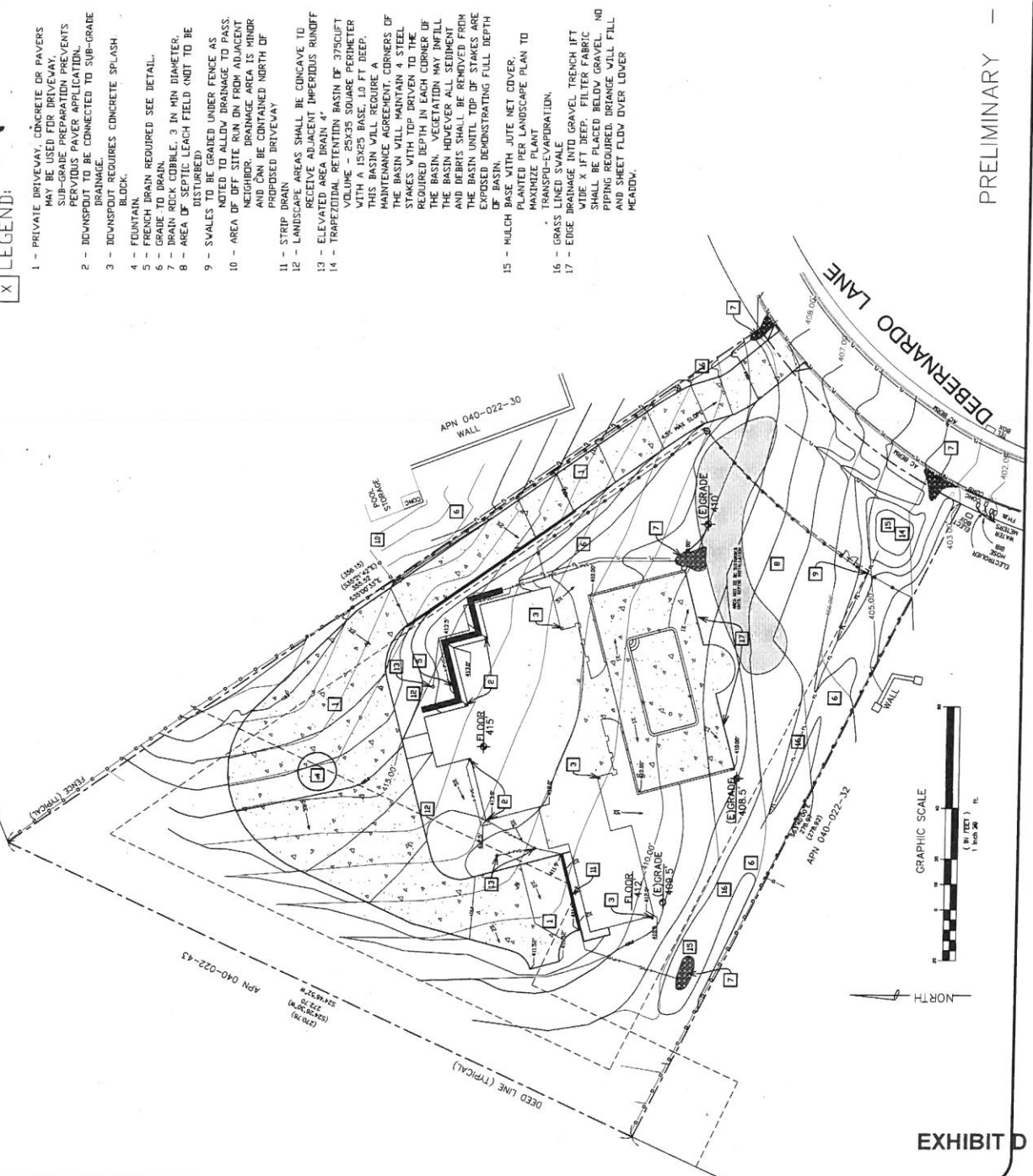


EXHIBIT D

PRELIMINARY - DISCRETIONARY PERMIT APPLICATION



Prepared By
Drew Lander C.P.E.
P.O. Box 223696
Carmel, CA 93922
(530) 624-7962
Date: May 5, 2016

