Applicant: Stephanie Barnes-Castro

Owner: Norman & Sylvia Chu

APN: 057-191-21

Agenda Date: 3/7/2025

Agenda Item #: 2

Time: After 9:00 a.m.

Site Address: 110 Fistelera Ridge Road, Davenport CA 95017

Project Description: Proposal to construct a 2,551 square foot, two-story accessory structure with a 356 square foot one-car garage, and 1006 square feet of storage on the first floor and a 1,189 square foot one-bedroom ADU on the second floor, to construct a detached 315 square foot gazebo and to recognize an existing over-height fence within the front yard setback to Fistelera Ridge Road.

Application Number: 241347

Location: The property is located on the west side of Fistelera Ridge Road (110 Fistelera Ridge Road) at the east and southwest side of the intersection with Last Chance Road in the North Coast Planning Area.

Permits Required: Requires a Coastal Development Permit and an Administrative Site Development Permit to construct a non-habitable accessory structure greater than 1000 square feet (first floor) and for an over-height fence certification.

Supervisorial District: 3rd District (District Supervisor: Justin Cummings)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241347, based on the attached findings and conditions.

Project Description & Setting

The proposed project is located in a rural neighborhood in the North Coast region of Santa Cruz County outside of the Urban and Rural Services Lines. Last Chance Road runs through the eastern portion of the parcel with Fistelera Ridge Road branching off Last Chance Road and running along the eastern interior edge of the property. The neighborhood is characterized by large lots developed with single-family residences in a variety of home types.

The subject property is an approximately 5.4-acre parcel developed with and existing 2,758 square foot, 2-story single-family dwelling with 4 bedrooms and 2 and a half bathrooms built in 1992 under Building Permit 0008013R-00102991 on-site with an existing 112 square foot shed. Also present on the site is an electronic gate located at the driveway entrance and a 6-foot-tall wooden

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fence located near the eastern edge of Fistelera Ridge Road, both built without the benefit of permits. A site visit conducted by staff confirmed that the existing fence does not obstruct sightlines for traffic travelling along Fistelera Ridge Road or for vehicles exiting the driveway at the subject property.

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The project is a proposal to construct a two-story accessory structure on site with an existing single-family dwelling. The first floor of the proposed structure will consist of a 356 square garage and three non-habitable storage rooms with a square footage of 560, 275, and 171 respectively. The second floor of the proposed structure will be a 1,189 square foot 1-bedroom 2-bathroom ADU. The scope of work also includes the construction of a detached 315 square foot non-habitable accessory structure (gazebo) and recognition of an existing 6-foot tall wood fence that hase been erected with the front yard setback to Fistelera Ridge Road. Both the accessory structure/ADU and gazebo will require some grading of the site, due to the existing sloped grade. The proposed accessory structure/ADU will be located approximately 31 feet north of the existing residence and the gazebo will be located approximately 53 feet southwest of the existing residence.

Regulatory Framework

The lower floor of the proposed structure containing the proposed ADU is considered a non-habitable accessory structure; therefore, because combined square footage of the first floor exceeds 1,000 square feet, a Site Development Permit is required per SCCC 13.10.611 (C) (2). A Site Development Permit is also required for an over-height fence certification to recognize an existing fence that exceeds 3 feet in height within the front yard per SCCC 13.10.525 (E). In addition, the project site is located in the Coastal Zone; therefore, construction of residential improvements that exceed 500 square feet requires a Coastal Development Permit per SCCC 13.20.061 (A). A Coastal Development Permit is also required for the proposed ADU. It should be noted that the Coastal Permit for an ADU may be processed concurrently with a building permit per SCCC 13.20.107; however, to simplify processing requirements, it has been included with the current application.

Zoning & General Plan Consistency

The subject property is an approximately 5.4-acre lot, located in the SU (Special Use) zone district, a designation which allows residential uses. The proposed garage/storage/ADU, gazebo and fencing are allowed uses within the zone district, in conjunction with a single-family dwelling, and the zoing is consistent with the sites R-MT (Mountain Residential) General Plan designation.

Santa Cruz County Code Section 13.10.382 and 13.10.383

For single-family dwellings and accessory structures, the SU (Special Use) district development standards shall be the same as those for the RA (Residential Agricultural) and R-1 (Single-Family Residential) zone districts contained in Santa Cruz County Code Section 13.10.323 pertaining to residential districts and shall further be based on the size of the parcel for purposes of applying Santa Crus County Code section 13.10.323(B). The subject parcel is approximately 5.3 acres, therefore the development standards for the RA (Residential Agricultural) apply. The maximum height allowed in the RA (Residential Agricultural) zone district is 28 feet, and the required front, side, and rear yard setbacks are 20 feet as measured from the property lines, right of way, or edge of the travelled roadway (whichever is most restrictive). The proposed garage/storage/ADU, and

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gazebo comply with all development standards. See discussion below related to the recognition of the existing gate and fencing.

Santa Cruz County Code 13.10.611 "Accessory structures in residential zone districts"

County Code provides regulations for accessory structures in residential zone districts. The purpose of the regulations is to ensure that any proposed accessory structures are incidental and accessory to the principal permitted use of the parcel. This code section also provides permit requirements based on size, height, number of stories and location. The proposed garage/storage space at the lower floor, beneath the proposed ADU will comply with all applicable site standards except for that the proposed 1,362 square foot floor area exceeds the maximum 1,000 square foot size limit applicable to non-habitable accessory structures. Therefore, as set out in SCCC 13.10.611-2 a Site Development Permit is required. A Site Development Permit is not required for the gazebo, as this structure will not exceed 1,000 square feet.

The parcel is developed with a single-family residence and both the proposed accessory structure/ADU and gazebo will be accessory to this principal permitted use. The hilly topography of the area partially screens the property from the surrounding public viewpoints, with additional screening provided by mature vegetation and the 6-foot-tall wooden fence. As proposed the accessory structure/ADU will have grey shingle roofing, stained wood shingle siding/board & batten siding and clad wood windows and doors that will be painted green to match the existing residence. The gazebo will also have board & batten siding with clad wood windows and door. These materials and colors will blend in and harmonize with the natural environment and fit the character of development in the neighborhood.

Santa Cruz County Code Section 13.10.525 "Regulations for fences can retaining walls within required yards"

County Code establishes maximum fence heights inside required yard setbacks. Outside the Urban and Rural Services Line, the maximum fence height allowed within the front yard setback is three feet, with the maximum height allowed being 8 feet. Further, fences may not exceed three feet in height within any sight-distance triangle associated with intersections or driveway entrances. As measured from the edge of Fistelera Ridge Road, which has been developed over the subject property and is outside of the deeded right-of-way, the existing 6-foot-tall fence is located within the required 20-foot front yard setback. The fence does not encroach within any sight-distance triangle. A site visit conducted by staff has further confirmed that the existing fence does not obstruct sightlines for traffic travelling along Fistelera Ridge Road or for vehicles exiting the driveway at the subject property. As such, recognition of the existing over-height fence is appropriate, in that it meets the general intent of the County fence regulations and a Site Development Permit for an over-height fence certification can be approved.

Local Coastal Program Consistency

The proposed accesory structure/ADU and gazebo are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings and accessory structures. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project

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site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The project site is approximately 4 miles (15 minutes) inland by vehicle from the nearest beach access, which is located on the west side of Highway 1, approximately 2,051 feet south of the intersection with Swanton Road and approximately 2.8 miles from the subject property.

The proposed accessory structure/ADU and gazebo comply with the requirements of the County Design Review Ordinance, Coastal design criteria, in that the proposed project will incorporate site and architectural design features such as grey shingle roofing, stained wood shingle siding/board & batten siding and clad wood windows and doors painted green to match the existing residence. This will help to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Additionally, the accessory structure/ADU and gazebo fit the pattern of development in the neighborhood as other parcels in the surrounding area contain single family dwellings with associated accessory structures.

