



Staff Report to the Zoning Administrator

Application Number: 171286

Applicant: Dee Murray
Owner: Dennis Garite
APN: 038-216-08
Site Address: 325 Coates Drive

Agenda Date: June 21, 2019
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing one story residence and to construct a replacement two story dwelling with attached garage in the R-1-4 zone district.

Location: Property located on the south side of Coates Drive at 325 Coates Drive.

Permits Required: Coastal Development Permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171286, based on the attached findings and conditions.

Project Description & Setting

The subject property is located on the coast side of Coates Drive in the Seacliff neighborhood of the Aptos planning area. The surrounding neighborhood is developed with single family homes and the road access to Seacliff State Beach is located to the southeast below the property.

The property is developed with an existing one story residence (with 3 bedrooms and 2 bathrooms, approximately 1,600 square feet of living area and 300 square feet of garage area). This application is a proposal to demolish the existing one story residence and to construct a two story replacement residence (with 3 bedrooms and 3 bathrooms, approximately 2,150 square feet of living area and 560 square feet of garage area).

A Coastal Development Permit is required because the project is located within the appeals jurisdiction of the coastal zone.

Zoning & General Plan Consistency

The subject property is a 7,269 square foot lot, located in the R-1-4 (Single family dwelling - 4,000

square feet minimum) zone district, a designation which allows residential uses. The proposed replacement single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The proposed structure is in conformance with the required site standards for the R-1-4 zone district, as demonstrated in the chart below:

| | R-1-4 Site Standards (Parcel >5,000 sq. ft.) | Proposed |
|---|--|---|
| Front yard setback (& distance to garage entrance) | 12.25' to 1st floor (front yard average) 20' to 2nd floor & garage | 12.75' to 1st floor 25.5' to 2nd floor 21.5' to garage entrance |
| Rear yard setback | 15' (slope setbacks also apply) | 17' (slope setbacks also apply) |
| Side yard setbacks | 5' and 8' | 5' and 8' |
| Maximum height | 28' | 25.25' |
| Maximum % lot coverage | 40% | 38.3% |
| Maximum Floor Area Ratio | 50% | 49.3% |
| Maximum Number of Stories | 2 | 2 |
| Parking (3 Bedrooms) | 3 spaces required | 4 spaces (provided in garage and driveway) |

The applicant has proposed to utilize the exception for front yard averaging, which allows a reduction to the required front yard setback to the average of the two adjacent parcels (to no less than 10 feet). In this case, the structures on the two adjacent parcels are located at 10.5 feet and 14 feet. The average of these two adjacent setbacks is 12.25 feet and a setback of 12.75 feet is proposed. The garage entrance and the upper floor of the proposed residence will both comply with the required 20 foot front yard setback.

All required parking (3 spaces) will be provided on the project site.

Design Review & Scenic Resources

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as varied wall and roof planes and exterior materials with muted natural tones to reduce the visual impact of the proposed structure on surrounding land uses and the natural landscape.

The subject property is not located within a mapped scenic area but is located within the viewshed of Seacliff State Beach. The proposed residence will be located within a visual backdrop of existing residences in an urbanized neighborhood and will not result in visual impacts to scenic resources.

Local Coastal Program Consistency

The proposed single family dwelling 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 surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of architectural styles. The project site is located between the shoreline and the first public road and public beach access is available at Seacliff State Beach and Beachgate Way. The site is also 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.

Geologic Hazards

The subject property is located adjacent to a marine terrace (which is not subject to coastal wave erosion) and the slope drops off steeply at the rear of the property. A slope stability analysis was performed, and the project geologist and geotechnical engineer determined appropriate slope setbacks for structures and improvements. The proposed project complies with the slope setbacks established by the project geologist and geotechnical engineer.

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 171286, 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

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Santa Cruz CA 95060
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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: 171286

Assessor Parcel Number: 038-216-08

Project Location: 325 Coates Drive

Project Description: Proposal to demolish an existing one story residence and construct a two story replacement residence

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: 831-475-5334

- 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. X **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 dwelling in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

EXHIBIT A

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 R-1-4 (Single family dwelling - 4,000 square feet minimum), a designation which allows residential 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-UM (Urban Medium Density 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 public access, utility, or open space easements 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 development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site.

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 at Seacliff State Beach and Beachgate Way.

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 R-1-4 (Single family dwelling - 4,000 square feet minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with 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 public beach access is available nearby at Seacliff State Beach and Beachgate Way. Consequently, the proposed addition 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 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 R-1-4 (Single family dwelling - 4,000 square feet minimum) 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.

The proposed addition will be in compliance with all required site standards, including an exception for front yard averaging (allowed per SCCC 13.10.323). Front yard averaging allows a reduction in the required 20 foot front yard setback to the average of the two adjacent parcels (to no less than 10 feet). In this case, the structures on the two adjacent parcels are located at 10.5 feet and 14 feet. The average of these two adjacent setbacks is 12.25 feet and a setback of 12.75 feet is proposed.

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 residential use is consistent with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan.

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 site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 as a replacement residence with no increase in the number of bedrooms. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit). The project will not overload utilities or 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 structure is located in a mixed neighborhood containing a variety of architectural styles, and 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 proposed residence will be located within a visual backdrop of existing residences in an urbanized neighborhood and will incorporate site and architectural design features such as varied wall and roof planes and exterior materials with muted natural tones to reduce the visual impact of the proposed structure on surrounding land uses and the natural landscape.

Conditions of Approval

Exhibit D: Project plans, prepared by Santa Cruz Home Design, revised 10/29/18.

- I. This permit authorizes the demolition of an existing residence and the construction of a replacement single family dwelling 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
5. 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 Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Soquel Creek Water District.
- D. Meet all requirements of the Santa Cruz County Sanitation District.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Submit 3 copies of plan review letters prepared and stamped by the project Geologist.
- H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling between 3,001 and 4,000 square feet is \$10 per square foot.
- J. Provide required off-street parking for 3 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.
- K. 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.
- L. Complete and record an Affidavit to Retain as One Parcel. This document will combine the underlying subdivision lots on the property to allow construction of

the residence on a single parcel. **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, 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: _____

