



Staff Report to the Zoning Administrator

Application Number: 191248

Applicant: Stephen King
Owners: Stephen & Ann King
APN: 038-231-10
Site Address: 115 New Brighton Road

Agenda Date: April 17, 2020
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing two-story 2,143 square foot single-family dwelling and construct a new two-story 3,751 square foot single-family dwelling with an attached garage, located in the R-1-8 (Single-family Residential) zone district.

Location: Property located on the east side of New Brighton Road approximately .4 miles south of McGregor Drive.

Permits Required: Coastal Development Permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191248, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the southeast side of New Brighton Road approximately .4 miles from McGregor Drive. The project site is located in a neighborhood of one- and two-story single-family homes within the New Brighton State Beach Campground. The parcel is currently developed with a two-story, 2,143 square foot single-family dwelling on a lot that is gently sloping to the south. A large tree fell on a portion of the home. The property owners decided to demolish the existing home and construct a new home on the site. The subject property has a net site area of approximately 10,432 square feet with the deduction of the rights-of-way (approximately 3,550 square feet).

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

Zoning & General Plan Consistency

The subject property is a 13,982 square foot lot, located in the R-1-8 (Single-family Residential) zone district, a designation which allows residential uses. When you deduct the 3,550 square foot right-of-way from the gross area, you get a net parcel size of approximately 10,432 square feet. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

The existing home is a two-story traditional style home with avocado green wood siding. The new home will be a similar style with dark brown stucco and western red cedar wood siding. Additional features will be stone veneer finish along the bottom of the face of the house and a dark bronze standing seam metal roof.

Existing development in the vicinity consists of single-family construction on lots of similar size. Several newer homes exist on the street with a mix of architectural designs and styles due to the varying range of construction in the neighborhood. The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of natural color and material to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Local Coastal Program Consistency

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is 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. Coastal access to the nearest public beach is approximately 1,000 feet west of the property within the New Brighton State Park. 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 191248, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Elizabeth Cramblet
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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 Waiver

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: 191248
Assessor Parcel Number: 038-231-10
Project Location: 115 New Brighton Road

Project Description: Proposal to demolish an existing 2-story 2,143 square-foot single-family dwelling and construct a new 2-story 3,751 square-foot single-family dwelling with an attached garage, located in the R-1-8 (Single-family Residential) zone district.

Person or Agency Proposing Project: Stephen King

Contact Phone Number: (408) 621-0217

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

Specify type: Class 2 – Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

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

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

Elizabeth Cramblet, Project Planner

Date: _____

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-8 (Single-family Residential), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

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

This finding can be made, in that no such 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 an urban 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. The new home will be a similar style with dark brown stucco and western red cedar wood siding. Additional features will be stone veneer finish along the bottom of the face of the house and a dark bronze standing seam metal roof.

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 approximately 1,000 feet west of the property within the New Brighton 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 R-1-8 (Single-family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that the project site is located between the shoreline and the first

Application #: 191248
APN: 038-231-10
Owners: Stephen & Ann King

public road; however, coastal access is approximately 1,000 feet west of the property within the New Brighton State Park. Consequently, the proposed single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-8 (Single-family Residential) 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.

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

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

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

The proposed single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-8 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single-family dwelling is to be constructed on an existing developed lot. No additional traffic will be generated by the proposed project.

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

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

Conditions of Approval

Exhibit D: Project plans, prepared by Dana Jones, Fine Home Design, dated 12/10/19.

- I. This permit authorizes the construction of a new 2-story 3,751 square foot single-family dwelling with an attached garage as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans.
 4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 5. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. Following are conditions of approval:
1. The application submittal shall adhere to the County Design Criteria (CDC) and County Code 7.79. The plans shall indicate which Best Management Practices (BMPs) are being implemented to reduce pollutants and maintain predevelopment runoff rates. Safe stormwater overflow shall be incorporated into the project design. Plans shall clearly show the proposed drainage patterns and how runoff will not be concentrated toward nor adversely impact neighboring properties or drainage pathways.
 2. The civil plans shall be revised to show a pervious paver driveway to be consistent with the submitted architectural plans.
 3. Construction cross-section details shall be provided for all permanent mitigation features and any proposed flatwork. The details must include all necessary information for the accurate construction of the proposed features.
 4. A maintenance schedule shall be provided on the plans for permanent stormwater runoff mitigation features. The maintenance schedule shall include inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
 5. Zone 6 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 6 in 1986.
- C. Meet all requirements of the Soquel Creek Water District. Proof of water service

availability is required prior to application for a Building Permit.

- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. Following are additional conditions of approval:
1. Due to the project, demolition of home at 2143 square feet and reconstruction of over 500 square feet or a total of 3366 with 562 square foot garage, the applicant must submit a Waste Discharge Permit to the State Waterboard to meet the State Waterboard Standards.
 2. Applicant must also apply for an enhanced treatment sewage disposal system at Environmental Health. Septic system must be sized properly to address the 6 potential bedrooms proposed in the floor plans.
- E. Meet all requirements of the Environmental Planning section of the Planning Department. Following are additional conditions of approval: The proposed construction must conform to the following:
1. The maximum allowable soil bearing pressures used for foundation design shall be for Class 5 soils as outlined in the 2016 California Building Code Table 1806.2.
 2. All footings shall be a minimum of 12" wide and 18" below undisturbed natural grade for single story; and 15" wide and 24" below undisturbed natural grade for two stories, unless deeper footings are required to satisfy structural requirements.
 3. The plans submitted for the building permit shall state that a soils report waiver was granted for the proposed reconstruction of the residence at 115 New Brighton Road and include the conditions of soils report waiver approval.
 4. Prior to final approval of the building permit, the project arborist shall submit a consultant plan review letter, stating that the plans conform to the recommendations of the arborist report prepared by Kurt Fouts dated 5/22/19.
 5. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
 6. The applicant shall submit a drainage plan that complies with the requirements set forth in 2016 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 7. Earthwork is prohibited during the rainy season (October 15-April 15)

unless a winter grading permit is approved by the Planning Director.

8. Prior to site disturbance, a preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the grading contractor, the civil engineer, and the general contractor. Perimeter erosion control (and tree protection) will be inspected by Environmental Planning staff.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit 3 copies of plan review letters (soils report waiver approval).
 - H. Pay the current Affordable Housing Impact Fee. The fees are based on the net new square footage greater than 500 square feet and is calculated at \$2 per square foot. Final square footage is determined by the Building Department.
 - I. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Application #: 191248
APN: 038-231-10
Owners: Stephen & Ann King

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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.

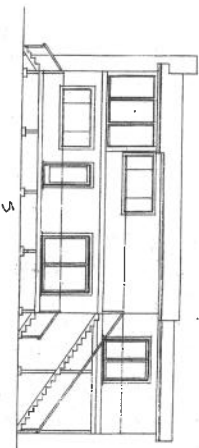


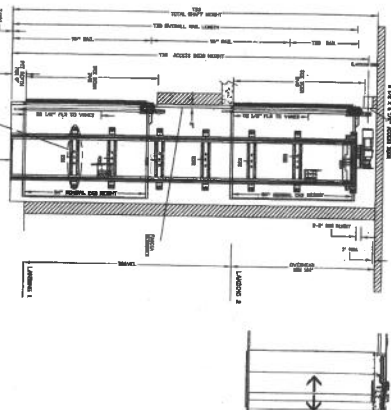
EXHIBIT D

MARK	SIZE	TYPE	QTY.	COMMENTS
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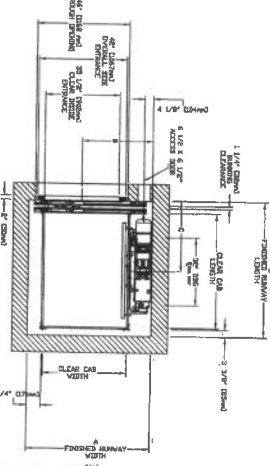
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14' = one foot
1576 sq. ft. heated area, 525 sq. ft. garage, 30 sq. ft. elevator shaft
150 sq. ft. unheated deck, 224 sq. ft. covered deck, 72 sq. ft. entry porch
with 20 sq. ft. overhang, and a 542 sq. ft. lap pool area

ENTRANCE



CAB DOOR TYPE: AUTO SLAM 2 SPEED DOORS
ENTRANCE DOOR TYPE: AUTO SLAM 2 SPEED DOORS
2 SPEED DOORS FINISH: PLANT OR STAINLESS STEEL
FULLY AUTOMATIC OPERATION TO OPEN THE DOORS UPON ARRIVAL AT THE CARBON
LIGHTWEIGHT ALUMINUM SLID
BATTERY BACK-UP BATTERY SYSTEM
INTEGRATED DETECTION SYSTEM TO RETRACT DOORS BEFORE HITTING AN OBSTRUCTION

