



## Staff Report to the Zoning Administrator

Application Number: **221295**

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**Applicant:** Zacharia Stockwell

**Agenda Date:** 2/2/24

**Owner:** Zacharia Stockwell and Julie Vada

**Agenda Item #:** 1

**APN:** 056-131-02

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

**Site Address:** No Address located on Jonathan Way

**Project Description:** Proposal to construct a new 2,145 square foot single-family dwelling with an attached 441 square foot garage on an existing vacant property. Requires Variances to reduce the 40-foot front yard setback to 11 feet, reduce the northern side yard setback from 20 feet to 15 feet, reduce the garage entrance setback from 20 feet to 13 feet 9.75 inches, and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

**Location:** Property is located on east side of Jonathan Way (no situs), approximately 420 feet from the intersection of Highgate Road and Jonathan Way in the Carbonera Planning Area.

**Permits Required:** Requires Variances to reduce the 40 foot front yard setback to 11 feet, reduce the northern side yard setback from 20 feet to 15 feet, and to reduce the garage entrance setback from 20 feet to 13 feet 9.75 inches, Preliminary Grading Review and the determination that the project is exempt from California Environmental Quality Act.

**Supervisory District:** 1 District (District Supervisor: Manu Koenig)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221295, based on the attached findings and conditions.

### Project Setting

The property is located on the eastern side of Jonathan Way, which is a dead-end road, in the Carbonera General Plan Boundary area. The surrounding area is characterized by low density, one and two-story single-family dwellings located on parcels with significant slopes, a majority of which exceed 50%. In the vicinity of the project site, homes are developed on small areas of relatively flat land.

The subject parcel is currently vacant and located close to the end of Jonathan Way, which is a cul de sac. The site is also characterized by very steep slopes, a majority of which are over 50%. In addition, the parcel is mapped as including a Timber Resource area along the rear of the property.

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There is however, a narrow relatively flat area located near the roadway that is potentially suitable for development.

### **Parcel Background & Description**

The parcel was recorded as lot 32 in a recorded survey from May 1955 (County of Santa Cruz Records Volume 33 Map 41).

In 2006, the County approved a discretionary permit to reduce the front yard setback from 40 feet to 15 feet in order to allow for a two-story single-family dwelling with attached garage (Permit 06-0132). The discretionary permit was extended multiple times and eventually expired without a building permit application being submitted. This development permit results in the parcel being compliant with the state's Subdivision Map Act.

The current project proposes construction of a 2,145 square foot, two-story single-family dwelling with a 441 square foot garage. Because of the restricted building area, Variances are required to reduce the 40-foot front yard setback to 11 feet; reduce the northern side yard setback from 20 feet to 15 feet; and reduce the garage entrance from 20 feet to 13 feet 9.75 inches from the western front property line. In addition to the single-family dwelling, the proposed project includes extending the paving of Jonathan Way and including a driveway that is located partially within the right-of-way as well as partly within the neighboring property to the north (APN 056-131-01). The project has been conditioned to address these improvements during the building permit as well as acknowledge the inherent risks associated with improvements in rights-of-way.

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

The subject property is a 1.08 acre lot, located in the R-1-1 acre or greater (Single-Family Residential, minimum 1 acre or greater lot size) zone district, a designation that allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UVL (Urban Residential, Very Low Density) General Plan designation.

The applicable site and development standards for parcels in the R-1-1 acre or greater zone district are set out in SCCC 13.10.323. A summary of the required and proposed site and development standards relevant to the project are summarized in the table below. No existing conditions are shown since the parcel is currently vacant of development.

<b>Development Standards</b>	<b>R-1-&gt; 1 acre Zone District</b>	<b>Proposed</b>
<b>Front Yard Setback</b>	40 feet	<b>11 feet</b>
<b>Side Yard Setbacks</b>	20 feet	<b>Northern side: 15 feet and Southern side: 31 feet</b>
<b>Rear Yard Setback</b>	20 feet	Greater than 200 feet
<b>Maximum Height</b>	28 feet	25 feet
<b>Maximum</b>	2 stories if	2

<b>Number of Stories</b>	inside USL	
<b>Garage Entrance Front Yard Setback</b>	20 feet	<b>13 feet 9.75 inches</b>
<b>Required Number of Parking Spaces</b>	3 Bdrm = 3 parking spaces	4 parking spaces
<b>Maximum Lot Coverage</b>	10%	5.6%

As illustrated by the above table, the proposed dwelling is does not comply with the site and development standards for the R-1-1 acre or greater zone district and therefore in accordance with County Code section 13.10.230 Variances are required to allow for reductions to the front yard, northern side yard, and garage setbacks.

### **Variances**

As previously described, the subject parcel is characterized by very steep slopes. There is however, a relatively flat area located close to Jonathan Way that extends from the northwest corner, approximately 100 feet towards the southeast. Any proposed development is therefore limited to this more gently sloped area which is partially within the required front and side yard setbacks. If the 40-foot front yard and 20-foot side yard setbacks are imposed, the buildable area of the parcel would be further restricted to a triangular area of approximately 1,400 square feet in size. The limited area and irregular shape therefore significantly limit the size of any proposed dwelling such that it would be significantly smaller than surrounding homes.

Neighboring dwellings on surrounding parcels are similarly located within areas of relatively flat land and are typically closer to the roadways where they are nonconforming to current setbacks. Further, the average size of the seven other dwellings in the surrounding neighborhood on Jonathan and Blossom Ways is 2,244 square feet. Therefore, the proposed 2,145 square foot single-family dwelling with a 441 square foot attached garage is consistent with the size and location of other dwellings in the area and the proposed Variances are appropriate and would not be a granting of special privileges.

It should also be noted that a previous Variance that was approved for a proposed single-family dwelling on the subject parcel, authorized a reduction in the front yard setback from 40 feet to 15 feet; however, this dwelling was not constructed, and the Permit subsequently went void.

A complete list of Variance Findings is included with this report.

### **Public Outreach/Correspondence**

Before the last Zoning Administrator public hearing on 1/5/24, multiple neighbors sent emails or called with concerns about the proposed project. These included concerns around the potential fire safety impact, the septic system location and runoff area, geologic hazards of the extreme slope, and stormwater runoff impact to surrounding areas (see Exhibit I).

During the Zoning Administrator public hearing on 1/5/24, neighbors requested a continuance since the posting of the hearing date was inadequate. The Zoning Administrator agreed and continued the hearing of this project until 2/2/24 public hearing date.

Some of the neighbor's concerns have been reviewed and considered for feasibility as part of this discretionary review, while others, such as the fire and septic system, have been deferred until the building permit process. The conditions of approval address the concerns around this proposed project.

### **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 **221295**, 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 Division, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters (REV231070)



- H. Deferral of Environmental Health Review
- I. Public Comments/Correspondence

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 221295

Assessor Parcel Number: 028-234-12

Project Location: No Address located on Jonathan Way

**Project Description: Proposal to build a new residential building 2,125 square feet on a currently vacant property.**

**Person or Agency Proposing Project: Zacharia Stockwell**

**Contact Phone Number: (831) 277-0184**

- 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 (15303), New Construction

**F. Reasons why the project is exempt:**

A new single-family dwelling that is less than 2,500 square feet that is not located in an environmentally sensitive site.

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

\_\_\_\_\_  
Alexandra Corvello, Project Planner

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

## **Variance Findings**

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

Although the subject parcel is just over one acre in size, the buildable area is severely constrained by very steep slopes. As such, the only available building site is restricted to a relatively flat area lying close to Jonathan Way, that extends across almost the entire width of the parcel, from the northwest corner in a southeasterly direction. This more level area is about 35 feet wide by 100 feet long and has an area of approximately 3,500 square feet. Beyond the building site the land drops steeply with grades of 30% to 50% and greater. Imposition of the required 40-foot front yard setback and 20-foot northern side yard setback further reduces the building site to about 1,400 square feet, which results in a dwelling that is significantly less than the average dwelling size for the neighborhood. Therefore, because of the steep slopes further from Jonathan Way, the building footprint is required to be located partially within the setback areas. Therefore, this finding can be made.

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 development of a single-family dwelling on the subject parcel will be compatible with other existing developments in the surrounding area. This includes the parcel immediately to the south of the subject parcel, where the existing dwelling is located within the required 20-foot side yard setback, approximately 10 feet from the shared property boundary between these two parcels. This structure will not be impacted by the proposed dwelling, which will be located closer to the northern property boundary, which is shared by another parcel that is currently vacant. There are no other existing dwellings located close to the proposed dwelling. As such, the structure will not adversely shade any adjacent homes.

