



Staff Report to the Zoning Administrator

Application Number: **211202**

Applicant: John Mandella
Owner: Jennifer and John Mandella
APN: 060-121-09
Site Address: 23 Eastridge Dr, Santa Cruz

Agenda Date: July 15, 2022
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct a 720 square foot detached garage on a parcel developed with a single-family home. Requires an Administrative Site Development Permit to construct an accessory structure exceeding 640 square feet and Minor Exceptions to reduce the required rear yard setback from 15-feet to 10 feet and reduce the required side yard setback from 15-feet to 8.5 feet.

Location: Project site is located on the corner of Eastridge Drive and Eastridge Court, approximately 0.6 miles north of the entrance to Pasatiempo Golf Course (23 Eastridge Drive).

Permits Required: Administrative Site Development Permit and Minor Exception

Supervisory District: 5th District (District Supervisor: Bruce McPherson)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211202, based on the attached findings and conditions.

Project Description & Setting

The project site is an approximately 21,237 square foot parcel located on a sloping hillside in the Pasatiempo neighborhood. The site is developed with a 1,550 square foot single-family dwelling and an approximately 400 square foot detached accessory structure. The site slopes downward from north to south sides, changing in elevation by approximately 40-feet from north property line to south property line.

The proposed project involves the construction of a new 720 square foot detached garage. The garage would be sited just downhill of the existing dwelling, in an existing undeveloped area of the parcel that was graded flat at some point in the past. The garage itself is a 30'x24' wood-framed building with a pitched roof at a maximum height of 14'4". An 8'x16' garage door is on the west side of the building. Windows and doors are limited to the north side of the structure.

The garage is proposed in the southeast corner of the property, approximately 80-feet back from the front yard on Eastridge Drive, approximately 10 feet from the rear property line, and 8.5 feet from the south property line. Since the site is sloped, a 6-foot concrete retaining wall is proposed along the south property line which will be backfilled with a combination of excavated soil and backfill (191 cubic yards of embankment, with 45 yards of imported fill). The applicant also proposes a 6-foot wood fence along the top of the retaining, both to retain privacy and to provide fall protection.

The proposal to construct an accessory structure greater than 640 square feet within the Urban Services Line requires a Level 5 Administrative Site Development permit. The request to reduce the site and rear yard setbacks requires a Minor Exception.

Zoning & General Plan Consistency

The subject property is a 21,436 square foot lot, located in the R-1-20 (Single-family residential - 20,000 square feet) zone district, a designation which allows residential uses. The proposed accessory structure is permitted use within the zone district and the zoning is consistent with the site's R-UVL (Urban Very Density Residential) General Plan designation.

13.10.611 Accessory Structures in Residential Zone Districts

Development restrictions for accessory structures are detailed in Tables 13.10.611-1 and 13.10.611-2. Table 2 restricts accessory structures to 640 square feet when proposed on properties within the Urban Services Line, unless approved with a Level 5 Administrative Site Development Permit. The proposal otherwise complies with the limits for height and features provided for accessory structures.

SCCC 13.10.323(E)(6)(f) Site and Structural Dimension Exceptions Relating to Structures

Provided that the garage design incorporates the following features, a Minor Exception may be granted to allow a 50 percent reduction of the required setback distances to the rear and interior side property lines:

- A. There shall be no windows, doors or other openings on garage walls that are less than five feet from the side or rear property lines.
- B. The garage shall have a minimum front setback of 40 feet, or, for parcels less than 80 feet deep, the minimum front setback to the garage shall be 50 percent of the parcel's depth.
- C. Eaves or other projections on garages with reduced setbacks shall extend no more than two additional feet closer to the rear and side yard property lines, and no closer than allowed by the California Residential Building Code (CRC).
- D. The garage shall have a maximum depth of 30 feet.

The proposed garage meets or exceeds the requirements listed in A through D. It is also noted that an identical request (for a reduction in setbacks) could be granted without discretionary approval on a smaller parcel.

13.10.235 Minor Exceptions

Minor exceptions “provide a streamlined discretionary review process to allow consideration of minor variations from the zoning district site standards established for height, setbacks, separation between structures on the same property, lot coverage and floor area ratio.” The applicant proposes a reduction in the side and rear yards, from 15-feet to 10 and 8.5 feet. Planning staff support the location of the garage based on the topography of the parcel, which constrains development (particularly in terms of access) on the north side of the property and because the location of the septic system and leach field preclude development of a structure closer towards Eastridge Drive. Development conforming to the setbacks would require significant grading of the hillside. Finally, the proposed detached garage matches the development pattern of other properties in the vicinity.

Public Outreach/Public Comment

The property owners to the south of the subject property, 17 Eastridge Drive, have reached out to Planning Staff on several occasions to voice their concerns about the proposed project and the impacts to their property. The primary concern raised was with regards to the appearance of the proposed retaining wall and fence when viewed from the neighboring yard. As indicated in Exhibit H, the neighbor has requested the fence be reduced in height and relocated back from the top of the proposed retaining wall.

Conditional Approval

The proposed 6-foot retaining wall and 6-foot fence are both in compliance with regulations for maximum fence and retaining wall heights. However, both features would be placed because of the proposed reductions in setbacks; a setback compliant structure would not require a retaining wall or fence in this location or at the proposed height. Therefore, Staff proposes that in compromise of reduced setbacks, the project requires a compromise on the height and location of fencing. Approval of the application is recommended based on the following conditions of approval (Exhibit D, Conditions III (D, E, and F), which will ensure the project is compatible with the existing and proposed structures and uses in the area:

1. Fencing within three feet of the property line is limited to 42”.
2. Fencing within the proposed 8.5-foot side yard setback cannot exceed 6-feet.
3. The applicant may create additional side yard space by pushing the garage northward, subject to approval by the Building Department and provided the applicant prepares a revised plan set for this discretionary project file.

It is noted that the County does not regulate the height of vegetation, and that the installation of a privacy hedge is allowed in conjunction with, or in-lieu of, the fence.

Conclusion

The proposed project is a design that is consistent with development patterns in the neighborhood. However, the configuration of the proposed garage and the existing location of the neighbor’s home creates a visual conflict that is not explicitly addressed by County regulations. Provided that the applicant agrees with the proposed conditions of approval, Planning staff determines that 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 **211202**, 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: Evan Ditmars
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3227
E-mail: evan.ditmars@santacruzcounty.us

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 (REV211581)
- H. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 211202

Assessor Parcel Number: 060-121-09

Project Location: 23 Eastridge Dr, Santa Cruz

Project Description: Proposal to construct a 720 square foot detached garage

Person or Agency Proposing Project: John Mandella

Contact Phone Number: 831-246-0651

- 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:

Construction of an accessory structure, on-site with an existing single-family dwelling, an area designated for residential uses.

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

Evan Ditmars, Project Planner

Date: _____

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 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 garage 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-1-20 (Single-family residential - 20,000 square feet) 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 with the exception of reduced setbacks for which a Minor Exception is proposed and Administrative Development Permit as outlined below.

Santa Cruz County Code 13.10.611 (Accessory structures in residential zone districts) provides development standards for accessory structures. Table 13.10.611-2 specifies a 640 square foot limit for building permit-level approval of accessory structures in the Urban Services Line. Accessory structures greater than that limit can be approved, provided an Administrative Site Development is obtained. The ordinance acknowledges that structures greater than 640 square feet are not prohibited but do require a higher level of review.

Except for reduced side and rear yard setbacks, project site will remain consistent with the development standards of the R-1-20 zone district. The reduction in setbacks does not result in conflicts with the purpose of the residential zone districts (as described in SCCC 13.10.321). The proposed project is consistent with the existing pattern of development in the vicinity, which includes detached garages and will be “compatible with the physical limitations of the land.” As conditioned, the project will not result in an infringement on the light or privacy of adjacent residential properties.

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 garage would be ancillary to a residential use, which is consistent with the use and density requirements specified for the R-UVL (Urban Very Density Residential) land use designation in the County General Plan.

The proposed garage, even with reduced setbacks, will maintain approximately 40-feet of separation from adjacent dwellings. The structure will be visible from other structures or properties

but will not adversely impact the light, solar opportunities, air, and/or open space. Except for a reduction in the side and rear yard setbacks and size of the accessory structure being greater than 640 square feet, the proposed structure meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed garage 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) and the project will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity and is proportional to the lot size.

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 garage is to be constructed on an existing developed lot served by existing public utilities. A small increase in traffic is expected during construction, but once complete, the structure will not contribute to traffic in the vicinity or overload existing utilities serving the site.

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 garage is consistent with the land use intensity and density of the neighborhood.

Minor Exception 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 project site is moderately sloped, especially in areas adjacent to the existing development, which precludes an attached garage or a detached garage with a more conforming setback. Significant grading would be required to place the structure in a setback-compliant location. A reduction to the rear yard setback is necessary because the septic and leach field are located between the project area and Eastridge Drive, preventing permanent development in that area.

Detached garages are a development pattern found throughout the neighborhood.

2. That the granting of such 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.

The proposal complies with the purposes of the R-1-20 zone district described in SCCC 13.10.321(A) in that the proposed development achieves a pattern of “residential settlement that are compatible with the physical limitations of the land (e.g., location of existing septic system) and the natural resources of the County and that do not impair the natural environment.” The structure is sited to require limited grading of the existing hillside compared to a set-back compliant proposal.

The proposed garage complies with the special design standards described in SCCC 13.10.323(E)(6)(f) for garages with reduced setbacks, including a prohibition on windows within 5-feet of a property line, a 40-foot minimum front setback, and a 30-foot maximum depth. The garage will be constructed in accordance with the California Building Code and with prevailing building technology to ensure optimum in safety and the proposal does not change the existing, primary use of the property as single-family residential, a use which is consistent with the intent and purpose of the R-1-20 zone district.

3. That the granting of such variance 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.

Santa Cruz County Code 13.10.235 provides a streamlined discretionary review process for Minor Exceptions from zone district site standards. SCCC 13.10.323(E)(6)(f) specifically allows reduced setback for garage and any similar sized property in the County could be, and have been, approved for the same setback reductions proposed by this project.

Conditions of Approval

Exhibit D: Project plans, prepared by Carpenter and Carpenter, dated May 2021.

- I. This permit authorizes the construction of a detached 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 Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
- 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 application submittal shall adhere to the County Design Criteria and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.

- B. Details showing compliance with fire department requirements.
 - C. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements of the Environmental Planning section of the Planning Department, including:
 - 1. The maximum allowable soil bearing pressures used for foundation design shall be for Class 5 soils as outlined in the 2019 California Building Code Table 1806.2: and
 - 2. All foundation elements shall be a minimum of 12 inches wide and 18 inches below undisturbed natural grade for single-story structures and 15” wide and 24” below undisturbed natural grade for two stories structures unless deeper footings are required to satisfy structural engineering requirements.
 - 3. A copy of this waiver should be included in the project plan set.
 - E. Complete and record a Declaration of Restriction to construct a 720 square foot garage. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Fencing within three feet of the property line is limited to 42”.
 - E. Fencing within the proposed 8.5-foot side yard setback cannot exceed 6-feet.
 - F. Minor changes to the location of the garage which do not result in additional encroachment into the reduced side and rear yard setbacks, may be approved administratively by the Project Planner, provided a revised plan set for the discretionary file is provided and a Building Permit Change Order is obtained.
 - G. 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.
- B. Property owner must maintain a minimum of 12 inches of cover over the existing leachfield.

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 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: _____

Steve Guiney
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.

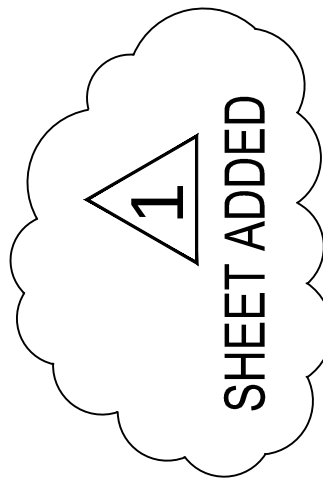
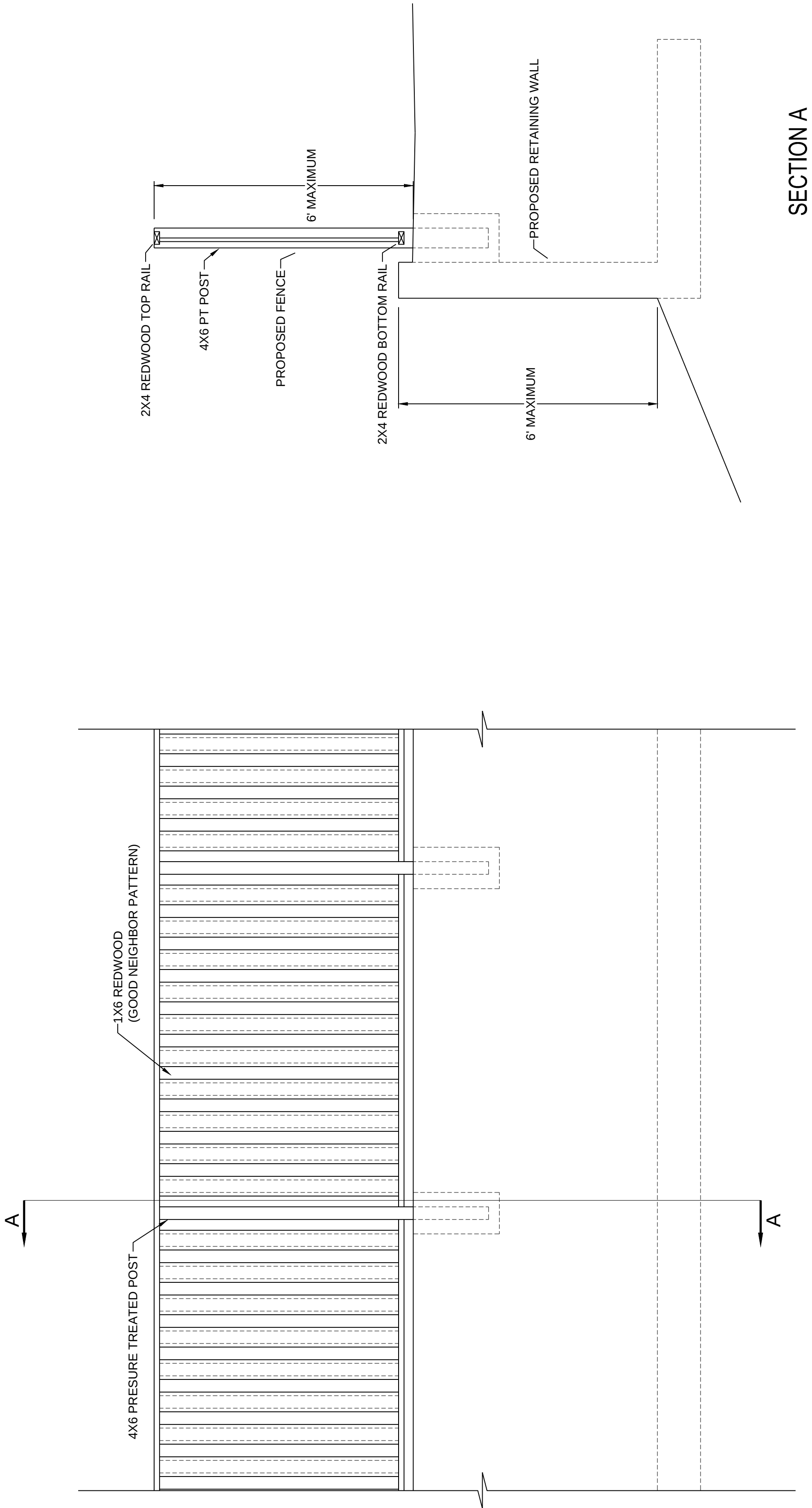


Exhibit D

FENCE AND RETAINING WALL
SCALE 1/2"=1'



SECTION A

FOR

23 EASTRIDGE DRIVE

SANTA CRUZ, CALIFORNIA 95060

[illegible]

PROPERTY LINE	— — — — —
PROPERTY LINE ADJACENT	— — — — —
BUILDING SETBACK	— — — — —
FENCE	— — — — —
ELECTRICAL LINE	— E — — — — —
FIRE WATER LINE	— FW — — — — —
GAS LINE	— G — — — — —
JOINT TRENCH LINE	— JT — — — — —
OVERHEAD LINE	— OH — — — — —
RECYCLED WATER LINE	— RW — — — — —
STORM DRAIN LINE	— SD — — — — —
SANITARY SEWER LINE	— SS — — — — —
WATER LINE	— W — — — — —
SWALE	— > — > — > — > — > —
FLOW DIRECTION	— — — — —
CATCH BASIN	— [] — — — — —
CLEANOUT STRUCTURE	— O — — — — —
FIRE HYDRANT	— () — — — — —
MANHOLE STRUCTURE	— () — — — — —
WATER METER	— □ — — — — —
WATER VALVE	— ⊗ — — — — —
WATER THRUST BLOCK	— ▼ — — — — —
ROOF DOWNSPOUT	— ⊕ — — — — —

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET / SITE
C2.0	GRADING AND DRAIN
C2.1	CROSS SECTIONS &
C3.0	EROSION CONTROL P

SURVEY FOR THIS PROJECT PROVIDED BY KEVIN
SMITH LAND SURVEYING, PROJECT #K20007, DATED
JUNE 2020.

