



## Staff Report to the Zoning Administrator

Application Number: **231537**

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**Applicant:** Charles Eadie

**Owner:** Kai Schuette

**APN:** 058-131-17

**Site Address:** 275 Davenport Landing Road, Davenport CA 95017

**Agenda Date:** 5/16/25

**Agenda Item #:** 3

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

**Project Description:** Proposal to construct a 1,000 square foot non-habitable accessory structure with a two-story, 704 square foot detached garage at the lower floor and a 296 square foot mezzanine, related yard improvements, and to recognize the installation of a 10,000-gallon underground water tank.

**Location:** Parcel is located on the southern side of Davenport Landing Road (275 Davenport Landing Road), approximately 800 feet from the intersection of Davenport Landing Road and Highway 1.

**Permits Required:** Coastal Development Permit, and a Minor Exception to reduce the northern side yard setback from 10 feet to 8.5 feet

**Supervisory 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 231537, based on the attached findings and conditions.

### Project Description & Setting

Davenport Landing Road is a loop road that exits and enters from the western side of Highway One. The subject property is situated on the ocean side of Davenport Landing Road, between the beach and the road, and is surrounded by approximately five homes to the north and an abalone farm and residence to the south. The parcel is developed with a single-family dwelling originally built in the late 1950s, which underwent extensive renovations in 1994 and 2015. During the previous renovations, which included upgrades to the dwelling, the attached garage was converted into habitable space.

The proposed project involves the construction of a two-story, 704-square-foot detached garage with a 296 square foot mezzanine. Additionally, a new 3-foot-high gate and fence will be installed in the front yard setback, along with a new paving configuration. All of these associated features will meet the front yard setback standards. The project also includes the recognition of a 10,000-

gallon underground water tank, which was installed during the 2015 renovation to replace an original 5,000-gallon tank. The 2015 Permit did not include the installation of the upgraded tank with the increased gallon capacity.

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

The subject property is a 12,812-square-foot lot, located in the RA (Residential Agriculture) zone district, a designation that allows residential uses. The proposed two-story garage, 3-foot fence, paving and recognition of the existing 10,000-gallon underground tank are allowed in conjunction with the existing single-family dwelling, which constitutes a principal permitted use on the parcel. The zoning designation is consistent with the site's AG (Agriculture) General Plan designation.

### **Non-habitable Accessory Structure**

Non-habitable accessory structures located outside of the urban and rural services line, which do not exceed 1,000 square feet in size and 28 feet in height, are allowed without additional discretionary approval per SCCC 13.10.611, provided such structures comply with all of the site and development standards for the zone district in which they are located. With the exception of the proposed reduced side yard setback, the proposed garage complies with the relevant code sections and standards, including the applicable site and development standards for properties located in the RA zone district as set out in SCCC 13.10.323.

Since this property is less than 80% of the size of the standard one-acre minimum per dwelling unit in the RA zone district, the zoning designation is adjusted to align with the actual size of the parcel, pursuant to SCCC 13.10.323(E)(2). Therefore, the table below outlines the setbacks based on the standards for parcels of between 10,000 and 15,000 square feet (R-1-10 to R-1-15).

The table below summarizes the required and proposed site and development standards relevant to the proposed non-habitable accessory structure:

<b>Development Standards</b>	<b>R-1-10 – R-1-15 Standards</b>	<b>Proposed</b>
<b>Front Yard Setback</b>	20 feet	20 feet
<b>Garage Entrance Setback</b>	20 feet	20 feet
<b>Side Yard Setbacks</b>	10 feet	Northern side: 8 feet 6 inches* Southern side: 23 feet 6 inches
<b>Rear Yard Setback</b>	15 feet	170 feet 11.5 inches
<b>Maximum Height</b>	28 feet	19 feet 1 inch
<b>Maximum Number of Stories</b>	2 stories	2 stories
<b>Maximum Fence Height</b>	3 feet	3 feet
<b>Required Number of Parking Spaces</b>	3 parking spaces	4 parking spaces
<b>Maximum Floor Area Ratio</b>	50%	Existing: 32% Proposed: 38%
<b>Maximum Lot Coverage</b>	40%	Existing: 20.4% Proposed: 28.2%

\*Requires approval of a Minor Exception

Additional code sections and standards that are relevant to the proposed non-habitable structure include the following:

SCCC 13.10.611, Accessory Structures

The proposed project conforms with the standards for residential accessory structures located outside the urban and rural service lines, in accordance with SCCC 13.10.611. Therefore, the proposed garage meets the required standards, including size limitation of 1,000 square feet and the 28-foot height restriction. The non-habitable structure includes a toilet and lavatory on a property that is less than 10 acres, therefore this is the only accessory structure with a toilet that is allowed on the site.

SCCC 13.10.230, Minor Exception

Minor Exceptions provide a streamlined discretionary review process to allow consideration of minor variations from the zoning district site standards established for height, setbacks, separation between structures on the same property, lot coverage, and floor area ratio. As set out in 13.10.235(B)(2), up to a 15 percent reduction in the required front, side, or rear setback may be approved. For the proposed project, the addition of a garage would result in a side setback reduction from 10 feet to 8 feet 6 inches on the northern side yard, a 15 percent reduction.

The surrounding area contains several properties with both attached and detached garages, and the adjacent property developed with a more recently constructed dwelling, for which variances were approved that permitted reductions in setbacks for both the front and side yard. Therefore, the proposed project is not a granting of special privilege and aligns with the character of the surrounding neighborhood. Additionally, the proposed structure will be visually similar to the existing single-family dwelling on the parcel and will be mostly screened in public views from the beach by existing vegetation and by the dwelling on the parcel. Therefore, the proposed decrease in the side yard setback from 10 feet to 8 feet 6 inches is appropriate.

SCCC 16.50.095 Agricultural Buffer Reduction determination

Agricultural buffer regulations require a 200-foot buffer from habitable structures or areas where humans congregate to the boundaries of adjacent Commercial Agricultural land, to minimize or prevent potential conflicts between such areas and commercial agricultural activities (both existing and future). Since the proposed garage is non-habitable, it does not qualify as an area where humans congregate and therefore does not require the approval of an Agricultural Buffer Reduction to be constructed within 200 feet of the property across the street, which is zoned for Commercial Agriculture.

**Front gate and fence**

SCCC 13.10.525, Regulations for fences and retaining walls within required yards

Pursuant to SCCC 13.10.525, all fences and gates in the front yard setback are allowed to be 3 feet in height without a Site Development Permit for over height fence. Additionally, wooden fences and gates under 6 feet in height do not need a building permit. As proposed, the fence and gate will have a maximum height of 3 feet and therefore comply with Code requirements.

## **Underground Water Tank**

The underground water tank is required for fire suppression purposes and is recognized with this Coastal Development Permit. Pursuant to the development permit table in SCCC 13.11.037, storage tanks are permitted by right and therefore, a Site Development Permit is not required. Since the tank is underground, it does not constitute a structure as defined in SCCC 13.10.700-S and, as such, is not required to meet setback standards per SCCC 13.10.323.

## **Local Coastal Program Consistency**

The proposed garage, front yard gate and fence, and underground tank are in conformance with the County's certified Local Coastal Program, in that the non-habitable structure and related improvements have been 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 associated accessory structures such as garages. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. Additionally, the proposed garage has been designed to match the style, colors and materials of the existing single-family dwelling. Furthermore, the proposed garage will be largely screened in views from the public beach, both by the dwelling and by an existing tree.

While the project site is located between the shoreline and the first public road, it will not impact public access to the beach. Public beach access is located approximately 400 feet north of the subject property directly from Davenport Landing Road. Therefore, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The property is not identified as a priority acquisition site in the County's Local Coastal Program.

## **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 **231537**, 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 (REV241243 Soils Report; REV241242 Biotic Report)

# 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: 231537

Assessor Parcel Number: 058-131-17

Project Location: 275 Davenport Landing Road, Davenport CA 95017

**Project Description: Proposal to construct a two-story 1,000 square foot detached garage and various yard improvements.**

**Person or Agency Proposing Project: Charles Eadie**

**Contact Phone Number: 831-431-3396**

- 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: New Construction 15303, Existing Facilities 15301

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

The proposed detached garage is new construction with the other improvements being minor in nature to the existing single-family residential development.

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

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

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

## **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 RA (Residential Agricultural), a designation which allows residential uses. The proposed detached garage will be accessory to the existing single-family dwelling, which is a principal permitted use within the zone district, and the zoning is consistent with the site's AG (Agricultural) 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 no such easements or restrictions are known to encumber the project site.

- (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 development is consistent with the surrounding neighborhood in terms of architectural style. The proposed garage has been designed to match the style, colors and materials of the existing single-family dwelling, with stucco and metal siding and colors that include natural browns and greens. Further, the proposed garage will be largely screened in views from the public beach by the existing dwelling and an existing tree. The proposed fence and gate will not exceed three feet in height and so will not block public views of the beach or ocean and the water tank is completely below grade and has minimal to no visual impact. While the property is crossed by a low coastal bluff that runs through the western portion of the parcel, the proposed development will be away from the bluff edge and is therefore not on a prominent ridge, beach, or bluff top.

- (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 and public beach access is available from Davenport Landing Road, approximately 400 feet from the subject property.

- (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 in the RA (Residential Agricultural) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings and detached accessory structures, agricultural uses and aquaculture (abalone farm). Size and architectural styles vary in the area, and the design submitted is consistent with the existing pattern of development in the surrounding neighborhood. Additionally, the proposed garage has been designed to match the style, colors and materials of the existing single-family dwelling.

- (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.

Although the site is located between the shoreline and the first public road, the proposed project will not interfere with public access to the beach, ocean or any nearby body of water. There is no public access across the parcel but public beach access is available from Davenport Landing Road, approximately 400 feet north of the parcel. As designed and laid out the project will not block access via Davenport Landing Road or change the existing public access to the beach or ocean. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program. Therefore, this finding can be made.

- (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.

## **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 designated 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 location of the two-story garage, underground 10,000-gallon water tank, and fencing/gate, as well as the conditions under which these would be operated or maintained, will in substantial conformance with all pertinent County ordinances and the purpose of the RA (Residential Agricultural) zone district. The primary use of the property will continue to be one single-family dwelling with an accessory structure that, with the approval of a Minor Exception to allow for a 15 percent reduction to the side yard setback from 10 feet to 8.5 feet, will meet all current site standards for a parcel of between 10,000 and 15,000 square feet in size in accordance with SCCC 13.10.323(E)(2), including the 28-foot maximum height limit.

The proposed garage, which will include plumbing fixtures, will further comply with all standards as set out in SCCC 13.10.611, for non-habitable accessory structures, including the 1,000 square foot size limitation and that only one accessory structure with plumbing fixtures is allowed. There are no other accessory structures with plumbing fixtures on this property. Additionally, the proposed garage has been designed to match the style, colors and materials of the existing single-family dwelling and will be screened from the beach by existing trees and single-family dwelling.

The proposed garage is non-habitable, therefore does not qualify as an area where humans congregate. As such, it does not require the approval of an Agricultural Buffer Reduction to be constructed within 200 feet of the property across the street, which is zoned for Commercial Agriculture.

All other improvements in the front yard setback will be recognized as part of the Coastal Development Permit, including the gate and fencing and 10,000-gallon underground water tank. The fencing and gate will comply with SCCC 13.10.525 in that they will be less than 3 feet in height, and site and development standards are not applicable to the the water tank, in that it does not meet the definition of a structure per SCCC 13.10.700-S.

