



## Staff Report to the Zoning Administrator

Application Number: 191125

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**Applicant:** Erin Serventi

**Owner:** Jason & Kelly Booth

**APN:** 059-121-03

**Site Address:** 435 Dimeo Lane, Santa Cruz

**Agenda Date:** January 17, 2020

**Agenda Item #:** 3

**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a detached approximately 2,400 square foot one-story non-habitable accessory structure with a toilet. Requires a Minor Exception to reduce the required 30-foot front yard setback to about 25.5 feet. Requires a Residential Development Permit to construct a non-habitable accessory structure with a toilet in excess of 1,000 square feet. Requires a Coastal Development Permit to construct an accessory structure larger than 500 square feet in the Coastal Zone.

**Location:** Property located on the west side of Dimeo Lane approximately 0.35 miles north of Highway 1 at 435 Dimeo Lane in Santa Cruz.

**Permits Required:** Coastal Development Permit, Residential Development Permit, and Minor Exception

**Supervisory 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 191125, based on the attached findings and conditions.

### Project Description & Setting

The subject parcel is approximately 34,325 square feet (0.78 acres) in size and developed with an existing single-family dwelling. The parcel is situated in a semi-rural setting, approximately 700 feet south of the City of Santa Cruz Resource Recovery Facility. The Resource Recovery Facility includes a sanitary landfill, recycling center, yard waste drop-off, construction & demolition drop-off, and Household Hazardous Waste Drop-Off. Including the subject property, Dimeo Lane contains a total of three single-family dwellings. The two neighboring dwellings are located to the south of the subject property. To the east of the subject property is a large (approximately 980-acre) parcel owned by the State of California, a portion of which is leased to a private agricultural use (operated by Rodoni Farms). To the west of the parcel is land owned by Rodoni

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Farms utilized for agricultural auxiliary functions (such as composting for soil amendments) to support its own agricultural operations on the various lands operated by Rodoni Farms.

This is a proposal to construct a detached non-habitable accessory structure to accommodate the property owner's personal hobbies and equipment; including classic cars, a boat, and other recreational vehicles. The non-habitable accessory structure is proposed with a toilet and small bathroom sink.

The location and design of the proposed structure is based on a number of considerations including proximity to the main dwelling, minimizing grading activities, and preservation of the aesthetic character of the parcel through clustering development.

The project site is mapped as a potential archaeological resource. Pursuant to Santa Cruz County Code Chapter 16.40, an Archeological Report was prepared by Patricia Paramoure dated April 3, 2019. The report concluded that the potential for encountering significant archeological resources on the subject property is very low and no further archeological investigation or monitoring is required; however, standard conditions have been included to ensure proper handling of archeological resources in the unlikely event cultural resources are discovered during construction.

### **Zoning & General Plan Consistency**

The subject property is a 34,325 square foot (0.78 acres) lot, located in the CA (Commercial Agriculture) zone district, a designation which allows residential uses. The proposed non-habitable accessory structure is a permitted use within the zone district and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

### **Minor Exception**

Per County Code Section 13.10.313, in the CA zone district, on lots less than two and one-half acres in size, all site dimensions of the residential districts as indicated in County Code Section 13.10.323 apply, based on the pre-existing parcel size; therefore, the front yard setback requirement in the CA zone district for this parcel is 30 feet (R-1-<1acre site standards apply). The proposed accessory structure would encroach four and one-half feet into the front yard setback. Pursuant to County Code Section 13.10.235, a Minor Exception may be granted for up to a 15 percent reduction of the required front setback in accordance with findings required for variance approvals in County Code Section 13.10.230(C). A reduction of the 30-foot front setback to 25.5 feet is within the 15 percent setback reduction allowance to qualify for a Minor Exception per County Code Section 13.10.235.

### **Residential Development Permit**

Santa Cruz County Code Section 13.10.611 limits the size of non-habitable accessory structures in the rural area to 1,000 square feet. The project proposes a non-habitable accessory structure in excess of 1,000 square feet and requires approval of a Residential Development Permit. As proposed, the structure would be consistent with the surrounding pattern of development in that accessory structures in excess of 1,000 square feet are common in rural areas. Additionally, the structure is conditioned to be painted with natural colors to ensure the structure would blend with

the surrounding natural environment.

Santa Cruz County Code Section 13.10.611 also requires approval of a Residential Development Permit to install a toilet in a non-habitable accessory structure. The proposal includes one toilet and an associated small handwashing sink. No shower or bathtub is proposed.

#### Agricultural Buffer Setbacks and Required Findings for CA parcels

Though the project site is not mapped agricultural resource land, it is surrounded by Type 3 mapped agricultural resource land. Per County Code Section 16.50.095, non-habitable accessory structures are not required to maintain a 200-foot buffer from parcels containing agricultural resource land; therefore, the project complies with Chapter 16.50 as proposed.

For parcels within the CA (Commercial Agriculture) zone district, the special findings must be made in addition to the findings required by County Code Chapter 18.10 in order to approve any discretionary use which requires a Level V or higher approval (except agricultural buffer determinations). The project meets the required findings (Exhibit B) and will not adversely affect agricultural resources.

#### **Local Coastal Program Consistency**

The proposed non-habitable accessory structure is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the 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 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 191125, 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](http://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

# 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: 191125

Assessor Parcel Number: 059-121-03

Project Location: 435 Dimeo Lane

**Project Description: Proposal to construct a 2,400 square foot non-habitable accessory building.**

**Person or Agency Proposing Project: Erin Serventi**

**Contact Phone Number: 831-840-0282**

- 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 non-habitable accessory structure in an area designated for residential uses.

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

\_\_\_\_\_  
Jonathan DiSalvo, 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 CA (Commercial Agriculture), a designation which allows residential uses. The proposed non-habitable accessory structure is a conditionally permitted use within the zone district, and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

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

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

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

This finding can be made, in that the 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.

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 Three Mile State Beach in Wilder Ranch State Park.

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 CA (Commercial Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings with large non-habitable accessory structures. 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 the project site is not located between the shoreline and the first public road. Consequently, the non-habitable accessory structure will not interfere with public

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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 non-habitable accessory structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district as the primary use of the property will be one single-family dwelling with a detached non-habitable accessory structure.

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 AG (Agriculture) land use designation in the County General Plan.