Public Outreach/Public Comment

To date, staff has not received any public comments regarding this 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 241347, 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

Report Prepared By: John Hunter

Santa Cruz County Planning 701 Ocean Street, 4th Floor Santa Cruz CA 95060

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Exhibits

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

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: 241347

Assessor Parcel Number: 057-191-21

Project Location	1: 110 Fistelera Ridge Road, Davenport CA 9501/
Project Descrip	otion: Construct a two-story accessory structure with a garage, and storage area on at the the lower floor with an ADU at the 2nd floor above and a detached gazebo and recognize an existing fence.
Person or Agen	ncy Proposing Project: Stephanie Barnes-Castro
Contact Phone	Number: (831) 239-0603
B T C C M	The proposed activity is not a project under CEQA Guidelines Section 15378. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c). Ministerial Project involving only the use of fixed standards or objective neasurements without personal judgment. Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 5260 to 15285).
	Categorical Exemption
	lass 1 - Existing Facilities (Section 15301), and Class – 3 New Construction or mall Structures (Section 15303)
F. Reasons	why the project is exempt:
	accessory structures an ADU, and recognition of existing fencing in an area that v residential uses.
In addition, non-	e of the conditions described in Section 15300.2 apply to this project.
John Hunter, Pro	oject Planner

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Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned SU (Special Use), a designation which allows residential uses. The proposed accessory structure/ADU and gazebo are residential accessory structures allowed within the zone district, as are fences, and the zoning is consistent with the site's R-MT (Mountain Residential) General Plan designation.

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

This finding can be made, in that while Fistelera Ridge Road runs through a portion of the subject parcel, the proposed accessory structure/ADU and gazebo are sited approximately 188 feet and 237 feet respectively away from Fistelera Ridge Road and in no way interfere with easement. Additionally, the fence, while located 5 feet from Fistelera Ridge Road at its closest point does not obstruct sightlines for traffic travelling along Fistelera Ridge Road or for vehicles exiting the driveway at the subject property.

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

This finding can be made, in that the site is surrounded by lots developed to a rural density and the proposed development is consistent with the surrounding neighborhood in terms of architectural style. The accessory structure/ADU will have grey shingle roofing, stained wood shingle siding/board & batten siding and clad wood windows and doors painted green to match the existing residence. The gazebo will also have board & batten siding with clad wood windows and door, additionally the existing wooden fence's natural wood color and texture also match the existing residence. These materials and colors will blend in and harmonize with the natural environment and fit the character of development in the neighborhood. The development site is not on a prominent ridge, or bluff top and the hilly topography of the area partially screens the property, with additionally screening provided by the 6-foot-tall wooden fence, which is constructed of natural wood matching both the existing and proposed development on the subject parcel and the character of the neighborhood.

(D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program. The property is located inland off Highway one, approximately 2.4 miles inland from the coastline and, as such, the development will not have any effect on public access to coastal beach areas or on any coastal visitor-serving uses. The closest public beach access is available at Grey Hound Rock Vista Point (No Situs Address). The parking lot servicing Grey Hound Rock Vista Point is located on the west side of Highway 1 approximately 2051 feet south from the intersection of Highway 1 and Swanton Road and approximately 2.8 miles from the subject property

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(E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the SU (Special Use) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings with associated accessory structures. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the accessory structure/ADU gazebo and fencing will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

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Discretionary Permit Findings

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area which allows for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 locations of the proposed accessory structure/ADU, gazebo and fencing, and the conditions under which they would be maintained will in substantial conformance with all pertinent County ordinances and the purpose of the SU (Special Use) zone district as the primary use of the property is one single-family dwelling that meets all current site standards for the zone district.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the existing and proposed residential use is in substantial conformance with the use and density requirements specified for the R-MT (Mountain Residential) land use designation in the County General Plan.

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

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed accessory structure/ADU and gazebo will be constructed on an existing developed lot. The expected level of traffic generated by the proposed

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project is not anticipated to change as a result of the project and, as such, will not adversely impact existing roads or intersections in the surrounding area, and the existing fence does not obstruct sightlines for traffic travelling along Fistelera Ridge Road or for vehicles exiting the driveway at the subject property. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed accessory structure/ADU, gazebo and fencing will be consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances as the proposed accessory structure/ADU, gazebo and fencing will be constructed on a lot currently developed with a single-family dwelling, which is an allowed use in the SU (Special Use) and the zoning is consistent with the site's R-MT (Mountain Residential) General Plan designation.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed accessory structure/ADU, gazebo and fencing are designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood as other parcels in the surrounding area contain single family dwellings with associated accessory structures constructed from natural appearing materials.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

The proposed accessory structure/ADU, gazebo and fencing comply with the requirements of the

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County Design Review Ordinance in that the proposed project will incorporate site and architectural design features such as grey shingle roofing, stained wood shingle siding/board & batten siding and clad wood windows and doors painted green to match the existing residence, additionally, the existing wooden fence's natural wood color and texture also match the existing residence. This will help to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The accessory structure/ADU, gazebo and fence fit the pattern of development in the neighborhood as other parcels in the surrounding area contain single family dwellings with associated accessory structures.

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Conditions of Approval

Exhibit D: Project plans, prepared by Stephanie Barnes-Castro, dated 11/14/2024.

- I. This permit authorizes the construction of an accessory structure/ADU and gazebo and recognizes an existing fence constructed within the required front yard setback 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.
 - D. Obtain a Mechanical/Electrical Permit for the existing gate.
- 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. 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 Santa Cruz County Planning review and approval.
 - 3. Grading, drainage, and erosion control plans.

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- 4. Details showing compliance with fire department requirements.
- 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 discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 - 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Meet the following requirements of the Environmental Planning section of Santa Cruz County Planning.
 - 1. The grading and disturbance boundary shall be clearly shown on plans submitted for a building permit review.
 - 2. The grading and disturbance boundary shall be established in the field with temporary construction fencing prior to the start of construction. The boundary shall keep all grading and clearing activities outside of the area of the Monterey Pine stand.
 - 3. After plans are prepared that are acceptable to all reviewing agencies, please submit an original wet-signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Please note that the plan review form must reference the final plan set by last revision date. Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed plg-300 form. An electronic copy of this form may be found on our website: https://cdi.santacruzcountyca.gov/ under the "Unified Permit Center tab, "Environmental Permits & Technical Reviews", then "Find a form". Select the PLG-300 form.
- E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.

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- F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- G. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for ADUs based upon additional habitable floor area.
- H. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for ADUs based upon additional habitable floor area.
- I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
- J. Provide required off-street parking for 4 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.
- K. Complete and record two Declaration of Restrictions, one to construct a 1,362 square foot non-habitable accessory structure containing a 356 square garage and three non-habitable storage rooms with a square footage of 560, 275, and 171 respectively, and a second Declaration of Restriction to construct a 315 square foot gazebo. **You may not alter the wording of these declarations**. Follow the instructions to record and return the form to Santa Cruz County Planning.
- 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

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Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. <u>Settlement</u>. 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. <u>Successors Bound</u>. 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, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date:	
Effective Date:	
Expiration Date:	
	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.

CHU ADU

OWNER:

ARCHITECT:

STRUCTURAL ENGINEER:

GEOTECHNICAL

ENGINEER:

SURVEYOR:

TITLE 24:

2,758 SQ. FT.

1,189 SQ. FT.

356 SQ. FT.

560 SQ. FT.

315 SQ. FT.

185 SQ. FT.

GAZEBO:

SEE SHEET A6

DEFERRED SUBMITTALS

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS MUST BE PROCESSED AS A 'CHANGE ORDER' TO THE COUNTY OF SANTA CRUZ PLANNING DEPT. & FEES WILL BE ASSESSED

DEFERRED SUBMITTAL ITEMS: 1. ALL SUBSTITUTIONS PROPOSED BY THE CONTRACTOR 2. GAS LINE SCHEMATIC

3. SOLAR SYSTEM DESIGN 4. FIRE SPRINKLER SYSTEM DESIGN

FIRE PROTECTION NOTES

- 1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (CURRENT EDITION) AND SANTA CRUZ COUNTY AMENDMENTS.
- 2. OCCUPANCY CLASSIFICATION: R-3, U
- BUILDING CONSTRUCTION TYPE: TYPE VB FIRE RATING: SPRINKLERED

3. A 100 FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH. SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS USED AS GROUND COVER, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURES, ARE EXEMPT.

- 4. THE ROOF COVERING SHALL NOT BE LESS THAN CLASS 'A' RATED ROOF.
- BACKGROUND SHALL BE PROVIDED. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH
- INSPECTIONS.
- CALIFORNIA BUILDING 7 FIRE CODES.
- 8. ALL BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA13D AND ADOPTED
- 9. THE DESIGNER/INSTALLER SHALL SUBMIT 3 SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO THIS
- RESPONSIBILITY OF THE OWNER(S) OF RECORD AND SHALL BE MAINTAINED TO ENSURE
- 13. AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW,
- THE REVIEWER AND REVIEWING AGENCY.
- COMPLY WITH ALL WILDLAND URBAN INTERFACE CONSTRUCTION REQUIREMENTS. 15. WHERE ROOF VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 26 GAUGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER MINIMUM 72 LB. MINERAL-SURFACED NON-PERFORATED CAP SHEET, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3

SHEET INDEX

SHEET A1:

SHEET A4:

OVERALL SITE PLAN, VICINITY MAP, SHEET INDEX, PROJECT DATA, NOTES

1. THE PROJECT SHALL CONFORM TO THE RECOMMENDATIONS OF THE FOLLOWING REPORT:

AND THE ADDENDUM TO THE GEOTECHNICAL REPORT DATED MAY 4. 2021, CMAG

2. GRADING SHALL BE DONE DURING PERIODS OF DRY WEATHER AND PROTECTIVE

FROM ANY GRADING PROJECT HALTED DUE TO RAIN. NO EARTH MOVING

ACTIVITIES SHALL OCCUR BETWEEN NOVEMBER 1ST AND APRIL 1ST.