- (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 residential use and the proposed non-habitable accessory structure are in substantial conformance with the use and density requirements specified for the AG (Agricultural) 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 non-habitable accessory structure (garage with mezzanine) will not generate any additional traffic. Therefore, the expected level of traffic generated by the proposed project is not anticipated to change and, as such, the project will not adversely impact existing roads or intersections in the surrounding area. 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 detached two-story 704 square-foot garage, with a 296-square-foot mezzanine, is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (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 two-story detached garage is 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. The surrounding area includes other single-family dwellings with both attached and detached garages.

- (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.

This finding can be made, in that the proposed two-story, 704-square-foot detached garage, with a 296 square foot mezzanine, is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property in that detached garages are a principally allowed use on a residentially zoned parcel. Additionally, the proposed garage has been designed to match the style, colors and materials of the existing single-family dwelling, with stucco and metal siding and colors that include natural browns and greens. Further, the proposed garage will be largely screened in views from the public beach by the existing dwelling and existing vegetation. Therefore, the visual impact of the proposed development on surrounding land uses will be minimal.

## **Minor Exception Findings**

- (1) That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

This finding can be made because the minor reduction in the northern side yard setback from 10 feet to 8.5 feet is considered insignificant and this change impact the surrounding homes or result in any obstruction of the nearby public beach access. The main special circumstance is that the parcel is substandard in size and does not meet the minimum 1-acre requirement of the Residential Agricultural (RA) zoning district. Further, the reduced setback is consistent with the other the existing developments in the vicinity, in that the surrounding area contains several properties with both attached and detached garages, and where variances were approved for reductions to both the front and side yard setbacks at the adjacent property. The project is also compatible with the semi-rural nature of the surrounding area.

- (2) That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity; and

The proposed detached garage is in harmony with the zoning objectives and will not be materially detrimental to public health, safety or welfare, nor injurious to property or improvements in the vicinity. With the exception of a minor decrease to the northern side yard setback, the structure will meet all of the required site and development standards, including size, height, floor area, ratio and lot coverage. The two-story garage will be 19 feet 1 inch in height, which is less than the allowed 28 feet. Additionally, the structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the vicinity. Therefore, this finding can be made.

- (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.

The proposed detached garage will not constitute a grant of special privilege, as it results in only a 15 percent reduction in northern side yard setback, which is considered an acceptable reduction for structures on residentially zoned parcels. The proposed non-habitable accessory structure will comply with all other site standards for the zone district as well as the specific code requirements for accessory structures. It also adheres to the height limit for structures located outside the urban/rural services line and is consistent with the semi-rural nature of the surrounding area. Additionally, Variances to the front and side yard setbacks were approved for the dwelling on the neighboring property, APN 058-131-19. As designed and laid out, the proposed project is consistent with the character of the surrounding neighborhood and will blend with the range of styles and buildings found in the vicinity. The project is also consistent with the density and intensity of development in the surrounding area.



## Conditions of Approval

Exhibit D: Project plans, prepared by Peter Spellman Design Inc, dated 10/23/24.

- I. This permit authorizes the construction of a detached two-story 704 square foot garage with a 296 square foot mezzanine with additional yard improvements 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 any off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by 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. 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, if required.
    4. The 10,000 gallon underground water tank must be included in the plans to

be recognized.

5. 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. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- D. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Protection District.
- E. Submit a copy of the plan review letters prepared and stamped by the project Geotechnical Engineer.
- F. 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.
- G. Complete and record a Declaration of Restriction to construct a 704 garage with 296 square foot mezzanine with a toilet and sink as a non-habitable structure. **You may not alter the wording of this declaration.** 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. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time

during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

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

#### V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any

settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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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.



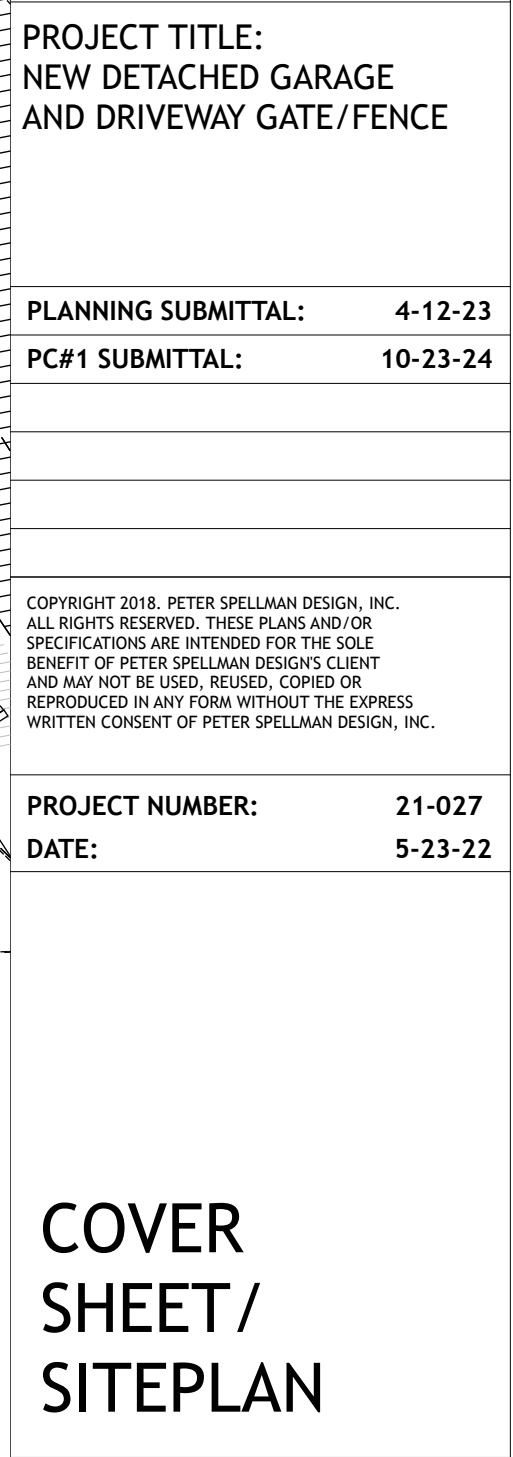
**PSD**

**PETER SPELLMAN  
DESIGN, INC.**

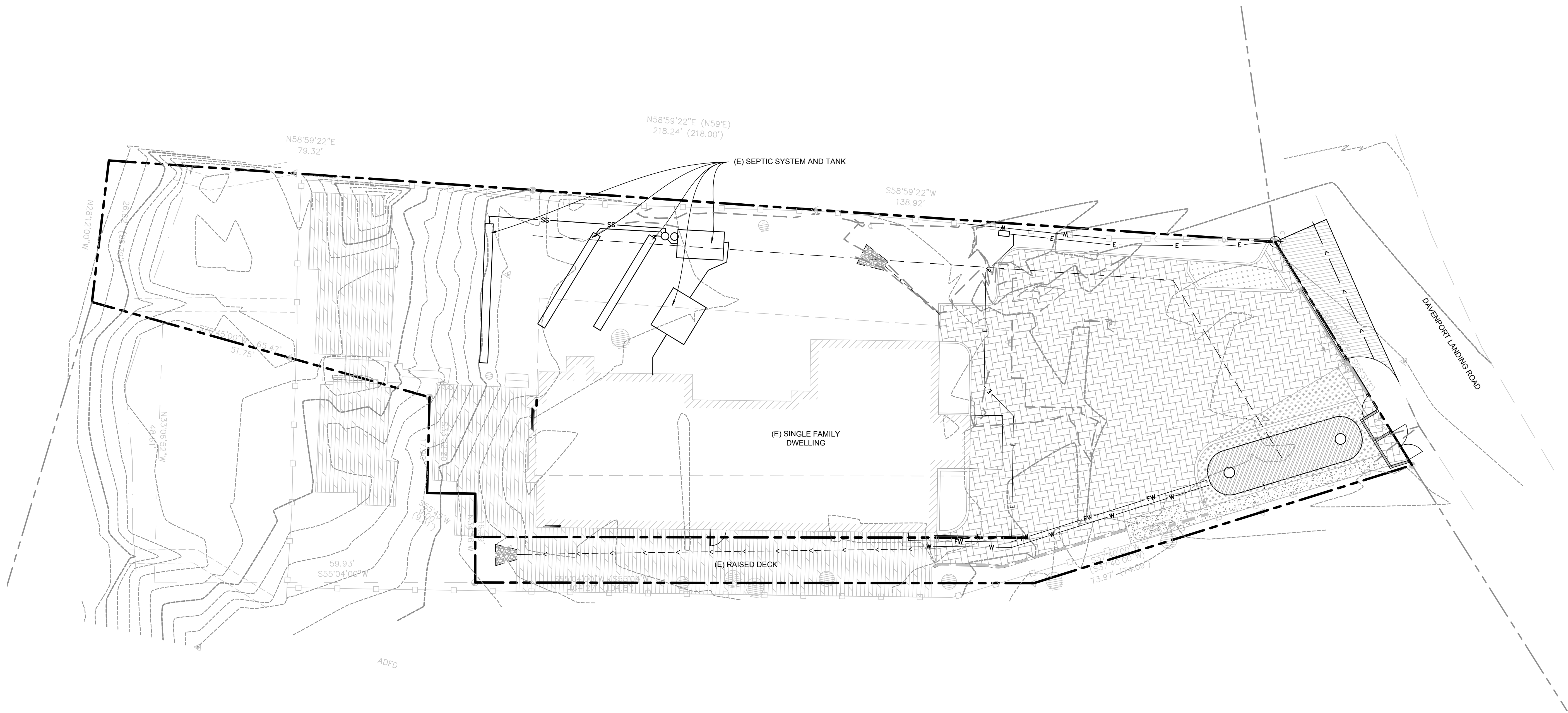
102 GREEN STREET  
SANTA CRUZ, CA 95060  
T: 831-419-4170  
psdesign@hotmail.com

SEAL: REGISTERED ARCHITECT  
PETER SPELLMAN  
NO. 109395  
EXPIRATION DATE 3/31/25  
STATE OF CALIFORNIA

275 DAVENPORT LANDING RD.  
APN: 058 131 17  
DAVENPORT, CA. 95017







1 EXISTING CONDITIONS SITEPLAN  
SCALE 1"=10'-0"

PSD

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DESIGN, INC.