The proposed non-habitable accessory structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. Findings for granting a minor exception to reduce the required 30-foot front yard setback can be made and the proposed structure meets all other site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

Additionally, the proposed non-habitable accessory structure 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 proposed structure will be greater than 1,000 square feet and located within the rural area of the County; however, the proposed structure is consistent with the type of structures that can be found in the vicinity and will result in a structure consistent with a design that could be approved in a similarly sized lot.

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.



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This finding can be made, in that the proposed non-habitable accessory structure is to be constructed on an existing developed lot that is currently served by utilities. Additionally, the non-habitable accessory structure does not contain any traffic generating features (bedrooms); therefore, the project will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed non-habitable accessory structure is consistent with the land use intensity and density of the neighborhood.

### **Minor Exception (Variance) Findings**

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the topography of the subject parcel creates a special circumstance which supports the granting of a Minor Exception to reduce the 30-foot front setback to 25.5 feet. Due to topography and configuration of the subject parcel, the proposed location of the non-habitable accessory structure is appropriate as it minimizes grading activities, provides covered parking and storage for the property owner's classic cars and other recreational equipment for work associated with various hobbies and maintenance of the subject property. Use of an accessory garage is a privilege enjoyed by other properties in the vicinity under identical zoning classification.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the location of the proposed non-habitable accessory structure will be located within relatively close proximity of the existing single-family dwelling, resulting in clustered development on the subject parcel.

Pursuant to County Code Section 13.10.235, a Minor Exception may be granted for up to a 15 percent reduction of the required front setback. The front yard setback requirement for the subject parcel is 30 feet. The proposed accessory structure would encroach four and one half into the front yard setback. A reduction of the 30-foot front setback to 25.5 feet is within the 15 percent setback reduction allowance to qualify for a Minor Exception per County Code Section 13.10.235. This minimal encroachment is not expected to be materially detrimental to public health safety or welfare, or injurious to property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the area contain moderate to steep slopes. The proposed building site is close in proximity to the travelled roadway. Consequently, the location of the proposed accessory structure is appropriate as it minimizes grading activities, provides a location for uses enjoyed by other properties in the vicinity including covered parking for a residence, a secure and accessible location for storage of personal property, and a location for work associated with various hobbies and maintenance of the subject property. Due to the physical constraints of the subject lot, granting the Minor Exception will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same zone district.

## CA Level V or Higher Use Findings

(A) All Uses. For parcels within the CA Commercial Agriculture and AP Agricultural Preserve Zone Districts, the following special findings must be made in addition to the findings required by Chapter 18.10 SCCC in order to approve any discretionary use listed under SCCC 13.10.312 which requires a Level V or higher approval except agricultural buffer determinations:

1. That the establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

This finding can be made in that no commercial agriculture uses currently exist on the subject parcel. The property is not mapped agricultural resource land. The location of the proposed non-habitable accessory structure will be located within relatively close proximity of the existing single-family dwelling, resulting in clustered development on the subject parcel, limiting construction to the developed area of the parcel. There is no foreseeable impact on any agricultural operation resulting from the proposed addition.

- 2.(a) That the use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel, or (b) that no other agricultural use is feasible for the parcel, or (c) that the use consists of an interim public use which does not impair long-term agricultural viability or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of SCCC 13.10.635; or

See Finding No. 3 below.

3. That single-family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on-site, where applicable, or in the area.

This finding can be made in that no commercial agriculture uses currently exist on the subject parcel. The property is not mapped agricultural resource land. The location of the proposed non-habitable accessory structure will be located within relatively close proximity of the existing single-family dwelling, resulting in clustered development on the subject parcel, limiting construction to the developed area of the parcel.

4. That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

This finding can be made in that the proposed accessory structure will not remove any land from production.

## Conditions of Approval

Exhibit D: Project plans, prepared by Erin Serventi, dated April 24, 2019.

- I. This permit authorizes the construction of a non-habitable accessory structure 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.
- 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.

- a. Elevations shall indicate that the non-habitable accessory structure be painted natural colors to blend with the natural surroundings.
  3. Grading, drainage, and erosion control plans.
  4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
  - B. Meet all requirements of the County Department of Public Works, Stormwater Management.
  - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - D. Meet all requirements of the Environmental Planning section of the Planning Department.
  - E. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Department (Cal Fire).
  - F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - G. Complete and record a Declaration of Restriction to construct a non-habitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. All unpermitted shipping containers shall be removed from the site prior to final inspection.
  - D. The project must comply with all recommendations of the approved soils reports.
  - E. 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.

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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: \_\_\_\_\_

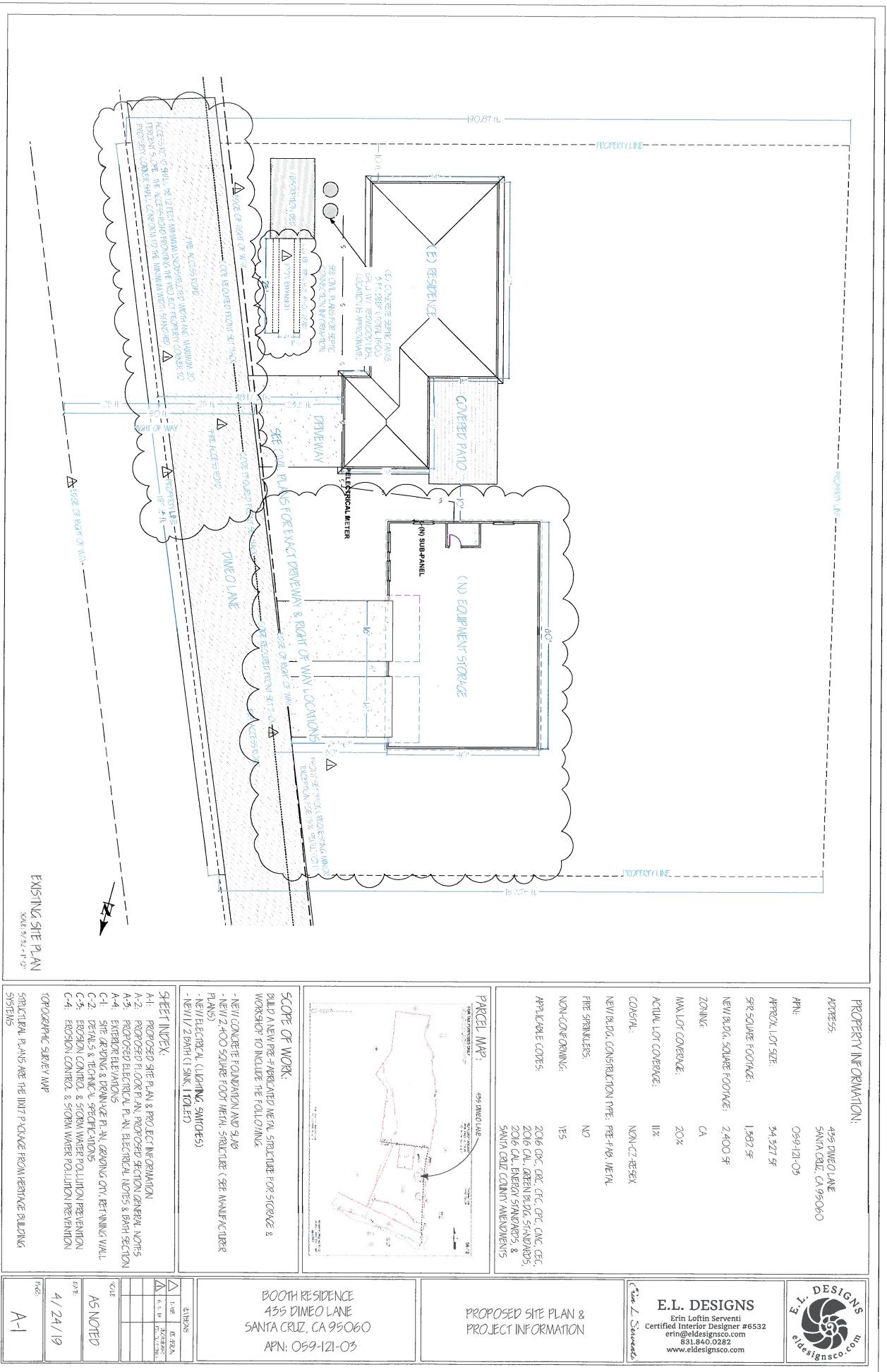
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Expiration Date: \_\_\_\_\_

