

Staff Report to the Zoning Administrator

Application Number: 181018

Applicant: Jim Weaver Owner: Leslie Morgan

Agenda Date: March 15, 2019 Agenda Item #: 1

APN: 062-111-08

Time: After 9:00 a.m.

Site Address: 2720 Smith Grade, Bonny Doon

Project Description: Recognize as-built habitable accessory structure (approximately 1,570 sq. ft.) with a toilet on site with an existing dwelling on a parcel located in the RA zone district.

Location: Property located on the southwest side of Smith Grade, approximately 1.8 miles south of the intersection with Bonny Doon Road. (2720 Smith Grade)

Permits Required: Coastal Development Permit, Residential Development Permit

Supervisorial District: 3rd District (District Supervisor: Ryan Coonerty)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181018, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 18.25 acres in size and is located off of Smith Grade in the Bonny Doon planning area. The structure that is proposed to be recognized is an art studio of approximately 1,570 square feet that was constructed on site with an existing single family dwelling. The property is accessed via a private driveway from Smith Grade and the building site is well separated from surrounding properties. The property is forested and screened from view by existing vegetation. Surrounding properties are improved with rural residential homesites on parcels ranging between 7 and 100 acres in size. This application has been made to resolve a code violation for unpermitted construction on the subject property.

A Coastal Development Permit is required for new construction over 500 square feet located outside of the appealable area of the coastal zone.

A Residential Development Permit is required for a habitable accessory structure over 640 square feet in size and for a habitable accessory structure containing a toilet.

County of Santa Cruz Planning Department 701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Zoning & General Plan Consistency

The subject property is located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed habitable accessory structure is accessory to the principal permitted residential use within the zone district and the zoning is consistent with the site's R-M (Mountain Residential) General Plan designation.

Residential Development Permit

The proposed structure includes a heated art studio (approximately 1,200 square feet), bedroom (approximately 250 square feet), and toilet with wash sink (approximately 100 square feet). The total heated accessory structure size exceeds 640 square feet. A Residential Development Permit is required for a habitable accessory structure over 640 square feet in size and for a habitable accessory structure containing a toilet. The use of the structure will be as a private art studio and it is reasonable to allow a toilet within the structure to allow use of restroom facilities without having to leave the structure and return to the single family dwelling on the project site. Heating throughout the building is also considered as reasonable due to the proposed use of the structure as an art studio.

Design Review

The proposed habitable accessory structure complies with the requirements of the County Design Review Ordinance, in that the proposed structure is compatible with the existing residence and will be located centrally within an 18.25 acre heavily wooded parcel with existing trees and vegetation to screen the structure and to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Local Coastal Program Consistency

The proposed habitable accessory structure is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing residence and the surrounding rural residential neighborhood. Developed parcels in the area contain single family dwellings on larger parcels in a forested setting. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

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

Staff Recommendation

Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

• APPROVAL of Application Number 181018, 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.sccoplanning.com

Report Prepared By: Randall Adams

Santa Cruz County Planning Department

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E-mail: randall.adams@santacruzcounty.us

Exhibits

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 181018

	Parcel Number: 062-111-08 ocation: 2720 Smith Grade, Bonny Doon		
Project D	escription: Recognize as-built habitable accessory structure on site with an existing single family dwelling.		
Person or	Agency Proposing Project: Jim Weaver		
Contact F	Phone Number: 831-457-2003		
A B	The proposed activity is not subject to CEQA as specified under CEQA		
с	Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.		
D			
E. <u>X</u>	Categorical Exemption		
Specify ty	pe: Class 3 - New Construction or Conversion of Small Structures (Section 15303)		
F. Re	easons why the project is exempt:		
Recognize uses.	e construction of a habitable accessory structure in an area designated for residential		
In addition	n, none of the conditions described in Section 15300.2 apply to this project.		
<u> </u>	Date:		
Randall A	dams, Project Planner		

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed habitable accessory structure is accessory to the principal permitted residential use within the zone district, and the zoning is consistent with the site's R-M (Mountain Residential) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the proposed structure is compatible with the existing residence and will be located centrally within an 18.25 acre heavily wooded parcel with existing trees and vegetation to screen the structure and to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available off of Highway 1.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area are developed with rural residential homesites, many with detached accessory buildings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing residence and the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the habitable accessory structure will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the habitable accessory structure 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 proposed habitable accessory structure is accessory to the principal permitted residential use within the zone district.

The proposed habitable accessory structure is consistent with the requirements of SCCC 13.10.611(C), in that habitable accessory structures over 640 square feet in area and containing toilet facilities are allowed with a Residential Development Permit approval. The proposed art studio and attached bedroom will be ancillary to the existing single family residential use and the toilet facilities will allow use of the art studio and bedroom without having to travel back and forth to the residence to access a toilet.

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 structure will be accessory to the existing residential use and is consistent with the use and density requirements specified for the R-M (Mountain Residential) land use designation in the County General Plan.

The proposed habitable accessory structure 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 habitable accessory structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed development will not impact scenic resources as specified in Policy 5.10.11 (Development Visible from Rural Scenic Roads), in that the siting and location of the proposed habitable accessory structure on the 18.25 acre parcel will be screened from view of Smith Grade by distance, natural topography, and existing trees and vegetation on the property.

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 habitable accessory structure is to be constructed as a private art studio on a parcel with an existing residence. No substantial increase in utilities consumption or traffic generation is anticipated as a result of the project.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed habitable accessory structure 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 proposed structure is compatible with the existing residence and will be located centrally within an 18.25 acre heavily wooded parcel with existing trees and vegetation to screen the structure and to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conditions of Approval

Exhibit D: Project plans, prepared by Pamela Dias, revised 7/10/18.

- I. This permit authorizes the construction of a habitable accessory structure (art studio with bedroom and toilet) as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 - 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 - 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 - 3. Grading, drainage, and erosion control plans.
 - 4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI),

California Building Code Chapter 7A, shall apply.

