



Staff Report to the Zoning Administrator

Application Number: **241362**

Applicant: Danielle Keenan

Owner: Lisa Black

APN: 103-171-79

Site Address: 115 Edison Way, Soquel CA 95076

Agenda Date: October 17, 2025

Agenda Item #: 3

Time: After 9:00 a.m.

Project Description: Proposal to construct a new 2,220 square-foot single-family dwelling and a 600 square-foot detached garage within the front-yard setback.

Location: Property is located on the southern side of Edison Way (115 Edison Way), approximately 1,000 feet west of the intersection of Edison Way and Soquel San Jose Road, in Soquel.

Permits Required: Variance, Riparian Exception

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241362, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 4.61 acres in size and currently vacant. Access to the site is provided via Edison Way, a private 50-foot right-of-way extending west from Soquel-San Jose Road. The paved portion of Edison Way is approximately 12 feet wide, and the subject parcel's property line terminates at the centerline of the right-of-way. Edison Way provides access to approximately a dozen or so properties.

The site contains an ephemeral stream that runs east/west through the northern portion of the parcel. The proposed building site is located on a level portion of the parcel between the right-of-way and the ephemeral stream. Most of the parcel's land area is considered unbuildable due to the steeply sloped topography and presence of riparian area around the ephemeral stream, limiting available development area.

The applicant proposes constructing a new 2,220 square-foot single-family dwelling with a 600 square-foot detached garage. The location of the proposed development is within an established development envelope; however, the project requires a Variance to reduce the front-yard setback

from 20-feet to 5-feet for the dwelling, and from 20-feet to 0-feet for the garage. Additionally, a Riparian Exception is required to authorize a portion of the single-family dwelling to be constructed within the Riparian Corridor setback.

Project Background

The subject parcel was legally created on January 19, 1972. In 2006, the property owner applied for a lot line adjustment between the subject parcel and an adjacent parcel under application #06-0488. This application also included a proposal to establish a development envelope and a building envelope on the subject parcel which was approved by the Zoning Administrator. Staff identified that a future building within the designated envelope would require a variance for reduced front-yard setbacks and a riparian exception prior to development. Although no development was proposed under application 06-0488, the Zoning Administrator granted a Variance to reduce the required setback from 40-feet to 5-feet for a future single-family dwelling within the established building envelope. The Zoning Administrator also granted a Riparian Exception to allow the development envelope to encroach into the Riparian buffer by approximately 25 feet. Setback variances are noted in the table below.

In 2011, the Zoning Administrator considered a proposal to construct a two-story single-family dwelling, which required an amendment to permit 06-0488 to modify the approved building and development envelopes, along with a Variance to allow a parking space to encroach into the right-of-way, and a Riparian Exception for the modified building and development envelopes. This application was approved; however, building permits were never issued to construct the proposed development.

Zoning & General Plan Consistency

The subject property is a 4.61-acre lot, located in the RA (Residential Agricultural) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-R (Rural Residential) General Plan designation.

The project is sited within a previously established development and building envelope; these envelopes were identified by a registered geologist in 2007 under application 06-0488. The development and building envelopes approved under permit 06-0488 are approximately 2,500 square-feet and 1,510 square-feet in size, respectively. Under application 111007, the development envelope was expanded by 300 square feet for a total of 2,800 square feet, and the building envelope was expanded by 30 square feet for a total of 1,540 square feet. An updated geologic evaluation was reviewed and accepted by County geologists – the evaluation confirmed that the building and development envelopes are geologically suitable for the proposed development.

Residential Development Standards

Santa Cruz County Code 13.10.323 contains development standards for residential zone districts. The RA (Residential Agricultural) zone district site standards are as follows:

Residential Agricultural (RA) Zone District Site Standards

	Required Per Zoning Code	Prior Single-Family Dwelling Approval	Proposed Single-Family Dwelling	Prior Garage Variance Approval	Proposed Detached Garage
Front Yard Setback	20'	5'	5'	5'	0'
Side Yard Setback	20'	>20'	126'	>20'	212'
Rear Yard Setback	20'	>20'	295'	>20'	309'
Maximum Height	28'	28'	17'	28'	16'
Maximum Lot Coverage	10%	10%	1.09%	10%	0.29%

Variance Approval

Variance approvals are discretionary authorizations of exceptions to the zoning district site and development standards for a property. The established building envelope is sited on the parcel in such a way that a variance to the site standards would be required to facilitate development. The site is encumbered by several development constraints including the presence of a riparian corridor and steeply sloped topography.

The applicant requests a reduction in the front-yard setback from 20-feet to 5-feet for the dwelling, and a reduction in the front-yard setback from 20-feet to 0-feet for the garage. Since the parcel's property line abuts the centerline of the Edison Way right-of-way, the setbacks are taken from the edge of the right-of-way. Due to the limited buildable area constrained by the riparian corridor and sloping topography, the proposed development has been pushed toward Edison Way, encroaching into the required setback area. Although the applicant is requesting a 5-foot and 0-foot setback from the edge of the right-of-way, the development would be set back approximately 20 feet from the existing paved roadway. A reduced setback can be supported given the unique environmental and topographical constraints of the parcel. Additionally, there are no other alternative locations on the parcel to facilitate development.