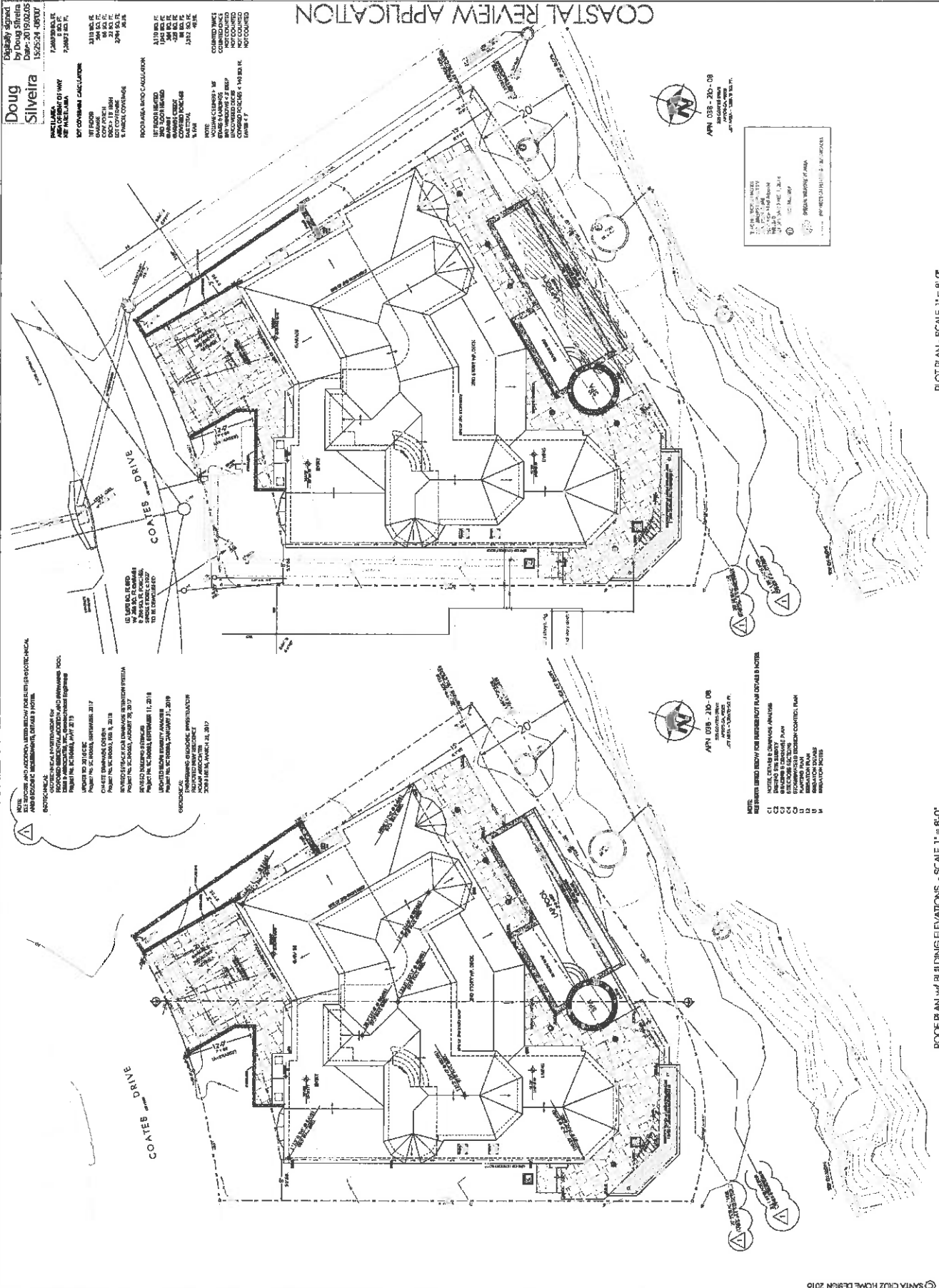
Expiration Date: _____

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.

GARTE RESIDENCE

325 COATES DRIVE
APTOS CRUZ, CA 95003
APN 038-216-08

| | |
|-------------|---------------------------------|
| DATE | 03/24/08 |
| REVISION | 1 |
| BY | DAVID |
| CHECKED | DAVID |
| DATE | 03/24/08 |
| PROJECT | 325 COATES DRIVE |
| DESCRIPTION | ROOF PLAN & BUILDING ELEVATIONS |
| SHEET | A2 |



COASTAL REVIEW APPLICATION

Garte Residence

325 COATES DRIVE
APTOS CRUZ, CA 95003
APN 038-216-08

DATE: 03/24/08
REVISION: 1
BY: DAVID
CHECKED: DAVID
DATE: 03/24/08
PROJECT: 325 COATES DRIVE
DESCRIPTION: ROOF PLAN & BUILDING ELEVATIONS
SHEET: A2

NOTES:

1. SEE SHEET A1 FOR INTERIOR FLOOR PLANS & ELEVATIONS
2. SEE SHEET A2 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
3. SEE SHEET A3 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
4. SEE SHEET A4 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
5. SEE SHEET A5 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
6. SEE SHEET A6 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
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8. SEE SHEET A8 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
9. SEE SHEET A9 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
10. SEE SHEET A10 FOR EXTERIOR FLOOR PLANS & ELEVATIONS

LEGEND:

- 1. SEE SHEET A1 FOR INTERIOR FLOOR PLANS & ELEVATIONS
- 2. SEE SHEET A2 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 3. SEE SHEET A3 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 4. SEE SHEET A4 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 5. SEE SHEET A5 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 6. SEE SHEET A6 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 7. SEE SHEET A7 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 8. SEE SHEET A8 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 9. SEE SHEET A9 FOR EXTERIOR FLOOR PLANS & ELEVATIONS
- 10. SEE SHEET A10 FOR EXTERIOR FLOOR PLANS & ELEVATIONS

SCALE: 1" = 8'-0"

DATE: 03/24/08

BY: DAVID

CHECKED: DAVID

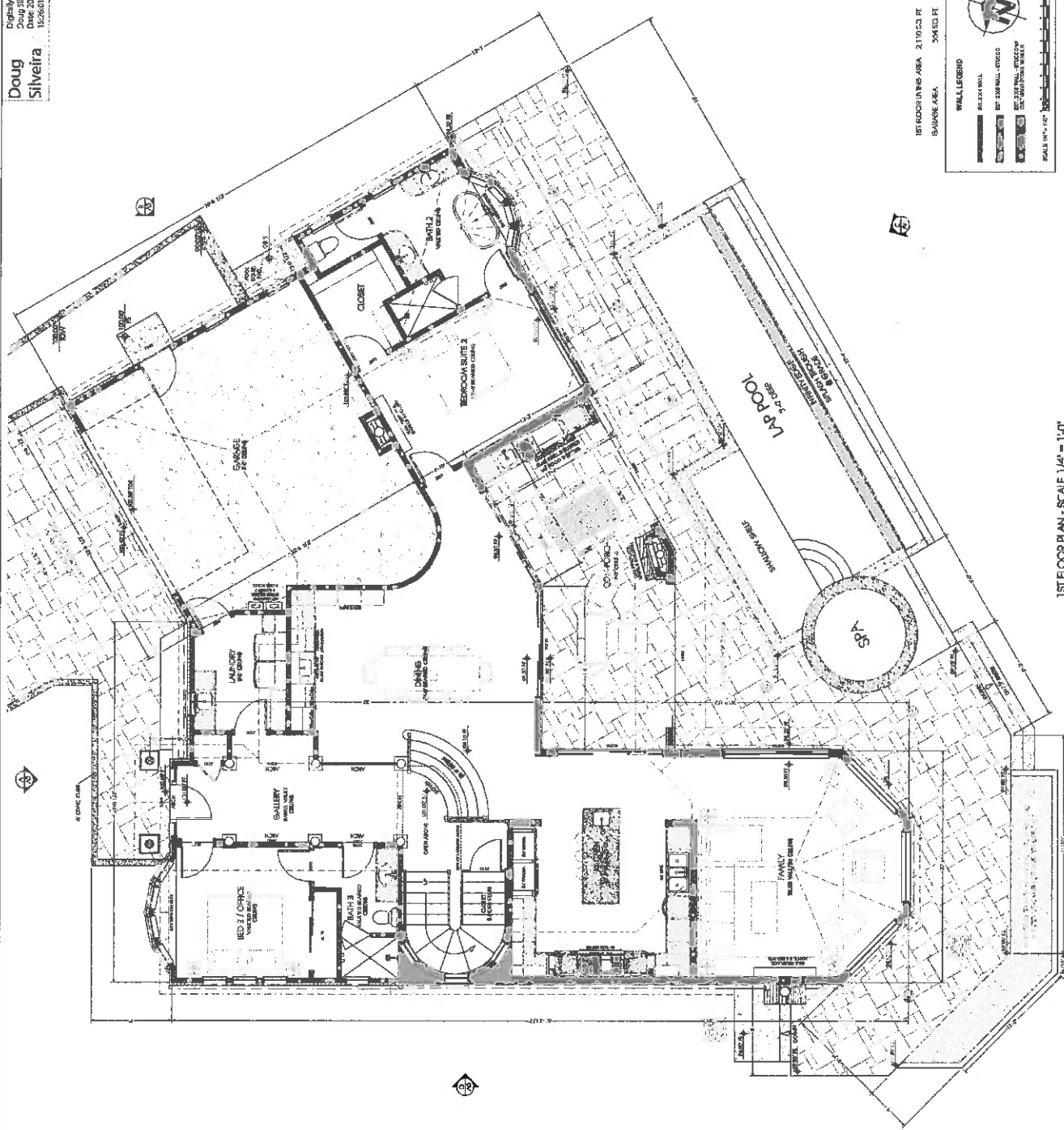
PROJECT: 325 COATES DRIVE

DESCRIPTION: ROOF PLAN & BUILDING ELEVATIONS

SHEET: A2

Doug Silveira
Date: 2019.02.05
12:00:01 2019

COASTAL REVIEW APPLICATION



WALL LEGEND

- 1/2" THICK WALL - CONCRETE
- 1/2" THICK WALL - BRICK
- 1/2" THICK WALL - STUCCO
- 1/2" THICK WALL - Gypsum Board

SCALE
1/4" = 1'-0"

1ST FLOOR AREA: 2,170 SQ. FT.
GARAGE AREA: 504 SQ. FT.