Jonathan Way, where it runs in front of and beyond the subject parcel, is currently unimproved. The project includes paving and upgrading of the road up to and beyond the subject parcel, as well as construction of a fire turn-around that will also serve the adjacent parcel to the north, thereby improving fire access to the neighborhood. The proposed dwelling will not obstruct sight lines for traffic travelling along Jonathan Way and the off-street parking will be provided for the dwelling in accordance with SCCC 13.10.552. The granting of the variance will therefore 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.

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.

Neighboring dwellings on surrounding parcels are similarly located within areas of relatively flat land and are typically closer to the adjacent roadways or other property lines such that they are nonconforming to current setbacks. Further, the average size of the seven other dwellings in the

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surrounding neighborhood on Jonathan and Blossom Ways is 2,244 square feet. Therefore, the proposed 2,145 square foot single-family dwelling with a 441 square foot attached garage is consistent with the size and location of other dwellings in the area and the proposed Variances are appropriate and would not be a granting of special privileges. Furthermore, a similar Variance for a reduced front yard setback at the subject parcel was granted in 2006 under Permit 06-0132, although that Permit was never exercised. The approval of Variances to reduce the front yard setback from 40 feet to 11 feet, the setback to the garage entrance from 20 feet to 13 feet 9.75 inches, and the northern side yard setback from 20 feet to 15 feet is therefore appropriate and this finding can be made.

## **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 proposed project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-1 acre or greater (Single-Family Residential, minimum 1 acre or greater lot size zone district. This is because the primary use of the property will be one single-family dwelling for which findings can be made in accordance with SCCC 13.10.230, for Variances to the front and side yard setbacks and the required setback to a garage entrance and because the project meets all other 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-UVL (Urban Residential, Very Low Density) land use designation in the County General Plan.

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and, with the approval of a Variance for reduction of the front and side yard setbacks and the required setback to a garage entrance, meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties, since the nearest dwelling is located approximately 40 feet away from the proposed dwelling. In addition, there is vegetative screening from trees on both properties between the two dwellings.

The proposed single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will, with the approval of a Variance to the front and side yard setbacks and the required setback to a garage entrance, comply with the site standards for the R-1-1 acre or greater zone district (including the south-side and rear 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. The proposed 2,125 square foot single-family dwelling with a 441 square foot attached garage is smaller than the average dwelling and garage sizes in the surrounding neighborhood, that have an average size of 2,244 square feet and 578 square feet respectively.

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 undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area and is consistent with the underlying zone district density standards.

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 two-story single-family dwelling is consistent with the land use intensity and density of the neighborhood. The surrounding dwellings are mostly two-story as well with pitched roofs. The proposed colors for the dwelling will reduce visibility of the structure since they are darker colors and reduce the visual impact of the dwelling against the landscape background.

## Conditions of Approval

Exhibit D: Project plans, prepared by Diablo Valley Drafting, dated 3.23.2016.

- I. This permit authorizes the construction of a single-family dwelling and attached garage as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning 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 Santa Cruz County Planning 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, if required.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.
  - E. Prior to submitting a Building Permit, obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. The current septic suitability and compliance with current code requirements has yet to be determined. Property owners have signed an acknowledgement letter for their request to defer the required site evaluation work until the building permit phase.
    1. A Site Evaluation testing and other testing required by Environmental Health to prove that the site meets current standards for sewage disposal is required. The applicant and owner understand that no Building Permit can be issued until suitability of the site for an On-site Water Treatment System (OWTS) has been confirmed.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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.
  3. Grading, drainage, and erosion control plans.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. Details showing compliance with fire department requirements. 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.
  6. Please provide the WELO-exempt project documentation in the building permit materials.
    - a. Please note, 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 the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The application submittal shall adhere to the County Design Criteria (CDC), December 2022 Edition. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
  2. Appendix A of the CDC, Project Information and Threshold Determination Form, shall be filled out and submitted. All new and/or replaced impervious, semi-impervious, and/or self-mitigating areas (including the off-site roadway improvements) planned as part of this project shall be included on the form. Semi-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) may be counted at 50% for project threshold determination purposes. If it can be shown that surfaces are self-mitigating, then these areas may be excluded from project threshold determination.



3. The submitted civil plans currently show more than 5,000 square feet of impervious area is proposed, but do not show drainage of the proposed roadway. The driveway and roadway improvements shall be constructed with a semi-impervious and/or self-mitigating surface, or if semi-impervious and/or self-mitigating surfaces are not feasible, then stormwater mitigations shall be designed in accordance with Part 3, Section D.3 and Appendix D – Large Project Submittal Requirement of the CDC.
  4. Required minimum setbacks between retention stormwater mitigations and the septic system shall be labeled on the same plan sheet (see Santa Cruz County Code 7.38.140 and 7.38.150).
  5. The driveway and other improvements made in the private right-of-way shall conform to Public Works development and design standards.
- C. Provide a draft legal document that has a letter verifying it is correct per a title company or land use attorney for the proposed shared access easement for the driveway improvements across neighboring property (APN 056-131-01). This document is required to be approved by both Public Works and Development Review before being recorded with the County Recorder's Office.
  - D. Meet all requirements of the Scotts Valley Water District. Proof of water service availability is required prior to application for a Building Permit.
  - E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
  - F. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
  - G. Submit the plan review letters prepared and stamped by the project Geotechnical Engineer.
  - H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
  - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings.
  - J. Pay the current fees for Roadway improvements for 3 bedroom(s) in the Carbonera Planning Area. Currently, these fees are \$31 per foot of frontage, which is 101.10 feet.
  - K. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling 2,000 – 2,500 square feet is \$3 per square foot.
  - L. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide

by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.

- M. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. All proposed development within the private right-of-way of Jonathan Way is acknowledged by the applicant/owner that any improvements in the private right-of-way is done so at their own risk in that the area may be needed at some future time for roadway or roadside improvements or may conflict with current private covenants and/or restrictions that could result in adjudication in civil court. To avoid these conflicts, improvements should not impede vehicular, bicycle, or pedestrian access or reduce existing on-street parking.
- 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.

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

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

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**will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

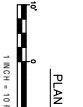
Expiration Date: \_\_\_\_\_




Zoning Administrator: \_\_\_\_\_

\_\_\_\_\_

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



- | LEGEND  |   |
|---|---|
|  | EXISTING DIRT ROAD  |
|  | NEW CONCRETE  |
|  | AC PAVING - 2" ASPHALT CONCRETE OVER 6" CLASS 2 AGG. BASE COMPACT |

[illegible]

### APPROXIMATE EARTHWORK QUANTITIES

EXCAVATION	220	CUBIC YARDS
FILL	65	CUBIC YARDS
NET	155	CUBIC YARDS (EXCAVATION)

NOTES:

1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE BASED ON THE EXISTING CONDITIONS, REFERRED BY THE CONSTRUCTION FOR RECORDS.
2. EARTHWORK VOLUMES INCLUDE EXCAVATION TO ROUGH GRADE AND FILL TO FINISH GRADE.
3. EXCAVATION VOLUMES SHALL BE MEASURED TO THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
4. EXCESS SOIL SHALL BE HAULLED OR PLACED IN A COUNTY

[illegible][illegible]

	AS SHOWN ON MAP CMT. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828,
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NEW CONSTRUCTION FOR

ZACK STOCKWELL  
JONATHON WAY  
SCOTT'S VALLEY, CA 95067

OWNER

ZACK STOCKWELL  
1730 CHANTICLEER AVE.  
SANTA CRUZ, CA 95062-1826  
CELL: 831-277-0184  
EMAIL: ZSTOCKWELL@GMAIL.COM

SITE INFORMATION

JOB SITE ADDRESS: JONATHON WAY  
SCOTT'S VALLEY, CA 95067  
APN#: 056-131-02  
OCCUPANCY GROUP: SINGLE FAMILY  
CONSTRUCTION TYPE: NEW CONSTRUCTION  
ZONING:

SCOPE OF THE WORK

- NEW HOUSE WITH A GREAT ROOM, FAMILY ROOM, KITCHEN, DINING ROOM, LAUNDRY ROOM, PANTRY, (2) BEDROOM, (2 1/2) BATHROOMS, MASTER BEDROOM, AND MASTER BATHROOM.
- NEW COVERED PORCH, 2ND FLOOR FRONT & REAR DECKS
- 2 CAR GARAGE