SET MAG & SHINER IN PAVEMENT OF EASTRIDGE DRIVE.
ASSUMED ELEVATION = 111.70

THE BASIS OF BEARINGS FOR THIS SURVEY IS
BETWEEN FOUND MONUMENTS, RECORDED
FEBRUARY 13, 1948 IN VOLUME 28 OF MAPS, PAGE
73, SANTA CRUZ COUNTY RECORDS.
BEARING=NORTH 30°45'00" WEST

**Know what's below.
Call before you dig.**

1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
2. WEEKDAYS, NONNOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
3. A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST, THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME OF PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
4. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
5. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
6. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WATER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DEPARTMENT. BETWEEN APRIL 15 AND OCTOBER 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
7. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

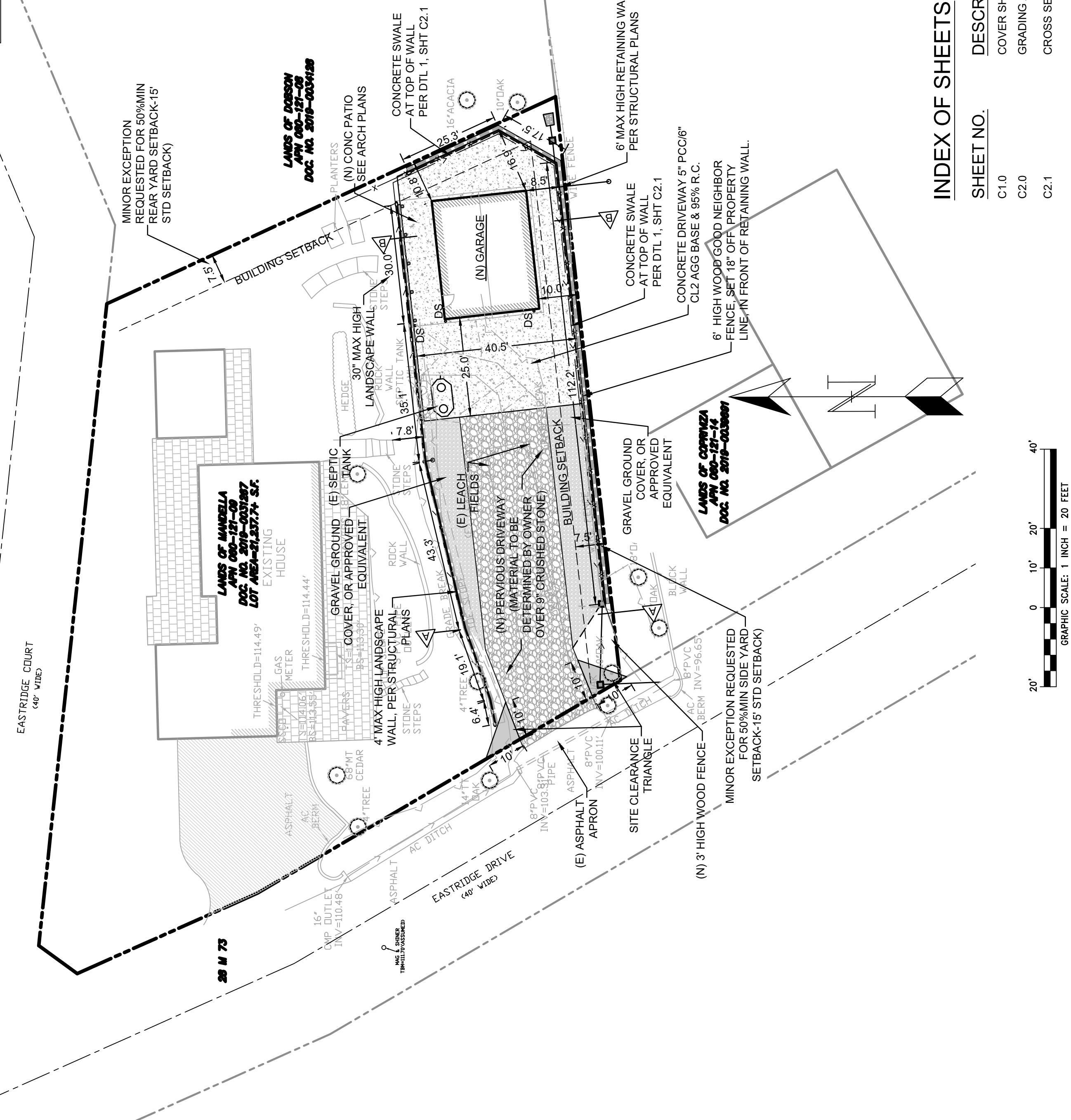
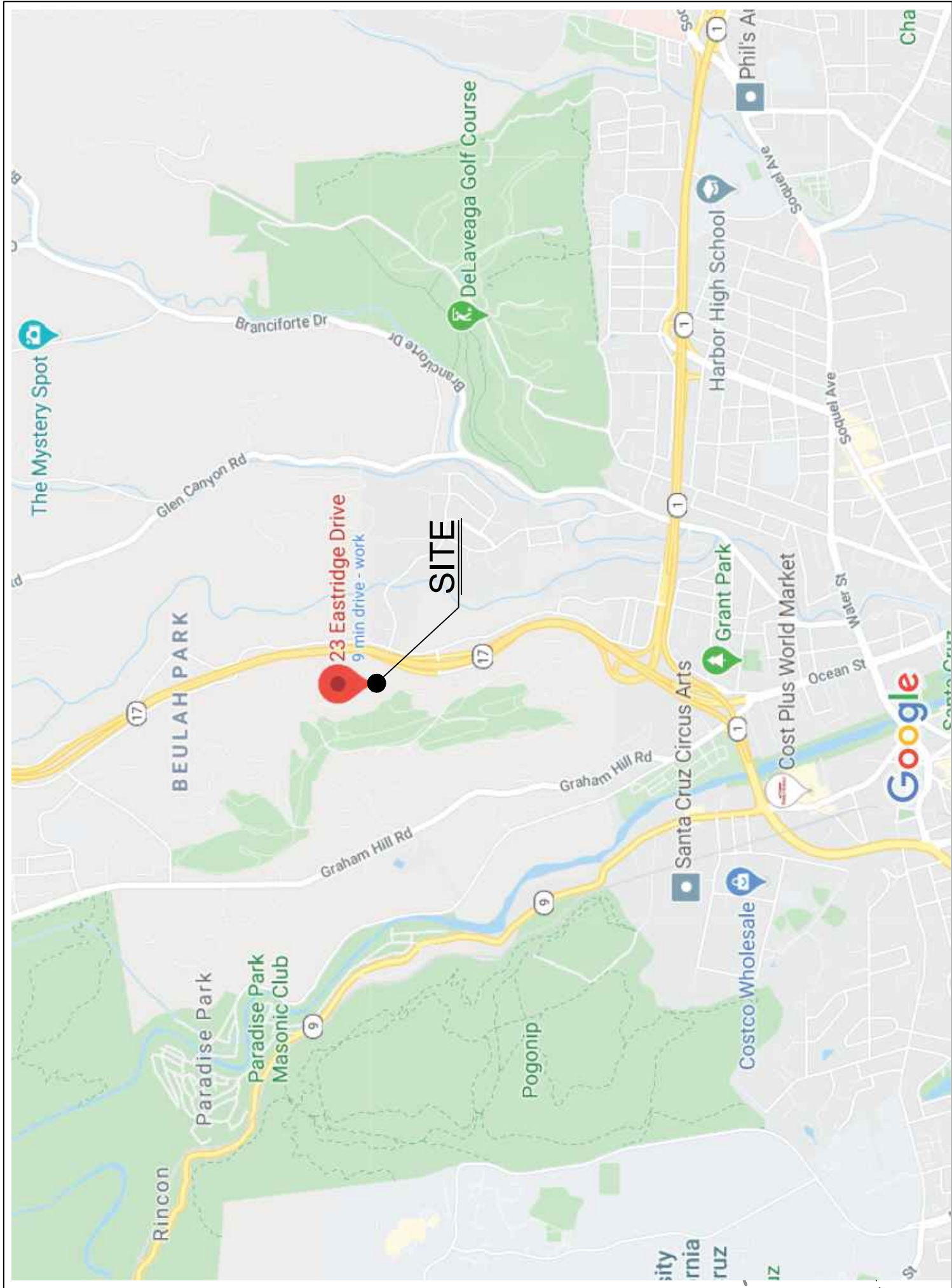
090

MANDELLA RESIDENCE

REVISION BLOCK			
NUMBER	BY	DESCRIPTION	DATE
1	DAMR	COUNTY COMMENTS ROUND #1	11/16/2021
2	DAMR	COUNTY COMMENTS ROUND #2	01/20/2022

DRAWN BY:	DMR
DESIGNED BY:	DMR
DATE:	06/01/21
SCALE:	AS NOTED
PROJECT NO:	20-029
SHEET:	

C1.0



RAMSEY CIVIL ENGINEERING NOTES:

1.

SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY KEVIN SMITH LAND SURVEYING, DATED JUNE 2020.
2.

ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2019.
3.

NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
4.

EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
5.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
6.

ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2019 CBC, AND DIRECTED TO GRADE TO DRAIN OR AS SHOWN ON PLANS.
7.

TOTAL NEW/REPLACED IMPERVIOUS SURFACES IS BETWEEN 500 AND 5,000 SQUARE FEET. THEREFORE, THE PROPOSED PROJECT IS CLASSIFIED AS A "MEDIUM" PROJECT PER THE SCC DESIGN CRITERIA, JUNE 2019 EDITION. BMP'S SHALL BE IMPLEMENTED
8.

ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
9.

THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR SHALL CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANYTIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE SAN JOSE UTILITY INFORMATION CENTER (SJUSIC) TO OBTAIN THE LOCATION OF ON-SITE UTILITIES, OR CONTACT USA (OR 811) FOR OFF-SITE UTILITIES.
10.

ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
11.

ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
12.

CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
13.

CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
14.

ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
15.

CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
18.

THE OWNER ACKNOWLEDGES THAT THE PARCEL DOES AND WILL CONTINUE TO RECEIVE UPSTREAM RUNOFF, AND THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE PATHWAY (NATURAL AND/OR MAN-MADE) THROUGH THE PARCEL, AND THAT THE COUNTY & FLOOD CONTROL DISTRICT(S) ARE NOT RESPONSIBLE FOR THE UPSTREAM RUNOFF OR FOR THE MAINTENANCE OF THE DRAINAGE PATHWAY.
19.

RAMSEY CIVIL ENGINEERING, INC. PERFORMED A SITE ASSESSMENT ON SEPTEMBER 11, 2020. THERE WERE NO VISIBLE SIGNS OF ANY EXISTING DRAINAGE ISSUES ON OR NEAR THE SITE. THERE ARE NO ANTICIPATED ADVERSE IMPACTS TO DRAINAGE PATHWAYS, ROADWAYS, AND/OR NEIGHBORING PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT. RUNOFF ON THE DOWNHILL SIDE OF PROPERTY WILL BE CONVEYED TO EASTRIDGE DR. VIA SWALES TO A DRAIN INLET, WITH A PIPE DISCHARGING/DYLIGHTING INTO THE EXISTING PAVED ROADSIDE DRAINAGE CONVEYANCE SYSTEM. THE CONVEYANCE SYSTEM EXIST TO CONVEY RUNOFF FROM THE STREET AND THE FRONTAGE OF PROPERTIES TO THE EXISTING DRAINAGE CHANNEL TO THE SOUTH. THE CONVEYANCE SYSTEM IS MADE UP OF A PAVED OPEN CHANNEL WITH CROSS CULVERTS BENEATH THE EXISTING DRIVEWAYS.

RAMSEY

CIVIL ENGINEERING INC

CIVIL ENGINEERING

LAND PLANNING

PROJECT MANAGEMENT

CONSTRUCTION MANAGEMENT

GIS AND GPS SERVICES

2905 KRISTIE COURT

SANTA CRUZ, CA 95065

TEL (831) 462-2905

WWW.RAMSEYENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER

NO. C7235

CIVIL

STATE OF CALIFORNIA

DATE 1/20/22

DAVID RAMSEY

RCCE# 73735

APN# 060-121-09

PLAN TYPE

RESIDENTIAL

GRADING & DRAINAGE PLAN

MANDELLA RESIDENCE

23 EAST RIDGE DRIVE, SANTA CRUZ, CA 95060

REVISION BLOCK		DESCRIPTION
COUNTY COMMENTS ROUND #2	1	
COUNTY COMMENTS ROUND #1	2	
NUMBER	BY	DATE
1	DMR	01/20/2022
2	DMR	11/26/2021

DRAWN BY: DMR

DESIGNED BY: DMR

DATE: 06/01/21

SCALE: AS NOTED

PROJECT NO.: 20-029

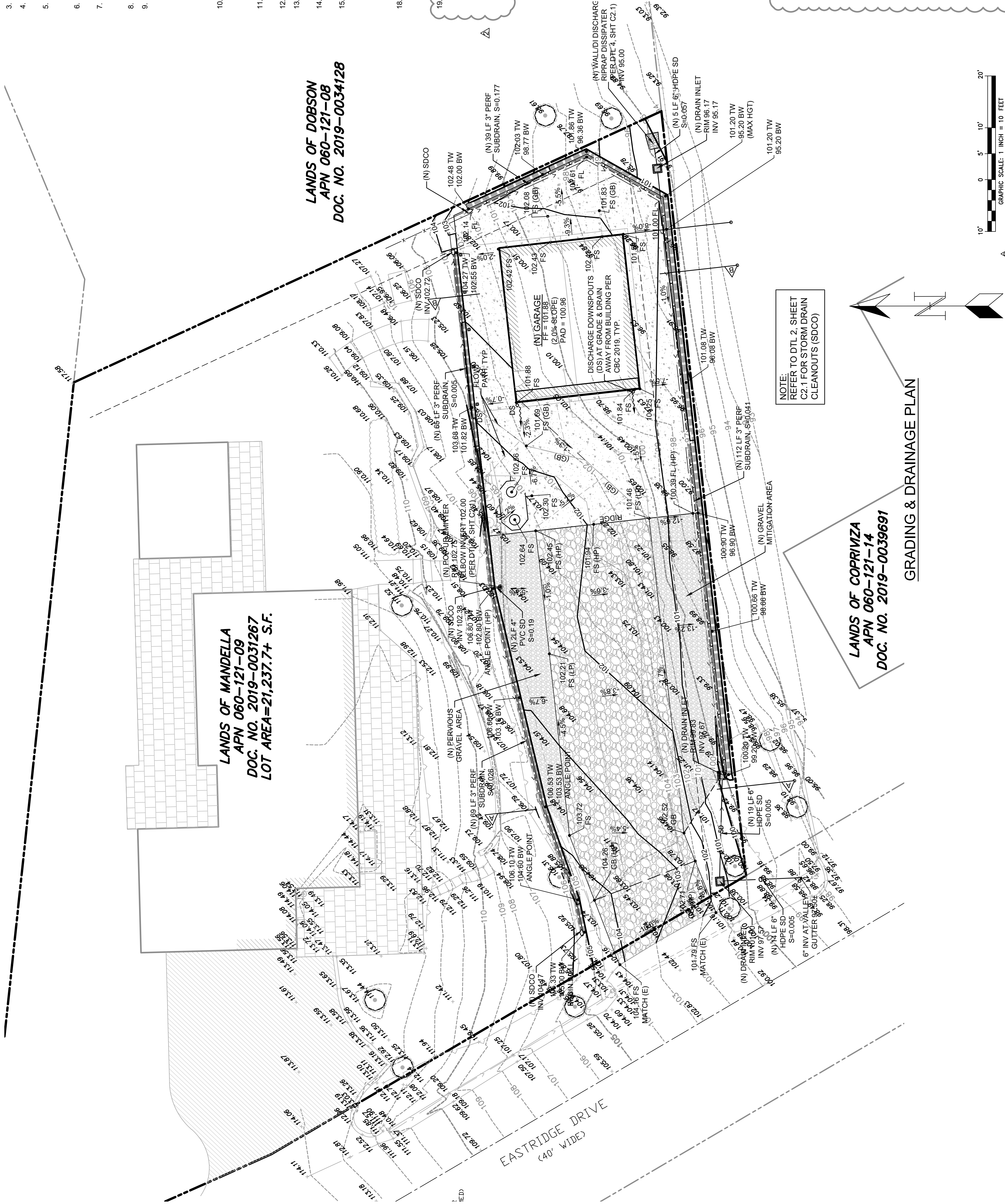
SHEET:

C2.0



Know what's below.
Call before you dig.