1ST FLOOR PLAN - SCALE 1/4" = 1'-0"

GARITE RESIDENCE

COASTAL REVIEW APPLICATION

Doug
Silveira

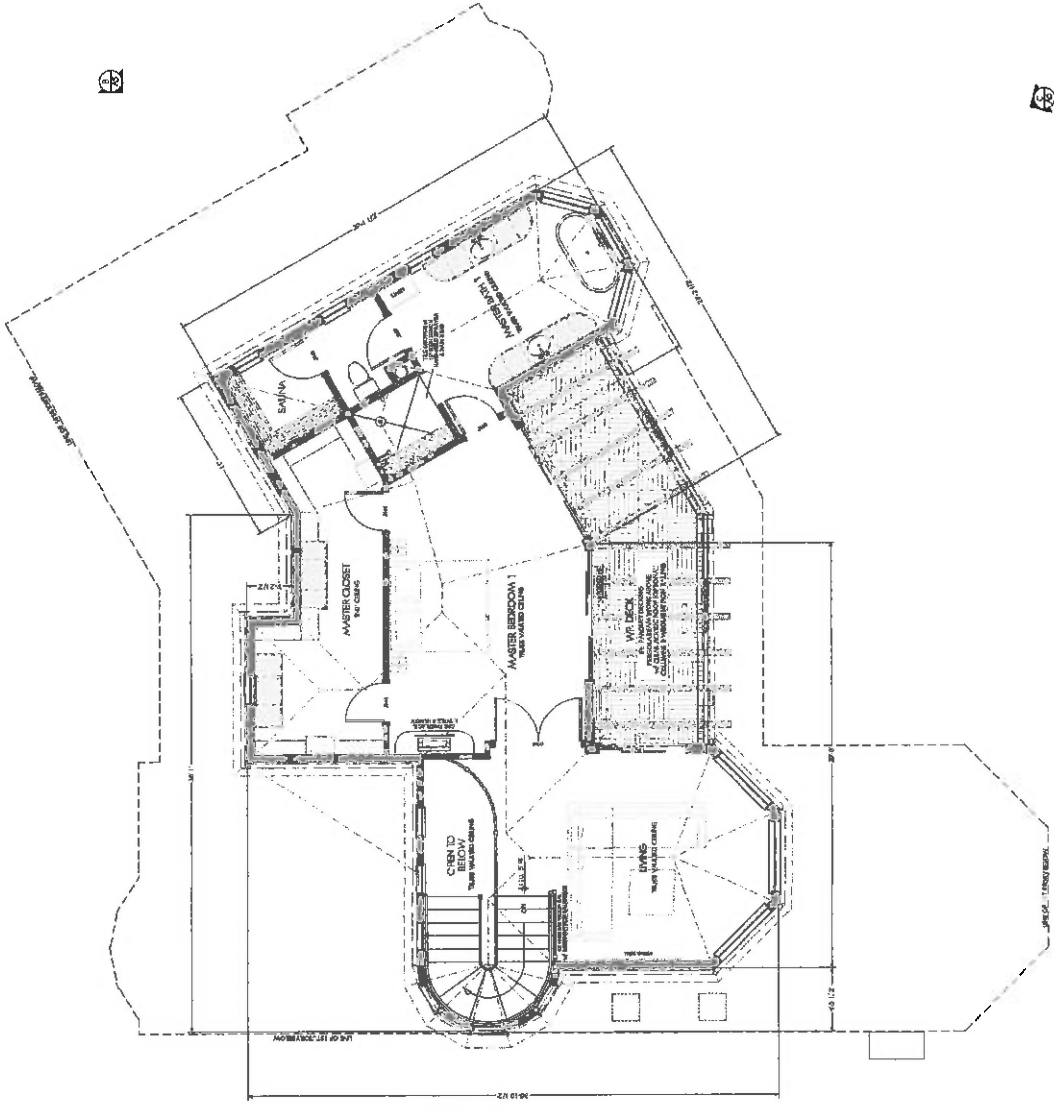
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2ND FLOOR PLAN
A4

2ND FLOOR LIVING AREA, 1045 SQ. FT.

WALL LEGEND

- 1/2" x 4" WALL
- 6" x 8" BRICK - 4" THICK
- 12" x 12" BRICK - 4" THICK
- SCALE 1/4" = 1'-0"



2ND FLOOR PLAN - SCALE 1/4" = 1'-0"

GARTE RESIDENCE

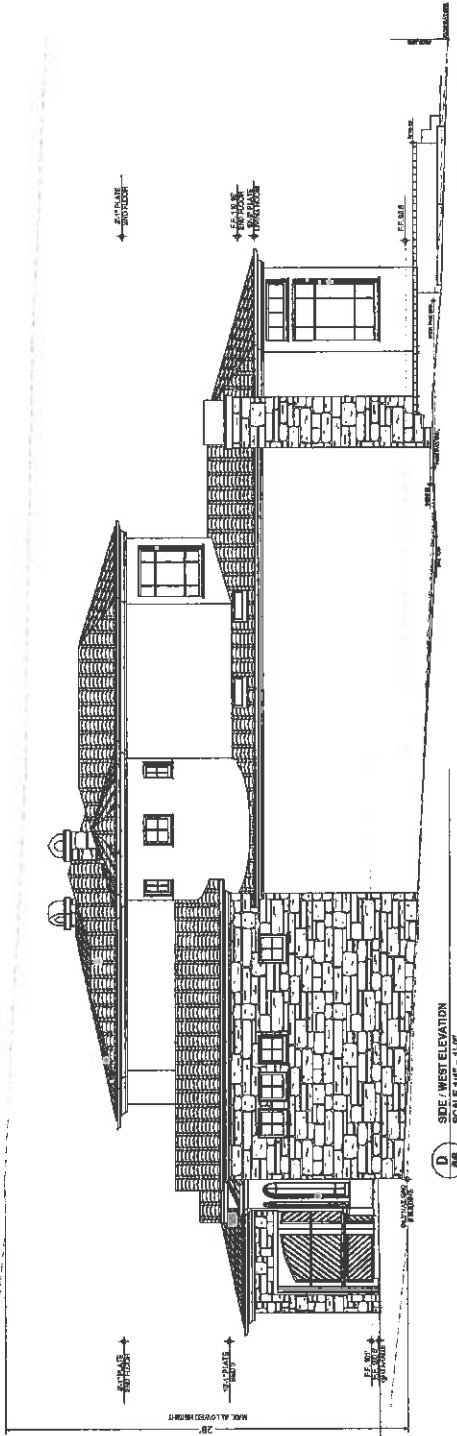
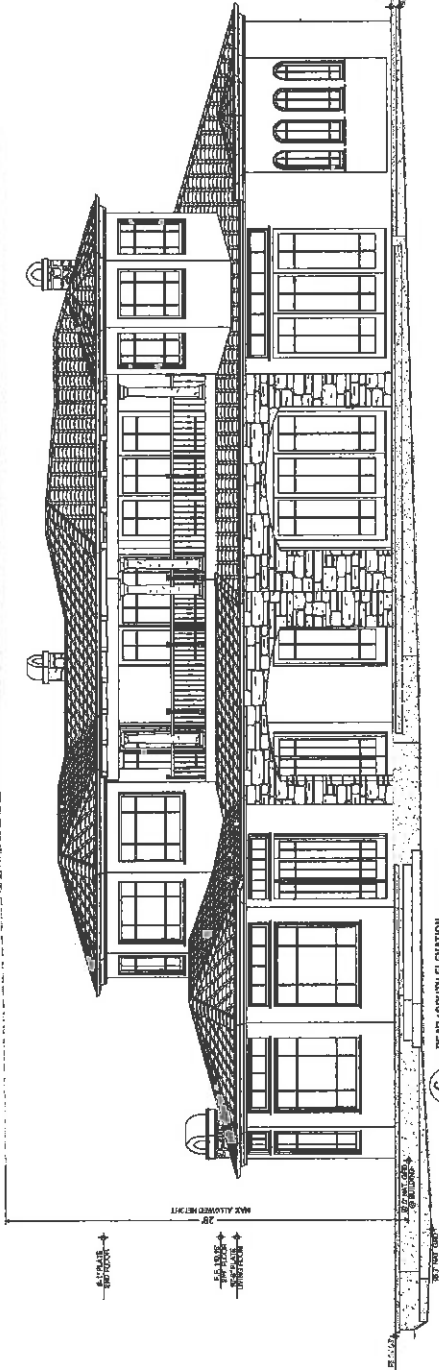
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APTOS CRUZ, CA 95003
APN: 038-210-08

