



Staff Report to the Zoning Administrator

Application Number: 181121

Applicant: D&Z Design Associates, Inc.

Agenda Date: July 16, 2021

Owner: Chris Vanni

Agenda Item #: 4

APN: 046-172-17

Time: After 9:00 a.m.

Site Address: 8 Mesa Way, Watsonville, CA 95076

Project Description: Proposal to demolish an existing 1,200 square foot single family dwelling and construct a new 2,289 square foot two story single family dwelling. Project includes grading of approximately 650 cubic yards of material. Requires a Coastal Development Permit and Minor Exception to increase the allowed 50 percent Floor Area Ratio (FAR) to 51 percent.

Location: Property located on the west of Mesa Way approximately 200 feet south of the intersection with Sunset Beach Drive (8 Mesa Way).

Permits Required: Coastal Development Permit and Minor Exception

Supervisory District: Fifth District (District Supervisor: Greg Caput)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181121, based on the attached findings and conditions.

Project Description & Setting

The project proposes to demolish an existing two story single family dwelling and associated site improvements and construct a new two story replacement dwelling.

The project would abandon primary access to the site located off Mesa Way at the northeast side of the property and establish new primary access off of Sunset Drive located to the southwest. Approximately 650 cubic yards of grading is required for the creation of the new access, driveway and subgrade garage located at the lower level of the proposed home.

The project includes installation of an enhanced septic system which has been reviewed and approved by the Regional Water Quality Control Board (RWQCB). A new stormwater management system has been reviewed by the Department of Public Works Stormwater Management Division and determined to be consistent with the County Design Criteria.

The subject property is located in a private community located on a coastal bluff overlooking Sunset State Beach. The surrounding terrain consists of rolling hills with steep ravines leading to the beach below, and narrow streets with traffic consisting mostly of residents. The properties in the vicinity are developed with single family dwellings consisting of a variety of sizes and architectural designs. The project site is located within a mapped scenic resource as designated in the General Plan/LCP.

Zoning, General Plan and Local Coastal Program Consistency

The subject property is an approximately 4,480 square foot lot, located in the R-1-6 (Single Family Residential, minimum 6,000 square feet) zone district, a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Residential Density) General Plan designation. The proposed development will be 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; however, it is not identified as a priority acquisition site in the County's Local Coastal Program and the project would not interfere with public access to the beach, ocean, or other nearby body of water. The project is not readily visible from the public beach.

Minor Exception

The proposed development is eligible for a Minor Exception to zone district site standards pursuant to Section 13.10.235 of the County Code, subject to the required Findings. Under the provisions of a Minor Exception, Floor Area Ratio can be increased up to 7.5 percent over the allowable 50 percent FAR. For lots 4,000 square feet or less, up to 57.5 percent FAR may be considered under the Minor Exception provisions. This application includes a request to increase the allowed 50 percent Floor Area Ratio (FAR) to 51 percent.

The subject parcel is approximately 4,480 square feet in size which is less than 80 percent of the R-1-6 zone district minimum parcel size. The substandard parcel size creates a unique circumstance for which a minor exception to allow for an increase in Floor Area Ratio (FAR) can be approved.

The proposed 2,600 square foot home has been designed to reduce bulk and mass, including potential visual impacts resulting from the increase in FAR by bunkering the lower floor of the home. Nearly half of the proposed square footage would be below grade. This results in a structure that is proportionate to the parcel and surrounding pattern of development.

Design Review

The proposed single family residence complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as natural colors and materials including rustic wood and stone veneer. The two story home would be bunkered into the project site. The bunkering results in a single story

design as seen from three sides of the home. The west side of the home would have a maximum height of 24 feet but would be sufficiently set back from the street (Sunset Drive) and would not be readily visible from the public beach below. As proposed, the project has been designed to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

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 **181121**, 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: Nathan MacBeth
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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Color & Materials
- F. Visual Simulations
- G. Assessor's, Location, Zoning and General Plan Maps
- H. Parcel information
- I. Geotechnical Report review letter, dated May 9, 2019

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: 181121

Assessor Parcel Number: 046-172-17

Project Location: 8 Mesa Way, Watsonville, CA 95076

Project Description: Proposal to demolish an existing single family residence and construct a new single family residence.

Person or Agency Proposing Project: D&Z Design Associatees, Inc.

Contact Phone Number: (408) 778-7005

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construct a single family dwelling in an area designated for residential uses.

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

Nathan MacBeth, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single Family Residential - minimum parcel size, 6,000 square feet), a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Residential Density) 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 and the colors will be natural in appearance and complementary to the site. The development site is located on a bluff top however, the project is not readily visible from the public beach.

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 Sunset Beach State Park approximately 950 feet to the north of the project site.

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-1-6 (Single Family Residential -minimum parcel size, 6,000 square feet) 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. The project includes the construction of a stairway along the southwest property line leading from the upper portion of the subject parcel to the driveway off Sunset Drive. The terminus of the stairway is within the required 20-foot front yard setback and will extend approximately four feet above grade. The proposed stairway and landing have been appropriately designed such that it will be in character with the proposed home and surrounding environment and will not result in adverse impacts to public views. Further, the stairway will not

adversely impact sight distance along Sunset Drive in that the stairway retaining wall will be approximately 20 feet from the edge of the travelled roadway.

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 public road. Consequently, the single family residence 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. The project includes the construction of a stairway along the southwest property line leading from the upper portion of the subject parcel to the driveway off Sunset Drive. The terminus of the stairway is within the required 20-foot front yard setback and will extend approximately four feet above grade. The stairway will not adversely impact sight distance along Sunset Drive in that the stairway retaining wall will be approximately 20 feet from the edge of the travelled roadway.

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 residence 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-1-6 (Single Family Residential -minimum parcel size, 6,000 square feet) zone district as the primary use of the property will be one single family residence that, with the exception of the proposed increase in FAR, 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 residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Residential Density) land use designation in the County General Plan.

The proposed single family residence 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 residence will not adversely shade adjacent properties and will meet current setbacks for the zone district.

The proposed single family residence 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 residence will comply with the site standards for the R-1-6 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 which is currently served by utilities. The proposed project will not result in an increase in traffic and will not result in adverse impacts to existing roads or intersections in the vicinity.

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 residence is consistent with the land use intensity and density of the neighborhood. The proposed stairway and landing along the west property line have been appropriately designed such that it will be in character with the proposed home and surrounding environment and will not result in adverse impacts to public views.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single family residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, 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 subject property is less than 80 percent of the size of the minimum parcel size required in the R-1-6 zone district. A strict application of the site standards would deprive the property the ability to development site with a home proportionate to the zone district standard. In terms of floor area ratio, the proposed 2,600 square foot dwelling will be appropriately sized for the parcel. As proposed, the project will be consistent with the surrounding density and intensity of development.

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 proposed one percent increase in FAR will be nominal and in harmony with the general intent and purpose of the zoning objectives with allow for Minor Exceptions to FAR. The design of the proposed home incorporates a bunkering of the lower floor thereby reducing the overall visual impact of the proposed home. As a result, the proposed home will appear proportionate to the parcel and consistent with the surrounding pattern of development.

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 proposed development will not result in a greater than 7.5 percent increase in allowed Floor Area Ratio (FAR). For properties that qualify for a Minor Exception under SCCC 13.10.235 a maximum of 57.5 percent FAR could be granted. This request for increased FAR will result in 51 percent; therefore, the request would not result in a granting of special privileges.

Minor Exception Findings

Per County Code section 13.10.325(C)(4), in addition to the Development Permit Findings and Variance Findings above, the following finding shall be required for minor exceptions allowing an increase in lot coverage:

1. That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.

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Owner: Chris Vanni

This finding does not apply, in that the proposed project does not result in an increase in lot coverage above the 40 percent maximum allowed within the zone district.

Conditions of Approval

- Exhibit D: Project plans, 13 sheets:
Sheets C-01 through C-03 & L-01 prepared by RJA Engineers, dated 02/22/21
Sheets T1, A1 through A-6 prepared by DZ Design Associates, revised 1/18/21
Sheets 2 of 2 OWTS System prepared by Hogan Land Services, revised 12/7/20
- I. This permit authorizes the demolition of an existing 1,200 square foot single family dwelling and construction of an approximately 2,600 single family residence 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.
- 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. Engineered 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.
 5. A Water Efficient Landscape Plan 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. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
 - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. 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.
- C. Meet all requirements of the 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.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- H. Pay the current fees for Parks and Child Care mitigation for one (1) additional bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- I. Pay the current fees for Roadside and Transportation improvements for one (1) additional bedroom. Please contact the Department of Public Works for a current list of applicable fees.