Exhibit D



ESTIMATED EARTHWORK QUANTITIES		
146	CUBIC YARDS EXCAVATION	
191	CUBIC YARDS EMBANKMENT	
45	CUBIC YARDS (FILL)	
NOTES		
1. ESTIMATE DOES NOT INCLUDE UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.		
2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.		
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.		

IMPERVIOUS AREA BREAKDOWN		
ONSITE/OFFSITE	EXISTING (SF)	NEW/REPLACED (SF)
ROOF AREA	2,594±	960
CONCRETE	1,840±	1,725
ASPHALT	1,311±	0
COMPACTED GRAVEL	0	1,768±
TOTAL	5,745±	3,598

PER PART 3, SECTION C.1.a OF THE SANTA CRUZ COUNTY DESIGN CRITERIA THIS PROJECT IS CONSIDERED A MEDIUM PROJECT (500SF-5,000SF) AND REQUIRES IMPLEMENTATION OF BMP'S. WITH THE GRAVEL DRIVEWAY BEING CALCULATED AT 50% IMPERVIOUS AREA, THE TOTAL IMPERVIOUS AREA OF THE PROJECT IS 3,598 SF. THEREFORE, MITIGATION OF ALL NEW AND EXISTING IMPERVIOUS SURFACES WILL BE REQUIRED. HOWEVER, THE EXISTING ROOF DRAINS AND IMPERVIOUS SURFACES ARE CURRENTLY DISCONNECTED AND DRAIN TO ADJACENT VEGETATION, FOR TREATMENT. SO NO FURTHER ACTION IS REQUIRED FOR THE EXISTING CONDITIONS.

NOTES:
1. GRAVEL DRIVEWAY HAS BEEN CALCULATED AT 50% OF ITS TOTAL AREA. PER THE SOC DESIGN CRITERIA, PER PLAN THERE IS A RIDGE ALONG THE CONCRETE EDGE ADJOINING GRAVEL SECTION, THAT DIRECTS RUNOFF TO THE NON-DRIVEWAY GRAVEL AREA.
2. DOWNSPOUTS TO DISCHARGE AT GRADE AND DRAIN TO SWALES ALONG PERIMETER, PRIOR TO LEAVING SUBJECT PARCEL.

GEOTECHNICAL NOTE:
PROJECT HAS BEEN GRANTED A SOIL'S REPORT WAIVER FOR THE PROPOSED DETACHED GARAGE. REFER TO LETTER DATED JANUARY 13, 2022, FOR APPLICATION NO. REV211581.

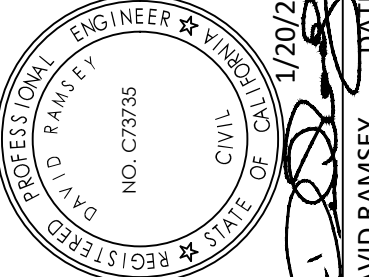
	CIVIL ENGINEERING PROJECT MANAGEMENT CONSTRUCTION SUPPORT QSD AND QSP SERVICES 2905 KRISTIE COURT SANTA CRUZ, CA 95065 TEL (831) 462-2905 www.ramseycivilengineering.com DAVID RAMSEY RCE# 73735 APN# 060-121-09 PLAN TYPE RESIDENTIAL MANDELLA RESIDENCE CROSS SECTIONS & DETAILS	REVISION BLOCK <table border="1"> <thead> <tr> <th>NUMBER</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DMR</td> <td>COUNTY COMMENTS ROUND #1</td> <td>11/16/2021</td> </tr> <tr> <td>2</td> <td>DMR</td> <td>COUNTY COMMENTS ROUND #2</td> <td>01/20/2022</td> </tr> </tbody> </table> DRAWN BY: DMR DESIGNED BY: DMR DATE: 08/01/21 SCALE: AS NOTED PROJECT NO.: 20029 SHEET:	NUMBER	BY	DESCRIPTION	DATE	1	DMR	COUNTY COMMENTS ROUND #1	11/16/2021	2	DMR	COUNTY COMMENTS ROUND #2	01/20/2022	C2.1
NUMBER	BY	DESCRIPTION	DATE												
1	DMR	COUNTY COMMENTS ROUND #1	11/16/2021												
2	DMR	COUNTY COMMENTS ROUND #2	01/20/2022												
GRADED SWALE NTS CONSTRUCTION SPECIFICATIONS: ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS. THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS. FILTER CLOTH, WHEN USED, MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGED FABRIC BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER CLOTH OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FOOT (300 MM). IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER CLOTH. REFER TO APPENDIX -GEOTEXTILES/GEOSYNTHETICS RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER. RIPRAP MAY BE FIELD STONE OR ROUGH QUARRY STONE. IT SHOULD BE HARD, ANGULAR, HIGHLY WEATHER-RESISTANT AND WELL GRADED. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING CONTOURS AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.	4 Exhibit D														
COTG DETAIL NTS NOTES: 1. RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED. 2. BOXES INSTALLED IN SIDEWALK AREAS SHALL HAVE SOLID COVERS WITHOUT HOLES. 3. APPROXIMATELY 1' MIN. CLEARANCE TO ADJACENT SIDEWALK OR DRIVEWAY. 4. BROOKS NO.3 BOX WITH NO. 3 IJD. 5. CONCRETE/FIBERGLASS LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES ARE ACCEPTABLE IN VEHICULAR AREAS. 6. ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS OR "SD" OR THE WORD "STORM" FOR STORM DRAIN CLEANOUTS. 7. CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE. TERMINATE C.O. AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL WORK IS COMPLETED, REMOVE PLUG AND RISE AND FALL TEST. BACKFILL WITH RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN. 8. INSTALL #8 COPPER TRACER WIDE FROM MAN TO CLEANOUT. EXTEND WIRE UP RISER AND COIL TWO FEET INSIDE BOX. BUBBLER OUTLET DETAIL NTS	RIP-RAP DISSIPATER DETAIL NTS INSPECTION AND MAINTENANCE: INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.														
SECTION A	SECTION B														



RAMSEY
CIVIL ENGINEERING INC.

CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CITY AND COUNTY OF LOS ANGELES
CSD AND CSP SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
WWW.RAMSEYENGINEERING.COM



DAVID RAMSEY
KCE# 73735
DATE

APN# 060-121-09

PLAN TYPE
RESIDENTIAL

23 EAST RIDGE DRIVE, SANTA CRUZ, CA 95060

MANDELLA RESIDENCE

EROSION CONTROL PLAN

REVISION BLOCK	
NUMBER	DESCRIPTION
1	COUNTY COMMENTS ROUND #1
2	COUNTY COMMENTS ROUND #2
BY	DMR
DATE	11/6/2021
DATE	01/20/2022

DRAWN BY: DMR
DESIGNED BY: DMR
DATE: 08/01/21
SCALE: AS NOTED
PROJECT NO.: 20-029
SHEET:

C3.0

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED ONSITE THROUGHOUT CONSTRUCTION.
3. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY THAT IS CONSIDERED TO BE A VIOLATION OF THE EROSION CONTROL MEASURES BEYOND THOSE SPECIFIED. MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
5. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
6. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
7. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
8. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
9. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE CONTRACTORS O&M STANDARDS.

STORMWATER O&M PLAN

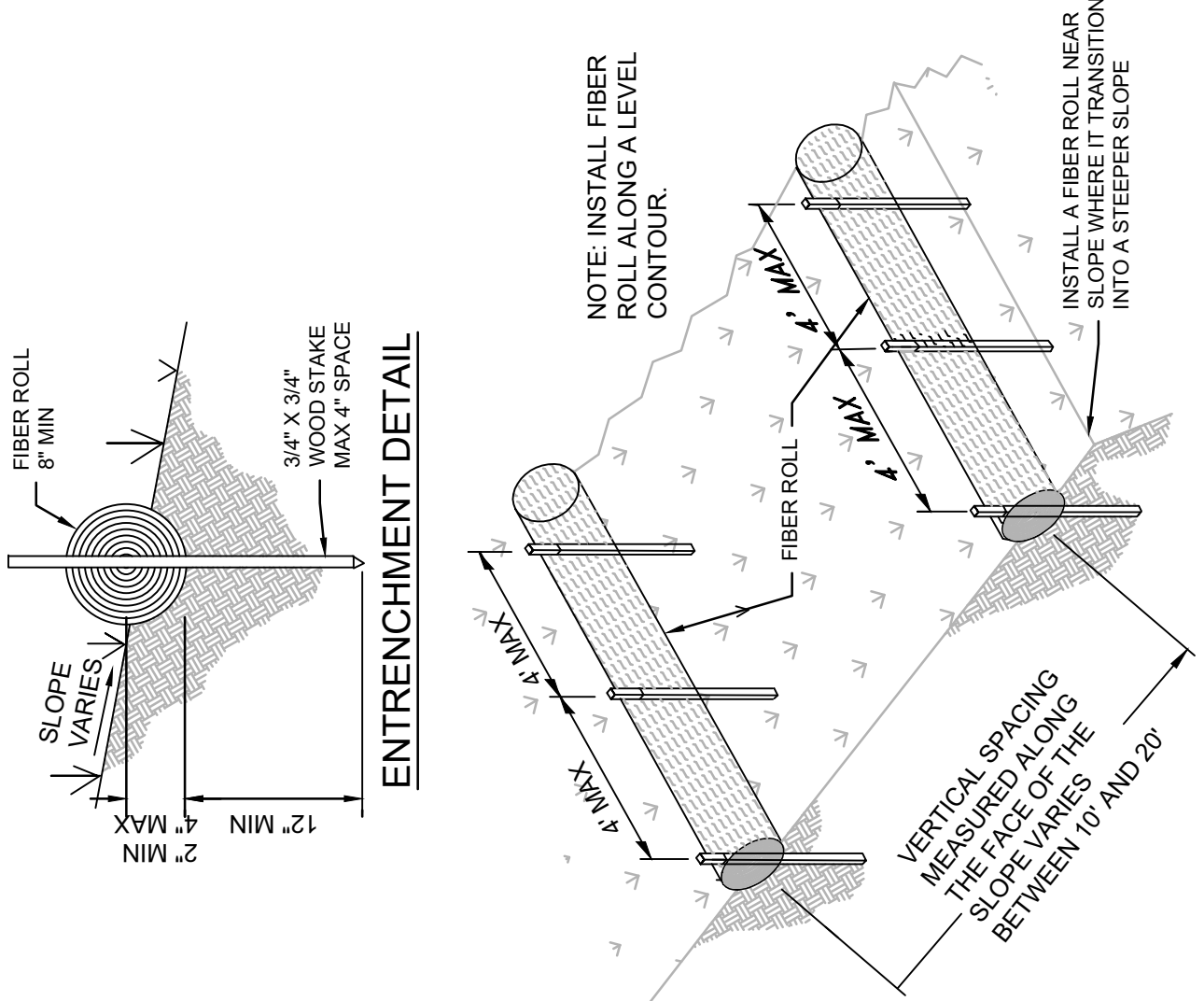
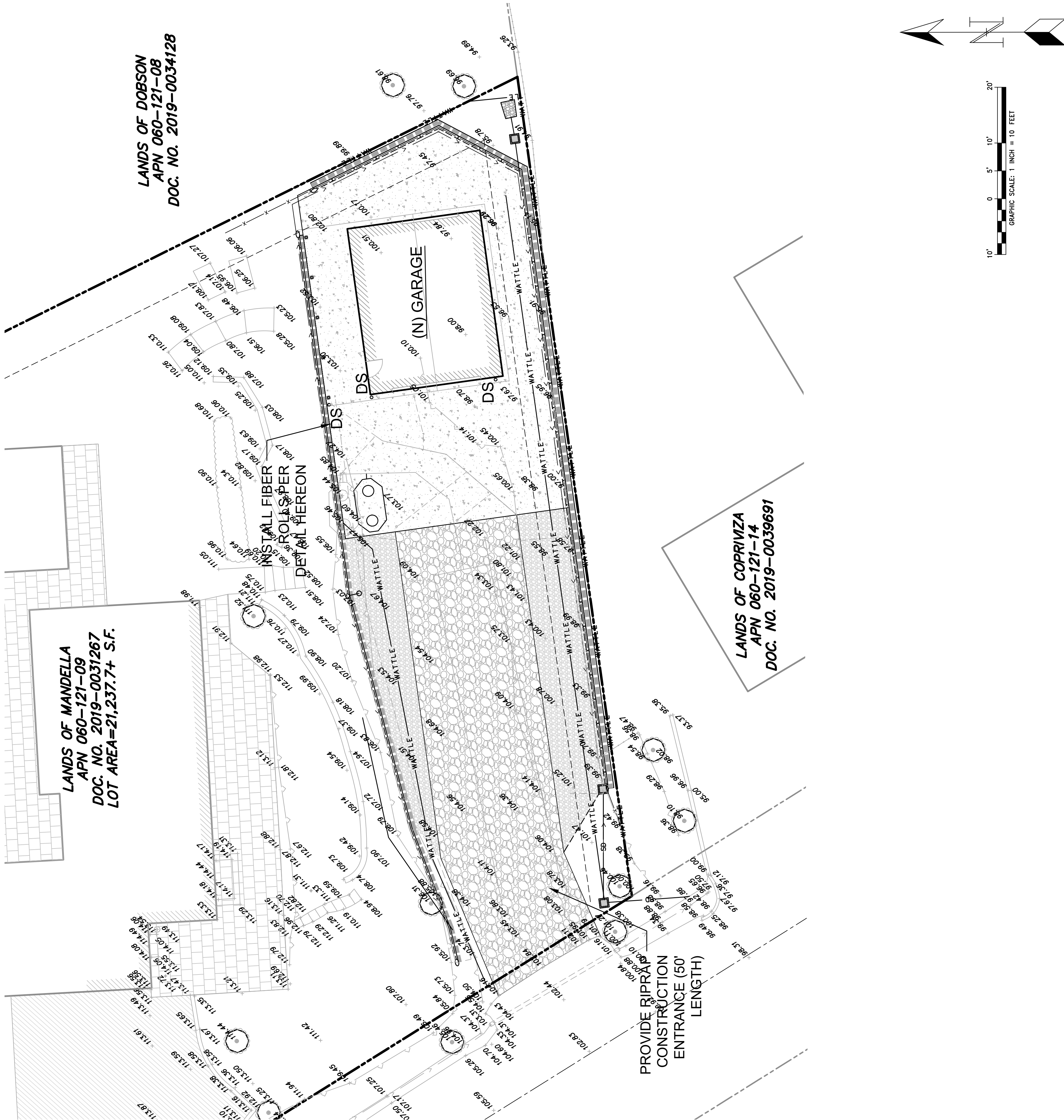
1. REFER TO THE RECORDED STORMWATER MAINTENANCE AGREEMENT (SCC FIG. SWM-25A) FOR ADDITIONAL SITE/PROJECT INFORMATION AND REQUIREMENTS, AS WELL AS RESPONSIBLE PARTY AGREEMENT.
2. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP
3. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS. REFER TO THE PROJECT EROSION CONTROL PLAN (SHEET C4) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
4. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
5. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES:
 - 5.1. ROOF DOWNSPOUTS:
 - 5.1.1. ALL DOWNSPOUTS AND ROOF GUTTERS SHALL BE INSPECTED YEARLY FOR SEDIMENT AND/OR TRASH BUILD-UP. ALL SEDIMENT AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
 - 5.2. GRADED SWALES & PERVIOUS DRIVEWAY/PEDESTRIAN SLAB AREAS:
 - 5.2.1. ROUTINE MAINTENANCE ON AN ANNUAL BASIS SHALL INCLUDE TRASH AND DEBRIS REMOVAL, AND REMOVAL OF LEAVES DURING AND AFTER FALL LEAF DROPT.
 - 5.2.2. RECOMMENDED INSPECTIONS ON AN ANNUAL BASIS INCLUDE:
 - 5.2.2.1. ENSURE INFLOW AND OUTFLOW AREAS ARE SECURE AND NO CHECK DAMS OR OTHER OBSTRUCTIONS ARE PRESENT.
 - 5.2.2.2. IF VISIBLE SEDIMENT EXIST AT BOTTOM OF FACILITY OR WITHIN GAPS OF SLABS, SEDIMENT SHALL BE REMOVED TO ENSURE PROPER FLOW THROUGH.
 - 5.2.2.3. IF EXCESSIVE PONDING OF WATER IS OCCURRING (2-3 DAYS AFTER THE END OF A STORM) CONFIRM LEAF, DEBRIS OR SEDIMENT BUILD-UP IS NOT IMPEDING FLOW. REMOVE AS NECESSARY.
 - 5.2.2.4. IF VEGETATED ENSURE ALL VEGETATION IS HEALTHY. REMOVE AND REPLACE ALL DEAD OR DYING VEGETATION.