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| DATE: 10/28/16 | ELEVATIONS |
| DESIGNER: [Signature] | |
| PROJECT: [Signature] | |
| SHEET: A6 | |

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- REVISIONS:**
1. 11/11/16 EDC/STP
 2. CHANGING THE ROOFING CLIMAX TO 1/4" INCH
 3. 1/11/16 EDC/STP
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COASTAL REVIEW APPLICATION



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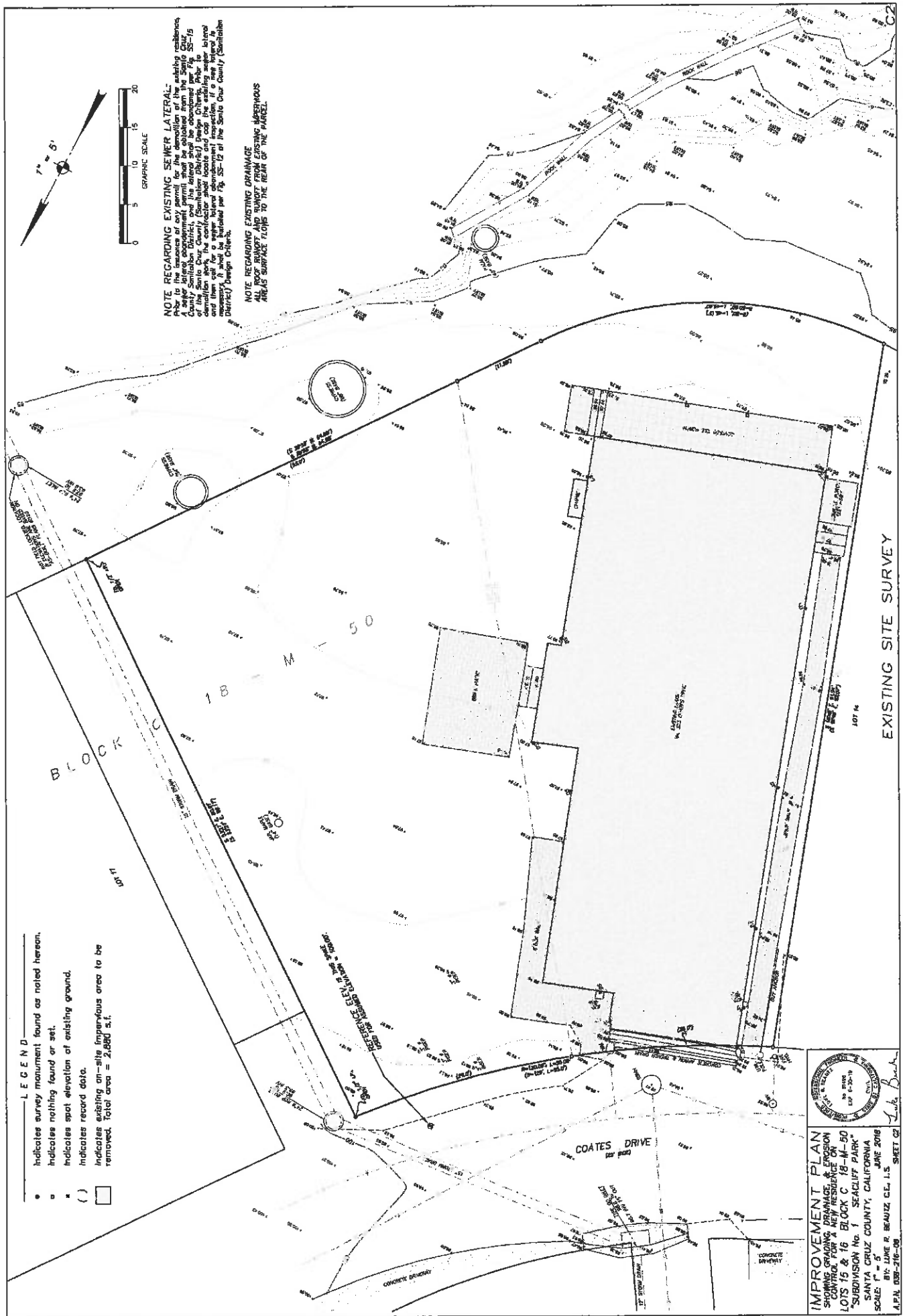
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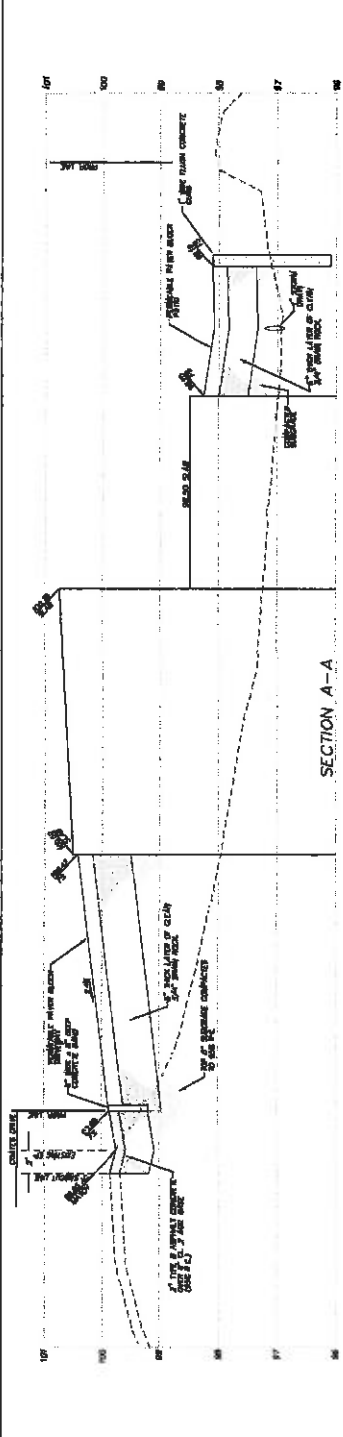
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PLAN