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SANTA CRUZ, CA 95060  
T: 831-419-4170  
psdesign@hotmail.com

275 DAVENPORT LANDING RD.  
APN: 058 131 17  
DAVENPORT, CA. 95017

PROJECT TITLE:  
NEW DETACHED GARAGE  
AND DRIVEWAY GATE/FENCE

PLANNING SUBMITTAL: 4-12-23  
PC#1 SUBMITTAL: 10-23-24

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PROJECT NUMBER: 21-027  
DATE: 5-23-22

EXISTING  
CONDITIONS  
SITE PLAN

A1.1

Exhibit D





255 DAVENPORT LANDING ROAD



275 DAVENPORT LANDING ROAD  
PROJECT LOCATION



285 DAVENPORT LANDING ROAD



295 DAVENPORT LANDING ROAD



PHOTO MONTAGE OF PROPOSED GARAGE VIEWED FROM THE BEACH

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PROJECT NUMBER:21-027

DATE:5-23-22

CONTEXT  
PHOTOS

A2

Exhibit D



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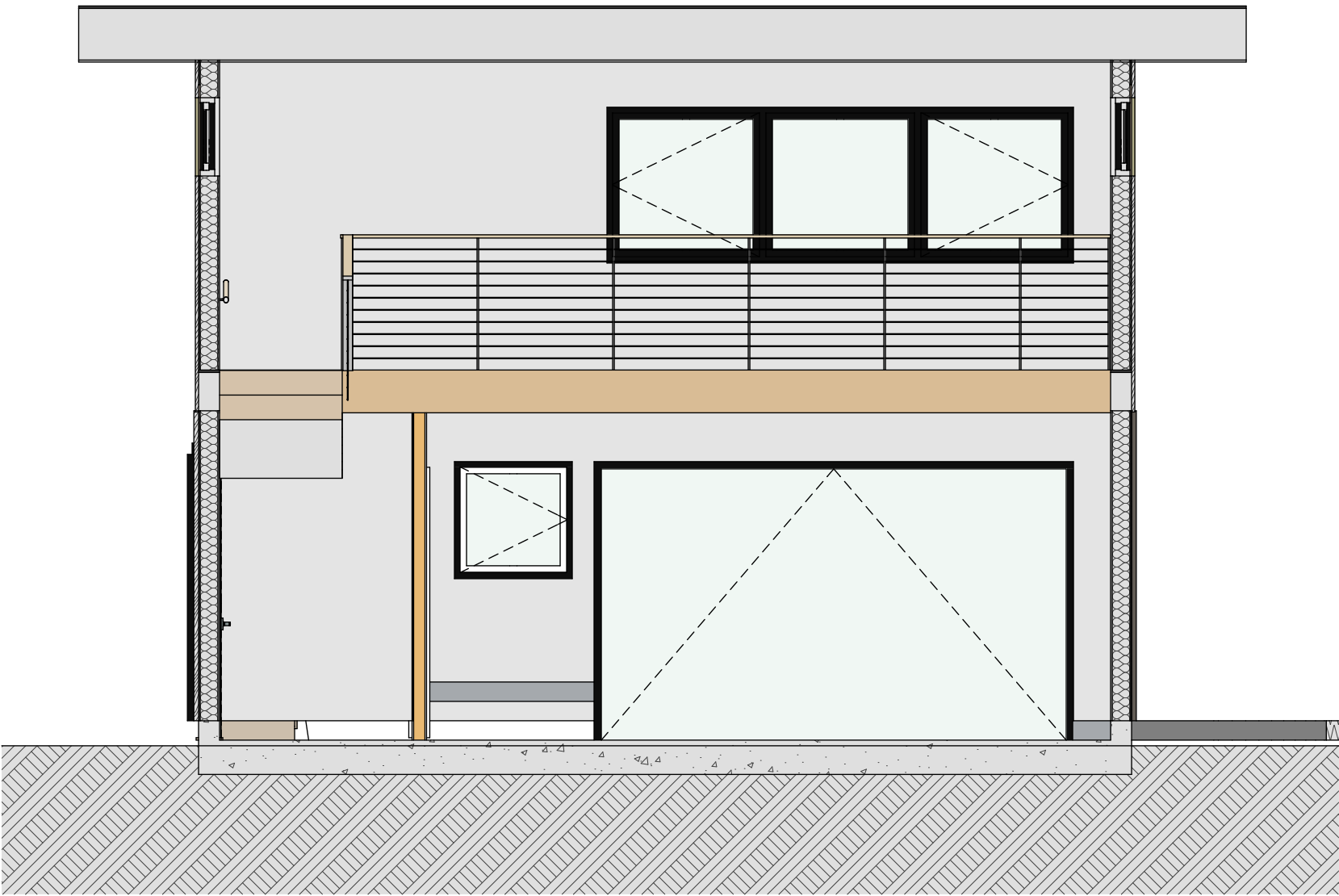
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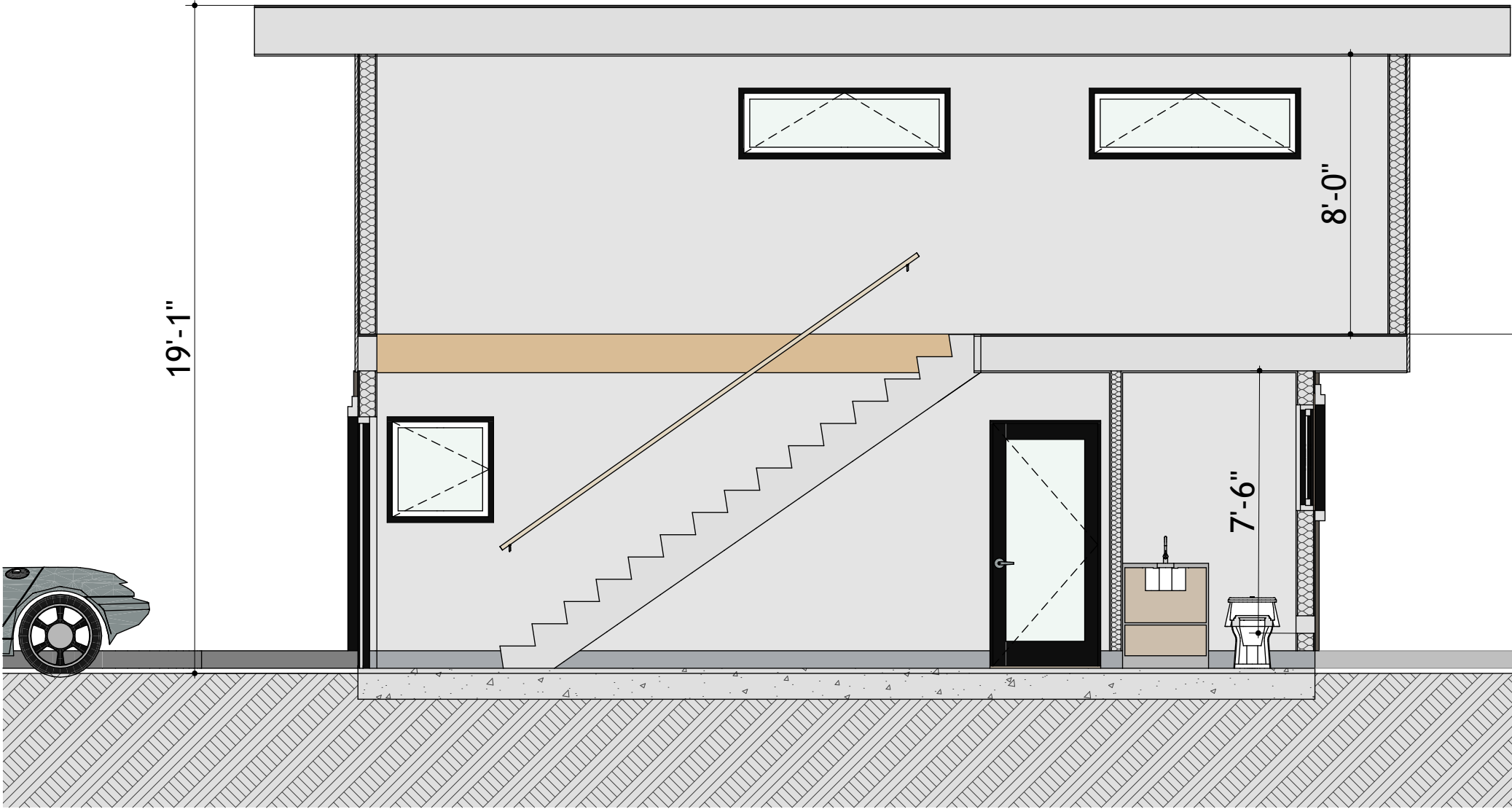
FLOOR  
PLANS /  
SECTIONS