- SOURCE CONTROL MEASURES
- BELOW ARE THE MEANS AND METHODS TO CONTROLLING POLLUTING ACTIVITIES:
- INDOOR & STRUCTURAL PEST CONTROL - ALL PEST CONTROL MEASURES SHALL BE PERFORMED TO PREVENT ANY DISCHARGES INTO THE STORM DRAIN SYSTEM.
 - LANDSCAPE/OUTDOOR PESTICIDE USE - PESTICIDES SHALL BE USED ONLY IF NECESSARY AND SHALL BE LIMITED TO REQUIRED TREATMENT AREA. SPOT TREATMENT OF WEEDS SHALL BE USED INSTEAD OF BROADCAST APPLICATIONS.
 - ON-OR OFF-SITE STORAGE OF MATERIALS - ALL MATERIALS, FUELS, OILS, LUBRICANTS, OR OTHER STORED MATERIALS SHALL BE STORED INDOORS OR WITHIN A COVERED (PROTECTED) AREA.
 - UNAUTHORIZED NON-STORMWATER DISCHARGES - ALL UNAUTHORIZED NON-STORMWATER DISCHARGES, DURING AND AFTER CONSTRUCTION, SHALL BE REPORTED TO THE COUNTY OF SANTA CRUZ. DISCHARGES SHALL BE MITIGATED PER COUNTY GUIDANCE.
 - BUILDING & GROUND MAINTENANCE - ANY ROUTINE MAINTENANCE PERFORMED SHALL BE COMPLETED TO REDUCE OR ELIMINATE ANY NON-STORMWATER DISCHARGES FROM THE SITE.



Know what's below.
Call before you dig.

Exhibit D



TYPICAL INSTALLATION

FIBER ROLLS CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
2. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
3. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLL. TRENCHES SHOULD BE 12 INCHES DEEP AND 12 INCHES WIDE. HALF THE THICKNESS OF THE FIBER ROLL WHEN THE SOIL IS LOOSE AND UNCOMPACTED. THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE.
4. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
5. START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
6. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER THE TRENCHES SHOULD BE.
7. LAY THE FIBER ROLL ALONG THE TRENCHES, FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
8. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE: BIOENGINEERING. FOR GUIDELINES TO PREPARING WILLOW MATERIAL.
9. NAIL ADDITIONAL STAKES EVERY FOUR FEET, APART, THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

8. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS.
9. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

FIBER ROLLS

NTS

-STRUCTURE SHALL CONFORM TO THE LATEST APPROVED EDITION OF THE CALIFORNIA BUILDING CODE (2019 CBC).

-CONCRETE: SHALL BE 28 DAY STRENGTH f'c=2500 psi MINIMUM FOR CHAPTER 19, CBC 2019.

-CONCRETE BLOCKS SHALL CONFORM TO A.S.T.M. DESIGNATION C90 AND SHALL BE LAID IN ACCORDANCE WITH CHAPTER 21 OF THE CALIFORNIA BUILDING CODE (2019) MASONARY IS DESIGNED FOR ____% OF ALLOWABLE STRESSES. CONTINUOUS INSPECTION IS NOT REQUIRED.

-REINFORCING STEEL: SHALL BE INTERMEDIATE GRADE DEFORMED BARS CONFORMING TO A.S.T.M. A-615 GRADE 40. IF REQUIRED, ELECTRICALLY WELDED MESH SHALL CONFORM TO A.S.T.M. A-185. PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CHAPTER 18, 19, AND 21 OF THE CALIFORNIA BUILDING CODE (2019).

-LUMBER: ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR MINIMUM EXCEPT AS NOTED ON PLANS. PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO CALIFORNIA BUILDING CODE CHAPTER 23 AND SHALL BE GRADE-STAMPED.

-STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A-36 & CHAPTER 22 CALIFORNIA BUILDING CODE.

SOIL: _____ SOIL BEARING VALUE: ASSUME 1500 P.S.F.

REPORT NO.: _____ EQUIVALENT FLUID PRESSURE: _____

DATE: _____ EXPANSIVE RATING: _____

ROOFING: ____Comp. Shingles _____ ROOFING SLOPE: ____5:12, _____

-PIPE COLUMNS: SHALL CONFORM TO A.S.T.M. A-53 GRADE "B".

-GLU-LAMINATED MEMBERS SHOULD BE FABRICATED IN ACCORDANCE WITH AISC A190.1 AND A.S.T.M. D 3737. A CERTIFICATE OF INSPECTION TO BE SUBMITTED TO BUILDING DEPARTMENT PRIOR TO ERECTION. SIMPLE SPAN GLULAMS TO BE COMBINATION 24F-V8. CANTILEVER GLULAMS TO BE COMBINATION 24F-V8.

-CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCING WORK.

NOTES:

DEFERRED TRUSS SUBMITTAL SHALL CONFORM TO CBC SECTION 107.3.4. DEFERRED ITEMS SHALL BE SUBMITTED TO THE RDP IN RESPONSIBLE CHARGE WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION AND SIGNATURE INDICATING THAT THE ITEMS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING, PRIOR TO INSTALLATION.

NOTES:

*JOB WILL BE ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

*ALL LEFT OVER BUILDING MATERIAL TO BE BROUGHT BACK TO SHOP AND RE-USED

PROJECT DESCRIPTION :

DETACHED GARAGE

FOOTPRINT DIMENSIONS:

24'-0" X 30'-0"

120 SQ. FT.

PORCH

8'-0" X 30'-0"= 240 SQ.FT.

PROPOSED FOR:

JOHN MANDELLA

23 Eastridge Dr

Santa Cruz, CA. 95060



ULRICH BARN BUILDERS OF CALIFORNIA, INC.

14346 SUNSET BLVD. ARVIN, CA 93203

PHONE: (661) 854-0382 FAX: (661) 854-0383

GENERAL CONTRACTOR #B 105189 DRAWN BY: G. CHAVEZ

ULRICH BARN BUILDERS OF CALIFORNIA, INC. IS A REGISTERED TRADEMARK.

ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS & TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE, AND MANUFACTURING, NO PART OF THE CONTENTS MAY BE COPIED, REPRODUCED, TRANSMITTED OR DISRIBUTED IN ANY WAY.

ALL RIGHTS RESERVED.

GENERAL NOTES

PAGE 1	GENERAL NOTES
PAGE 2	SITE PLAN
PAGE 3	FLOOR PLAN
PAGE 4	CONCRETE PLAN
PAGE 5	ELECTRICAL PLAN
PAGE 6	FRAMING PLAN
PAGE 7	ELEVATION PLAN
PAGE 8	STRUCTURAL PLAN
PAGE 9	FASTENING SCHEDULE
PAGE 10	FASTENING SCHEDULE

USGS-PROVIDED OUTPUT:

Ss = _____

S1 = _____

SMS = _____

SMsI = _____

SDs = _____

SDI = _____

DESIGN CRITERIA:

WIND DESIGN CRITERIA: _____MPH

EXPOSURE: _____

SEISMIC DESIGN CRITERIA

OCCUPANCY CATEGORY: _____

SITE CLASS CATEGORY: _____

RISK CATEGORY: _____

SEISMIC DESIGN CATEGORY: _____

ROOF:

DEAD LOAD= _____PSF

LIVE LOAD= _____PSF

TOTAL LOAD= _____PSF

FLOOR:

DEAD LOAD= _____PSF

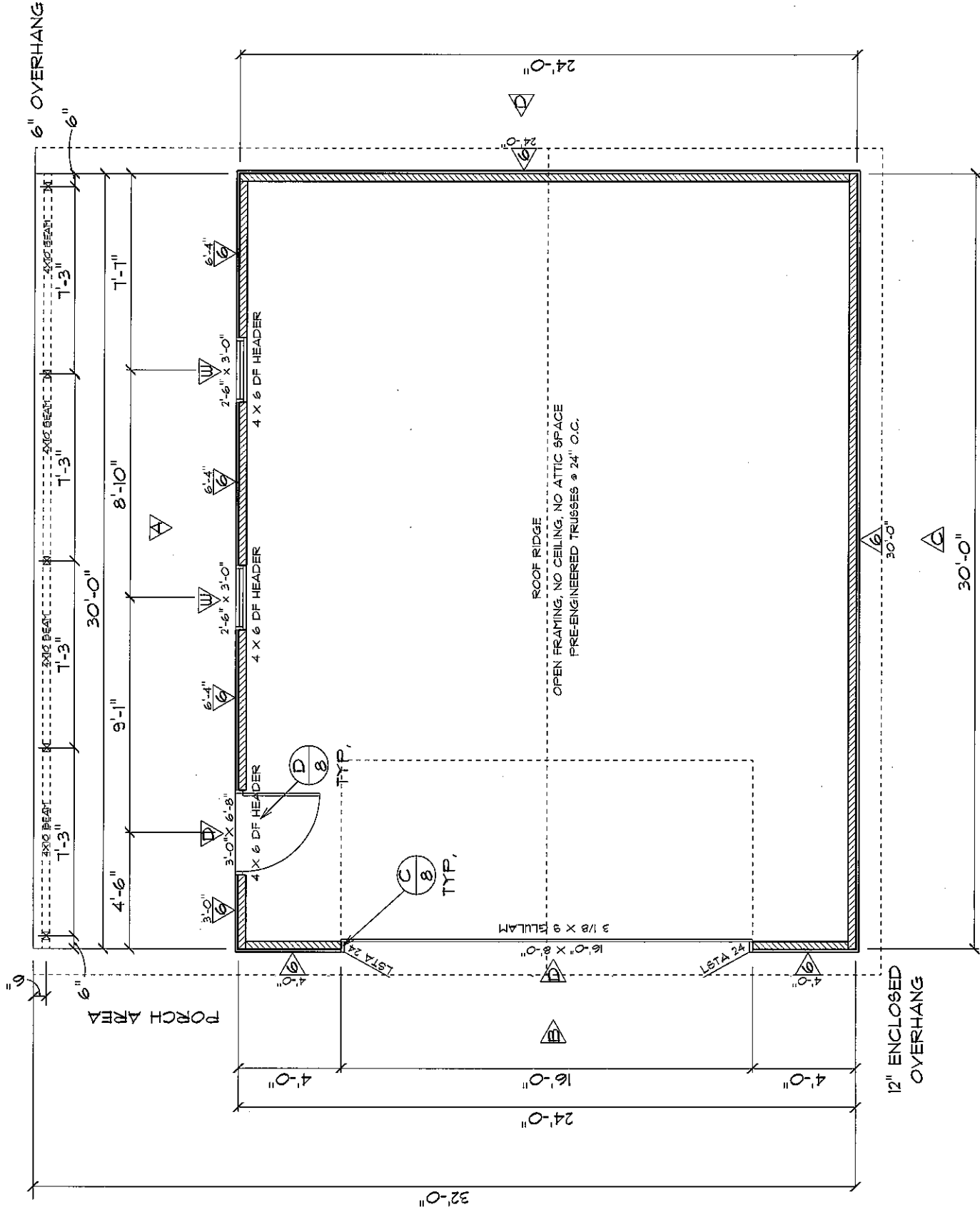
LIVE LOAD= _____PSF

TOTAL LOAD= _____PSF

GROUND SNOW LOAD: _____PSF

ROOF SNOW LOAD: _____PSF

Exhibit D



PROJECT DESCRIPTION :
DETACHED GARAGE
FOOTPRINT DIMENSIONS:
24'-0" X 30'-0"
120 SQ. FT.
PORCH
8'-0" X 30'-0" = 240 SQ.FT.
PROPOSED FOR:
JOHN MANDELLA
23 EASDRIDGE DR
SANTA CRUZ, CA. 95060



ULRICH BARN BUILDERS OF CALIFORNIA, INC.
14346 SUNSET BLVD. ARVIN, CA 93203
PHONE: (661) 854-0382 FAX: (661) 854-0383
GENERAL CONTRACTOR #B 1051193 DRAWN BY: G. CHAVEZ
ULRICH BARN BUILDERS OF CALIFORNIA, INC. IS A REGISTERED TRADEMARK.
ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS &
TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE, AND
MANUFACTURING. NO PART OF THE CONTENTS MAY BE COPIED,
REPRODUCED, TRANSMITTED OR DISBURTED IN ANY WAY.
ALL RIGHTS RESERVED.

FLOOR PLAN

SCALE: 3/16" = 1'

6 SHEAR WALL:
4X8 HARDIE PLANK HORIZONTAL SIDING (HZ10)
WITH 7/16" OSB UNDERLAYMENT BLOCKED
AND NAILED WITH 8d @ 6" O.C. ON EDGES AND
12" IN THE FIELD, NAILED FROM FOUNDATION SILL
TO TOP PLATE

SEE STRUCTURAL DETAILS FOR HEADER DETAIL

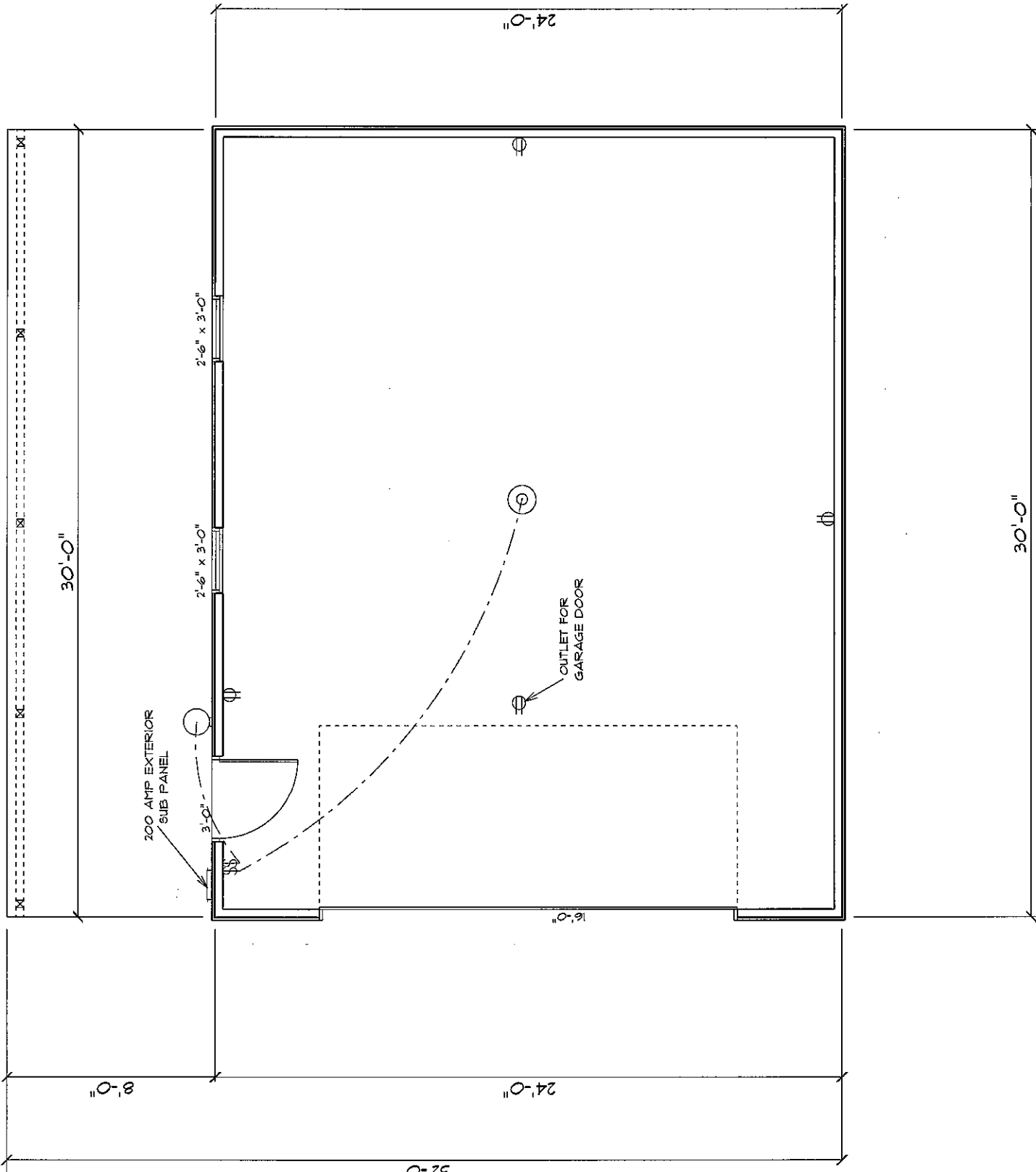
D DOOR SCHEDULE:
-3'-0" X 6'-8" STEEL MAN EXTERIOR DOOR
-16'-0" X 8'-0" GARAGE DOOR

W WINDOW SCHEDULE
- 30" X 36" INSULATED GLASS WINDOW

Exhibit D

NOTES:

- LIGHTING IN GARAGES SHALL EITHER BE HIGH EFFICACY AND CONTROLLED BY AN OCCUPANT SENSOR, 2019 CA ENERGY STANDARDS.
- PER THE 2019 CALIFORNIA ENERGY STANDARDS FOR OUTDOOR LIGHTING; ALL LIGHTS ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO-CONTROL.
- ALL RECEPTACLES IN A GARAGE NEED TO BE GFCI.
- LIGHT FIXTURES TO BE INSTALLED BY OTHERS
- RECEPTACLES TO BE INSTALLED NO MORE THAN 12' APART ON WALL
- (ALL LIGHTS ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO-CONTROL.