This Variance request is in substantial conformance with prior approvals. Although the proposed garage will be located closer to the right-of-way than previously approved, the new location is supported by Environmental Planning staff, as it will further minimize potential impacts to the riparian corridor.

Riparian Exception

Santa Cruz County Code 16.30 contains regulations regarding riparian corridor protection. The purpose of this chapter is to minimize any development activities in the riparian corridor for protection of wildlife habitat, water quality, open space, transportation and storage of floodwaters, and to prevent erosion. The riparian corridor is defined as, "lands extending 30 feet (measured horizontally) out from each side of an intermittent stream." Prior to submitting the application request for the Variance and Riparian Exception, the applicant applied for a pre-application consultation (PA221046) to gather input from Environmental Planning staff regarding the location of the proposed garage.

The pre-application consultation evaluated three potential locations for the proposed garage. Environmental Planning staff determined that the proposed garage location had the least amount of environmental impact on the riparian corridor and recommended pushing the development as close to the road as possible. To minimize conflicts with any future road improvements to Edison Way, a 0-foot setback to the edge of the right-of-way is being requested.

The development potential of the subject parcel is constrained by the riparian corridor and steeply sloped topography, which constitute special circumstances affecting the property. A riparian exception is required for the proposed garage location within the front yard setback. Additionally, the proposed garage location will impede future road improvements to Edison Way, as it will be situated at the edge of the 50-foot right-of-way. Findings for approval can be made pursuant to County Code 16.30.060(D) and are included in Exhibit B.

Public Input

County Staff received several emails and phone calls from neighbors with concerns regarding the reduced setback from the right-of-way. Particularly, there are concerns that the proposed development may prevent future improvements to Edison Way.

The 50-foot right-of-way encroaches into the subject parcel by approximately 25-feet. The setbacks for the proposed development are measured from the edge of the right-of-way; therefore, the proposed development would not preclude the Edison Way Road Association from constructing future improvements. The existing paved road is approximately 20 feet from the single-family dwelling at its closest point, and approximately 30 feet at its furthest point. The proposed garage is approximately 26 feet away from the paved road. The Edison Way Road Association would maintain the ability to widen the paved road in the future by approximately 20-feet towards the proposed development.

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 **241362**, 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

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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
- H. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 241362

Assessor Parcel Number: 103-171-79

Project Location: 115 Edison Way, Soquel CA 95076

Project Description: Proposal to construct a new, 2,220 square-foot single-family dwelling and a 600 square-foot detached garage, within the front-yard setback. Requires a Variance.

Person or Agency Proposing Project: Danielle Keenan

Contact Phone Number: (831) 425-1617

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residential dwelling in an area designated for residential uses.

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

Michael Lam, Project Planner

Date: _____

Variance Findings

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

This finding can be made, in that the parcel is constrained by the presence of a riparian corridor and steeply sloped topography. The topography of the subject parcel creates a unique circumstance in which no alternative building sites are available. The riparian corridor further limits the developable area, necessitating relief from the front-yard setback. Additionally, the 50-foot right-of-way overlaps with the subject parcel's northern property line and further constrains development as setbacks are measured from the edge of the right-of-way. With a right-of-way to the north and a riparian corridor to the south, there is limited building area left to construct any improvements to the parcel. The strict application of the zoning ordinance would deprive the subject property from being developed without a variance approval. Properties with identical zoning classifications in the vicinity have been developed with single-family dwellings and associated accessory structures; however, surrounding parcels have suitable building areas suitable that do not require relief from the County's development standards.

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

This finding can be made, in that single-family dwellings are a principally permitted use within the RA zone district. Authorizing exceptions to the site standards to permit construction of a single-family dwelling and detached garage is in harmony with the general intent of the residential zone district objectives. The project is sited and designed in a way to minimize impacts to neighboring parcels, and is not anticipated to be detrimental to public health, safety, or welfare, nor injurious to property or improvements in the vicinity. The reduced setback, measured from the edge of the right-of-way, will not preclude any future improvements to the existing paved road.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the approval of a variance is a discretionary process available to all residentially zoned parcels, provided the findings can be made. Although properties in the vicinity have been developed without variances, the subject property faces unique environmental and topographical constraints not shared by surrounding parcels. Approval of a variance would not constitute a grant of special privileges inconsistent with limitations imposed on other properties in the vicinity.

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

This finding can be made in that the parcel is constrained by the presence of a riparian corridor and steeply sloped topography. The topography of the subject parcel creates a unique circumstance in which no alternative building sites are available. The riparian corridor further limits the developable area, necessitating relief from the front-yard setback. Additionally, the 50-foot right-of-way overlaps with the subject parcel's northern property line and further constrains development as setbacks are measured from the edge of the right-of-way. With a right-of-way to the north and a riparian corridor to the south, there is limited building area left to construct any improvements to the parcel. Pushing the proposed development towards the front property line will minimize impacts to the riparian corridor, which is in harmony with the general intent of the Riparian Corridor Protection ordinance in County Code.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

This finding can be made in that the Riparian Exception section of County Code 16.30 is intended to facilitate development while minimizing impacts to environmental resources. The proposed single-family dwelling and detached garage are permitted uses in the RA zone district; allowing an exception to the riparian corridor buffer would enable proper design and function of the development. Without the requested exceptions, the parcel would likely be considered unbuildable.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

This finding can be made, in that single-family dwellings are a principally permitted use within the RA zone district. Authorizing exceptions to the site standards to permit construction of a single-family dwelling and detached garage is in harmony with the general intent of the residential zone district objectives. The project is sited and designed in a way to minimize impacts to downstream properties, and is not anticipated to be detrimental to public health, safety, or welfare, nor injurious to property or improvements in the vicinity. The reduced setback, measured from the edge of the right-of-way, will not preclude any future improvements to the existing paved road.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

This finding is not required in that the project is not located in the Coastal Zone

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use plan.