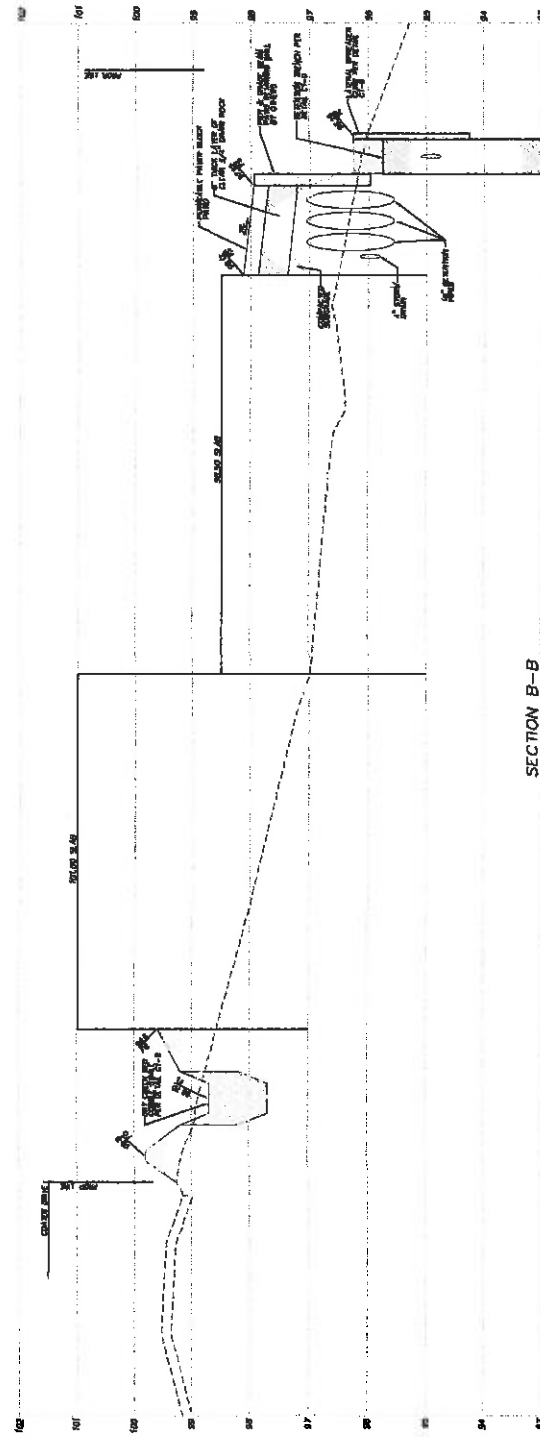
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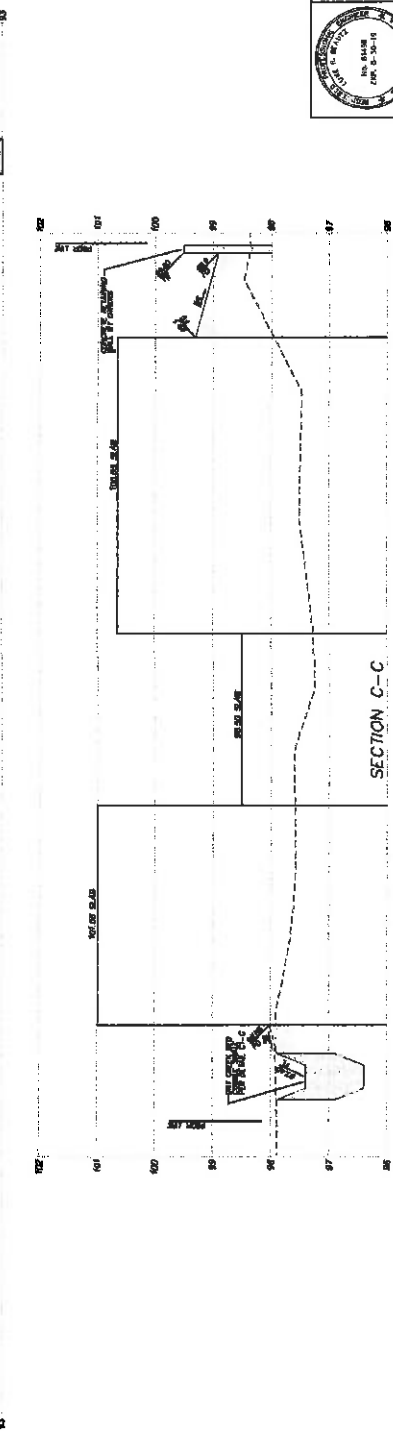




SECTION A-A



SECTION B-B



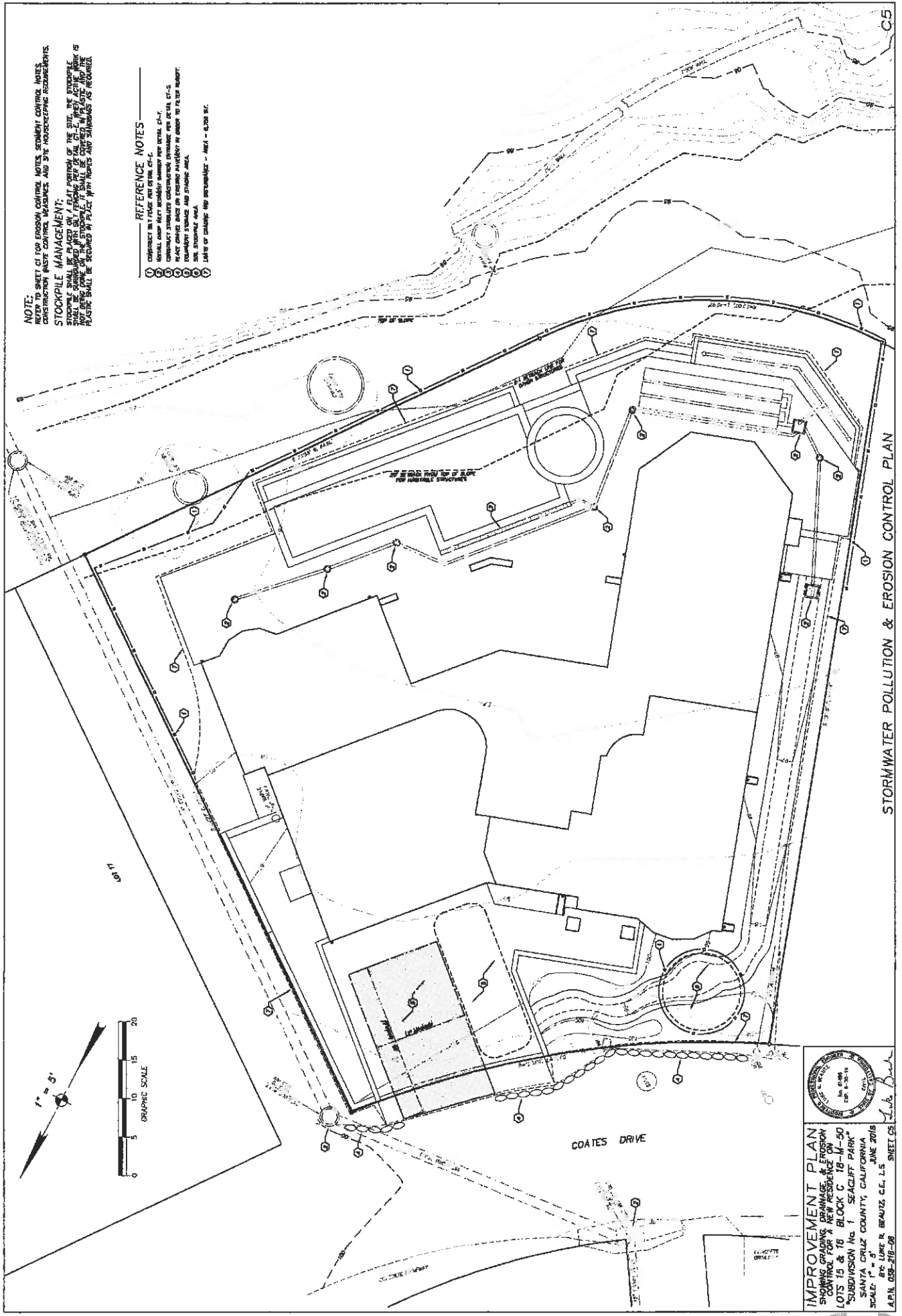
SECTION C-C

SITE CROSS SECTIONS
 1" = 5' HORIZONTAL
 1" = 1' VERTICAL

C4

IMPROVEMENT PLAN
 SHOWING GRADING, DRAINAGE, & EROSION
 CONTROL FOR A NEW RESIDENCE ON
 LOTS 15 & 16 BLOCK C 1B-M-50
 SUBDIVISION No. 1 SEASIDE PARK
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE 1" = 5'
 BY LUKE R. BEAUZEE, C.E., L.S.
 APRIL 2008-210-08