EROSION CONTROL PLAN

MILLA SILVANA

140 DEBERNARDO LANE
APTOS, CALIFORNIA
APN: 040-022-031

THESE DRAWINGS ARE PREPARED BY THE ENGINEER
AND NOT BE COMBINED WITH ANY OTHER DRAWING FROM THE SAME PROJECT.
THESE DRAWINGS ARE FOR THE PROJECT ONLY.
DRAWING INDEX
SITE PLAN
MILLAGE MAP
DATA, BUILDING & ZONING
PROPERTY OWNER
MILLA & SHAWN
CARMEL, CA 93922
(530) 901-2324

SHEET
3 of 3

NOTES:

EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE TO BE CONSIDERED THE MINIMUM NECESSARY TO PREVENT STORMWATER POLLUTION PREVENTION DURING CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AND AS SITE CONDITIONS CHANGE.

MAX AREA OF DISTURBANCE - 37,500 SQ FT
EXISTING SLOPES RANGING FROM 1% TO 5%
SLOPES

USGS SOIL SURVEY DATA - SOIL TYPE 'J1'
TERRA-WATSONVILLE COMPLEX, 30 TO 50 PERCENT
SLOPES
WATSONVILLE LOAM, THICK SURFACE, 2% TO 15%
SLOPES

SURFACE K FACTOR = .34 MODERATE ERODIBILITY
POORLY DRAINER SOILS

1. THIS PLAN SHALL BE IMPLEMENTED PRIOR TO ANY
PREDICTED RAIN EVENT OF 40% OR GREATER.

2. INSTALLATION OF EROSION CONTROL MEASURES
SHALL BE IN ACCORDANCE WITH MANUFACTURER'S
RECOMMENDATIONS AND IN ACCORDANCE WITH BEST
PRACTICES (CASA-VANLEIGH HANDBOOKS) OR AS DIRECTED
BY COUNTY STAFF.

3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL
BE INSTRUCTED IN BEST MANAGEMENT FOR
STORMWATER PROTECTION.

4. SEDIMENT OR UNCONTROLLED STORMWATER
DISCHARGE SHALL NOT OCCUR FROM THE
CONSTRUCTION SITE.

5. STORMWATER OF SOIL, GRAVEL, SAND OR DEBRIS
SHALL BE COVERED WHEN NOT IN USE AND PRIOR
TO ANY RAINFALL.

6. STILL PROTECTIONS SHALL BE PROVIDED
DURING THE PERIOD OF ANY CONSTRUCTION
EQUIPMENT ON SITE.

7. CONSTRUCTION SITE DISTURBANCES OVER 1
ACRE SHALL OBTAIN ADDITIONAL COUNTY AND STATE
PERMITTING.

8. THE LICENSED CONTRACTOR OR SUBCONTRACTOR
IS RESPONSIBLE FOR UNDERSTANDING AND
COMPLYING WITH COUNTY AND STATE REGULATIONS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR
SUBCONTRACTOR TO NOTIFY THE OWNER OF ANY
POTENTIAL STORMWATER VIOLATIONS.

LEGEND:

1 - STORMWATER RETENTION AREA SHALL BE
MULCHED AND LINED WITH JUTE
NETTING ATTACHED WITH SOIL
STAPLES. AREA SHALL BE
LANDSCAPED AS PART OF THE
LANDSCAPE PLAN, VEGETATED AND
MAINTAINED WITH GRASS UNDERSTORY.

2 - 8" DIA STRAW FIBER ROLLS - SEE CASA
SE-5 FOR PROPER INSTALLATION.

3 - 12" TAIL SILL FENCE TO BE INSTALLED ON
PROPERTY LINE. TO BE USED ONLY
FOR PREVENTION OF DEBRIS AND FLOW
FROM ENTERING NEIGHBORING
PROPERTY, NOT FOR RETENTION OF
SEDIMENTS.