MEASURES SHALL BE INCORPORATED DURING GRADING TO PREVENT SILTATION

ALL PROJECT DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REPORTS'

ROOF PLAN, SECTIONS, COLORS & MATERIALS

SHEET A2: SITE PLAN, STORMWATER POLLUTION CONTROL

FENCE DETAILS SHEET A2.1:

FLOOR PLANS SHEET A3:

EXTERIOR ELEVATIONS SHEET A5:

SHEET A6: GAZEBO PLANS

GEOTECHNICAL NOTES

PROPOSED ACCESSORY DWELLING UNIT

DAVENPORT, SANTA CRUZ COUNTY, CA

BY CMAG ENGINEERING PROJECT NO. 18-132-5C

GEOTECHNICAL INVESTIGATION

110 FISTELERA RIDGE ROAD

AUGUST 31,2018

ENGINEERING PROJECT NO 18-132-SC

RECOMMENDATIONS.

SQUARE FOOTAGES:

EXISTING RESIDENCE: (NO CHANGES)

NEW STORAGE SPACE:

NEW UPPER LEVEL DECKS:

NEW DETACHED ADU CONDITIONED SPACE:

NEW DETACHED NON-HABITABLE GAZEBO:

PROJECT CONTACTS

NORMAN & SYLVIA CHU 110 FISTELERA RIDGE ROAD DAVENPORT, CA 95017 sylviachu@hotmail.com normanchu1@hotmail.com

STEPHANIE BARNES- CASTRO 424 LAURENT STREET SANTA CRUZ, CA 95060 sbc@sbcarch.com (831) 239-0603

DESIGN EVEREST CONSULTING ENGINEERS 365 FLOWER LANE

MOUNTAIN VIEW, CA 94043 888-311-3015

CMAG ENGINEERING, INC. P.O. BOX 640 APTOS, CA 95001 831-475-1411

www.cmagengineering.com

HOGAN LAND SERVICES 2601 41ST AVENUE, SUITE A SOQUEL, CA 95073

(831) 425-0224

PRECISE GREEN CONSULTING 3633 URQUIDEZ AVENUE GLENDALE, CA 91208 818-446-6563

(E) (4) 5,000 GAL

WATER TANKS

PROPOSED

GATE & SHED NOTES

{ SEE SHEETS A2 & A2.1₹ 1

INSTALL FIRE HYDRANT

PER COUNTY OF SANTA CRUZ

CAL FIRE REQUIREMENTS SEE DETAIL

PROJECT DATA

TYPE OF CONSTRUCTION:

057-191-21

SITE ADDRESS: 110 FISTELERA RIDGE ROAD DAVENPORT, CA 95017

ZONE: R-3/U OCCUPANCY:

FIRE DISTRICT: SANTA CRUZ COUNTY FIRE

PROJECT DESCRIPTION: NEW 1,189 SQ. FT. 1 BEDROOM DETACHED ADU

VB. SPRINKLERED

OVER 356 SQ. FT. 1 CAR GARAGE AND 560 SQ. FT. STORAGE SPACE, AND NEW 315 SQ. FT. NON-HABIATBLE DETACHED GAZEBO

TOTAL PARCEL AREA: 234,527 SQ. FT.

CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRIC CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ENERGY STANDARDS AND THE SANTA CRUZ COUNTY CODE AMENDMENTS

CONSTRUCTION WASTE MANAGEMENT

A MINIMUM OF 65% OF THE CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, RE-USED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE.

FOR DETAILED

SITE PLAN SEE

VICINITY MAP

SHEET A2

0

SUBMITTAL DATE 9/9/24

5. 4 INCH HIGH ADDRESS NUMBERS OF CONTRASTING COLOR WITH

6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST BE ON SITE DURING

7. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER

STANDARDS OF SANTA CRUZ COUNTY.

AGENCY FOR APPROVAL. 10. ALL PRIVATE ACCESS ROADS, DRIVEWAYS, TURN-AROUNDS AND BRIDGES ARE THE

THE FIRE DEPT. SAFE AND EXPEDIENT PASSAGE AT ALL TIMES. 11. THE DRIVEWAY SHALL BE THEREAFTER MAINTAINED TO THESE STANDARDS AT ALL TIMES. 12. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.

INSPECTION OR OTHER SOURCE, AND TO HOLD HARMLESS AND WITHOUT PREJUDICE,

14. THIS PROJECT IS LOCATED IN SRA-HIGH FIRE PROTECTION AND SHALL

GUIDE TO WATER STORAGE FOR FIRE PROTECTION

Santa Cruz County requires a minimum of 10,000 gallons of water storage and a fire department hydrant to access the water for all new residential, non-residential and building additions of more than 500 square feet. (Exception: If an approved municipal water system fire hydrant, is located within 600' of structure, then a private water supplied hydrant system is not required.) Note: All new dwellings require the installation of a residential fire sprinkler system. Hydrant location: To be a minimum of 50' and a maximum of 150' from the protected structures. The hydrant is to be located a minimum of 6' or a maximum of 8' from the edge of the road, driveway or turnout. A turnout is required if the driveway or road is less than 18' in width to allow additional fire apparatus to pass. Questions regarding the location of the fire hydrant will be addressed by the Fire Code Official.

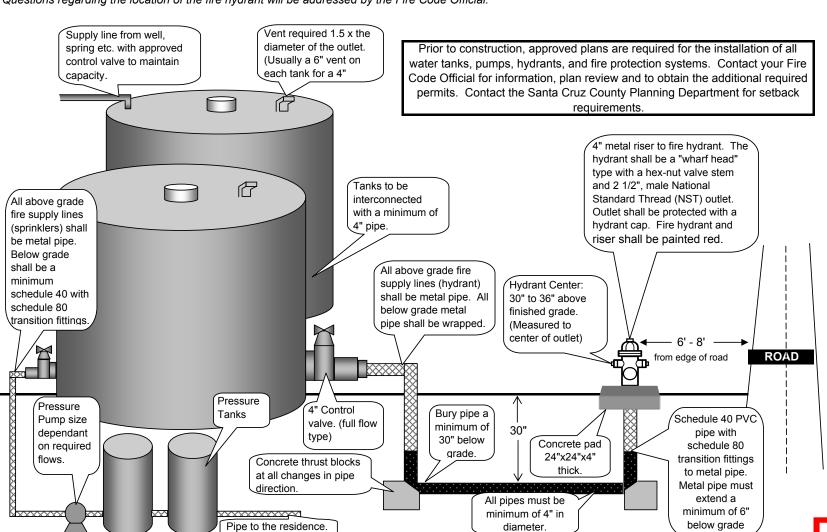


EXHIBIT D

FIRE HYDRANT/ WATER TANK SCHEMATIC

OVERALL SITE PLAN

EROSION CONTROL REQUIREMENTS

Any project that involves ground disturbance shall include the following minimum erosion control measures on the stormwater pollution control plan. The minimum erosion control measures shall be shown in plan view and shall include installation details and/or notes as shown

- Cover of Bare Soils. At least one of the following erosion control measures must be indicated on the stormwater pollution control plan as a means to cover bare soils during the winter season.

Seed and straw mulch is to be used for soil disturbed areas as a means for temporary protection until permanent stabilization is established. It may be used on slopes up to

Seed and straw mulch shall consist of spreading seed (a minimum of 5 lbs/1000 sq. ft.) over disturbed areas and then placing a uniform layer of straw (2-3 bales/1000 sq. ft.) incorporating it into the soil with a studded roller or anchoring it with a tackifier

Note: In areas that are not sensitive habitat, the seed shall be annual winter barley and the straw shall be derived from rice, barley or wheat. In areas that are sensitive habitat, the seed mix and straw shall be as recommended by the project biologist, be indicated on the plans, and approved by the Planning Department.