- J. Pay the current Affordable Housing Impact Fee. Please contact the Housing Division for a current list of fees.
 - K. Provide required off-street parking for three (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.
 - L. 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. A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
 - 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. 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.

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

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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: _____

Annette Olson
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.

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EROSION CONTROL NOTES

[illegible]

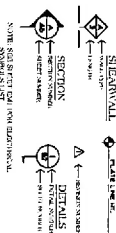
Δ FIRE DEPT. NOTES

to the fact that the use of calcium hydroxide for root canal filling is not a new concept. In 1960, Sava and Cawson¹ reported that the use of calcium hydroxide for root canal filling was not a new concept. In 1960, Sava and Cawson¹ reported that the use of calcium hydroxide for root canal filling was not a new concept. In 1960, Sava and Cawson¹ reported that the use of calcium hydroxide for root canal filling was not a new concept.

ABBREVIATIONS

This image shows a page from a handwritten manuscript, identified as the 'Seder Shema' (Shema prayer book). The text is written in a dense, cursive script, characteristic of Hebrew or Yiddish. The page is filled with multiple columns of text, with some lines written in a larger, bolder script. The paper appears aged and slightly discolored.

SYMBOLS



CONSULTANTS

SOILS ENGINEER
Hori, Katsunori & Associates, Inc.
116 East Lake Avenue
Watsville, California 95076
(931) 722-4175

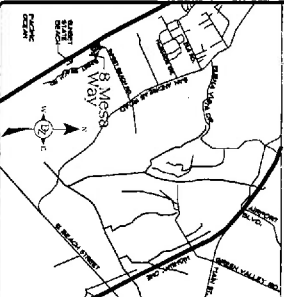
CIVIL ENGINEER/LANDSCAPE
Ruggieri, James, A201
8055 Canyon Arroyo
Gilroy, California 95020
(408) 848-0380

SEPTIC DESIGN
Hogan Land Services
2001 41st Avenue, Suite A
Sonoma, California 95073
(431) 425-1617

GEN. CONSTRUCTION NOTES

of the proposed project is a historical review of the literature on the topic of the effects of the environment on the development of the child. The review is organized into three main sections: (1) the environment and the development of the child; (2) the environment and the development of the child; and (3) the environment and the development of the child. The review is organized into three main sections: (1) the environment and the development of the child; (2) the environment and the development of the child; and (3) the environment and the development of the child.

VICINITY MAP



DRAWING INDEX

71	Title Sheet
Civil	
C-01	Grading & Drainage Plan
C-02	Stormwater Management Plan
C-03	Erosion Control Plan
SEPA	
1 of 2	Owts System Notes
2 of 2	Owts System Plans and Details
DESIGN	
A1	Site Plan
A2	Entry Level Floor Plan
A3	Lower Level Floor Plan
A4	Exterior Elevations
A5	Cross Sections
A6	Roof Plan
LANDSCAPE	
L-01	Preliminary Landscape Plan

PROJECT DATA

WINNER:
Chris and Jill Vanni
2035 Hollybrook Lane
Clifty, California 95020
(408) 483-1027

LOI DATA:
APN: 046-17-217
Zoning: R-1.5
LOI: 8 Mesa Way
Wasonville, California
Santa Cruz County
103 Acres
LOI Size: 4,486 sq. Ft.

F.R.R.:
Existing SFR: 2,243 Sq. Ft.
Proposed SFR: 1,197 Sq. Ft.
2514 Sq. Ft.

Occupancy Group: 1B3 U

Type of Construction: VB

HOLIST DATA:
1315 sq. ft. Entry Level

SCOPE OF WORK

REPLACE EXISTING 1,197 SQ. FT. 3 BEDROOM SINGLE FAMILY RESIDENTIAL AND REPLACE WITH NEW 2,498 SQ. FT. 3 BEDROOM SINGLE FAMILY RESIDENTIAL W/ 2 CAR GARAGE. THE PROPOSED RESIDENTIAL PROJ. HAS A 46 SQ. FT. VARIANCE REQUEST.

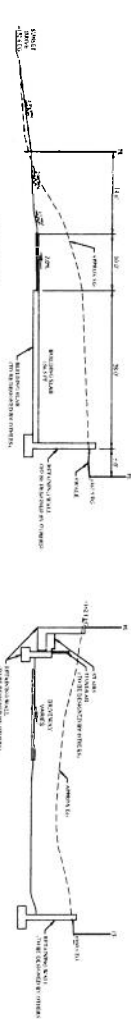
VANNI RESIDENCE

BEACH HOUSE

8 MESA WAY

WATSONVILLE, CALIFORNIA

<div style="border: 1px solid black; padding: 5px; width: 100px; height: 100px; margin: 0 auto;"> <div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 100% 100%;"></div> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to right, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 100% 100%;"></div> </div> </div>	<div style="border: 1px solid black; padding: 2px;">DRAWING TITLE</div>	<div style="border: 1px solid black; padding: 5px;"> <h1 style="margin: 0;">Title Sheet</h1> </div>		<div style="border: 1px solid black; padding: 5px; width: 100px; height: 100px; margin: 0 auto;"> <div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%); 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height: 100px; margin: 0 auto;"> <div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 100% 100%;"></div> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to right, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 100% 100%;"></div> </div> </div>	<div style="border: 1px solid black; padding: 5px; width: 100px; height: 100px; margin: 0 auto;"> <div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 100% 100%;"></div> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to right, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 100% 100%;"></div> </div> </div>
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The purpose of the above grading plan is to accommodate a new single family residence on a sloped parcel within the County of Santa Cruz, near Watsonville. The proposed house is two stories with the ground floor built into the slope. Retaining walls are located along the side property lines to accommodate the building ground floor and driveway. The driveway conforms to the existing Sunset Drive grade.

[illegible]

1. All field trials are in accordance with all applicable growing order and any special requirements of the growing area.
2. Stakes shall not be shorter than 2.0m (6' 7") without a 100mm (4") top section.
3. Stakes shall not have less than 10% of the composition left at the top of the field.
4. Stakes represent 1mm 2×2 (nominal) to 1 vertical (1:1) shall have ground yields with regular cover of other substitution method.
5. All dead lines shall be minimum 1 diameter and have a 1% minimum yield.
6. All dead lines shall be minimum with 100% or per cent.
7. All dead lines and stems shall be as solid and cut with proper sharp surface or proposed field grades, and shall be cleaned of all debris at the top.
8. Driveline should be disassembly.
9. Computer shall coordinate of field locations to be not to conflict with field installation.

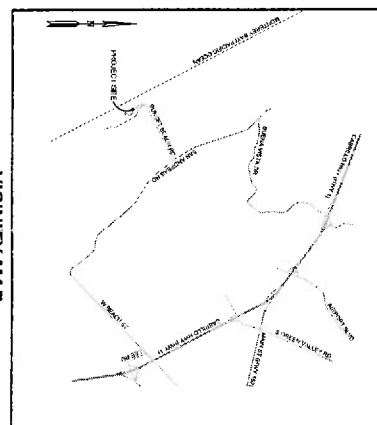
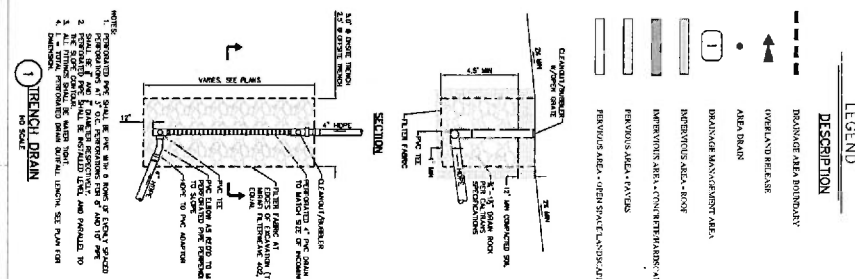
A.D.	Active Duty	N.L.C.	Not in Contact
B.C.	Bachelor's Degree	U.C.	University
B.W.	Back of Week	P.A.	Plumbing Area
C.B.	Center Line	P.O.D. Elevation	
E.L.	Emergency Lift	S.O.	Stations
E.O.P.	Equal	T.O.P.	Top of Cut
F.F.	Finish Floor Elevation	T.G.	Top of Grade
F.F.	Finished Grade	T.R.	Top of Runback
F.L.	Flow Line	T.F.	Top of Fence
G.B.	Ground Surface	T.O.C.	Top of Casing
H.P.	High Point	T.O.F.	Top of Footing
H.P.S.	High Point in Slope	T.S.	Top of Slope
		T.W.	Top of Wall
		TYP.	Typical

Proposed Grade Break
 Limit of Grading
 2.0%
 Proposed Flow Line
 1.0%
 Flow Direction / Slope Direction w/ Percentage
 Existing Grades
 287.66 RW
 286.50 FS
 Proposed Finish Grades

EXPDIRT: 640 CY



RJA
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO GURDY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302



VICINITY MAP
SCALE: N.T.S.
MEASURES:

SCALE: N.T.S

- LIST OF SITE DESIGN MEASURE**

3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. PERVIOUS PAVING.
5. SWALES TO PROVIDE DEPRESSED AREAS FOR TEMPORARY MICRO PONDING.