LUKE R. BEAUZEE

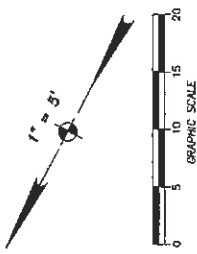


NOTE:
 REFER TO SHEET C1 FOR EROSION CONTROL NOTES, SEDIMENT CONTROL NOTES,
 CONSTRUCTION EROSION CONTROL MEASURES, AND SITE INSPECTION REQUIREMENTS.
STOCKPILE MANAGEMENT:
 STOCKPILES OF SOIL, GRAVEL, SAND, OR OTHER MATERIALS SHALL BE COVERED WITH
 A TARP OR PLASTIC. STOCKPILES SHALL BE SECURED IN PLACE WITH ROPES AND SANDBAGS AS REQUIRED.

REFERENCE NOTES

- 1. CONSTRUCT IN PLACE WITH DETAIL C1-1.
- 2. DETAIL C1-2 SHALL BE USED FOR ALL OTHERS.
- 3. DETAIL C1-3 SHALL BE USED FOR ALL OTHERS.
- 4. DETAIL C1-4 SHALL BE USED FOR ALL OTHERS.
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- 100. DETAIL C1-100 SHALL BE USED FOR ALL OTHERS.

STORMWATER POLLUTION & EROSION CONTROL PLAN

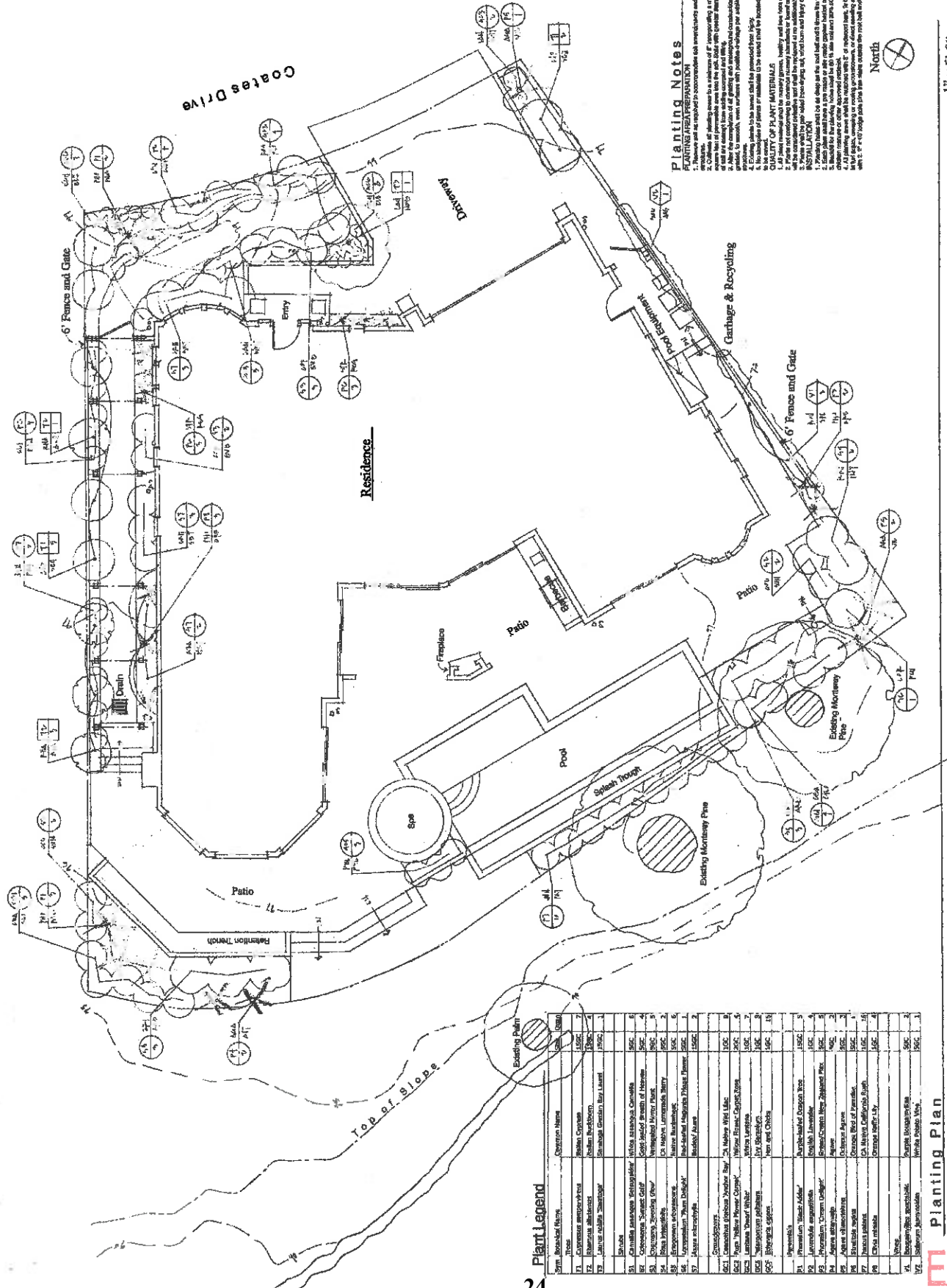


IMPROVEMENT PLAN
 SHOWING GRADING, DRAINAGE, & EROSION
 CONTROL FOR A NEW RESIDENCE ON
 LOTS 15 & 16, BLOCK C, 18-M-50
 SUBDIVISION No. 1, "SEACREST PARK"
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 30'
 APR. 08-210-08