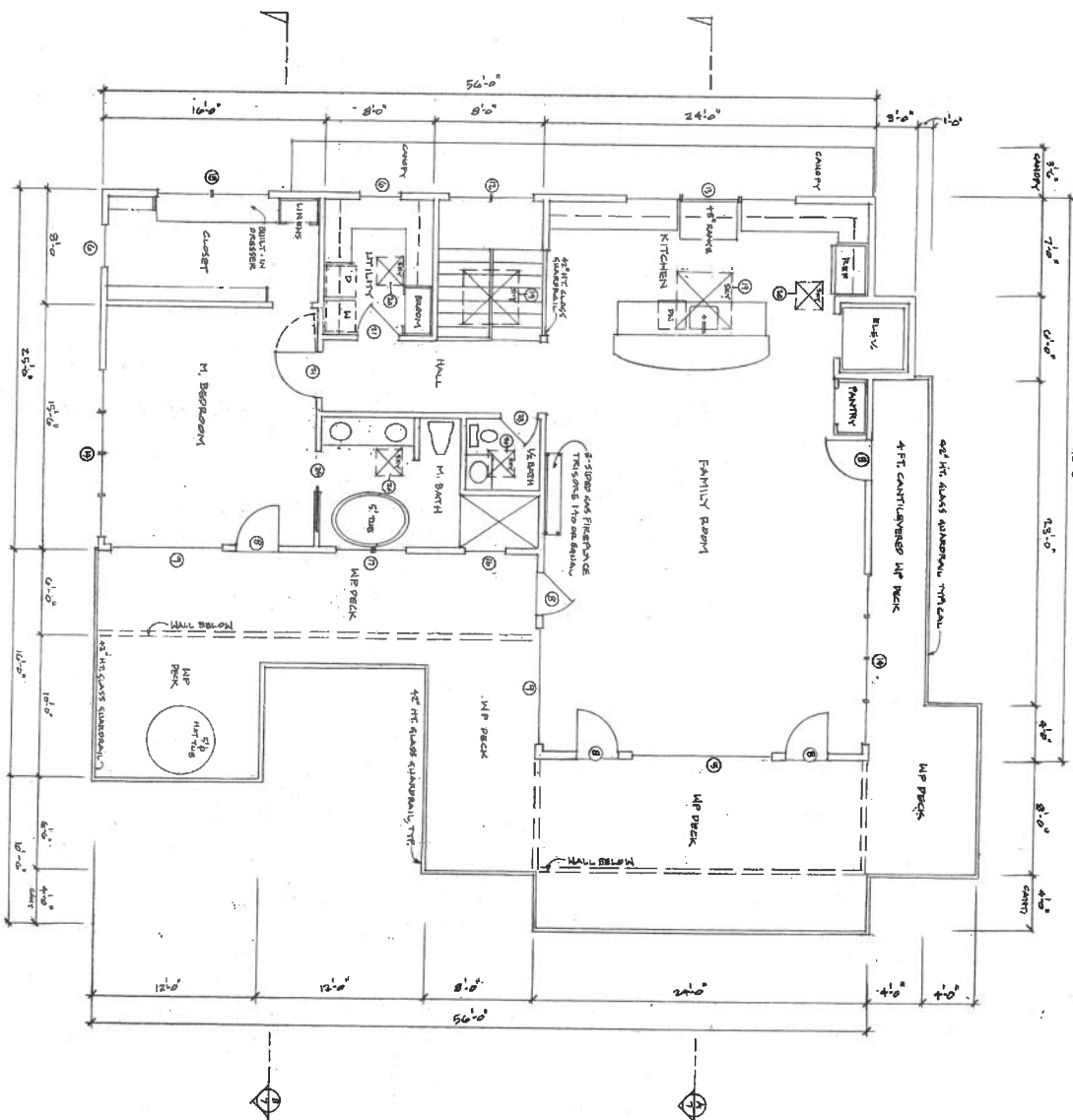
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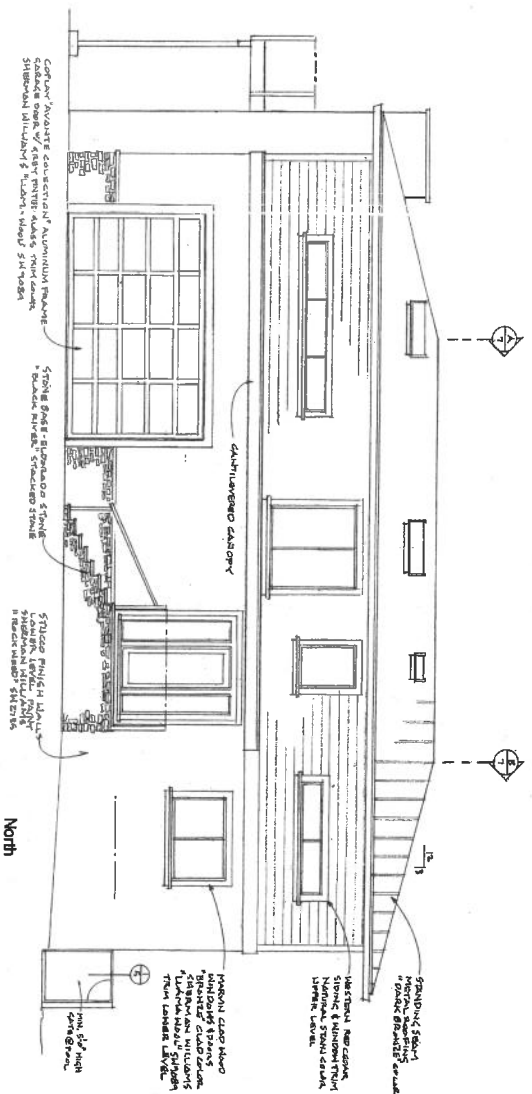
ALL INFORMATION IS SUBJECT TO CHANGE.
PLEASE REFERENCE OUR ON-LINE PRAICES AT
WWW.SAVARIA.COM FOR THE MOST RECENT UPDATES

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Proposed Upper Level Plan

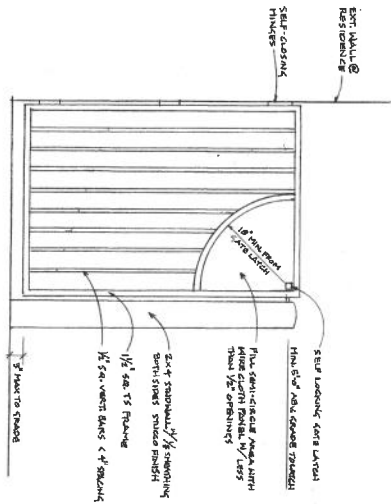


Dana Jones Fine Home Design
200 7th Ave Suite 111 Santa Cruz CA 95062 Phone 831-461-5824
danasjones@crucio.com

EXHIBIT D

Replacement Home for Ann & Stephen King
115 New Brighton Road Aptos, CA A.P.N. 038-231-10