4 - FLAT LOT STABILIZATION MEASURES TO BE
IMPLEMENTED IMMEDIATELY AFTER
DISTURBED AREAS ARE INACTIVE.

5 - CONSTRUCTION ENTRANCES SHALL BE PROVIDED
FOR ALL VEHICLES ENTERING AND
LEAVING PAVED AREA. DRIVEWAY STREET
SWEEPING MAY BE IMPLEMENTED IN
PLACE OF A CONSTRUCTION ENTRANCE
DURING DRY WEATHER.

6 - MATERIAL STAGING AREA

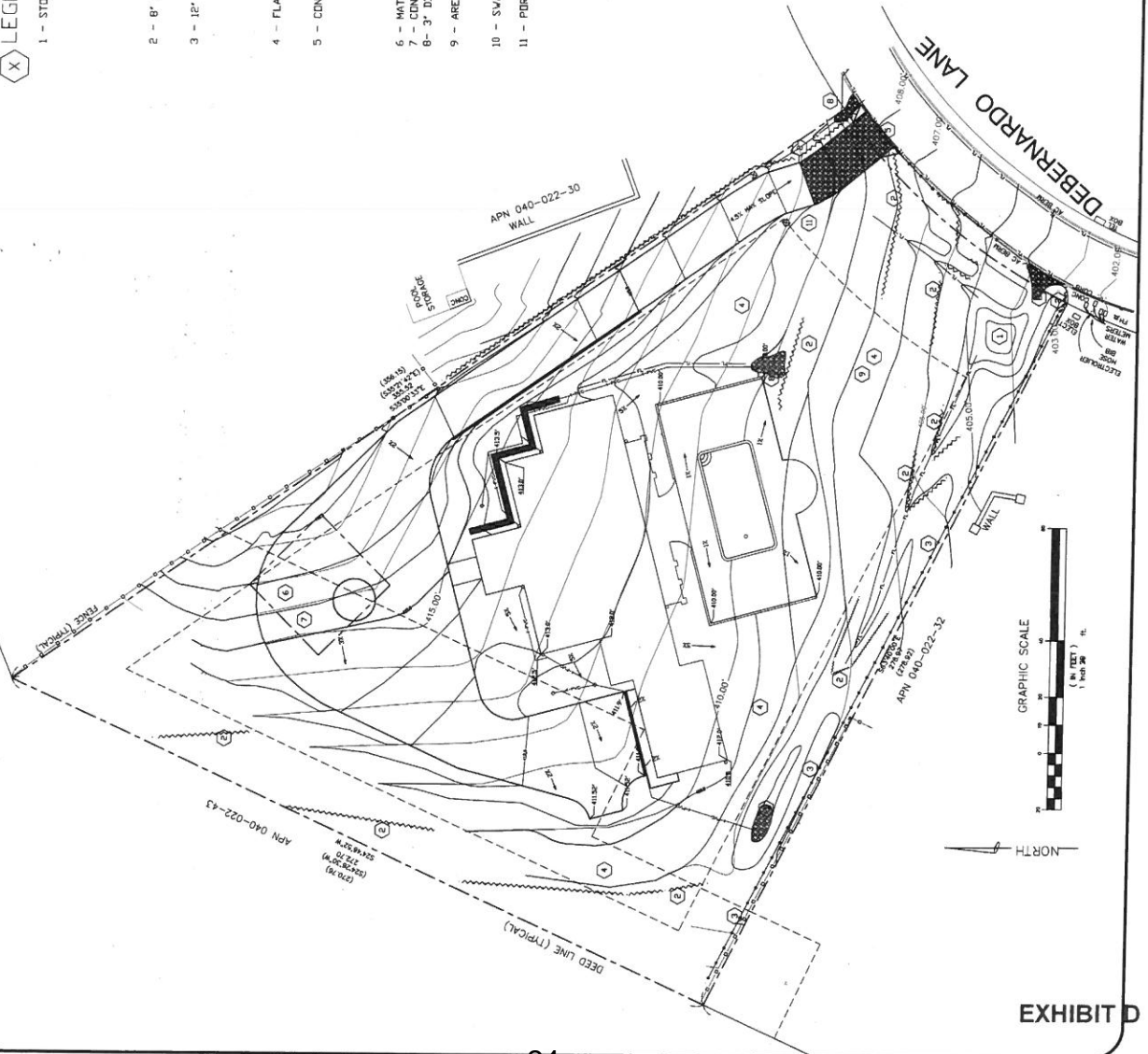