SEDIMENT CONTROL REQUIREMENTS

Any project that involves ground disturbance shall include the following minimum sediment control measures on their stormwater pollution control plan. The minimum sediment control measures shall be shown in plan view and shall include installation details and/or notes as shown

- 1. Perimeter Control At least one of the following sediment control measures must be indicated on the stormwater pollution control plan as a means to prevent soil/sediment from leaving the site during the winter season.
- Fiber Rolls (or Wattles)

Fiber rolls are to be placed at the down slope perimeter of the disturbance limits to prevent or limit sediment from leaving the site. In urban areas or sites directly adjacent to streets, fiber rolls shall be placed at the back of a sidewalk or curb to limit sediment from entering the street. Fiber rolls or wattles are generally preferred over silt fences.

Fiber rolls are best used in low-exposure/low-sediment load areas. Fiber rolls at the toe of slopes greater than 5:1 (H:V) may require the use of 20 inch diameter ROLLS or installations achieving the same protection (e.g., stacked smaller diameter fiber rolls, etc.). Fiber rolls must be adequately trenched to be effective.

If fiber rolls are used as a method to control sediment, the plans must include Figure

SITE HOUSEKEEPING REQUIREMENTS

pollution control plan.

Construction Materials

- All loose stockpiled construction materials that are not actively being used (i.e. soil, spoils, aggregate, fly-ash, stucco, hydrated lime, etc.) shall be covered and bermed.
- All chemicals shall be stored in watertight containers (with appropriate secondary containment to prevent any spillage or leakage) or in a storage shed (completely
- Exposure of construction materials to precipitation shall be minimized. This does not include materials and equipment that are designed to be outdoors and exposed to environmental conditions (i.e. poles, equipment pads, cabinets, conductors, insulators, bricks, etc.).
- Best Management Practices to prevent the off-site tracking of loose construction and landscape materials shall be implemented.

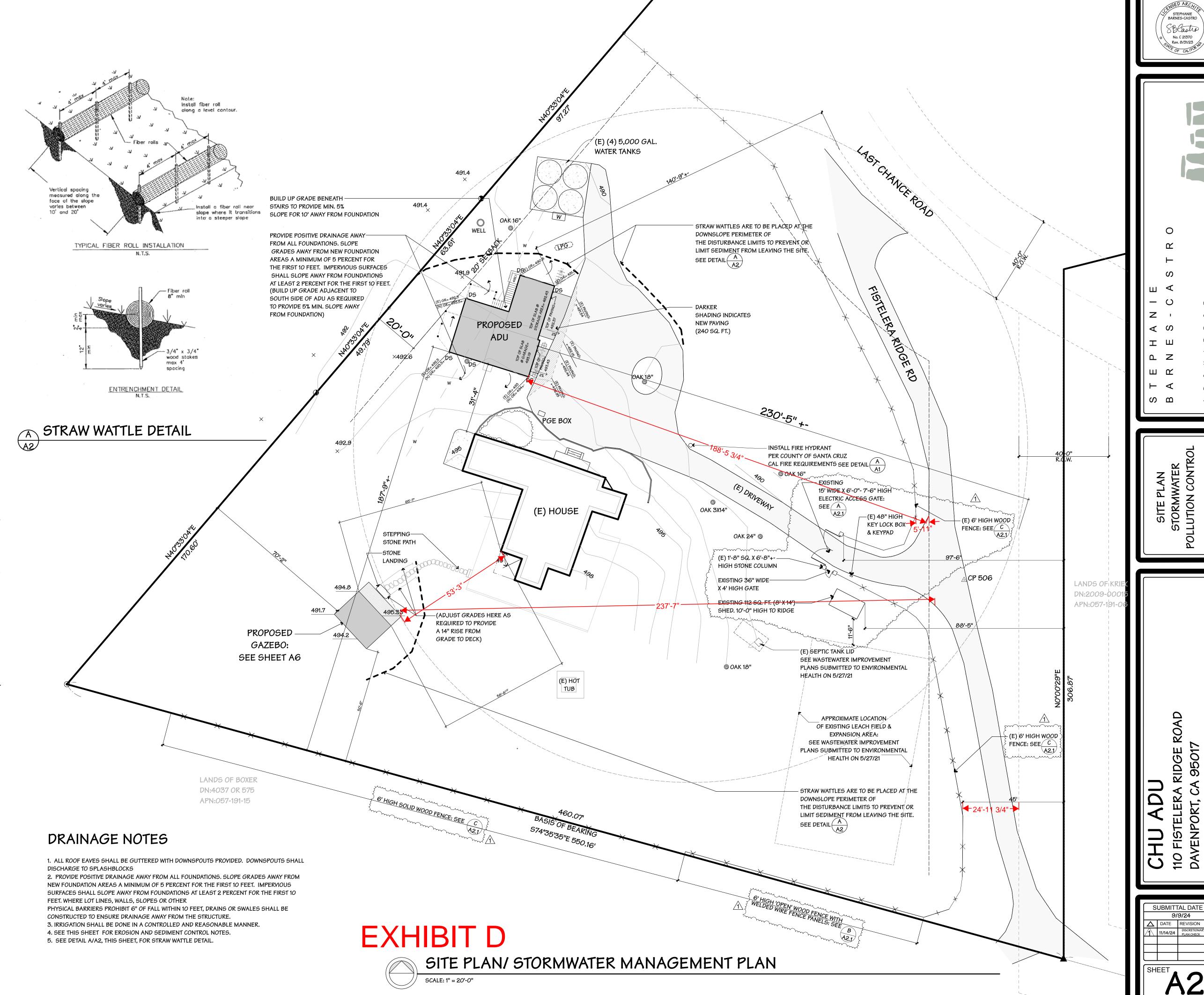
Waste Management

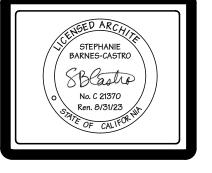
- Disposal of any rinse or wash waters or materials on impervious or pervious site surfaces or into the storm drain system shall be prevented.
- Sanitation facilities shall be contained (e.g., portable toilets) to prevent discharges of pollutants to the storm water drainage system or receiving water, and shall be located a minimum of 20 feet away from an inlet, street or driveway, stream, riparian area or other drainage facility.
- Sanitation facilities shall be inspected regularly for leaks and spills and cleaned or replaced as necessary.
- Cover waste disposal containers at the end of every business day and during a rain event.
- Discharges from waste disposal containers to the storm water drainage system or receiving water shall be prevented
- Stockpiled waste material shall be contained and securely protected from wind and rain at all times unless actively being used.
- Procedures that effectively address hazardous and non-hazardous spills shall be implemented.
- Equipment and materials for cleanup of spills shall be available on site and that spills and leaks shall be cleaned up immediately and disposed of properly; and
- Concrete washout areas and other washout areas that may contain additional pollutants shall be contained so there is no discharge into the underlying soil and onto the surrounding areas.

Vehicle Storage and Maintenance

- Measures shall be taken to prevent oil, grease, or fuel to leak in to the ground, storm
- All equipment or vehicles, which are to be fueled, maintained and stored onsite shall be in a designated area fitted with appropriate BMPs.
- Leaks shall be immediately cleaned and leaked materials shall be disposed of properly.

- Contain stockpiled materials such as mulches and topsoil when they are not actively
- Contain fertilizers and other landscape materials when they are not actively being used. • Discontinue the application of any erodible landscape material within 2 days before a
- forecasted rain event or during periods of precipitation.
- Apply erodible landscape material at quantities and application rates according to manufacture recommendations or based on written specifications by knowledgeable and experienced field personnel.