PROJECT DESCRIPTION :
DETACHED GARAGE
FOOTPRINT DIMENSIONS:
24'-0" X 30'-0"
120 SQ. FT.
PORCH
8'-0" X 30'-0"= 240 SQ.FT.
PROPOSED FOR:
JOHN MANDELLA
23 EASTRIDGE DR
SANTA CRUZ, CA. 95060

ULRICH BARN BUILDERS OF CALIFORNIA, INC.
14346 SUNSET BLVD. ARVIN, CA 93203
PHONE: (661) 854-0382 FAX: (661) 854-0383
GENERAL CONTRACTOR #B 1051789 DRAWN BY: G. CHAVEZ
ULRICH BARN BUILDERS OF CALIFORNIA, INC. IS A REGISTERED TRADEMARK.
ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS &
TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE, AND
MANUFACTURING, NO PART OF THE CONTENTS MAY BE COPIED,
REPRODUCED, TRANSMITTED OR DISBURIED IN ANY WAY.
ALL RIGHTS RESERVED.

ELECTRICAL PLAN

SCALE: 3/16" = 1'

ELECTRICAL LEGEND	
	= EXTERIOR LIGHT
	= 200 AMP EXTERIOR SUB PANEL
	= DOUBLE SWITCH
	=110 OUTLET 16" HIGH U.N.O.
	=INTERIOR LIGHT

Exhibit D

ROOF:

- PRE-ENGINEERED TRUSSES @ 24" O.C.
- 7/16 OSB ROOF SHEATING
(NOTE W/ 8d @ 6" O.C. EDGES & @ 12" O.C. FIELD, & 1/8" GAP AT ALL PANEL EDGES)
- 40 YEAR SHINGLES
- 12" ENCLOSED OVERHANG
- 2 GABLE VENTS
- RIDGE VENT RUNNING LENGHT OF BUILDING
- DRIP EDGE
- 15# FELT PAPER

WALLS:

- 2X4 (#2 STRUCT KILN DRIED DOUG FIR) WALL
FRAMING 104 1/4" STUDS @ 16" O.C.
- HARDIE PLANK HORIZONTAL SIDING
- TYVEK MOISTURE BARRIER
- DOUBLE TOP PLATE

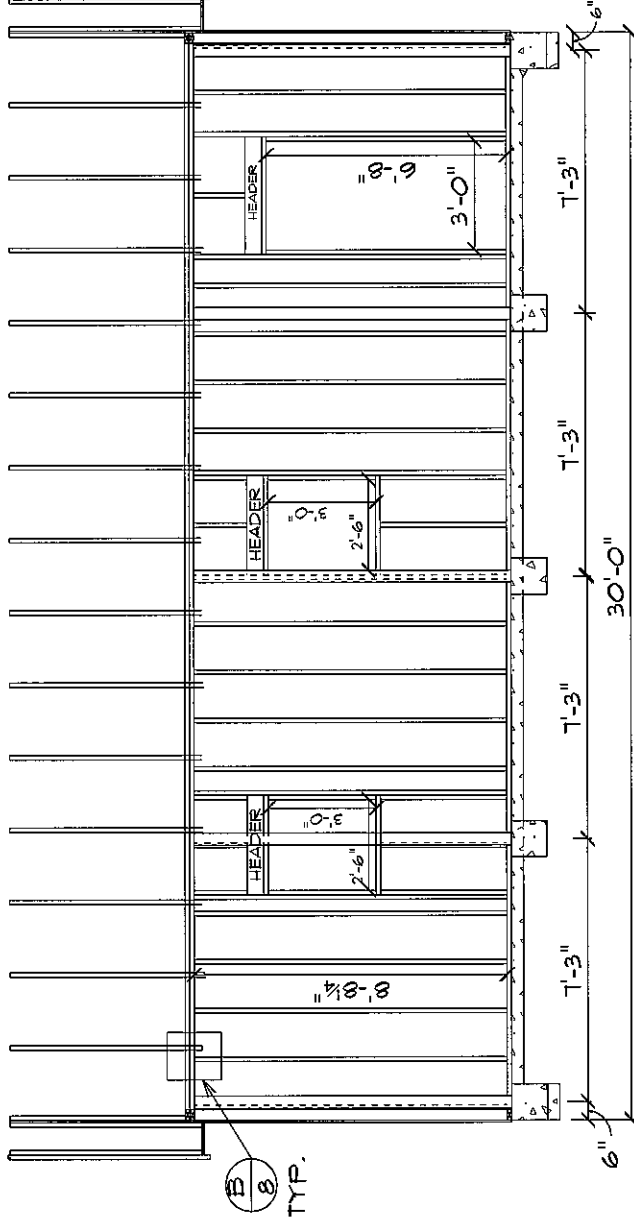
FOUNDATION:

- 12"X12"X4" CONCRETE PAD WITH 2 #4 REBARS TOP AND BOTTOM
- 2" SAND AND 6 MIL MOISTURE BARRIER
- 2X4 SILL PRESSURE TREATED BOTTOM PLATE

NOTES:

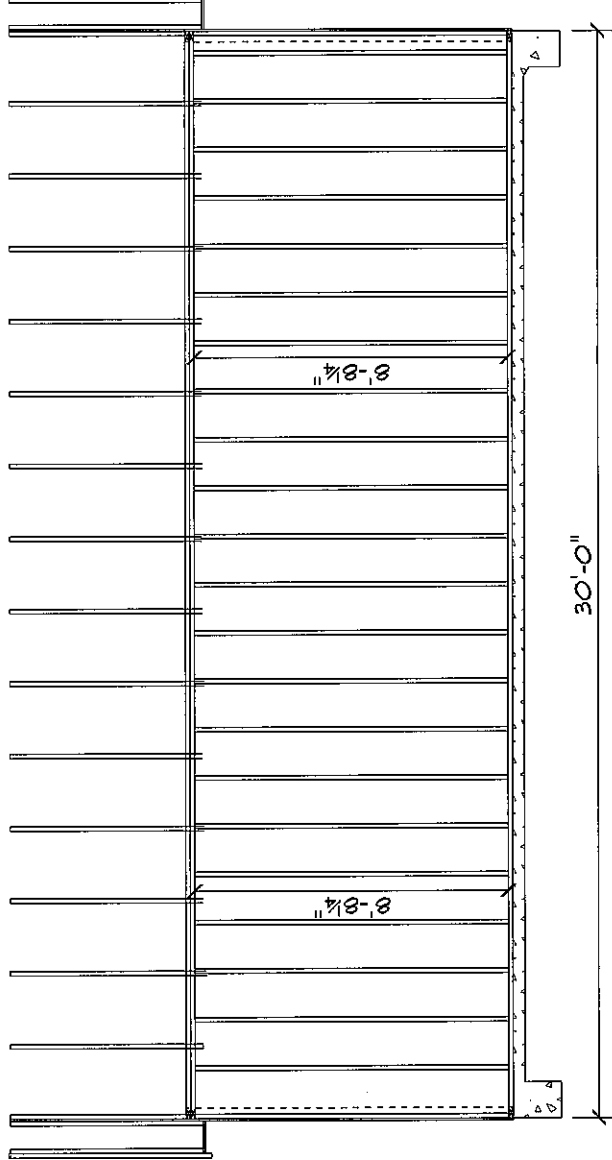
DEFERRED TRUSS SUBMITTAL SHALL CONFORM TO CBC SECTION 101.3.4. DEFERRED ITEMS SHALL BE SUBMITTED TO THE RDP IN RESPONSIBLE CHARGE WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION AND SIGNATURE INDICATING THAT THE ITEMS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING, PRIOR TO INSTALLATION.

NO CEILING, OPEN FRAMING, NO ATTIC SPACE

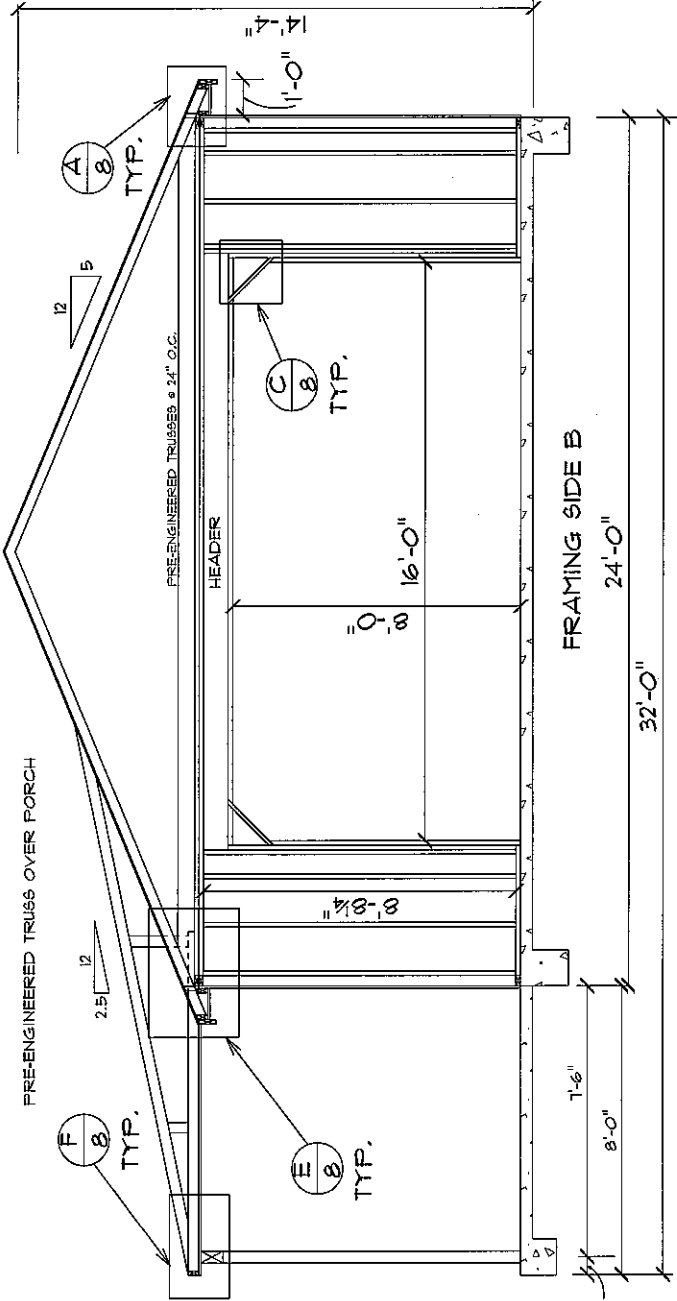


FRAMING SIDE A

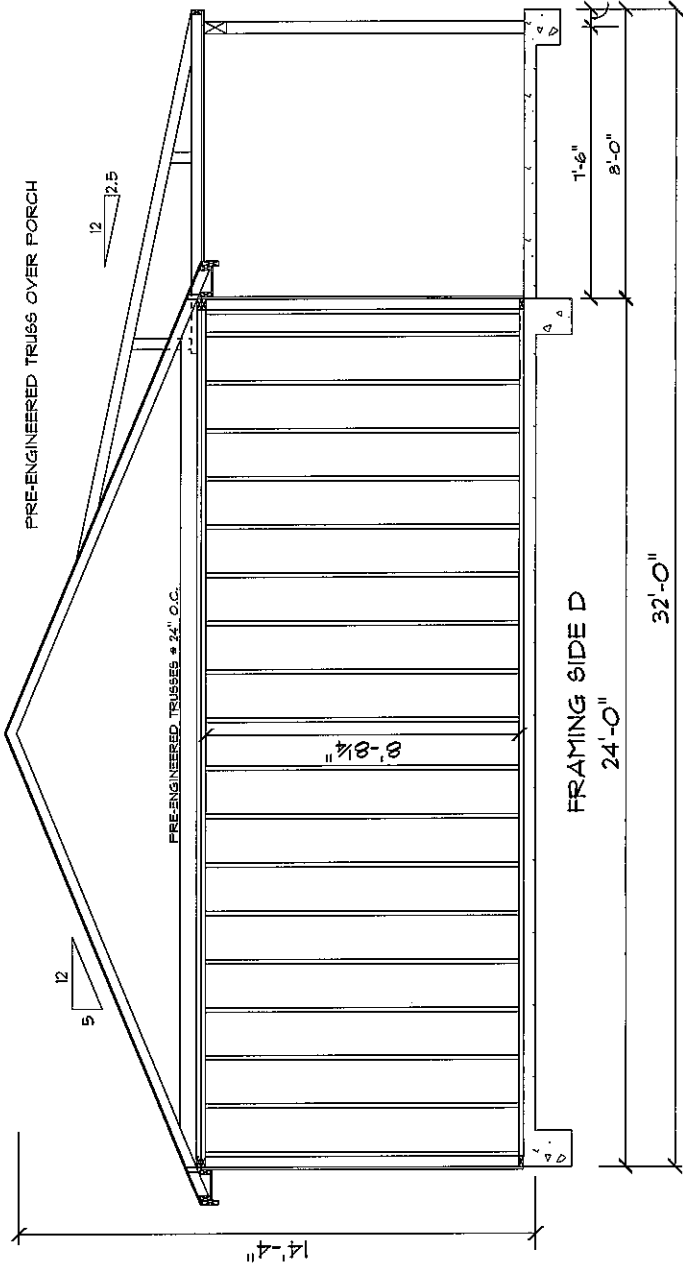
NO CEILING, OPEN FRAMING, NO ATTIC SPACE



FRAMING SIDE C



FRAMING SIDE B



FRAMING SIDE D

PROJECT DESCRIPTION :
DETACHED GARAGE
FOOTPRINT DIMENSIONS:
24'-0" X 30'-0"

120 SQ. FT.

PORCH

8'-0" X 30'-0" = 240 SQ.FT.