- B. Meet all requirements of and pay all applicable 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.
- D. Meet all requirements of the Environmental Planning section of the Planning Department.
- E. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).
- F. Submit 3 copies of plan review letters prepared and stamped by the project Geologist and Geotechnical Engineer.
- G. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
- H. Pay the current Affordable Housing Impact Fee. The fees are based on size and the current fee for a structure up to 2,000 square feet is \$2 per square foot.
- I. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- J. 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.
- K. Complete and record a Declaration of Restriction to construct a Habitable Accessory Structure. You may not alter the wording of this declaration. Follow the instructions to record and return the form to the Planning Department.
- 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. 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, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. <u>Settlement</u>. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

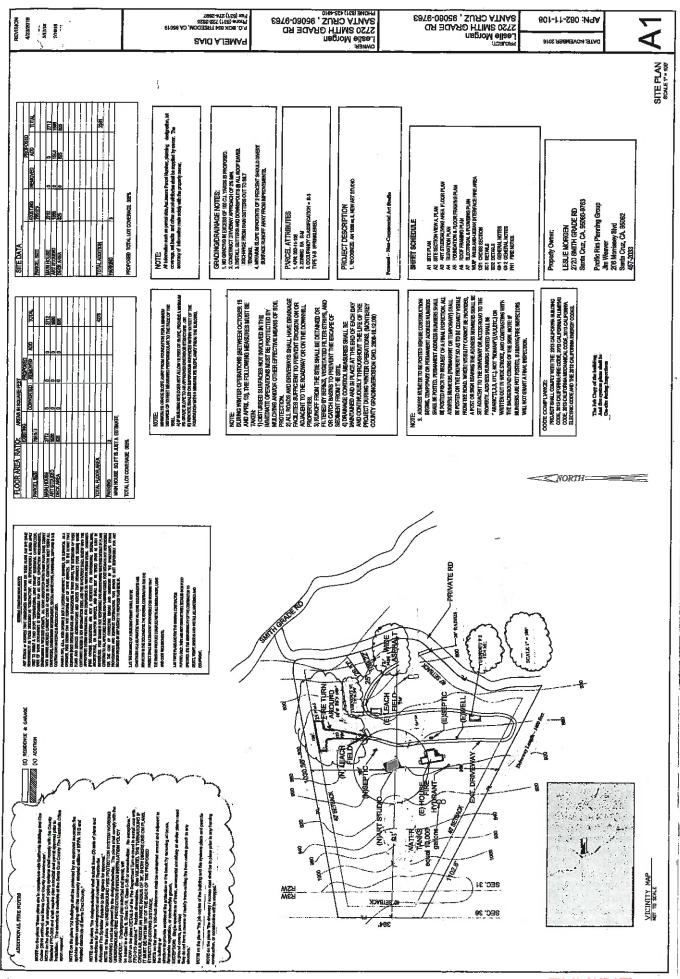
D. <u>Successors Bound</u>. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

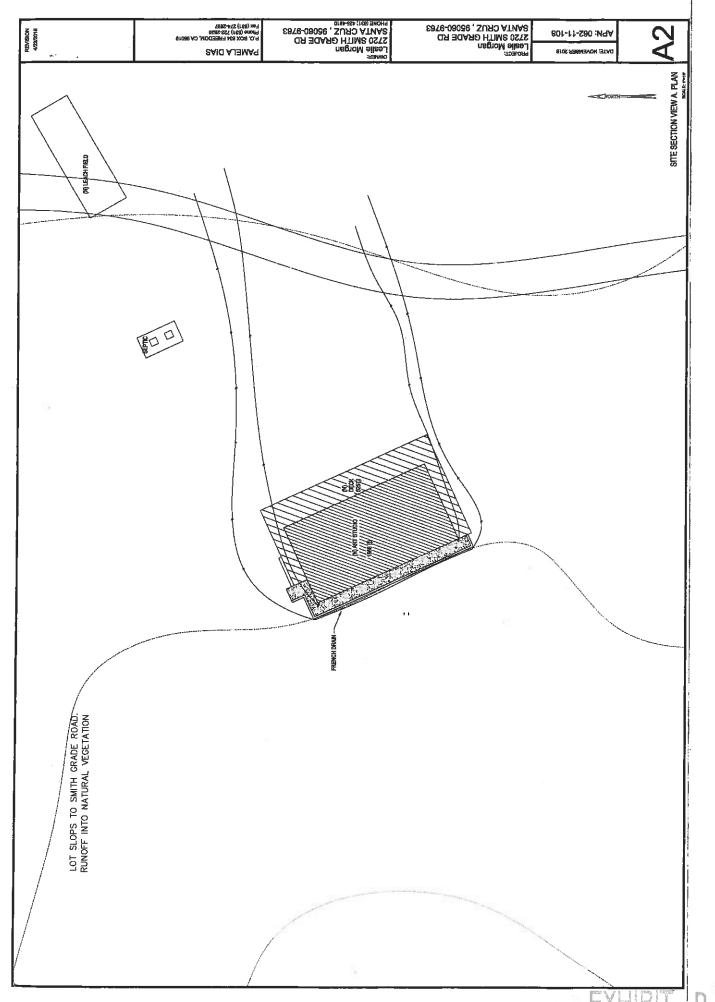
Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

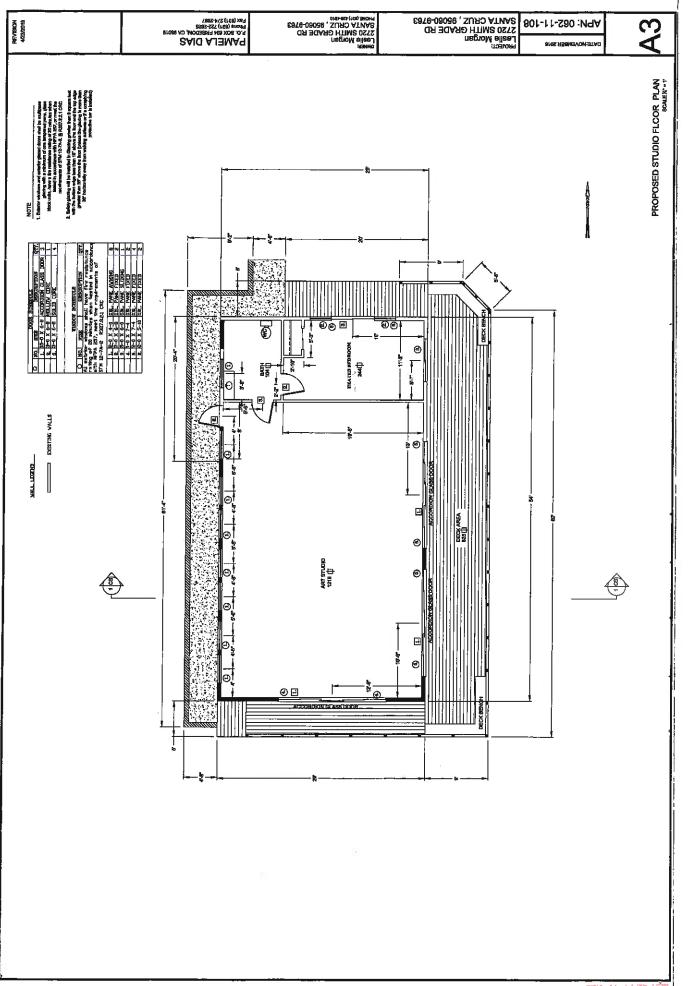
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures 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.