- ### LIST OF SOURCE CONTROL MEASURES (SCM)

3. MAINTENANCE OF THE WINDY PAVES SWEEPING PROCEEDURES, GOOD HOUSE KEEPING

1. THE PROJECT IS LOCATED WITHIN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD POST CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT AND REDEVELOPMENT PROJECTS IN THE CENTRAL COAST, ADOPTED BY RESOLUTION 2003-0008.

2. **MADEIRA (CITY OF SANTA CRUZ) DEFEAT IN STANDSTILL BATTLE, FEBRUARY 2017** THIS PROJECT IS CONSIDERED A "STANDSTILL" PROJECT BECAUSE THE PROJECTS ARE THOSE THAT ARE NOT REPEATING BETWEEN 500 AND 5,000 US DOLLARS. SUBJECTS IN THIS MARKET ARE TO MINIMIZE AND MITIGATE POLICY RISKS AND TECHNOLOGY "JUMP" DUE TO THE INFLATIONARY. THE REASON THAT THIS IS NOT A STANDING AND STANDSTILL CONTROL. DRAMA SYSTEMS TO MEET MARKET DEMAND IN THE RISK-REDUCING FINANCING.

1. THE NRC'S CLASSIFIED THIS SITESITE AS A HYDROLOGIC SOIL GROUP A WITH AN INFILTRATION RATE BETWEEN 6 INCHES AND 20 INCHES

4. HYDROCOLLECTION IS NOT REQUIRED FOR MEDIUM SIZE PRODUCTS THAT ADD OR REPLACE BETWEEN 500 AND 5,000 SQUARE FEET, PER COUNTY OF SANTA CRUZ DESIGN STANDARDS.

5. SHOULD BE THE LEACH FIELD PAIL. NEW LEACH FIELD WILL BE PLACED IN RESERVE LEACH FIELD AREA AND STORMWATER TRENCH DRAIN WILL BE RELOCATED TO TRENCH DRAIN RESERVE AREA. A STORMWATER PUMP WILL BE REQUIRED TO USE THE TRENCH DRAIN RESERVE AREA.

- RESERVE THEM.
- PREVIOUS CONCRETE PAVERS NOTES

1. DESIGN OF PREVIOUS PAVERS SHALL BE REVIEWED BY THE CONCRETE PAVEMENT MANUFACTURER. A REPORT OF THE SURVEILLANCE SHALL BE FORWARDED TO THE PROJECT ENGINEER PRIOR TO THE START OF THE PREVIOUS PAVEMENT.

2. INSTALLATION OF PERVIOUS PAVERS SHALL ONLY BE DONE BY CONTRACTORS HOLDING A CERTIFICATE OF COMPLETION IN THE KEN PERVIOUS PAVES INSTALLER TECHNICIAN.

- PERSONS WITH THE ABOVE LISTED SKILLS SHALL HAVE AT LEAST ONE FOREMAN WITH THIS CERTIFICATION ON THE JOB SITE AT ALL TIMES.

- [illegible]

- 10

- | Year | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | |

- 100

- [illegible]

- [illegible]

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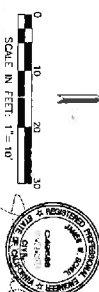
- *Journal of the American Medical Association* 196; 10: 1000-1001

- REGISTERED PROFESSIONAL
JAMES M. BOGARD
JAN 19 1964

- 0 10 20 30

- SCALE IN FEET: 1" = 10'

-



SCALE IN FEET: 1"=10'



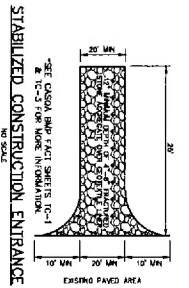
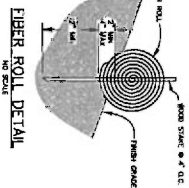
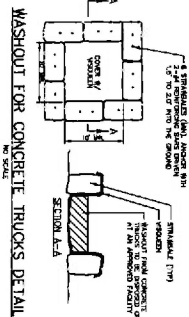
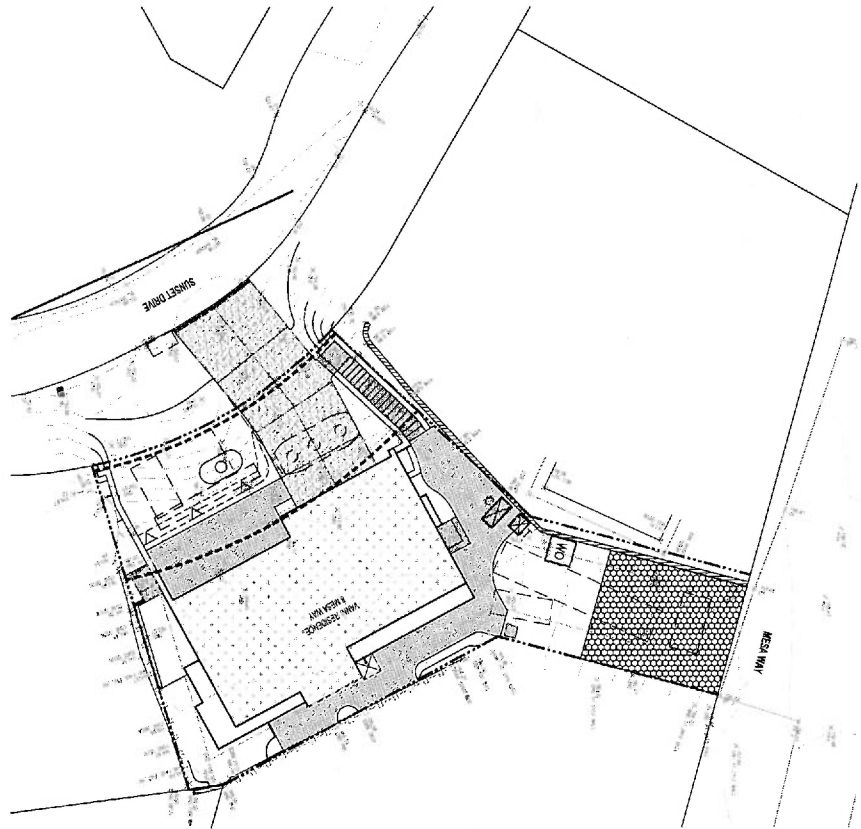
C-02

PRELIMINARY
NOT FOR CONSTRUCTION

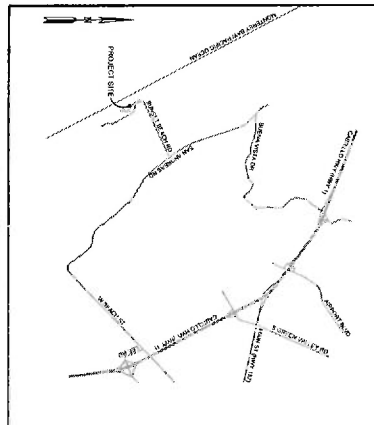
PRELIMINARY STORMWATER MANAGEMENT PLAN

VANNI RESIDENCE
8 MESA WAY
WATSONVILLE, CA 95076-9676

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO DELROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302



VICINITY MAP SCALE: N.T.S.