SHEET INDICES:

- 1 - COVER PAGE
- 2 - 1ST & 2ND FLOOR PLAN
- 3 - ELEVATIONS

PROJECT SQUARE FOOTAGE:

1ST FLOOR 902 SQ. FT.  
2ND FLOOR 1,243 SQ. FT.  
GARAGE 441 SQ. FT.  
FRONT PORCH 35 SQ. FT.  
2ND FL. DECKS 150 SQ. FT.  
2,145 SQ. FT. OF LIVING SPACE  
FLOOR AREA RATIO = .05  
PARKING - REQUIRED 3 ON SITE (GARAGE & DRIVEWAY)

REVISIONS
BY
DATE
DESCRIPTION

Diablo Valley Drafting Dennis & Matt Foster  
425 El Pintado Rd. Suite 190, Danville, CA 94526-1804  
Phone: (925) 838-2899 Fax: (925) 855-1051  
Email: Dfoster@caprecut.com or Mfoster@caprecut.com  
www.CAPRECUT.com



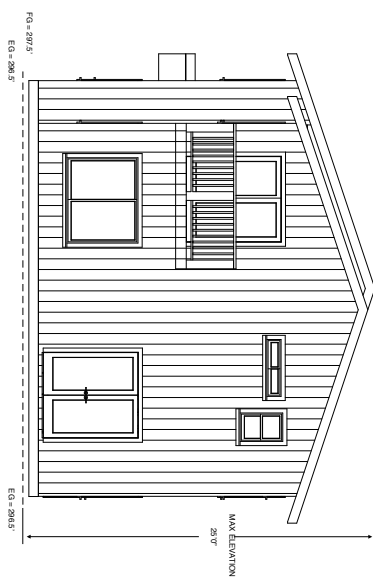
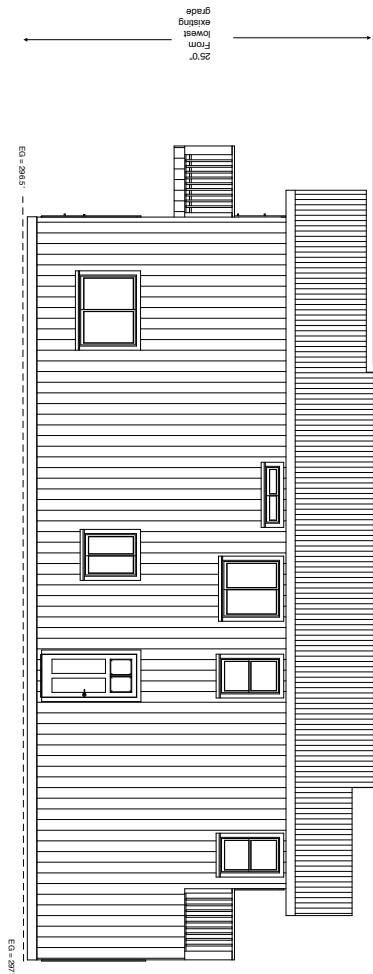
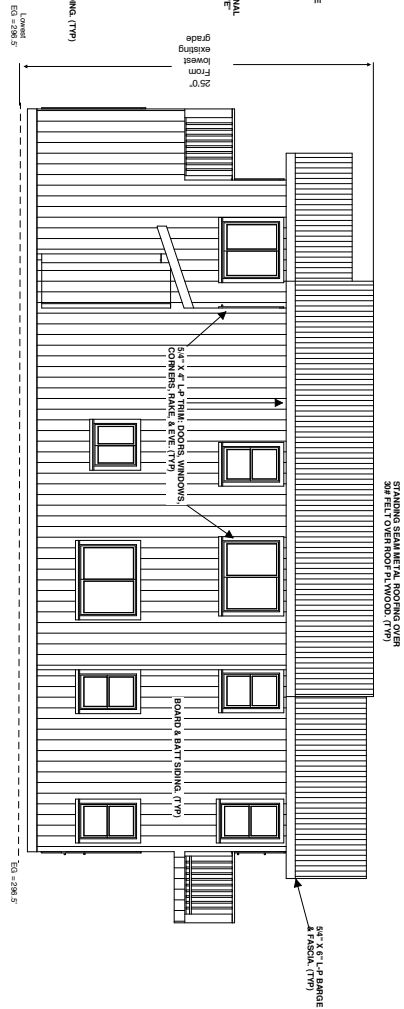
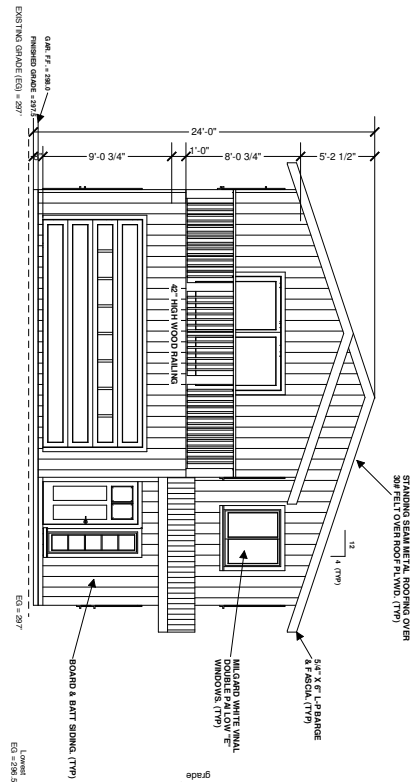
PAGE TITLE:  
COVER PAGE

JOB SITE INFORMATION:  
ZACK STOCKWELL  
JONATHON WAY  
SCOTT'S VALLEY, CA 95067

SCALE:  
DRAWN BY:  
DATE:  
9-22-2016  
SHEET:  
1







**Material Colors and Details**

**Sample House**

- Hardie Board and Bat Siding
- Mercury Standing Seam Metal Roof
- Black Migard Windows



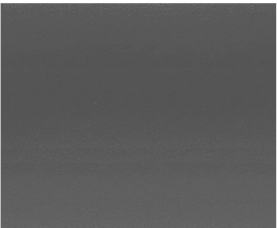
**Siding**

- James Hardie Smooth Board and Bat
- <https://www.jameshardie.com/products/hardie-smooth-board-and-bat/>

**Vertical Siding**

Vertical Siding Smooth - Night Gray

Batten and Trim Boards - Night Gray



**Metal Roof**

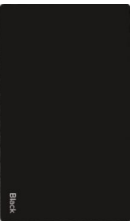
- Meridian Metal Roof - Meridian style
- <https://www.meridianmetal.com/meridian-metal-roofing-products>