This finding can be made in that the granting of the exception is consistent with the purpose of the Riparian Corridor Protection ordinance and the objectives of the General Plan. The purpose of the

Riparian Corridor Protection ordinance is to eliminate or minimize development activities in riparian areas to protect wildlife habitat, water quality, open space, and to allow transportation and storage of floodwaters. Development activities within the corridor will be minimized to the greatest extent possible while allowing the property to be developed in a manner consistent with other properties in the vicinity.

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 single family dwelling and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the RA (Residential Agricultural) zone district as the primary use of the property will be one single-family dwelling and detached garage on an existing lot of record. Although the proposed development requires relief from the front-yard setback, the Variance process is intended to facilitate construction on lots that are affected by unique constraints that encumber the project site.

- (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 proposed residential use is in substantial conformance with the use and density requirements specified for the R-R (Rural 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 single family dwelling will add one residential unit on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit). Such an increase will not adversely impact existing roads or intersections in the surrounding area. 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 single family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. Single-family dwellings are a principally permitted use in RA (Residential Agricultural) zone district and the proposed development is consistent with the land use intensity and density of the surrounding parcels in the area.

- (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 is not required, in that the project site is not located within the coastal zone.

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 single family dwelling 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. Although relief from the front-yard setback is requested to facilitate development, the Variance process is intended to allow exceptions to site standards based on unique circumstances specific to the property. The proposed development is designed to minimize visual impacts by using an earth-tone exterior color palette. Additionally, the single-story design reduces the bulk and mass typically associated with multi-story development.

- (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 single family dwelling 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 and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by Hogan Land Services, dated 06/02/2025.

- I. This permit authorizes the construction of a 2,220 square-foot single-family dwelling and a 600 square-foot detached garage as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to 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.
- 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.
 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 all requirements of the Environmental Planning section of Santa Cruz County Planning.
1. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
 2. Building permit application plans shall clearly represent all proposed grading, including any over-excavation and re-compaction as recommended by the geotechnical engineer.
 3. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP manual.
 4. The applicant shall submit a drainage plan that complies with the requirements set forth in the 2019 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 5. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form (PLG-300) to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils 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 form.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

- F. Submit 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 \$7.45 per square foot for single family dwellings.
 - H. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
 - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling of 2,001 to 2,500 square feet is \$3.00 per square foot.
 - J. Provide required off-street parking for 2 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. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - L. Complete and record a Declaration of Restriction to construct a 600 square-foot non-habitable accessory structure (garage). **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. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions

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

V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

Approval Date: _____

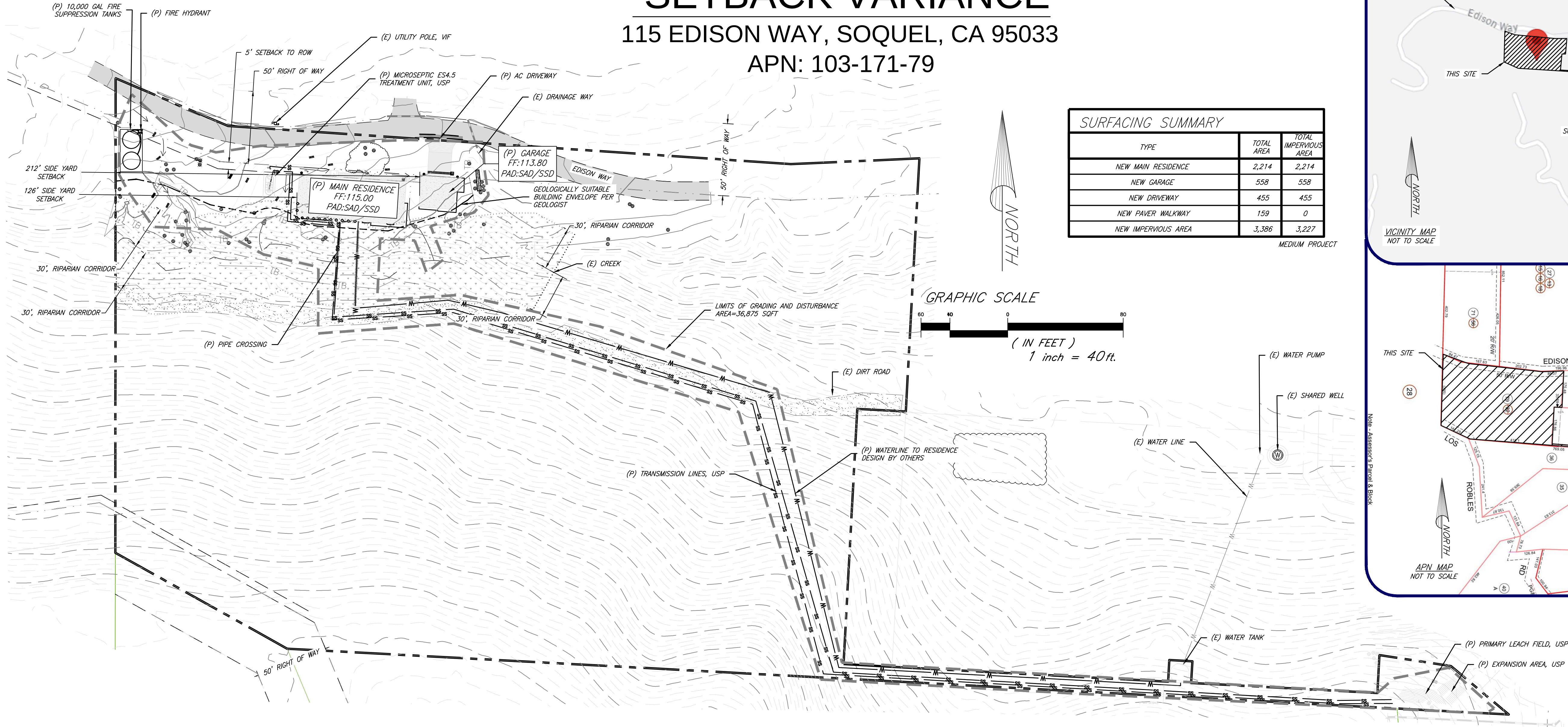
Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