1 POOL GATE DETAIL
1" = 8' 0" POOL T



Proposed Elevations

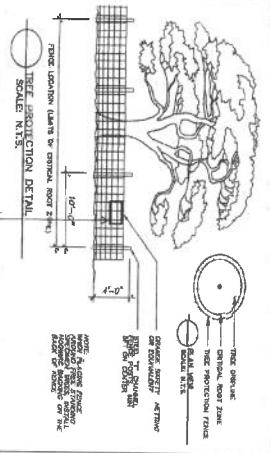
South



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Replacement Home for Ann & Stephen King
115 New Brighton Road Aptos, CA A.P.N. 038-231-10

Dana Jones Fine Home Design
220 7th Ave Suite 111 Santa Cruz CA 95062 Phone 831-481-8824
dana@jonesfine.com



Warning Tree Protection Zone Keep Out

NOTICE: PROTECTIVE REMOVAL REQUIRED ON THIS SITE.
REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE.

This sign must be prominently displayed. Fencing may not be removed or damaged without the written approval of the Project Arborist. During installation and construction, the Project Arborist shall be notified of any damage to the fencing or removal of the fencing. The Project Arborist shall be notified of any damage to the fencing or removal of the fencing. The Project Arborist shall be notified of any damage to the fencing or removal of the fencing.

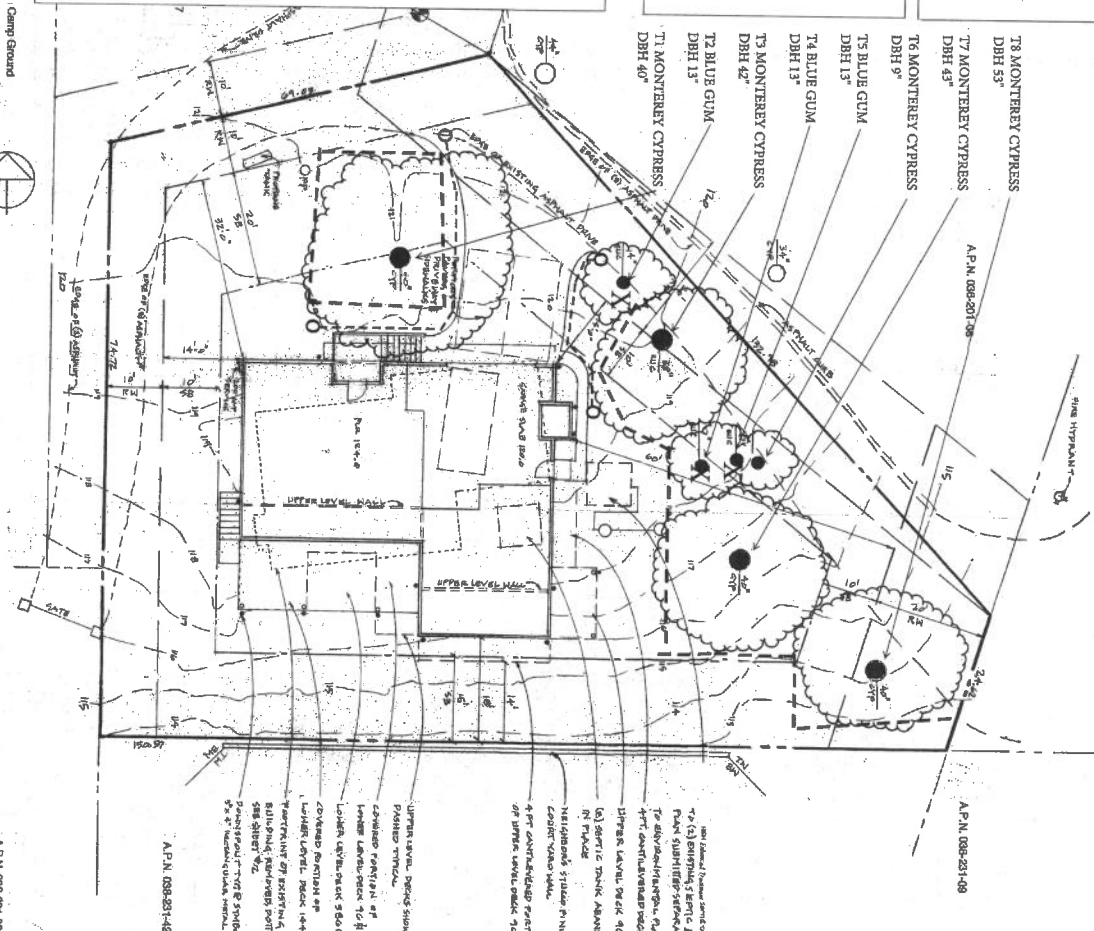
The City of San Francisco, Department of Public Works, Office of the City Engineer, 2015 Franklin Street, San Francisco, CA 94109

PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone) of retained trees, when designated by the Project Arborist. Excavations within (or outside of) the TPZ, as designated, the Tree Protection Zone, will be executed by hand, in order to preserve roots two (2) inches in diameter or greater under the excavation process. All root pruning will be conducted under supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist. Under direction of the Project Arborist, it may be necessary to temporarily remove the Tree Protection Fencing to allow access for root pruning activities.