BASED POLYMER CONTROL NOTES

1. The Project Control Plan and Type of the structure that they have during construction. See to
2. The Project Control Plan and Type of the structure that they have during construction. See to
3. The Project Control Plan and Type of the structure that they have during construction. See to
4. The Project Control Plan and Type of the structure that they have during construction. See to
5. The Project Control Plan and Type of the structure that they have during construction. See to
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8. The Project Control Plan and Type of the structure that they have during construction. See to
9. The Project Control Plan and Type of the structure that they have during construction. See to
10. The Project Control Plan and Type of the structure that they have during construction. See to

SCALE	DATE	BY	CHKD
1" = 10'	10/30/2019	JVA	JVA
1" = 20'	10/30/2019	JVA	JVA
1" = 40'	10/30/2019	JVA	JVA

LEGEND

- 1. HYDROLOGICAL CONTROL - FIBER ROLL
- 2. HYDROLOGICAL CONTROL - FIBER ROLL
- 3. HYDROLOGICAL CONTROL - FIBER ROLL
- 4. HYDROLOGICAL CONTROL - FIBER ROLL
- 5. HYDROLOGICAL CONTROL - FIBER ROLL
- 6. HYDROLOGICAL CONTROL - FIBER ROLL
- 7. HYDROLOGICAL CONTROL - FIBER ROLL
- 8. HYDROLOGICAL CONTROL - FIBER ROLL
- 9. HYDROLOGICAL CONTROL - FIBER ROLL
- 10. HYDROLOGICAL CONTROL - FIBER ROLL



C-03

NOT FOR CONSTRUCTION

DATE	BY	CHKD	SCALE
10/30/2019	JVA	JVA	1" = 10'
10/30/2019	JVA	JVA	1" = 20'
10/30/2019	JVA	JVA	1" = 40'

PRELIMINARY EROSION CONTROL PLAN

VANNI RESIDENCE
8 MESA WAY
WATSONVILLE, CA 95076-9676

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
9025 CAJON AVENUE • SUITE 100 • SAN JOSE, CA 95131
PHONE: (408) 848-0300 FAX: (408) 848-0302

LANDS OF VANNI ONSITE WASTEWATER TREATMENT SYSTEM

8 MESA WAY, WATSONVILLE
APN: 046-172-17

GENERAL NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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EROSION AND SEDIMENT CONTROL

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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STAGES TO BE INSPECTED

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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PROJECT INFORMATION

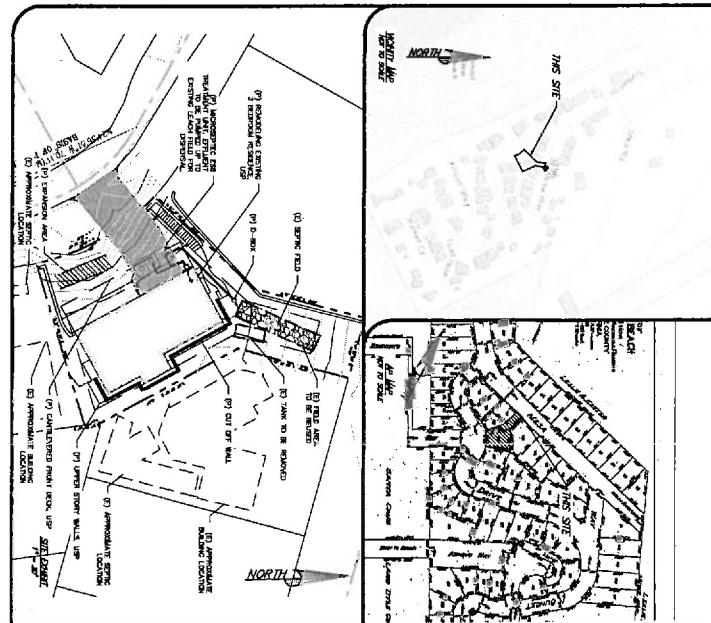
PROJECT NAME: LANDS OF VANNI
PROJECT ADDRESS: 8 MESA WAY, WATSONVILLE, CA 95070
PROJECT PHONE: (408) 855-1517
PROJECT FAX: (408) 855-1517
PROJECT EMAIL: info@hoganland.com

SYSTEM DESIGN CRITERIA

PERCOLATION TEST: 1.18 INCHES PER HOUR (INCHES PER HOUR)
DESIGN FLOW: 1.18 INCHES PER HOUR (INCHES PER HOUR)
DESIGN FLOW: 1.18 INCHES PER HOUR (INCHES PER HOUR)
DESIGN FLOW: 1.18 INCHES PER HOUR (INCHES PER HOUR)
DESIGN FLOW: 1.18 INCHES PER HOUR (INCHES PER HOUR)

ALTERNATIVE SYSTEM DESIGN

ALTERNATIVE SYSTEM DESIGN: 1.18 INCHES PER HOUR (INCHES PER HOUR)
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ALTERNATIVE SYSTEM DESIGN: 1.18 INCHES PER HOUR (INCHES PER HOUR)



REVISION BLOCK	DATE	BY	DESCRIPTION
1	12/17/20	GF	STATE COMMENTS
2	12/17/20	GF	STATE COMMENTS

LANDS OF VANNI

OWTS SYSTEM NOTES

8 MESA WAY

WATSONVILLE, CALIFORNIA

3 BEDROOMS

APN: 046-172-17

HOGAN LAND SERVICES

1702 4TH STREET

SANTA ROSA, CA 95404

www.hoganland.com

TEL (707) 644-2104

FAX (707) 522-2105

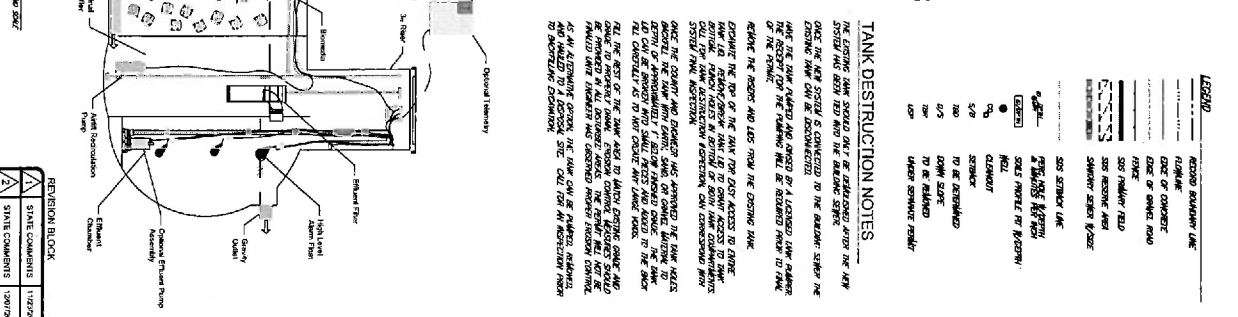
DATE: 12/17/20

BY: GF

THIS PLAN WAS PREPARED BY MC OR UNDER MY DIRECTION AT THE REQUEST OF CHRIS VANNI IN FEBRUARY, 2019

SEAL

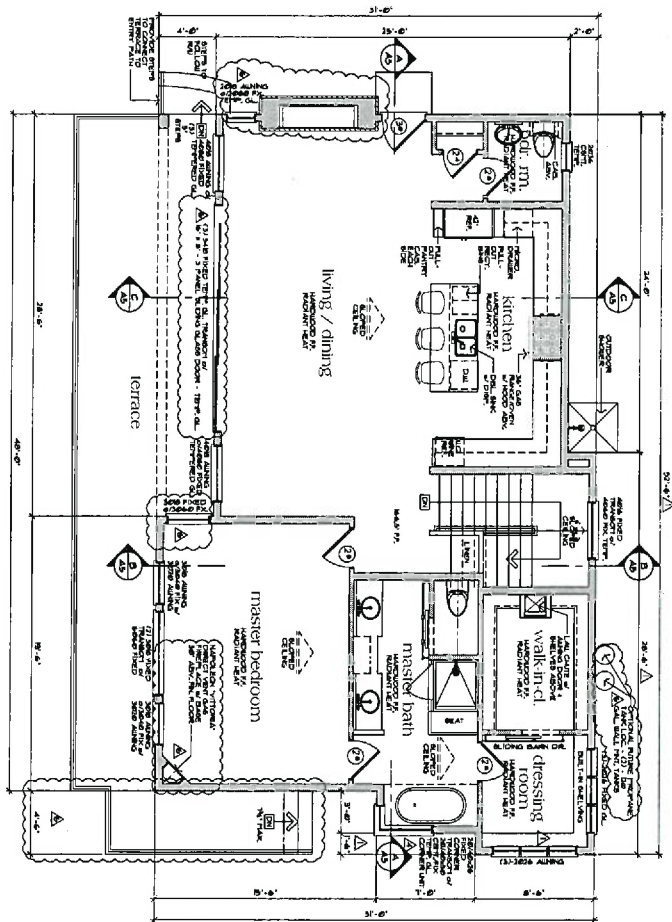
SEAL



DRY. NO THIS PLAN WAS PREPARED BY ME OR
UNDER MY DIRECTION AT THE REQUEST OF
CHK: GFRS CHRIS VANNI IN FEBRUARY, 1916
PW: OF
DATE: 12/7/20
JOB #: 3798
GEOFFREY FLOISSNER, R.C.E. 82669