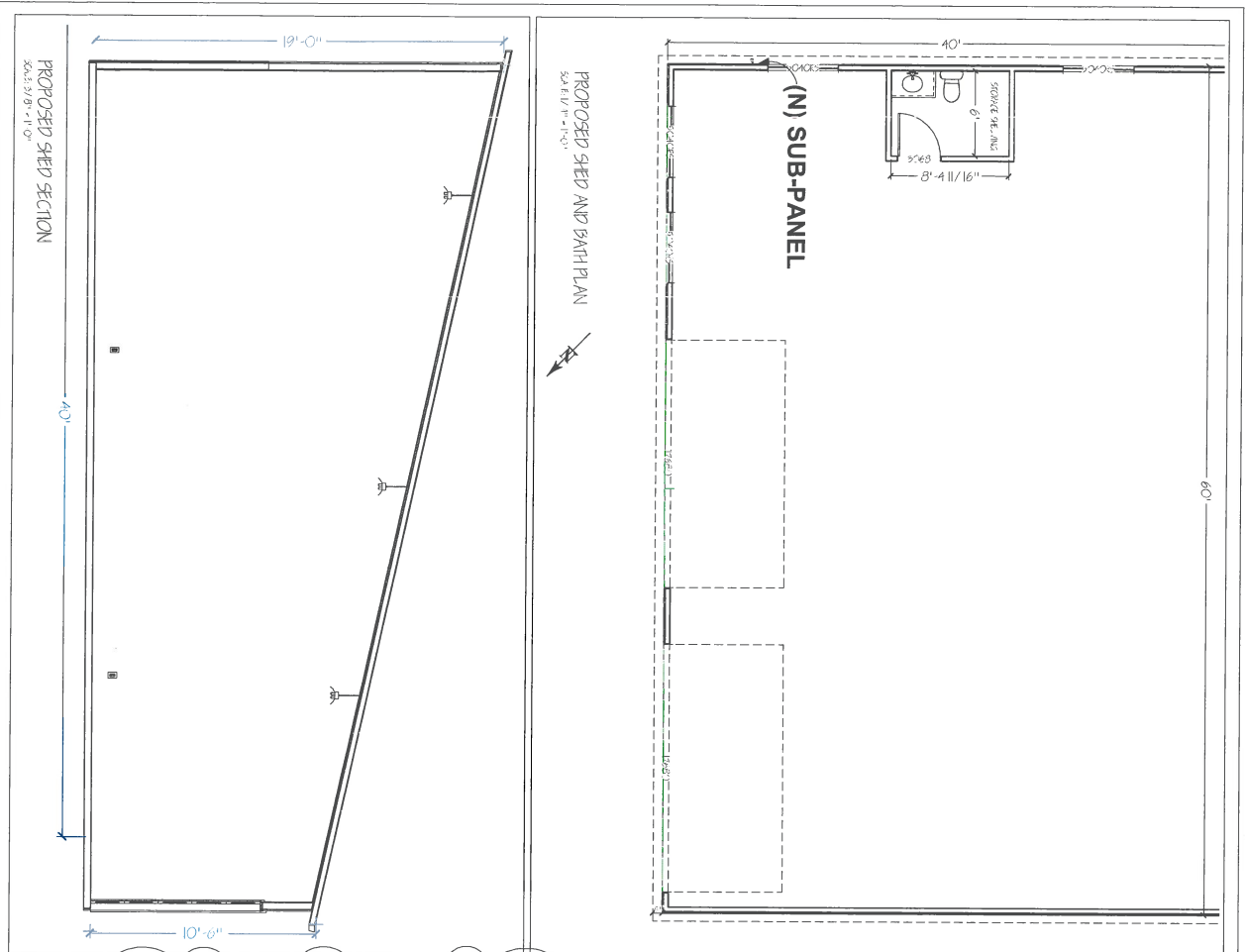
\_\_\_\_\_  
Annette Olson  
Deputy Zoning Administrator

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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.







### GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND THE 2018 CALIFORNIA ELECTRICAL CODE (CEC).

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

### FIRE SUPPRESSION

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND THE 2018 CALIFORNIA ELECTRICAL CODE (CEC).

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL ELECTRICAL BOARD.