Trenches for root pruning will be hand dug according to locations of the Tree Protection Plan sheet:

- Trenches will be dug one foot behind skaling on tree side of skales.
- The depth of the trench will equal the depth required for installation of the skaling element.
- Clearly prune and roots encountered 2 inches in diameter or smaller. Use loppers, hand saw or Sawzall. A sharp spade may be used for palm roots. The pruned roots should be covered with burlap layer or carping and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determination shall be made to prune the root or retain the root by "bridging" the trench and installing the piping under the root.
- Reinstall the Tree Protection Fencing to its original location.



Legend



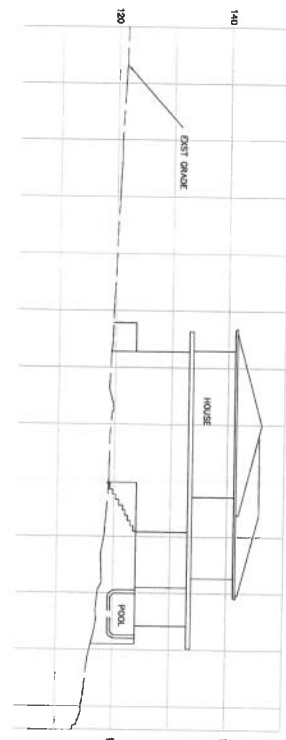
Tree Protection Specifications & Recommended Sequence

1. Establish Tree Protection Zone (TPZ) around each tree to be retained.
2. Install Tree Protection Fencing around each tree to be retained.
3. Install Tree Protection Fencing around each tree to be retained.
4. Install Tree Protection Fencing around each tree to be retained.
5. Install Tree Protection Fencing around each tree to be retained.
6. Install Tree Protection Fencing around each tree to be retained.
7. Install Tree Protection Fencing around each tree to be retained.
8. Install Tree Protection Fencing around each tree to be retained.
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10. Install Tree Protection Fencing around each tree to be retained.

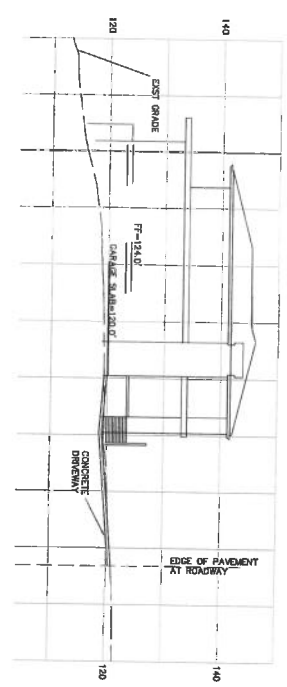
Construction Details

1. Establish Tree Protection Zone (TPZ) around each tree to be retained.
2. Install Tree Protection Fencing around each tree to be retained.
3. Install Tree Protection Fencing around each tree to be retained.
4. Install Tree Protection Fencing around each tree to be retained.
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8. Install Tree Protection Fencing around each tree to be retained.
9. Install Tree Protection Fencing around each tree to be retained.
10. Install Tree Protection Fencing around each tree to be retained.

See arborist report dated 5/22/2019 for additional tree protection information.
Base map provided by Dan Jones Fine Home Design



CROSS SECTION A-A
SCALE: 1"=10' H&V



CROSS SECTION B-B
SCALE: 1"=10' H&V

FOR REDUCED PLANS
GRAPHIC SCALE IN FEET



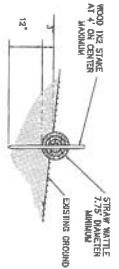
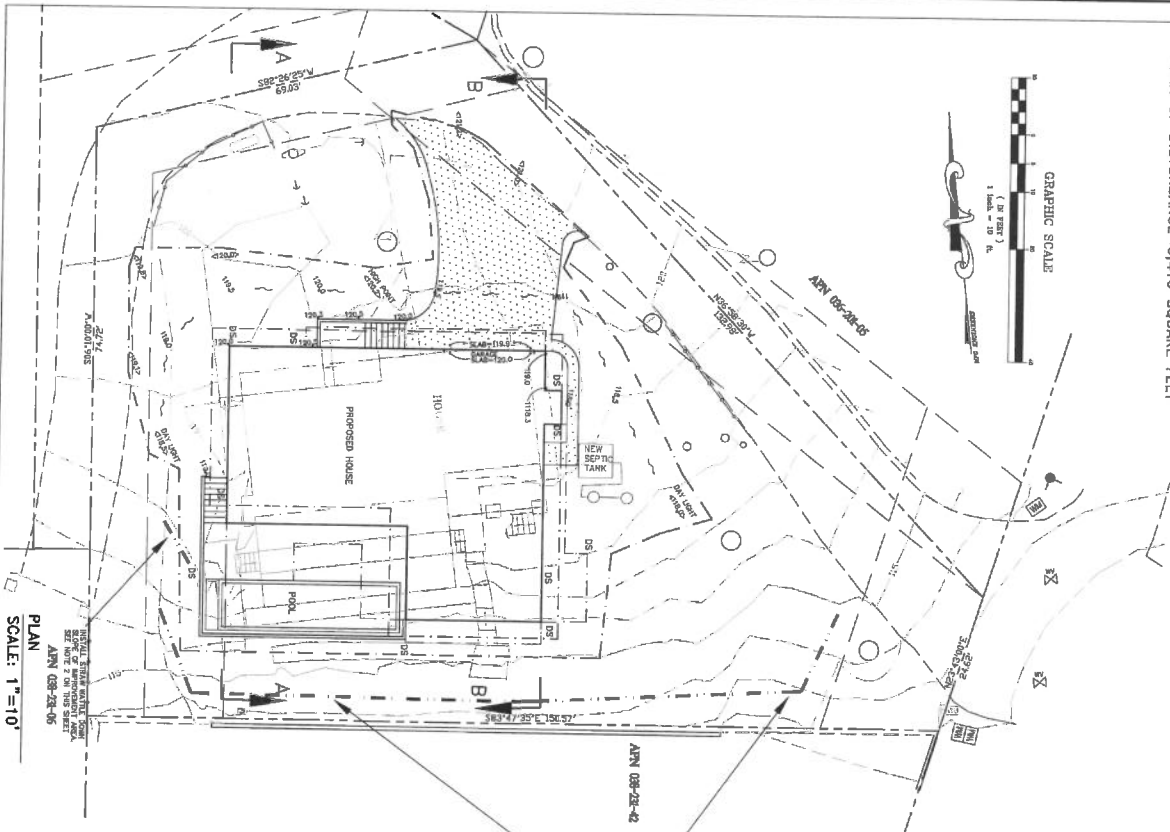
SHEET NAME