A3

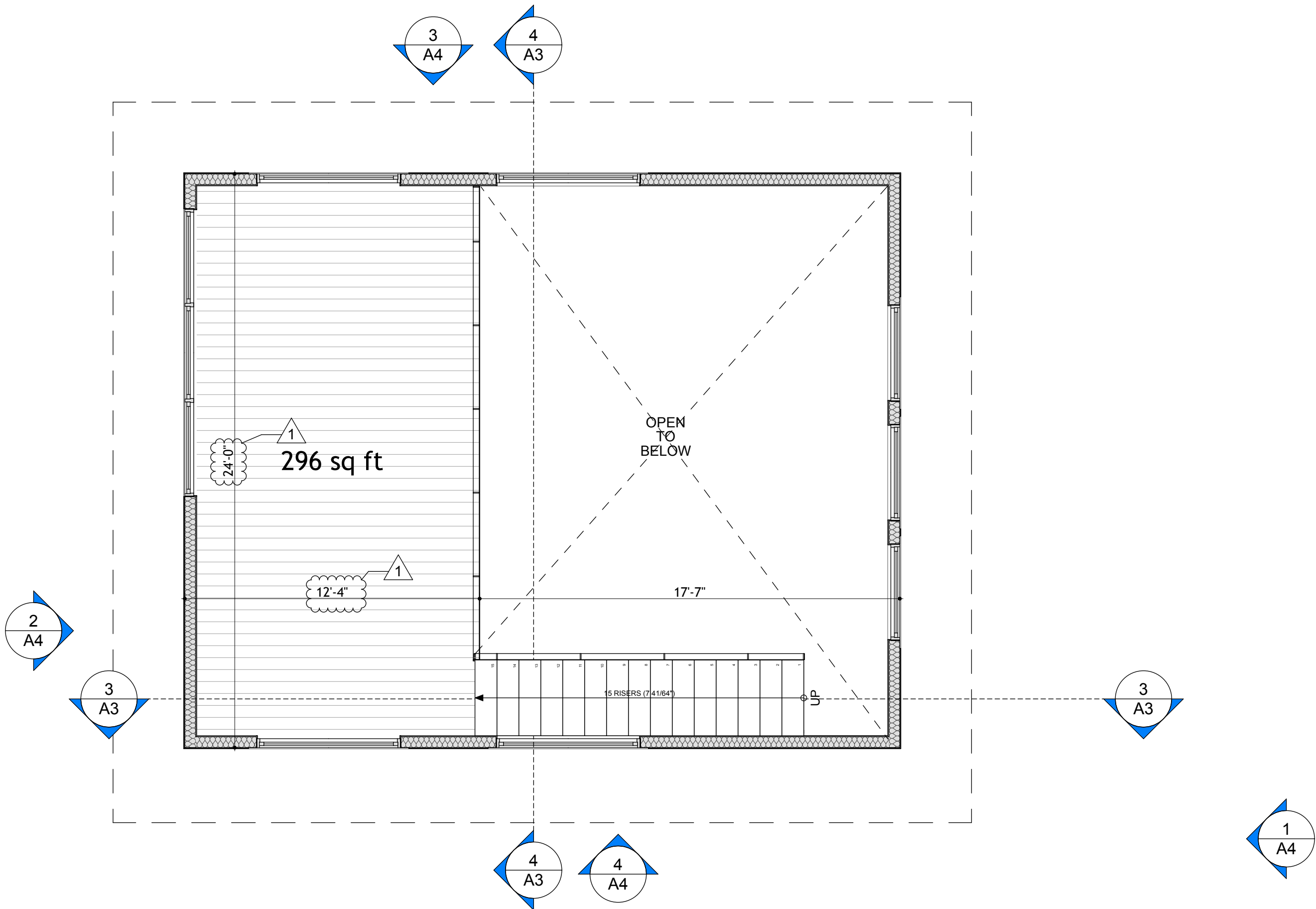
Exhibit D



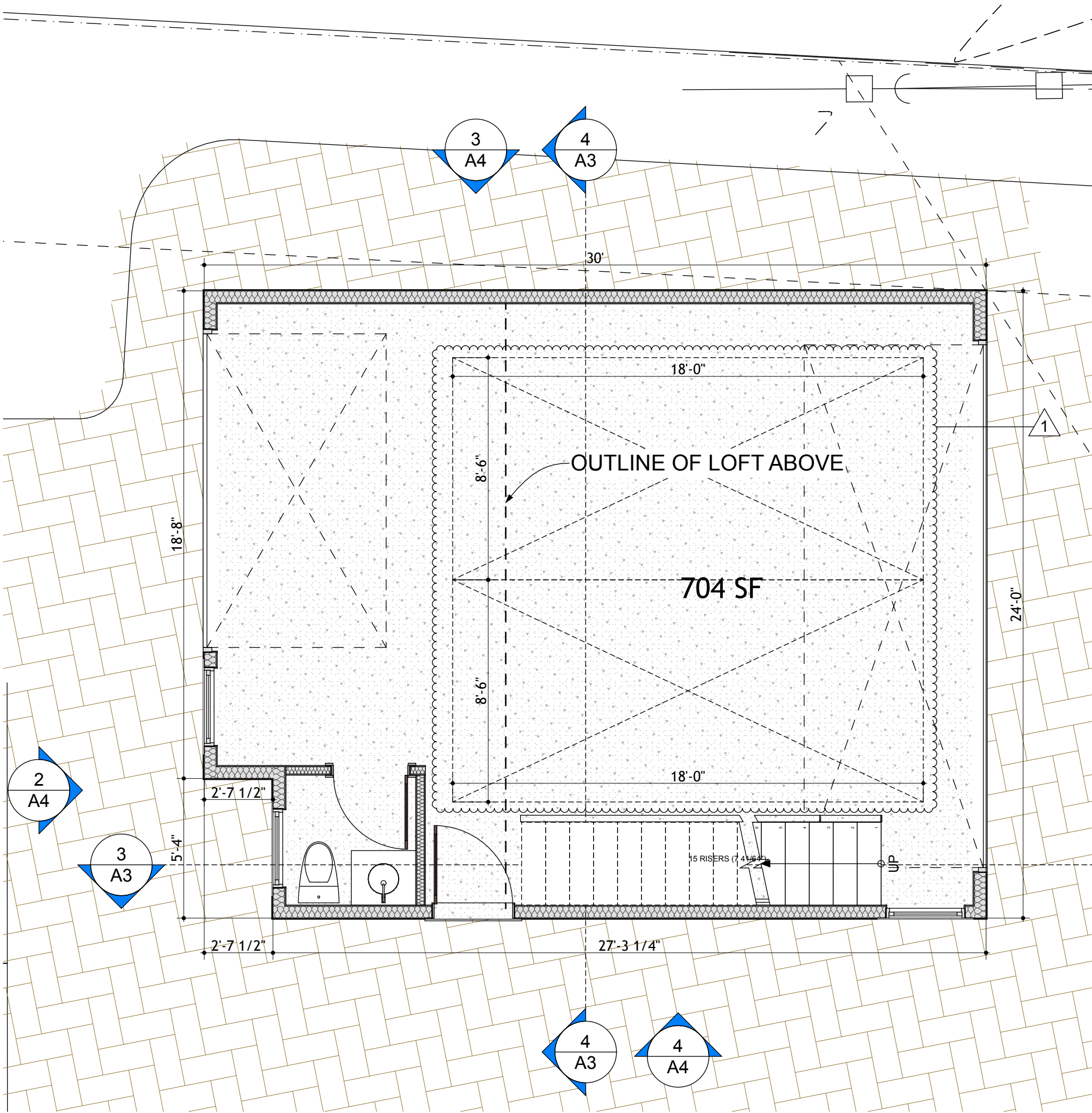
4 SECTION THRU GARAGE LOOKING SOUTH  
SCALE: 1/4" = 1'-0"



3 SECTION THRU GARAGE LOOKING EAST  
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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PROJECT NUMBER:21-027

DATE:5-23-22

ELEVATIONS

A4

Exhibit D

2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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

VERTICAL METAL SIDING:  
WESTERN STATES NARROW GROOVE  
IN DARK BRONZE.

DARK BRONZE ALUMINUM  
WINDOWS AND EXTERIOR DOORS

INTEGRAL COLOR STUCCO:  
LAHABRA COLOR "CHARLESTON"

EXTERIOR MATERIALS

EXTERIOR FINISHES TO MATCH EXISTING HOUSE:  
VERTICAL METAL SIDING AND STUCCO.  
MAIN HOUSE HAS METAL SIDING ON SECOND FLOOR  
AND STUCCO FOR THE GROUND FLOOR.  
GARAGE WILL REVERSE THIS AND PLACE THE METAL  
SIDING ON THE GROUND FLOOR AND STUCCO ABOVE.

PHOTO OF EXISTING HOUSE FINISHES

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

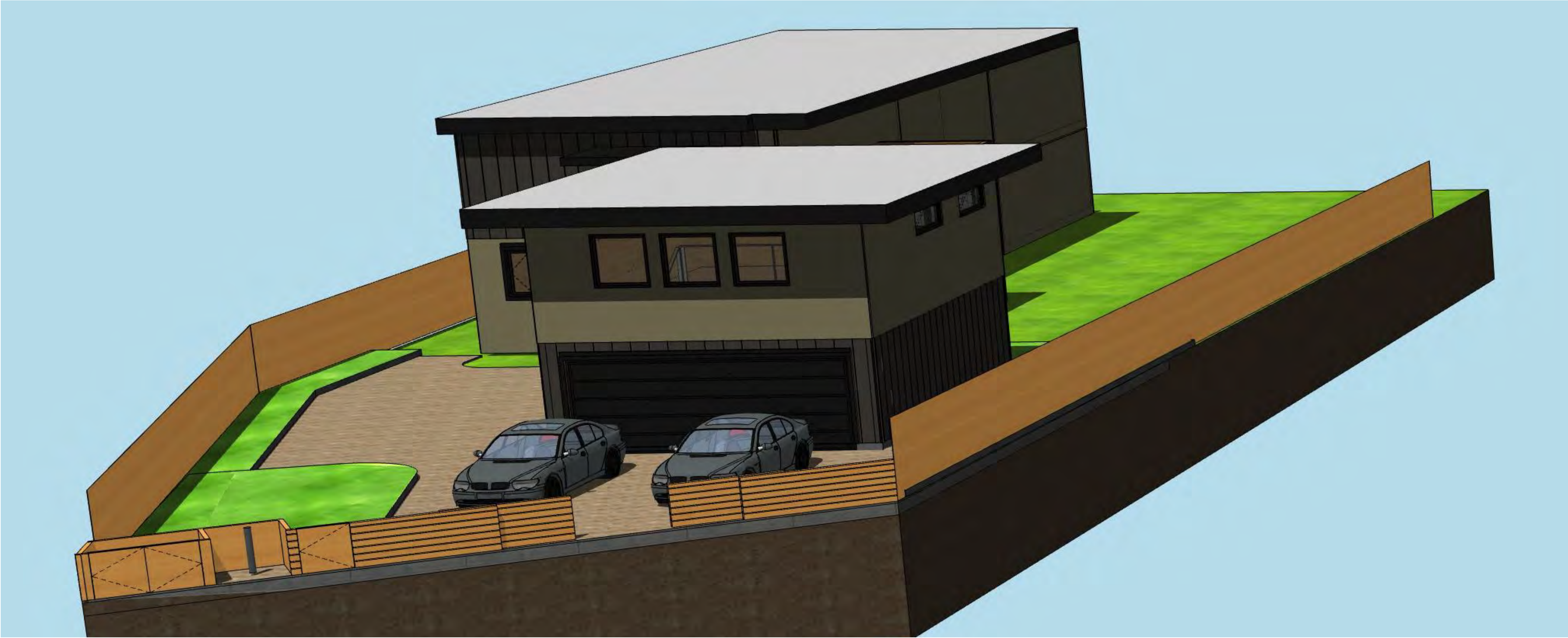
3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

NEW FENCE AND OPERABLE GATE LOCATED ON THE PROPERTY LINE ALONG DAVENPORT LANDING ROAD.  
HEIGHT LIMITED TO 3 FEET MAX.

FINISH: 1X6 CLEAR STAINED REDWOOD OVER CUSTOM TUBE STEEL STRUCTURE.