PROPOSED FOR:

JOHN MANDELLA

23 EASTRIDGE DR

SANTA CRUZ, CA. 9506044



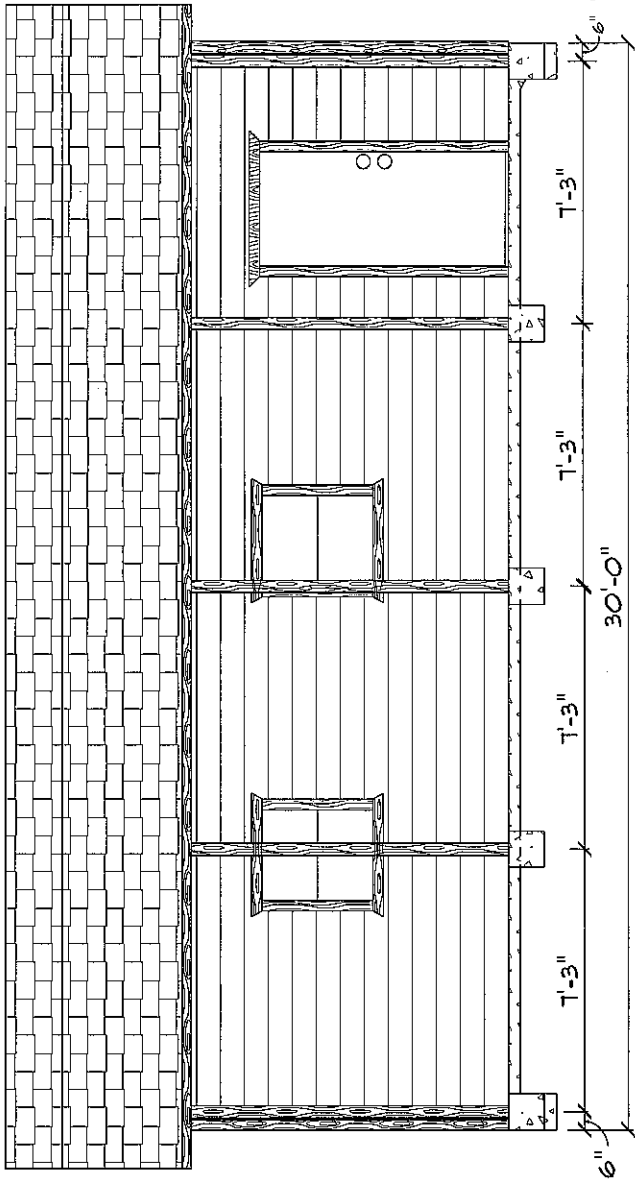
ULRICH BARN BUILDERS OF CALIFORNIA, INC.
14346 SUNSET BLVD. ARVIN, CA 93203
PHONE: (661) 854-0382 FAX: (661) 854-0383
GENERAL CONTRACTOR #B 105189 DRAIN BY: G. CHAVEZ
ULRICH BARN BUILDERS OF CALIFORNIA, INC. IS
A REGISTERED TRADEMARK.
ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS &
TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE AND
MANUFACTURING, NO PART OF THE CONTENTS MAY BE COPIED,
REPRODUCED, TRANSMITTED OR DISTRIBUTED IN ANY WAY.
ALL RIGHTS RESERVED.

FRAMING PLAN

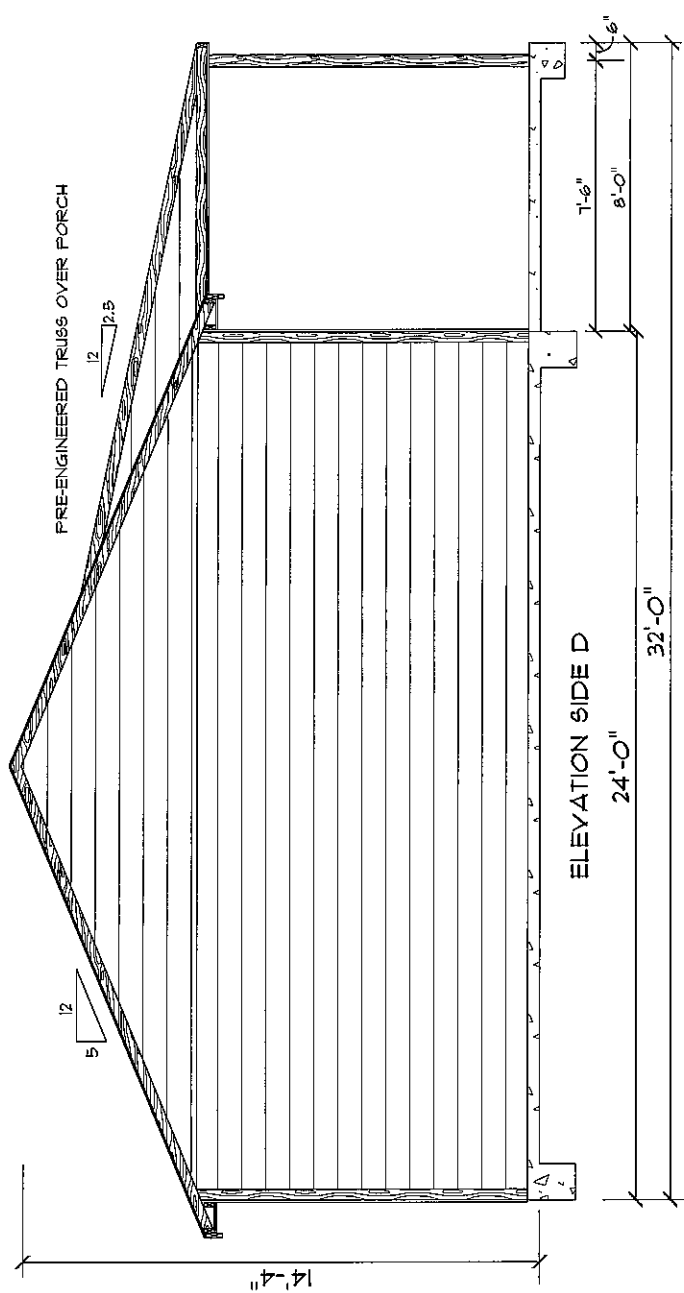
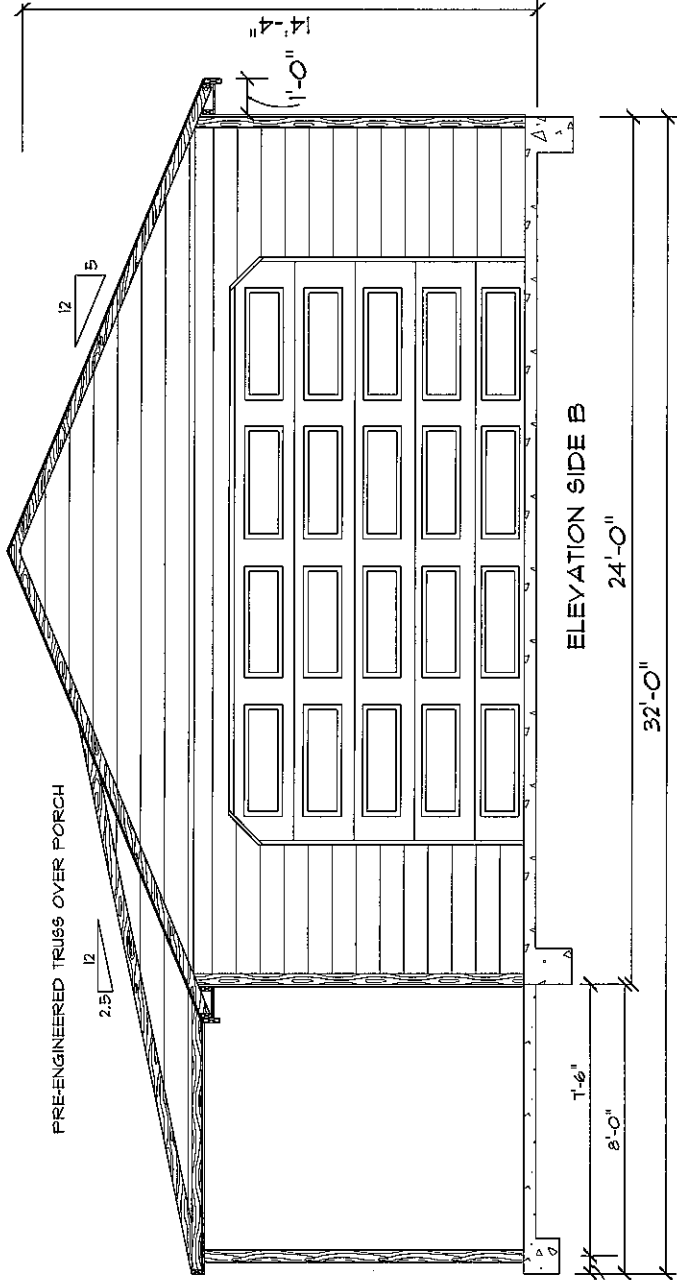
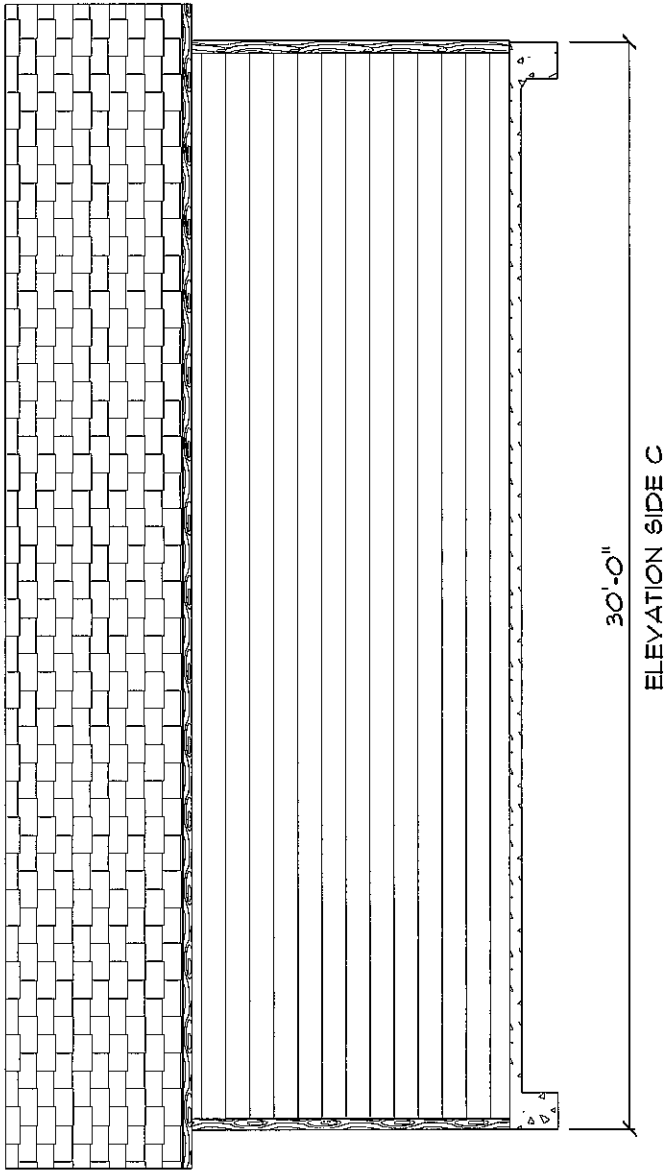
SCALE: 3/16" = 1'

Exhibit D

NO CEILING, OPEN FRAMING, NO ATTIC SPACE



NO CEILING, OPEN FRAMING, NO ATTIC SPACE



PROJECT DESCRIPTION :
DETACHED GARAGE

FOOTPRINT DIMENSIONS:
24'-0" X 30'-0"

120 SQ. FT.

PORCH

8'-0" X 30'-0" = 240 SQ.FT.

PROPOSED FOR:
JOHN MANDELLA
23 EASTRIDGE DR
SANTA CRUZ, CA. 95060

LULRICH

DREAM • RELAX • ENJOY

LULRICH BARN BUILDERS OF CALIFORNIA, INC.
14346 SUNSET BLVD. ARVIN, CA 93203

PHONE: (661) 854-0382 FAX: (661) 854-0383

GENERAL CONTRACTOR *B 105188 DRAWN BY: G. CHAVEZ

LULRICH BARN BUILDERS OF CALIFORNIA, INC.®

A REGISTERED TRADEMARK.

ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS & TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE AND MANUFACTURING. NO PART OF THE CONTENTS MAY BE COPIED, REPRODUCED, TRANSMITTED OR DISRUPTED IN ANY WAY. ALL RIGHTS RESERVED.

ELEVATION PLAN

SCALE: 3/16" = 1'

Exhibit D

FOUNDATION:

- * 12"X12"X4" CONCRETE PAD WITH 2 #4 REBARS TOP AND BOTTOM
- * 2" SAND AND 6MIL MOISTURE BARRIER
- * 2X4 SILL PRESSURE TREATED BOTTOM PLATE

WALLS:

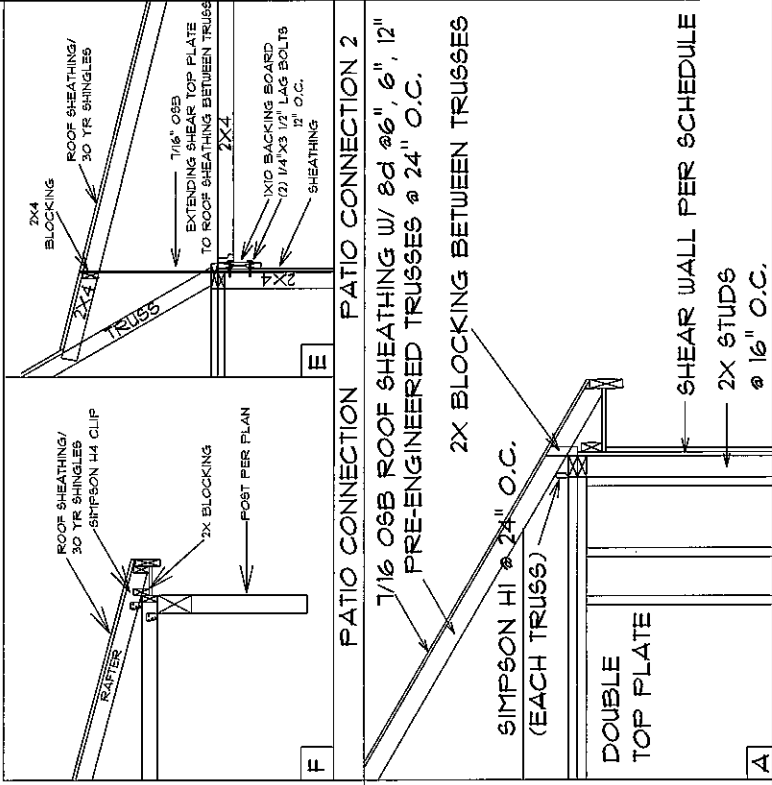
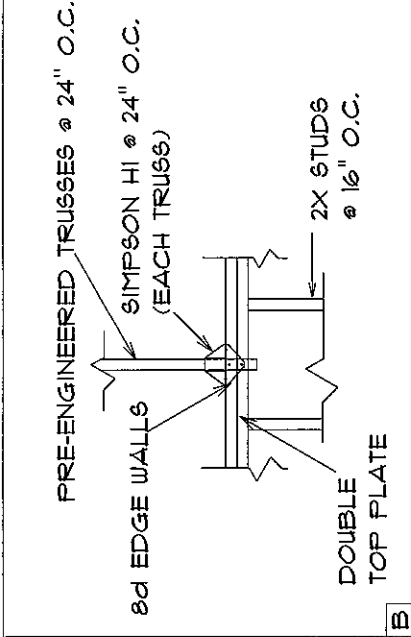
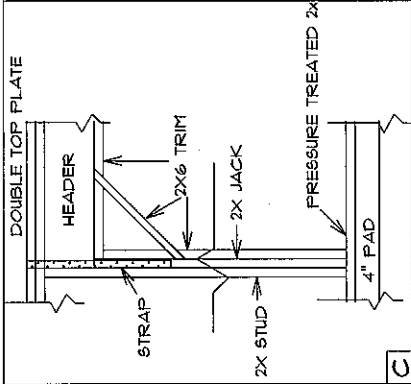
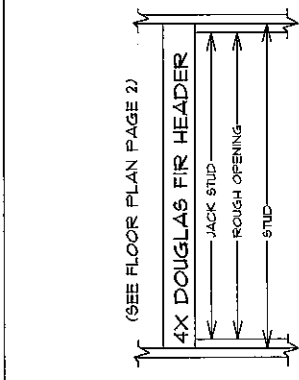
- * 2X4 (#2 STRUCT KILN DRIED DOUG FIR) WALL FRAMING 104 1/4" STUDS @ 16" O.C.
- * HARDIE PLANK HORIZONTAL SIDING
- * TYVEK MOISTURE BARRIER

ROOF:

- * PRE-ENGINEERED TRUSSES @ 24" O.C.
- * 7/16 OSB ROOF SHEATING (NOTE W/ 8d @ 6" O.C. EDGES & @ 12" O.C. FIELD, & 1/8" GAP AT ALL PANEL EDGES)
- * 40 YEAR SHINGLES
- * 12" ENCLOSED OVERHANG
- * 2 GABLE VENTS
- * RIDGE VENT RUNNING LENGHT OF BUILDING
- * DRIP EDGE
- * 15# FELT PAPER

NOTES:

DEFERRED TRUSS SUBMITTAL SHALL CONFORM TO CBC SECTION 101.3.4. DEFERRED ITEMS SHALL BE SUBMITTED TO THE RDP IN RESPONSIBLE CHARGE WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION AND SIGNATURE INDICATING THAT THE ITEMS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING, PRIOR TO INSTALLATION.



