Staff Report to the Zoning Administrator

Application Number: 171106

Applicant: Cove Britton / Matson Britton Architects
Owner: Troy Moore
APN: 062-211-27
Site Address: 1095 Smith Grade, Bonny Doon

Agenda Date: September 6, 2019
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to recognize the construction of a 3,126 square foot house, a detached three-car garage with two non-habitable structures totaling 2,132 square feet, two approximately 500 square foot sheds, and the recognition and conversion of a second house to a 1,072 square foot ADU with an attached garage, and two non-habitable structures totaling 1,566 square feet. Requires a Coastal Development Permit and Residential Development Permit.

Location: Property is located at the end of Moore Ranch Road which is accessed from Smith Grade in Bonny Doon (1095 Smith Grade).

Permits Required: Coastal Development Permit and Residential Development Permit

Supervisorial District: Third 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 171106, based on the attached findings and conditions.

Project Setting and Background

The subject parcel is located in Bonny Doon at the end of a south facing ridge overlooking Monterey Bay. Trees and other vegetation mostly screen the project site. Large, rural parcels surround the subject parcel. Wilder Ranch State Park abuts the southwest boundary of the parcel. Moore Ranch Road provides access to the site. Highway 1 is located approximately two miles away. The subject parcel was a part of a lot line adjustment that was approved in May 1990. According to the Assessor's records, there has been a house on the subject parcel since the 1950s.

The subject parcel is currently developed with two single-family dwellings: a smaller house, located where the driveway enters the property, and a larger house that was under construction without permits in about June 2014. In 2015, a notice of violation was issued for multiple violations, including the unauthorized house construction, the expansion of the smaller house,

construction of two non-habitable structures, tree removals, and cannabis cultivation within two greenhouses. The cannabis cultivation was abated, and the greenhouses were demolished (Demolition Permit B-161164). In 2017, the property owner applied to resolve the rest of the outstanding violations, i.e., to recognize the: main house and garage, the smaller house and related non-habitable accessory structures, and two non-habitable accessory structures as shown in the project plans (Exhibit D).

A Coastal Development Permit is required for the project due to the parcel's location within the Coastal Zone. In addition, a Residential Development Permit is required to recognize the non-habitable accessory structures associated with the ADU and main house's garage which together exceed 1,000 square feet.

Zoning & General Plan Consistency

The subject property is a 38.6 acre lot, located in the SU (Special Use) zone district, a designation which allows residential uses. The residential use, as well as the proposed dwelling, ADU and accessory structures are allowed within the zone district. The site's zoning is consistent with the site's R-M (Mountain Residential) General Plan designation. The parcel's zoning allows only two residences: one dwelling and an accessory dwelling unit (ADU). The application proposes to recognize the smaller dwelling as an ADU with the larger dwelling becoming the main house. Non-habitable accessory structures may be attached to ADUs, but interior access between the accessory dwelling unit and other structures (other than to an adjacent garage serving the ADU) is not allowed.

Main Dwelling Unit and Detached Garage

The unpermitted main house is proposed to be modified to result in a 3,126 square foot dwelling and a detached three-car garage with two attached non-habitable accessory structures totaling 2,132 square feet. The main house, as proposed, complies with the requirements of the County Code in terms of site standards for the zone district.

Non-habitable structures in excess of 1,000 square feet require a Residential Development Permit (County Code 13.10.611). Because, the square footage of the detached garage structure is 2,132 square feet, a Residential Development Permit is required. Rural areas are often characterized by large accessory structures. The garage structure would be compatible with the surrounding rural neighborhood where non-habitable structures such as barns and large garages are typical. In addition, the nearest neighboring structure is over 1,000 feet away and screened by both topography and vegetation.

Accessory Dwelling Unit and Non-habitable Accessory Structures

As noted above, the smaller house is proposed to be recognized as an ADU. The maximum size allowed for an ADU on the subject parcel is 1,200 square feet. An attached garage with internal access is allowed in addition to the 1,200 square feet of habitable area. Because the structure currently exceeds 1,200 square feet, the project architect proposes to reduce the habitable area to 1,072 square feet and convert two areas into attached non-habitable structures with no interior access, bringing the total non-habitable space to 2,052 square feet (see summary on Sheet 7).
As with the non-habitable accessory structures associated with the main house's garage, each of

the attached non-habitable structures are less than 1,000 square feet individually, but together exceed 1,000 square feet. Because of this, a Residential Development Permit is required (see Findings, Exhibit B). The structure is located over 1,000 feet away from the nearest neighboring structure and is also screened by vegetation and topography.

Design Review

The project complies with the requirements of the County Design Review Ordinance, in that the main house and garage are sited in a location that is mostly screened by existing trees and vegetation. This vegetative screen will reduce the visual impact of the structure when viewed from off-site. The house has a Mediterranean feel with a tiled roof and arched doorways. The walls planes vary sufficiently to break up the mass and bulk of the structure. The project is located on a 38-acre parcel and this large size ensures that the project is appropriately proportioned to the parcel. Because the construction of the main house was stopped by Code Enforcement staff before the stucco and finish exterior wall colors were applied, a condition of approval is included requiring that a finish color be selected that makes the house visually recede. The smaller house is proposed to be recognized as an ADU with attached non-habitable accessory structures. Because this structure is tucked into trees and is not visible from off-site, its visual impact is negligible.

Aerial photos and staff site visits indicate that an unknown number of trees were removed as a part of the unpermitted house and greenhouse construction. Tree removals on this property are regulated by County's Design Review ordinance (County Code 13.11.075(A)(2)). Trees greater than six inches in diameter at five feet above ground level are required to be incorporated into the site plan. Exceptions are possible and include situations where the tree obstructs the prime building site and is diseased or dying. In this case, the tree removals likely made the main house more visible from Wilder Ranch. In order to address the tree removals and to provide additional screening, a condition of approval is included requiring trees to be planted to screen the view.

Local Coastal Program Consistency

The project 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 area. Developed parcels in the area contain single-family dwellings and accessory structures such as barns and garages. Most of these homes are not visible because they are located on large parcels and screened by topography, vegetation, or both. In this case, because of the project site's location on a ridge, the important consideration is its visual impact when viewed from off-site. As noted above, the existing vegetation mostly screens the view, and a condition of approval is included requiring the planting of additional trees to screen the southern-most portions of the main house.

The parcel is not mapped as being a scenic resource in the General Plan and is located about two miles from Highway 1. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. 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 **171106,** 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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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. Soils Report Acceptance Letter

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: 171106
Assessor Parcel Number: 062-211-27
Project Location: 1095 Smith Grade

Project Description: Proposal to recognize the construction of a 3,126 square foot house, detached garage with two attached accessory structures, two non-habitable structures, and the conversion of the smaller house into a 1,072 square foot ADU with attached garage and two attached non-habitable structures.

Person or Agency Proposing Project: Cove Britton / Matson Britton Architects

Contact Phone Number: 831-425-0544

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: 15303. New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

(Class 3) This Categorical Exemption allows up to one single-family residence or a second dwelling unit in a residential zone and accessory structures such as garages. No limitation is made on the size of the structures or on the number of accessory structures. This project proposes one single-family dwelling, an accessory dwelling unit, and multiple accessory structures and, therefore, is eligible for this Categorical Exemption.

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

_____ Date:_____
Annette Olson, Project Planner

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 SU (Special Use) with a residential General Plan designation, a designation which allows residential uses. The project is an allowed 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. The subject parcel was encumbered by an undeveloped 50-foot wide right-of-way which has since been eliminated by a court judgment and, therefore, no longer encumbers the parcel.

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 a rural density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. Although the project site is located at the end of a south facing ridge, the structures are mostly screened by existing vegetation and the topography rises behind the project site, ensuring that the structures will not project above the tree line or ridgeline. The site is not mapped in the General Plan / Local Coastal Plan as being scenic and is located about two miles from Highway 1. The ADU structure is tucked into trees away from the end of the ridge so it is not visible from off-site. The main house is located at the end of the ridge. It has a pitched roof and the mass and bulk have been broken up by keeping most of the house's area on the first floor with only a partial second floor. Because the structure is mostly single-story, it has a low profile. The detached garage is two stories with a small one-story element. It has varied wall planes, porches and many windows which, together, break up the mass and bulk of the structure. Minimizing the mass and bulk of the project minimizes the impact of the development when viewed from off-site. As noted, the project is substantially screened by the existing trees and vegetation. A condition of approval is included requiring that additional trees be planted to screen views of the house from off-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. Because the project site is located in Bonny Doon at an elevation of about 650 feet above sea level, the project will not interfere with coastal access.

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 SU (Special Use) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings and accessory structures. Size and architectural styles vary in the area, and the design submitted is consistent with the rural 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 project 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 the submitted soils report, 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 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 SU (Special Use) 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.

County Code 13.10.611 regulates accessory structures. Outside of the urban services area, non-habitable accessory structures are limited to 1,000 square feet in size unless a Residential Development Permit is approved. In this case, both the main house's garage and ADU have non-habitable accessory structures that individually do not exceed 1,000 square feet, but together do exceed the limit (see Exhibit D, Sheet 7). The purpose of accessory structures regulations (13.10.611(A)) is, in part, to ensure that the accessory structure is subordinate to the main structure or main use of the land. Because of the parcel's large size (38.6 acres), the non-habitable accessory structures will be subordinate to the main use of the land and the main house.

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-M (Mountain Residential) land use designation in the County General Plan.

The project 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).

Given the large size of the parcel (38.6 acres), the new house, detached garage, accessory structures and ADU, 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).

The project complies with General Plan Policy 8.6.6 (Protecting Ridgetops and Natural Landforms), in that although the main house and garage are located at the end of a ridge, the site is mostly screened by existing trees and vegetation and the structures do not project above the trees. In addition, the topography rises behind the house, ensuring that the house does not project above the ridgeline.

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 expected level of traffic generated by the project is anticipated to be only one peak trip per day, which will not adversely impact existing roads or intersections in the surrounding area. The residential use will not overload utilities. The unpermitted construction will be required to comply with the California building code which requires energy-efficient construction.

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 project is located in a mixed neighborhood containing a variety of architectural styles. The project is consistent with the land use intensity and density of the neighborhood which is characterized by large lots developed with single-family dwellings and rural outbuildings such as barns and other non-habitable accessory structures. Because of the large size of the parcel (38.6 acres), the project is buffered from neighboring properties. Vegetation and topography further buffer the project from neighbors.

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 project is located at the end of a ridge that is substantially screened from view by the existing vegetation and topography. The mass and bulk of the main house and detached garage is broken up with varied roof and wall planes. For example, the main house has a partial second story instead of a full second story. This reduces the apparent mass and bulk by putting most of the square footage on the first floor. Because most of the dwellings in the area are located on large lots screened by topography or vegetation, compatibility with the existing range of architecture is not as important as it is in the urban environment. Regardless, the Mediterranean style of the house, with a tiled roof and stucco finish, is compatible with the existing built environment where a range of styles exist. A condition of approval is included requiring that the main house and garage be finished in colors that make the house visually recede. Finally, given the large size of the parcel (38.6 acres), the project is properly proportioned to the parcel size and is buffered from neighboring properties.

Conditions of Approval

Exhibit D: Architectural plans, 11 sheets, prepared by Cove Britton of Matson Britton Architects, revised to 6/5/19. Civil plans, 7 sheets, prepared by Richard Irish of RI Engineering, Inc., revised to 4/18/19

I. This permit recognizes the construction of a two-bedroom main house with detached garage attached to two non-habitable accessory structures; and the ADU with attached garage, and two non-habitable accessory structures 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.

C. Obtain a Grading Permit from the Santa Cruz County Building Official.

D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

E. Pay all outstanding Code Compliance fees.

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

EXHIBIT C

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.

a. The selected colors for the main house and garage must visually recede into the natural environment. White and other bright colors will not be accepted.

3. The two non-habitable accessory structures (previously used as cannabis drying rooms) must be shown as separated by 10 feet.

4. The main house and detached garage must be shown as separated by 10 feet.

5. Grading, drainage, and erosion control plans.

6. 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.

7. 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.

8. Submit a Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. Unless additional landscaping is desired, the plan shall be for the replacement tree plan (see B.3 below).

B. Meet all requirements of the Environmental Planning section of the Planning Department, including:

1. Submit two copies of the soils report.

2. Submit grading and drainage plans for any further grading required for the driveway and proposed homesites.

3. A tree replacement plan shall be prepared to include replacement trees in the area south of the main residence to provide a visual screen from Wilder Ranch State Park. The replacement trees shall be of a similar species in the surrounding area and shall conform to the required fire safe clearing as directed by CalFire.

C. 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. Address the following:

1. Project shall comply with all requirements of the Department of Public Works, Stormwater Management section.

2. Project is recognized as a 'Large' project per the County Design Criteria (CDC) and shall be required to meet all applicable parts of the CDC prior to building permit issuance. The Stormwater Management Report will be fully analyzed at the building permit stage. Application shall be required to address Appendix D of Part 3 in the CDC for submittal requirements.

3. Safe overflow shall be incorporated into the project design. Pre-development release rates shall be maintained.

4. Please address Section C Part 2, *Source Control Measures* (pg. 52), of the CDC and show how this project will be in compliance with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment.

5. Cross-section construction details should be given for all drainage features proposed under this permit (including: catch basins, retention/detention systems, swales, energy dissipaters, etc.). Details should include specific details on invert elevations, material coverage/placement, specific materials to be used, pipe sizes, and any other information necessary to ensure these features are constructed accurately.

6. Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:
   a. The Civil Engineer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The Civil Engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
   b. As-built plans stamped by the Civil Engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

c. The Civil Engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the Civil Engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone number. The Civil Engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the Civil Engineer that the as-built plans meet the design intent and are adequate in detail, the Civil Engineer shall submit the as-built plans and a review letter, stamped by the Civil Engineer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.

7. Please provide a maintenance schedule establishing the ongoing requirements for maintenance and monitoring of all permanent stormwater management facilities in compliance with County Code 7.79 (this schedule shall also be included in the maintenance agreement as a packet when the applicant records and notarizes their SWM-25A form). It will be the responsibility of the homeowner to inspect and maintain all drainage features. This shall also include all mitigation areas along the access easement that are constructed as part of this permit.
   a. A recorded maintenance agreement will be required for the drainage system on this parcel.
   b. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedures. The maintenance agreement form can be picked up from the Public Works office or can be found online at: http://dpw.santacruzcounty.us/Portals/19/pdfs/FigureSWM25A.pdf

D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. The sewage disposal system must be adequately sized for bedrooms and occupancy.

E. Meet all requirements and pay any applicable plan check fee of the CalFire. Both houses are required to be sprinklered.

F. Submit three copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

G. Pay the current fees for Parks and Child Care mitigation for two 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 unit size and the current fee for a dwelling between 3,000 and 4,000 square feet, the fee is

$10 per square foot. These fees are subject to change.

I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is $2 per square foot.

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 two Declarations of Restriction, one to maintain non-habitable accessory structures and the other to maintain an ADU. **You may not alter the wording of these declarations**. 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. The trees planted as a part of the replacement tree plan shall be maintained in perpetuity. Should a tree or trees being diseased or die, replacement trees shall be planted.

B. 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. 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.

EXHIBIT C

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____
Jocelyn Drake
Deputy Zoning Administrator

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.