SEAL OF THE DISTRICT OF COLUMBIA
REGISTERED PROFESSIONAL
ENGINEER & ARCHITECT
NO. 30991
EXP. 9/30/08
STATE OF CALIFORNIA

Typical Laundry Chute Detail



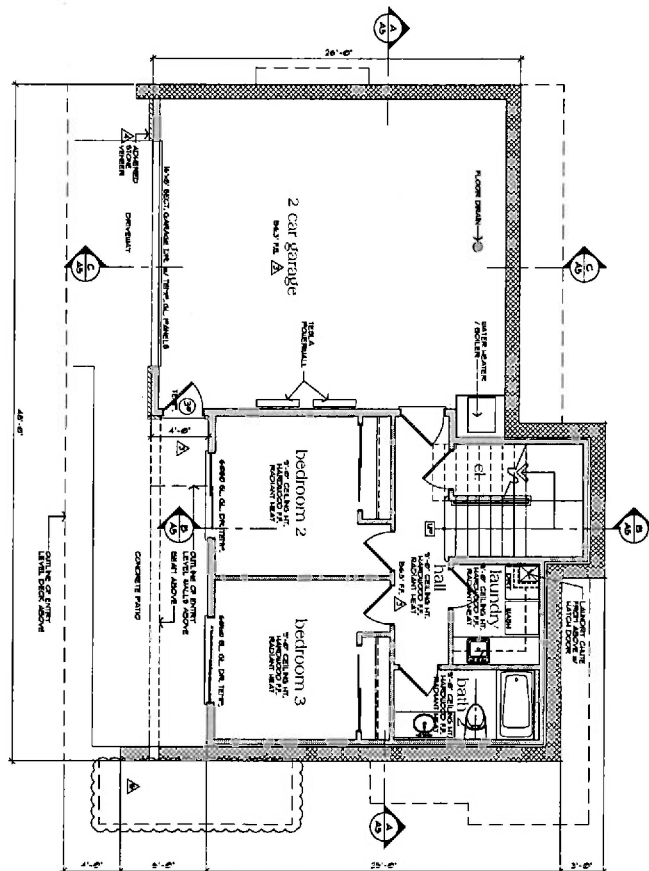
Entry Level Floor Plan

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

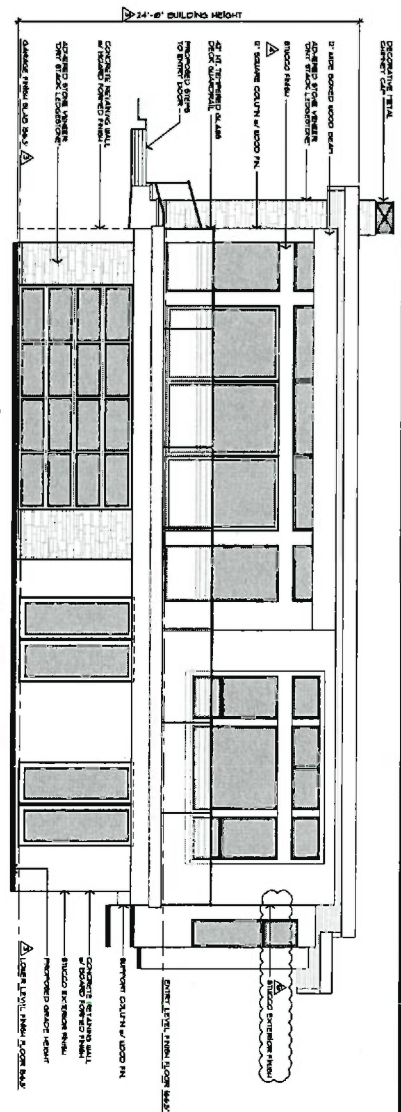
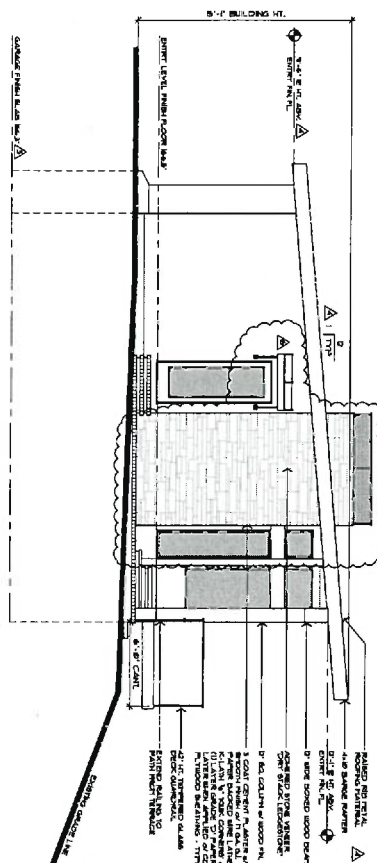
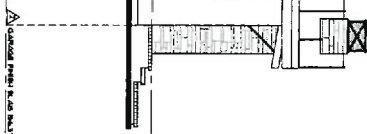
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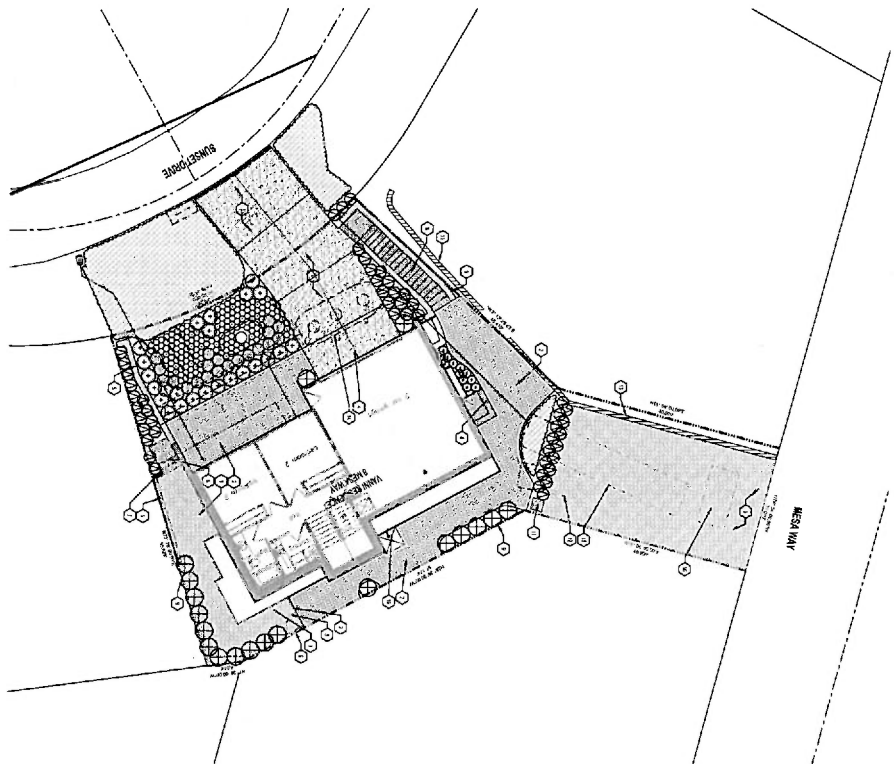
Lower Level Floor Plan
 1199 sq. ft. Lower Level

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




<p>DATE 11/20/2011</p> <p>SCALE 1/4"=1'-0"</p> <p>DESIGNED BY D. HENNING</p> <p>CHECKED BY D. HENNING</p> <p>DATE 11/20/2011</p> <p>NO. 02/0711</p> <p>PROJECT A3</p>	<p>DRAWING TITLE Lower Level Floor Plan</p> <p>JOB TITLE Vanni Beach House</p> <p>JOB ADDRESS 8 Mesa Way, Apt N 046-172-17 Watsonville, California</p>	<p>Design Associates, Inc. A California Corporation 19640 Sutter Blvd., Suite 509 Moraga, CA 94556 925.937.1100 www.designassociatesinc.com</p>	<p>THIS PLAN AND SPECIFICATIONS SHALL BE THE PROPERTY OF DESIGN ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF DESIGN ASSOCIATES, INC. IF THE PLAN IS USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DESIGN ASSOCIATES, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF DESIGN ASSOCIATES, INC. IS PROHIBITED. DESIGN ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS PLAN AND SPECIFICATIONS. THE USER OF THIS PLAN AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO DESIGN ASSOCIATES, INC. AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE USER OF THIS PLAN AND SPECIFICATIONS.</p>	<p>NO. / DATE / REVISION</p> <p>1 / 11/20/2011 / 11/20/2011</p> <p>2 / 11/20/2011 / 11/20/2011</p> <p>3 / 11/20/2011 / 11/20/2011</p> <p>4 / 11/20/2011 / 11/20/2011</p> <p>5 / 11/20/2011 / 11/20/2011</p> <p>6 / 11/20/2011 / 11/20/2011</p> <p>7 / 11/20/2011 / 11/20/2011</p> <p>8 / 11/20/2011 / 11/20/2011</p> <p>9 / 11/20/2011 / 11/20/2011</p> <p>10 / 11/20/2011 / 11/20/2011</p>
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[illegible]