7 - CONCRETE WASH BASIN

8 - 3" DIA MIN WASHED DRAIN ROCK FLOW
DISSIPATOR

9 - AREA OF SEPTIC LEACH FIELD ONLY TO BE
OCCUPIED BY SEPTIC INSTALLERS. NO
TRUCKS OR EQUIPMENT TO BE ALLOWED AS
NOTED TO ALLOW DRIVEN AND PASS.

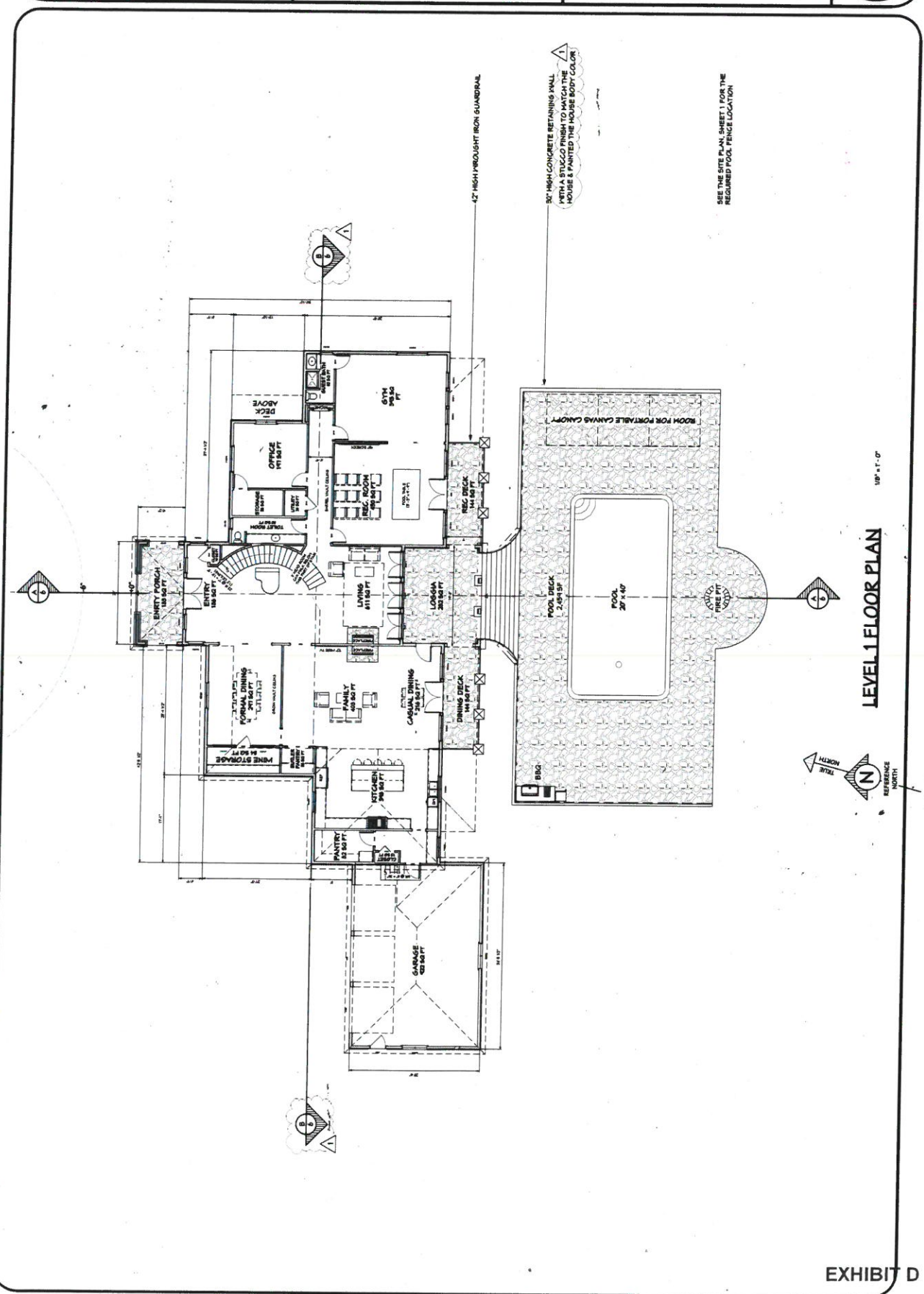
10 - SVALES TO BE GRASS COVERED AND PASS.
NOTED TO ALLOW DRIVEN AND PASS.