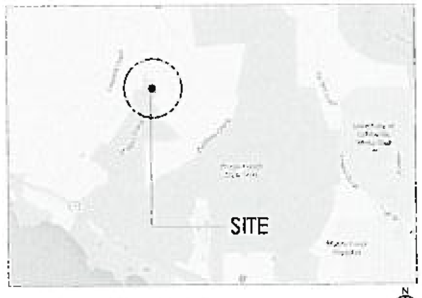
EXHIBIT C

MOORE COMPOUND

1095 SMITH GRADE, BONNY DOON, CA 95060

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
°	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.I.	AMERICAN CONCRETE INSTITUE	IN.	INCH(ES)
		INSUL.	INSULATION
		INT.	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	K.P.	KING POST
		L.	LENGTH
A.I.S.C.	AMERICAN INSTITUE OF STEEL CONSTRUCTION	LIN.	LINEAR
		MAX.	MAXIMUM
ALT.	ALTERNATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MISC.	MISCELLANEOUS
		MTL.	METAL
(B)	BELOW	MW.	MICROWAVE
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O/	OVER
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
BOT., BOTT.	BOTTOM	O.H.	OPPOSITE HAND
		OV.	OVEN
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	PL.	PLATE
C.B.	CEILING BEAM	PLYWD.	PLYWOOD
C.J.	CEILING JOIST	PKG.	PARKING
CLG.	CEILING	P.S.F.	POUNDS PER SQUARE FOOT
CLR.	CLEAR		
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE		
CONT.	CONTINUOS	QTY.	QUANTITY
CTR.	CENTER	RAD.	RADIUS
CL	CENTERLINE	R.B.	ROOF BEAM
Db	BAR DIAMETER	RCP.	REFLECTED CEILING PLAN
DBL.	DOUBLE		
DEG.	DEGREE	RE:	REFERENCE
DEMO.	DEMOLISH	REF.	REFRIGERATOR
DET., DTL.	DETAIL	REINF.	REINFORCED
D.W.	DISHWASHER	REQ'D.	REQUIRED
DWG.	DRAWING	RM.	ROOM
DWN., DN.	DOWN	R.O.	ROUGH OPENING
		R.R.	ROOF RAFTER
(E)	EXISTING	SCHED.	SCHEDULE
EA.	EACH	SF., SQ. FT.	SQUARE FOOT
E.N.	EDGE NAILING		
EL., ELEV.	ELEVATION	SHTG.	SHEATHING
		SHT.	SHEET
ELEV.	ELEVATOR	SIM.	SIMILAR
ENG.	ENGINEER	SL.	SLOPED
EQ.	EQUAL	SPKL.	SPRINKLER
EXT.	EXTERIOR	SQ.	SQUARE
E.W.	EACH WAY	STAGG.	STAGGER
F.B.	FLOOR BEAM	STD.	STANDARD
F.F.	FINISHED FLOOR	STL.	STEEL
FIN.	FINISH(ED)	STR., STRUCT.	STRUCTURAL
F.J.	FLOOR JOIST		
FL.	FLUSH	T&B	TOP & BOTTOM
FLR.	FLOOR	T&G	TONGUE & GROOVE
F.N.	FIELD NAILING		
FND.	FOUNDATION	THK.	THICK
F.O.	FACE OF	T.O.	TOP OF
FP.	FIREPLACE	T.P.	TOILET PAPER
F.R.	FIRE RATED	TYP.	TYPICAL
FT.	FOOT OR FEET	U.B.C.	UNIFORMED BUILDING CODE
FTG.	FOOTING		
FZR.	FREEZER	VERT.	VERTICAL
GA.	GAUGE	W.	WIDTH
GALV.	GALVANIZED	WD.	WOOD
G.B.	GRADE BEAM	WH.	WATER HEATER
GLB.	GLU-LAM BEAM		
GYP. BD., G.W.B.	GYPSUM WALL BOARD		

ABBREVIATIONS



VICINITY MAP

1. ROOF TRUSSES, IF ANY, SHALL BE ENGINEERED BY MITEK INDUSTRUES, INC. AND PREPARED BY PACIFIC CONTINENTAL TRUSS & HANGER WAY, WATSONVILLE. CALIFORNIA 95076, (831)-728-9313, MR. MIKE DANIELS

2. FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED BY MIDSTATE FIRE PROTECTION CO. INC. P.O. BOX 4457, SALINAS CALIFORNIA 93912, (831)-422-3367, MR. DOUG TANNER

3. FIREPLACES SHALL BE PURCHASED AS PRE-BUILT INSERTS AND INSTALLED BY THE GENERAL CONTRACTOR.

DEFERRED SUBMITTALS

ARCHITECTURAL DRAWINGS

1 TITLE SHEET
2 SITE PLAN
3 MAIN DWELLING GROUND FLOOR PLAN
4 MAIN DWELLING UPPER FLOOR PLAN
5 SECONDARY DWELLING UNIT FIRST FLOOR PLAN
6 SECONDARY DWELLING UNIT SECOND FLOOR PLAN
7 FLOOR AREA CALCULATIONS
8 MAIN DWELLING EXTERIOR ELEVATIONS
9 MAIN DWELLING EXTERIOR ELEVATIONS
10 SECONDARY DWELLING EXTERIOR ELEVATIONS
11 SECONDARY DWELLING EXTERIOR ELEVATIONS

CIVIL DRAWINGS

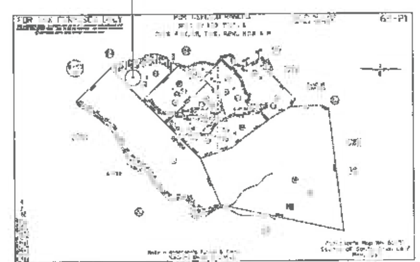
C-1 SITE PLAN
C-2 GRADING & DRAINAGE PLAN
C-3 ACCESS ROAD
C-4 DETAILS
C-5 SECTIONS
C-6 PROFILES & SECTIONS △△
C-7 STORMWATER POLLUTION CONTROL PLAN

SHEET INDEX

ARCHITECTS: MATSON BRITTON ARCHITECTS
728 N. BRANCIFORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4795

ENGINEERING: R.I. ENGINEERING, INC.
303 POTRERO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-3901
FAX: 831-425-1522 △

PROJECT TEAM



PARCEL MAP

DRAINAGE NOTES:

1. RAINWATER WILL FLOW DIRECTLY HALLOW FRENCH DRAIN LOCATED AT THE EDGE OF THE ROOF LINE. ALL STORMWATER SHALL BE DISSIPATED IN LANDSCAPING AROUND THE HOUSE.

EROSION CONTROL NOTES:

1. DISTURB AS SMALL AN AREA AS POSSIBLE.
2. REPLANT ALL DISTURBED AREA WITH PERMANENT LANDSCAPING OR SEED MIX.
3. BETWEEN 15 OCTOBER AND 15 APRIL, PROTECT EXPOSED SOILS AT ALL TIMES.

GENERAL NOTES:

1. WORK UNDER THIS CONTRACT INCLUDES ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING THE ENTIRE PROJECT READY FOR USE.
2. ANY CONFLICTS, ERRORS, OR OMISSIONS FOUND IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
3. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SITE CONDITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
5. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
6. VERIFY REQUIRED CLEARANCES FOR FLUES, VENTS, APPLIANCES, FIXTURES, ETC. BEFORE ORDERING OR INSTALLING THESE ITEMS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL RUBBISH FROM ALL SUBCONTRACTORS AND TRADES ON A WEEKLY BASIS AND SHALL EXERCISE STRICT CONTROL OVER MAINTAINING A CLEAN JOB SITE TO PREVENT SAFETY HAZARDS.
8. THE CONTRACTOR SHALL LEAVE THE FINISHED PROJECT CLEAN AND READY FOR OCCUPANCY. THIS INCLUDES CLEANING ALL GLASS INSIDE AND OUT.

NOTES

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:
2016 CALIFORNIA RESIDENTIAL CODE (CRC),
2016 CALIFORNIA BUILDING CODE (CBC),
2016 CALIFORNIA MECHANICAL CODE (CMC),
2016 CALIFORNIA PLUMBING CODE (CPC),
2016 CALIFORNIA ELECTRICAL CODE (CEC) AND THE
2016 CALIFORNIA ENERGY CODE (CEnC).

CODE COMPLIANCE

1. THESE PLANS SHALL COMPLY WITH 2016 CALIFORNIA BUILDING CODE AND 2016 CALIFORNIA FIRE CODE AND DISTRICT (SANTA CRUZ COUNTY) AMENDMENTS. △

2. OCCUPANCY R-3, TYPE V-N, FULLY SPRINKLERED RESIDENTIAL SINGLE FAMILY DETATCHED.

3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.

4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.

5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED ½" IS ACCEPTABLE.

6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.

7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

8. MAINTAIN A 30-FOOT CLEARANCE WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.

9. ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FPO-006AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION. THE STANDARD IS AVAILABLE AT THE SANTA CRUZ COUNTY FIRE MARSHAL'S OFFICE UPON REQUEST.

10. THE DESIGNER/ INSTALLER SHALL SUBMIT THREE (3) SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO THIS AGENCY FOR APPROVAL.

11. AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/ INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. UNDERGROUND PLAN SUBMITTAL AND PERMIT, WILL BE ISSUED TO A CLASS B, CLASS C-16, CLASS C-36 OR OWNER/ BUILDER.

12. THE DRIVEWAY/ ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.

13. THE JOB COPIES OF THE BUILDING AND FIRE SPRINKLER SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS. △

FIRE PROTECTION NOTES

OWNER: TROY MOORE
1095 SMITH GRADE
BONNY DOON, CA 95060

A. P. N.: 062-221-27

ZONING: RA

OCCUPANCY GROUP: R-3/U

CONSTRUCTION TYPE: V-B

WATER AND SEWER: PRIVATE WELL AND SEPTIC SYSTEM
FIRE: CALFIRE

PROJECT DESCRIPTION:
REMODEL TO AN EXISTING ONE-STORY 3 BEDROOM 1 BATH SINGLE FAMILY DETACHED RESIDENCE TO BECOME A 2-STORY 2 BEDROOM 3.5 BATH RESIDENCE WITH AN ATTACHED 4-CAR GARAGE.
CONSTRUCT A NEW 2-STORY DETACHED SECOND UNIT WITH ATTACHED 2-CAR GARAGE AND WORKSHOP.
REPLACE SEPTIC SYSTEM, IMPROVE DRIVEWAY AND PROVIDE ADDITIONAL 5,000 GALLON WATER STORAGE TANK, WHARF HYDRANT AND FULL FIRE SPRINKLER SYSTEM FOR BOTH RESIDENCES.
CONSTRUCT TWO IDENTICAL STORAGE SHEDS.

PROJECT INFORMATION

LOT SIZE: 1,742,400 SF (40 ACRES)

BUILDING FOOTPRINT: 5,284 SF

LOT COVERAGE: 0.3%

++ SEE SHEET 7 FOR ALL FLOOR AREA CALCULATIONS ++

△

AREA SUMMARY

MATSON
728 N BRANCIFORTE
SANTA CRUZ CA 95060
831-425-0544

REVISIONS
△ 3/21/18 REV. 1
△ 10/8/18 REV. 2
△ 3/6/19 REV. 3
△ 6/5/19 REV. 4

MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27

TITLE SHEET

DATE 3/22/18
DRAWN LC
JOB T. MOORE
SHEET 1

EXHIBIT D

SITE PLAN NOTES

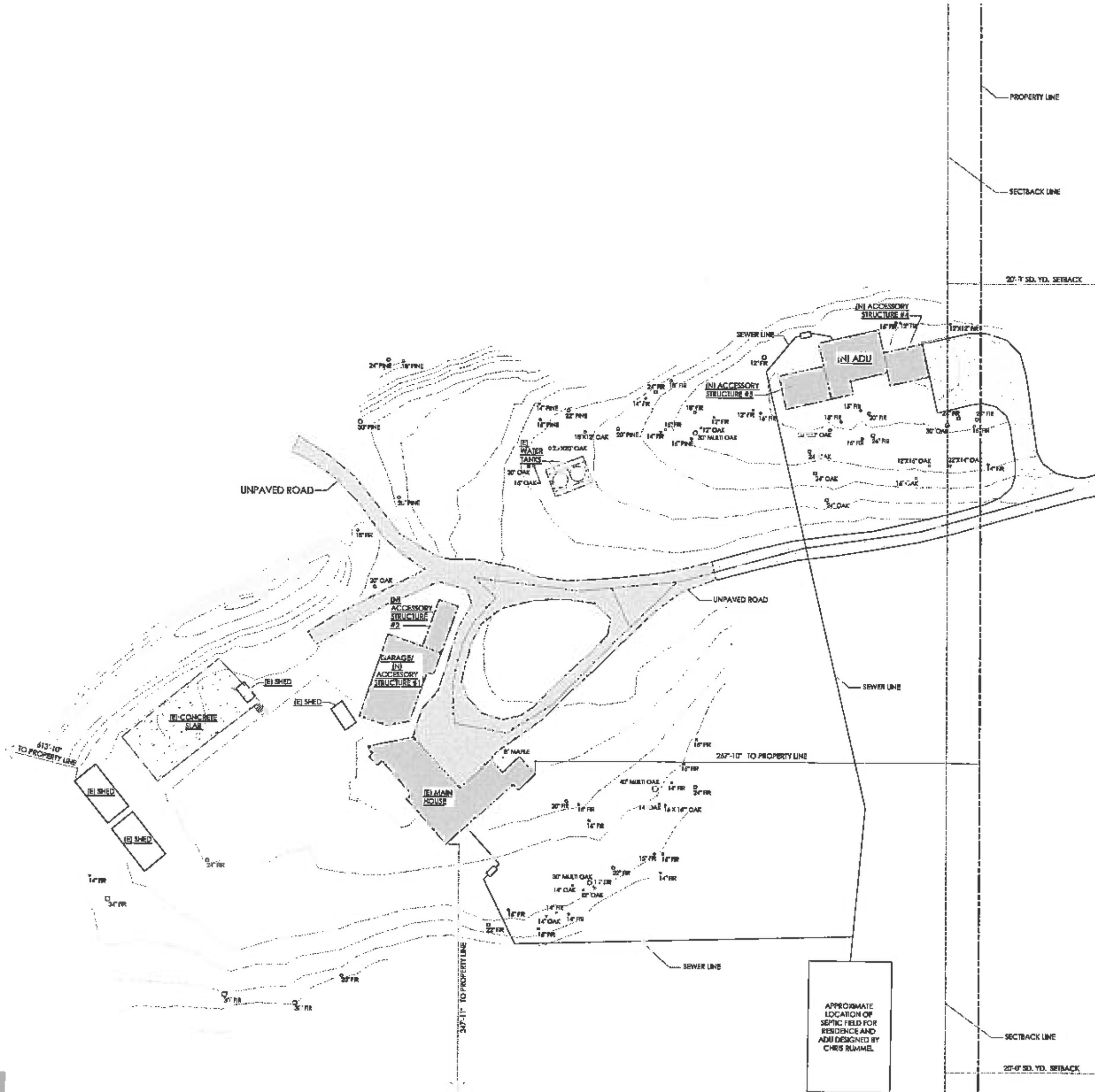
1. PROJECT REQUIRES MINIMAL GRADING.
2. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
4. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
5. ALL EXISTING TREES, LANDSCAPE AND HARDSCAPE TO REMAIN. ALL EXISTING SITE WALLS AND GATES TO REMAIN. NO NEW, OR DEMOLITION OF LANDSCAPE AND HARDSCAPE, OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.
6. ABANDON EXISTING SEPTIC TRENCH AND CONNECT TO NEW TIGHTLINE.
7. NEW TIGHTLINES CONNECTING BOTH HOMES TO NEW LEACHFIELD AREA.
8. NEW AREA TO BE USED FOR LEACHFIELDS FOR BOTH HOMES DESIGNED BY CHRIS RUMMEL.