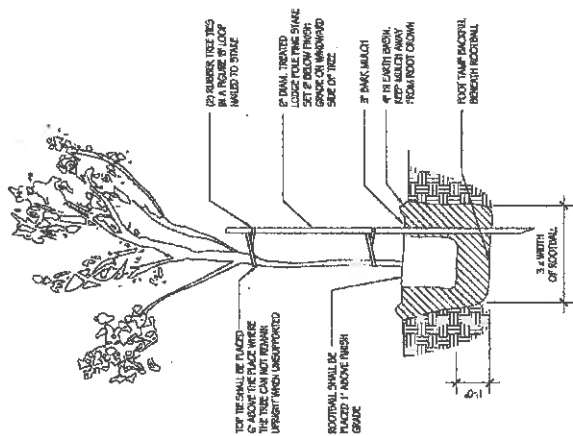
Planting Notes

PLANTING AFTER A FIRE

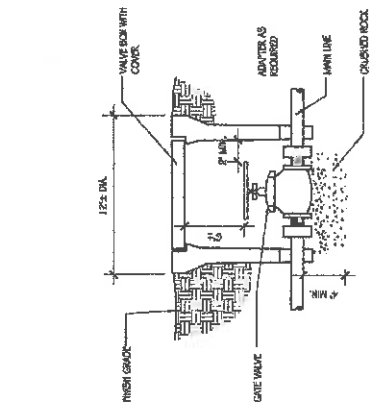
1. Measure and set up stumps to accommodate soil compaction and ensure positive drainage away from all structures.
2. Cultivate or plow under to a minimum of 6" depth, if a minimum of 18 inches is possible, to break up soil crusts and improve water infiltration. Consider using a ripper when the top 6" of soil is too hard to break up.
3. After the completion of all grading and stump-and-branch removal, all planting areas should be planted with a cover crop to prevent erosion, improve soil structure, and improve soil fertility.
4. In the event of a fire, the following steps should be followed to the extent that the steps fit any existing landscape to be restored:
 - a. Inventory plants and materials to be saved that are located within the fire zone.
 - b. Salvage plants and materials to be saved.
 - c. Salvage plants and materials to be saved that are located within the fire zone.
 - d. Salvage plants and materials to be saved that are located within the fire zone.
 - e. Salvage plants and materials to be saved that are located within the fire zone.
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 - r. Salvage plants and materials to be saved that are located within the fire zone.
 - s. Salvage plants and materials to be saved that are located within the fire zone.
 - t. Salvage plants and materials to be saved that are located within the fire zone.
 - u. Salvage plants and materials to be saved that are located within the fire zone.
 - v. Salvage plants and materials to be saved that are located within the fire zone.
 - w. Salvage plants and materials to be saved that are located within the fire zone.
 - x. Salvage plants and materials to be saved that are located within the fire zone.
 - y. Salvage plants and materials to be saved that are located within the fire zone.
 - z. Salvage plants and materials to be saved that are located within the fire zone.



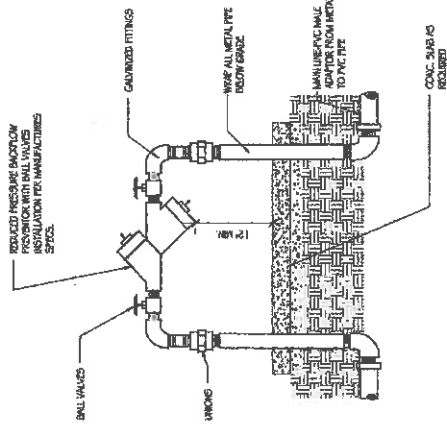
Planting Plan



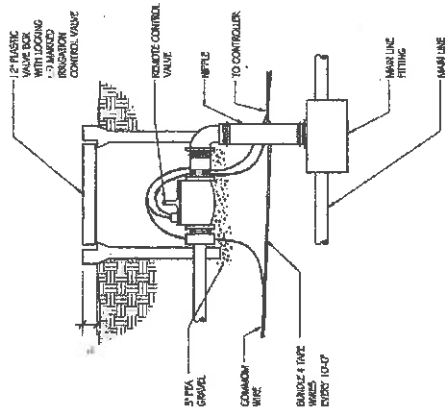
PLANTING DETAIL
NOT TO SCALE



THREADED GATE VALVE
NOT TO SCALE

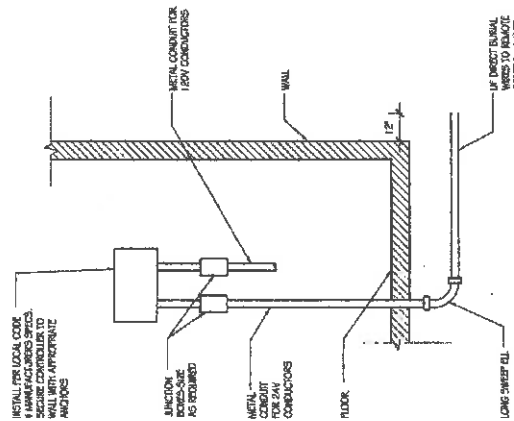


REDUCED PRESSURE BACKFLOW PREVENTOR.
NOT TO SCALE

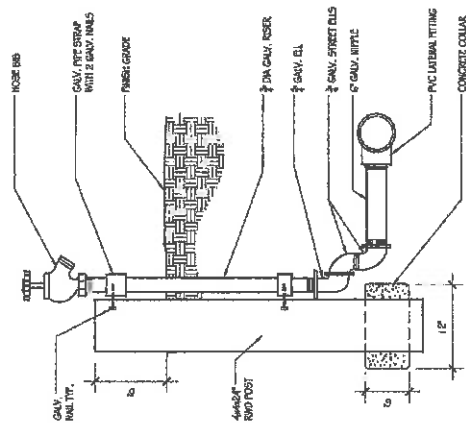


REMOTE CONTROL VALVE
NOT TO SCALE

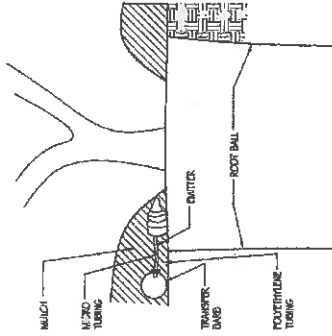
NOTE:
PROVIDE A 12" LOOP OF WIRE
FOR EXPANSION AT EACH SOLID
WIRE CONNECTION. WATER-PROOF
CONNECTIONS.



CONTROLLER DETAIL
NOT TO SCALE



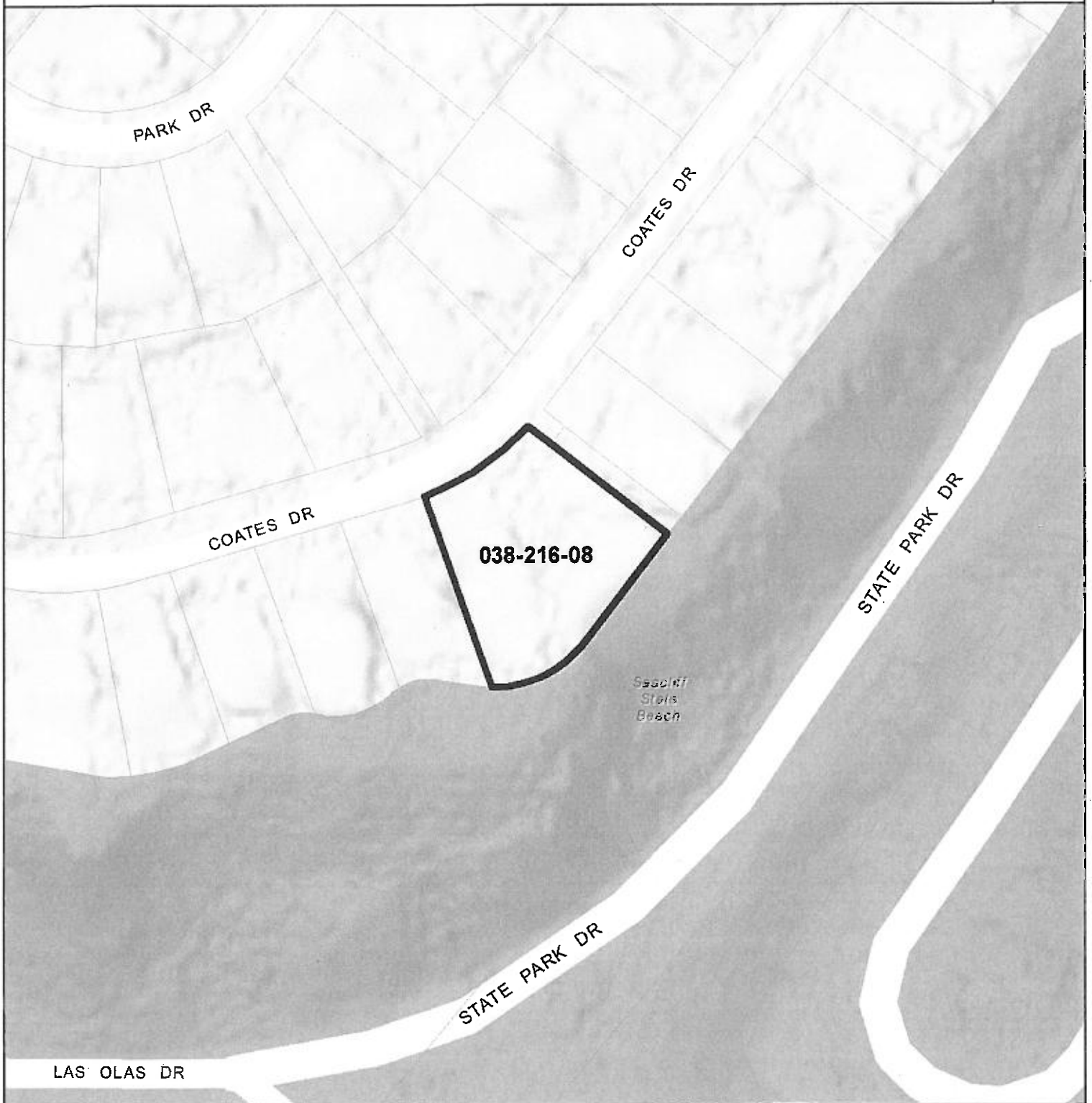
HOSE BIB
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EMITTER DETAIL