DRAWING NAME

APN 038-231-10 CROSS SECTIONS 115 NEW BRIGHTON ROAD, APTOS, CA	PROJECT ENGINEER MFG Engineers, Inc PO BOX 1814 APTOS, CA. 95001 (831) 763-1661 CEL (831) 601-9519			DATE	REVISION	BY

DRAWN: MFG CHECKED: MFG DATE: 7/20/18 SCALE: 1"=10' JOB NO. SHEET C2 OF 4

AREA OF DISTURBANCE=6,410 SQUARE FEET



TEMPORARY WATER POLLUTION CONTROL DETAILS (TEMPORARY DRAINAGE INLET PROTECTION)

1. THE FOLLOWING EROSION CONTROL AND HOUSE KEEPING MEASURES ARE INTENDED TO CONTROL THE EROSION OF SOIL AND OTHER POLLUTANTS FROM THE SITE OR INTO ADJACENT AREAS. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED OR MODIFIED AS NECESSARY TO ACCOMMODATE THE PROGRESS OF THE PROJECT.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY EROSION-PRONE AREAS. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED OR MODIFIED AS NECESSARY TO ACCOMMODATE THE PROGRESS OF THE PROJECT.
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EROSION CONTROL REQUIREMENTS

THE FOLLOWING EROSION CONTROL AND HOUSE KEEPING MEASURES ARE INTENDED TO CONTROL THE EROSION OF SOIL AND OTHER POLLUTANTS FROM THE SITE OR INTO ADJACENT AREAS. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED OR MODIFIED AS NECESSARY TO ACCOMMODATE THE PROGRESS OF THE PROJECT.

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<p>APN 038-231-10</p> <p>GRADING PLAN</p> <p>115 NEW BRIGHTON ROAD, APTOS, CA</p>	<p>PROJECT ENGINEER</p> <p>MFG Engineers, Inc.</p> <p>PO BOX 1000</p> <p>APTOS, CA. 95001</p> <p>(313) 763-1661</p> <p>CEL (313) 601-9519</p>	<p>DATE</p> <p>7/7/2019</p>	<p>REVISION</p>	<p>BY</p>
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PLANT LEGEND			
SYMBOL	NAME	QUANTITY	NOTES
1.00	Acacia saligna	1	15' GALL. ON
1.01	Acacia saligna	1	15' GALL. ON
1.02	Acacia saligna	1	15' GALL. ON
1.03	Acacia saligna	1	15' GALL. ON
1.04	Acacia saligna	1	15' GALL. ON
1.05	Acacia saligna	1	15' GALL. ON
1.06	Acacia saligna	1	15' GALL. ON
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1.32	Acacia saligna	1	15' GALL. ON
1.33	Acacia saligna	1	15' GALL. ON
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1.35	Acacia saligna	1	15' GALL. ON
1.36	Acacia saligna	1	15' GALL. ON
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1.41	Acacia saligna	1	15' GALL. ON
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1.51	Acacia saligna	1	15' GALL. ON
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1.81	Acacia saligna	1	15' GALL. ON
1.82	Acacia saligna	1	15' GALL. ON
1.83	Acacia saligna	1	15' GALL. ON
1.84	Acacia saligna	1	15' GALL. ON
1.85	Acacia saligna	1	15' GALL. ON
1.86	Acacia saligna	1	15' GALL. ON
1.87	Acacia saligna	1	15' GALL. ON
1.88	Acacia saligna	1	15' GALL. ON
1.89	Acacia saligna	1	15' GALL. ON
1.90	Acacia saligna	1	15' GALL. ON
1.91	Acacia saligna	1	15' GALL. ON
1.92	Acacia saligna	1	15' GALL. ON
1.93	Acacia saligna	1	15' GALL. ON
1.94	Acacia saligna	1	15' GALL. ON
1.95	Acacia saligna	1	15' GALL. ON
1.96	Acacia saligna	1	15' GALL. ON
1.97	Acacia saligna	1	15' GALL. ON
1.98	Acacia saligna	1	15' GALL. ON
1.99	Acacia saligna	1	15' GALL. ON
2.00	Acacia saligna	1	15' GALL. ON