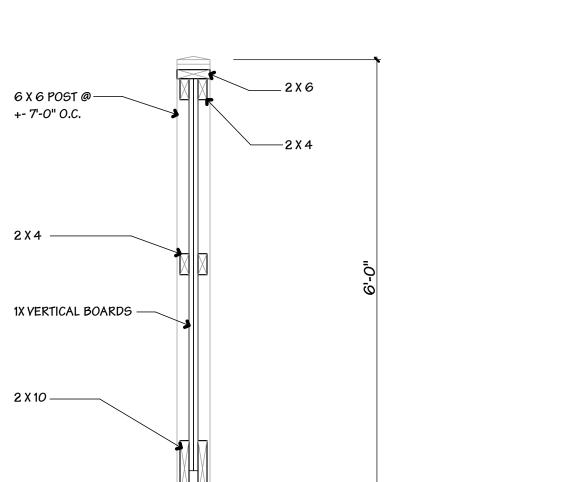


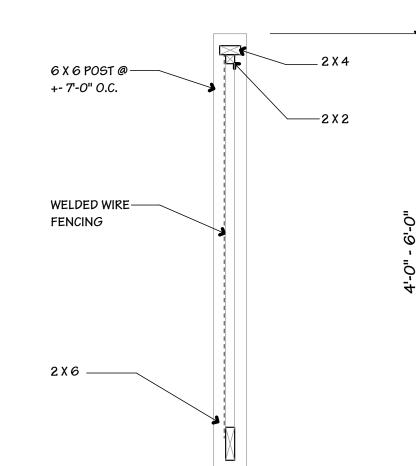


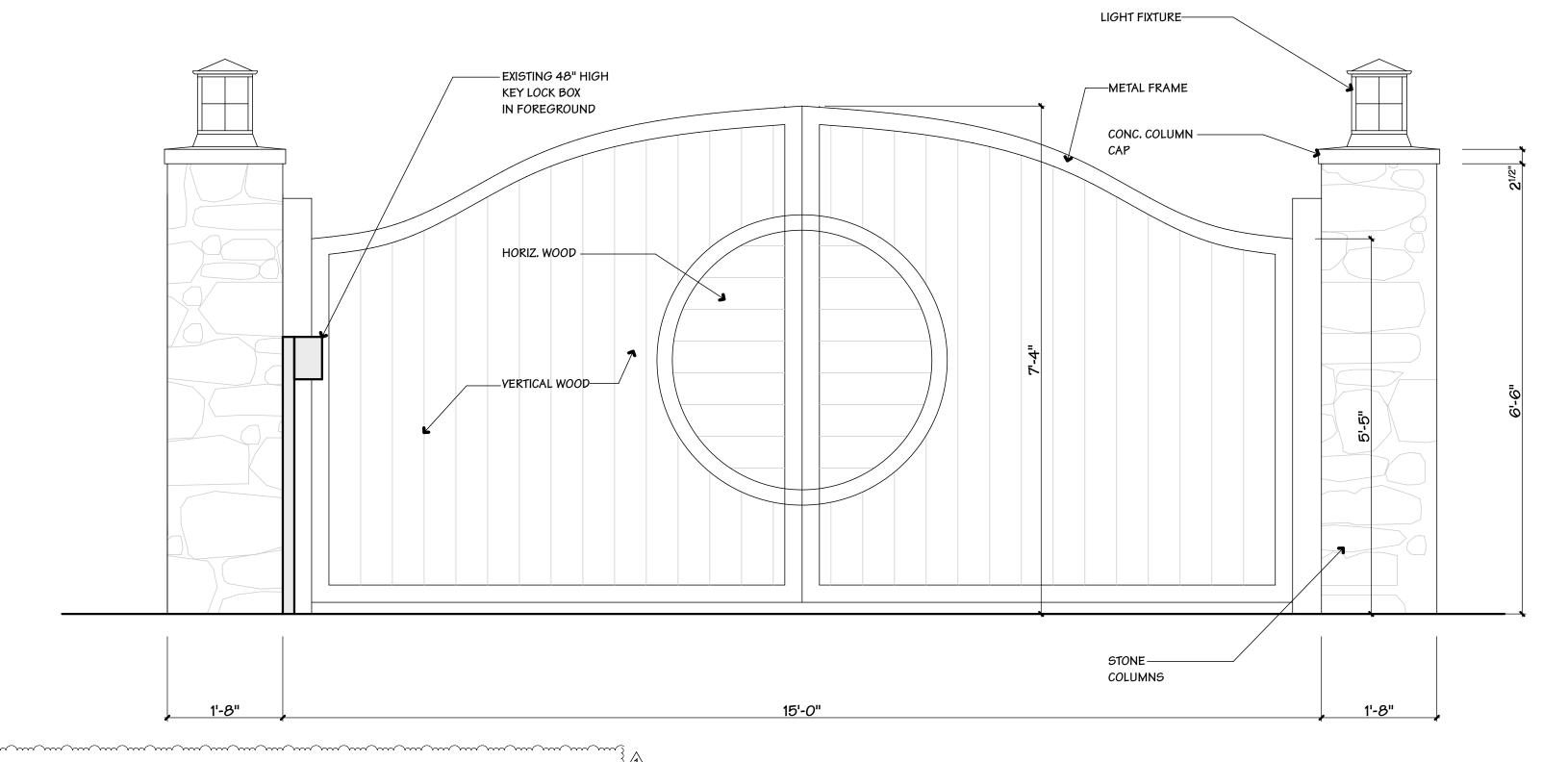
PHANIE
NES-CASTRO

FENCE DETAILS

1U ADU FISTELERA RID*G*E ROAD /ENPORT, CA 95017







EXISTING WOOD FENCE DETAIL

A2.1 3/4"= 1'-0"

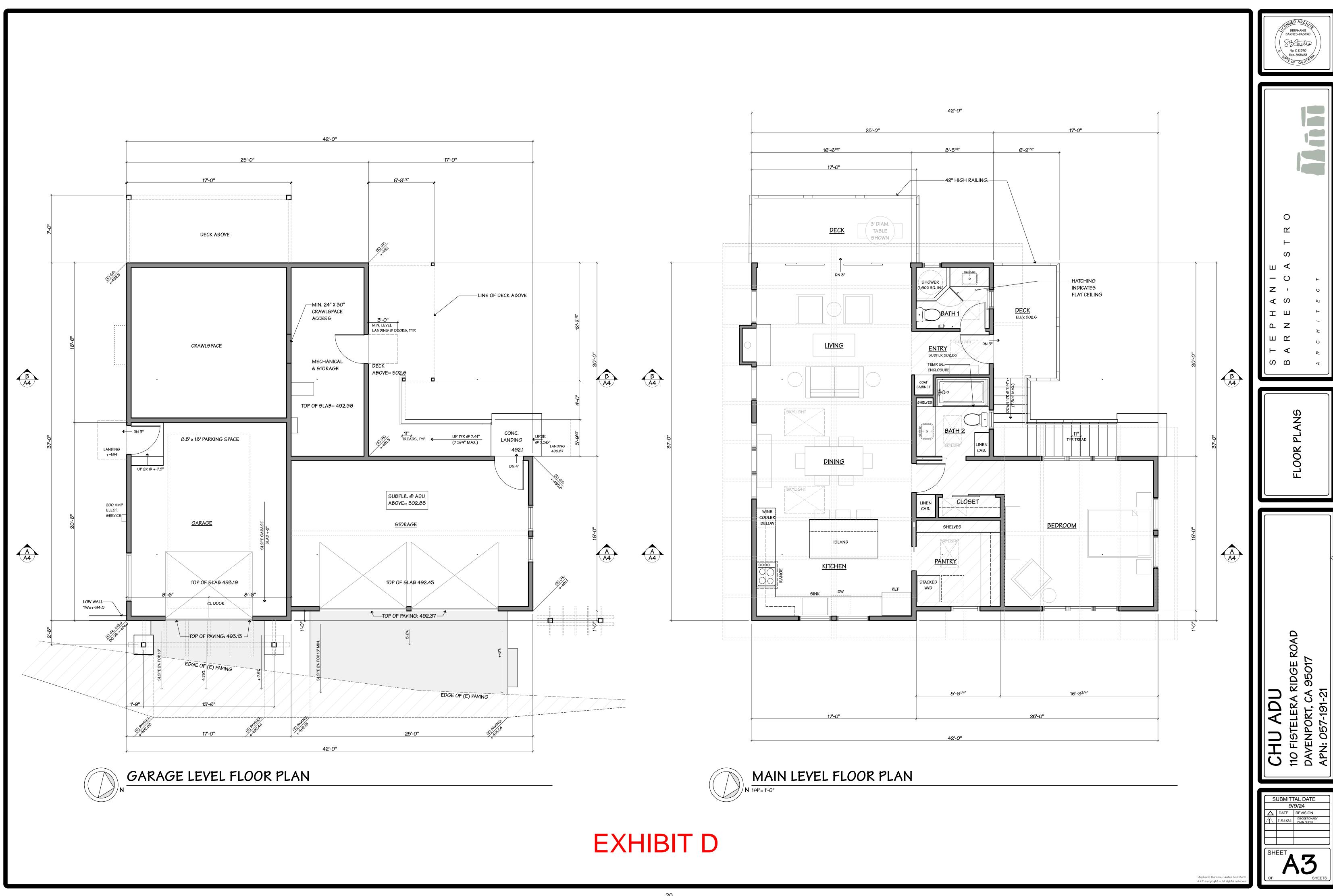
EXISTING WOOD & WIRE FENCE DETAIL

A2.1 3/4"= 1'-0"

A EXISTING DRIVEWAY GATE

A2.1 3/4"= 1'-0"

EXHIBIT D





TYP. EXTERIOR MATERIALS

FIRE RETARDANT TREATED SHINGLE

'CAL STACK' SHINGLE SIDNG PANELS

(OSFM LISTING #:8140-2041:0005)