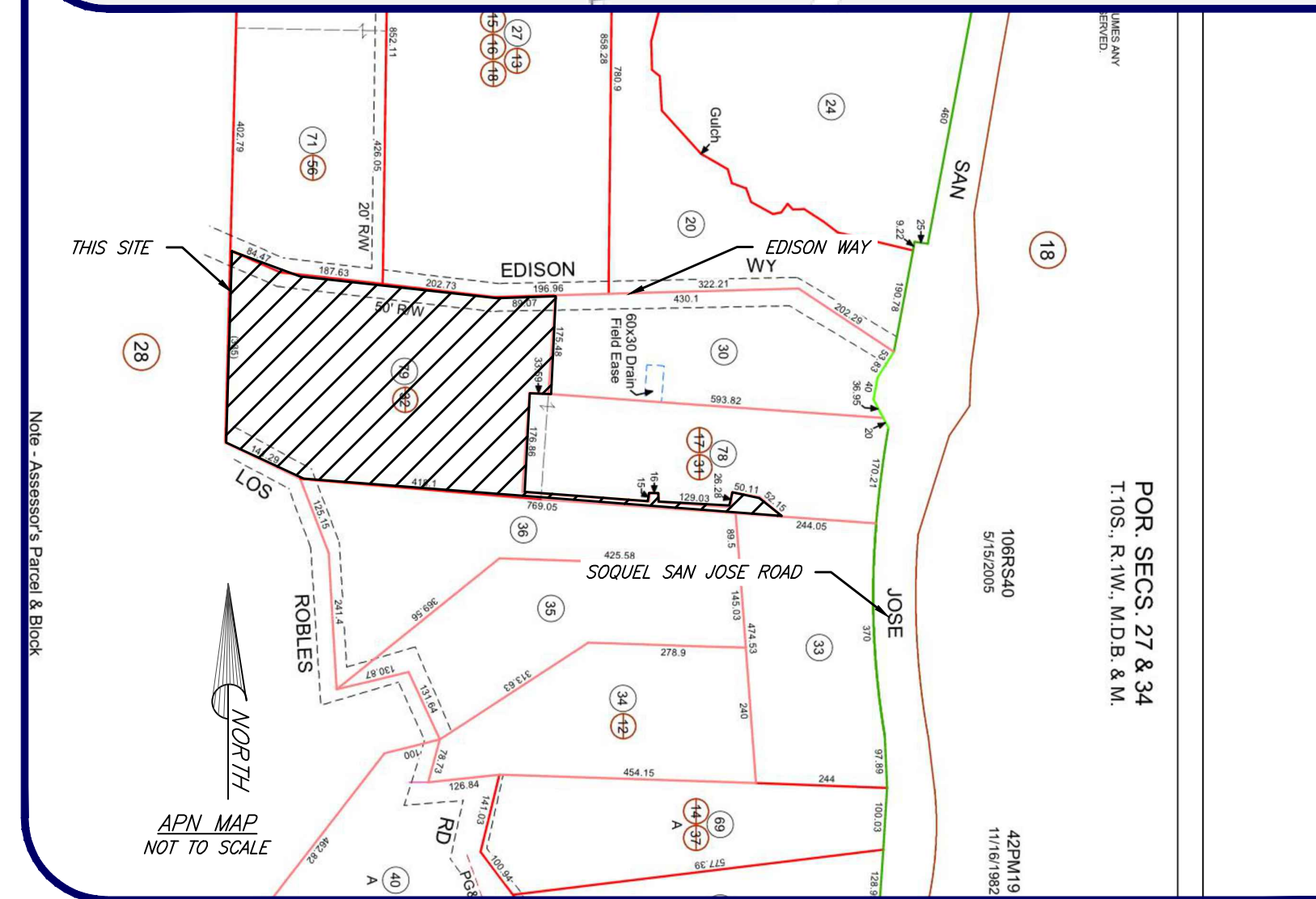
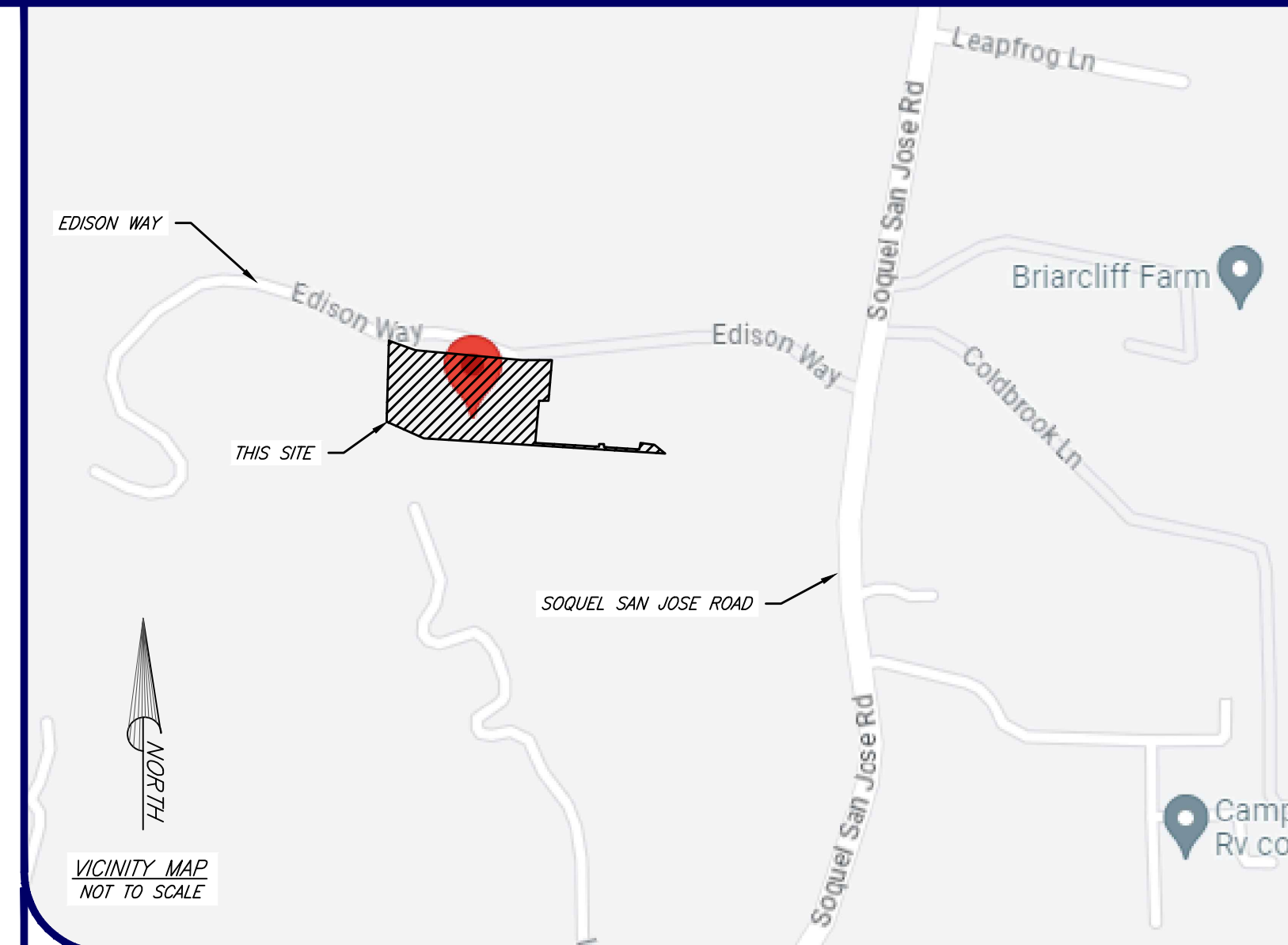
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