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

EVOLVE
EXTERIORS
Santa Cruz, CA
(831) 559-8462
VANNEJOLE
EXTERIORS
DESIGN.COM

KING RESIDENCE- LANDSCAPE PLAN FOR PROPERTY
NEW BRIGHTON DR.
SANTA CRUZ CA, 95062

DATE: 06/17/19
DRAWN BY: SHAWN WERTZ
SCALE: 3/4"=1'
SHEET 11 OF 12
PLANTING
PLAN

1

PRODUCED BY AN AUTODESK STUDENT VERSION



PRODUCED BY AN AUTODESK STUDENT VERSION

- NOTES:
- ADD PREMIUM SOIL AMENDMENTS TO ALL PLANTS
 - PLANT IN GOPHER BASKETS IF GOPHERS ARE A PROBLEM
 - INSTALL DRIP SYSTEM TO ALL PLANTS. ALL PLANTS HAVE LOW WATER NEEDS
 - ADD 2-3" THICK OF PATHWAY FINES MULCH TO ALL PLANTING AREAS
 - CLIENT TO CHOOSE FLAGSTONE TYPE
 - FLAGSTONES TO BE SET ON 4" COMPACTED BASE ROCK AND 1" SAND
 - PATHWAYS AND PATIO SPACES TO BE DECOMPOSED GRANITE WITH STEEL EDGING BORDER
 - VEGIE GARDEN TO BE DECOMPOSED GRANITE. SMALL CONCRETE WALL ON ONE SIDE. HEIGHT TO BE DETERMINED AFTER HOUSE IS BUILT. WALL HEIGHT WILL BE 1' TO 2' TALL
 - OTHER SIDE OF VEGIE GARDEN TO BE EDGED WITH 4" X 8" REDWOOD
 - RAISED VEGIE BEDS TO BE 18" TALL. TO BE BUILT WITH 2" X 6" NON PRESSURE TREATED REDWOOD. THREE BOARDS TALL WITH A 2" X 6" BEAM AROUND THE TOP FOR SITTING
 - 6" TALL WOOD FENCE. 4" X 4" PRESSURE TREATED POSTS WITH 1" X 4" REDWOOD BEAMS. BEAMS (1" X 4") TO BE HORIZONTAL WITH 2" SPACE BETWEEN THEM. NOT PRESSURE TREATED REDWOOD

EVLVE EXTERIOS SANTA CRUZ, CA (505) 399-8452 WWW.EVLVE.COM EXTERIOS DESIGN.COM	KING RESIDENCE- LANDSCAPE PLAN FOR PROPERTY NEW BRIGHTON DR. SANTA CRUZ CA, 95062	DATE: 06/17/19 DRAWN BY: SPANN VIKRIZ SCALE: 1/8"=1' SHEET 12 OF 12 NOTES 12
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Parcel Location Map





**CITY OF
CAPITOLA**

*New Brighton
State
Beach*

NEW BRIGHTON RD

038-231-10

Parcel: 03823110

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

Map printed: 4 Mar. 2020

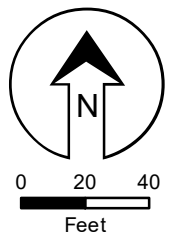


EXHIBIT E



Parcel General Plan Map





*CITY OF
CAPITOLA*

038-231-10
(R-UL)