**BOOTH RESIDENCE**  
455 DIMEO LANE  
SANTA CRUZ, CA 95060  
APN: 059-121-03

**PROPOSED FLOOR PLAN, PROPOSED SECTION & GENERAL NOTES**

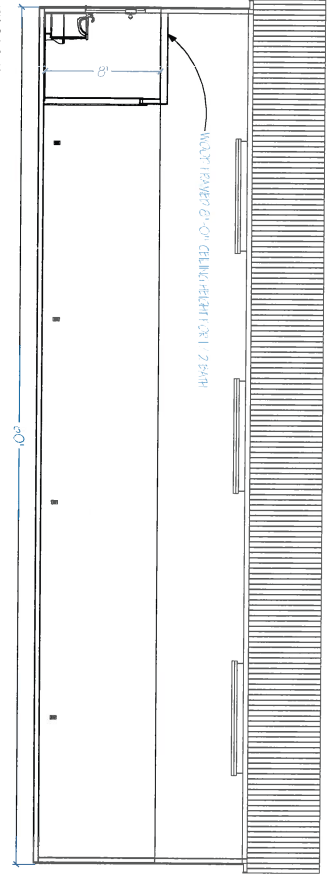
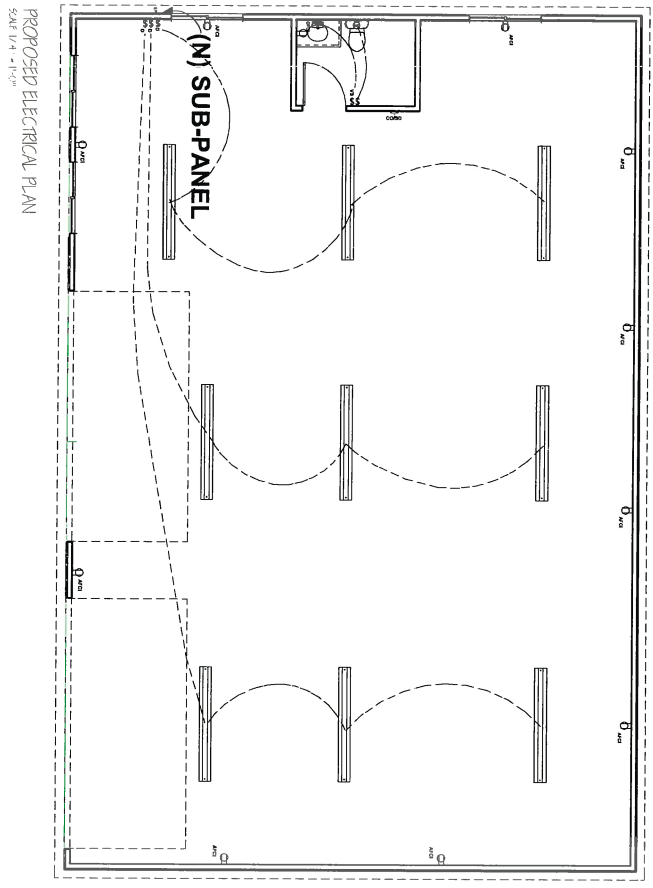
**E.L. DESIGNS**  
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erin@eldesignsco.com  
(505) 840-0282  
www.eldesignsco.com

**DATE:** 4/24/19  
**BY:** AS NOTED  
**PROJECT:** A-2

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	4/24/19	AS NOTED

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



# ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
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10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).

ELECTRICAL DATA - APPROVED	
SYMBOL	DESCRIPTION
	120V, 15A, 1-Pole Breaker
	120V, 20A, 1-Pole Breaker
	120V, 30A, 1-Pole Breaker
	120V, 40A, 1-Pole Breaker
	120V, 50A, 1-Pole Breaker
	120V, 60A, 1-Pole Breaker
	120V, 70A, 1-Pole Breaker
	120V, 80A, 1-Pole Breaker
	120V, 90A, 1-Pole Breaker
	120V, 100A, 1-Pole Breaker

TABLE 100.4 CLASSIFICATION OF HIGH EFFICIENCY LIGHT SOURCES	
Light Source	High Efficiency Light Sources
1. Light source in this column is classified as high efficiency.	
2. Light source in this column is classified as high efficiency.	
3. Light source in this column is classified as high efficiency.	
4. Light source in this column is classified as high efficiency.	
5. Light source in this column is classified as high efficiency.	
6. Light source in this column is classified as high efficiency.	
7. Light source in this column is classified as high efficiency.	
8. Light source in this column is classified as high efficiency.	
9. Light source in this column is classified as high efficiency.	
10. Light source in this column is classified as high efficiency.	

# BATH NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
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3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
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10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).

BOOTH RESIDENCE  
435 DIMEO LANE  
SANTA CRUZ, CA 95060  
APN: 059-121-03

PROPOSED ELECTRICAL PLAN,  
ELECTRICAL NOTES & BATH SECTION

**E.L. DESIGNS**  
Erin Loftin Serventi  
Certified Interior Designer #6532  
erin@eldesignsco.com  
651.840.0288  
www.eldesignsco.com

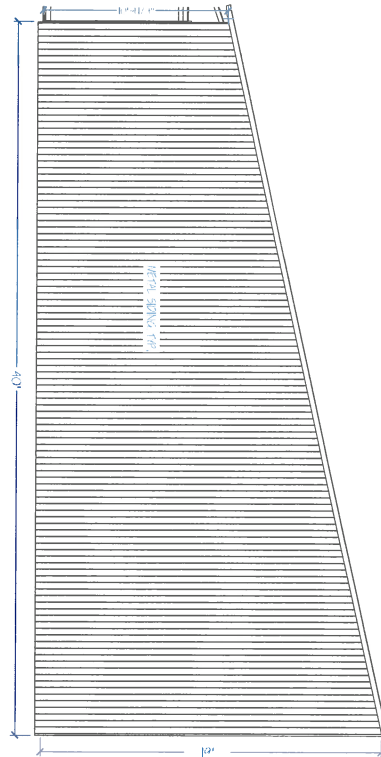
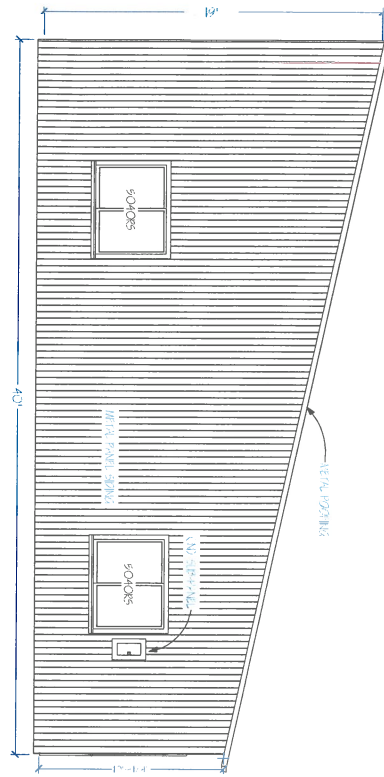
DATE: 4/24/19  
BY: A-3