SIDING OR 'CEDAR VALLEY'

(OSFM #: 8140-2023:0002)

BOARD AND BATTEN SIDING

CLAD WOOD WINDOWS & DOORS

CLASS 'A' COMPOSITION SHINGLE ROOFING- GREY TO MATCH

(E) RESIDENCE

STAINED WOOD TO MATCH (E) RESIDENCE

GREEN TO MATCH

STAINED WOOD TO MATCH (E) RESIDENCE

(E) RESIDENCE



B A4

COLORS & MATERIALS

SECTION A-A

<u>KITCHEN</u>

<u>GARAGE</u>

TOP OF SLAB= 493.19-

<u>CLOSET</u>

<u>BEDROOM</u>

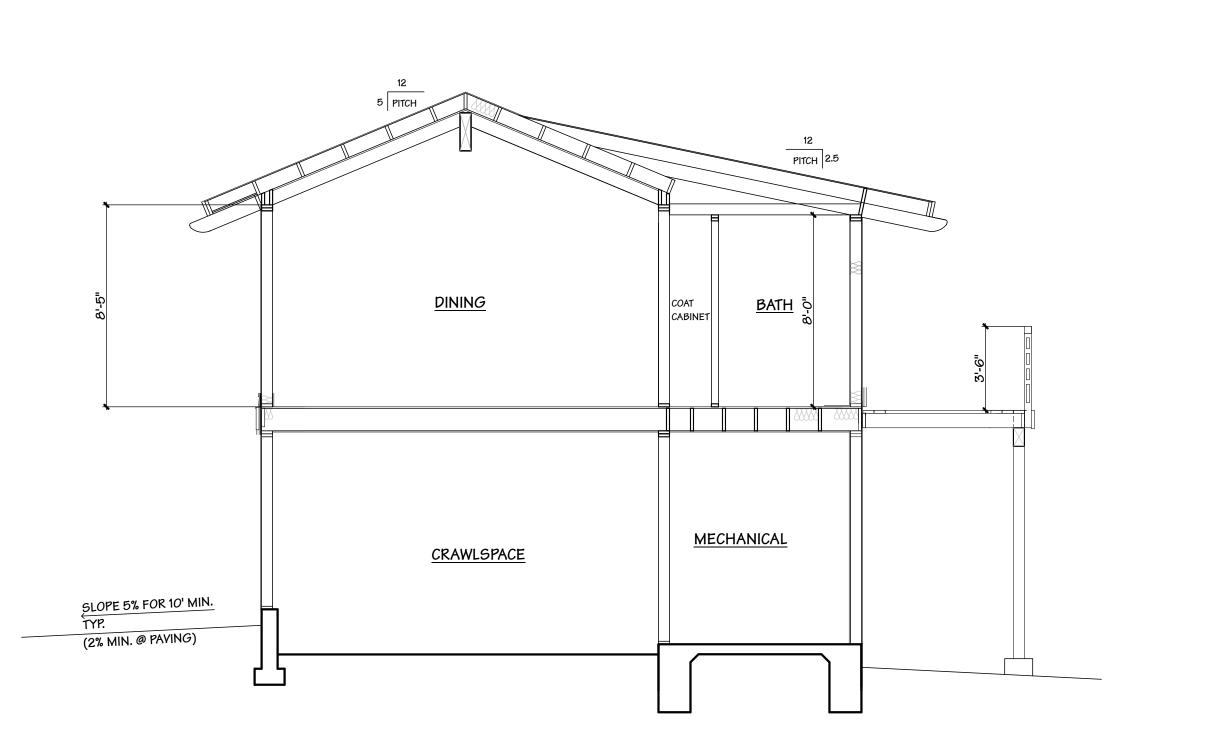
STORAGE

TOP OF SLAB= 492.43-

1/4"=1'-0"

SLOPE 5% FOR 10' MIN. TYP.

(2% MIN. @ PAVING)



SECTION B-B

1/4"=1'-0"

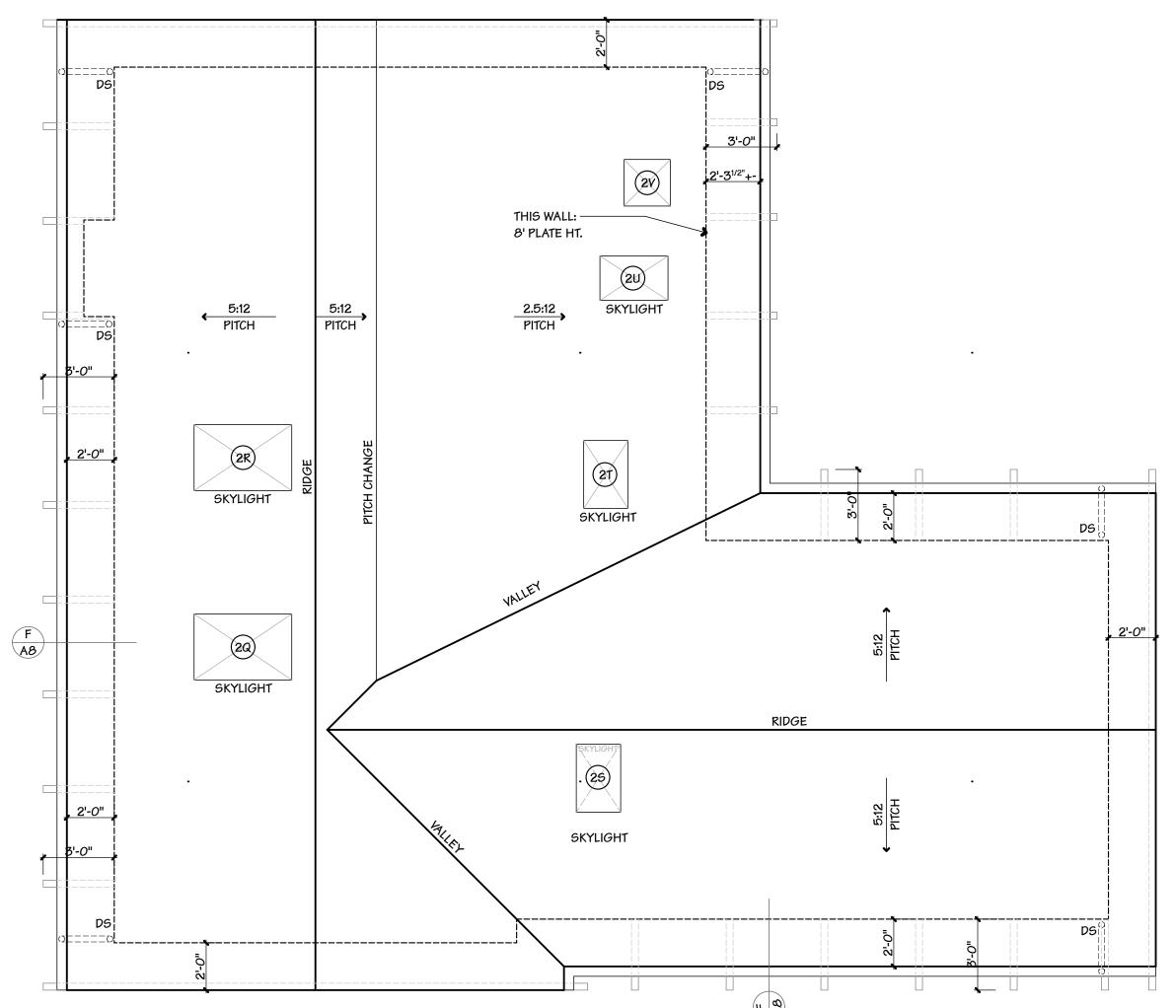


EXHIBIT D

B A4

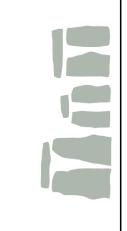
A A4

ROOF PLAN

1/4"= 1'-0"