PLANTING LEGEND:

SYMBOL CALLOUT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
⊕	Platanus malabarica "Mirage Chateau"	Malaya Chateau	5 Gall.	36" O.C.	Column, Hedge	L
GROUNDCOVER						
⑦	Cornus "Dusty Baker"	Red Australian Frutela	1 Gall.	36" O.C.	Groundcover	L
⑨	Hedera madras "Reverend's mantle"	Island Aalam Road	1 Gall.	12" O.C.	Groundcover	ML
	Reverend's mantle "Reverend's mantle"	Private Recovery	1 Gall.	48" O.C.	RM Groundcover	ML
HERBS						
☉	Saka officinalis "Resurrection o' Thomas Beauty"	Common Sage	1 Gall.	36" O.C.	Culinary	L
☉	Thymus vulgaris "Piper 182 Clark's Choice"	Chief's Choice Rosemary	1 Gall.	24" O.C.	Culinary	L
☉	Thymus vulgaris	Garden Thyme	6" Pot	12" O.C.	Culinary	L

PLANTING NOTES:

- [illegible]

CONSTRUCTION LEGEND	
ITEM	DESCRIPTION

1	Discarded parts or gravel paving.
2	Previous drains available from Diagram Code: TBD
3	Previous covering of materials now removed. Previous concrete shown.
4	Deep scale joint
5	Reaching wall
6	Gates
7	4" high rubber seal fence
8	3" wide rubber seal and brick
9	Existing masonry fence back to mainline
10	Outdoor shower pan attached per plan. Concrete supports
11	Existing asphalt to be removed
12	Existing retaining wall
13	New scale tank
14	Existing scale lines - protect in place
15	Scale coverage (if requested area)

IRRIGATION CONCEPT

[illegible]

MULCH NOTE:

Contractor shall install a 3" layer of shredded wood mulch in all shrub and groundcover areas unless otherwise noted. Mulch shall be "Mahogany Mulch Mini" available from Zanker Landscape Materials. Phone #408-586-9292.

SOIL AMENDMENT NOTE 1:

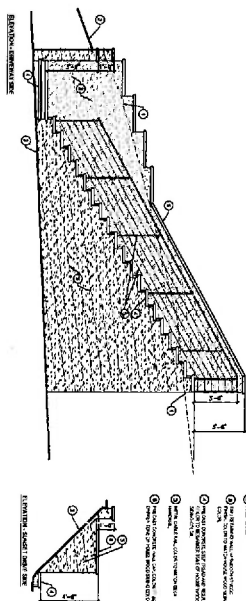
requirements of the recommendations, as a result of the required soils testing, compost at a rate of a minimum of 4 cubic yards per 1,000 square ft of permeable area shall be incorporated to a depth of 6" into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling. Compost shall be "Z-Biol Dynamic Compost" available from Zenker Landscape Materials. Phone 440-858-9292.

SOIL AMENDMENT NOTE 2:

Regardless of the recommendations as
result of the required soils testing, the
soil amendment Tru-C Humate® avail-
able from Tru-C Enterprises and distributors
or approved equal shall be top dressed
and incorporated into the soil at a rate of
10 LBS./1,000SF

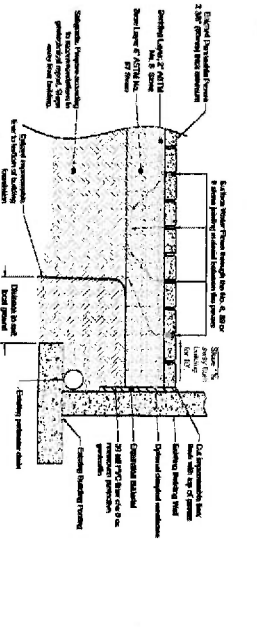
VICINITY MAP

SCALE: N.T.S.



PRELIMINARY STAIRCASE DETAIL ELEVATION

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



B PRELIMINARY PAVEMENT DETAIL
SCALE: N.T.S.

100

10 20 30

SCALE IN FEET: 1" = 10'

PRELIMINARY LANDSCAPE PLAN

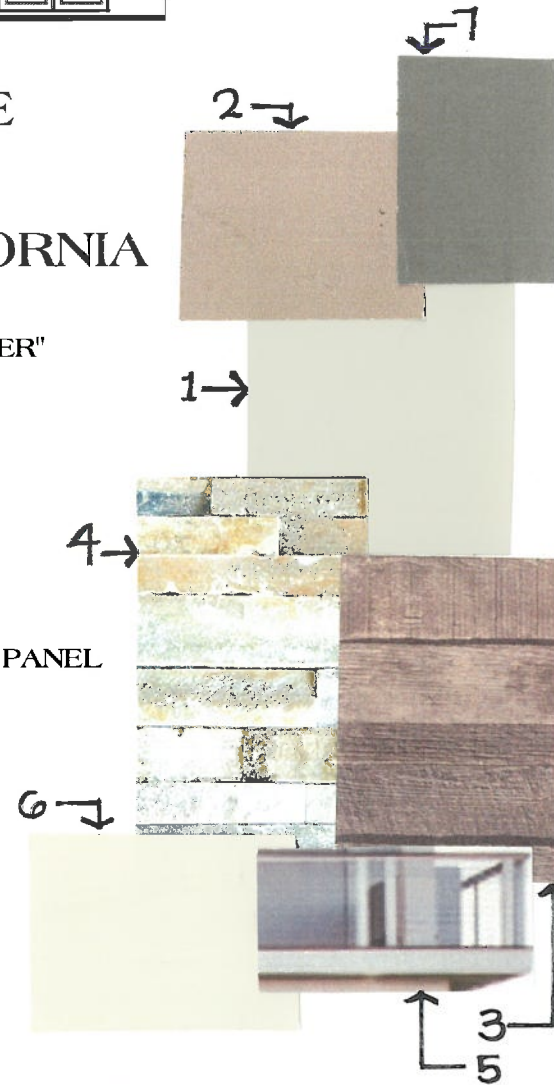
VANNI RESIDENCE
8 MESA WAY
WATSONVILLE, CA 95076-9676