AS NOTED

DATE: 4/24/19  
BY: A-3

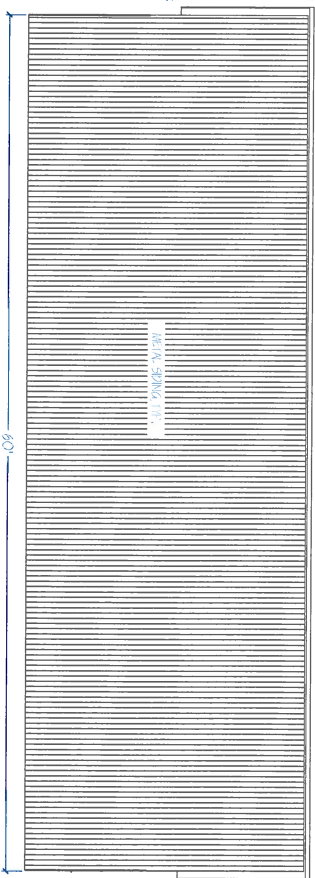
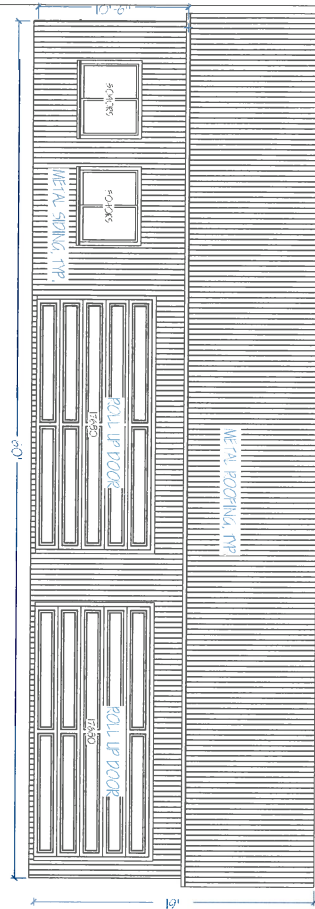
# EXTERIOR SIDE ELEVATIONS

SCALE 1/4" = 1'-0"



# FRONT & BACK EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"



CHANGES			
△	DATE	BY	DESCRIPTION
△	6/5/19	AS NOTED	REVISIONS

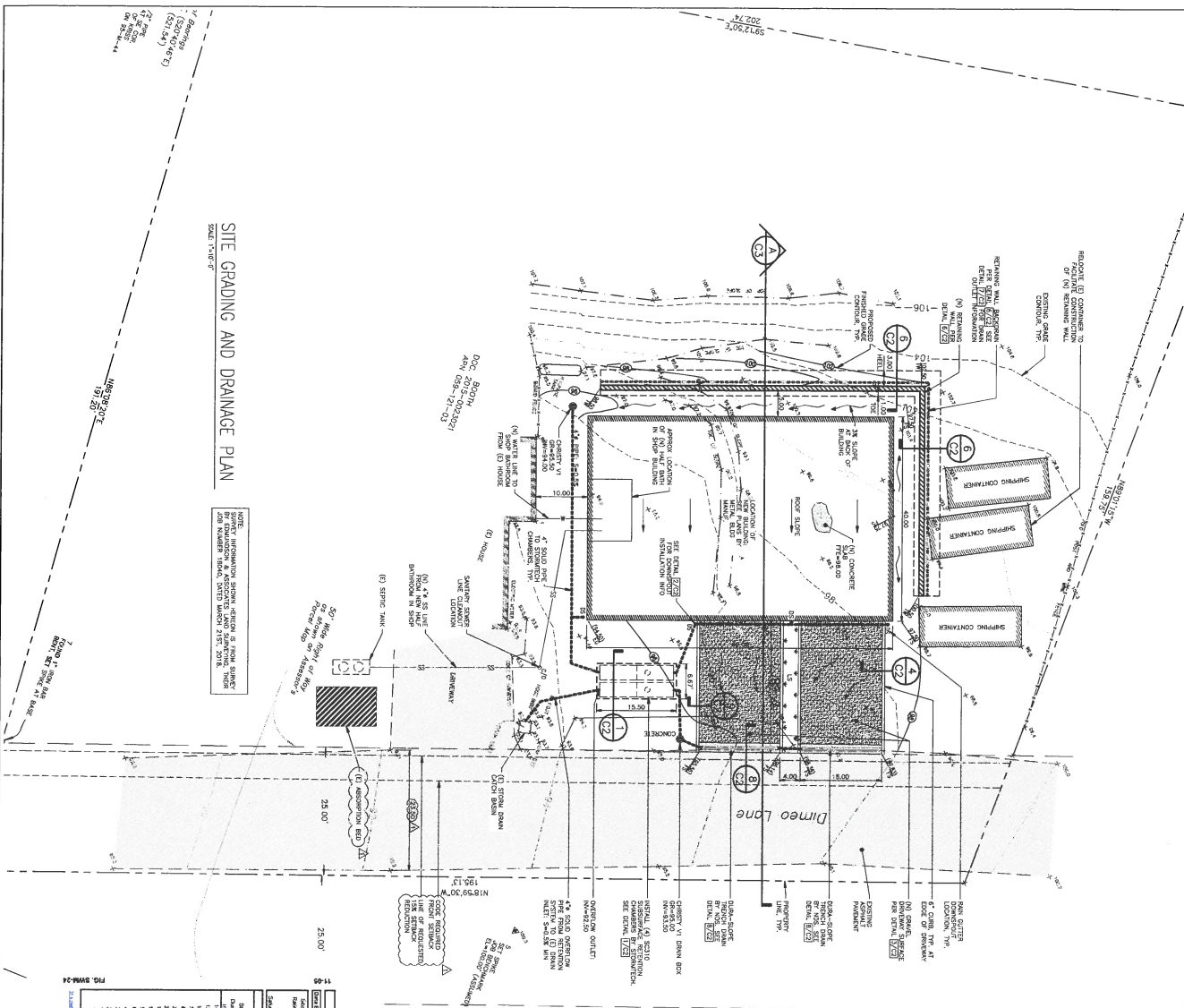
BOOTH RESIDENCE  
435 DIMEO LANE  
SANTA CRUZ, CA 95060  
APN: 059-121-03