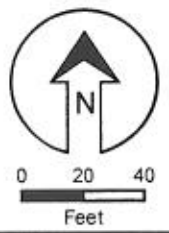
SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel Location Map



Parcel: 03821608

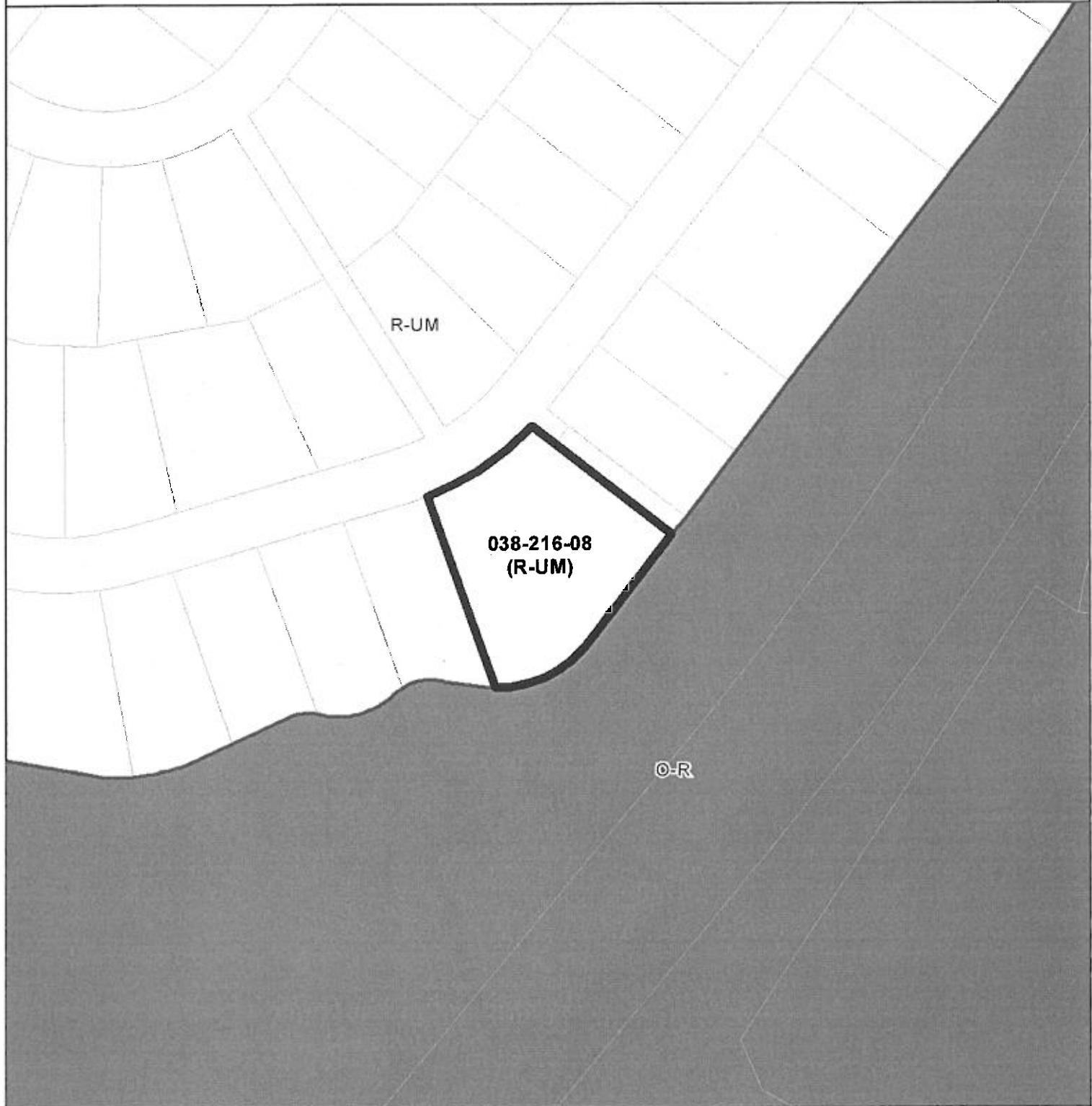
- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 31 May, 2019

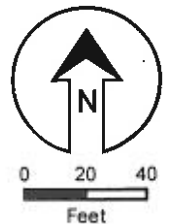




SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel General Plan Map



- O-R *Parks, Recreation & Open Space*
- R-UM *Res. Urban Medium Density*





SANTA CRUZ COUNTY PLANNING DEPARTMENT



Parcel Zoning Map

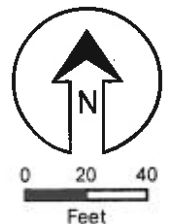


R-1-4

**038-216-08
(R-1-4)**

PR

-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*



Parcel Information

Services Information

| | |
|----------------------------|---|
| Urban/Rural Services Line: | <u> X </u> Inside <u> </u> Outside |
| Water Supply: | Soquel Creek Water District |
| Sewage Disposal: | Santa Cruz County Sanitation District |
| Fire District: | Aptos/La Selva Fire Protection District |
| Drainage District: | Zone 6 Flood Control District |

Parcel Information

| | |
|------------------------------------|--|
| Parcel Size: | 7,269 square feet |
| Existing Land Use - Parcel: | Single family dwelling |
| Existing Land Use - Surrounding: | Single family residential, public beach access road |
| Project Access: | Coates Drive |
| Planning Area: | Aptos |
| Land Use Designation: | R-UM (Urban Medium Density Residential) |
| Zone District: | R-1-4 (Single family dwelling - 4,000 square feet minimum) |
| Coastal Zone: | <u> X </u> Inside <u> </u> Outside |
| Appealable to Calif. Coastal Comm. | <u> X </u> Yes <u> </u> No |

Technical Reviews: Geologic Report Review, Soils Report Review

Environmental Information

| | |
|--------------------|--|
| Geologic Hazards: | Marine terrace (slopes over 50%) at rear of property |
| Fire Hazard: | Not a mapped constraint |
| Slopes: | 2-5% at building site, 50%+ at rear of property |
| Env. Sen. Habitat: | Not mapped/no physical evidence on site |
| Grading: | Grading for building foundation |
| Tree Removal: | No trees proposed to be removed |
| Scenic: | Not a mapped resource - within beach viewshed |
| Archeology: | Not mapped/no physical evidence on site |