PROJECT DESCRIPTION :
DETACHED GARAGE
FOOTPRINT DIMENSIONS:
24'-0" X 30'-0"
120 SQ. FT.
PORCH
8'-0" X 30'-0" = 240 SQ.FT.
PROPOSED FOR:
JOHN MANDELLA
23 EASTRIDGE DR
SANTA CRUZ, CA. 95060



LULRICH BARN BUILDERS OF CALIFORNIA, INC.
14346 SUNSET BLVD. ARVIN, CA 93203
PHONE: (661) 854-0382 FAX: (661) 854-0383
GENERAL CONTRACTOR #B 105189 DRAWN BY: G. CHAVEZ
LULRICH BARN BUILDERS OF CALIFORNIA, INC. IS A REGISTERED TRADEMARK
ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS &
TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE, AND
MANUFACTURING, NO PART OF THE CONTENTS MAY BE COPIED,
REPRODUCED, TRANSMITTED OR DISRUPTED IN ANY WAY.
ALL RIGHTS RESERVED.

STRUCTURAL DETAIL

Exhibit D

2304.10.1 Fastener requirements

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2302.1. The number and size of fasteners connecting wood members shall be not less than that set forth in Table 2304.10.1.

TABLE 2304.10.1

FASTENING SCHEDULE		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-6d common (2 ¹ / ₂ " x 0.131") or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall	2-8d common (2 ¹ / ₂ " x 0.131") or 2-3" x 0.131" nails or 2-3" 14 gage staples	Each end, toenail
Blocking between top plate, to rafter or truss	2-16 d common (3 ¹ / ₂ " x 0.162") or 3-3" x 0.131" nails or 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3 ¹ / ₂ " x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2. Ceiling joists to top plate	3-6d common (2 ¹ / ₂ " x 0.131") or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail

16. Stud to top or bottom plate	4-6d common (2 ¹ / ₂ " x 0.131") or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or	Toenail
	2-16d common (3 ¹ / ₂ " x 0.162") or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top plates, laps at corners and intersections	2-16d common (3 ¹ / ₂ " x 0.162") or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
	2-8d common (2 ¹ / ₂ " x 0.131") or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	2-8d common (2 ¹ / ₂ " x 0.131") or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
	2-8d common (2 ¹ / ₂ " x 0.131") or 2-10d box (3" x 0.128")	Face nail
19. 1" x 6" sheathing to each bearing	3-8d common (2 ¹ / ₂ " x 0.131") or 3-10d box (3" x 0.128")	Face nail
20. 1" x 8" and wider sheathing to each bearing	3-8d common (2 ¹ / ₂ " x 0.131") or 3-10d box (3" x 0.128")	Face nail

3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (see Section 2308.7.5, Table 2308.7.5)	3-10 common (3" x 0.148"); or 3-16d box (3 ¹ / ₂ " x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail*

7. Roof rafters to ridge valley or hip rafters, or roof rafter, refer to 2-inch ridge beam	2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or 3-10d common (3" x 0.148"); or 4-10d box (3 ¹ / ₂ " x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
	Wall	
8. Stud to stud (not at braced wall panels)	1-6d common (3 ¹ / ₂ " x 0.162"); or 1-6d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	2d" o.c. face nail
9. Stud to stud and blocking studs at intersecting wall corners (at braced wall panels)	1-6d common (3 ¹ / ₂ " x 0.162"); or 1-6d box (3 ¹ / ₂ " x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
10. Built-up header (2" to 2" header)	1-6d common (3 ¹ / ₂ " x 0.162"); or 1-6d box (3 ¹ / ₂ " x 0.135")	12" o.c. each edge, face nail

Floor		
21. Joist to sill, top plate, or girder	3-8d common (2 ¹ / ₂ " x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 ¹ / ₂ " x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c. toenail
23. 1" x 6" subfloor or less to each joist	2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (3 ¹ / ₂ " x 0.162")	Face nail
25. 2" planks (plank & beam – floor & roof)	2-16d common (3 ¹ / ₂ " x 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	2-6d common (4" x 0.192")	3d" o.c. face nail at top and bottom staggered on opposite sides
	1-6d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	2d" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-2-6d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail

27. Ledger, ship supporting joists or rafters	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

11. Continuous header to stud	4-6d common (2 ¹ / ₂ " x 0.131"); or 4-10d box (3" x 0.128")	Toenail
12. Top plate to top plate	1-6d common (3 ¹ / ₂ " x 0.162"); or 1-6d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	16" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 ¹ / ₂ " x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 7/16" crown	Each side of end joint, face nail (minimum 2d" lap, splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	1-6d common (3 ¹ / ₂ " x 0.162"); or 1-6d box (3 ¹ / ₂ " x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 ¹ / ₂ " x 0.162"); or 3-16d box (3 ¹ / ₂ " x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail

PROJECT DESCRIPTION :
DETACHED GARAGE
FOOTPRINT DIMENSIONS:
24'-0" X 30'-0"

720 SQ. FT.
PORCH
8'-0" X 30'-0"= 240 SQ.FT.

PROPOSED FOR:
JOHN MANDELLA
23 EASTRIDGE DR
SANTA CRUZ, CA. 95060



ULRICH BARN BUILDERS OF CALIFORNIA INC.

14346 SUNSET BLVD., ARVIN, CA. 93203

PHONE: (661) 854-0382 FAX: (661) 854-0383

GENERAL CONTRACTOR "B" 105189 DRAWN BY: G. CHAVEZ

ULRICH BARN BUILDERS OF CALIFORNIA INC (R) IS A REGISTERED TRADEMARK. ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS & TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE, AND MANUFACTURING, NO PART OF THE CONTENTS MAY BE COPIED, REPRODUCED, TRANSMITTED OR DISTRIBUTED IN ANY MANNER. ALL RIGHTS RESERVED.

FASTENING SCHEDULE

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing*		
	Edges (inches)	Intermediate supports (inches)
30. 3/8" - 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall)	6
	6d common or deformed (2 1/2" x 0.131") (roof) or R895-01 (2 3/8" x 0.113") nail (roof)	6
	2 3/8" x 0.113" nail (subfloor and wall)	6
	1 3/4" 16 gage staple, 7/16" crown (subfloor and wall)	4
	2 3/8" x 0.113" nail (roof)	4
31. 1/2" - 3/4"	1 3/4" 16 gage staple, 7/16" crown (roof)	3
	6d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113") (subfloor and wall)	6
	6d common or deformed (2 1/2" x 0.131") (roof) or R895-01 (2 3/8" x 0.113") nail (roof)	6
	2 3/8" x 0.113" nail or 2" 16 gage staple, 7/16" crown	4
		8

PROJECT DESCRIPTION :
DETACHED GARAGE
FOOTPRINT DIMENSIONS:
24'-0" X 30'-0"
120 SQ. FT.
PORCH
8'-0" X 30'-0" = 240 SQ.FT.
PROPOSED FOR:
JOHN MANDELLA
23 EASTRIDGE DR
SANTA CRUZ, CA. 95060



ULRICH BARN BUILDERS OF CALIFORNIA INC.
14346 SUNSET BLVD., ARVIN, CA. 93203
PHONE: (661) 854-0382 FAX: (661) 854-0383
GENERAL CONTRACTOR 15 05189 DRAWIN BY G. CHAVEZ
ULRICH BARN BUILDERS OF CALIFORNIA INC. IS A REGISTERED TRADEMARK
ALL DESIGNS, CONCEPTS, AND CONTENT SUCH AS DRAWINGS &
TEXT INCLUDING BUT NOT LIMITED TO THE STRUCTURE, AND
MANUFACTURING, NO PART OF THE CONTENTS MAY BE COPIED,
REPRODUCED, TRANSMITTED OR DISIBUTED IN ANY WAY.
ALL RIGHTS RESERVED.

FASTENING SCHEDULE

Panel siding to framing			
38. 1/2" or less	6d corrosion-resistant siding (1 7/8" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099")	6	12
39. 3/8"	8d corrosion-resistant siding (2 3/8" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113")	6	12
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing ^a			
		Edges (Inches)	Intermediate supports (Inches)
Interior paneling			
40. 1/4"	4d casing (1 1/2" x 0.080"); or 4d finish (1 1/2" x 0.072")	6	12
41. 3/8"	6d casing (2" x 0.099"); or 6d finish (panel supports at 24 inches)	6	12

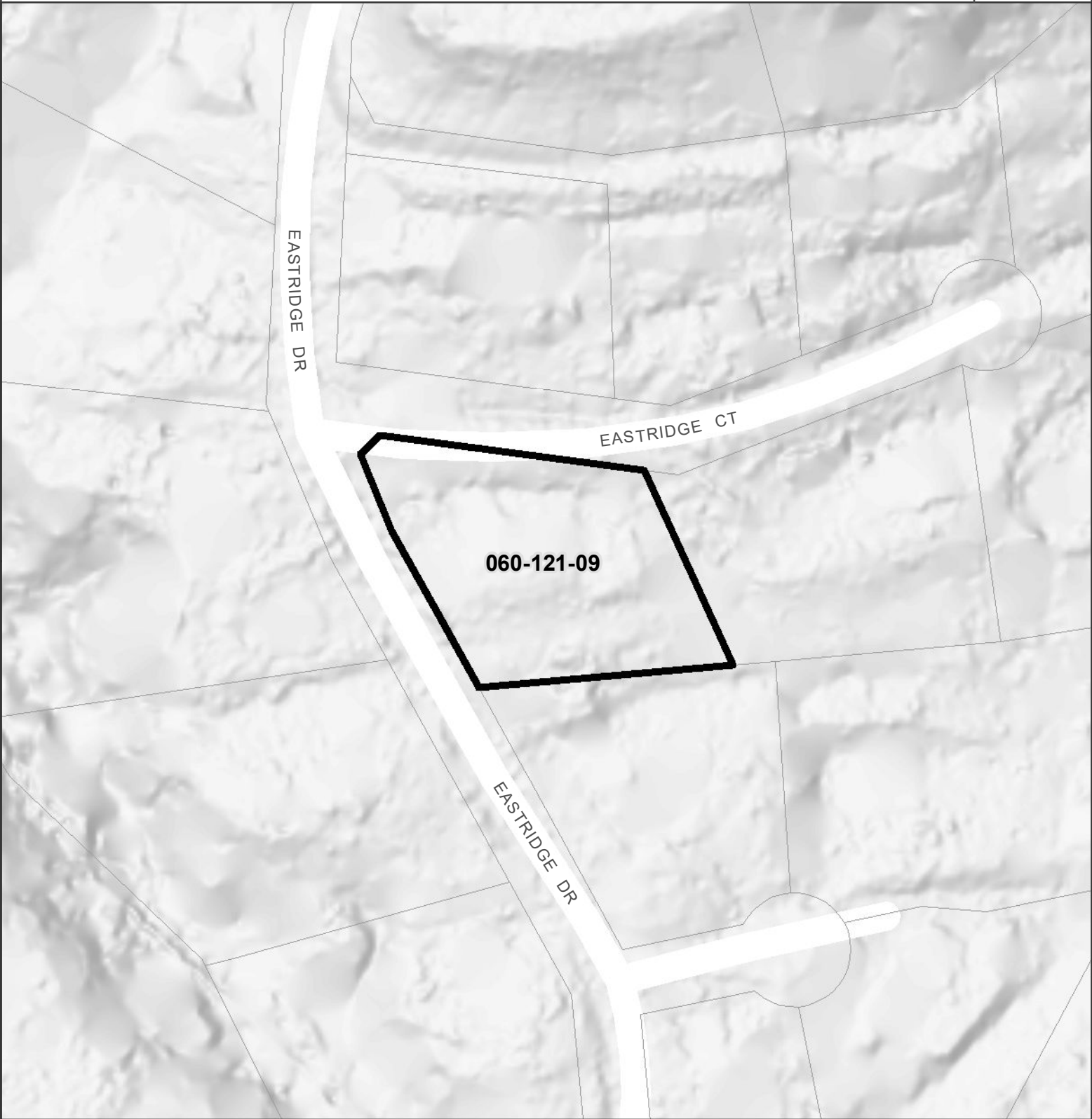
For 5/8": 1 inch = 25.4 mm.

32. 7/8" - 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12
Other exterior wall sheathing			
33. 1/2" fiberboard sheathing ^b	1 1/2" galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1" crown	3	6
34. 25/32" fiberboard sheathing ^b	1 3/4" galvanized roofing nail (7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
35. 3/4" and less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
36. 7/8" - 1"	8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131")	6	12
37. 1 1/8" - 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12