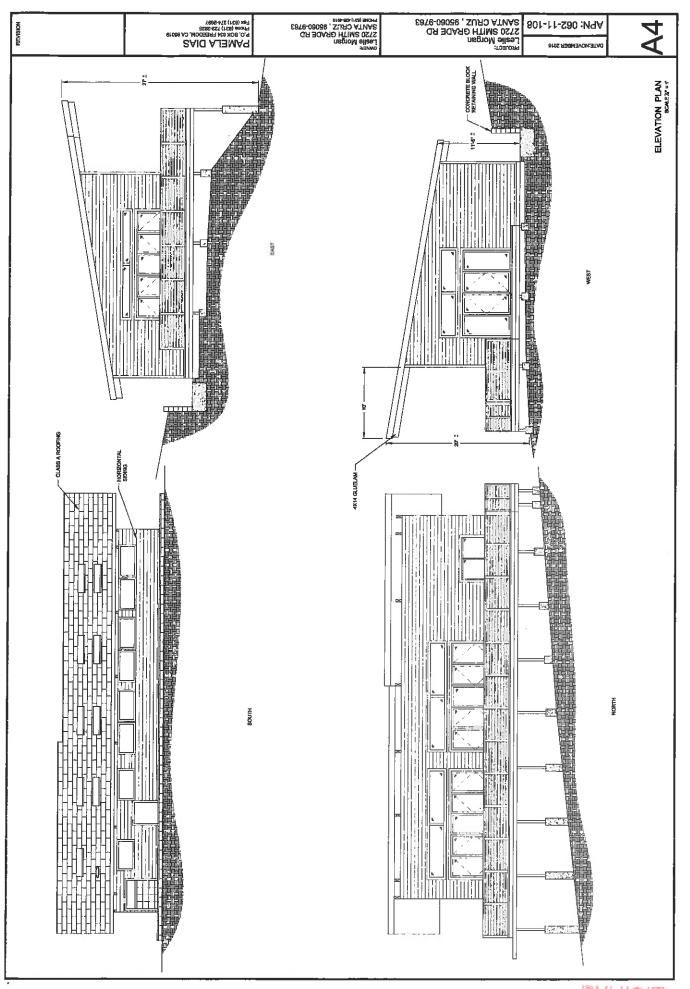
	Jocelyn Drake Deputy Zoning Administrator	
Expiration Date:		
Ermination Data:		
Effective Date:		
Approval Date:	-	

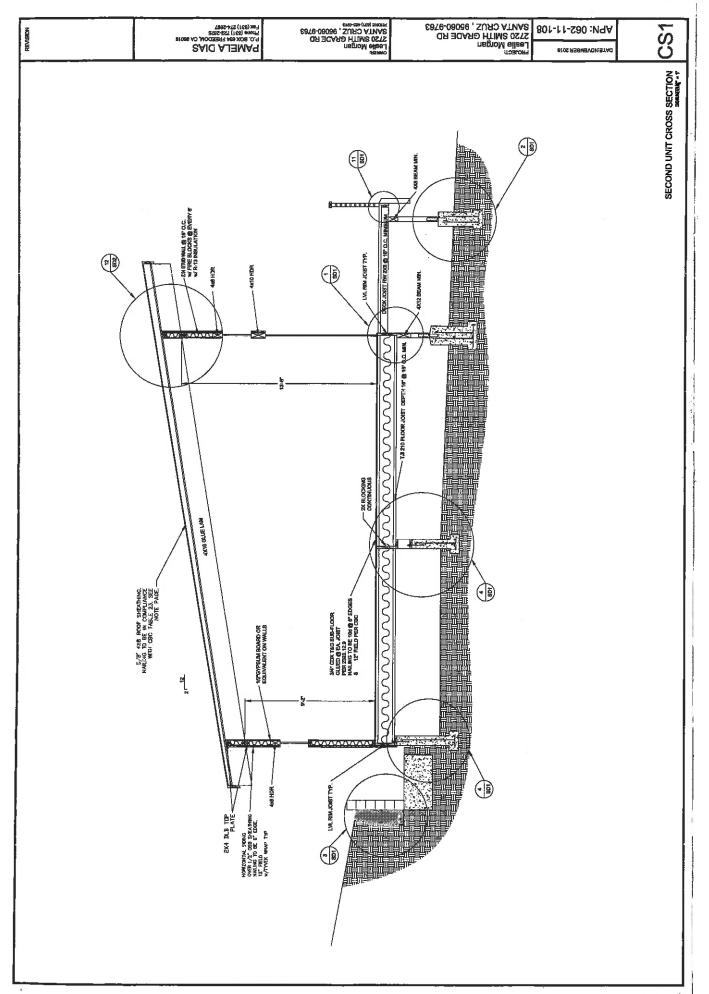
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.











Leslle Morgan 2720 SMITH GRADE RD SANTA CRUZ, 96060-9763 SANTA CRUZ, 96060-9763

CONTACT THE MONTEREY COUNTY PUBLIC WORKS DEPT. AT 755-4936.

ISSUED ADDRESSES SEPARATE FROM THE MAIN RESIDENCE

SENIOR CTIZEN UNITS AND "GRANNY HOUSE" SHALL BE

SEPARATE ADDRESS REQUIRED - CARETAKERS UNITS,

- 5. ROOFING-CLASS "A" REQUIRED ROOF CONSTRUCTION APPLYTO ALL NEW CONSTRUCTION AND WHEN 50
- SHALL BE A CLASS A BUILDUP, THIS REQUIREMENT SHALL PERCENT OR NOTE OF AN EXISTING ROOF IS REPLACED WITHIN A ONE-YEAR PERIOD.
- SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS STRUCTURE, ADOTTOWAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN, BECAUSE OF EXTRA HAZAIDOUS CONDITIONS, A FIREBREAK OF ONLY 30 FEET AROUND SUCH MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY EACH SIDE FROM STRUCTURES OR BUILDINGS, THIS SHALL TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE IS NOT SUFFICIENT TO PROVIDE REASONABLE CLEAR VEGETATION - ALL FLAMMABLE VEGETATION - IR FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREA MAY OTHER COMBUSTIBLE GROWN SHALL AT ALL TIMES PLANNING AND BUILDING. THIS PROJECT REQUIRES "30" FRET CLEARANCE. DETERMINED BY THE FIRE CHIEF AND DARECTOR OF REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE

- 15°0" VERTICAL CLEARANCE, AND A MAXIMUM 15 PERCENT GRADE. CHI DRIVEWAYS AND ACCESS ROADS HAVING A SLOPE ACCESS DRIVEWAYS - GENERAL - ACCESS DRIVEWAYS SHALL B ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (22 TOMS) NOT LESS THAN 12 FRET OF OF 8 PERCENT OR MORE THE FINISH SURFACE SHALL BE A/C PAYEMENT OR CONCRETE.
- R. DRIVEWAYS TUNH-OUT REQUIRES DRIVEWAYS SKALL NOT BE LESS THAT 2 PEET WILE UNDSTRUCTED. ALL DRIVEWAYS EXCEDING 250 PEET IN LENGTH, BUT LESS THAN SON PEET IN LENGTH, BUT REVORDED AT A TUNHOUT NEAR THE MIDPOINT OF THE DRIVEWAY WHERE THE DRIVEWAY EXCEDS SON PEET, TUNHOUTS SHALL BE PROVINDED AT 180 GREATER AND FOOT

AMENDMENT SHALL BE IN COMPUANCE WITH DETERMINED By the enforcing Jurisdiction, plans for fire

SPRINKLER SYSTEM(S) MUST BE SUBMITTED AND

APPROVED PRIOR TO ENSTALLATION, ROUGH-IN

PROTECTION ASSOCIATION STANDARD 130 AND LOCAL

INSTALLATION, APPROVAL, AND MAINTENANCE, SHALL BE

IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE

FIRE SPRINKLERS ARE REQUIRED IN ATTACHED GARA-SE.

PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S)

FIRE SPRINKLER REQUIRED- THE RESIDENCE(S) SHALL BE

FIRE NOTES

INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING

A FRAMING INSPECTION FROM THE BUILDING INSPECTION

OF ROAD, FOR PARCES THAN 1 ACRE, OR WHEN A 30 FOOT MINIMUM SETBACK CANNOT BE REACHED, ALTERNATE FULL MODIFICATION STANDARDS MAY BE IMPOSED BY THE LUCAL FIRE JUNEDSTINN TO PROVIDE SAME PRACTICAL. BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER SETBACK FOR STRUCTURE DEFENSIBLE SPACE (30 FOOT) - ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR BUILDINGS AND ACCESSORY

KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE

APPROVAL FROM THE FIRE DEPARTMENT.

FIRE ALARM FLOW SWITCH SHALL BE WIRED TO THE

ADDRESS NUMBER TO BE POSTED BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL

- 10. A MINIMUM FIRE FLOW 1000 GPM IS REQUIRED FROM 1
- HYDRANT LOCATED WITHIN ZSO FEET, "SHOW 11. AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE

A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE

SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE

WRITTEN OUT IN WIDE STROKE, AND CONTRASTING WITH

THE BACKGROUND COLORS OF THE SIGN, NOTE: IF

" ARABIC"(1,2,3, EFC.), NOT "ROMAN"((,VI,X,ETC.) OR

PROPERTY, ADDRESS MUMBERS POSTED SHALL BE

NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS

WILL NOT GRANT A HWAL INSPECTION.

BE POSTED PRIOR TO REQUEST OF A FINAL INSPECTION, ALL

BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD, WHERE VISIBILITY CANNOT BE PROVIDED

ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL

- PLANS AND DETAILS COMPLY WITH MPPLICABLE
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 COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS,
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 AND PERCENCIS ON FORTHER SOLINCE FURTHER, THE
 REMEW, INSPECTION OR OTHER SOLINCE FURTHER, THE
 SPEMIN, INSPECTION OR OTHER SOLINCE FURTHER, THE
 HAMMLESS FROM ANYONE ALL ALLEGO CLAMS TO HAVE
 MERKET FROM ANY COMPLEMENT EDETCIBICIES, WITHOUT
 - AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE FIRE MARSHAL FOR APPROVAL INSTALLATION SHALL 12. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS. 13. DESIGN/INSTALLER SHALL SUBMIT THREE (3) SETS OF PLANS
 - FOLLOW THEIR GUIDE SHEET,
- ROADWAY TURK STALL HAVE A HORIZONTAL RISIDE RADIUS OF LESS THAN DO SEET, A ROADWAY TURN BADDILGS OF 30 TO 300 EEFT IS REQUIRED TO HAVE AN ADDITIONAL A FEET OF ROADWAY SURFACE, ROADWAY TURN RADIUS OF 300 TO 14. OCCIPANIC CLASSIFICATION B.3, SINGLE FAMILY DWBLING, WOOD FRAME, TYPE V-8 SPRINKLEND.

 15. AN APPROVED SPARK ARRESTER ON TOP OF CHIMNEY SHALL. RE INSTALL THE WIRE MESH NOT TO EXCRED 1/2"
 16.ROADWAY ENGINEERING: THE GRADE FOR ALL ROADS SHALL
 NOT EXCRED 15 PERCENT, WHERE THE ROAD GRADES EXCRED PERCENT, A MINERALM STRUCTURAL ROADWAY SURFACE OF AGGINEGATE BASE SHALL BE REQUINED, THE LENGTH OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 PEET OF