NOTE:
ALL EXISTING TREES, LANDSCAPE AND HARDSCAPE FEATURES TO REMAIN. ALL EXISTING SITE WALLS, FENCES AND GATES TO REMAIN.

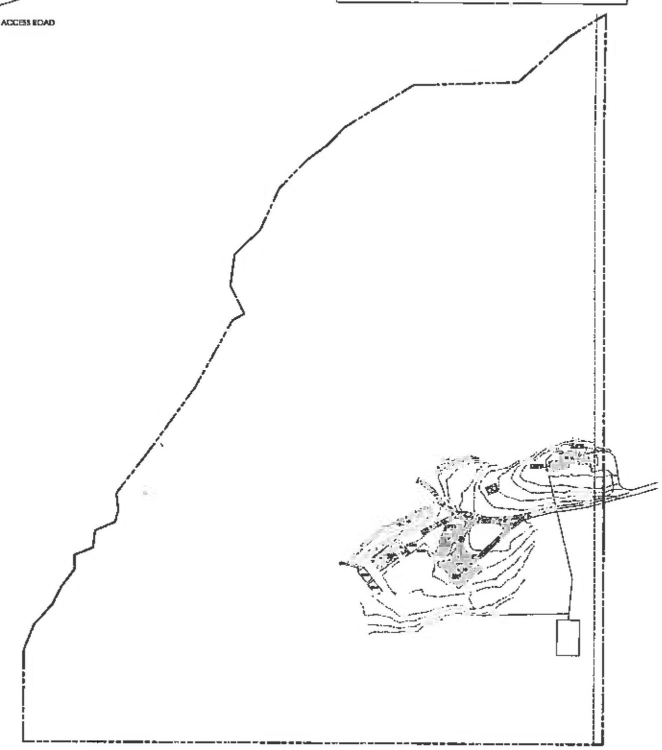
NO NEW, OR DEMOLITION OF LANDSCAPE AND HARDSCAPE, OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.
NO TREES 6" AND OVER TO BE REMOVED.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE TO REMAIN
- TREES, LANDSCAPING, WALLS, RETAINING WALLS & CURBED PLANTING AREAS
- EXISTING RESIDENCE, NEW ADU, NEW ACCESSORY STRUCTURE AS A NOTED
- EXISTING UNPAVED ROAD
- EXISTING ACCESS ROAD
- EXISTING/ PROPOSED CONCRETE AS NOTED



PARTIAL SITE PLAN
SCALE: 1/32" = 1'-0"



FULL SITE PLAN
SCALE: 1/128" = 1'-0"

MATSON

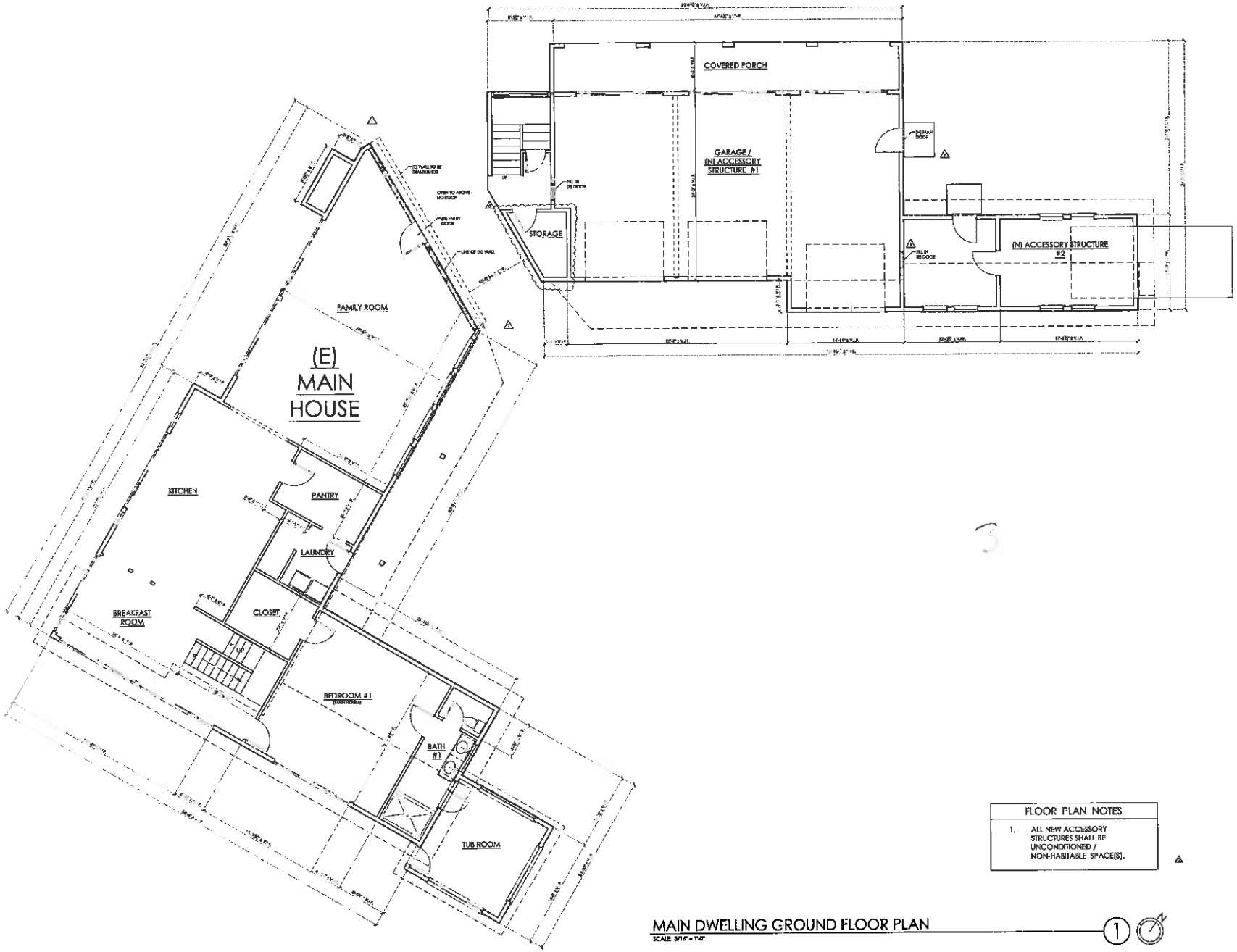
REVISIONS
3/4/19 REV. 3

MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27

SITE PLAN

DATE	3/22/18
DRAWN	LC
JOB	T. MOORE
SHEET	P2

EXHIBIT D



FLOOR PLAN NOTES

1. ALL NEW ACCESSORY STRUCTURES SHALL BE UNCONDITIONED / NON-HABITABLE SPACE(S).

MAIN DWELLING GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27

MAIN DWELLING GROUND FLOOR PLAN

REVISIONS
3/21/18 REV. 1
10/8/18 REV. 2
3/6/19 REV. 3

DATE 3/22/18
DRAWN LC
JOB T. MOORE
SHEET 3

EXHIBIT D

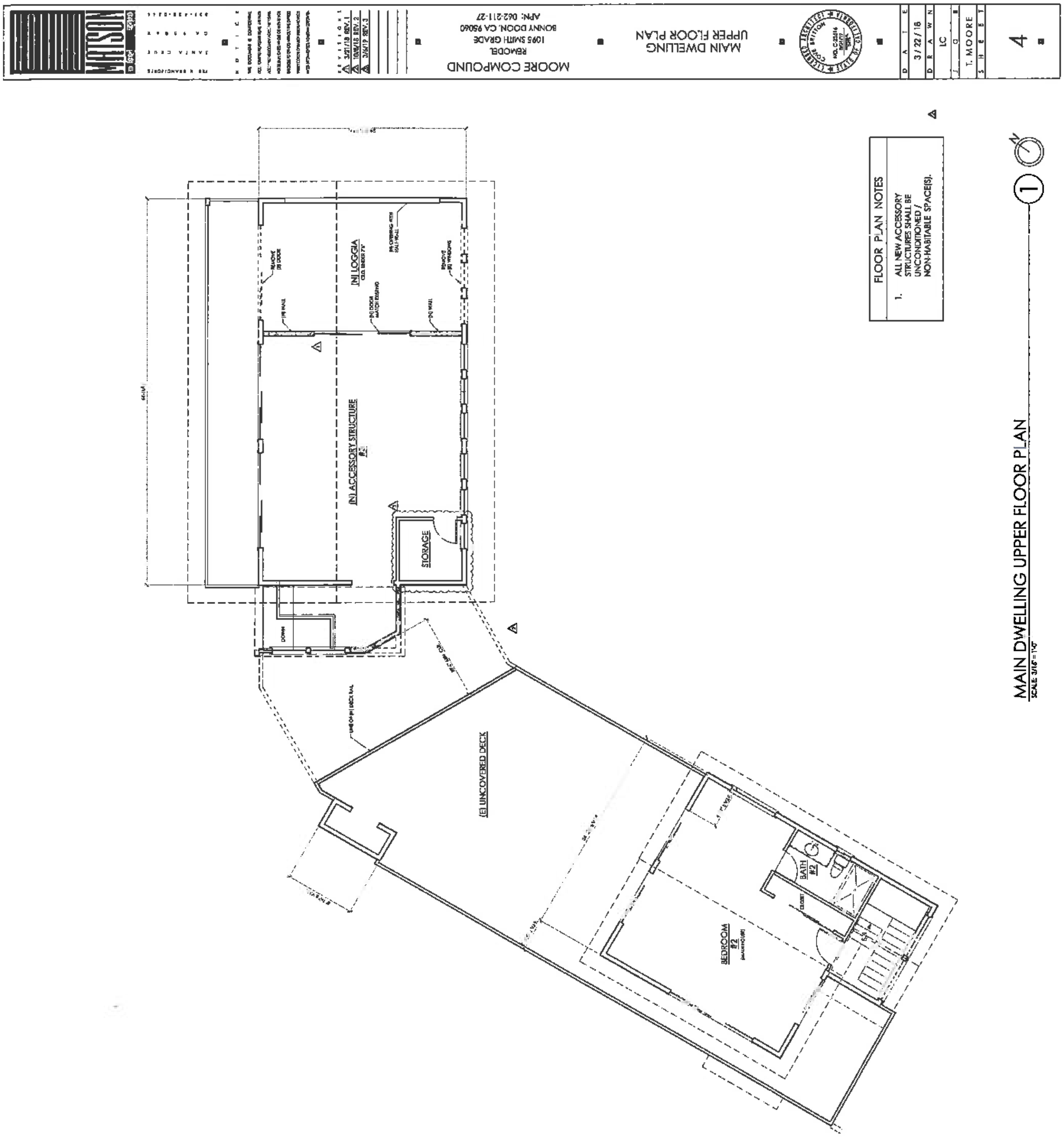
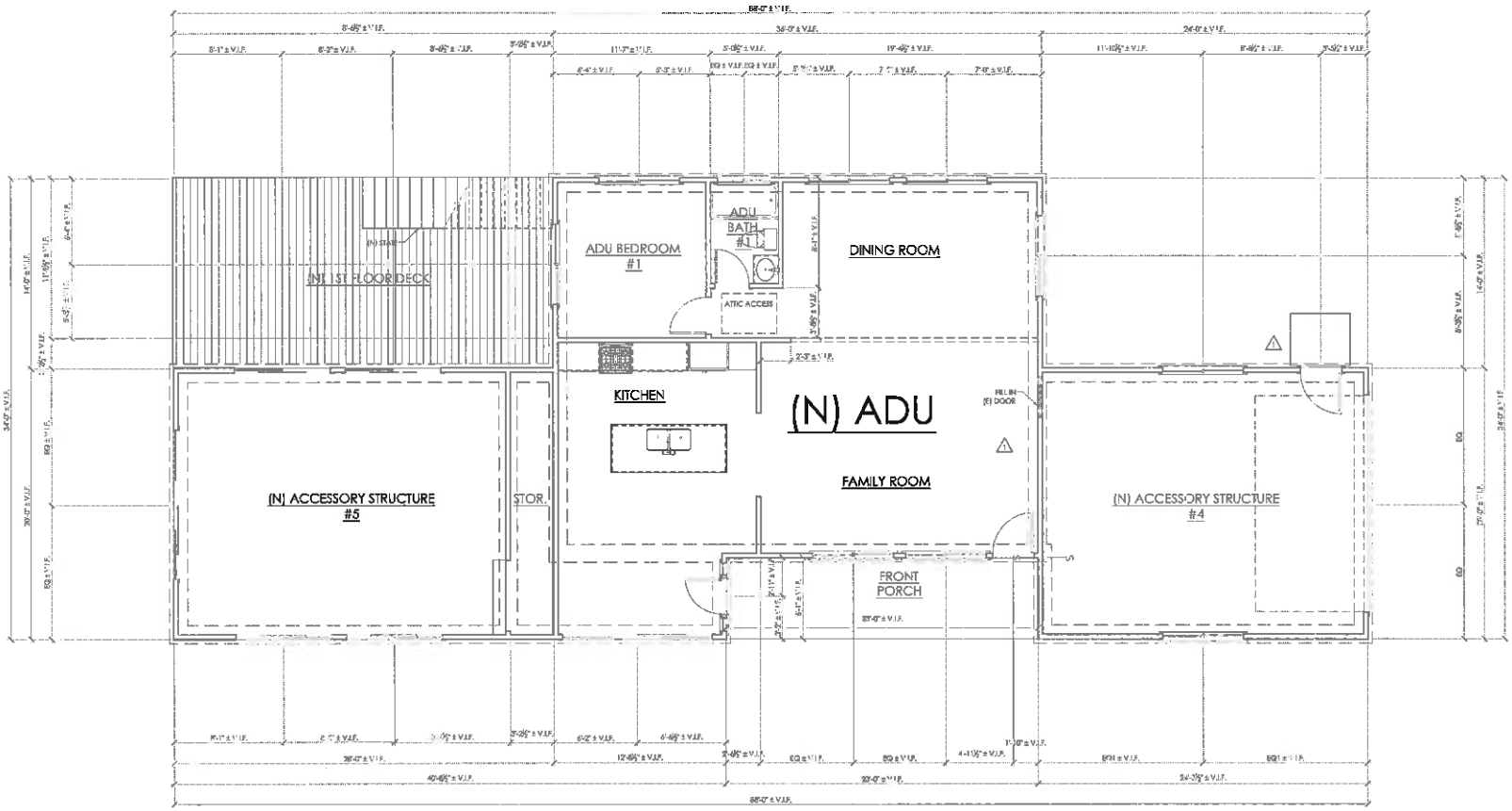

MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27
MAIN DWELLING
UPPER FLOOR PLAN
3/22/18
LC
T. MOORE
4
(N) LOGGIA
(N) ACCESSORY STRUCTURE
#2
STORAGE
(E) UNCOVERED DECK
BEDROOM
#2
BATH
#2
FLOOR PLAN NOTES
1. ALL NEW ACCESSORY STRUCTURES SHALL BE UNCONDITIONED / NON-HABITABLE SPACE(S).
MAIN DWELLING UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"

EXHIBIT D

FLOOR PLAN NOTES
1. ALL NEW ACCESSORY STRUCTURES SHALL BE UNCONDITIONED / NON-HABITABLE SPACE(S).