5 PROPOSED ENTRY GATE AND FENCE  
SCALE: 1/4" = 1'-0"





3D VIEW



3D VIEW

PSD

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PROJECT NUMBER:21-027

DATE:5-23-22

3D VIEWS

A5

Exhibit D



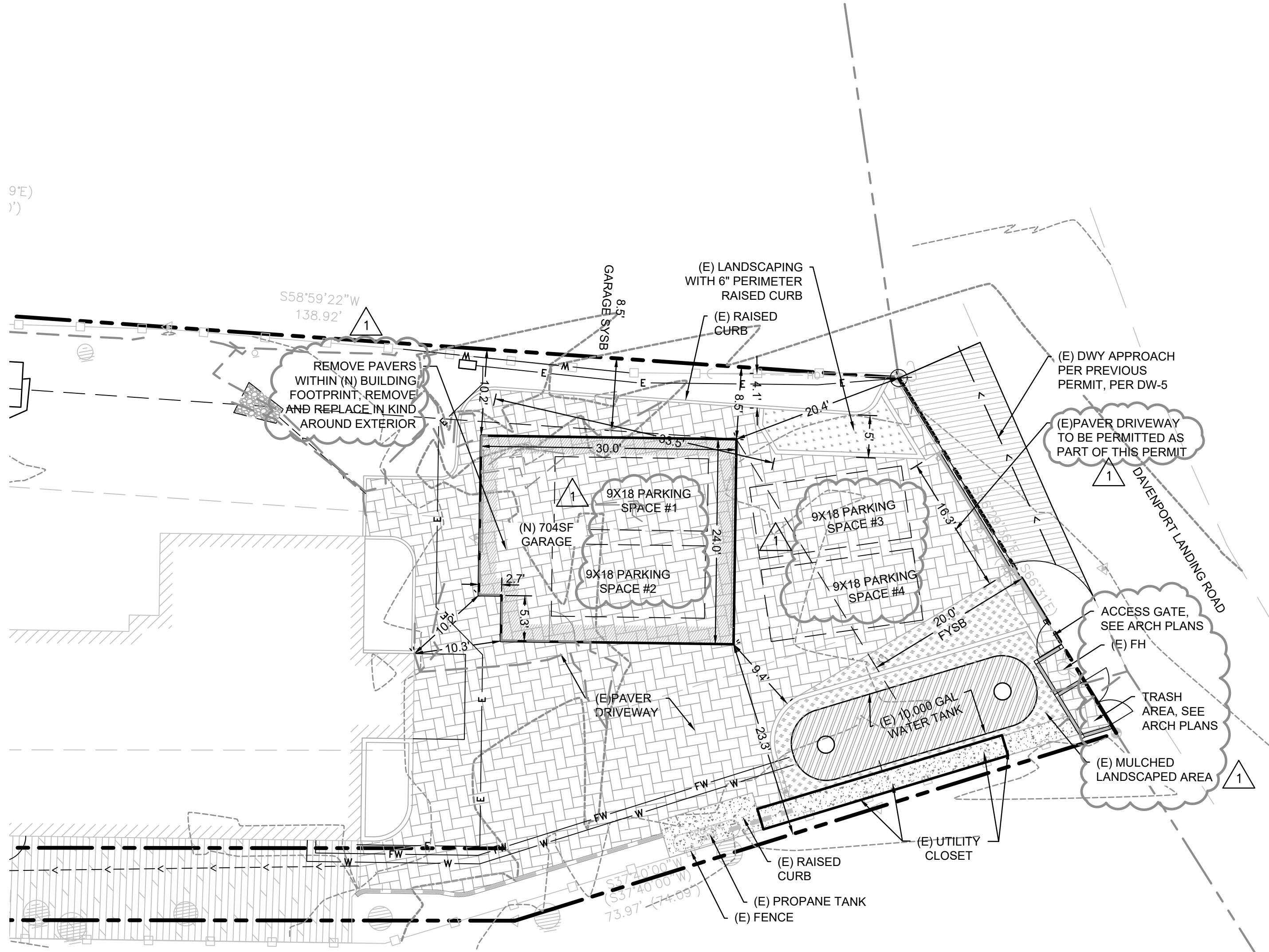
ABBREVIATIONS

AB	AGGREGATE BASE	JT	JOINT TRENCH
AC	AIR CONDITIONER UNIT	L	LANDING
APN	ASSESSORS PARCEL NUMBER	LF	LINEAR FOOT
ARV	AIR-RELEASE VALVE	LIP	LIP OF GUTTER
BF	BASEMENT FLOOR	LOG	LIMIT OF GRADING
BFP	BACKFLOW PREVENTER	LP	LOW POINT
BO	BLOW-OFF VALVE	MH	MANHOLE
BRW	BOTTOM OF RETAINING WALL	MIN	MINIMUM
BSW	BACK OF SIDEWALK	N	NORTH
BVC	BEGIN VERTICAL CURVE	NE	NORTHEAST
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	NW	NORTHWEST
CB	CATCH BASIN	OC	ON CENTER
CBC	CALIFORNIA BUILDING CODE	OCEW	ON CENTER, EACH WAY
CI	CURB INLET	OH	OVERHEAD
CIP	CAST IRON PIPE	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	POC	POINT OF CONNECTION
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
CO	CLEANOUT	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PS	PLANTING STRIP
COTG	CLEANOUT TO GRADE	PSE	PUBLIC SERVICE EASEMENT
DIP	DUCTILE IRON PIPE	PIV	POST-INDICATOR VALVE
DS	DOWNSPOUT	PV	PAVEMENT
DTL	DETAIL	PVC	POLYVINYL CHLORIDE PIPE
DWG	DRAWING	R	RADIUS
DWY	DRIVEWAY	RC	RELATIVE COMPACTION
E	EAST, ELECTRICAL	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GROUND	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	RPPB	REDUCE PRESSURE PRINCIPLE BACKFLOW
(E)	EXISTING	RSB	REAR SETBACK
EQ	EQUAL	RW	RECYCLED WATER
EX.	EXISTING	S	SOUTH, SLOPE
FC	FACE OF CURB	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SE	SOUTHEAST
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SHT	SHEET
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOWLINE	SSB	SIDE SETBACK
FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
FO	FIBER OPTIC	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
FSB	FRONT SETBACK	SW	SIDEWALK, SOUTHWEST
FT	FOOT/FEET	SWE	SIDEWALK EASEMENT
FW	FIRE WATER	T	TELEPHONE
G	GAS	TC	TOP OF CURB
GB	GRADE BREAK	TH	THRESHOLD
GF	GARAGE FLOOR	TRAN	TRANSFORMER
HT	HEIGHT	TRW	TOP OF RETAINING WALL
HDPE	HIGH-DENSITY POLYETHYLENE	TW	TOP OF WALL
HP	HIGH POINT	USA	UNDERGROUND SERVICE ALERT
INT	INTERSECTION	W	WEST, WATER
INV	INVERT	WM	WATER METER
IRR	IRRIGATION	WV	WATER WALVE
JB	JUNCTION BOX		

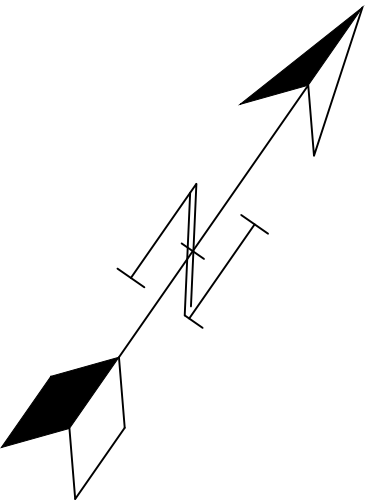
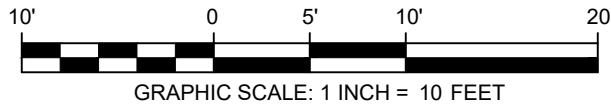
LEGEND

	PROPERTY LINE		AIR RELEASE VALVE
	PROPERTY LINE - ADJACENT		BLOW-OFF VALVE
	PROPOSED EASEMENT		CATCH BASIN
	FENCE		CURB INLET
	ELECTRICAL LINE		CLEANOUT STRUCTURE
	FIBER OPTIC LINE		FIRE HYDRANT
	FIRE WATER LINE		GUY ANCHOR
	GAS LINE		MANHOLE STRUCTURE
	IRRIGATION LINE		WATER METER
	JOINT TRENCH LINE		WATER VALVE
	OVERHEAD LINE		WATER THRUST BLOCK
	RECYCLED WATER LINE		FLOW DIRECTION
	STORM DRAIN LINE		
	SANITARY SEWER LINE		
	TELEPHONE LINE		
	CABLE TV LINE		
	WATER LINE		
	SWALE		

FENCE NOTE:



SITE PLAN



SANTA CRUZ COUNTY GENERAL NOTES

- ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
- UNLESS OTHERWISE AGREED UPON WITH THE COUNTY OF SANTA CRUZ, WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED, PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
- ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
- NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
- UNLESS OTHERWISE INDICATED BY A GEOTECHNICAL ENGINEER, THE TOP 8" OF SUB-GRADE UNDER ALL PAVED (CONCRETE AND ASPHALT) SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
- PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS WILL REQUIRE NEGOTIATION AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THE TERMS "INSTALL," "CONSTRUCT" AND "NEW (N)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 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 ARCHEOLOGICAL 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 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- CIVIL ENGINEER OF RECORD, SHALL INSPECT THE DRAINAGE IMPROVEMENTS ON THE PARCEL AND PROVIDE PUBLIC WORKS WITH A LETTER CONFIRMING THAT THE WORK WAS COMPLETED PER THE PLANS. AS-BUILT PLANS, STAMPED BY THE CIVIL ENGINEER, MAY BE PROVIDED IN LIEU OF SAID LETTER.

SURVEY

SURVEY FOR THIS PROJECT PROVIDED BY EDMUNDSON & ASSOCIATED LAND SURVEYING, JOB NO. 14010, DATED MAY 21, 2014.

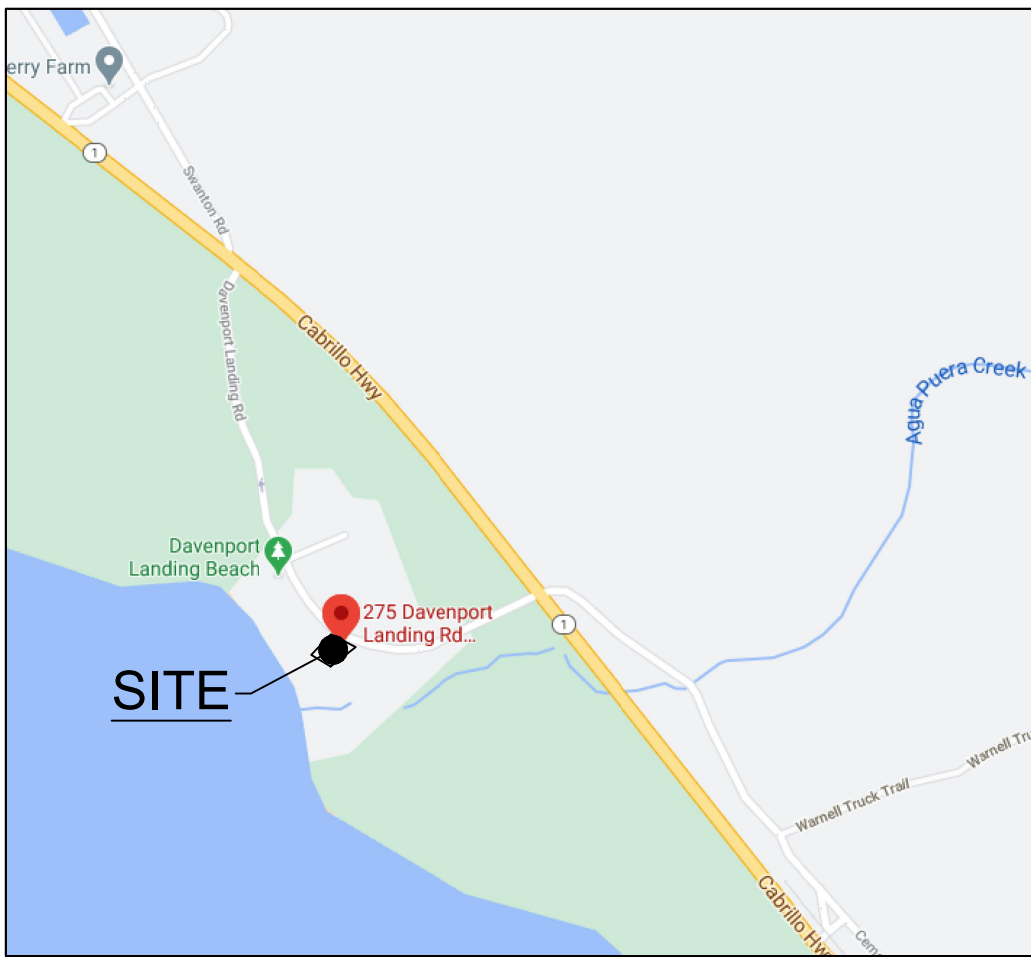
BENCHMARK

ELEVATIONS ARE BASED ON SANTA CRUZ COUNTY BENCHMARK #255, LOCATED AT NW CORNER OF HIGHWAY 1 AND DAVENPORT LANDING ROAD.

BENCHMARK ELEVATION = 65.31' (NAVD 88)

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET/ SITE PLAN
C1.1	EXISTING CONDITIONS
C2.0	GRADING AND DRAINAGE PLAN
C3.0	EROSION CONTROL PLAN & DETAILS



MAP DATA © GOOGLE

VICINITY MAP

N.T.S.