R-UL

O-U

R-UL

-  O-U *Urban Open Space*
-  R-UL *Res. Urban Low Density*

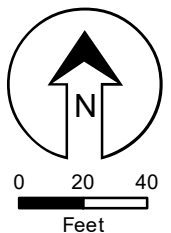


EXHIBIT E



Parcel Zoning Map





*CITY OF
CAPITOLA*

**038-231-10
(R-1-8)**

R-1-8

PR

R-1-8

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

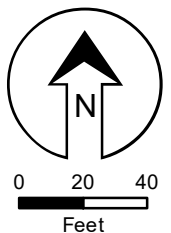
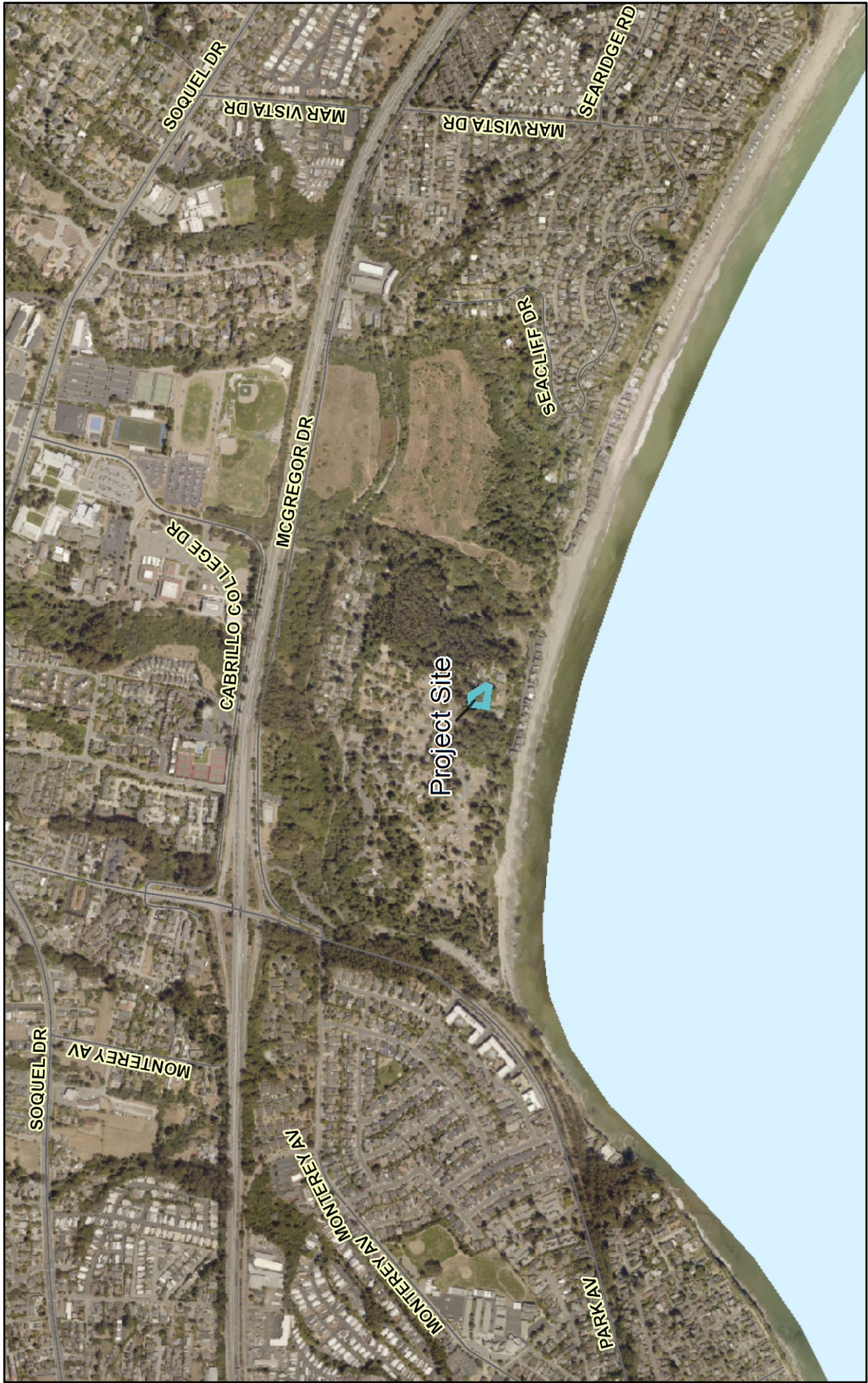


EXHIBIT E

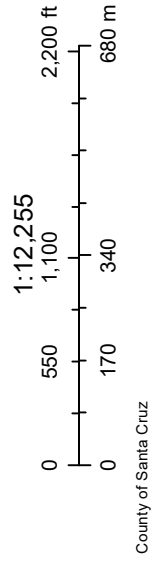
Parcel Location Map (115 New Brighton Rd)



March 4, 2020

Major Roads

— Major Roads



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Central FPD
Drainage District: Zone 6

Parcel Information

Parcel Size: 13,982 square feet gross
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential & park
Project Access: New Brighton Road
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-8 (Single-family Residential)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Technical Reviews: Soils Report Waiver

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 5%-10%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 119 cubic yards cut & fill (79 cut/40 fill)
Tree Removal: Three trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site



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, PLANNING DIRECTOR

Stephen King
115 New Brighton Road
Aptos, CA 95003

23 April 2019

Subject: Soils Report Waiver for Proposed Reconstruction of Existing Residence

Project Site: 115 New Brighton Road
APN 038-231-10
Application No. REV191034

Dear Applicant:

The Planning Department has granted a Soils Report Waiver for the proposed reconstruction of the existing residence at 115 New Brighton Road.

Based upon our site reconnaissance on 22 April 2019, a Geotechnical Investigation or Soils Report prepared in conformance to the 2016 California Building Code is not required for the permitting of the proposed residence reconstruction. All project design and construction shall comply with the 2016 California Residential Code and the 2016 California Building Code, as applicable.

A condition of excepting this waiver is the proposed construction must conform to the following:

- The maximum allowable soil bearing pressures used for foundation design shall be for Class 5 soils as outlined in the 2016 California Building Code Table 1806.2; and
- All footings shall be a minimum of 12" wide and 18" below undisturbed natural grade for single story; and 15" wide and 24" below undisturbed natural grade for two stories, unless deeper footings are required to satisfy structural requirements.

In seeking and accepting this waiver to the requirements of the 2016 California Building Code Section 1803 – Geotechnical Investigations, the permit holder accepts full and absolute responsibility for any adverse consequences of waiving the requirement for a soils report.

Please call the undersigned at (831) 454-3168 or email: rick.parks@santacruzcounty.us if we can be of any further assistance.

Sincerely,

Rick Parks, GE 2603
Civil Engineer – Environmental Planning Section
County of Santa Cruz Planning Department

CC: Environmental Planning, Attn: Leah MacCarter