SECONDARY DWELLING LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

N

MATSON

778 N BRANCIFORTE SANTA CRUZ CA 95062 831-423-0944

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REVISIONS

3/21/18 REV. 1

10/8/18 REV. 2

MOORE COMPOUND

REMODEL

1095 SMITH GRADE

BONNY DOON, CA 95060

APN: 063-211-27

SECONDARY DWELLING LOWER FLOOR PLAN

LICENSED ARCHITECT CODE 84 FOR STATE OF CALIFORNIA NO. C-5816 REGISTERED ARCHITECT

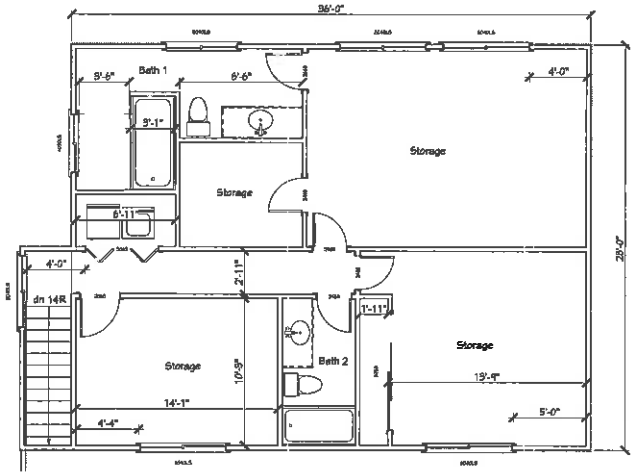
DATE 3/22/18

DRAWN LC

JOB T. MOORE

SHEET 5

EXHIBIT D

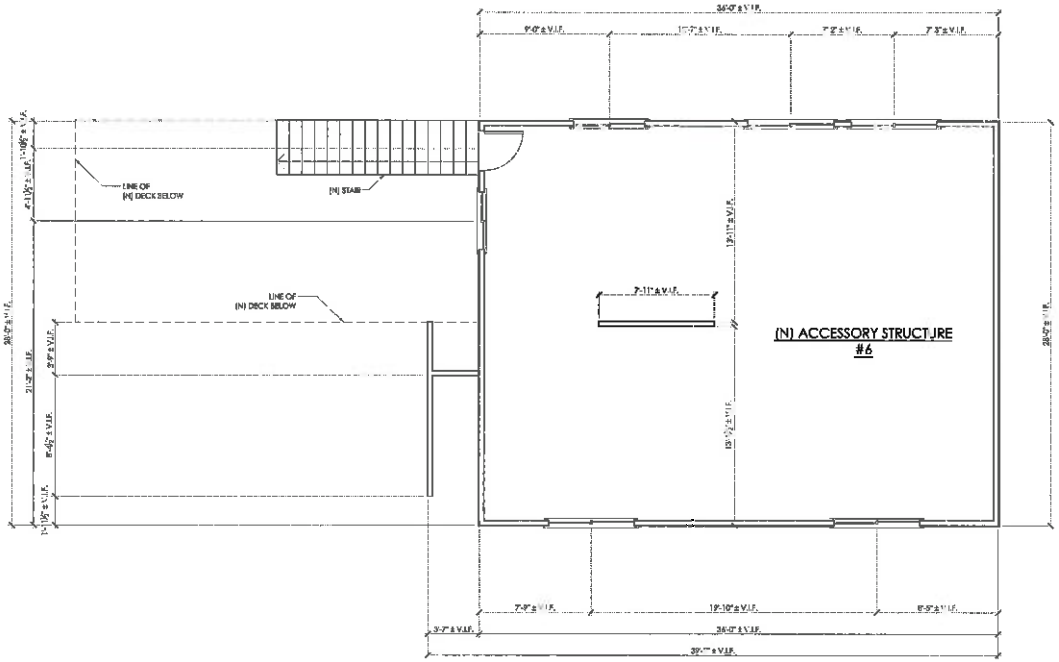


ADU UPPER FLOOR PLAN (EXISTING) 2

SCALE: 1/4" = 1'-0"

N

FLOOR PLAN NOTES
1. ALL NEW ACCESSORY STRUCTURES SHALL BE UNCONDITIONED / NON-HABITABLE SPACE(S).



SECONDARY DWELLING UPPER FLOOR PLAN (PROPOSED) 1

SCALE: 1/4" = 1'-0"

N

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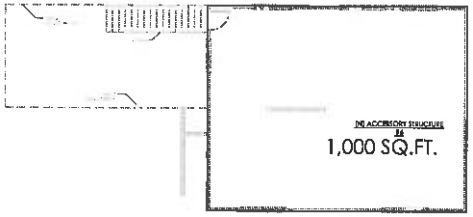
MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27

SECONDARY DWELLING
UPPER FLOOR PLAN

DATE 3/22/18
DRAWN LC
JOB T. MOORE
SHEET 6

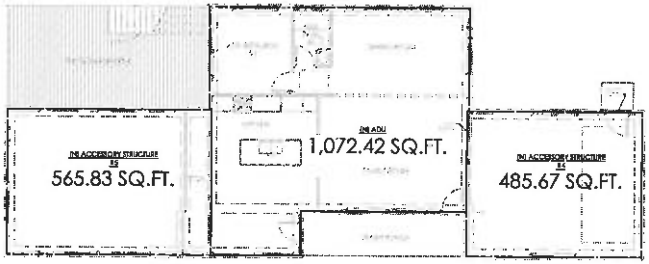
REVISIONS
1 10/8/18 REV. 2

EXHIBIT D



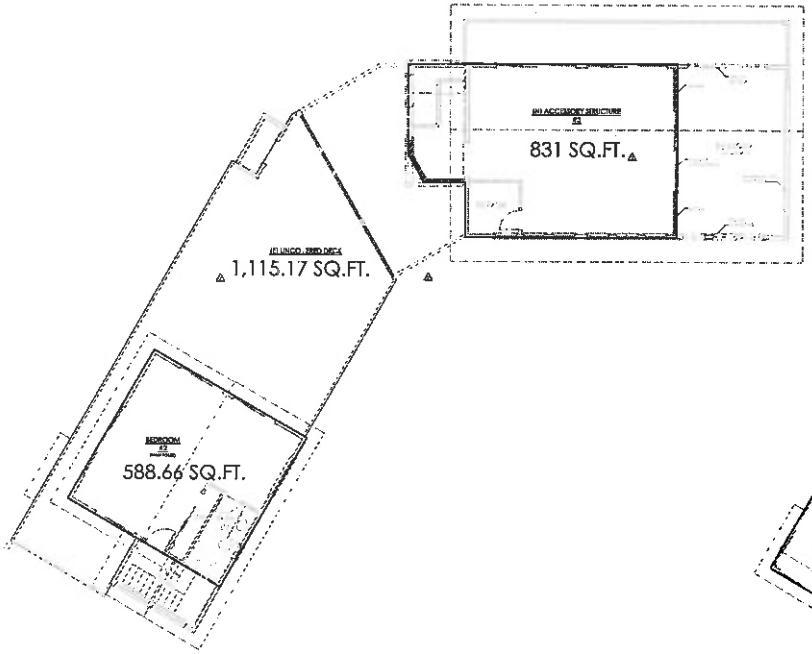
SECONDARY DWELLING AREA CALCS (UPPER) (4)

SCALE: 1/8" = 1'-0"



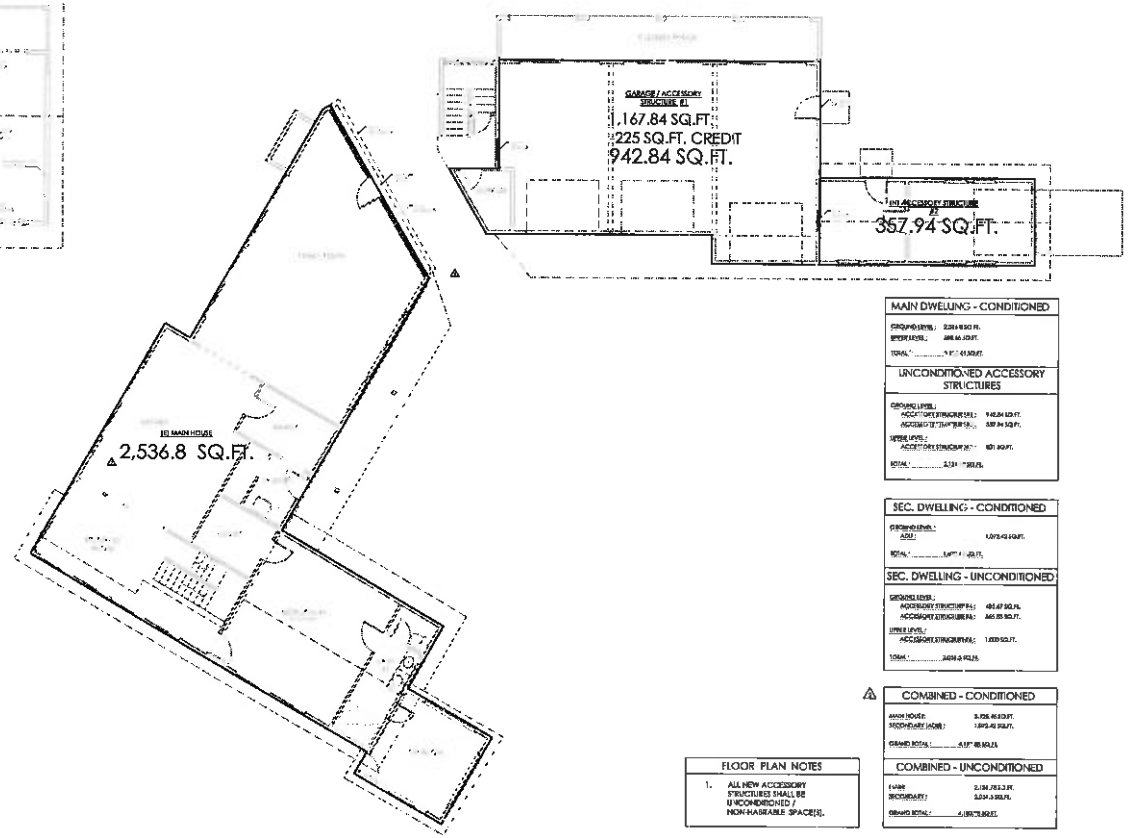
SECONDARY DWELLING AREA CALCS (GROUND) (3)

SCALE: 1/8" = 1'-0"



MAIN DWELLING AREA CALCS (UPPER) (2)

SCALE: 1/8" = 1'-0"



MAIN DWELLING AREA CALCS (GROUND) (1)

SCALE: 1/8" = 1'-0"

MAIN DWELLING - CONDITIONED
GROUND LEVEL: 2,536.8 SQ.FT.
UPPER LEVEL: 588.66 SQ.FT.
TOTAL: 3,125.41 SQ.FT.

UNCONDITIONED ACCESSORY STRUCTURES
GROUND LEVEL:
ACCESSORY STRUCTURE #1: 942.84 SQ.FT.
ACCESSORY STRUCTURE #2: 831.04 SQ.FT.
UPPER LEVEL:
ACCESSORY STRUCTURE #2: 1,115.17 SQ.FT.
TOTAL: 2,889.05 SQ.FT.

SEC. DWELLING - CONDITIONED
GROUND LEVEL:
ADU: 1,072.42 SQ.FT.
TOTAL: 1,072.42 SQ.FT.

SEC. DWELLING - UNCONDITIONED
GROUND LEVEL:
ACCESSORY STRUCTURE #4: 565.83 SQ.FT.
ACCESSORY STRUCTURE #5: 485.67 SQ.FT.
UPPER LEVEL:
ACCESSORY STRUCTURE #4: 1,000 SQ.FT.
TOTAL: 2,051.5 SQ.FT.

COMBINED - CONDITIONED
MAIN HOUSE: 3,125.41 SQ.FT.
SECONDARY (ADU): 1,072.42 SQ.FT.
GRAND TOTAL: 4,197.83 SQ.FT.

COMBINED - UNCONDITIONED
MAIN: 2,536.8 SQ.FT.
SECONDARY: 2,051.5 SQ.FT.
GRAND TOTAL: 4,588.3 SQ.FT.

FLOOR PLAN NOTES
1. ALL NEW ACCESSORY STRUCTURES SHALL BE UNCONDITIONED / NON-HABITABLE SPACES.

MATSON

255 W. BRANCH ROAD
SANTA CRUZ
CA 95062
831-459-0814

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REVISIONS
3/21/18 REV. 1
10/8/18 REV. 2

MOORE COMPOUND
REMODEL
1093 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27

FLOOR AREA CALCULATIONS

LICENSED ARCHITECT
CONE BATTISTA
NO. C-28614
STATE OF CALIFORNIA

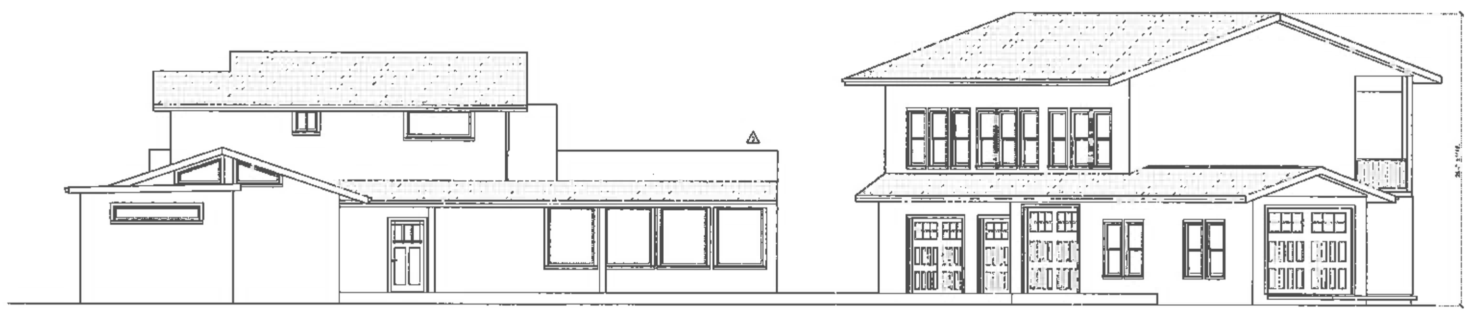
DATE
3/22/18
DRAWN
LC
JOB
T. MOORE
SHEET
7

Matsonformat 10/02/2019 10:23 AM - "MOORE Planning_MB.dwg"

EXHIBIT D

MAIN DWELLING WEST ELEVATION
SCALE: 3/16" = 1'-0"

(2)



MAIN DWELLING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

(1)

MATSON

REVISIONS
10/8/18 REV. 2

MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27

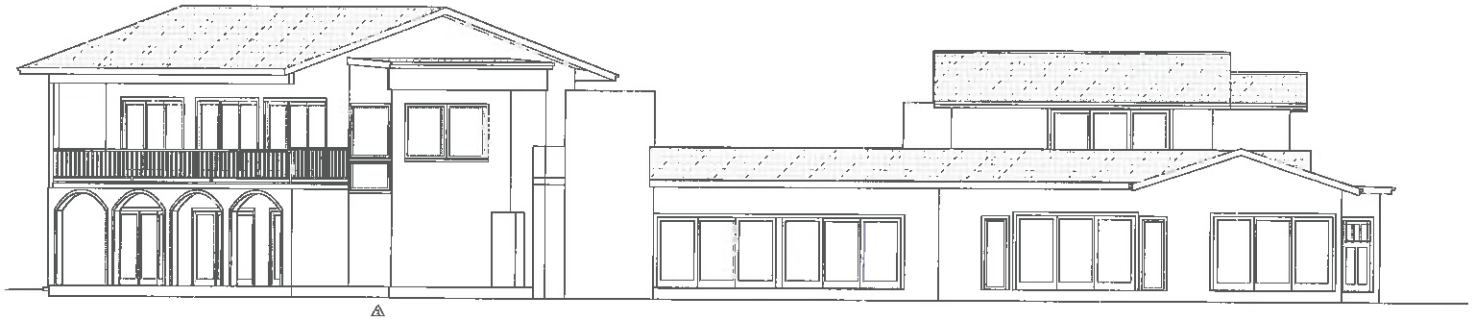
MAIN DWELLING
ELEVATIONS

DATE 3/22/18
DRAWN LC
JOB T. MOORE
SHEET 8

EXHIBIT D

MAIN DWELLING EAST ELEVATION
SCALE: 3/16" = 1'-0"