11 - PORTABLE TOILET LOCATION TO HAVE
SECONDARY SPILL CONTAINMENT AND
SHALL BE ANCHORED FIRMLY IN PLACE
DURING CONSTRUCTION.



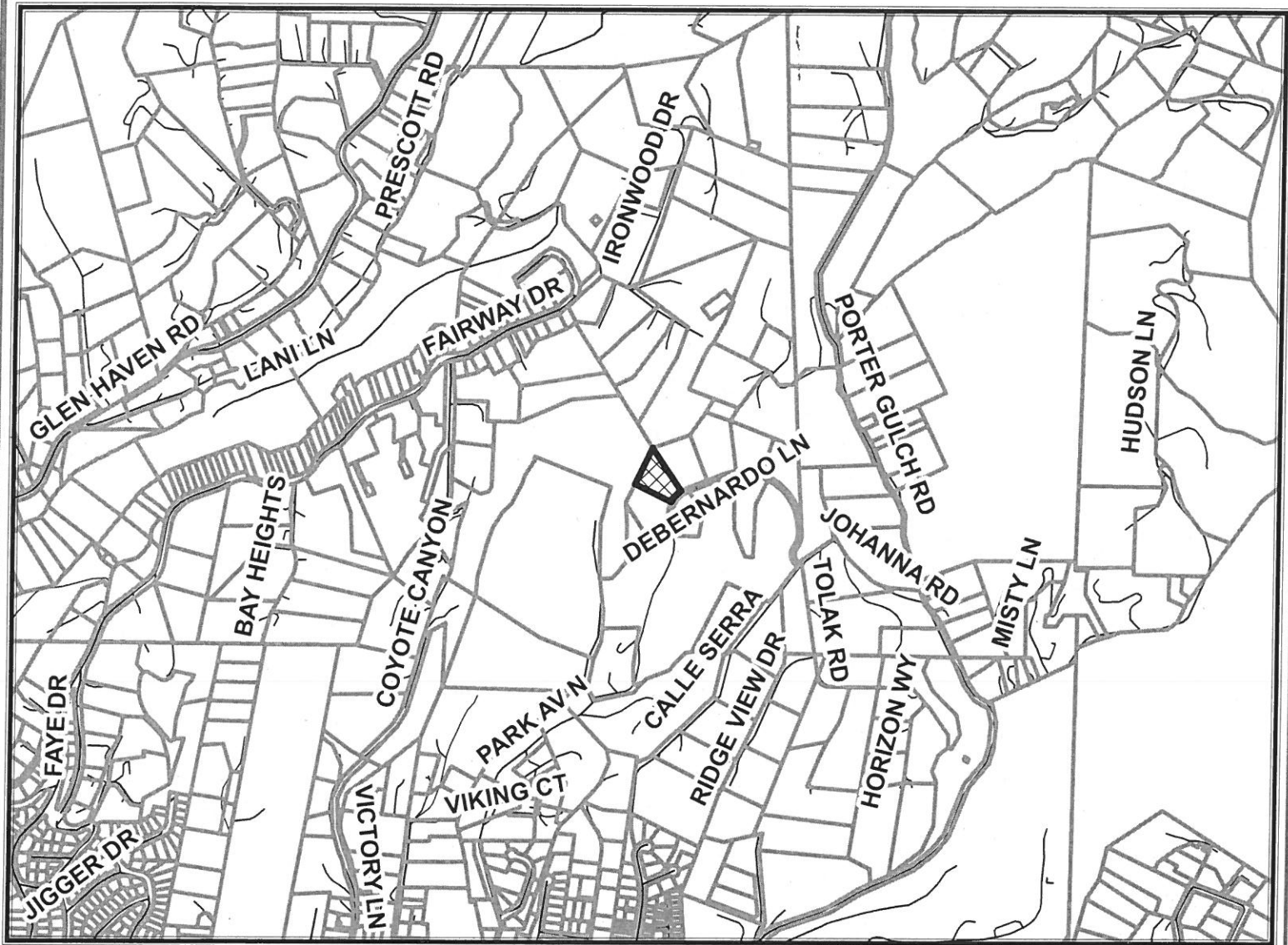
PRELIMINARY - DISCRETIONARY
PERMIT APPLICATION