**Windows**

- Migard Synchro
- <https://www.migard.com/windows/synchro-line-series>

Color - Black



**Window Sample**



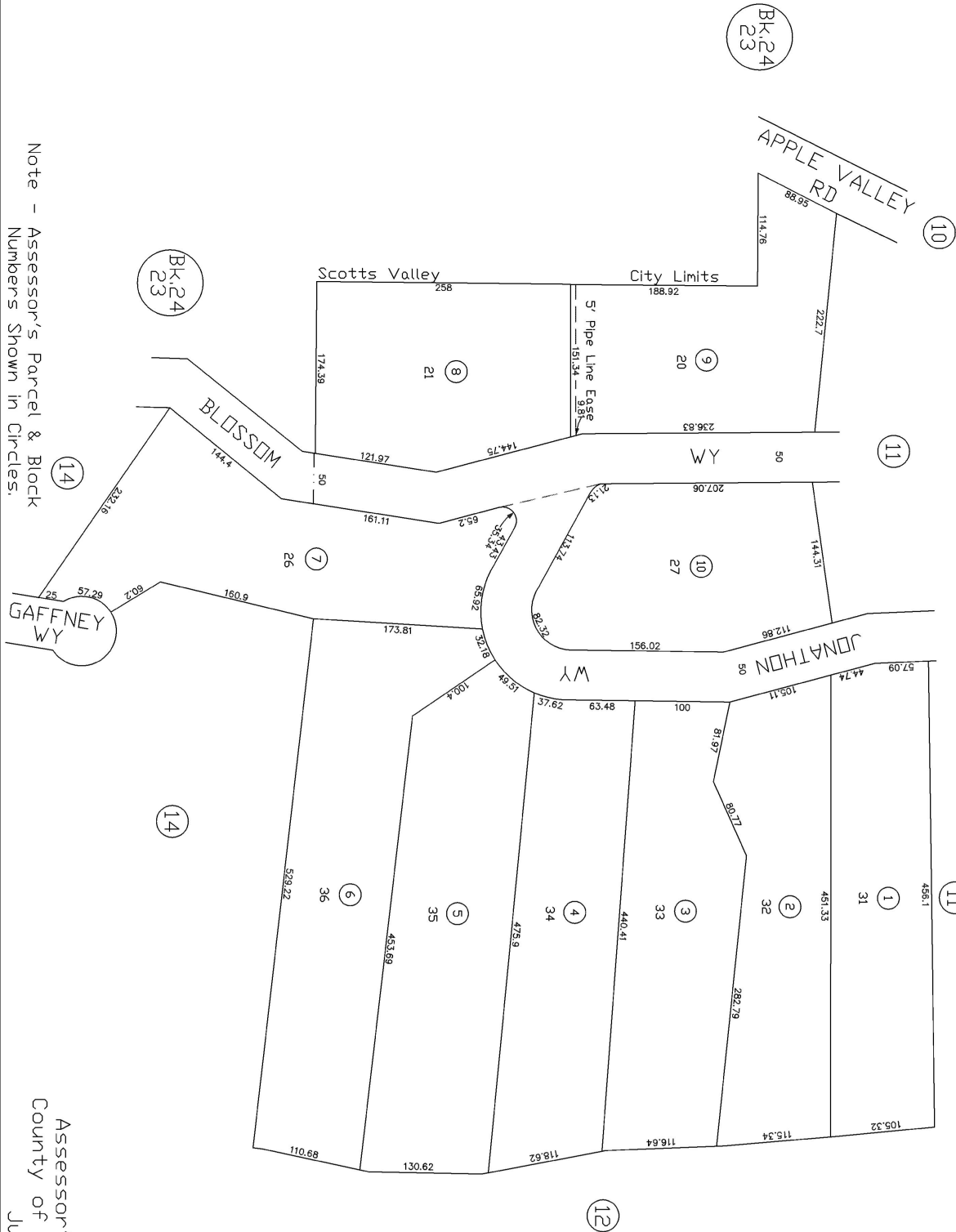
FOR TAX PURPOSES ONLY  
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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POR. SEC. 17, T.10S., R.1W., M.D.B. & M.

Tax Area Code  
94-065

56-13

LANDS OF SANTA CRUZ LAND & TITLE CO.  
3MB41  
10/14/55



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

Assessor's Map No. 56-13  
County of Santa Cruz, Calif.  
July, 2000



# Parcel Location Map



Parcel: 05613102

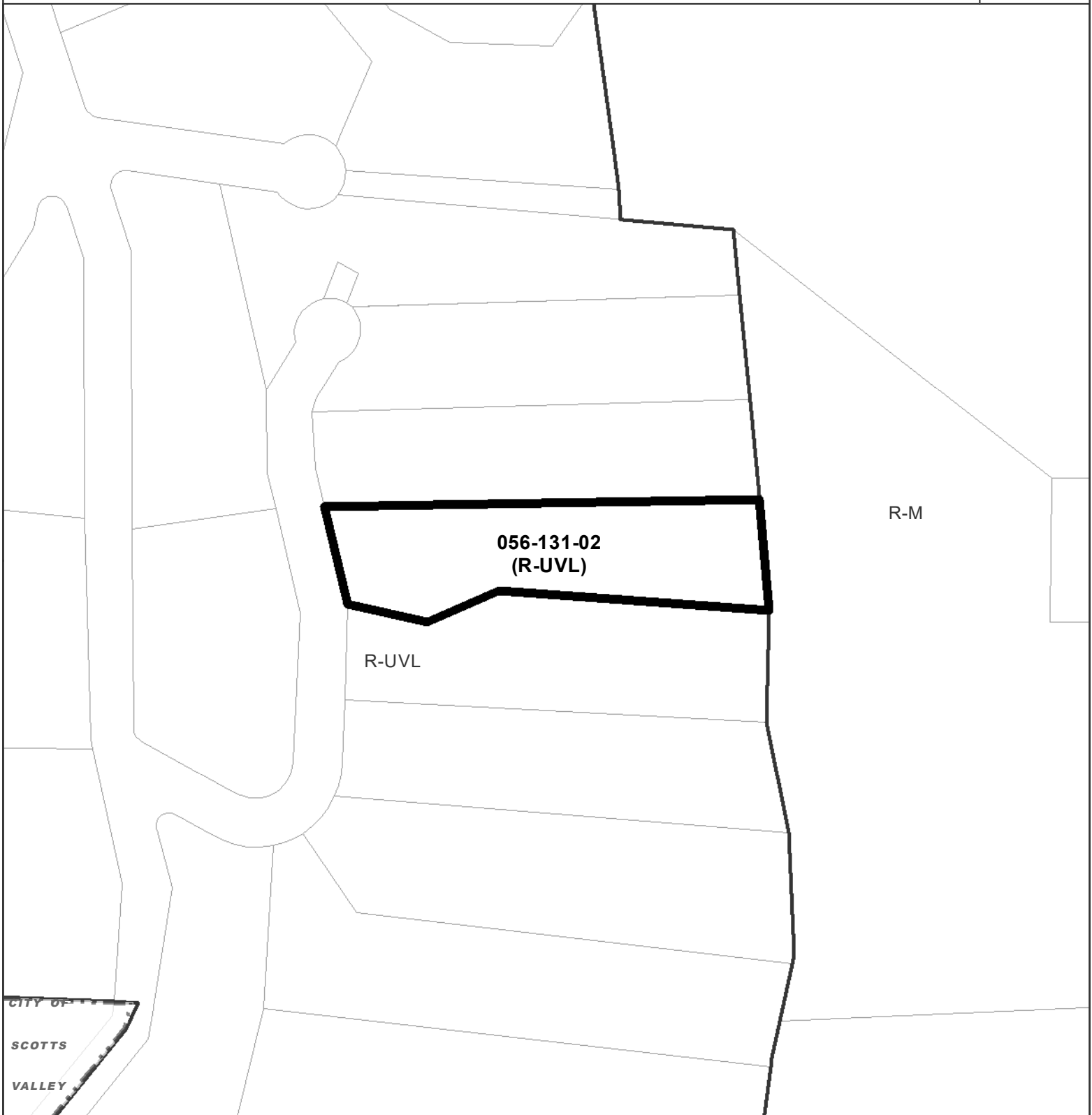
- Study Parcel
- Assessor Parcel Boundary
- City Limits