2



MAIN DWELLING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

1

MATSON

NOTICE

REVISIONS
10/8/18 REV. 2

MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27

MAIN DWELLING ELEVATIONS

DATE
3/22/18
DRAWN
LC
JOB
T. MOORE
SHEET
9

EXHIBIT D

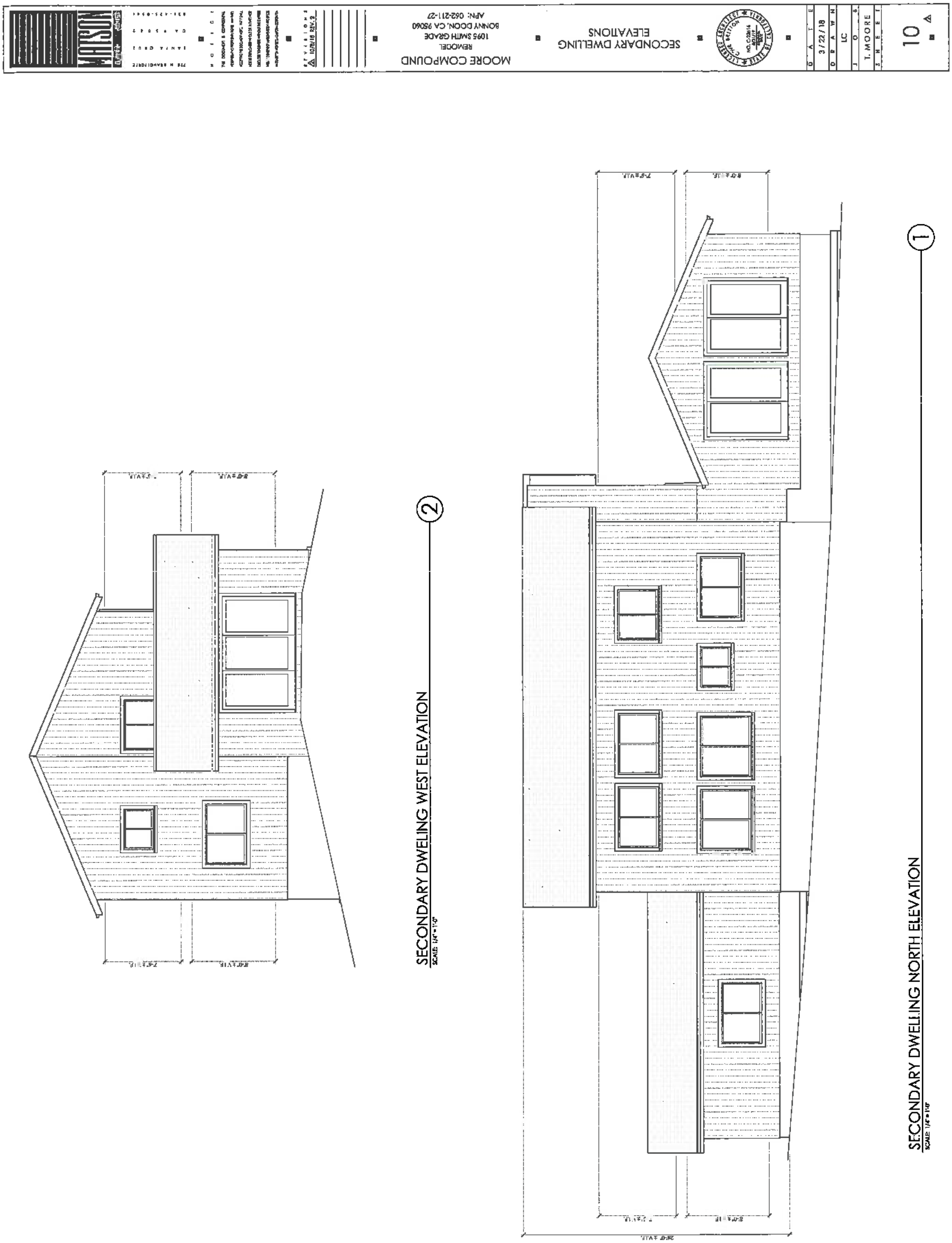
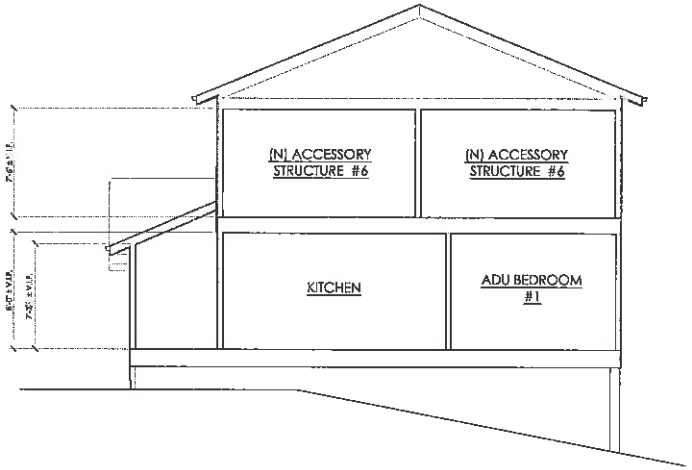
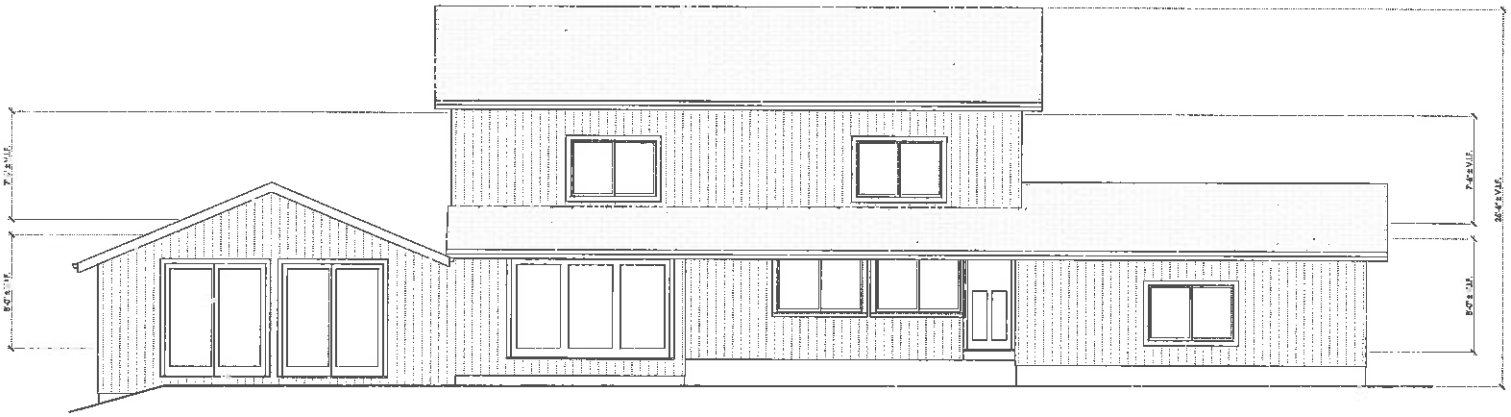

MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-211-27
SECONDARY DWELLING
ELEVATIONS
REVISIONS
10/15/18 REV.2
DATE 3/22/18
DRAWN LC
JOB T. MOORE
SHEET 10
SECONDARY DWELLING WEST ELEVATION
SCALE 1/4" = 1'-0"
SECONDARY DWELLING NORTH ELEVATION
SCALE 1/4" = 1'-0"

EXHIBIT D



SECONDARY DWELLING EAST ELEVATION (3)
SCALE: 3/16" = 1'-0"

SECONDARY DWELLING EAST ELEVATION (2)
SCALE: 3/16" = 1'-0"



SECONDARY DWELLING SOUTH ELEVATION (1)
SCALE: 3/16" = 1'-0"

MATSON

MOORE COMPOUND
REMODEL
1095 SMITH GRADE
BONNY DOON, CA 95060
APN: 062-311-27

SECONDARY DWELLING ELEVATIONS

DATE 3/22/18
DRAWN LC
JOB T. MOORE
SHEET 11

EXHIBIT D

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.

7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

11. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."

12. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.

13. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

14. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

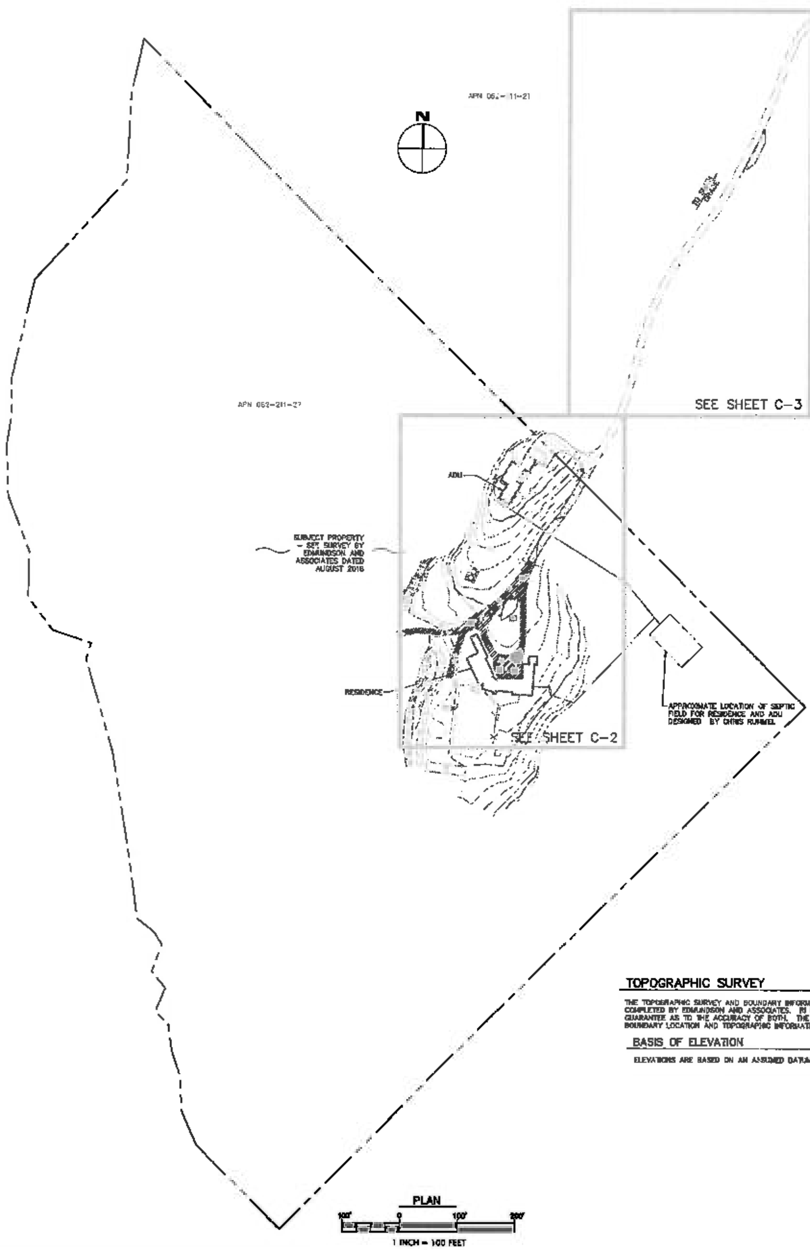
16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, 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 16.42.100, SHALL BE OBSERVED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

18. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-524-1444.

20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.



TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY EDMUNDSON AND ASSOCIATES. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF ELEVATION

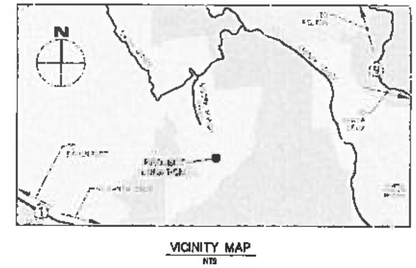
ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, ⌀	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SCCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

LEGEND

(E) AB
(E) AC
(E) CONCRETE
PROPOSED AC
PROPOSED AB
PROPERTY LINE
PROPOSED SETBACK
PROPOSED LIMIT OF GRADING
PROPOSED SWALE
PROPOSED SD
PROPOSED PERIMETER SD
PROPOSED SDCO
PROPOSED CB
PROPOSED DS



△ COUNTY COMMENTS RESPONSE 03/07/2019
△ COUNTY COMMENTS RESPONSE 04/16/2019

RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

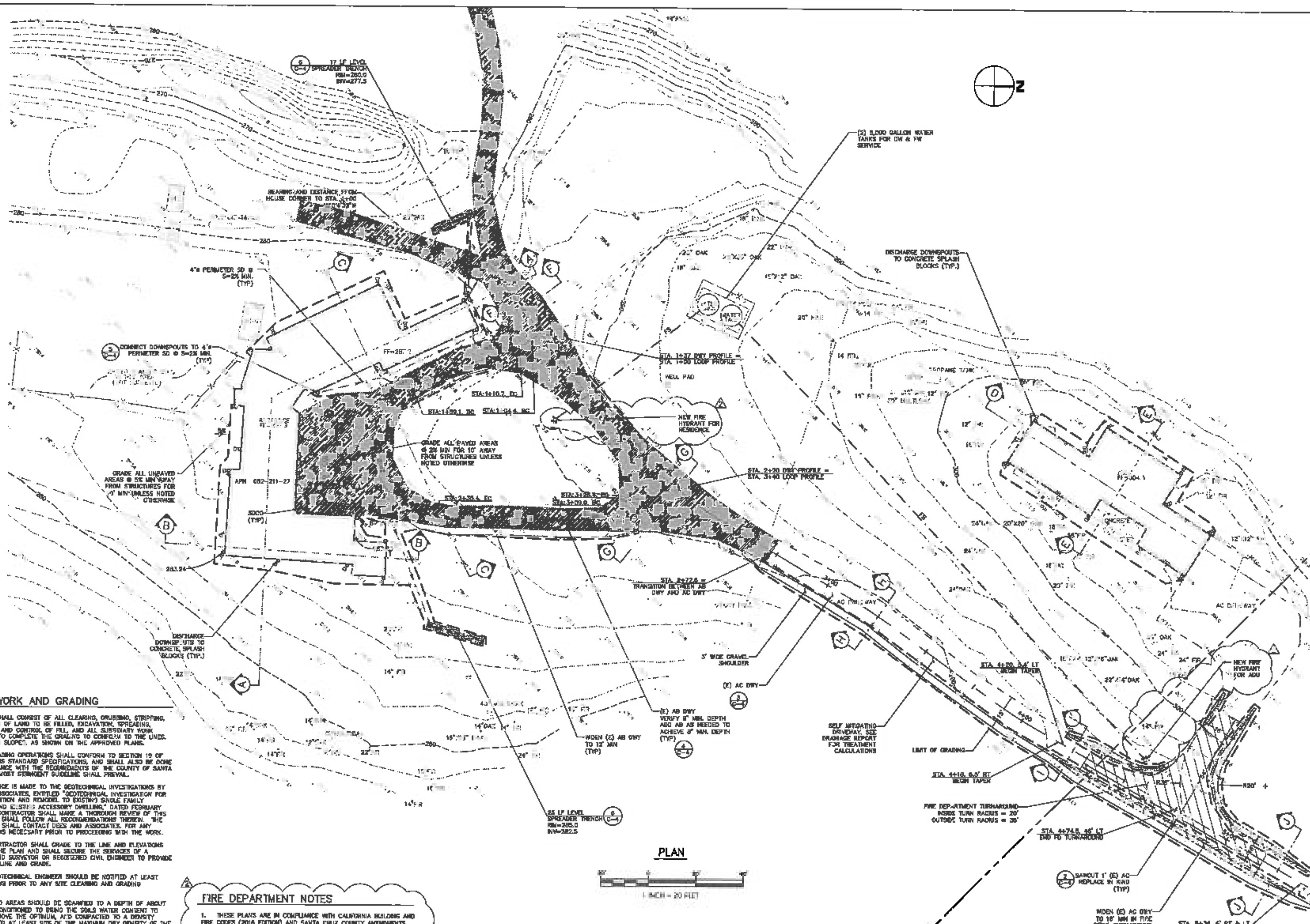
GRADING VIOLATION
FOR
TROY MOORE
1395 SMITH GRADE
SANTA CRUZ, CA
APN 062-211-27
SITE PLAN

project no. 18-041-1
date OCTOBER 2018
scale AS SHOWN
dwg name CIVIL2.DWG

C-1

GRADING ABATEMENT PLANS

EXHIBIT D



LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
- PROPOSED AB
- PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED LIMIT OF GRADING
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB
- PROPOSED DS

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY DEES AND ASSOCIATES, ENTITLED "GEOTECHNICAL INVESTIGATION FOR EXISTING ADDITION AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE AND EXISTING ACCESSORY DWELLING," DATED FEBRUARY 2017. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT DEES AND ASSOCIATES, FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.