LANDS OF BLACK
SETBACK VARIANCE
115 EDISON WAY, SOQUEL, CA 95033
APN: 103-171-79



SURFACING SUMMARY		
TYPE	TOTAL AREA	TOTAL IMPERVIOUS AREA
NEW MAIN RESIDENCE	2,214	2,214
NEW GARAGE	558	558
NEW DRIVEWAY	455	455
NEW PAVER WALKWAY	159	0
NEW IMPERVIOUS AREA	3,386	3,227

MEDIUM PROJECT



ABBREVIATIONS

AC	ASPHALT CONCRETE	LA	LANDSCAPE AREA
AD	AREA DRAIN	LO	LIVE OAK TREE
BAY	BAY TREE	MAX	MAXIMUM
BVCE	BEGIN VERTICAL CURVE ELEV	MIN	MINIMUM
BVCS	BEGIN VERTICAL CURVE STA	MINZ	MANZANITA TREE
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CL	CENTERLINE	O/	OVER
CMP	CORRUGATED METAL PIPE	OAK	OAK TREE
CO	CLEAN OUT	OC	ON CENTER
DI	DRAIN INLET	(P)	PROPOSED
DS	DOWNSPOUTS	PERF	PERFORATED
(E)	EXISTING	PN	PINE TREE
EG	EXISTING GRADE	PT	POINT
EL	EASEMENT LINE	RCP	REINFORCED CONCRETE PIPE
EVCE	END VERTICAL CURVE ELEV	ROW	RIGHT OF WAY
EVCS	END VERTICAL CURVE STA	RD	REDWOOD TREE
ELEV	ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSD	SEE STRUCTURAL DRAWINGS
FIR	FIR TREE	TBR	TO BE REMOVED
FL	FLOW LINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TW	TOP OF WALL
FSS	FIRE SAFE STANDARDS	UON	UNLESS OTHERWISE NOTED
GB	GRADE BREAK	USP	UNDER SEPARATE PERMIT
GEO	GEOTECHNICAL	VIF	VERIFY IN FIELD
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LEVEL