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302



VANNI RESIDENCE 8 MESA WAY WATSONVILLE, CALIFORNIA

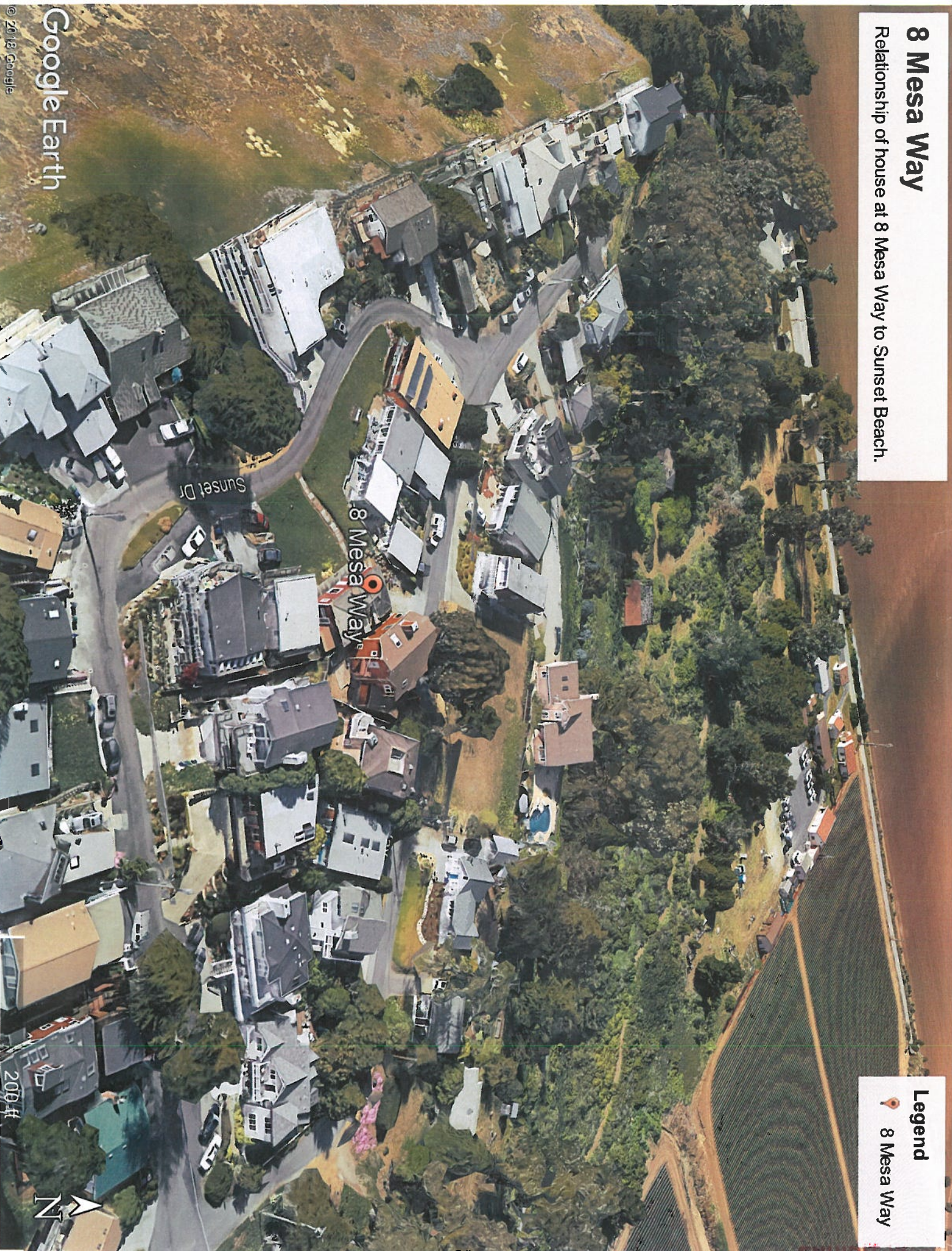
- 1 PAINT BASE COLOR: BENJAMIN MOORE "REVERE PEWTER"
HC-172 OR SIMILAR
- 2 TRIM/SIDING COLOR: SHERWIN WILLIAMS SW 3002
"BELVEDERE TAN" OR SIMILAR
- 3 EXTERIOR SIDING: 6" HORIZONTAL SIDING
- 4 STONE VENEER: MG "JADE PEARL" STONE VENEER PANEL
- 5 DECK RAILING: TEMPERED GLASS
- 6 WINDOW FRAMES: TAN OR SIMILAR
- 7 ROOFING MATERIAL: RAISED RIB METAL ROOFING
BY ASC BUILDING PRODUCTS
TAUPE COLOR OR SIMILAR



DZ Design Associates, Inc.
18640 Sutter Blvd. Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

8 Mesa Way

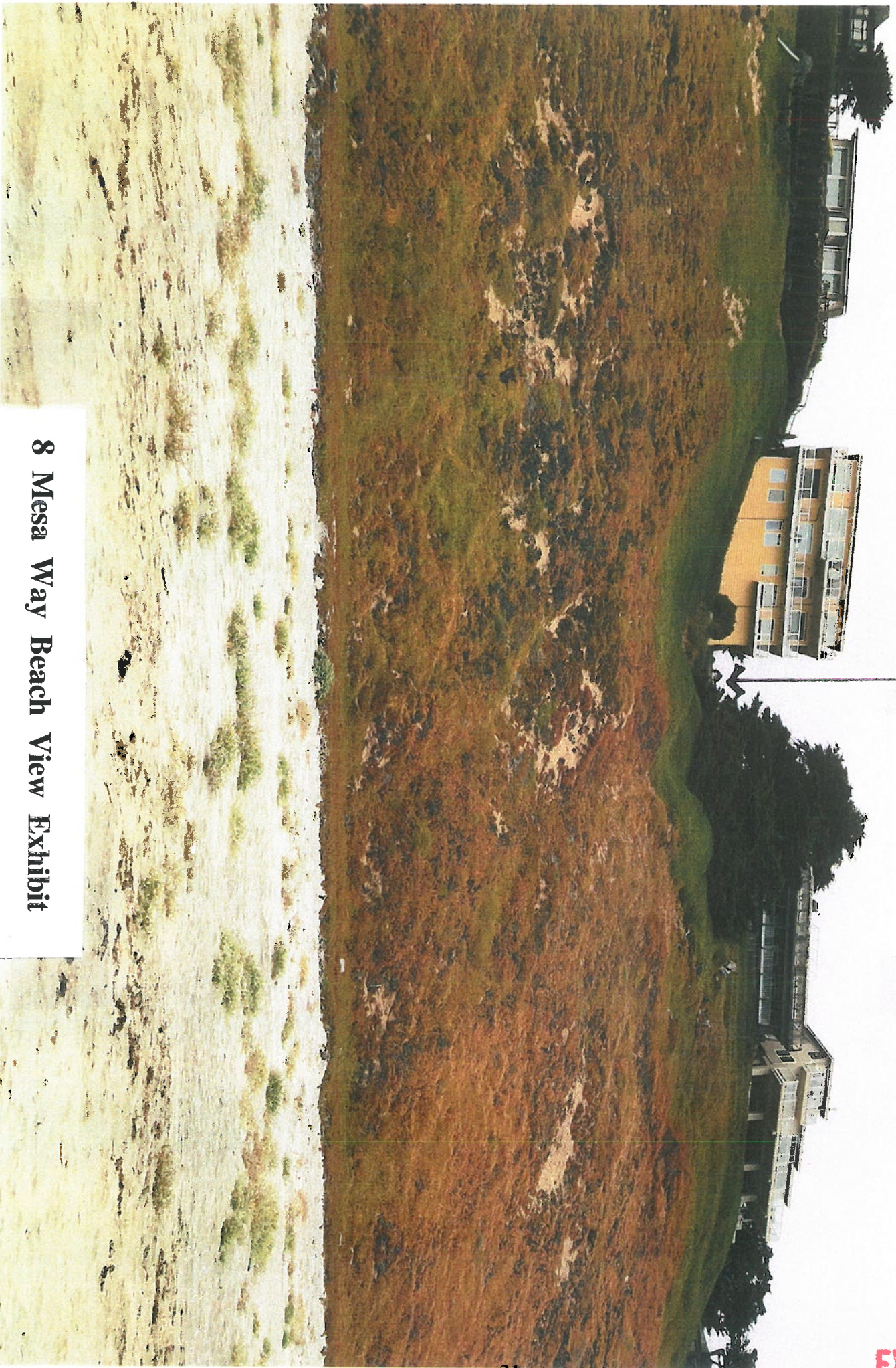
Relationship of house at 8 Mesa Way to Sunset Beach.



Legend

 8 Mesa Way

EXISTING 8 MESA WAY
RESIDENCE PORTER
(NEW ROOF LOWER)



8 Mesa Way Beach View Exhibit

FOR TAX PURPOSES ONLY

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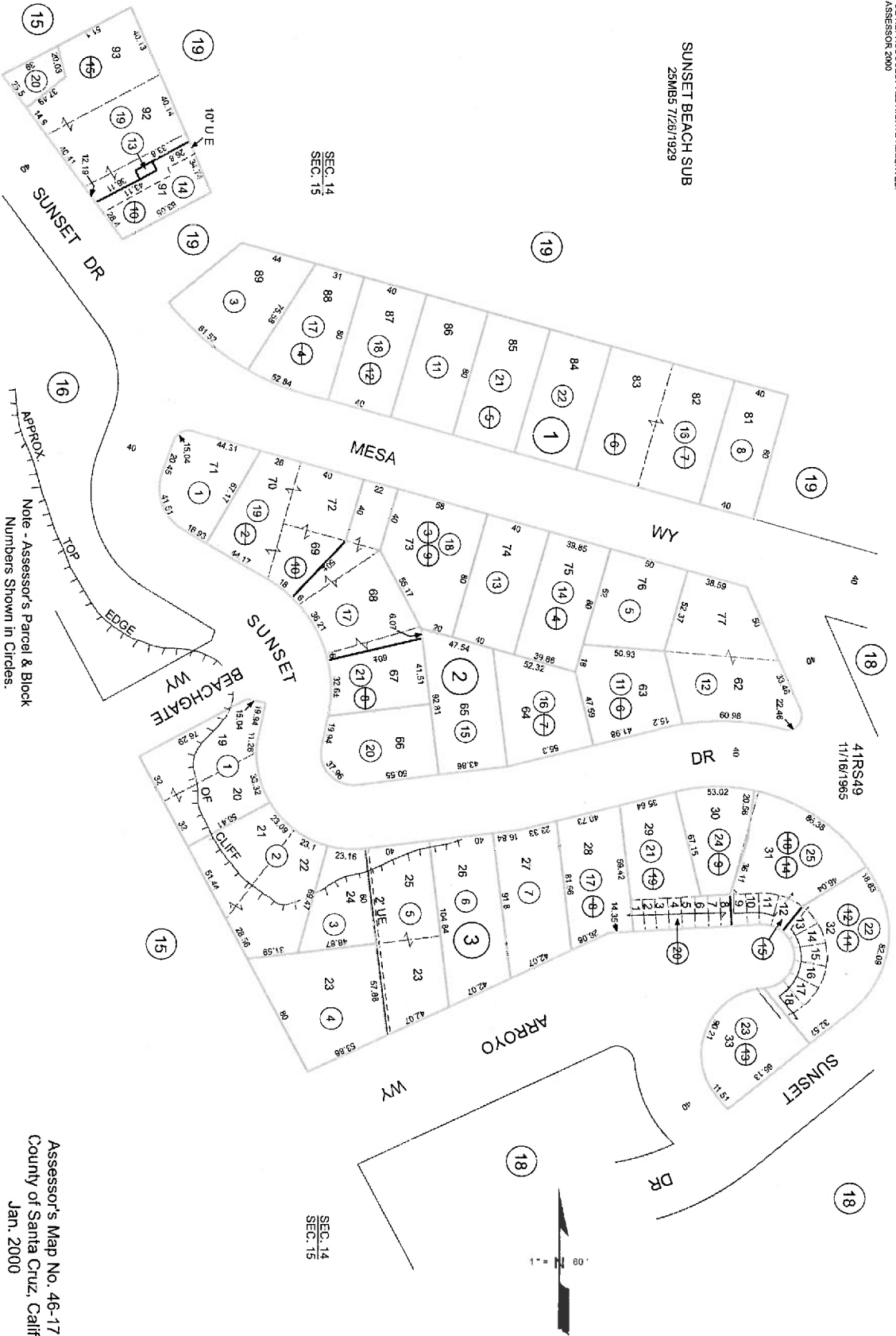
POR. SAN ANDREAS RANCHO