EXTERIOR ELEVATIONS

Erin Loftin Serventi

**E.L. DESIGNS**  
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erin@eldesignsco.com  
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# SITE GRADING AND DRAINAGE PLAN

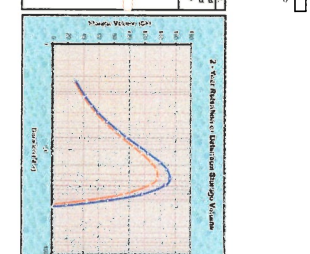
DATE: 10/12/17  
 DRAWN BY: J. BOOTH  
 CHECKED BY: A. RADOVAN  
 SCALE: 1/8" = 1'-0"

**RETAINING WALL DESIGN CRITERIA**

ACTIVE SOIL PRESSURE = 48 PCF EFL  
 PASSIVE SOIL PRESSURE = 280 PCF EFL  
 SURFACE SURCHARGE LOADING = N/A  
 SEISMIC LOADING = N/A  
 SEISMIC RETENTION ACTS AS A/B

**RETAINING WALL DESIGN CRITERIA**

ACTIVE SOIL PRESSURE = 48 PCF EFL  
 PASSIVE SOIL PRESSURE = 280 PCF EFL  
 SURFACE SURCHARGE LOADING = N/A  
 SEISMIC LOADING = N/A  
 SEISMIC RETENTION ACTS AS A/B



## DRAINAGE RETENTION CALCULATIONS - SWM24

**GRADING QUANTITIES**

135 CUBIC YARDS  
 37 CUBIC YARDS  
 140 CUBIC YARDS

**GRADING QUANTITIES**

135 CUBIC YARDS  
 37 CUBIC YARDS  
 140 CUBIC YARDS

RETAINING WALL DESIGN CRITERIA  
 ACTIVE SOIL PRESSURE = 48 PCF EFL  
 PASSIVE SOIL PRESSURE = 280 PCF EFL  
 SURFACE SURCHARGE LOADING = N/A  
 SEISMIC LOADING = N/A  
 SEISMIC RETENTION ACTS AS A/B

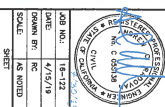
**LEGEND**

GRAVEL DRAINAGE SURFACE  
 DRAINAGE FLOW DIRECTION  
 APPROX. LOCATION OF 3/4" ROOF DRAIN DOWNSPOUT  
 SEE ARCHITECTURAL DRAWINGS  
 LANDSCAPE AREA  
 LOCATION OF PROPOSED SPOT ELEVATION  
 LOCATION OF EXISTING SPOT ELEVATION  
 1/4" PERFORED PIPE  
 1/4" DOWN PIPE  
 DRAINAGE INLET  
 DRAINAGE MANHOLE  
 DRAINAGE DRAINAGE

SITE GRADING AND DRAINAGE PLAN,  
 GRADING QUANTITIES  
 RETAINING WALL DESIGN CRITERIA,  
 DRAINAGE RETENTION CALCULATIONS

REVISION	DESCRIPTION	DATE
1	REVISED IN RESPONSE TO PLAN CHECK COMMENTS	7/30/19

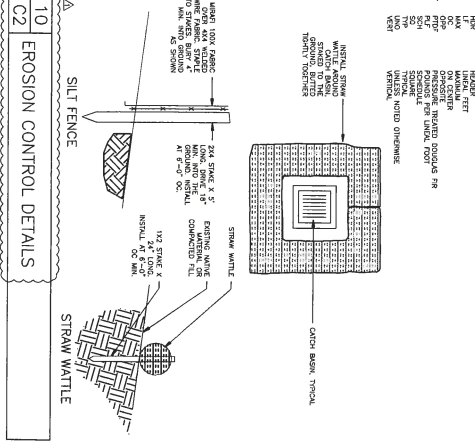
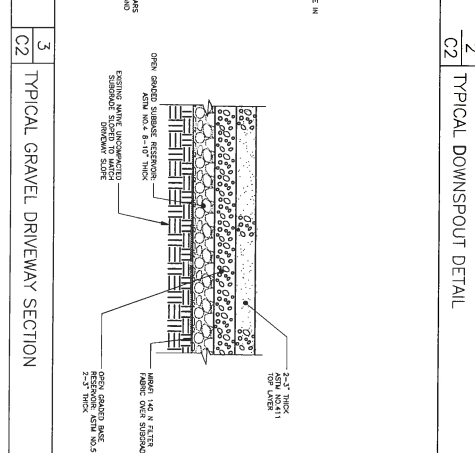
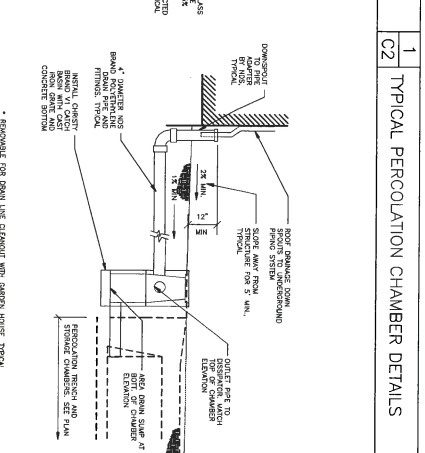
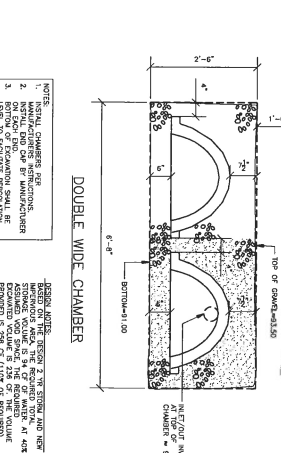
C1



Andrew C. Radovan  
 Civil Engineering Inc.  
 2815 Mission Street, Santa Cruz, CA 95060

JASON BOOTH  
 435 DIMEO LANE  
 SANTA CRUZ, CA 95060  
 APN: 059-121-03





7	4	1
TYPICAL WALL BACK DRAIN OUTLET DETAILS	DRIVEWAY EDGE DETAIL	TYPICAL PERCOLATION CHAMBER DETAILS
C2	C2	C2

3	DRIVEWAY EDGE DETAIL	3	TYPICAL GRAVEL DRIVEWAY SECTION
C2	6 SITE RETAINING WALL DETAIL	C2	

10	EROSION CONTROL DETAILS
C2	

[illegible]

## TECHNICAL SPECIFICATIONS

[illegible][illegible]