EXHIBIT D








Location Map



LEGEND

-  APN: 040-022-31
-  Assessors Parcels
-  Street

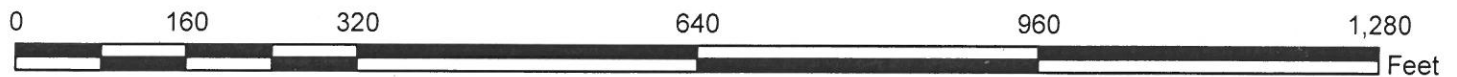
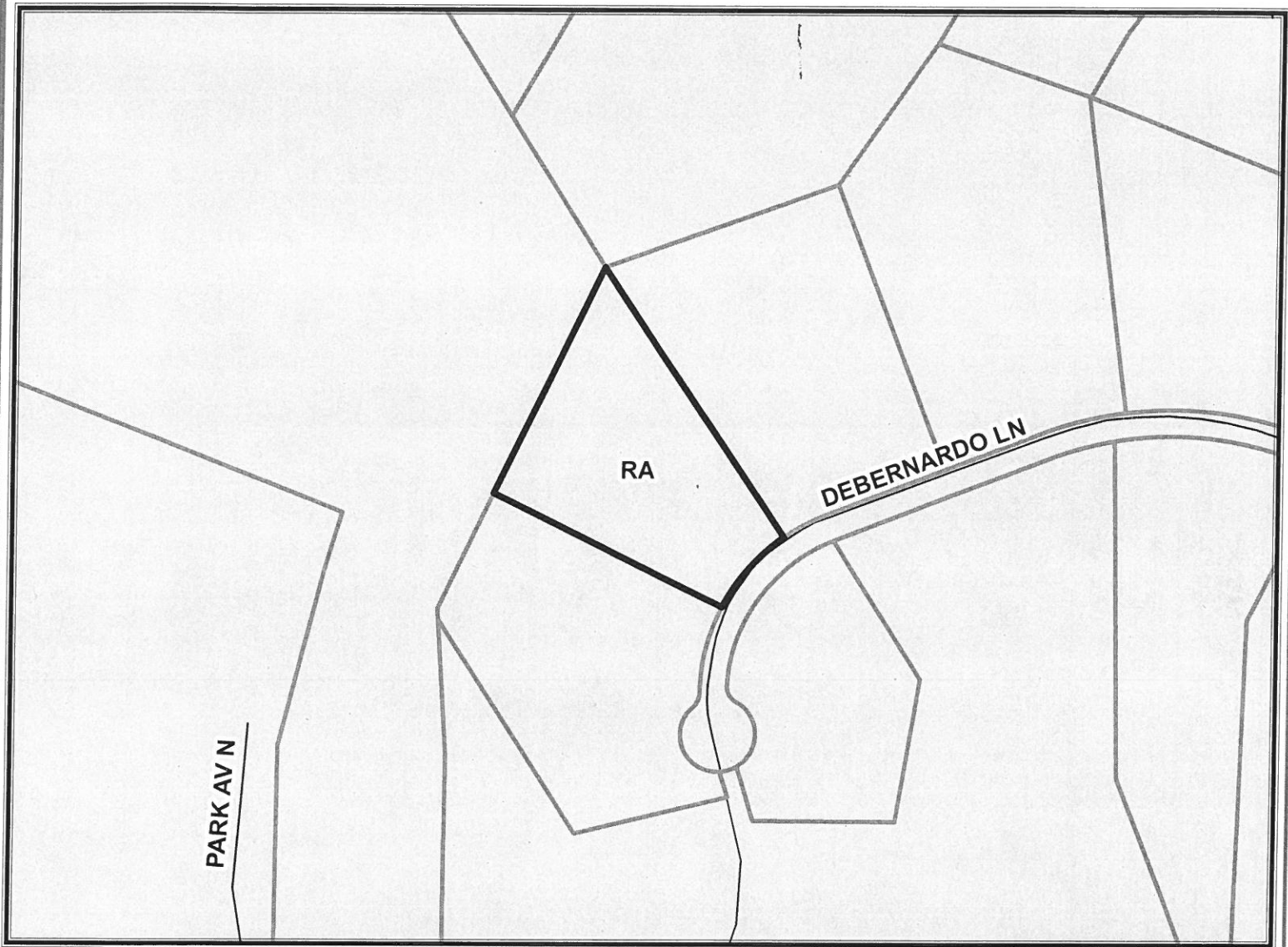