Map printed: 27 Dec. 2023

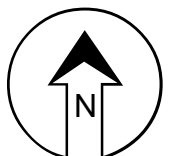
**EXHIBIT E**



# Parcel General Plan Map



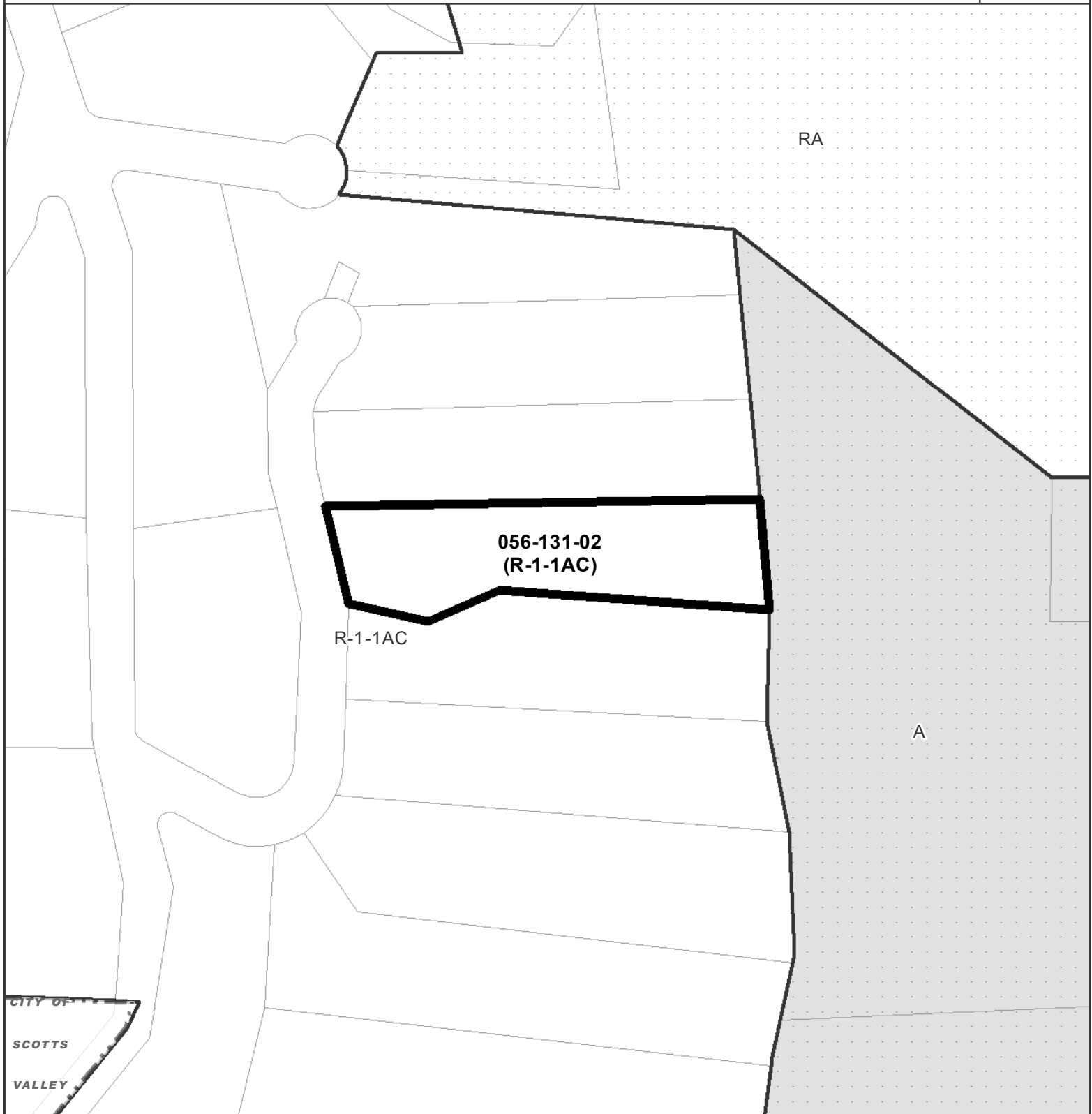
- ☐ R-M *Residential Mountain*
- ☐ R-UVL *Res. Urban Very Low Density*






0 50 100  
Feet

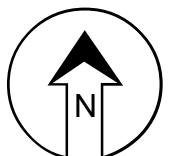


# Parcel Zoning Map



CITY OF  
SCOTTS  
VALLEY

-  A *Agriculture*
-  RA *Residential Agricultural*
-  R-1 *Single-Family Residential*



0 50 100  
Feet

## Parcel Information

### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: Scotts Valley Water District  
Sewage Disposal: County of Santa Cruz Septic Maintenance District  
Fire District: Scotts Valley Branciforte Fire Protection District  
Drainage District: NA

### Parcel Information

Parcel Size: 47,060 square feet (1.08 acres)  
Existing Land Use - Parcel: R-1-1 acre or greater  
Existing Land Use - Surrounding: R-1-1 acre or greater; A  
Project Access: Jonathan Way  
Planning Area: Carbonera General Plan Area  
Land Use Designation: R-UVL (Urban Residential, Very Low Density)  
Zone District: R-1-1 acre or greater (Single-Family Residential, minimum 1 acre or greater lot size, and Pleasure Point Combining Zone District)  
  
Coastal Zone:      Inside   X   Outside  
Appealable to Calif. Coastal Comm.:      Yes   X   No

**Technical Reviews:** REV231070 (Geologic and Geotechnical Report)

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: Greater than 50%  
Env. Sen. Habitat: No physical evidence on site  
Grading: Grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Archeology: Not mapped/no physical evidence on site



## County of Santa Cruz

### Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060  
Planning (831) 454-2580      Public Works (831) 454-2160  
sccoplanning.com      dpw.co.santa-cruz.ca.us

15 September 2023

Zacharia Stockwell <zstockwell@gmail.com>  
2350 Kinsley Street  
Santa Cruz, CA 95062

Subject: Review of: Geotechnical Investigation for New Single Family Residence, Jonathan Way, Scotts Valley, CA/APN 056-131-02, dated 9 March 2006; Geotechnical Investigation Update dated 2 July 2015; and the Update to Geotechnical Investigation Update, Dated 2 July 2015 dated 25 August 2023 by Dees & Associates, Inc. - Project No. SCR-0905

Review of: Geologic investigation, Lands of Lee, APN 056-131-02, Jonathan Way, Santa Cruz County, CA dated 7 July 2006 by Upp Geotechnology, Inc., Project No. 3058.1L1 and the Updated Geologic Study, Proposed Residential Development, Stockwell Properties, APN 056-131-01 and -02, Jonathan Way, Santa Cruz County, CA dated 29 March 2023 by C2Earth, Inc., Doc. No. 23029A-01L1

Project Site: No Situs Address (Jonathan Way, Scotts Valley)  
APN 056-131-02  
Application No. REV231070

Dear Applicant:

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

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference the reports by titles, authors, 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 and a completed Geologist Plan Review Form to Environmental Planning. The authors of the soils and geology reports shall sign and stamp their respective completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils report and/or geology report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".



After building permit issuance the soils engineer and engineering geologist *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 only. Compliance with other resource protection requirements set forth in Chapter 16 of the Santa Cruz County Code, as well as other planning related regulations governing zoning, fire safety, septic or sewer are subject to approval by other agencies.

Please contact Rick Parks at (831) 454-3168/email: [Rick.Parks@santacruzcounty.us](mailto:Rick.Parks@santacruzcounty.us) or Jeff Nolan at (831) 454-3175/email: [Jeffrey.Nolan@santacruzcounty.us](mailto:Jeffrey.Nolan@santacruzcounty.us) if we can be of any further assistance.

Sincerely,



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



Jeffrey Nolan, CEG 2247  
County Geologist– Environmental Planning  
County of Santa Cruz Planning Department

Cc: Jessica deGrassi  
Rebecca Dees, GE  
Chris Hundemer, CEG

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN  
PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

1. **At the completion of construction,** a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils and geology reports.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist 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.



June 5, 2023

Project No. SCR-0905

ZACH STOCKWELL  
1730 Chanticleer Avenue  
Santa Cruz, California 95062

Subject: Update to our Geotechnical Investigation Update, Dated 2 July 2015

Reference: Proposed Single-Family Residence  
Jonathon Way, Scotts Valley  
APN 056-131-01 and 056-131-02  
Santa Cruz County, California

Dear Mr. Stockwell:

This letter provides addendum recommendations to update our Geotechnical Investigation Update, Dated 2 July 2015, to the 2022 California Building Code. Updates to the report are limited to updated seismic coefficients. Structures designed according to the 2022 California Building Code may use ASCE 7-16 or ASCE 7-22 for design. Both sets of seismic coefficients are included below.

The following ground motion parameters may be used in seismic design and were determined using the ASCE 7 Hazard Tool and ASCE 7-16.

Design Parameter	ASCE 7-16
Site Class	C
Mapped Spectral Acceleration for Short Periods	$S_s = 2.199 \text{ g}$
Mapped Spectral Acceleration for 1-second Period	$S_1 = 0.873 \text{ g}$
5% Damped Spectral Response Acceleration for Short Period	$S_{DS} = 1.759 \text{ g}$
5% Damped Spectral Response Acceleration for 1-Second Period	$S_{D1} = 0.815$
Seismic Design Category	E
PGAm	1.127 g

The following ground motion parameters may be used in seismic design and were determined using the ASCE 7 Hazard Tool and ASCE 7-22.