101 EROSION CONTROL DETAILS

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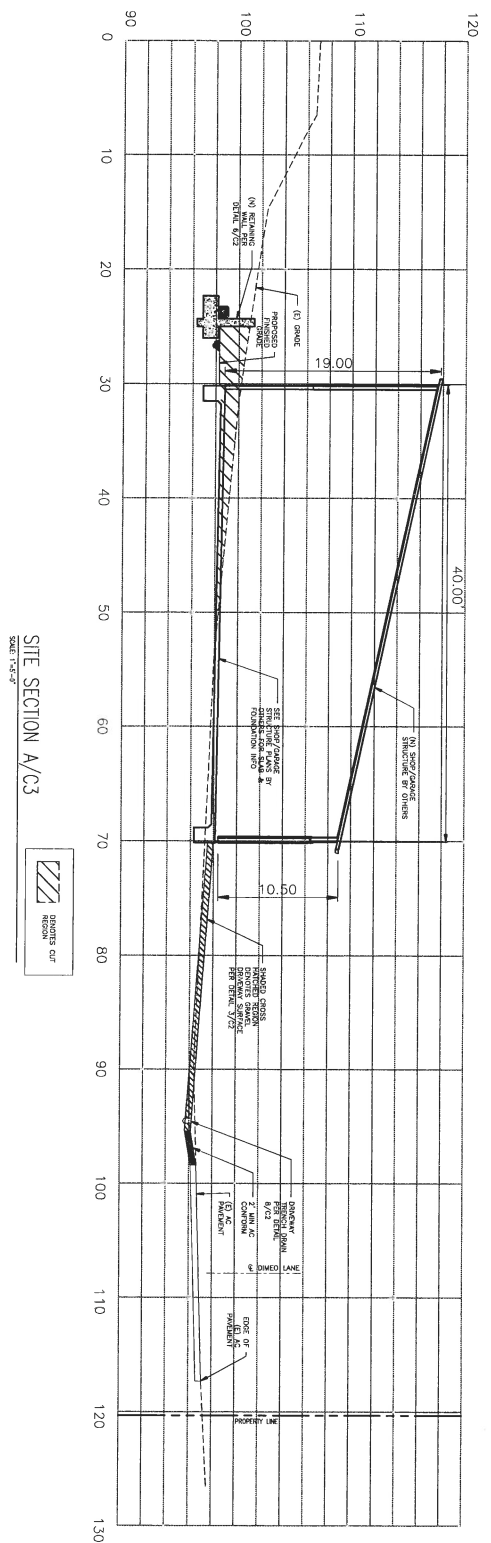
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SITE SECTION A/C3

SCALE: 1"=4'-0"



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	REVISION	DESCRIPTION	DATE															
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**FOR TAX PURPOSES ONLY**

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**REFUGIO RANCHO**  
P.O.R. SECS., 8, 17 & 20  
T11S., R.2W., M.D.B. & M.

**Tax Area Code**  
1-033 92-004

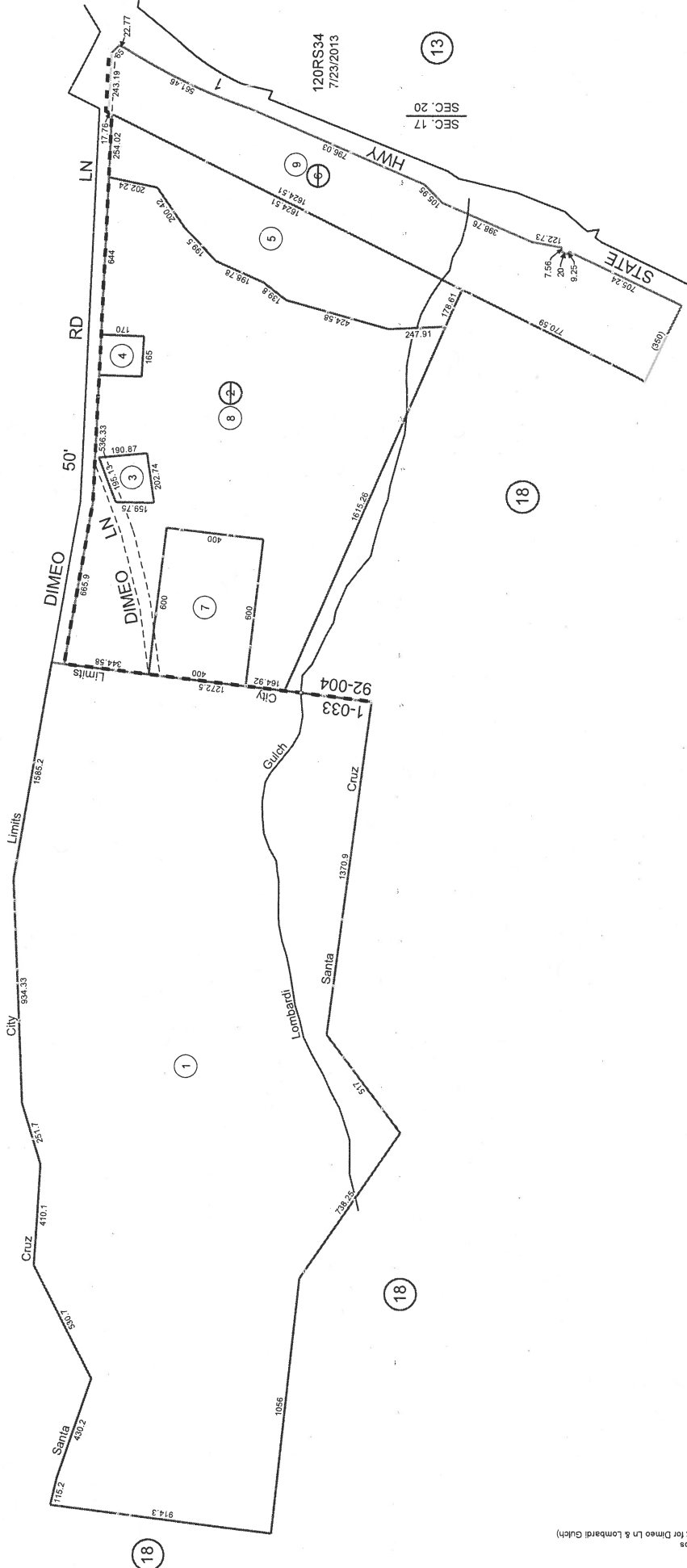
**59-12**

SEC. 8  
SEC. 17

95RS14  
11/10/1998



04



Electronically Redrawn 4/26/00  
Rev. 6/25/17 mc (Added linework for Dimeo Ln & Lombardi Gulch)  
Rev. 2/20/14 CB (120RS34)