6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL, ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY DEES AND ASSOCIATES.

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

FIRE DEPARTMENT NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2016 EDITION) AND SANTA CRUZ COUNTY AMENDMENTS.

2. ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION. THE STANDARD IS AVAILABLE AT THE SANTA CRUZ COUNTY FIRE MARSHALL'S OFFICE UPON REQUEST.

3. THE DESIGNER/INSTALLER SHALL SUBMIT THREE (3) SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO THIS AGENCY FOR APPROVAL.

4. AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. UNDERGROUND PLAN SUBMITTAL AND PREMIT, WILL BE ISSUED TO A CLASS B, CLASS C-16, CLASS C-36 OR OWNER/BUILDER. NO EXCEPTIONS.

5. THE DRIVEWAY/ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.

6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

POST-VIOLATION IMPERVIOUS AREA TABLE

	PRE-VIO AREA	POST-VIO AREA
RESIDENCE	[illegible] SF	[illegible] SF
ADU	1,473 SF	2,148 SF
CONCRETE	[illegible] SF	2,947 SF
AC DRIVEWAY	0 SF	[illegible] SF
GRAVEL DRIVEWAY (AREA÷0.5)	5,953 SF	4,3[illegible] SF
IMPERVIOUS AREA TOTAL	9,206 SF	17,476 SF

APPROXIMATE EARTHWORK QUANTITIES

	CUT (CUBIC YARDS)	FILL (CUBIC YARDS)	NET (CUBIC YARDS)	
SITE GRADING	<100	<100	<100	CUT

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

TOPOGRAPHIC SURVEY

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BASIS OF ELEVATION

ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC SDR35), OR HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E – STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.

2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.

3. CONNECT ALL DOWNSPOUTS TO PERIMETER STORM DRAIN.

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SCCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

GRADING ABATEMENT PLANS

△1 COUNTY COMMENTS RESPONSE 03/06/2019
△2 COUNTY COMMENTS RESPONSE 04/18/2019

RICHARD J. IRISH
No. 45620
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

GRADING VIOLATION
FOR
TROY MOORE
1085 SMITH GRADE
SANTA CRUZ, CA
APN 062-211-27

GRADING & DRAINAGE PLAN

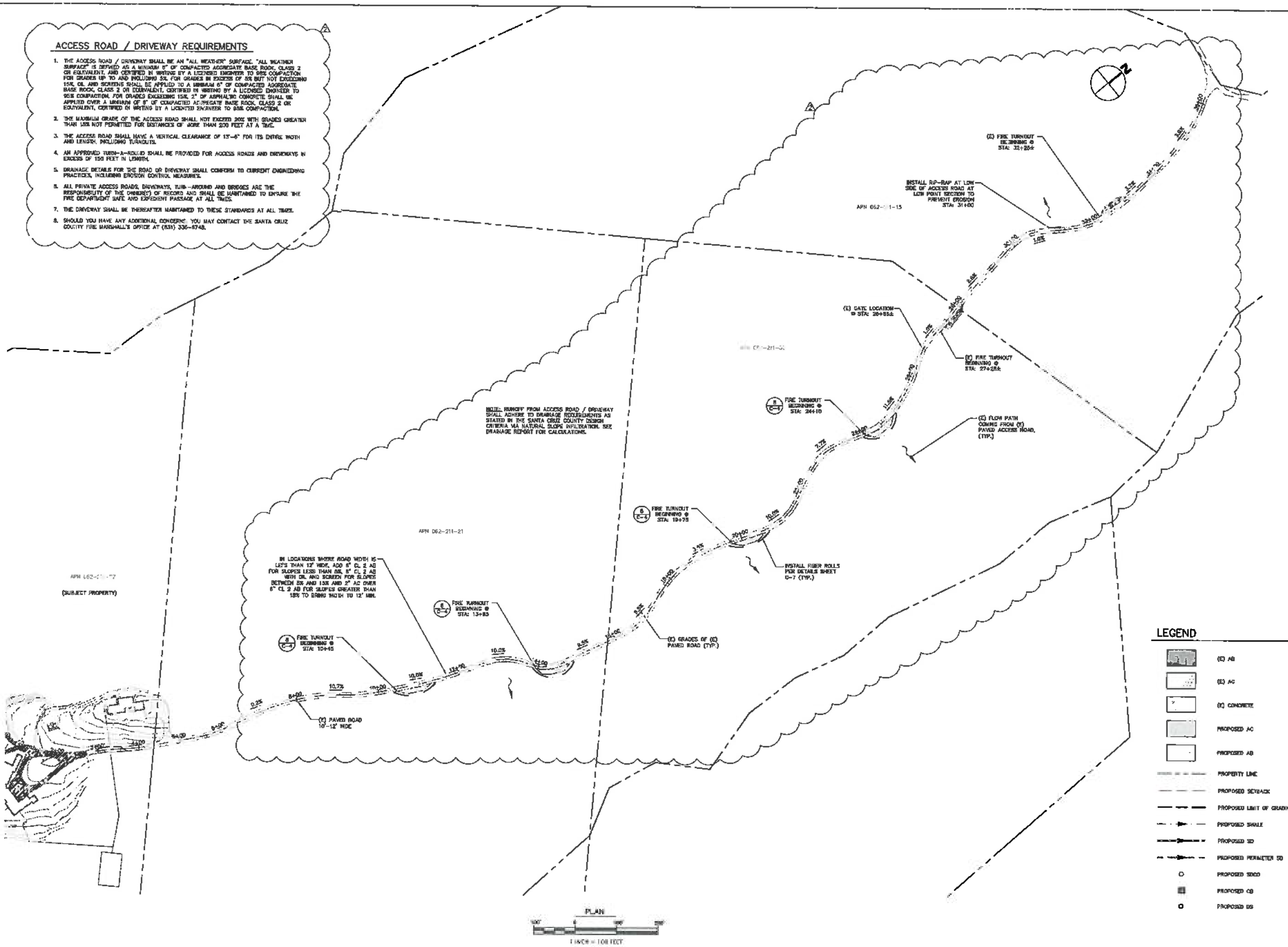
project no. 18-041-1
date OCTOBER 2018
scale AS SHOWN
dwg name CIVIL2.DWG

C-2

EXHIBIT D

ACCESS ROAD / DRIVEWAY REQUIREMENTS

1. THE ACCESS ROAD / DRIVEWAY SHALL BE AN "ALL WEATHER" SURFACE. "ALL WEATHER SURFACE" IS DEFINED AS A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS 2 OR EQUIVALENT, AND CERTIFIED IN WRITING BY A LICENSED ENGINEER TO 95% COMPACTION FOR GRADES UP TO AND INCLUDING 5%. FOR GRADES IN EXCESS OF 5% BUT NOT EXCEEDING 15%, OIL AND SCREENS SHALL BE APPLIED TO A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS 2 OR EQUIVALENT, CERTIFIED IN WRITING BY A LICENSED ENGINEER TO 95% COMPACTION. FOR GRADES EXCEEDING 15%, 2" OF ASPHALTIC CONCRETE SHALL BE APPLIED OVER A MINIMUM OF 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS 2 OR EQUIVALENT, CERTIFIED IN WRITING BY A LICENSED ENGINEER TO 95% COMPACTION.
2. THE MAXIMUM GRADE OF THE ACCESS ROAD SHALL NOT EXCEED 20% WITH GRADES GREATER THAN 15% NOT PERMITTED FOR DISTANCES OF MORE THAN 200 FEET AT A TIME.
3. THE ACCESS ROAD SHALL HAVE A VERTICAL CLEARANCE OF 13'-6" FOR ITS ENTIRE WIDTH AND LENGTH, INCLUDING TURNOUTS.
4. AN APPROVED TURN-A-ROUND SHALL BE PROVIDED FOR ACCESS ROADS AND DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH.
5. DRAINAGE DETAILS FOR THE ROAD OR DRIVEWAY SHALL CONFORM TO CURRENT ENGINEERING PRACTICES, INCLUDING EROSION CONTROL MEASURES.
6. ALL PRIVATE ACCESS ROADS, DRIVEWAYS, TURN-AROUND AND BRIDGES ARE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD AND SHALL BE MAINTAINED TO ENSURE THE FIRE DEPARTMENT SAFE AND EXPEDIENT PASSAGE AT ALL TIMES.
7. THE DRIVEWAY SHALL BE THEREAFTER MAINTAINED TO THESE STANDARDS AT ALL TIMES.
8. SHOULD YOU HAVE ANY ADDITIONAL CONCERNS, YOU MAY CONTACT THE SANTA CRUZ COUNTY FIRE MARSHALL'S OFFICE AT (831) 335-6748.



LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
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- PROPOSED CB
- PROPOSED DS

GRADING ABATEMENT PLANS

△ COUNTY COMMENTS RESPONSE 03/06/2019
2△ COUNTY COMMENTS RESPONSE 04/18/2019

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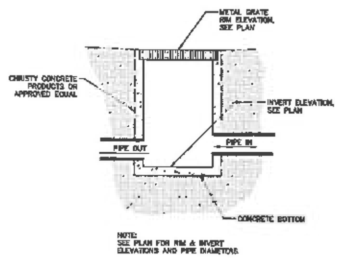
GRADING VIOLATION
FOR
TROY MOORE
1095 SMITH GRADE
SANTA CRUZ, CA
APN 062-211-27
ACCESS ROAD

project no.	18-041-1
date	OCTOBER 2018
scale	AS SHOWN
dwg name	CIVIL2.DWG

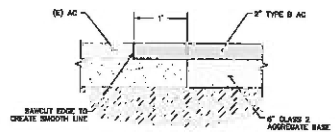
C-3

EXHIBIT D



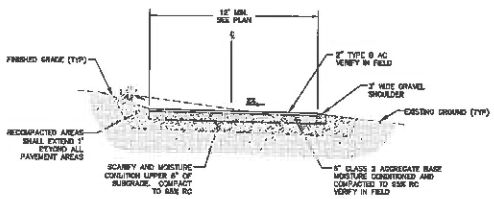
TYPICAL CATCH BASIN DETAIL

NTS



SAWCUT PAVING DETAIL

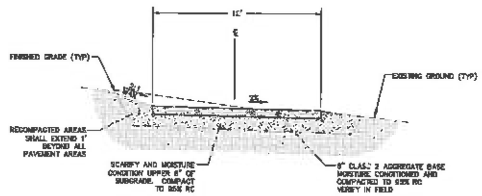
NTS



TYPICAL AC DRIVEWAY DETAIL

NTS

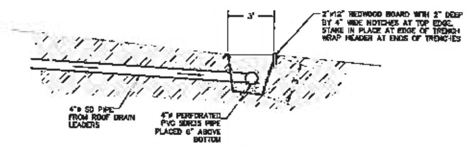
NOTE: FOR SLOPES EXCEEDING 15%



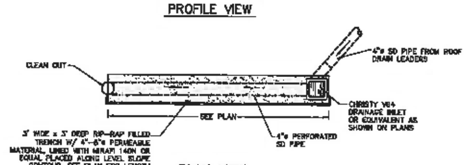
TYPICAL AB DRIVEWAY DETAIL

NTS

NOTE: FOR SLOPES LESS THAN 15% (ABD OL AND SCREEN FOR GRADES EXCEEDING 8% BUT LESS THAN 15%)



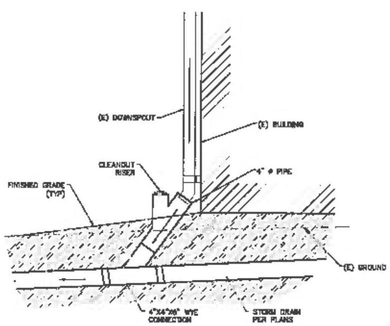
PROFILE VIEW



PLAN VIEW

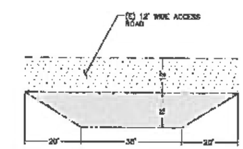
LEVEL SPREADER DETAIL

NTS



DOWNSPOUT CONNECTION DETAIL

NTS



SANTA CRUZ FIRE DEPT TURNOUT

NTS

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
LEVEL SPREADERS	ANNUAL	1. DISPLACEMENT OF GRAVEL 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE GRAVEL 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS

COUNTY COMMENTS RESPONSE 03/05/2019

COUNTY COMMENTS RESPONSE 04/18/2019

RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rlengineering.com

GRADING VIOLATION
FOR
TROY MOORE
1095 SMITH GRADE
SANTA CRUZ, CA
APN 062-211-27

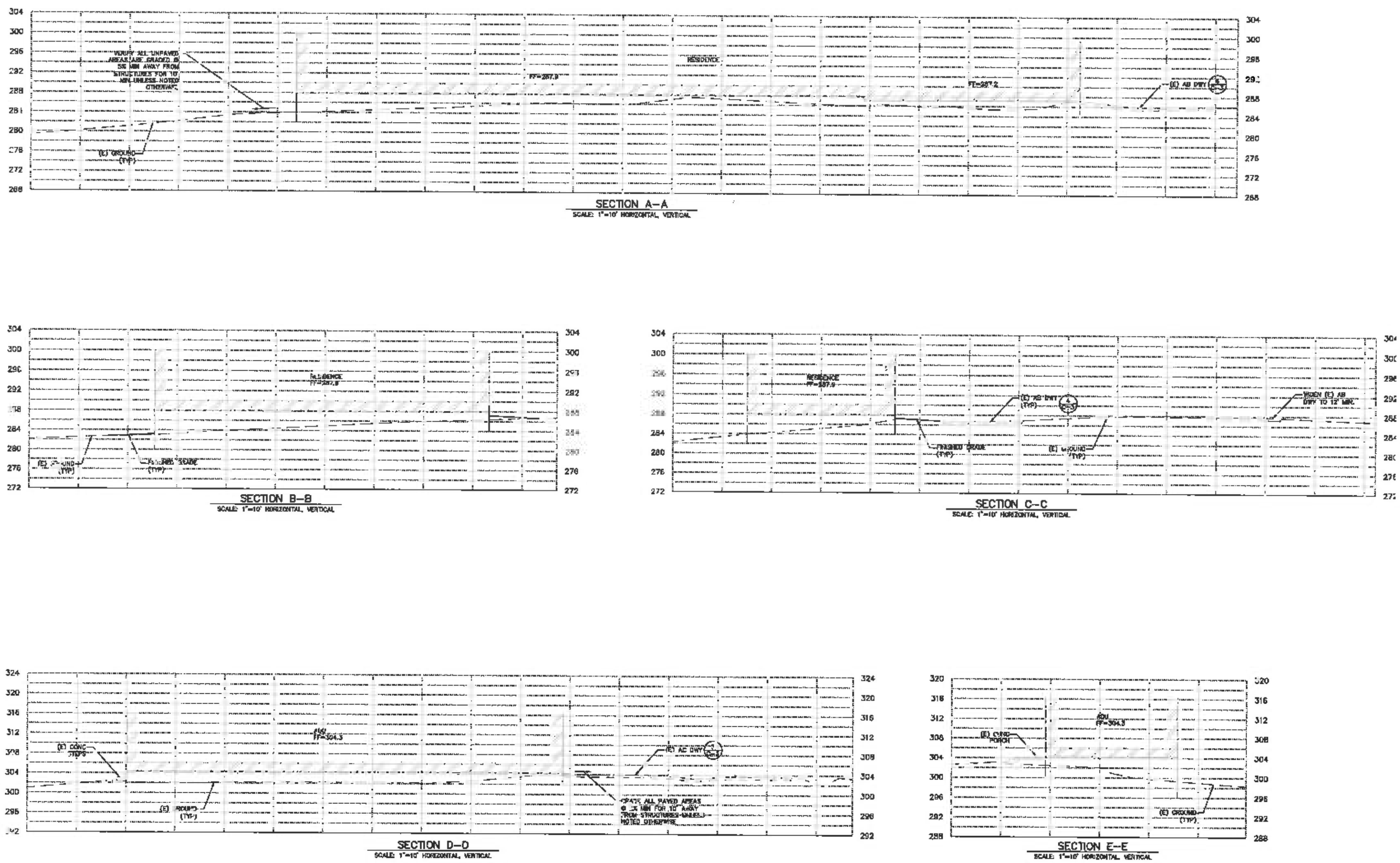
DETAILS

project no. 18-041-1
date OCTOBER 2018
scale AS SHOWN
dwg name CIVIL2.DWG

C-4

GRADING ABATEMENT PLANS

EXHIBIT D



COUNTY COMMENTS RESPONSE 03/06/2019

COUNTY COMMENTS RESPONSE 04/18/2019

RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

GRADING VIOLATION
FOR
TROY MOORE
1035 SMITH GRADE
SANTA CRUZ, CA
APN 062-211-27

SECTIONS

project no. 18-041-1
date OCTOBER 2018
scale AS SHOWN
dwg name CIVIL2.DWG

C-5

GRADING ABATEMENT PLANS

EXHIBIT D

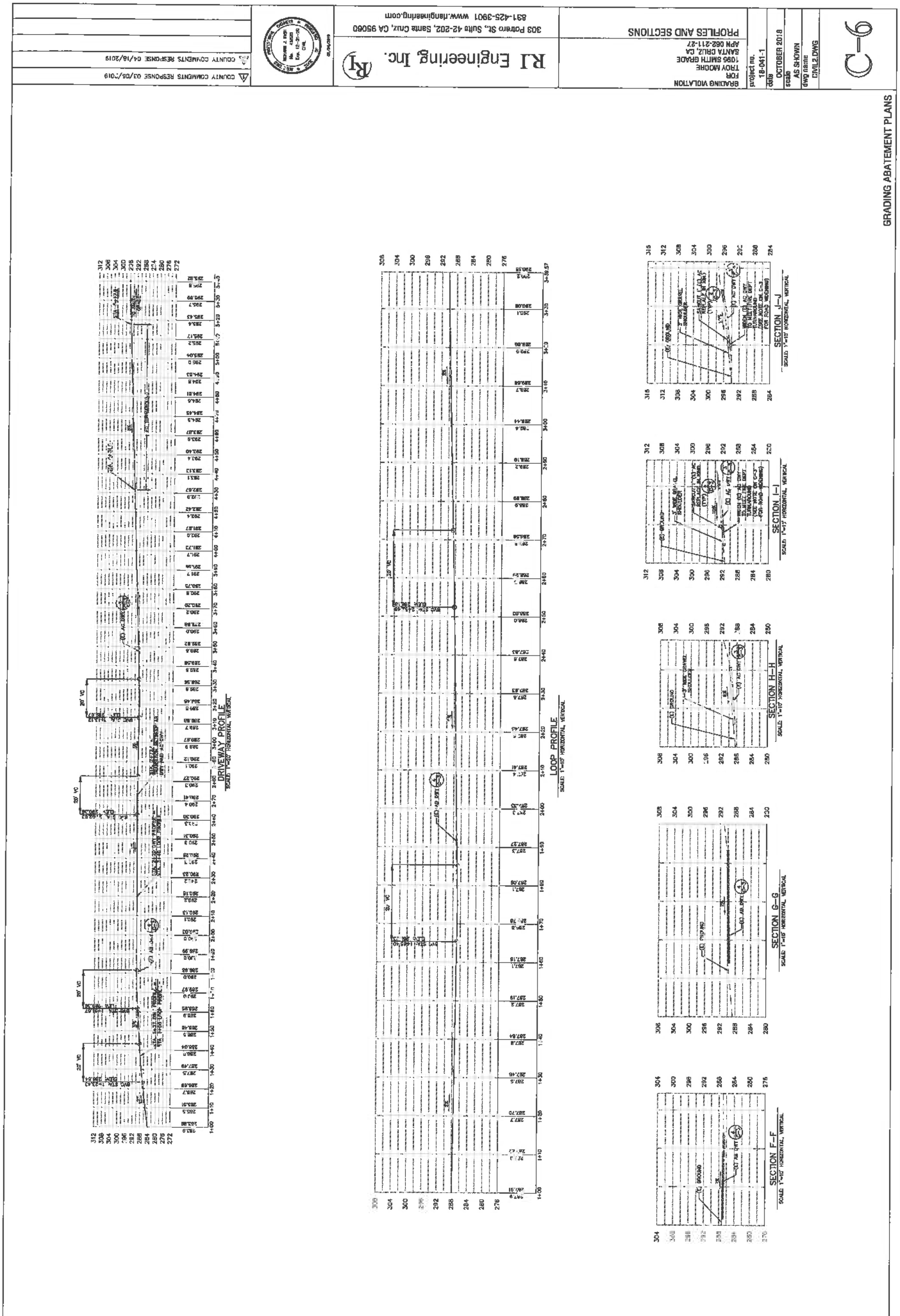
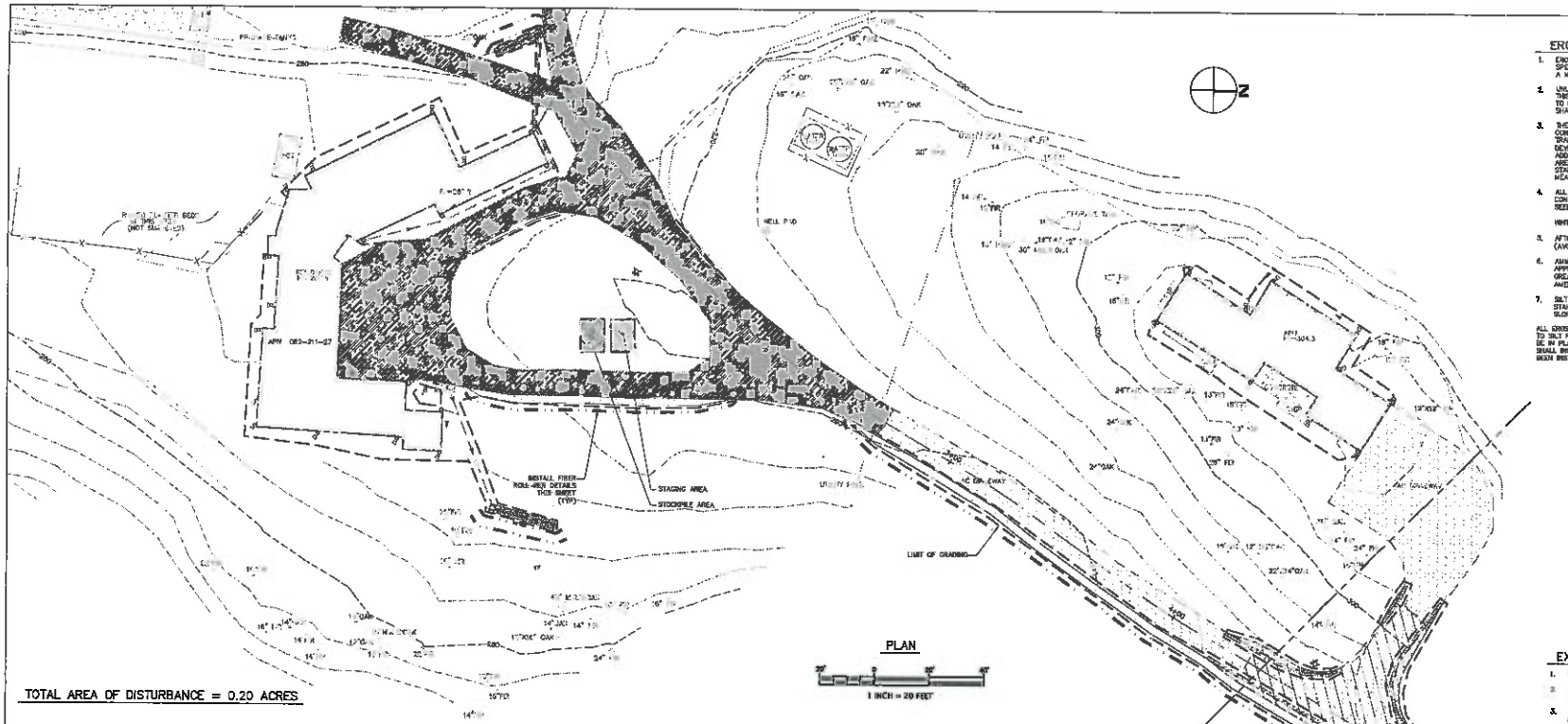

RI Engineering Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com
GRADING VIOLATION
FOR
TROY MOORE
1095 SMITH GRADE
SANTA CRUZ, CA
APN 062-211-27
PROFILES AND SECTIONS
project no. 18-041-1
date OCTOBER 2018
scale AS SHOWN
dwg name CIVIL2.DWG
C-6
COUNTY COMMENTS RESPONSE 03/05/2019
COUNTY COMMENTS RESPONSE 04/18/2019
GRADING ABATEMENT PLANS
DRIVEWAY PROFILE
LOOP PROFILE
SECTION F-F
SECTION G-G
SECTION H-H
SECTION I-I
SECTION J-J

EXHIBIT D



PLAN

1 INCH = 20 FEET

TOTAL AREA OF DISTURBANCE = 0.20 ACRES

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRACKET, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

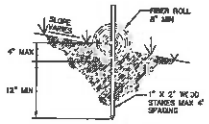
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECAST 50% RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

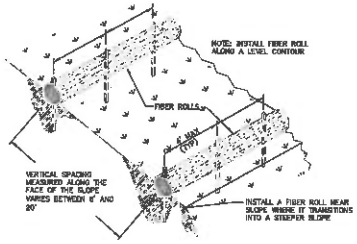
WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATER'S OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PROHIBITED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, SEDIMENT RETENTION AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



FIBER ROLL DETAIL IN SLOPE AREA

NTS



TYPICAL FIBER ROLL INSTALLATION

NTS

EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLAN.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:

   WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH COIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%.

EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA

GRADING ABATEMENT PLANS

1	COUNTY COMMENTS RESPONSE 03/02/2018
2	COUNTY COMMENTS RESPONSE 04/18/2018

RICHARD A. RUIN No. 63535 Exp. 12-31-20 CIVIL 6/26/2018

R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

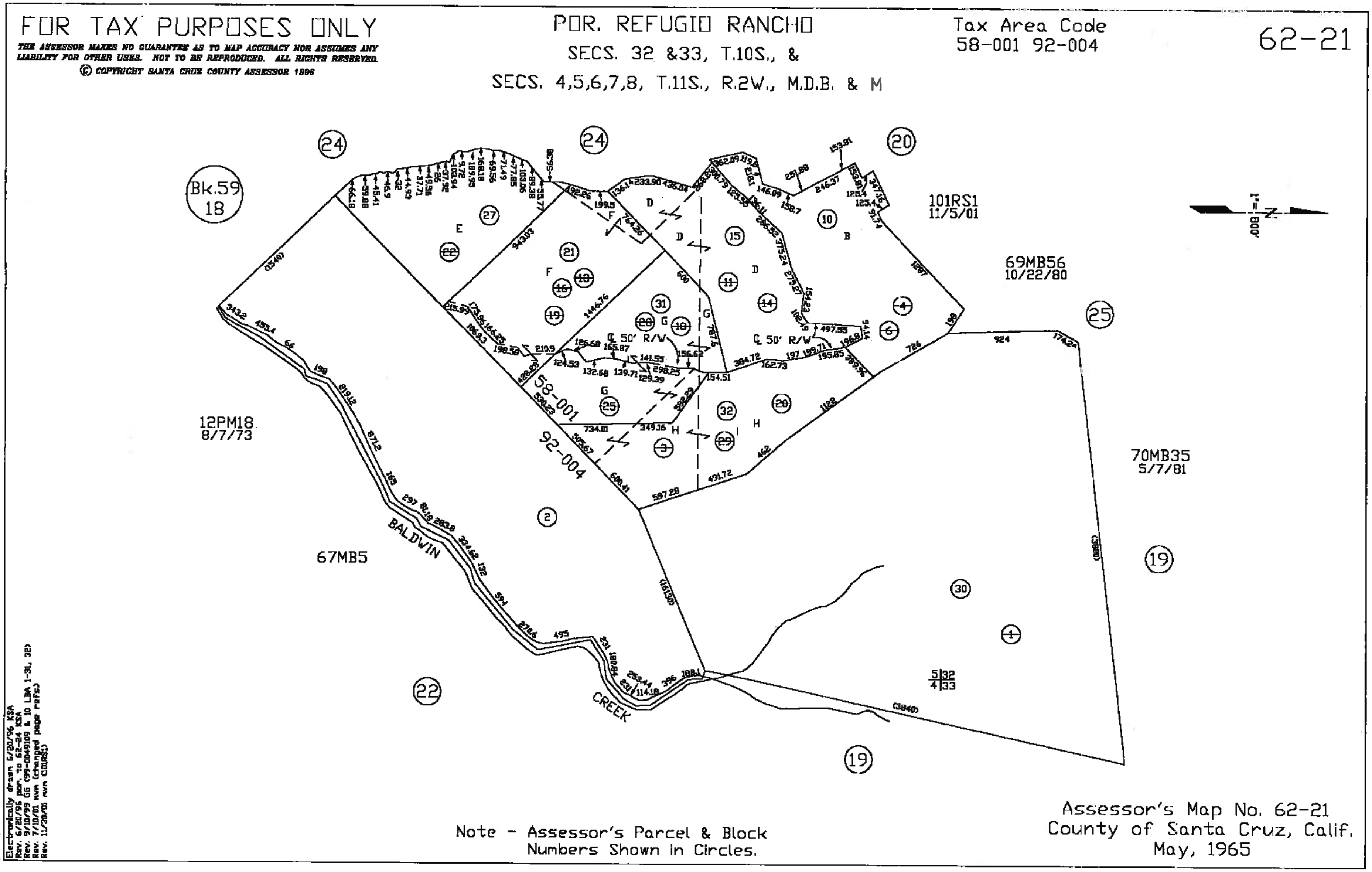
GRADING VIOLATION FOR
TROY MOORE
1095 SMITH GRADE
SANTA CRUZ, CA
APN 082-211-27

STORMWATER POLLUTION CONTROL PLAN

project no. 18-041-1
date OCTOBER 2018
scale AS SHOWN
dwg name CIVIL2.DWG

C-7

EXHIBIT D


FOR TAX PURPOSES ONLY
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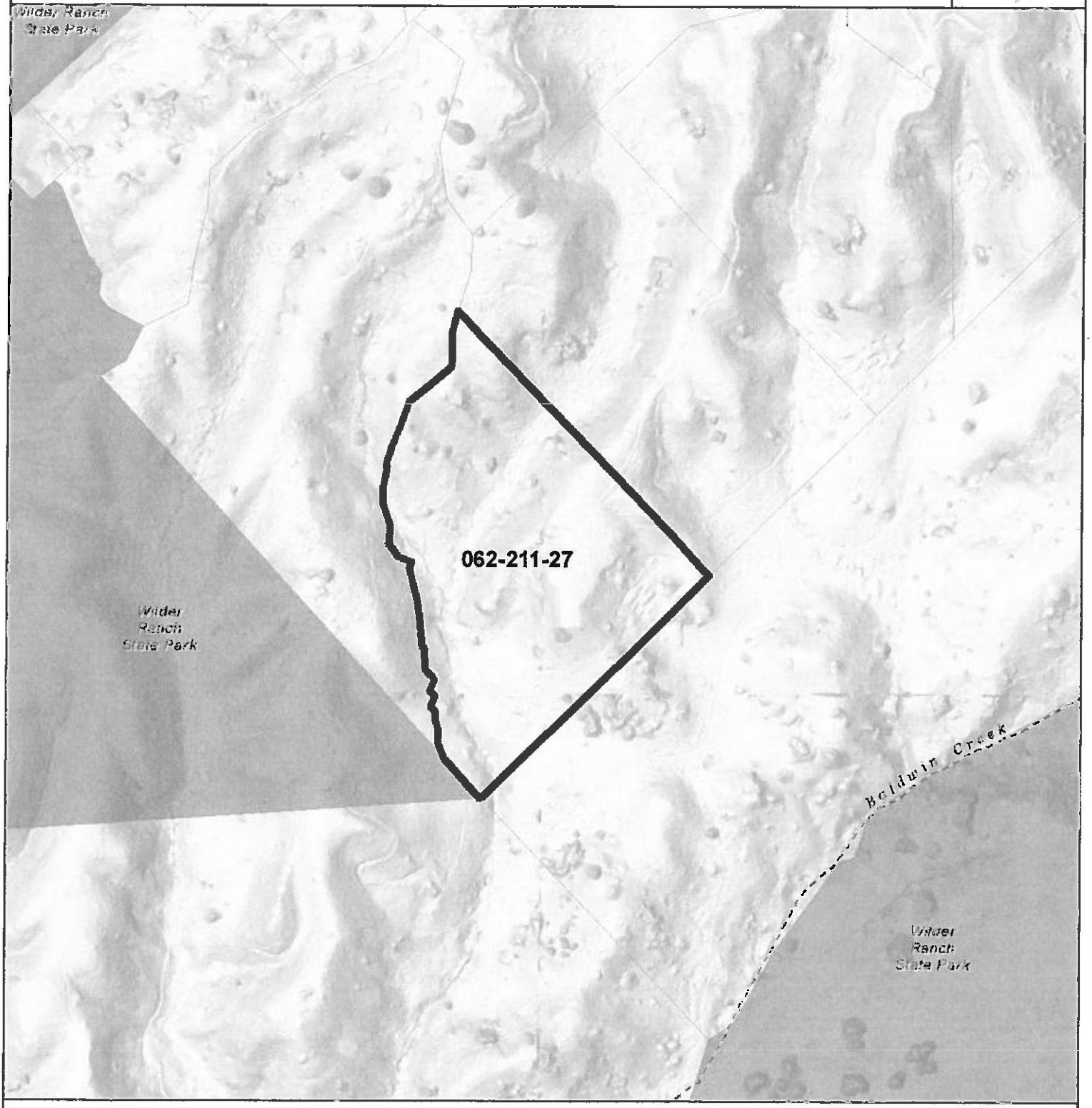
POR. REFUGIO RANCHO
SECS. 32 &33, T.10S., &
SECS. 4,5,6,7,8, T.11S., R.2W., M.D.B. & M
Tax Area Code
58-001 92-004
62-21
1"= 800'
101RS1
11/5/01
69MB56
10/22/80
70MB35
5/7/81
12PM18
8/7/73
67MB5
Bk.59
18
58-001
92-004
BALDWIN
CREEK
℄ 50' R/W
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No. 62-21
County of Santa Cruz, Calif.
May, 1965
Electronically drawn 6/20/96 KSA
Rev. 6/20/96 por. to 62-24 KSA
Rev. 9/10/99 GG (99-0049109 & 10 LBA 1-31, 32)
Rev. 7/10/01 mvn (changed page refs)
Rev. 11/30/01 mvn (101RS1)

EXHIBIT E

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Parcel: 06221127

Study Parcel

Assessor Parcel Boundary

Existing Park

Map printed: 1 Aug. 2019

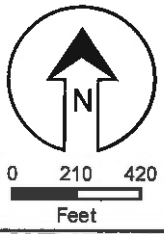
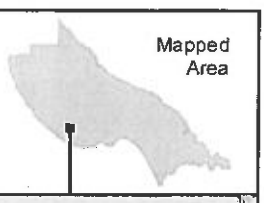
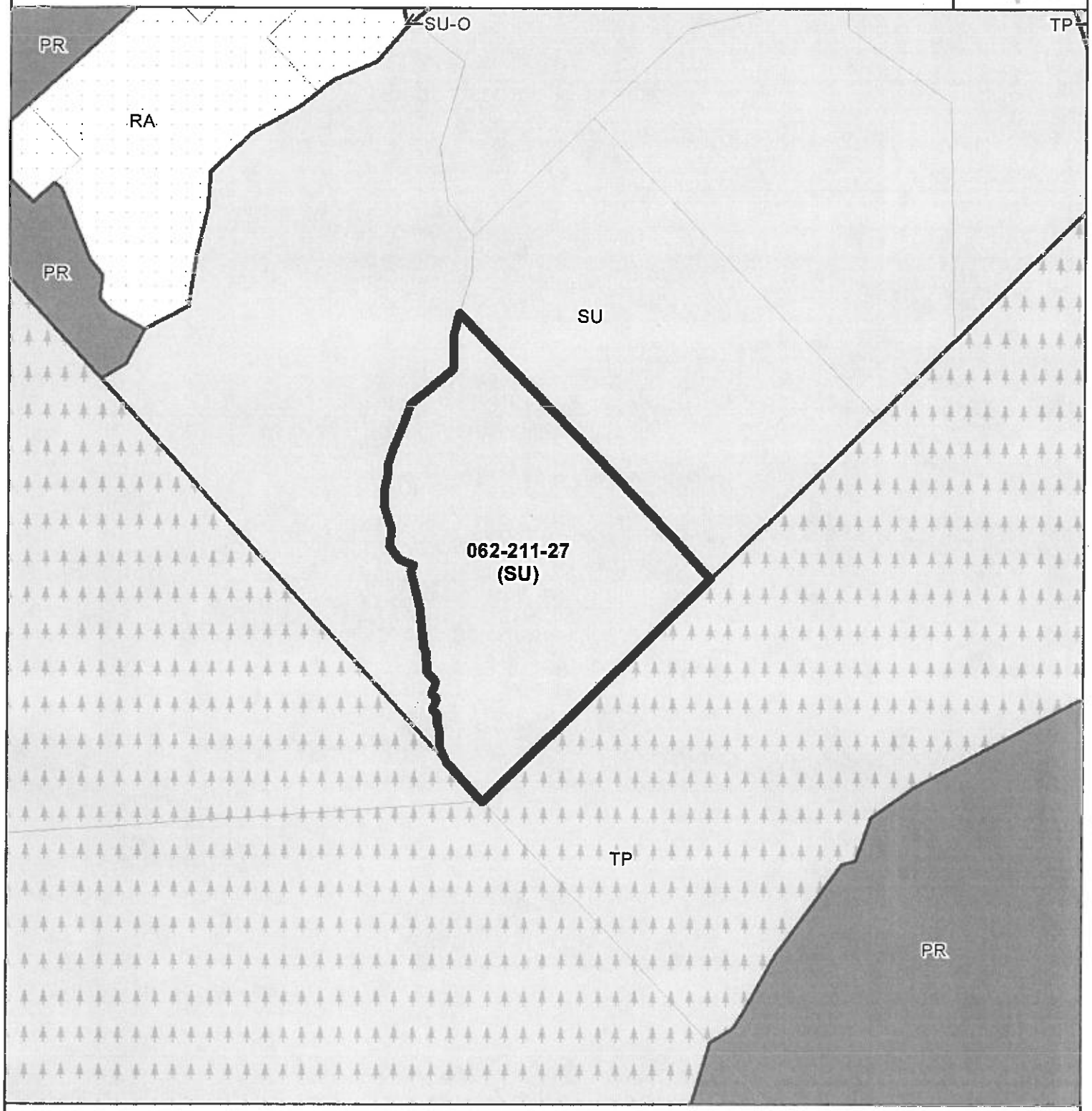


EXHIBIT E

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map





RA *Residential Agricultural*
PR *Parks, Recreation, & Open Space*
SU *Special Use*
TP *Timber Production*

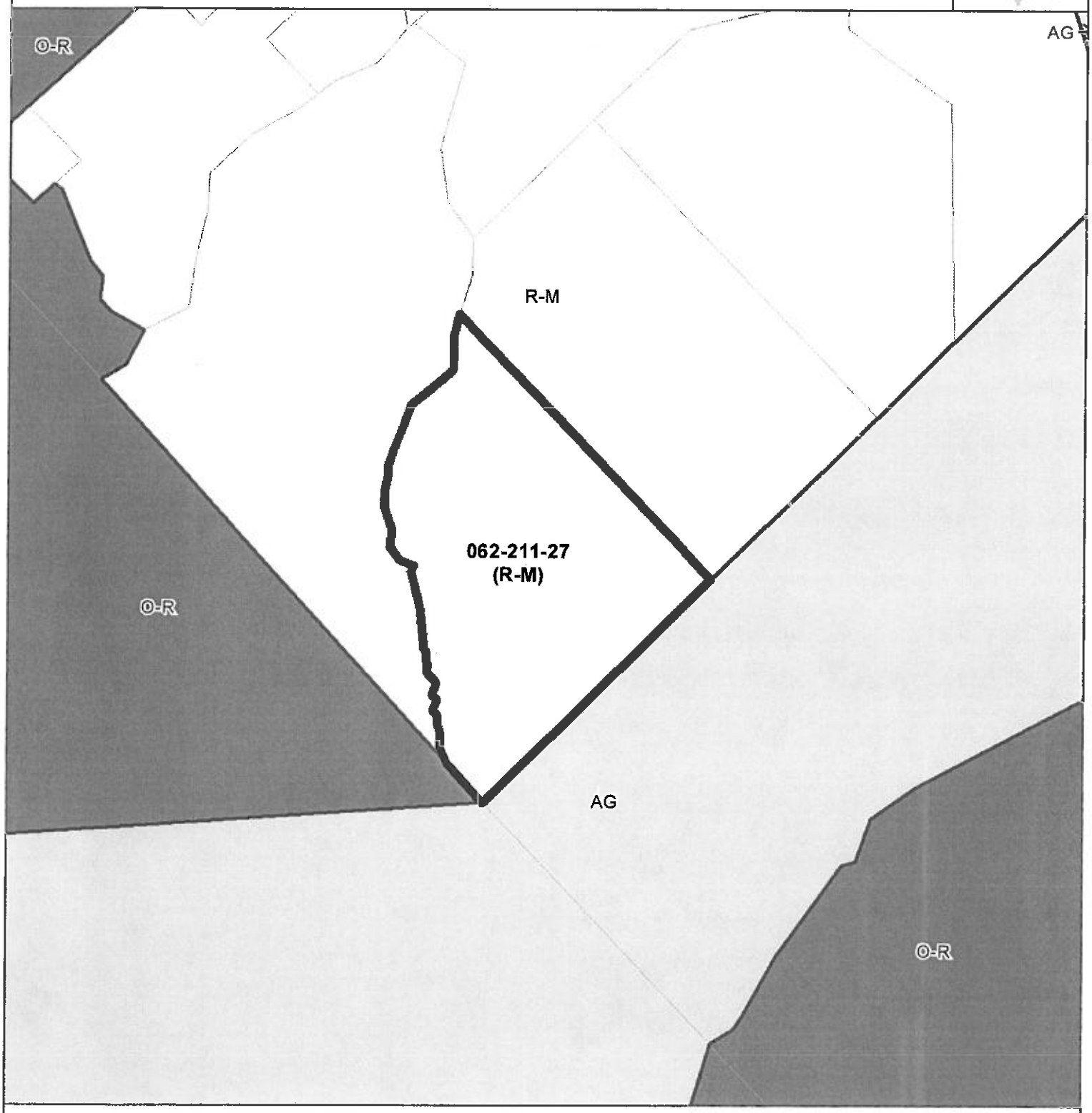
N

0 210 420
Feet

EXHIBIT E

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



AG *Agricultural*
O-R *Parks, Recreation & Open Space*
R-M *Residential Mountain*

N

0 210 420
Feet

EXHIBIT E

Parcel Information

Services Information

Urban/Rural Services Line:	__ Inside	X Outside
Water Supply:	Well	
Sewage Disposal:	Septic	
Fire District:	CalFire	
Drainage District:	Outside	

Parcel Information

Parcel Size:	38.6 acres	
Existing Land Use - Parcel:	Residential	
Existing Land Use - Surrounding:	Residential and open space and recreational land	
Project Access:	Moore Ranch Road from Smith Grade	
Planning Area:	Bonny Doon	
Land Use Designation:	R-M (Mountain Residential)	
Zone District:	SU (Special Use)	
Coastal Zone:	X Inside	__ Outside
Appealable to Calif. Coastal Comm.	__ Yes	X No

Technical Reviews: Soils report review

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	High
Slopes:	0-5% in area of development
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Less than 100 cubic yards
Tree Removal:	An unknown number of trees were previously removed
Scenic:	Not a mapped resource
Archeology:	No physical evidence on site

EXHIBIT F

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

May 26, 2017

Dee Murray
2272 Kinsley St.
Santa Cruz, CA 95062

Subject: Review of Geotechnical Investigation by Dees and Associates, Inc.
Dated February 1, 2017, Project No. SCR-1044
APN 062-211-27, Application No. REV171042

Dear Ms. Murray,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.

2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.

3. After plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. *Please note that the plan review form must reference the final plan set by last revision date.* Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report.

   The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

4. Please submit two original, wet-signed copies of the soils report with the building permit application.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Please note: Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms".

EXHIBIT G

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

Sincerely,

Carolyn Burke
Civil Engineer

Cc: Annette Olson, Project Planner
Dees and Associates, Inc.
Troy Moore, Owner

EXHIBIT G