Design Parameter	ASCE 7-22
Site Class	C
Mapped Spectral Acceleration for Short Periods	$S_s = 1.81 \text{ g}$
Mapped Spectral Acceleration for 1-second Period	$S_1 = 0.70 \text{ g}$

5% Damped Spectral Response Acceleration for Short Period	$S_{DS} = 1.25 \text{ g}$
5% Damped Spectral Response Acceleration for 1-Second Period	$S_{D1} = 1.67 \text{ g}$
Seismic Design Category	D
PGAm	0.7 g

Very truly yours,

**DEES & ASSOCIATES, INC.**

*Rebecca L Dees*

Rebecca L. Dees  
Geotechnical Engineer  
G.E. 2623

Copies: 1 to Addressee



July 2, 2015

Project No. SCR-0905

ZACH STOCKWELL  
1730 Chanticleer Avenue  
Santa Cruz, California 95062

Subject: Geotechnical Investigation Update

Reference: Proposed Single Family Residence  
Jonathan Way  
APN 056-131-01, 02  
Santa Cruz County, California

Dear Mr. Stockwell:

Our firm prepared geotechnical investigations for the referenced sites in 2006. Since that time, the building codes have changed and the layout of the proposed residences has changed. The residences will now be setback from the edge of the slopes

The recommendations of our Geotechnical Investigation(s) dated March 9, 2006 (Project No. SCR-0152 and SCR-0152A) and this update letter may be used in design and construction of the proposed improvements. The recommendations of this letter shall be used where conflicts arise between the 2006 reports and this update letter.

### **Seismic Parameters**

Structures designed according to the 2013 California Building Code may use the following parameters in their analysis. The following ground motion parameters were determined using the USGS Seismic Design Map, ASCE 7-10 and a "Site Class C":

Ss	S1	SMs	SM1	SDs	SD1
1.879 g	0.718 g	1.879 g	0.934 g	1.253 g	0.623 g

PGAm	0.717 g
Seismic Design Category (SDC) Occupancy Categories I and II	E

### **General Site Grading**

1. The geotechnical engineer should be notified **at least four days** prior to any grading or foundation excavating so the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and



construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Areas to be graded should be cleared of all obstructions and vegetation.
3. Permanent cut slopes made into soil should be inclined no steeper than 2:1 (horizontal to vertical). Permanent cut slopes made into bedrock may be inclined up to 1:1 (horizontal to vertical) for a height of 10 feet.
4. Fill slopes should be located on slopes less than 20 percent and keyed and benched at least 1 foot into firm native soil. The key should be at least 6 feet wide for fills less than 5 feet high and 8 feet wide for fills more than 5 feet high.
5. The base of keyways and benches and where fill is planned to raise grade should be compacted prior to placing fill.
6. The subgrade below concrete slabs-on-grade floors, walkways and patios should be compacted in a good workmanship manner to provide a firm, uniform base for slab support.
7. The upper 8 inches of subgrade below concrete or asphalt pavements should be compacted to at least 95 percent relative compaction.
8. Engineered fill should be moisture conditioned to about 1 to 2 percent over optimum moisture content, placed in thin lifts less than 8-inches in loose thickness and compacted to at least 90 percent relative compaction.
9. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-00.
10. The on-site soils are suitable for use as engineered fill. Soils used for engineered fill should have a Plasticity Index less than 15, be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches.
11. Engineered fill should be observed and tested by our firm. At a minimum, in-place density tests should be performed as follows: one test for every 12 vertical inches of material placed in trenches or around structures, one test for every 2,000 square feet for relatively thin fill sections and one test whenever there is a definite suspicion of a change in the quality of moisture control or effectiveness in compaction.
12. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.



### **Concrete Slabs-on-Grade**

13. The upper 8 inches of subgrade soil below concrete slabs-on-grade should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction.

14. All concrete slabs-on-grade can be expected to suffer some cracking and movement. However, thickened exterior edges, a well prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should reduce cracking and movement.

15. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where floor wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel.

### **Utility Trenches**

16. Utility trenches placed parallel to structures should not extend within an imaginary 1.5:1 (horizontal to vertical) plane projected downward from the bottom edge of the adjacent footing.

17. Trenches should be shored in accordance with appropriate safety codes.

18. Trenches may be backfilled with compacted engineered fill placed in accordance with the grading section of this report. The backfill material should not be jetted in place.

19. The portion of utility trenches that extend below foundations should be sealed with 2-sack sand slurry (or equivalent) to prevent subsurface seepage from flowing under buildings.

### **Conventional Spread Footing Foundations**

20. Spread footings should be embedded into sandstone bedrock or engineered fill. Footings embedded into sandstone should penetrate all soil overlying the sandstone and be embedded at least 3 inches into the sandstone.

21. To control differential settlements, footings embedded into engineered fill should have at least 12 inches of fill below the base of all load bearing footings, engineered fill should extend at least 3 feet beyond the edges of the foundation.

22. Foundations embedded into engineered fill should be setback at least 5 feet from the eastern slope and at least 3 feet from the western slope. Portions of the fill within 8 feet of slopes steeper than 30 percent should include two layers of geogrid reinforcement within the fill; one layer at the base of the fill and one layer about 12 inches below the base of the foundation.



23. Foundations embedded into sandstone bedrock should have the base of the foundation setback at least 8 feet from the eastern slope and at least 6 feet from the western slope.

24. Footings should be a minimum of 12 inches deep and 12 inches wide for one-story structures and a minimum of 18 inches deep and 15 inches wide for two-story structures.

25. Due to the potential for amplified ridge top shaking, interior and exterior load bearing footings should form continuous grids with the grids spaced no more than 10 feet on-center. Isolated footings may be used to support non load bearing footings.

26. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

27. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2,000 psf for footings embedded into engineered fill and an allowable bearing pressure of 3,000 psf for footings embedded into sandstone bedrock. The allowable bearing capacity may be increased by 1/3 for short term seismic and wind loads.

28. Total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch and 1/2 inch respectively.

29. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 psf may be used for footings embedded into sandstone or engineered fill.

30. Where footings are poured neat against sandstone or engineered fill, a passive lateral earth pressure of 300 pcf may be used below a depth of 12 inches. The top 12 inches of soil should be neglected in passive design.

31. Prior to placing concrete, foundation excavations should be observed by the soils engineer.

### **Mat Slab Foundations**

32. A mat slab foundation bearing on sandstone bedrock or engineered fill may be used to support the residence. To control differential settlements, mat slabs underlain by engineered fill should have at least 12 inches of fill below the base of all load bearing footings and the engineered fill should extend at least 1.5 feet beyond the edges of the foundation.





33. Mat slabs may be designed for an allowable soil bearing pressure of 1,200 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

34. Footings located adjacent to mat slab foundations should have their bearing surfaces founded below an imaginary 1:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

35. Total and differential settlements from foundation loads are anticipated to be on the order of 1 inch and 1/2 inches respectively.

36. Lateral load resistance may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 may be assumed.

37. Prior to placing concrete, foundation excavations should be observed by the soils engineer.

39. All slabs-on-grade can be expected to suffer some cracking and movement. However, thickened exterior edges, a well prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should reduce cracking and movement.

40. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where floor wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel.

Very truly yours,

**DEES & ASSOCIATES, INC.**

*Rebecca L Dees*

Rebecca L. Dees  
Geotechnical Engineer  
G.E. 2623

Copies: 4 to Addressee



August 25, 2023

Project No. SCR-0905

ZACH STOCKWELL  
1730 Chanticleer Avenue  
Santa Cruz, California 95062

Subject: Update to our Geotechnical Investigation Update, Dated 2 July 2015

Reference: Proposed Single-Family Residences  
Jonathon Way, Scotts Valley  
APN 056-131-01 and APN 056-131-01  
Santa Cruz County, California

Dear Mr. Stockwell:

This letter updates our Geotechnical Investigation Update, Dated 2 July 2015, to the 2022 California Building Code. The update is limited to new seismic coefficients.

The following ground motion parameters may be used in seismic design and were determined using the ASCE 7 Hazard Tool and ASCE 7-16.

Design Parameter	ASCE 7-16
Site Class	C
Mapped Spectral Acceleration for Short Periods	$S_s = 2.199 \text{ g}$
Mapped Spectral Acceleration for 1-second Period	$S_1 = 0.873 \text{ g}$
5% Damped Spectral Response Acceleration for Short Period	$S_{DS} = 1.759 \text{ g}$
5% Damped Spectral Response Acceleration for 1-Second Period	$S_{D1} = 0.815$
Seismic Design Category	E
PGAm	1.127 g

Very truly yours,

**DEES & ASSOCIATES, INC.**

*Rebecca L Dees*

Rebecca L. Dees  
Geotechnical Engineer  
G.E. 2623



Copies: 1 to Addressee



# County of Santa Cruz

## Health Services Agency – Environmental Health



701 Ocean Street, Room 312, Santa Cruz, CA 95060  
 (831) 454-2022 TDD/TTY - Call 711 <http://www.scceh.org>  
[EnvironmentalHealth@santacruzcounty.us](mailto:EnvironmentalHealth@santacruzcounty.us)

August 23, 2023

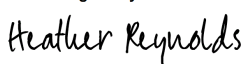
Zacharia Stockwell and Julie Vada  
 2350 Kinsley Street  
 Santa Cruz, CA 95062

Subject: Variance Application #221295; Assessor's Parcel Number: 056-131-02  
 Owners: Zacharia Stockwell & Julie Vada

This letter is in response to your request to move forward in the Discretionary Review stage of your application for a Variance, without performing the Site Evaluation and testing as required by Environmental Health.