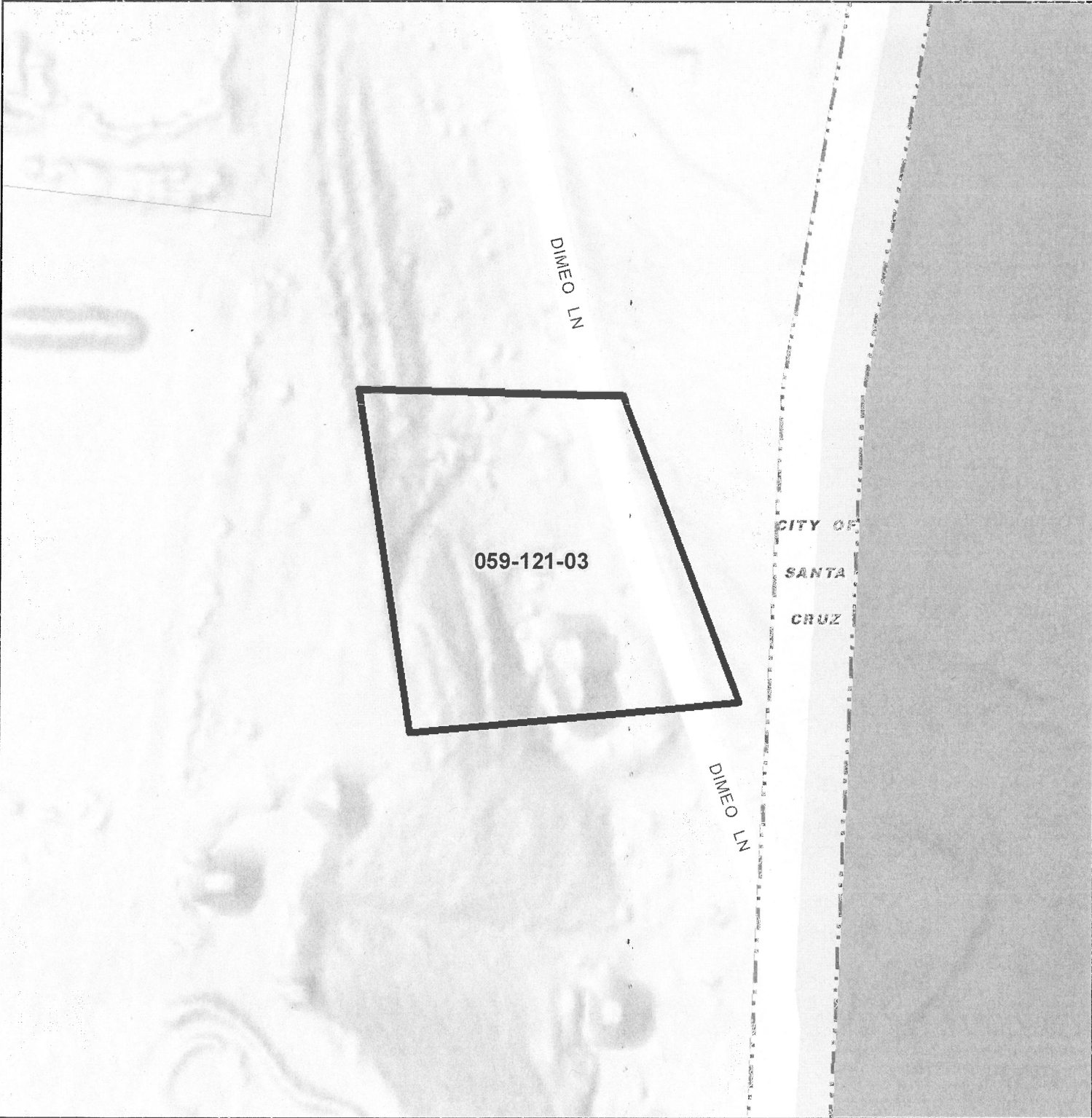
**Note - Assessor's Parcel & Block  
Numbers Shown in Circles.**

**Assessor's Map No. 59-12  
County of Santa Cruz, Calif.  
April, 2000**





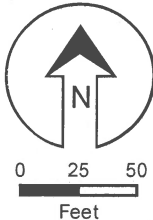
Parcel Location Map



Parcel: 05912103

- Study Parcel
- Assessor Parcel Boundary
- Existing Park
- City Limits

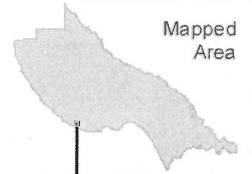
Map printed: 17 Dec. 2019





SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel General Plan Map**



Mapped  
Area

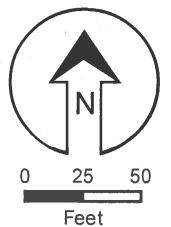
AG

059-121-03  
(AG)

O-R

CITY OF  
SANTA  
CRUZ

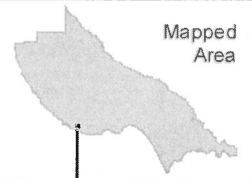
- AG *Agricultural*
- O-R *Parks, Recreation & Open Space*





SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Zoning Map**



Mapped  
Area

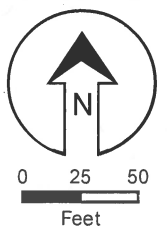
CA

059-121-03  
(CA)

PR

CITY OF  
SANTA  
CRUZ

- CA Commercial Agriculture
- PR Parks, Recreation, & Open Space



Application #: 191125  
APN: 059-121-03  
Owner: Jason & Kelly Booth

## Parcel Information

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Well  
Sewage Disposal: Septic  
Fire District: Santa Cruz County / Cal Fire  
Drainage District: None

### Parcel Information

Parcel Size: 34,325 square feet (0.79 acres)  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential and Agricultural  
Project Access: Dimeo Lane  
Planning Area: Bonny Doon  
Land Use Designation: AG (Agriculture )  
Zone District: CA (Commercial Agriculture)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

**Technical Reviews:** Soils Report Review & Archeological Review

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: Moderate to severe slopes  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Approximately 125 cubic yards of grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped Scenic  
Archeology: Archeological Report prepared/ no physical evidence on site