21

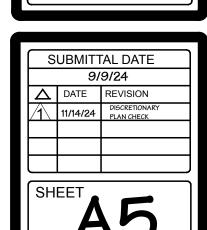


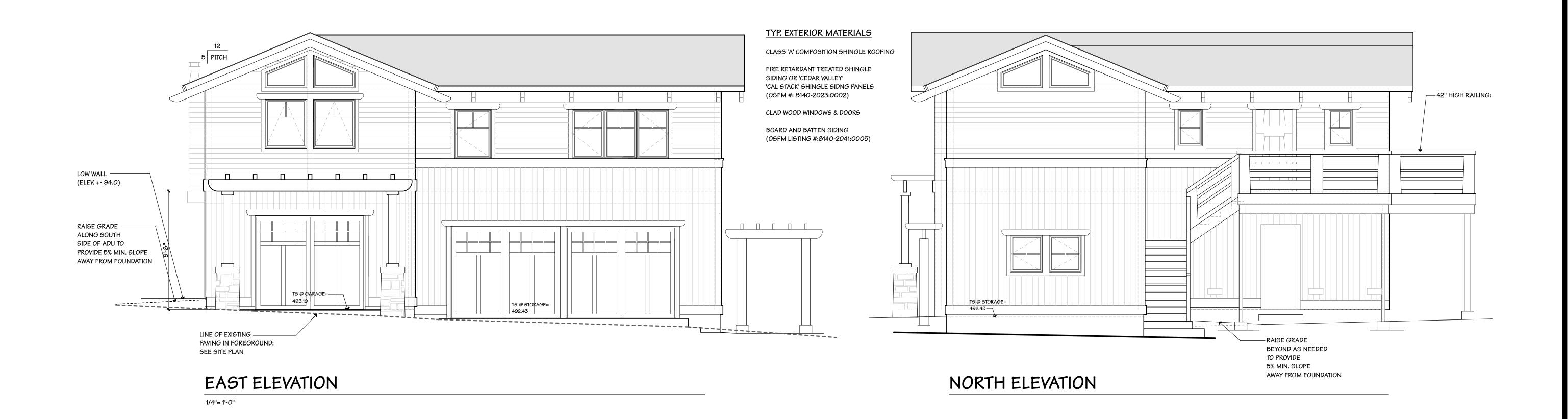


S - E P H A N - E
B A R N E S - C A S T R O

EXTERIOR ELEVATIONS

HU ADU FISTELERA RIDGE ROAD







15 8 GARAGE-142 256

WEST ELEVATION

SOUTH ELEVATION

EXHIBIT D

cephanie Barnes- Castro Architect





B A R N E S - C A S T R O

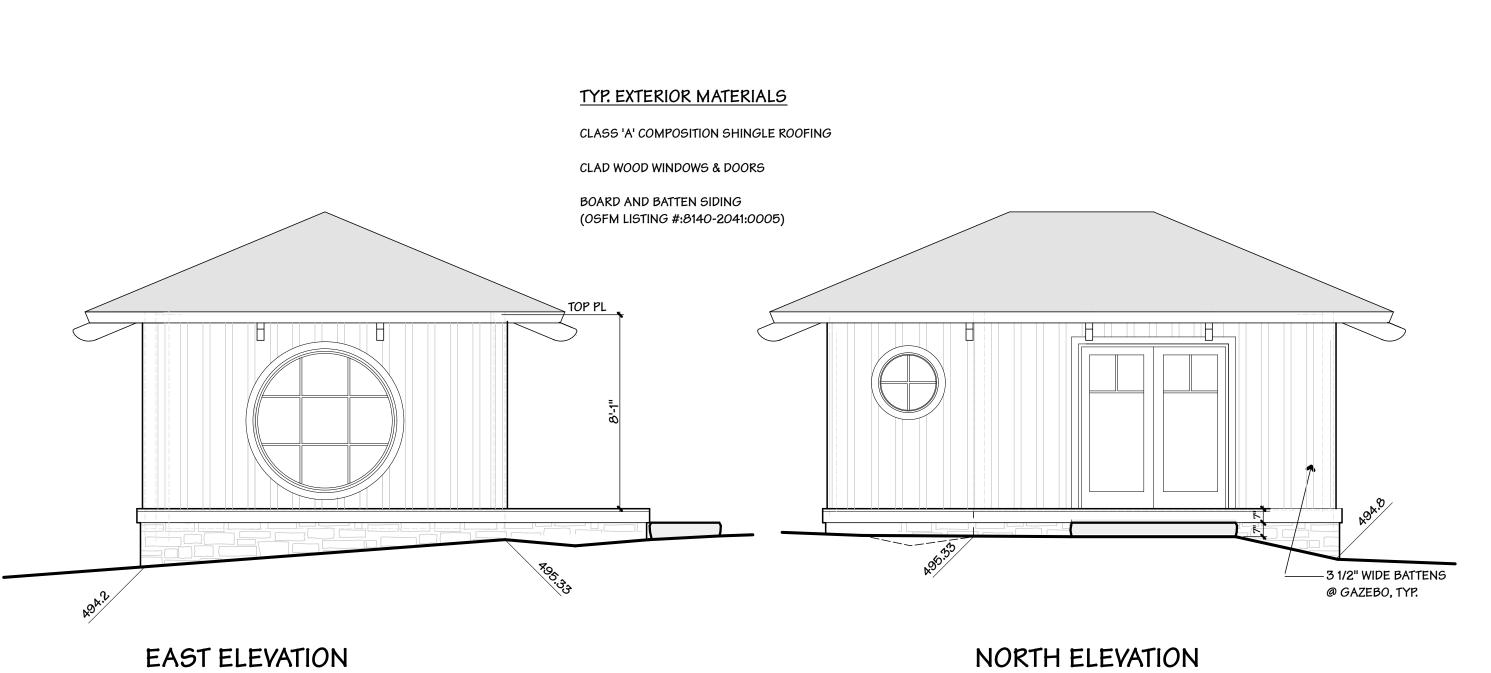
GAZEBO

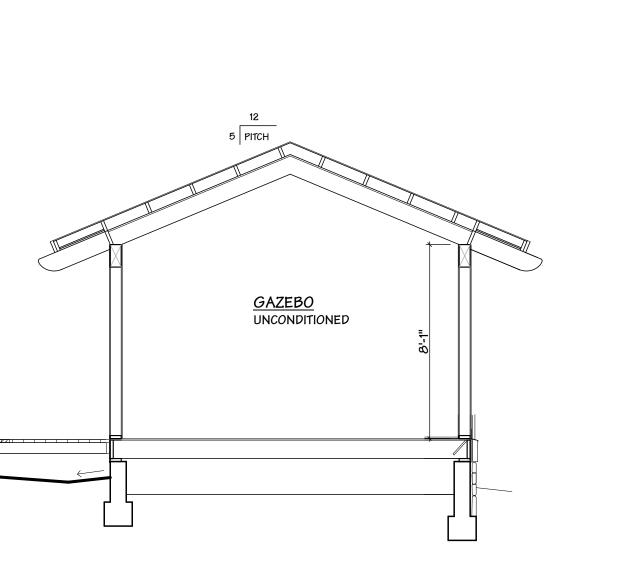
IU ADU ISTELERA RIDGE ROAD ENPORT, CA 95017