LEGEND

---	RECORD BOUNDARY LINE
---	(E) FLOWLINE
→...→	(P) FLOWLINE
---	TB TOP OF BANK
---	BE BUILDING ENVELOPE
---	WOOD FENCE
---	WIRE FENCE
---	LIMITS OF DISTURBANCE UNDER THIS PERMIT
---	WORK IN THE IN ROW USP
---	FIBER ROLL BARRIER
---	TREE PROTECTION
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	(E) CULVERT/STORMDRAIN W/SIZE & TYPE
---	(P) CULVERT/STORMDRAIN W/SIZE & TYPE
---	(P) PERFORATED/STORMDRAIN W/SIZE & TYPE
---	(P) SOLID PERFORATED OUTLET W/SIZE & TYPE
---	(E) ASPHALT CONCRETE SURFACE
---	(P) ASPHALT CONCRETE SURFACE
---	(E) GRAVEL SURFACE
---	(P) GRAVEL SURFACE
---	(E) CONCRETE SURFACE

---	(P) CONCRETE SURFACE
---	(E) DECKING
---	(P) DECKING
---	(E) PAVERS
---	(P) PAVERS
---	LANDSCAPE AREA SAD
---	WALL
---	RANDOM CONTROL POINT W/#
---	EXISTING STORM DRAIN DROP INLET
---	PROPOSED STORM DRAIN DROP INLET
---	PROPOSED DOWNSPOUT LOCATION
---	FIRE HYDRANT
---	BOLLARD
---	WELL
---	SPOT ELEVATION
---	FINISH ELEVATION
---	TREE TYPE & DIA.
---	TREE TO BE REMOVED
---	WATER VALVE

SHEET INDEX

C1	TITLE SHEET
C2	GENERAL & FIRE NOTES
C3	GRADING & DRAINAGE DETAILS
C4	EXISTING CONDITIONS
C5	GRADING & DRAINAGE PLAN
C6	PROFILES & UTILITY PLAN
C7	EROSION CONTROL PLAN

ZONING INFORMATION

ASSESSOR'S PARCEL NUMBER	103-171-79
LOT SIZE	4.616 AC
ZONING	RA- RESIDENTIAL AGRICULTURE
GENERAL PLAN LAND USE	R-R
STATE RESPONSE AREA	SRA- MODERATE
TYPE OF CONSTRUCTION	V-B
OCCUPANCY GROUP	R-RESIDENTIAL
FIRE SPRINKLERS	YES
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	20'
NUMBER OF STORIES	1
LOT COVERAGE	1.4%
BUILDING HEIGHT	28' MAXIMUM

PROJECT INFORMATION

PROJECT STATEMENT:
THESE PLANS WERE PREPARED TO FACILITATE THE VARIANCE FOR THE FRONT YARD SETBACKS REDUCTION TO THE PROPOSED MAIN RESIDENCE (B-243158) AND GARAGE (B-243159).

PROPERTY OWNERS:
LISA BLACK
115 EDISON WAY
SOQUEL, CA 95073
(619) 816-6569

DESIGNER INFORMATION-CIVIL:
HOGAN LAND SERVICES
2601 41ST AVENUE, SUITE B
SOQUEL, CA 95073
(831) 425-1617

TOPOGRAPHIC INFORMATION PROVIDED BY:
HANAGAN LAND SURVEYING - 2018

DESIGNER INFORMATION-GEOTECHNICAL:
DEES & ASSOCIATES, INC.
501 MISSION STREET, SUITE 8A
SANTA CRUZ, CA 95060
(831) 427-1770
PROJECT NO. SCR-1822

DESIGNER INFORMATION-GEOLOGIST:
CRAIG S. HARDWOOD
239 PARK DRIVE
BEN LOMOND, CA 95005
PROJECT NO.: G-889.2

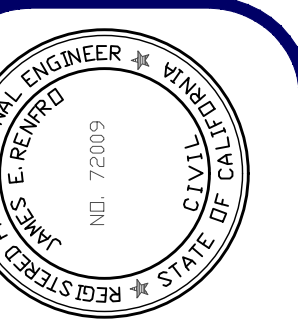
DESIGNER INFORMATION-BUILDING:
BACK FORTY BUILDING CO.
239 MARTIN LN
FLORENCE, MT 59833
PROJECT NO. 22-298

PERMITTING AGENCIES:
LEAD AGENCY:
SANTA CRUZ COUNTY

SETBACK TABLE			
	PER ZONING CODE	MAIN RESIDENCE	GARAGE
FRONT YARD SETBACK	20'	5'	0
SIDE YARD SETBACK	20'	126'	212'
REAR YARD SETBACK	20'	295'	309'
MAX HEIGHT	28'	17'	15.67'

REVISION BLOCK

1	PLAN CHECK COMMENTS	11-07-24
2	PLAN CHECK COMMENTS	1-23-25



THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF LISA BLACK IN FEBRUARY, 2024.