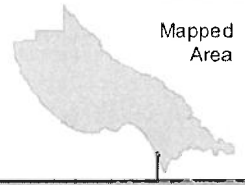
N.W. 1/4 SEC. 14 & N.E. 1/4 SEC. 15, T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-282

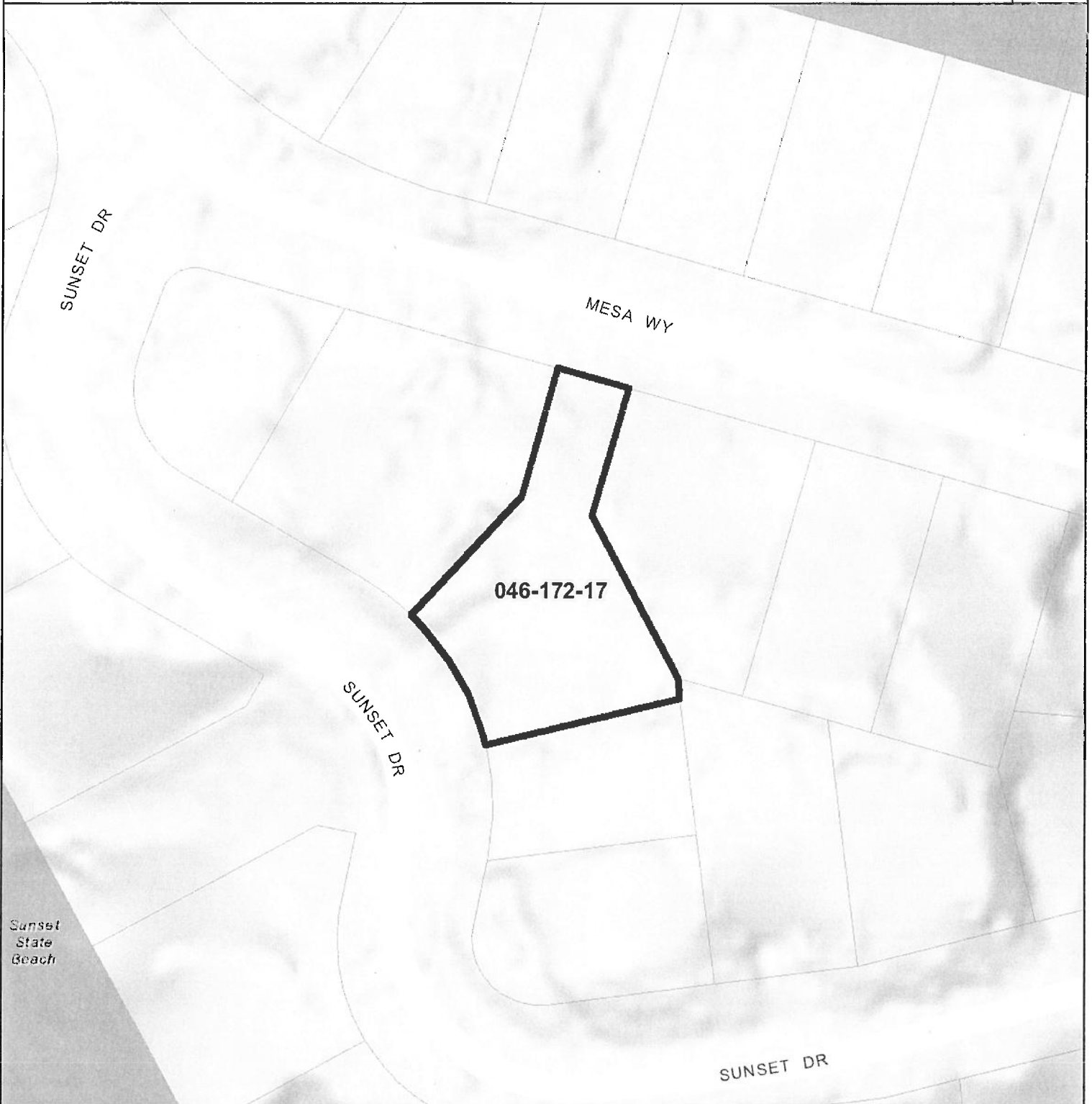
46-17

Electronically redrawn 1/27/00 KSA
Rev. 1/3/19 jg (18-0023021 & 29, LBA 3-24 & 25)








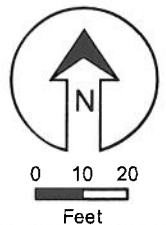
Parcel Location Map



Parcel: 04617217

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 6 Jul. 2021

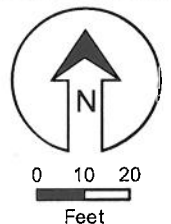




Parcel Zoning Map



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







SANTA CRUZ COUNTY PLANNING DEPARTMENT

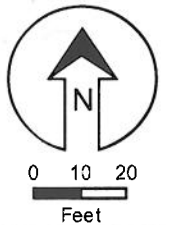
Parcel General Plan Map



Mapped
Area



-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*



Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Pajaro Valley
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire Protection District
Drainage District: Outside Flood Control District

Parcel Information

Parcel Size: Approximately 4,480 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Mesa Way and Sunset Drive
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Residential Density)
Zone District: R-1-6 (Single Family Residential (Minimum parcel size, 6,000 square feet))
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.: ☒ Yes ☐ No

Technical Reviews: Soils Report Review, 100-yr Bluff Retreat Analysis

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Less than 30 percent slopes
Env. Sen. Habitat: Mapped Biotic resource/no physical evidence on site
Grading: Approximately 650 cubic yards of grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource
Archeology: Not mapped



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

9 May 2019

Christopher Vanni
8080 Santa Teresa
Gilroy, CA 95076

Subject: Review of the Geotechnical Investigation for 8 Mesa Way/APN 046-172-17 dated 21 June 2018 and the Estimated 100-year Coastal Blufftop Recession Setback dated 29 March 2019 by Haro, Kasunich and Associates – Project No. SC11479.1

Project Site: 8 Mesa Way
APN 046-172-17
Application No. REV181079

Dear Applicant:

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

1. All project design and construction shall comply with the recommendations of the subject reports.
2. Final plans shall reference the two subject reports by titles, author and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

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", and "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).


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.

Review of the Geotechnical Investigation for 8 Mesa Way/APN 046-172-17 dated 21 June 2018
and the Estimated 100-year Coastal Blufftop Recession Setback dated 29 March 2019 by
Haro, Kasunich and Associates – Project No. SC11479.1
APN 046-172-17
9 May 2019
Page 2 of 3

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

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or rick.parks@santacruzcounty.us

Respectfully,



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

Cc: Environmental Planning, Attn: Robert Loveland
Planning Department, Attn: Nathan MacBeth
Haro, Kasunich and Associates, Attn: Moses Cuprill, PE

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.