Mapped
Area

Parcel Location Map

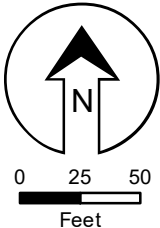


Parcel: 06012109

- Study Parcel
- Assessor Parcel Boundary

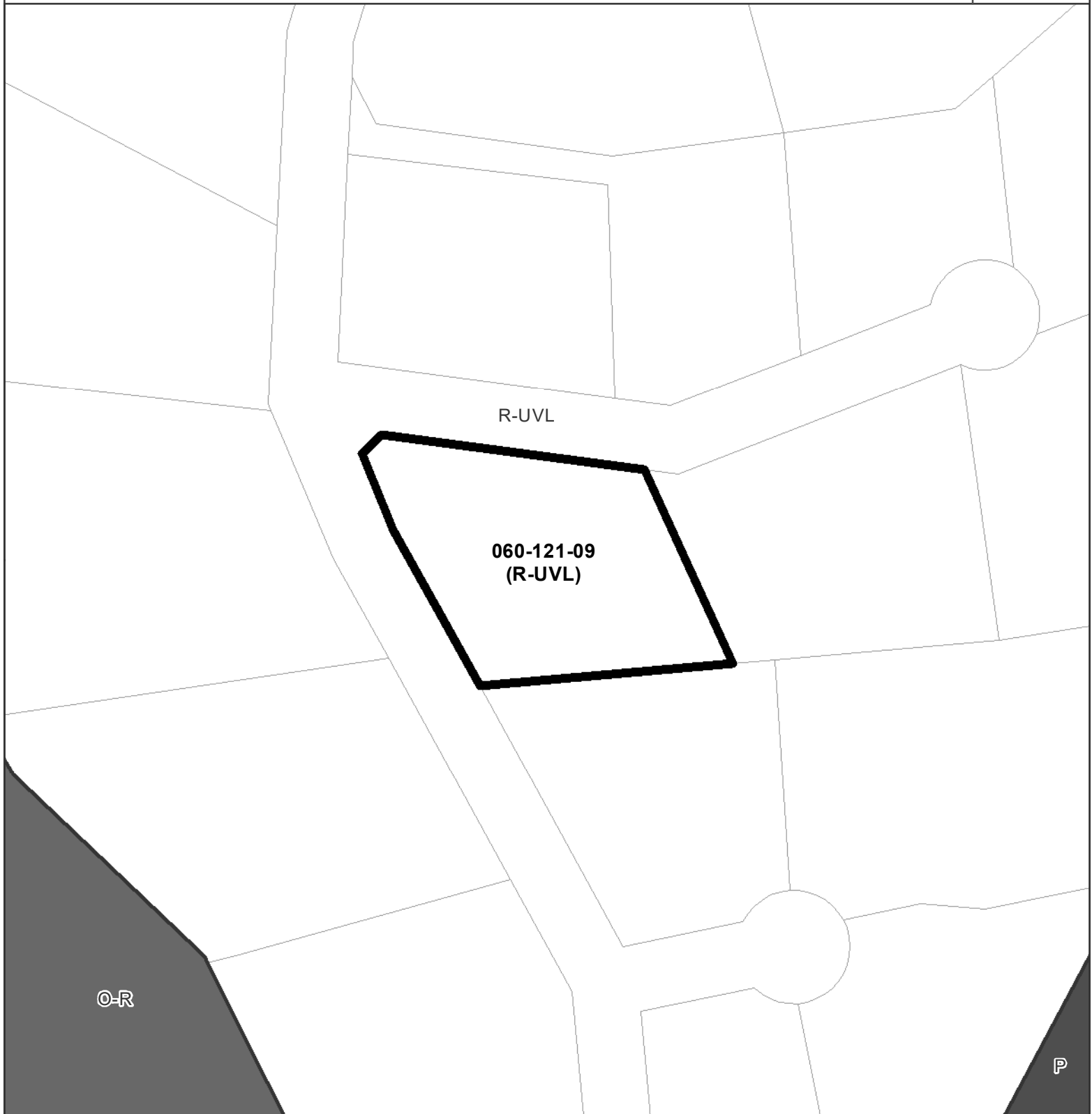
Map printed: 7 Jul. 2022

Exhibit E



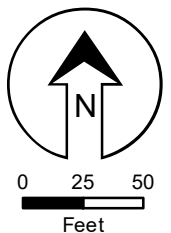


Parcel General Plan Map



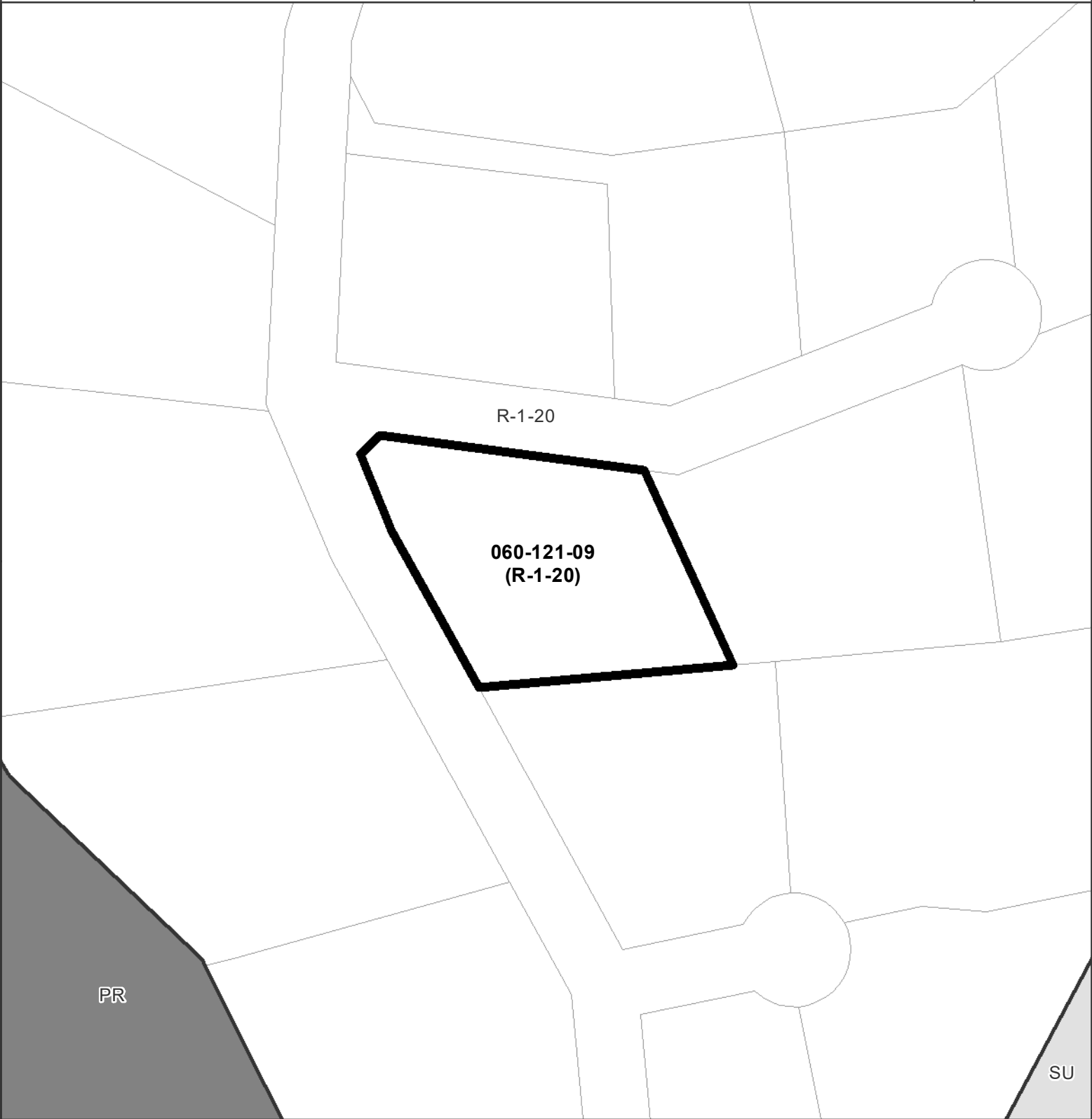
-  O-R *Parks, Recreation & Open Space*
-  P *Public Facilities*
-  R-UVL *Res. Urban Very Low Density*

Exhibit E

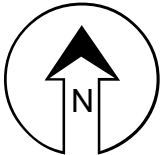




Parcel Zoning Map



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



0 25 50
Feet

Exhibit E

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Santa Cruz City Water
Sewage Disposal: Septic
Fire District: Scotts Valley-Branciforte FPD
Drainage District: N/A

Parcel Information

Parcel Size: 21,736 square feet
Existing Land Use - Parcel: Single-family residential
Existing Land Use - Surrounding: Single-family residential
Project Access: Private road, Eastridge Drive via Pasatiempo Drive
Planning Area: Carbonera
Land Use Designation: R-UVL (Urban Very Density Residential)
Zone District: R-1-20 (Single-family residential - 20,000 square feet)
Coastal Zone: Inside X Outside
Appealable to Calif. Coastal Comm. Yes X No

Technical Reviews: Soils Report Review Waiver (REV211581)

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 0-30% across parcel
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 191 cubic yards of embankment, 45 yards of imported fill
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Mapped archaeological resource



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

John and Jennifer Mandella
23 Eastridge Drive
Santa Cruz, CA, 95060

13 January 2022

Subject: Soils Report Waiver for a Proposed Detached Garage

Project Site: 23 Eastridge Drive
APN 060-121-09
Application No. REV211581

Dear Applicants:

The Planning Department has granted a Soils Report Waiver for the 720 ft² detached garage proposed to be constructed to the south of the existing residence at 23 Eastridge Drive,

A Geotechnical Investigation or Soils Report prepared in conformance to the 2019 California Building Code is not required for the permitting of the proposed detached garage. All project design and construction shall comply with the 2019 California Residential Code and the 2019 California Building Code, as applicable.

A condition of accepting 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 2019 California Building Code Table 1806.2: and
- All foundation elements shall be a minimum of 12 inches wide and 18 inches below undisturbed natural grade for single-story structures and 15" wide and 24" below undisturbed natural grade for two-storied structures unless deeper footings are required to satisfy structural engineering requirements.
- *A copy of this waiver should be included in the project plan set.*

In seeking and accepting this waiver to the requirements of the 2019 California Building Code Section 1803.2 – Geotechnical Investigations, the permit holder accepts full and absolute responsibility for any adverse consequences of waiving the requirement for a soils report.

Please contact the undersigned at rick.parks@santacruzcounty.us or 831.454.3168 if we can be of any further assistance.

Respectfully,



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

Cc: Environmental Planning, Attn: Logan Thompson

Exhibit G

Evan Ditmars

From: Peter Copriviza <pcopriviza@gmail.com>
Sent: Tuesday, April 5, 2022 10:20 AM
To: Evan Ditmars
Cc: Jackie Copriviza
Subject: Re: Application Number 211202 Parcel 060-121-09

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Evan,

This e-mail is a follow up to your visit w/ Jackie last week. I believe you asked us to weigh in on the two ideas you are considering.

1 - Install a shorter fence on the 6' max conc wall. This will still be massive from our lower perspective. Also, we are concerned anything parked along the property line or someone walking along the fence line will be way too visible with a short fence. We would not be ok w/ this option.

2- Install a 6' fence set back from 6' max conc wall. We think we would be ok w/ a fence set 4' back from the property line. This is hard to visualize and we would like to see story poles set at the height of the sloping concrete wall, and set at the height of the set back fence. We will have to live with this a long time and the result will affect the value of our property. Story poles seem like a small ask for the potential gain of our neighbor's set back variance and new garage. I think you mentioned to Jackie we can use the existing fence as a visual gauge. This does not work because we can not determine how the existing fence relates to the proposed elevations. A professional survey and story pole install is needed. Additionally, The terrace should be planted and maintained, and not used for storage.

Thanks for your consideration. Let us know if you would like to discuss further.
Peter

On Fri, Mar 25, 2022 at 5:21 PM Evan Ditmars <Evan.Ditmars@santacruzcounty.us> wrote:

Hi Peter,

Sorry for not getting back to you, I had some other projects going sideways and needed my full attention and I'm just now looking back into this.

This whole project is slightly more complicated because someone who no longer works here had already visited the site, reviewed the proposal, and made a determination that project was complete to move forward with processing. So I don't think I will go to the site or require story poles at this point in the process. I have a good idea of what your concerns are regarding the uphill perspective and the height of the fence and wall. I am still leaning towards requiring the fence to be moved back more than proposed but haven't landed on how far back.

I am going to meet with John on Wednesday at 1:00. I can meet with Jackie afterwards. Jackie, if you aren't available will it still be ok for me (just me) to access your side of the property?

Also regarding the plan detail inconsistencies, I will relay them to the civil engineer and the County Drainage reviewer. The project has been redesigned several times so these might be artifacts of previous designs. In any case, they don't completely affect my evaluation for this discretionary permit; these plans are only used for a basic evaluation of feasibility (building height, grading volumes, setbacks, neighborhood compatibility) and the building permit set would require the complete engineering that you might have already seen and is evaluated to a greater detail.

Please let me know if you want me to clarify anything. I'm also available to speak over the phone if that's any easier.

Evan Ditmars

Santa Cruz County Planning

831-454-3227

From: Peter Copriviza <pcopriviza@gmail.com>
Sent: Tuesday, March 22, 2022 2:20 PM
To: Evan Ditmars <Evan.Ditmars@santacruzcounty.us>

Cc: Jackie Copriviza <jcopriv@gmail.com>

Subject: Re: Application Number 211202 Parcel 060-121-09

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Evan - Do you have any thoughts on my March 10 e-mail?

Thanks

Peter

On Thu, Mar 10, 2022 at 8:02 AM Peter Copriviza <pcopriviza@gmail.com> wrote:

Hi Evan,

Thanks for the plans. I have reviewed them.

Will you or someone from planning be visiting the site? Whoever visits they are welcome to enter our backyard. We have no dogs. We think it is important for planning to see the proposed wall from our perspective.

We would be happy to meet w you or your designee. Jackies cell is (831) 234 0462 and she is usually around during the day.

Let me share a bit of history when we first heard of the project in May 2020 from our HOA and neighbor. The wall was at a max 4' with a 6' fence. Our HOA did not approve the project. We felt we could be ok with max 3' wall and 6' fence, and we gave some ideas on terracing as a potential solution.

We heard nothing more until the development sign went up.

Now that we are 6' max wall, we are very concerned. Is it possible to ask for story poles as it is very difficult to visualize the true impact?

Additionally there are inconsistencies in the plans that affect the details of the wall we are concerned with. We need these clarified to fully evaluate our position.

Sheet C1.0 notes:

6' High Fence set 18" off property line in front of retaining wall

Shete C1.0 notes:

Concrete swale at top of wall Per Dtl 1 Sht 2.1

Discrepancy:

Detail 1 on Sht 2.1 is for a graded Swale. This detail should reflect a concrete swale. The concrete swale design is important because it carries all the surface drainage to the street and away from our property. A graded swale along the wall would not be adequate for drainage..

I think they should show the required width and depth of the swale and its relationship to the wall. Since the wall (assuming 12") is set off property line 6" and the fence is offset 18" that means the swale is located on the neighbor side of the fence. I think the swale should be a minimum of 18" wide. As a suggestion, if they located swale inbetween the wall and the fence it would set back the fence 36" from property line. This could really help visually from our perspective, and provide them the visual separation they are looking for. We can confirm the visual with the aforementioned story poles.

Discrepancy:

There is a Section B cut on sheet C2.0 at the property line wall. Section B can be found on Sheet C2.1 and once again refers to a graded swale. This detail at the section taken should show a concrete swale. It also shows the fence at 21" off property line? C1.0 notes 18" .

I have seen structural details for the wall in previous plan sets, but none are included in this submittal? The wall should be designed by a structural engineer and it requires an offset footing due to proximity of the property line. The designed wall should be shown on these plans with required thickness since the thickness will impact the location of the swale and the fence.

Thank you for your consideration and response.

Peter & Jackie Copriviza

Peter's cell (408) 836-1287

On Thu, Mar 3, 2022 at 1:39 PM Evan Ditmars <Evan.Ditmars@santacruzcounty.us> wrote:

Hi Jackie,

I do remember your family! We are all doing good, hope you guys are as well!

Sorry about the plans, they are attached to this email.

Evan Ditmars

Santa Cruz County Planning

831-454-3227

From: Jackie Copriviza <jcopriv@gmail.com>
Sent: Wednesday, March 2, 2022 5:30 PM
To: Evan Ditmars <Evan.Ditmars@santacruzcounty.us>
Cc: Peter Copriviza <pcopriviza@gmail.com>
Subject: Re: Application Number 211202 Parcel 060-121-09

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Thanks Evan!!!

Hope you are doing great!!!

Just wanted to say hi! I am not sure if you remember our family, but we were at Good Shepherd forever. AJ, Ali and Megan were there with you, but a little younger.

And... Peter's sister and Brother in law bought you families house at 49 Pinehill. Small world!!!

Please say hi to your parents!

Jackie Copriviza

JR PARRISH

831-234-0462

On Mar 2, 2022, at 4:59 PM, Evan Ditmars <Evan.Ditmars@santacruzcounty.us> wrote:

Hi Peter,

Thanks for reaching out. I wasn't briefed on the history of this project before Shila left so I'm not sure why the application has taken so long to process. The application does require a public hearing but has not been scheduled yet. The notice of proposed development sign installed in the yard is the last step of pre-processing for their application and as the next door neighbor you will definitely be made aware of the public hearing (which will probably be held sometime next month).

I agree with you on the wall height. I'm not sure if it was brought down or not but currently the proposal involves a 6-foot retaining wall capped with a 6-foot fence that's stepped back by about 2 feet (see page 5 of attached plans). I think this could be addressed in a couple of ways: the fence can be stepped back even more, the height of the fence could be brought down, or we can require plants/hedges between the fence and the wall. I think the last option would work best because the plants will eventually provide screening above the fence line (assuming they select a plant that grows more than 6-feet high).

The existing septic tank and leach fields prevent the garage from being pushed much closer towards the front of the property, so I think the location of the garage is justified in that regard.

I'll bring up the design changes with the owner but I'd prefer this design change be discussed between you as neighbors (you may not even want plants put there, they may have some justification for the design, etc). If there's something from preventing you from talking to the owner, or if you just prefer not to, I am happy to coordinate your input with their ultimate design as well.

Evan Ditmars

Santa Cruz County Planning

831-454-3227

From: Peter Copriviza <pcopriviza@gmail.com>
Sent: Tuesday, March 1, 2022 4:29 PM
To: Evan Ditmars <Evan.Ditmars@santacruzcounty.us>
Cc: Jackie Copriviza <jcopriv@gmail.com>
Subject: Application Number 211202 Parcel 060-121-09

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Mr Ditmars,

I am a neighbor (17 Eastridge Dr, Parcel 060-121-14) to the above listed project . I noticed a "Notice to Proposed Development" sign was installed.

I previously communicated with Shila Bagley regarding the project in July 2021. Sheila explained this was a level 5 project requiring a public hearing and noticing.

I have not received a notice of a public hearing. Is the meeting scheduled? Also, will plans be available for review?

Sheila was going to make a trip out to the site to understand the contours. I am not sure if that happened.

My concern is my back yard sits about 6'-10' below the grade at our shared property line. My understanding is they are considering a 12' wall on the property line to accommodate grading.

This would make the wall appear about 18'-22' feet high from my backyard. I had suggested that the applicant do some terracing deeper in the lot to eliminate the need for such a high wall at property line or move the garage closer to the street to lower the height of the required retaining wall. I am not opposed to the garage, but I am with an overpowering wall/fence on the property line.

I am curious if any attempts to lower the wall were made since July? Our goal through this process is to have a harmonious relationship with our neighbor.

Additionally, I want to be sure we are included in the public process.

Thank you for your time, and I look forward to your response.

Sincerely

Peter Copriviza

408 836 1287

--

Peter Copriviza

--

Peter Copriviza

--

Peter Copriviza