James E. Renfro
JAMES E. RENFRO R.C.E. 7/2009

DRN: NAFS GTF RS
CHK: PM: DATE: 02-08-24
JOB #: 5789

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

TEL (831) 425-1617
TEL (831) 425-0224
FAX (831) 425-0224

www.hoganls.com

2601 41ST AVENUE, SUITE B
SOQUEL, CA 95073

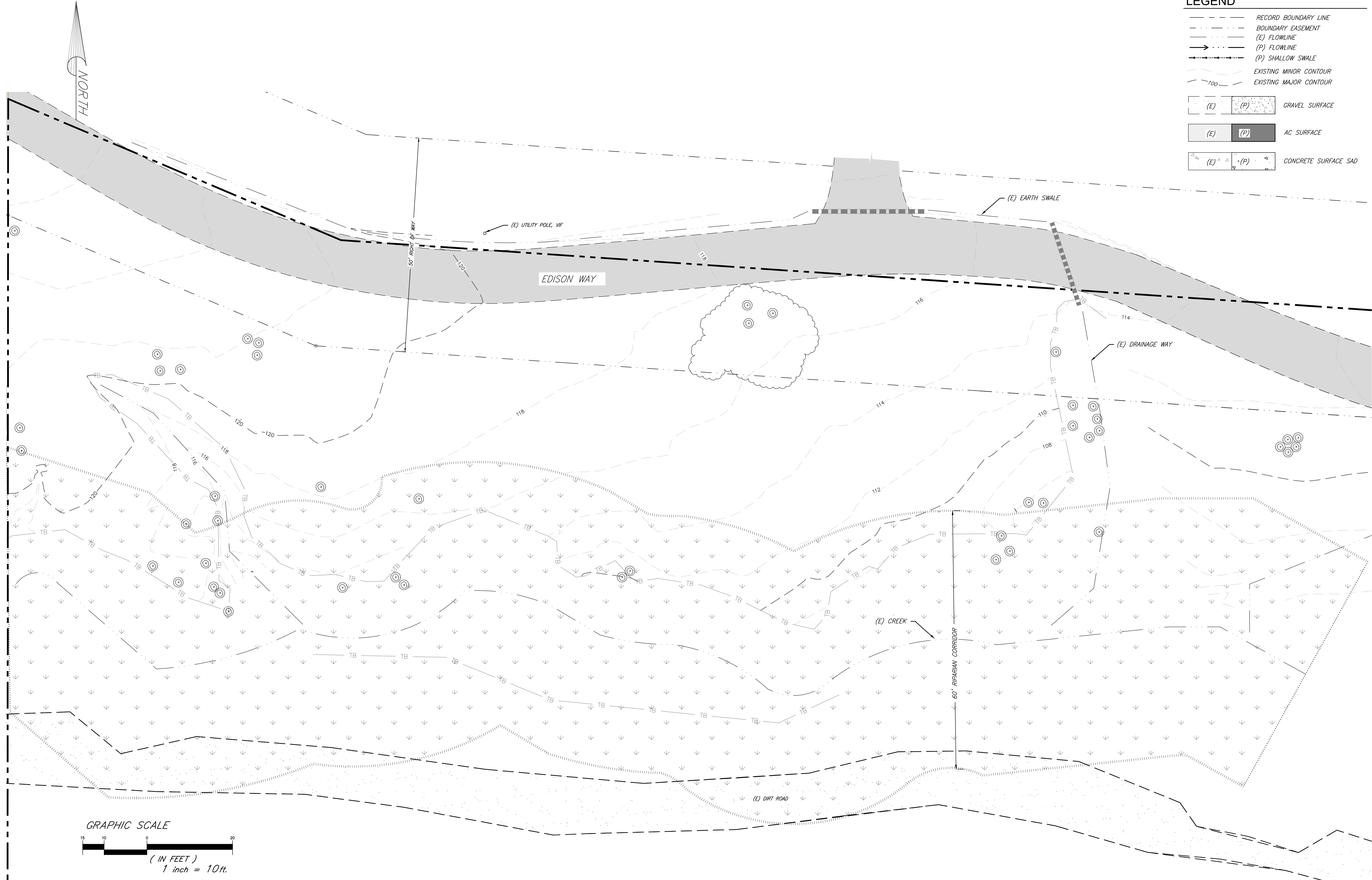
APN: 103-171-79

LANDS OF BLACK
TITLE SHEET

115 EDISON WAY
SOQUEL, CALIFORNIA

1 OF 7

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LEGEND

- RECORD BOUNDARY LINE
- - - BOUNDARY EASEMENT
- (E) FLOWLINE
- (P) FLOWLINE
- (P) SHALLOW SWALE
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR

Gravel Surface: (E) [Pattern] (P) [Pattern]

AC Surface: (E) [Pattern] (P) [Pattern]

Concrete Surface Sd: (E) [Pattern] (P) [Pattern]