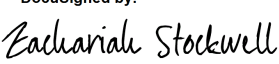
The proposed project is for the development of a 3-bedroom single family dwelling and, in accordance with regular procedures, a Site Evaluation is required to determine the suitability of the site to meet current code standards for a potential onsite wastewater treatment system (OWTS). You are proposing that this requirement for Site Evaluation work be deferred until after the approval of the Variance and prior to submittal of an application for a Building Permit. Please note that it is not recommended that a project move forward until a determination has been made regarding the suitability of the site to meet current code standards for an OWTS. Without further testing, Environmental Health staff cannot evaluate your proposal adequately, and septic constraints can severely limit whether a site can accommodate an OWTS. Accordingly, the results of the deferred Site Evaluation and testing may result in a requirement that the proposed dwelling be modified during future stages of the permitting process. Such modifications may include re-design and re-engineering or downsizing of the dwelling, or potentially, relocation of the structure. If the project is revised, this may then trigger requirements for an Amendment to Variance 221295 (if approved).

By signing below, you are acknowledging the above-mentioned risks and hereby request a determination that your Discretionary Permit Application be deemed complete by Environmental Health based upon a condition of approval of 221295 that additional Site Evaluation testing shall be carried out prior to Building Permit submittal.

DocuSigned by:  
  
 Heather Reynolds, EH Program Mgr.

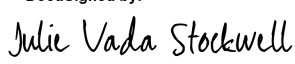
8/28/2023

Date

DocuSigned by:  
  
 Zacharia Stockwell

8/28/2023

Date

DocuSigned by:  
  
 Julie Vada

8/28/2023

Date

## Alexandra Corvello

---

**From:** Jennifer Buckley  
**Sent:** Tuesday, January 23, 2024 4:59 PM  
**To:** Brian Anderson  
**Cc:** Alexandra Corvello; joseph.hanna@santacruzcounty.us; Rodney Trujillo  
**Subject:** RE: hearing for APN056-131-02 Jonathan way, Scotts Valley (Disc 221295)

Hi Brian,

Thank you for sharing your drainage concerns with us. The discretionary application is for a reduced setback. Drainage Management deemed the application feasible for a reduced setback. A thorough drainage review will be performed at the building permit phase. The drainage will need to be designed to comply with the County Design Criteria. For projects proposing more than 5,000 square feet of impervious area, which this project currently is, the drainage mitigations will need to be designed to detain/store runoff from a 10-year storm and release it at pre-development 10-year flow rates.

I appreciate that you are making us aware of the current drainage issues at your property. Existing drainage issues between private properties is a civil matter. Please consult with a civil engineer to determine the best way to handle the current drainage issues.



### Jennifer Buckley

Stormwater Management Engineering Associate  
Community Development & Infrastructure  
D: (831) 454-3421  
701 Ocean Street, Room 410, Santa Cruz, CA 95060



---

**From:** Brian Anderson <andersolar1@gmail.com>  
**Sent:** Monday, January 22, 2024 8:50 PM  
**To:** Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>; joseph.hanna@santacruzcounty.us  
**Cc:** Jennifer Buckley <Jennifer.Buckley@santacruzcountyca.gov>  
**Subject:** Re: hearing for APN056-131-02 Jonathan way, Scotts Valley

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

VID\_20161016\_091139141.mp4

VID\_20161016\_091221231.mp4

Hello all, I have not heard back from anybody in regards to answering questions of drainage.

I'm highly concerned the supervisor will just approve this whole project February 2nd at 9 AM, without investigating my concerns.... We only have some days now before the hearing, and I'm sure it will take time to schedule a civil engineer to come out here. Can we please get that done ASAP before the hearing?.

Below is a YouTube link that I took after a storm 2 years ago of the east side of my home, when it wasn't really even raining that hard. I am subjected to unpredictable water flows coming to all sides my property.... Any increased flow coming straight down my driveway could flood my garage: and increases to the Eastern side of my house's foundation could undermine it. Then this water shoots down to Mike Vierhus's, at 100 Blossom Way, Scotts Valley. About 5 years ago, it took many neighbors, and the SVFD to come dig trenches to divert rain water from his north ADU front door! He is down hill of me, and father's all my drainage. They can be reached at [evierhus@yahoo.com](mailto:evierhus@yahoo.com) (408) 499-6425.

<https://youtu.be/8xZERRwc3cs?feature=shared>

I have looked at, and attached the drainage plan for APN056-131-02 (..see pg 16). It is nearly identical to the plan approved for 5 Jonathan Way: All roof downspouts and hard surfaces drain to gravel pits. Both of these pits are on the southern edge slope of his property. When the ground gets saturated (which it is today, and happens every year during an atmospheric river event), they'll merely overflow, sending water down Jonathan Way. I see NO other drain paths! Why not down the North, west or east of the lot? Tye Gulch, and that 50% + slope seem like a better natural flow path: there's nothing but forest down there.

I sent two videos of 5 Jonathan's drain pits overflowing, on Google drive. Let me know if you cannot view them. I sent these to Jessica deGrassi, county resource planner, while 5 Jonathan was under construction. . I believe that she knew she was working on a harbinger, and began to ignore my correspondences.

Also attached is a screenshot of last weekend's National Weather Report for our area: over 5 inches!

Here is a weather station at 39 Jonathan

Way: <https://www.wunderground.com/dashboard/pws/KCASCOTT165>. If you use the Monthly mode, and scroll back through a couple years, you can see how much rain we get.

Please also review an email I sent January 4th, that has more of my detail about the drainage.

The solution I see is some county built, long exaggerated berm, to run the whole length of Jonathan Way, or better yet, a proper drain on APN056-131-02, that's piped to Granite Creek or Tye Gulch. It's obvious to me that once Jonathon Way is extended and paved with the hammer head end, that 2 more houses will soon follow; then there's 3 homes with focused drainage towards me..

Cheers,

Brian Anderson  
831/588-4088

On Wed, Jan 17, 2024, 2:18 PM Alexandra Corvello <[Alexandra.Corvello@santacruzcountyca.gov](mailto:Alexandra.Corvello@santacruzcountyca.gov)> wrote:

Hi Brian,

You will be getting a blue card in the mail soon. The Zoning Administrator public hearing is on 2/2 at 9am. This project will be the first on the agenda.

The drainage of the site will be based on the County's Stormwater Design Criteria. I have cced Jennifer Buckley, who is the stormwater reviewer on this project.

Thank you Jennifer for your help on this. To give some context, Brian's parcel is at the bottom of 1 Jonathan Way (APN 05613107). While next door is 5 Jonathan Way (APN 05613106), which was a vacant parcel that had a 2,012 square foot two story single family dwelling built on it in 2016/17 with a building permit (B-154488).

Best,

Alexandra

Error! Filename not specified.

**Alexandra Corvello**

Development Review Planner

Community Development & Infrastructure

D: (831) 454-3209

701 Ocean Street, Room 410, Santa Cruz, CA 95060

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**specified. Error!**  
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**From:** Brian Anderson <[andersolar1@gmail.com](mailto:andersolar1@gmail.com)>  
**Sent:** Monday, January 15, 2024 3:04 PM  
**To:** Alexandra Corvello <[Alexandra.Corvello@santacruzcountyca.gov](mailto:Alexandra.Corvello@santacruzcountyca.gov)>  
**Subject:** hearing for APN056-131-02 Jonathan way, Scotts Valley

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Hello Alexandra,

Is there still a variance status meeting for this property on Jonathan way, February 2nd, and do you have a time?

Again, one of my issues is how they are going to deal with the drainage water, as it appears to come straight down Jonathan way, for which inevitably comes at my house....

Below is a YouTube link that I took after a storm, and it wasn't really even raining that hard when I took these. I am subjected to unpredictable water flows coming to all sides my property.... Any increased flow coming straight down my driveway could flood my garage: increases to the Eastern side of my house's foundation could undermine it.