- TO THE WASHINGTON TO THE WASH THE STATE OF THE WINNINGTON THE WOOD THE STATE OF THE WOOD THE STATE OF THE S
 - CENTERED LINE OF THE ROAD, IF A HAMIMERKEAD/T IS USED, SURFACE AT THE INTERSECTION THAT BEGINS THE ROAD TO DEAD-END ROADS ACCESSED FROM THAT DEAD-END ROAD CONSTRUCTED AT ITS TERMINUS. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE MAXIMUM LENGTH OF A DEAD-END ROAD, INCLUDING ALL THE END OF THE ROAD SURFACE AT ITS FURTHEST POINT. WHERE A DEAD-END ROAD SERVE PARCELS OF DIFFERING SIZES, THEY SHORTEST ALLOWABLE LENGTH SHALL APPLY, EACH DEAD-END ROAD SHALL HAVE A TURNAROUND THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN SHALL BE MEASURED FROM THE EDGE OF THE ROADWAY
- RADNUS CURVATURE SHALL BE 28 FEET, FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAS ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER GREATER THAN 400-ROOT INTERVALS. TURNOUTS SHALL BE A CLEARANCE OF NOT LESS THAN 15 PEET, THE GRADE FOR ALL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL AC WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL THE MIDPOUNT OF THE DRIVEWAY, WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO EXCESS OF 150 PEET OF SURFACE LENGTH AND SHALL LONG 18. DRIVEWAYS: DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET DRIVEWAYS SHALL NOT EMCRED 15 PERCENT, WHERE THE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING, THE HAMIMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A TURMARCUINDS SHALL, BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEFT OF SURFACE LENGTH AND SHALL BE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN FEET FROM THE CENTER LINE OF THE DRIVEWAY, IF A WITH A MANIMUM 25-FOOT TAPER AT BOTH ENDS. MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. MINIMUM OF 60 FEET IN LENGTH,
- INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT BY ITS OWN ADDRESS. LETTERS NUMBERS AND SYMBOLS ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH 19. ADDRESSES FOR BUILDINGS: ALL BUILDINGS SHALL BE PERMANENTLY POSTED ADDRESS, WHEN MULTIPLE ACCESSORY BUILDINGS, SHALL HAVE ITS OWN FOR ADDRESSES SHALL BE

- POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER, ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVE ACCESS TO THAT SITE, PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRICK TO REQUESTING FINAL CLEARANCE. DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NOMCOMBLISTIBLE MATERIAL ENTRANCE AND AT EACH DRIVEMAY SPLIT, ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL PLACED AT THE REAREST ROAD INTERSECTION PROVIDING WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE ALONG THE ROAD, IN ALL CASES, THE ADDRESS SHALL BE ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY
- OTHER WATER SUPPLY ALTERNATIVES, INCLIDING ISO RUPAL CLASS B MICBRE WATER SYSTEMS, MAY BE PERMITTED BY THE STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON 20. EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON / STRUCTURES TO FALING 3,000 SQUARE FEET OR MORE ON A SANGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER REQUIRED ADDITIONAL FIRE PROTECTION WATER SUPPLY. DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY STAGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 7,900 GALLONS, FOR DEVELOPMENT OF SUPPLY SHALL BE 9,800 GALLONS, FOR DEVELOPMENT OF FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL EFFECT, THE QUANTITY OF WATER REQUIRED BY THIS CONDITION SHALL BE IN ADDITION TO THE DOMESTIC A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY SUPPLY - (SINGLE PARCEL): FOR DEVELOPMENT OF AVAILABLE
- DRIVEWAY ON PAVED ROADS OR DRIVEWAYS, REFLECTORIZED FOR FIRE HYDRANT MARKINGS ALONG STATE HIGHWAYS AND FREEWAYS, MAY 1988. RECMARED, THE HYDRANT OR FIRE VALVE SHALL BE 18 INCHES ACCORDANCE WITH THE STATE FIRE MARSHAL'S GUIDELINES 21. FIRE HYDRANTS/FIRE VALVES: A FIRE HYDRANT OR VALVE IS ABOVE GRADE, 8 FEET FROM FLAMMABLE VEGETATION, NO CLOSER THAN 4 FEET NOR FURTHER THAN 12 FEET FROM A AND NOT MORE THAN 1000 FEET BY ROAD FROM THE BUILDING IT IS TO SERVE, MINIMUM HYDRANT STANDARDS SERVING ANY BUILDING SHALL BE NOT LESS THAN 50 PEET BLUE MARKERS SHALL BE PERMITTED TO BE INSTALLED IN SHALL INCLUDE A BRASS HEAD AND VALVE WITH AT LEAST ROADWAY, AND IN A LOCATION WHERE FIRE APPARATUS REVIEWING AUTHORITY, EACH HYDRAWT/VALVE SHALL BE USING IT WILL NOT BLOCK THE ROADWAY, THE HYDRANT IDENTIFIED WITH A REFLECTORIZED SLUE MARKER, WITH MINIMUM 4 INCH MAIN AND RISER, MORE RESTRICTIVE MINIMUM DIMENSIONS OF 3 INCHES, LOCATED ON THE ONE 2 % INCH NATIONAL HOSE OUTLET SUPPLIED BY A HYDRANT RECOUREMENTS MAY BE APPLIED BY THE
- ACCESSORY BUILDINGS FROM ALL PROPERTY UNES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE. 22. SETBACKS: ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDI A MINIMUM 30-FOOT SETBACK FOR NEW BUILDINGS AND

JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT. REQUIREMENTS MAY BE IMPOSED BY THE LOCAL FIRE

REVISION 4/23/2018

- COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES, LIMB TREES 6 FEET UP FROM GROUND. PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS, ADDITIONAL APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY, ENVIRONMENTALLY 23. DEFENSIBLE SPACE REQUIREMENT- (STANDARD); REMOVE AND/OR ALTERNATE FINE PROTECTION OR FIRESREAKS SENSTIME AREAS MAY REQUIRE ALTERNATIVE FIRE AND THE DIRECTOR OF PLANNING AND BUILDING
- 24. DEFENSIBLE SPACE REQUIREMENT (HAZARDOUS CONDITIONS): APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED FEET UP FROM GROUND, REMOVELIMBS WITHIN 10 FEET OF CHIMMIETS, ADDITIONAL FIRE PROTECTION OR FINEBREAKS PROTECTION, TO BE DETERMINED BY REVIEWING ALTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING TO PROVIDE REASONABLE FIRE SAFETY, ENVIRONMENTALLY MINIMUM OF 30 / 100 FEET OF STRUCTURES, LIMB TREES 6 REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE

SAIG AJBMA9 P.D. BOX 69 HEEDOM, C-F

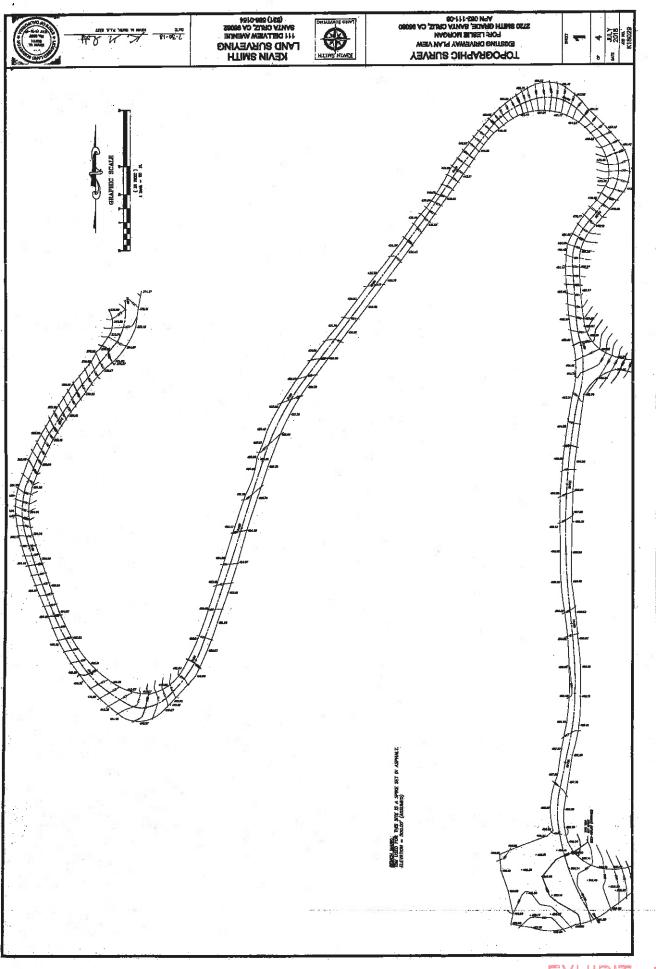
- THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION ACCORDANCE WITH THE APPLICABLE MFPA STANDARD, A. MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER 25. FIRE PROTECTION EQUIPMENT & SYSTEMS- FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC SYSTEM (STANDARD); THE BUILDING(S) AND ATTACHED FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN
- CALIFORNIA BUILDING CODE, THE ALARM PAHEL SHALL BE 26. SMOKE ALARIMS-(SINGLE FAMILY DWELLING): WHERE A HOLISEHOLD FIRE WARINING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF REQUIRED TO BE PLACARDED AS PERMANENT BUILDING SINGLE STATION SMOKE ALARIMS REQUIRED BY THE
- AND ALL EXISTING STRUCTURES RECEIVING MEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PENOD, SHALL REQUIRE A MINIMUM OF 27. ROOF CONSTRUCTION (STANDARD): ALL NEW STRUCTURES. A CLASS B ROOF CONSTRUCTION.

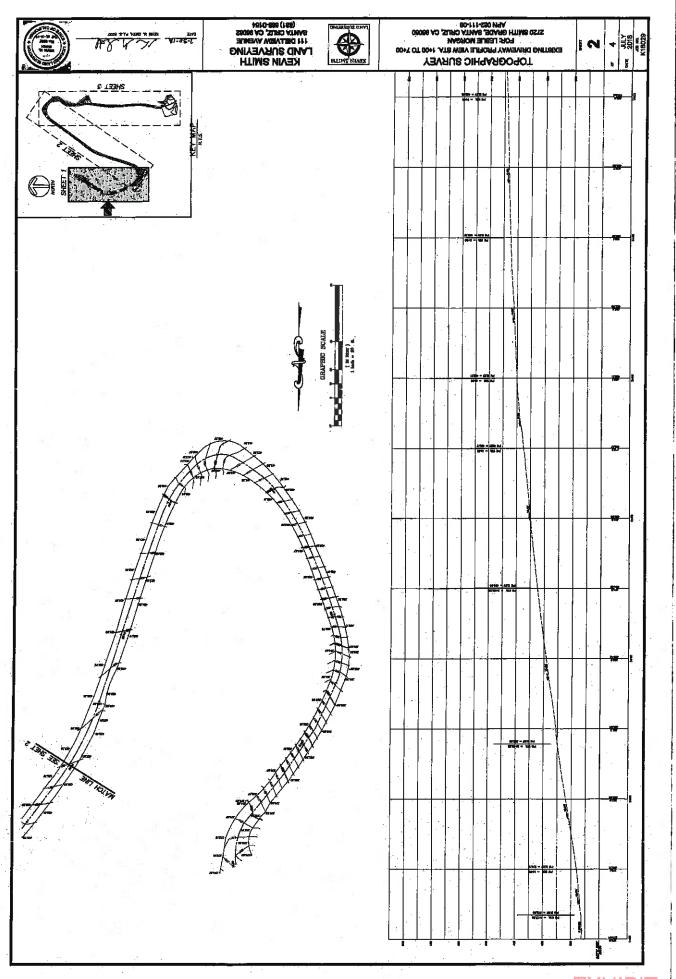
Leslie Morgan 2720 SMITH GRADE RD SANTA CRUZ , 95060-9763

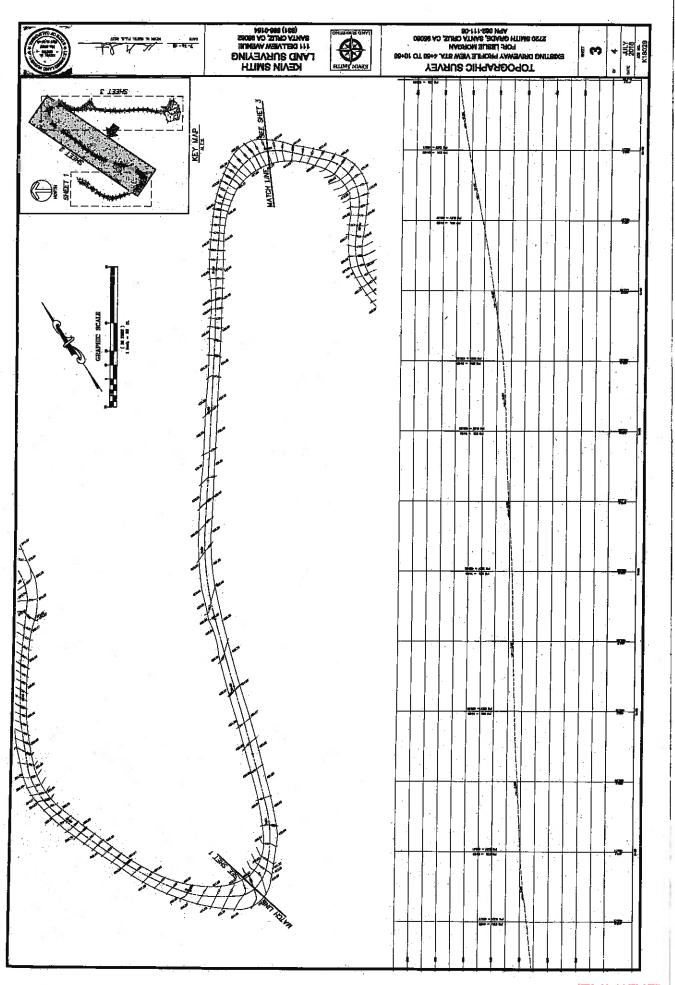
SEE PAGE WUIF FOR EXTERIOR WILDFIRE EXPOSURE