Map Created by
County of Santa Cruz
Planning Department
February 2016

EXHIBIT E



Zoning Map



LEGEND

-  APN: 040-022-31
-  Assessors Parcels
-  Street
-  AGRICULTURE RESIDENTIAL

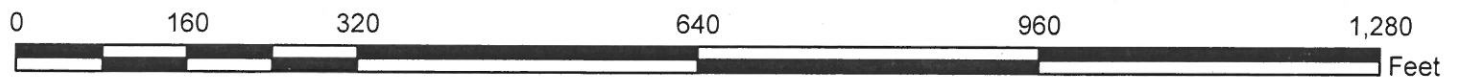
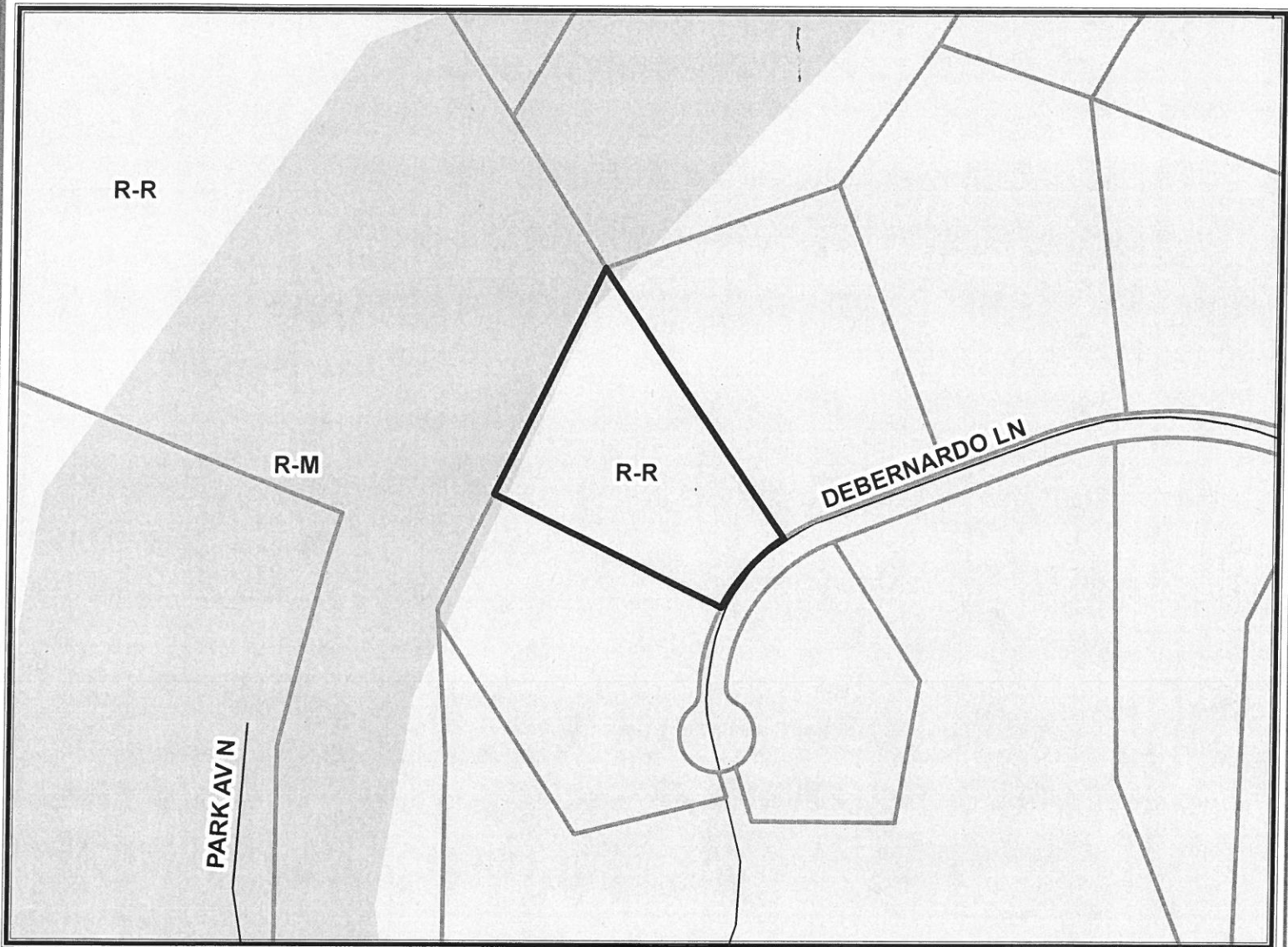


Map Created by
County of Santa Cruz
Planning Department
February 2016






EXHIBIT E



General Plan Designation Map



LEGEND

-  APN: 040-022-31
-  Assessors Parcels
-  Street
-  Residential-Rural
-  Residential-Mountain



Map Created by
County of Santa Cruz
Planning Department
February 2016

EXHIBIT E

Jerry Busch

From: Bert Lemke [bert@seascape-design.com]
Sent: Sunday, June 19, 2016 1:58 PM
To: Jerry Busch
Cc: Frank DeBernardo
Subject: RE: 140 DeBernardo Lane APP # 161027

Hi Jerry:

I received the second comments. At this time I would like to clarify one item.

Regarding the County Code 13.11.095 (A) (4) (d) on fences: **As stated, this code requires landscaping only "where appropriate".**

Landscaping, outside of a side yard fence is not appropriate. Accept for access through the neighbor's property (which is not appropriate) the property owner would not be able to access this landscape area to maintain it. Also if required, this would effectively give real property to the neighbor, which is not appropriate. Also the County Code allows 6 foot high fences on side & rear yards without any set back.

I trust that you agree that landscaping outside a side yard is not appropriate and therefore is not required. Thanks.

Good day, Bert

EXHIBIT 