**RAMSEY**  
CIVIL ENGINEERING INC.

CIVIL ENGINEERING  
LAND PLANNING  
PROJECT MANAGEMENT  
CONSTRUCTION SUPPORT  
QSD AND QSP SERVICES

2905 KRISTIE COURT  
SANTA CRUZ, CA 95065  
TEL (831) 462-2905  
www.ramseycivilengineering.com



DAVID RAMSEY DATE  
RCE# 73735

APN# 058-131-17

PLAN TYPE  
RESIDENTIAL

COVER SHEET/ SITE PLAN

**SCHUETTE RESIDENCE**  
275 DAVENPORT LANDING ROAD, DAVENPORT, CA 95017

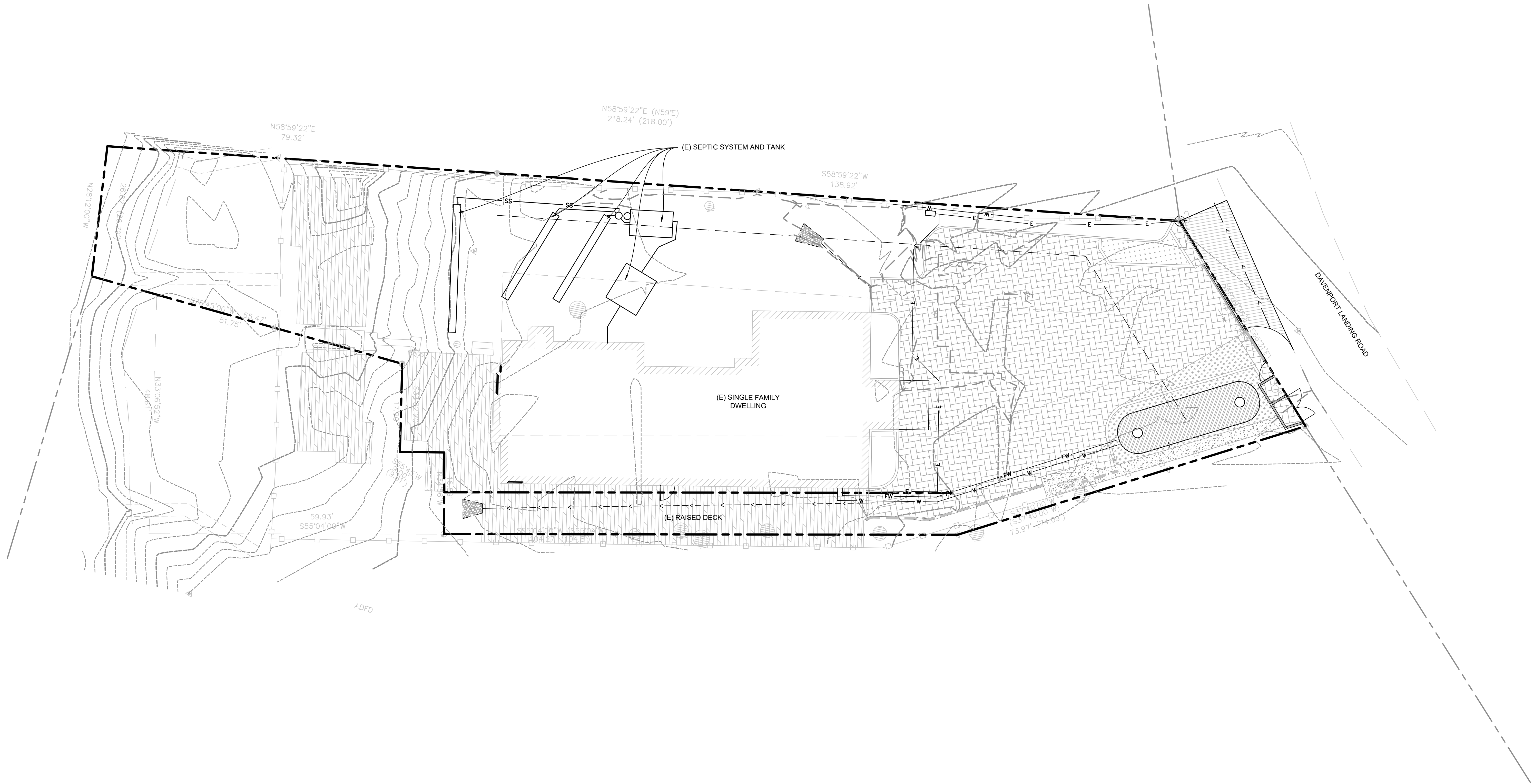
REVISION BLOCK	DESCRIPTION	DATE
1	ROUND #1 COMMENTS/PLANNING SUBMITTAL	10/18/2024

DRAWN BY:	GS
DESIGNED BY:	DMR
DATE:	3/24/23
SCALE:	AS NOTED
PROJECT NO.:	21-016
SHEET:	

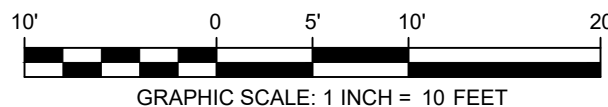
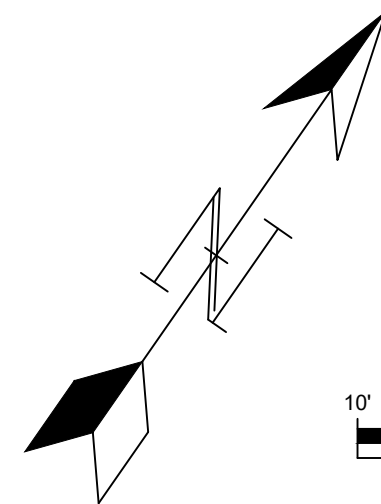
C1.0







EXISTING CONDITIONS






**RAMSEY**  
CIVIL ENGINEERING INC.

CIVIL ENGINEERING  
LAND PLANNING  
PROJECT MANAGEMENT  
CONSTRUCTION SUPPORT  
QSD AND QSP SERVICES

2905 KRISTIE COURT  
SANTA CRUZ, CA 95065  
TEL (831) 462-2905  
www.ramseycivilengineering.com



PROFESSIONAL ENGINEER  
REGISTERED DAVID RAMSEY  
NO. C73735  
STATE OF CALIFORNIA

DAVID RAMSEY      DATE  
RCE# 73735

APN# 058-131-17

PLAN TYPE  
RESIDENTIAL

EXISTING CONDITIONS

**SCHUETTE RESIDENCE**

275 DAVENPORT LANDING ROAD, DAVENPORT, CA 95017

NUMBER	BY	DESCRIPTION	DATE
1	DMR	ROUND #1 COMMENTS-PLANNING SUBMITTAL	10/18/2024
REVISION BLOCK			

DRAWN BY: GS

DESIGNED BY: DMR

DATE: 3/24/23

SCALE: AS NOTED

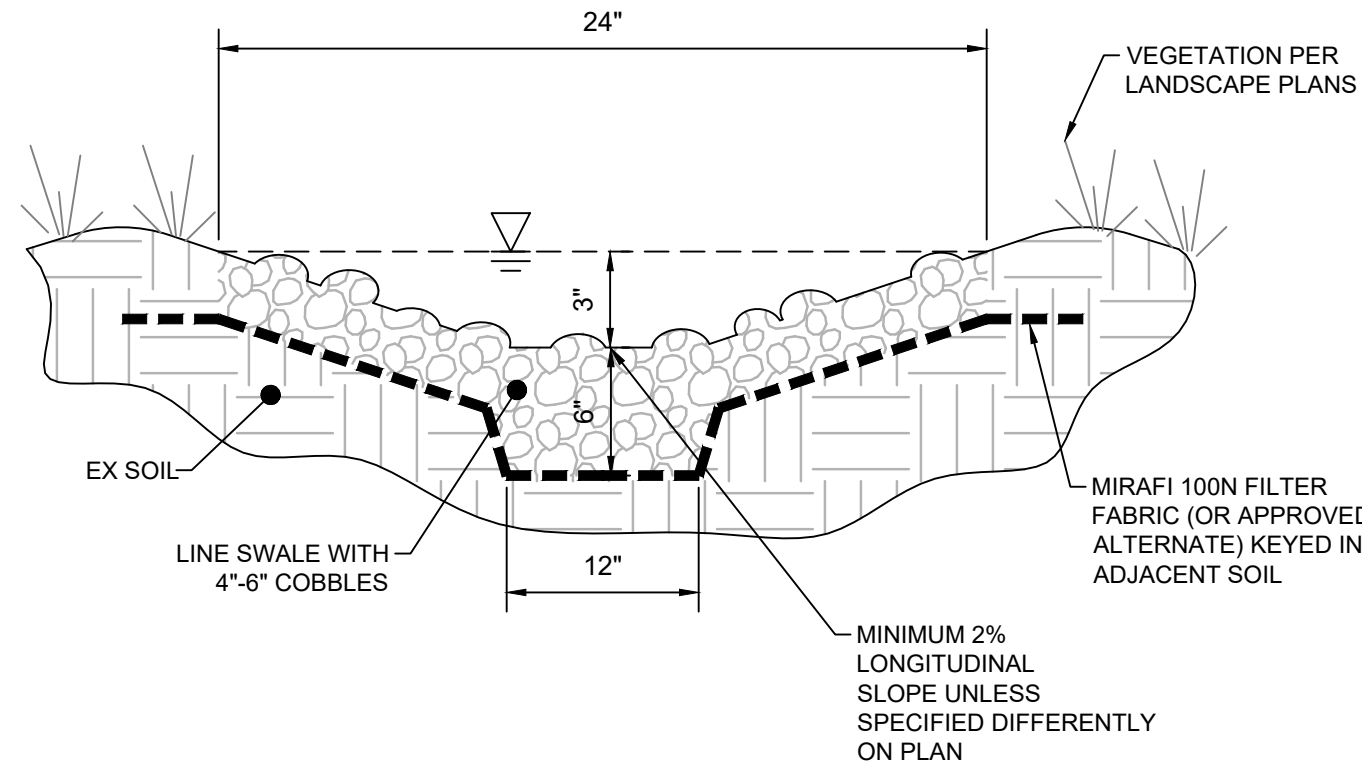
PROJECT NO: 21-016

SHEET:

1

**C1.1**





SWALE - GRADED  
NTS

### ESTIMATED EARTHWORK QUANTITIES

OVEREX AND RECOMPACTION ONLY FOR NEW STRUCTURE  
150 CUBIC YARDS EXCAVATION  
172 CUBIC YARDS EMBANKMENT  
22 CUBIC YARDS IMPORT OF ENGINEERED FILL

#### NOTES

- ESTIMATE ASSUMES 5' OVERBUILD BEYOND FOUNDATION WITH 3' OVEREX.
- ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.
- EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL SITE.
- TOTAL EARTHWORK (CUT AND FILL) IS LESS THAN 100 CY, THEREFORE, A GRADING PERMIT IS NOT REQUIRED.

1

### IMPERVIOUS AREA BREAKDOWN

ONSITE	EXISTING (SF)	NEW/REPLACED (SF)
ROOF AREA	2,338	704
CONCRETE	2925	0
ASPHALT	0	0
PAVERS	0	650
TOTAL	5,263	1354

PER PART 3 OF THE SANTA CRUZ COUNTY DESIGN CRITERIA THIS PROJECT IS CONSIDERED A MEDIUM PROJECT ADDS OR REPLACES (500SF-5,000SF) AND THEREFORE REQUIRES IMPLEMENTATION OF BMP's.

#### NOTES:

- DOWNSPOUTS DRAIN TO ADJACENT LANDSCAPE AND/OR PERVIOUS PAVERS PRIOR TO LEAVING SUBJECT PARCEL.
- EXISTING DRIVEWAY SLOPES TO GRADED SWALE OR LANDSCAPE PRIOR TO LEAVING SUBJECT PARCEL.

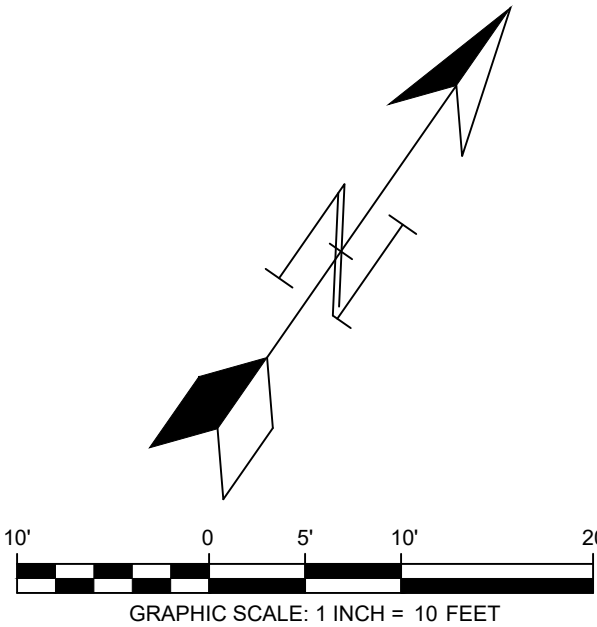
#### FRONTAGE NOTE:

TOTAL FRONT YARD AREA (FRONT SETBACK TO RIGHT OF WAY) = 1,070 SF.  
TOTAL DRIVEWAY/PARKING AREA WITHIN FRONT YARD AREA = 535 SF  
TOTAL FRONT YARD AREA USED FOR DRIVEWAY/PARKING = 50% ± 50% (MAX. ALLOWED) **OK**

1

### HATCH LEGEND

- PROPOSED GARAGE (SEE ARCH DRAWINGS)
- EXISTING PAVER DRIVEWAY REMOVE AND RESET AS NEEDED TO OBTAIN GRADES AND CONSTRUCT GARAGE
- EXISTING ASPHALT