Is there any way you could have a county civil engineer come up here and meet me to explain how the drainage is going to work?

I have attached the county's staff report, and I'm looking at exhibit C, section B1 through 5.... I would like to have that explained to me...

Hello

Again, a few years ago the county approved a drain plan for #5 Jonathan way, of gravel pits, drain pipes, down spouts, and perk pits, that only increased the amount of water towards my house at #1 Jonathan Way, Scotts Valley.

I sent you an email that has more of my detail about the drainage January 4th, so perhaps review that..

<https://youtu.be/8xZERRwc3cs?feature=shared>

Thank you for your attention to this serious matter.



## Alexandra Corvello

---

**From:** Alexandra Corvello  
**Sent:** Thursday, January 4, 2024 7:18 PM  
**To:** Steve Guiney  
**Cc:** Fernanda Dias Pini  
**Subject:** Fwd: APN056-131-02, for the 9am 1/5/24 meeting. My comments

Hi Steve,

Here is a public comment for 221295.

Best,  
Alexandra

Get [Outlook for Android](#)

---

**From:** Brian Anderson <andersolar1@gmail.com>  
**Sent:** Thursday, January 4, 2024 3:39:59 PM  
**To:** Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>  
**Cc:** jim@firetrick.net <arrowcatcher@gmail.com>; Matt Weller <Mweller7@gmail.com>; dee downing <scaroleto@yahoo.com>; dee.e.downing@gmail.com <dee.e.downing@gmail.com>; Garcide Tom <Garside33@gmail.com>  
**Subject:** APN056-131-02, for the 9am 1/5/24 meeting. My comments

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

Hello and thanks to for reading these comments in regard to this potential project.

I have 3 strong concerns about building at the end of Jonathan Way:

1. I question how effective the drainage will be, as that it may focus most of its water onto my property at 1 Jonathan way Scott's valley.....

A few years ago, the county approved a new house on one of the last lots in this development, at 5 Jonathan way Scott's valley. Before it went up, I was assured by the county, the builder, the homeowner, and the contractor that installed the septic and drainage, that it would only improved the drainage situation at my house.... This was all to the contrary, because all of the drainage technology the county approved is not very effective here. This includes downspouts to perk pipes and drain pits etc, all of which were focused to my house, which then relies on a dirt ditch that I have to maintain..The drainage plans #5 Jonathan Way showed were to drain through my property, called out on the plans, "The Natural Flow Of Water".. Even with my ditch maintenance, I get water under my house, which threatens my

foundation. If I am not here to maintain the ditch during the big mountain downpours that we get up here, or water is intercepted by gopher holes, it could potentially wash dirt away from my foundation....

This water then exits my property, and threatens 3 homes below on Apple Valley road, so they too, and myself are outside with rain jackets, rakes and shovels, clearing our drainages during the large rains...

In regards to this new construction, if water is focused to come down Jonathan way, there's no suburban gutter system that pipes it all the way to a relief. We are in the mountains here, and all the houses were built-in that manner, without a lot of drainage, since there just were not that many houses. We relied on nature to take the water down another hill elsewhere etc, sometimes with the guidance of a temporary ditch, hand cut with pick and shovel. Plus these roads are deemed "county unimproved", so the county takes no responsibility for the roads on Jonathan Way in Blossom Way...We the home owners pay to maintain the road.... A problem we continually have is heavy drainage to the side of the roads, which continually undermines them, requiring constant asphalt maintenance.....

When heavy rain water comes down Jonathan way, it can come down my driveway and flood my garage... I have a small ridge now on the peak of my driveway, which helps some, but it requires maintenance, and it can barely handle the load it takes now. I can't make that bump higher, as my cars will bottom out getting down my driveway..#5 Jonathan Way also required variances to get within a minimum building footprint. It too was constrained by a steep hillside.

And then what if their septic leaks into the drainages? Happens ALL the time. That's why our beaches have high e-coli readings

2. My other concern with allowing the above property this aggressive setback, is it will then pave the way for the other 2 properties to get setbacks. These have been the last lots to sell, because they are postage stamp size lots, though they get their required minimum one acre going down a 50%+ grade to a North..... So When 2 or 3 houses are up there, then the water gets even more focused my way, as we are allowing a suburban CulDeSac, where we do not have street gutters..

3. We all moved here for the ruralness Apple Valley provides....2 or more homes up there will not fit what we desire...It is clear to me that once Jonathan Way, and utilities are extended up there, it will be easier for the remaining 2 lots to seek development with the same aggressive variances.

Bottom line is Please do not allow suburban standard houses, until you provide suburban infrastructure for the neighboring homes below..

Thank you,

Brian Anderson, ! Jonathan Way, Scotts Valley

## Alexandra Corvello

---

**From:** Alexandra Corvello  
**Sent:** Friday, January 5, 2024 8:52 AM  
**To:** James Duncan  
**Subject:** RE: Public meeting - 1/5/24 RE: 05613102 proposal

Hi James,

Each individual parcel has unique considerations that must be addressed at the time of the development proposal. I do not know the reasonings for the neighboring parcels and what was considered.

As part of this project, a Geologic and Soils Report was done and accepted by the County geologist and civil engineer.

Best,  
Alexandra

Alexandra Corvello  
Development Review Planner  
Community Development & Infrastructure  
D: (831) 454-3209  
701 Ocean Street, Room 410, Santa Cruz, CA 95060

-----Original Message-----

From: James Duncan <arrowcatcher@gmail.com>  
Sent: Thursday, January 4, 2024 2:34 PM  
To: Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>  
Subject: Public meeting - 1/5/24 RE: 05613102 proposal

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

Hi,  
I've attached a previous staff report for immediately adjacent lot 05613101 showing a denial due to geologic hazards. The about-face approval in later staff reports needs to be explained.

Thanks, Jim

James Duncan  
39 Blossom Way  
Scotts Valley, CA 95066  
arrowcatcher@gmail.com  
831-588-2054

STAFF REPORT - ZONING ADMINISTRATOR

Agenda Item No. 26 and 27 Date of Meeting MAY 14, 1976, 9:00 A.M.

Applicant JUN LEE AND LUELLA CHURCHILL

Application No. 76-512-V Assessor's Parcel No. (s) 56-131-01  
76-513-V 56-111-07

Location: On the east side of Jonathan Way (20 and 22 Jonathan Way), about 600 feet northeast of Blossom Way. Apple Valley Area.

Supervisory District: Fifth, San Lorenzo Valley

General Plan: Rural residential 1 du/2 ac. (Co. GP)

Zone District: R-1-1 Ac.; PROS: existing urban, open space reserve

Land Use: Unimproved record of survey parcels

Parcel Size: 1 ac. ea.

Proposal: 76-513-V: To reduce the required 40 foot front yard and 20 foot side yard, so that a two-story single-family dwelling may be constructed 3 feet from Jonathan Way and 5 feet from the south side property line.  
76-512-V: To reduce the required 40 foot front yard and 20 foot side yard, so that a split level single-family dwelling may be constructed 3 feet from Jonathan Way and 5 ft. from the north side property line.

ANALYSIS:

Because of very steep topography on all but the front 30'-40' of the parcel, there is no building site except the one proposed.

The proposed structure covers more than half the buildable area. This leaves approximately 900 sq. ft. of level area for septic system, ground water absorption, or open area in addition to the small setbacks. The remainder of the parcel drops off at a very steep slope toward Tie Creek, possibly result of an old landslide.

The site has been reviewed by the County Geologist, and it is his determination that two geologically sound building sites do not exist on this and the adjacent parcel together.

The creator of these parcels clearly did not take into account standard site development requirements. Geologic considerations were totally ignored. It may be possible, through parcel combination and road abandonment, to develop a single dwelling; but the present area is simply inadequate to construct and support two dwellings.

ENVIRONMENTAL IMPACT:

Categorically exempt - 3-a. A geologic report has been completed and recommends against two structures on these sites.

26/27

VARIANCE FINDINGS:

Required Findings:

(a) 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.

(b) 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.

(c) 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.

(d) That the proposed use is consistent with the General Plan. (Section 13.04.106)

Remarks:

(a) There is very limited site area. Required setbacks would place the structure over the cliff.

(b) Construction on both sites would be geologically hazardous.

(c) There are no similar constructions in the vicinity.

(d) A dwelling is consistent with the general plan designation of 'rural residential'.

RECOMMENDATION:

Denial of 76-512-V and 76-513-V.

RJL/db

26/27