SUBMITTAL DATE
9/9/24

A DATE REVISION
11/14/24 PISCRETIONARY
PLAN CHECK

SHEET





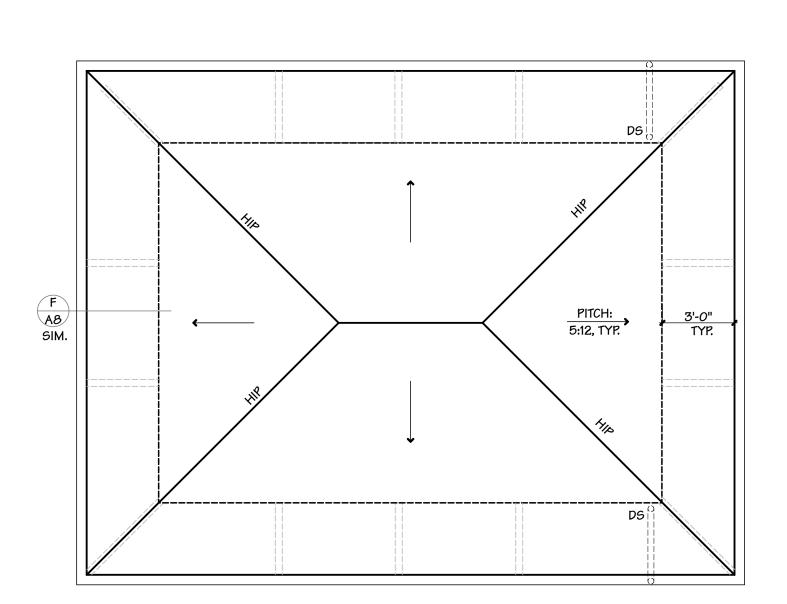
SOUTH ELEVATION

GAZEBO SECTION

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

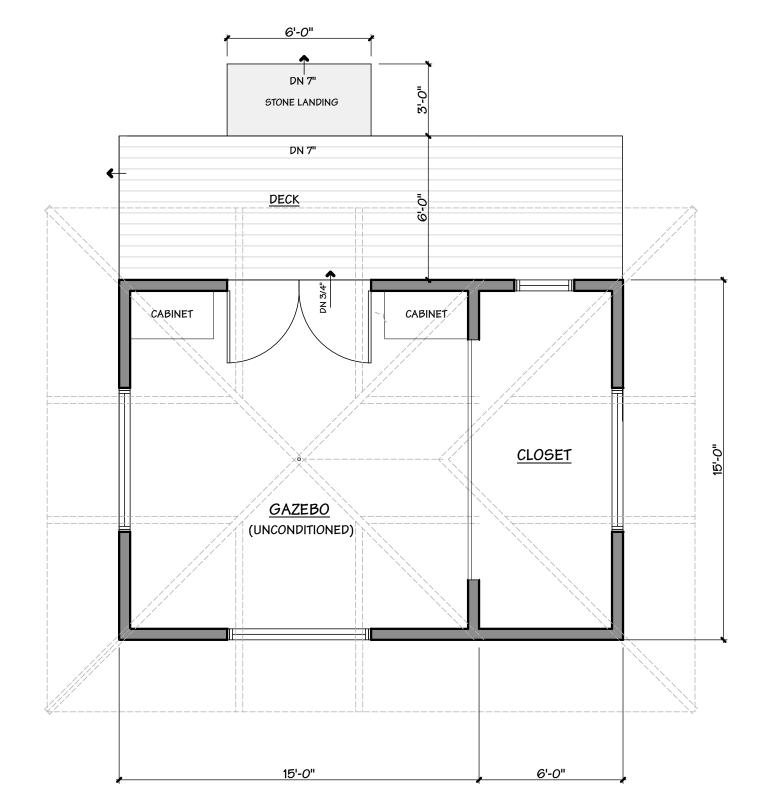
WEST ELEVATION

1/4"= 1'-0"



GAZEBO: ROOF PLAN

1/4"= 1'-0"



1/4"= 1'-0"

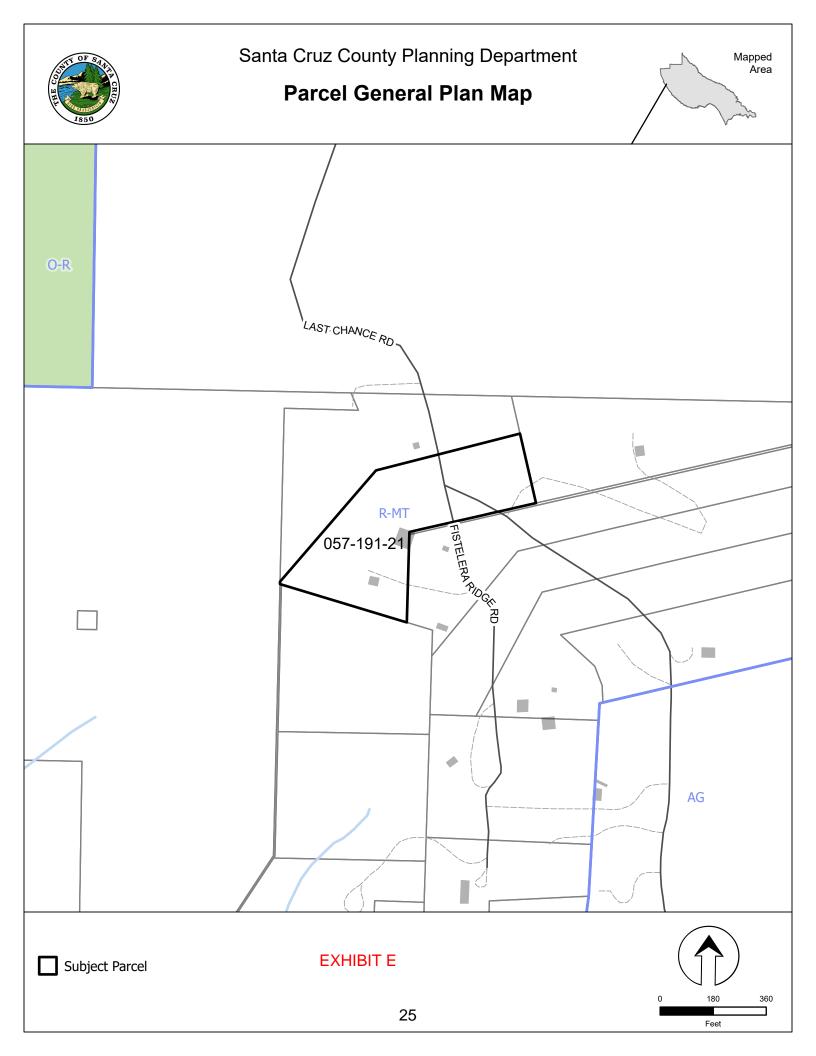
GAZEBO: FLOOR PLAN

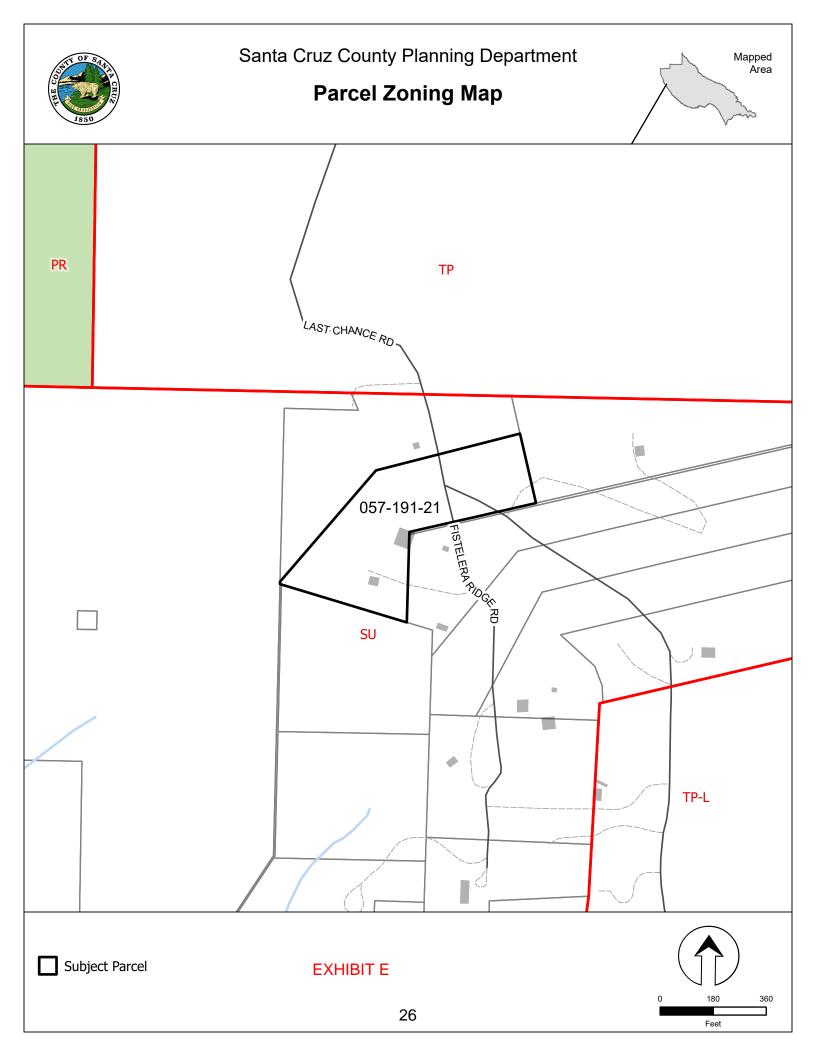
1/4"= 1'-0"

EXHIBIT D

1/4"= 1'-0"







Owner: Norman & Sylvia Chu

Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside ___X Outside

Water Supply: NA

Sewage Disposal: CSA 12 Septic Maintenance District Fire District: Central Fire Protection District

Drainage District: NA

Parcel Information

Parcel Size: 5.384 acres Existing Land Use - Parcel: Residential Existing Land Use - Surrounding: Residential

Project Access: Fistelera Ridge Road

Planning Area: North Coast

Land Use Designation: R-MT (Mountain Residential)

Zone District: SU (Special Use)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Yes X No

Comm.

Technical Reviews: REV241179

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site

Fire Hazard: SRA-High; SRA-Very High

Slopes: N/A Env. Sen. Habitat: Yes

Grading: Grading proposed

Tree Removal: No trees proposed to be removed

Scenic: Not a mapped resource

Archeology: Yes

Owner: Norman & Sylvia Chu

Parcel Information

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