### RAMSEY CIVIL ENGINEERING NOTES:

- SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY EDMUNDSON & ASSOCIATES LAND SURVEYING, DATED MAY 21, 2014. PLAN ALSO INCLUDES UPDATE FROM RECENT DEVELOPMENT PERMIT FOR ADDITION AND REMODEL.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT BY ROCK SOLID ENGINEERING, INC. PROJECT NO. 14026., AND ANY SUBSEQUENT ADDENDUM LETTERS. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY, IN WRITING, THAT ALL WORK CONFORMS TO THE GEOTECHNICAL INVESTIGATION REPORT.
- REFER TO ABOVE REFERENCED GEOTECHNICAL REPORT FOR ONSITE SOIL PREPARATION (OVEREXCAVATION AND RECOMPACTION REQUIRED) BELOW CONCRETE FOOTINGS, SLABS, AND PAVEMENT.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022.
- NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
- EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2019 CBC, AND DIRECTED TO GRADE TO DRAIN.
- TOTAL NEW/REPLACED IMPERVIOUS SURFACES IS BETWEEN 500 AND 5,000 SQUARE FEET, THEREFORE, THE PROPOSED PROJECT IS CLASSIFIED AS A "MEDIUM" PROJECT PER THE SCC DESIGN CRITERIA, FEBRUARY 2017 EDITION. BMP'S SHALL BE IMPLEMENTED
- ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
- THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANYTIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A (OR 811) FOR OFFSITE UTILITIES.
- ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
- ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
- CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE OWNER ACKNOWLEDGES THAT THE PARCEL DOES AND WILL CONTINUE TO RECEIVE UPSTREAM RUNOFF, AND THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE PATHWAY (NATURAL AND/OR MAN-MADE) THROUGH THE PARCEL, AND THAT THE COUNTY & FLOOD CONTROL DISTRICT(S) ARE NOT RESPONSIBLE FOR THE UPSTREAM RUNOFF OR FOR THE MAINTENANCE OF THE DRAINAGE PATHWAY.

**RAMSEY**  
CIVIL ENGINEERING INC.  
CIVIL ENGINEERING  
LAND PLANNING  
PROJECT MANAGEMENT  
CONSTRUCTION SUPPORT  
QSD AND QSP SERVICES  
2905 KRISTIE COURT  
SANTA CRUZ, CA 95065  
TEL (831) 462-2905  
www.ramseycivilengineering.com



DAVID RAMSEY DATE  
RCE# 73735

APN# 058-131-17

PLAN TYPE  
RESIDENTIAL

GRADING PLAN  
**SCHUETTE RESIDENCE**  
275 DAVENPORT LANDING ROAD, DAVENPORT, CA 95017

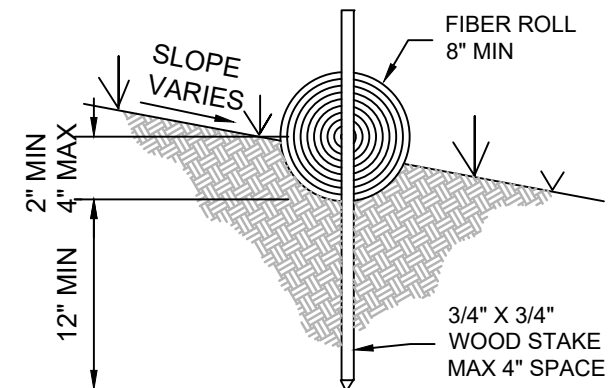
REVISION BLOCK	DESCRIPTION	DATE
1	DMR ROUND #1 COMMENTS-PLANNING SUBMITAL	10/18/2024

DRAWN BY: GS  
DESIGNED BY: DMR  
DATE: 3/24/23  
SCALE: AS NOTED  
PROJECT NO.: 21-016  
SHEET:

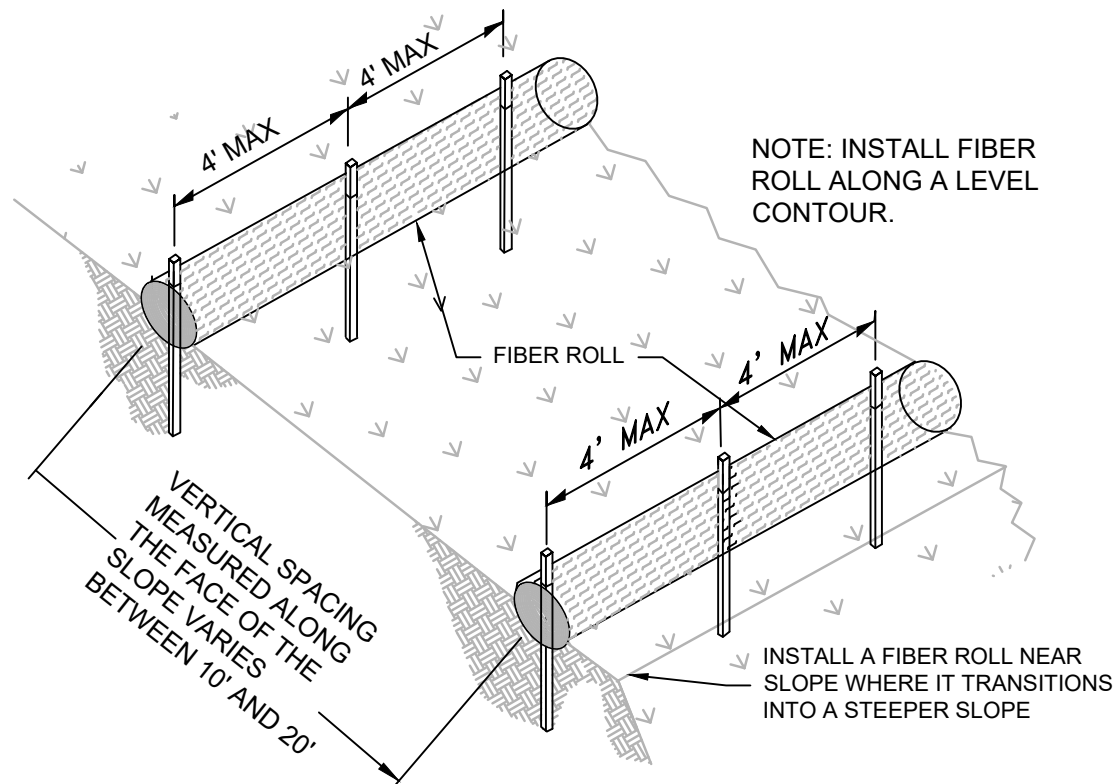
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Exhibit D





ENTRENCHMENT DETAIL



TYPICAL INSTALLATION

## FIBER ROLLS

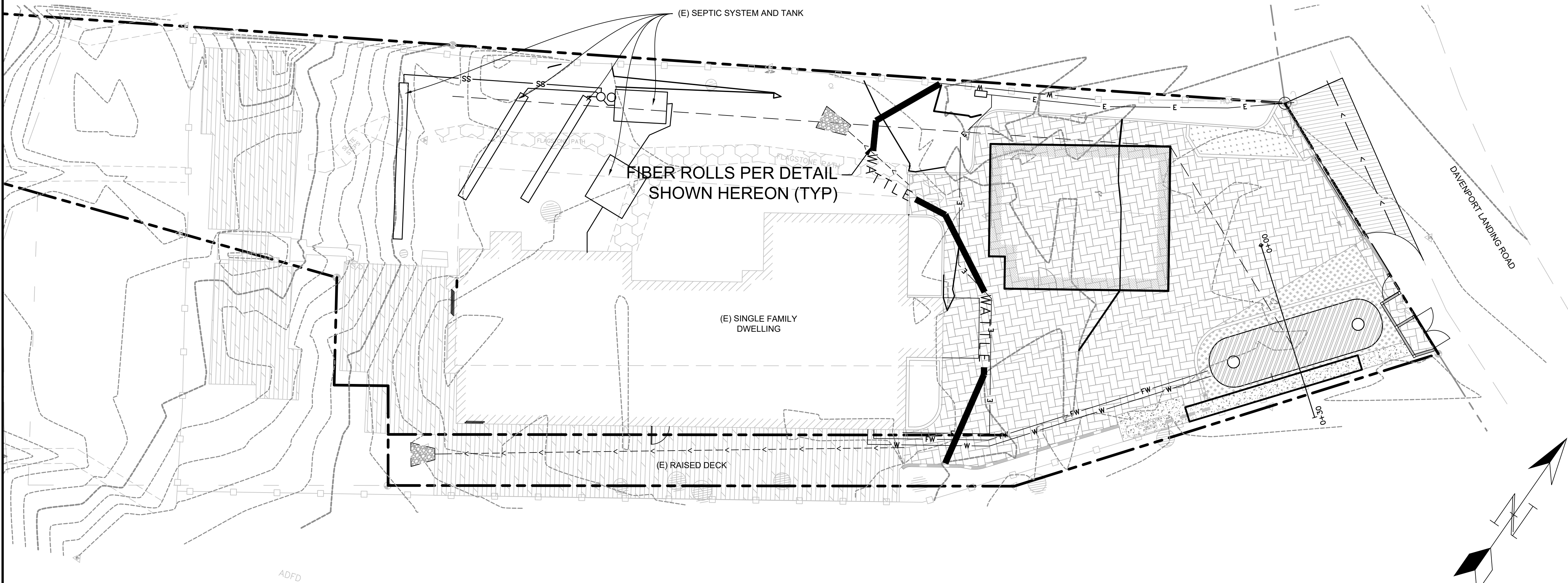
NTS

### FIBER ROLLS CONSTRUCTION SPECIFICATIONS

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

### INSTALLATION AND MAINTENANCE

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



## EROSION CONTROL NOTES

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

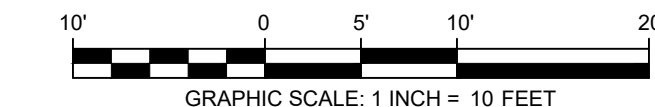
## STORMWATER O&M PLAN

1. REFER TO THE RECORDED STORMWATER MAINTENANCE AGREEMENT (SCC FIG. SWM-25A) FOR ADDITIONAL SITE/PROJECT INFORMATION AND REQUIREMENTS, AS WELL AS RESPONSIBLE PARTY AGREEMENT.
2. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP
3. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS, REFER TO THE PROJECT EROSION CONTROL PLAN (SHEET C3.0) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
4. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
5. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES:
  - 5.1. ROOF DOWNSPOUTS:
    - 5.1.1. ALL DOWNSPOUTS AND ROOF GUTTERS SHALL BE INSPECTED YEARLY FOR SEDIMENT AND/OR TRASH BUILD-UP. ALL SEDIMENT AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
  - 5.2. GRADED SWALES & PERVIOUS DRIVEWAY/PEDESTRIAN SLAB AREAS:
    - 5.2.1. ROUTINE MAINTENANCE ON AN ANNUAL BASIS SHALL INCLUDE TRASH AND DEBRIS REMOVAL, AND REMOVAL OF LEAVES DURING AND AFTER FALL LEAF DROP.
    - 5.2.2. RECOMMENDED INSPECTIONS ON AN ANNUAL BASIS INCLUDE:
      - 5.2.2.1. ENSURE INFLOW AND OUTFLOW AREAS ARE SECURE AND NO EROSION HAS OCCURRED. ADD ROCK DISSIPATION PADS OR CHECK DAMS AS NECESSARY TO REDUCE FLOWS AND ELIMINATE EROSION.
      - 5.2.2.2. IF VISIBLE SEDIMENT EXIST AT BOTTOM OF FACILITY OR WITHIN GAPS OF SLABS, SEDIMENT SHALL BE REMOVED TO ENSURE PROPER FLOW THROUGH.
      - 5.2.2.3. IF EXCESSIVE PONDING OF WATER IS OCCURRING (2-3 DAYS AFTER THE END OF A STORM) CONFIRM LEAF, DEBRIS OR SEDIMENT BUILD-UP IS NOT IMPEDING FLOW, REMOVE AS NECESSARY.
      - 5.2.2.4. IF VEGETATED ENSURE ALL VEGETATION IS HEALTHY. REMOVE AND REPLACE ALL DEAD OR DYING VEGETATION.