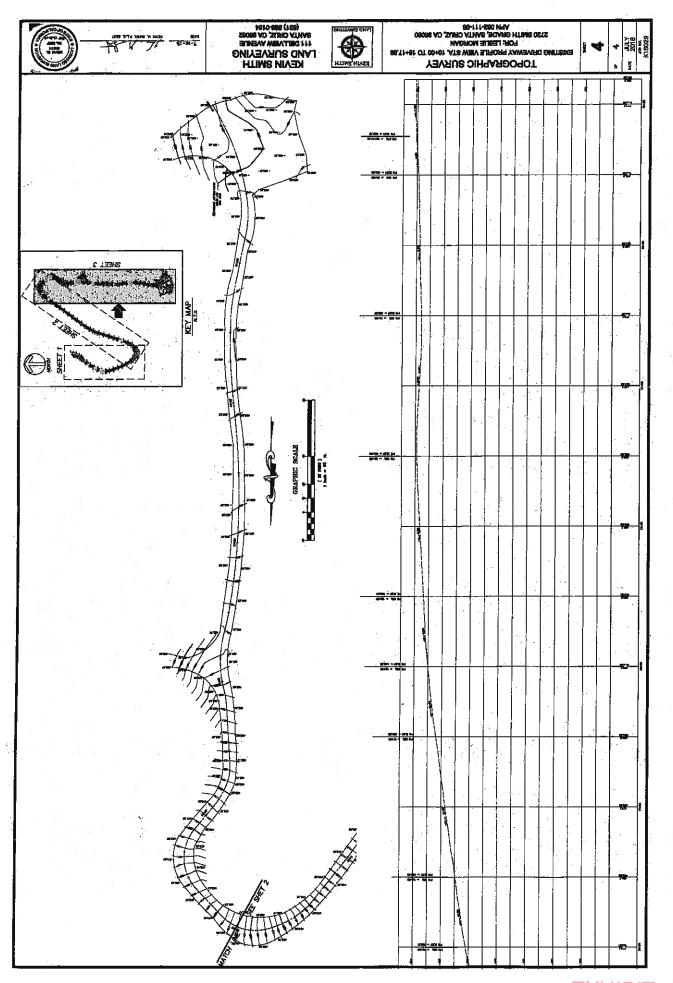
FIRE NOTES

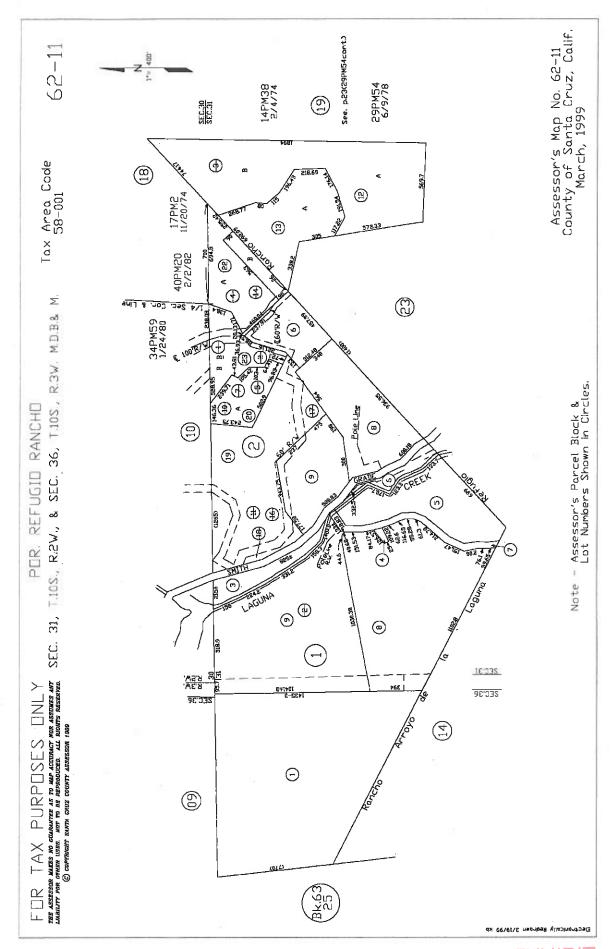
SCALEX****













Study Parcel

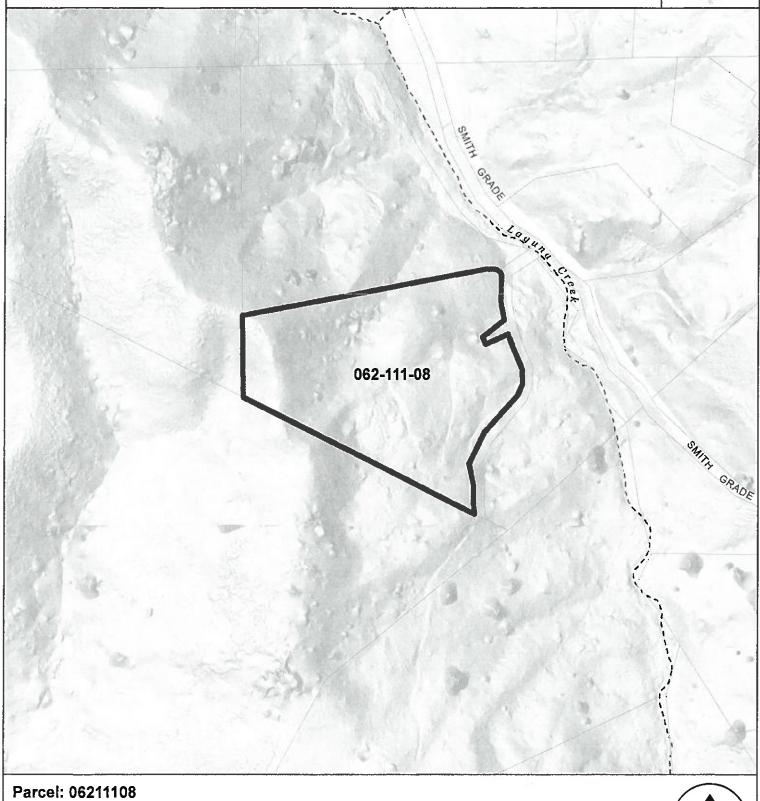
Map printed: 8 Feb. 2019

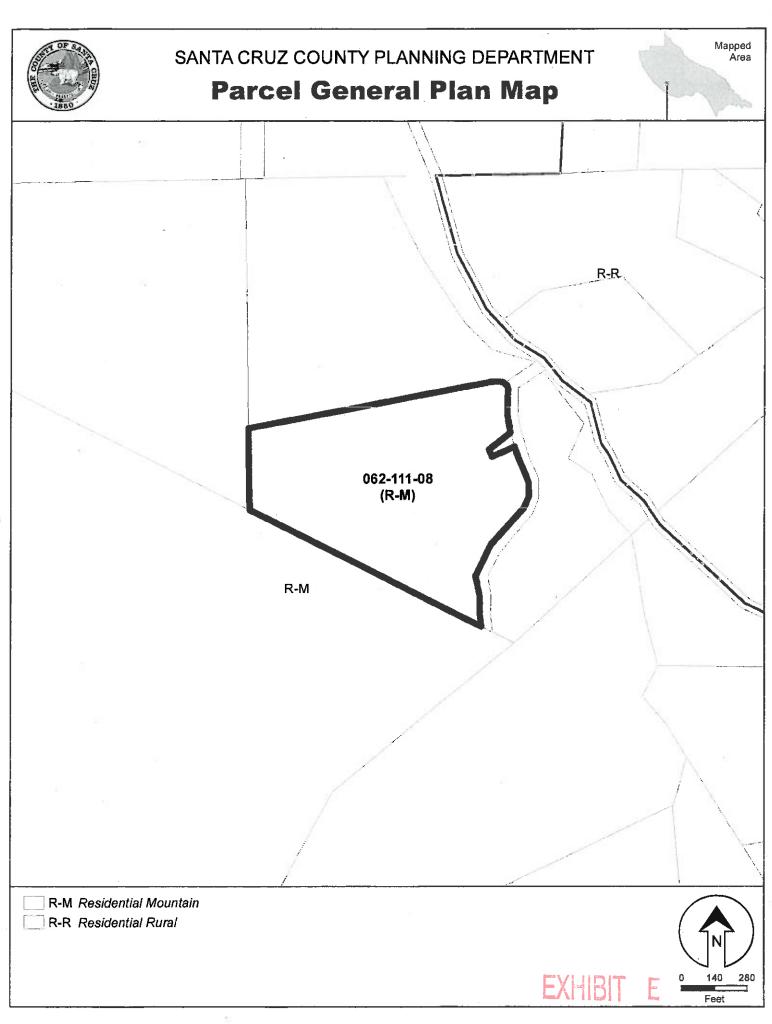
Assessor Parcel Boundary

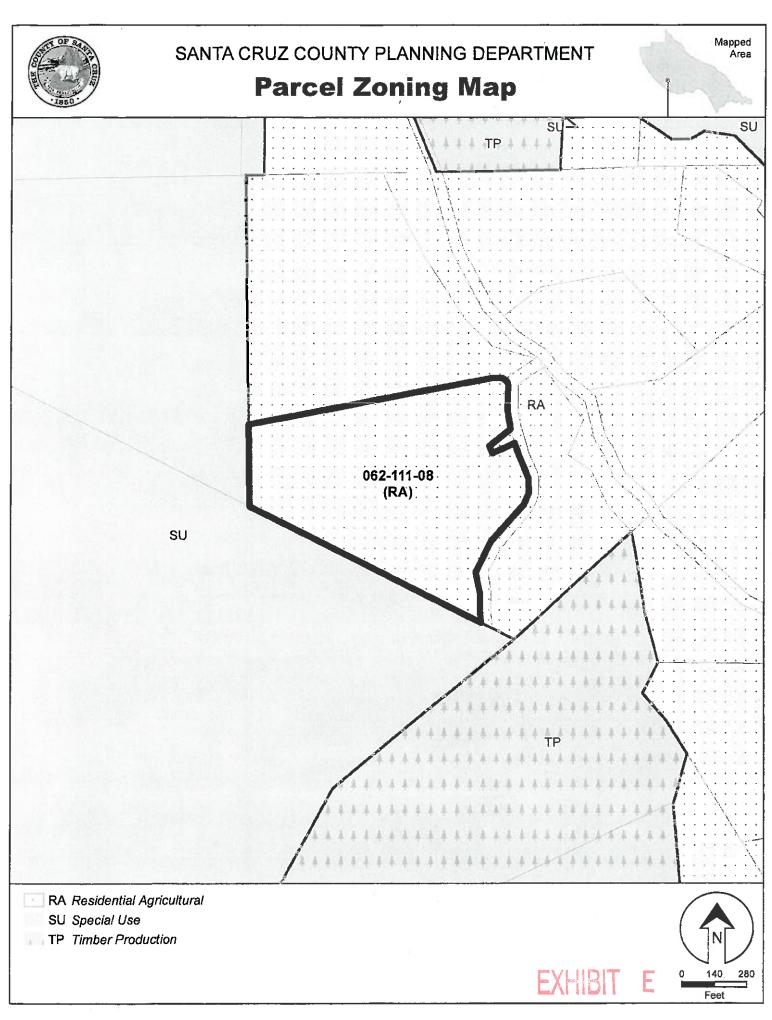
SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map









Parcel Information

Commission	T f	4:
Services	TUTOLU	aauon

Urban/Rural Services Line:

_ Inside _X_ Outside

Water Supply: Sewage Disposal: Private Septic

Fire District:

CalFire (County Fire Department)

Drainage District:

None

Parcel Information

Parcel Size:

18.25 acres

Existing Land Use - Parcel:

Single family residence

Existing Land Use - Surrounding:

Rural residential neighborhood Private driveway from Smith Grade

Project Access: Planning Area:

Bonny Doon

Land Use Designation:

R-M (Mountain Residential) RA (Residential Agriculture)

Zone District: Coastal Zone:

X Inside Outside
Yes X No

Appealable to Calif. Coastal

Comm.

Technical Reviews: Geologic & Soils Report Review (REV181027)

Environmental Information

Geologic Hazards:

Landslide potential - reports reviewed and accepted

Fire Hazard:

Portion of site mapped critical fire hazard

Building site outside mapped critical fire hazard area

Entire parcel within SRA - High fire hazard designation

Slopes:

5-25+%

Env. Sen. Habitat:

Not mapped/no physical evidence on site

Grading:

No grading proposed

Tree Removal:

No trees proposed to be removed

Scenic:

Mapped scenic resource - Smith Grade viewshed

Archeology:

Not mapped/no physical evidence on site