### SOURCE CONTROL MEASURES

BELOW ARE THE MEANS AND METHODS TO CONTROLLING POLLUTING ACTIVITIES:

- INDOOR & STRUCTURAL PEST CONTROL - ALL PEST CONTROL MEASURES SHALL BE PERFORMED TO PREVENT ANY DISCHARGES INTO THE STORM DRAIN SYSTEM.
- LANDSCAPE/OUTDOOR PESTICIDE USE - PESTICIDES SHALL BE USED ONLY IF NECESSARY AND SHALL BE LIMITED TO REQUIRED TREATMENT AREA. SPOT TREATMENT WITH HANDHELD SPRAYER SHALL BE USED IN LOW QUANTITIES.
- OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS - ALL MATERIALS, CONSTRUCTION OR OTHER, SHALL BE STORED INDOORS OR WITHIN A COVERED (PROTECTED) AREA.
- UNAUTHORIZED NON-STORMWATER DISCHARGES - ALL UNAUTHORIZED NON-STORMWATER DISCHARGES, DURING AND AFTER CONSTRUCTION, SHALL BE REPORTED TO THE COUNTY OF SANTA CRUZ. DISCHARGES SHALL BE MITIGATED PER COUNTY GUIDANCE.
- BUILDING & GROUND MAINTENANCE - ANY ROUTINE MAINTENANCE PERFORMED SHALL BE COMPLETED TO REDUCE OR ELIMINATE ANY NON-STORMWATER DISCHARGES FROM THE SITE.



**RAMSEY**  
CIVIL ENGINEERING INC.  
CIVIL ENGINEERING  
LAND PLANNING  
PROJECT MANAGEMENT  
CONSTRUCTION SUPPORT  
QSD AND QSP SERVICES  
2905 KRISTIE COURT  
SANTA CRUZ, CA 95065  
TEL (831) 462-2905  
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER  
DAVID RAMSEY  
NO. C73735  
CIVIL  
STATE OF CALIFORNIA  
DATE  
RCE# 73735

APN# 058-131-17

PLAN TYPE  
RESIDENTIAL

EROSION CONTROL PLAN AND DETAILS  
**SCHUETTE RESIDENCE**  
275 DAVENPORT LANDING ROAD, DAVENPORT, CA 95017

REVISION BLOCK	DATE	DESCRIPTION	REVISION BLOCK
1	10/18/2024	ROUND #1 COMMENTS-PLANNING SUBMITTAL	1
DMR	BY	NUMBER	BY

DRAWN BY:	GS
DESIGNED BY:	DMR
DATE:	3/24/23
SCALE:	AS NOTED
PROJECT NO.:	21-016
SHEET:	

C3.0

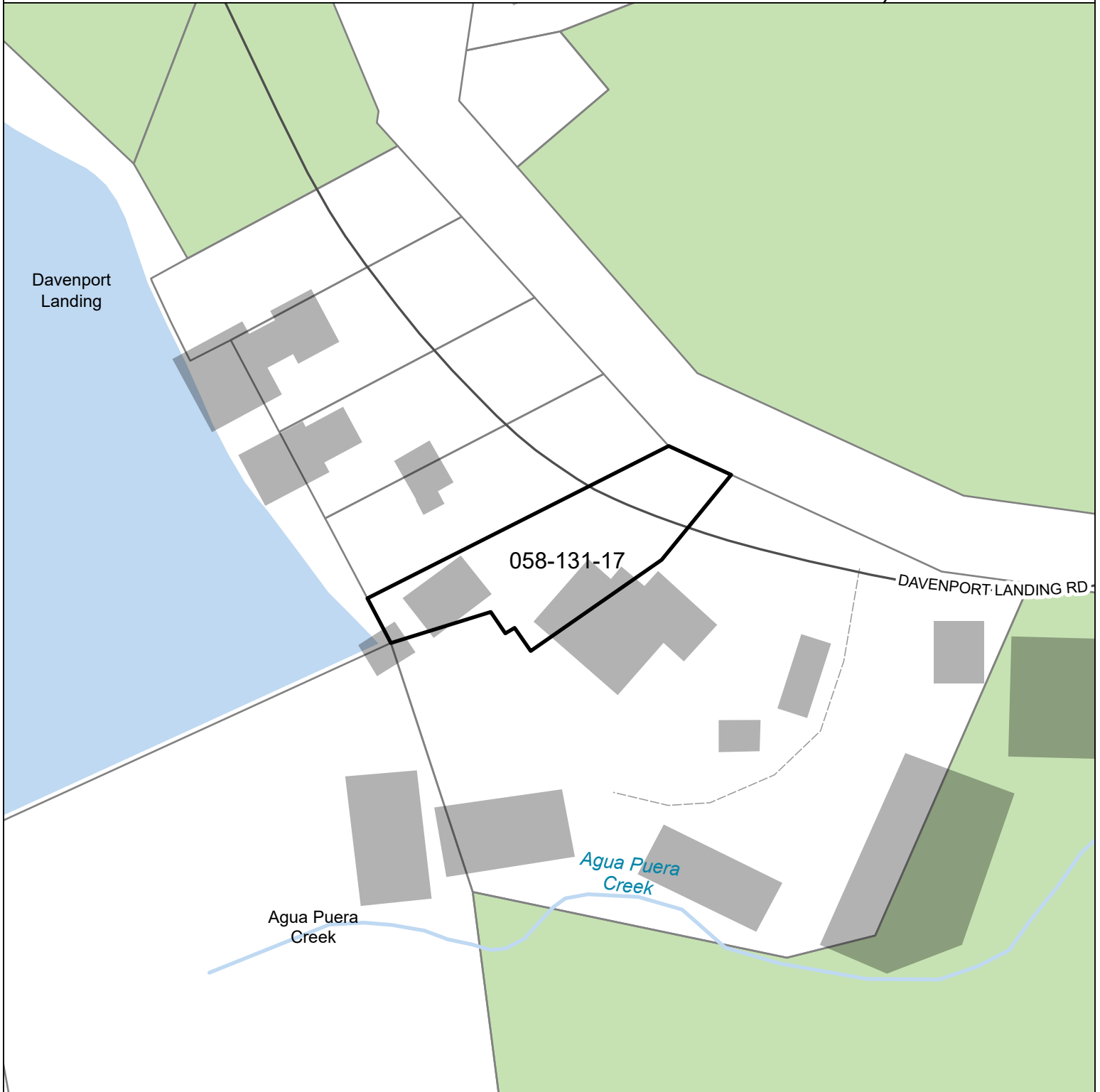
Exhibit D





Santa Cruz County Planning Department

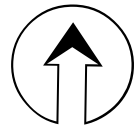
## Parcel Location Map



**Parcel: 05813117**

 Subject Parcel

Map printed: 8 May. 2025



0 50 100  
Feet

**Exhibit E**

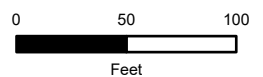


Santa Cruz County Planning Department

# Parcel General Plan Map



 Subject Parcel



**Exhibit E**

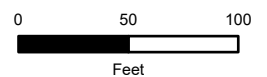
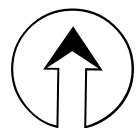




# Parcel Zoning Map



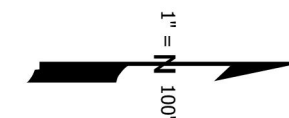
 Subject Parcel



THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

Tax Area Code  
86-022

58-13



Assessor's Map No. 58-13  
County of Santa Cruz, Calif.  
April 2000

## Exhibit E

Electronically Redrawn 4/24/00 jbs  
Rev. 2/27/02 mvm (st name)  
Rev. 6/26/12 mc (comb. form, 1-21)  
Rev. 5/13/14 CB (122RS1)  
Rev. 1/11/2024 CJTC (1-21 Cor.)

## Parcel Information

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: NA  
Sewage Disposal: CSA 12 Septic Maintenance District  
Fire District: CSA 48 Santa Cruz County Fire  
Drainage District: NA

### Parcel Information

Parcel Size: 12,812 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential and Commercial Agriculture  
Project Access: Davenport Landing Road  
Planning Area: North Coast  
Land Use Designation: AG (Agriculture)  
Zone District: RA (Residential Agriculture)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm.: ☒ Yes ☐ No

**Technical Reviews:** REV241241 Archeological Report Review  
REV241242 Biotic Report Review  
REV241243 Soils Report Review

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: N/A  
Env. Sen. Habitat: No physical evidence on proposed project location  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: A mapped resource/ no significant impact  
Archeology: 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

22 January 2025

Kai Schuette <kai@servicetrackingsystems.net>  
POB 638  
Glenhaven, CA 95443

Subject:      Review of the Update to Geotechnical Investigation, Proposed Detached Garage, 275 Davenport Landing Road, CA/APN 058-131-17 report dated 17 April 2024 and the Geotechnical Investigation – Design Phase, Proposed Addition and Remodel to Single Family Residence, 275 Davenport Landing Road, CA/APN 058-131-17 report dated 14 May 2015 by Rock Solid Engineering, Inc. - Project No. 14026

Project Site: 275 Davenport Landing Road  
APN 058-131-17  
Application No. REV241243

Dear Applicant:

The Planning Division has accepted the subject geotechnical investigation reports for the proposed project. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject geotechnical investigation reports;
2. Final plans shall reference the report by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations; and
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils reports shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [Assistance and Forms \(santacruzcountyca.gov\)](https://www.santacruzcountyca.gov/Assistance-and-Forms)

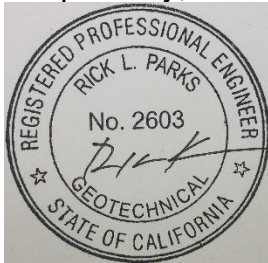
**Exhibit G**

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

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or [rick.parks@santacruzcountyca.gov](mailto:rick.parks@santacruzcountyca.gov)

Respectfully,



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

Cc: Environmental Planning, Attn: Leah MacCarter  
Rock Solid Engineering, Inc., Attn: Yvette Wilson, PE  
Primary Contact: Charlie Eadie <[charlie@eadieconsultants.com](mailto:charlie@eadieconsultants.com)>

Attachments: Notice to Permit Holders

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

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

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

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



# 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  
<https://cdi.santacruzcountyca.gov/>

**Matt Machado** - Deputy CAO / Director

**Jocelyn Drake**  
Assistant Director  
Permit Division

**Stephanie Hansen**  
Assistant Director  
Housing & Policy

**Carolyn Burke**  
Assistant Director  
Special Services

**Steve Wiesner**  
Assistant Director  
Transportation

**Kim Moore**  
Director  
Administration

Charles Eadie  
275 Davenport Landing  
Davenport, CA 95017

January 14, 2025

Subject: Proposal to construct a two story 1,000 square foot detached garage.  
APN 058-131-17, Application REV241242- Biotic Report Review

Dear Mr. Eadie,

The County of Santa Cruz Planning Department received and reviewed the Biotic Report prepared by Biosearch Environmental Consulting, dated 1 April, 2024. This report was required due to mapping by the state biotic resource database (CNDDDB) indicating potential presence of biotic resources within the proposed project area. Based on the submitted report findings there are no indications of sensitive biotic resources within or nearby the project area. The proposed project will not impact sensitive habitat and no additional biotic conditions are required as part of the Coastal Development Permit 231537.

If you have any questions regarding this letter, please call me at (831) 454-3164.

Sincerely,

Leah MacCarter  
Resource Planner

**Exhibit G**