REVISION BLOCK		
1	PLAN CHECK COMMENTS	11-07-24
2	PLAN CHECK COMMENTS	1-23-25

LANDS OF BLACK
EXISTING CONDITONS

115 EDISON WAY
SOQUEL, CALIFORNIA

HOCHAN LAND SERVICES
A CALIFORNIA CORPORATION

2601 41ST AVENUE, SUITE B
SOQUEL, CA 95073

APN: 103-171-79

TEL (831) 425-1617
FAX (831) 425-0224

DRN: NARS
CHK: GTF
PM: RS
DATE: 02-08-24
JOB #: 5789

James E. Renfro
JAMES E. RENFRO R.C.E. 72009

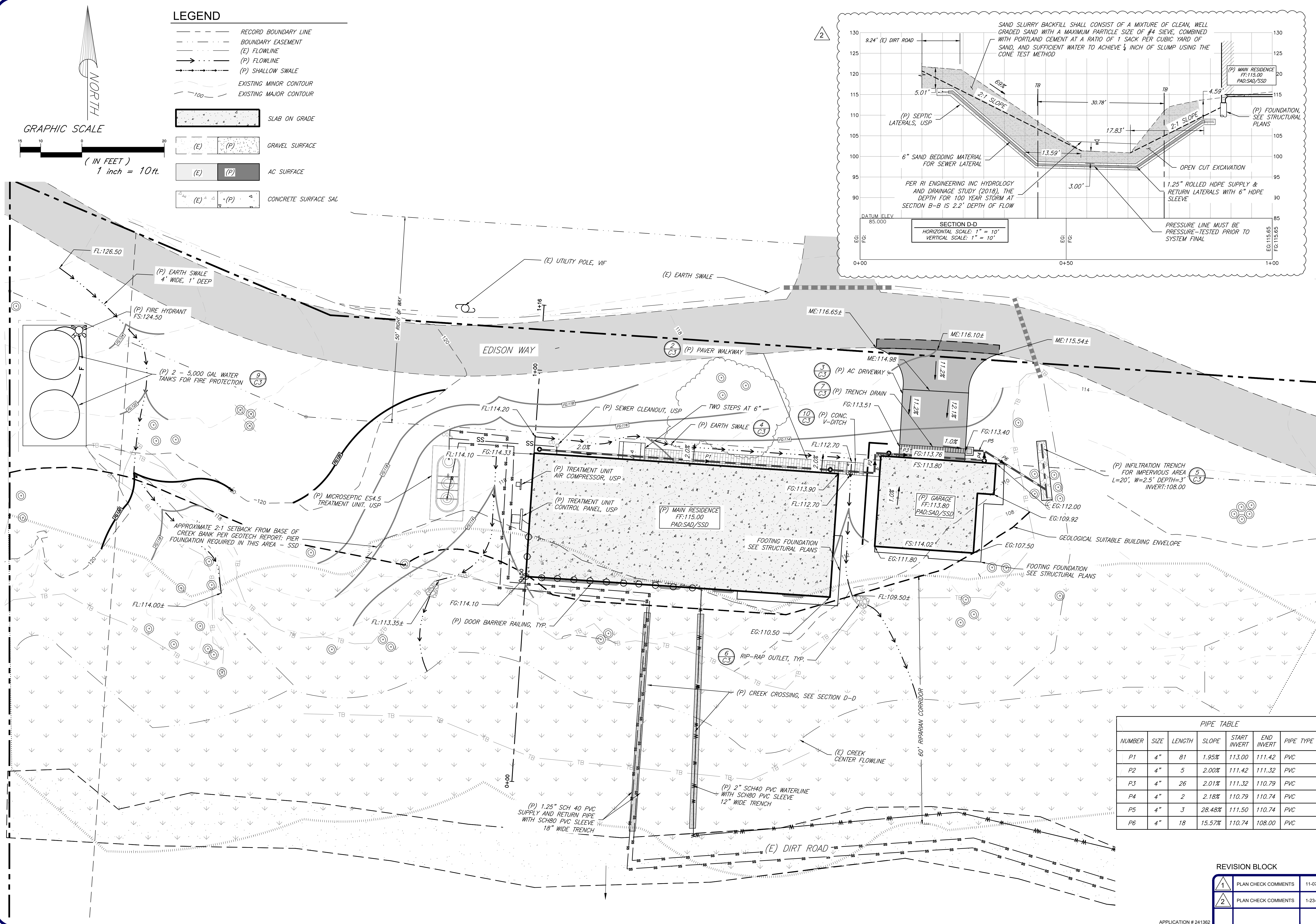
REGISTERED ENGINEER - CIVIL
NO. 72009
STATE OF CALIFORNIA

APPLICATION # 241362

C4 OF 7

Exhibit D

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LANDS OF BLACK
GRADING AND DRAINAGE
PLAN

115 EDISON WAY
SOQUEL, CALIFORNIA

APN: 103-171-79

C5 OF 7

2601 41ST AVENUE, SUITE B
SOQUEL, CA 95073

TEL (831) 425-1617
FAX (831) 425-0224

www.hoganls.com

HOOGANLAND SERVICES

A CALIFORNIA CORPORATION

APPROFESSIONAL ENGINEER & LANDSCAPE ARCHITECT

JAMES E. RENFRO

NO. 72009

STATE OF CALIFORNIA

THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF LISA BLACK IN FEBRUARY, 2024.

DRN: NAPS

CHK: GTF

PM: RS

DATE: 02-08-24

JOB #: 5789

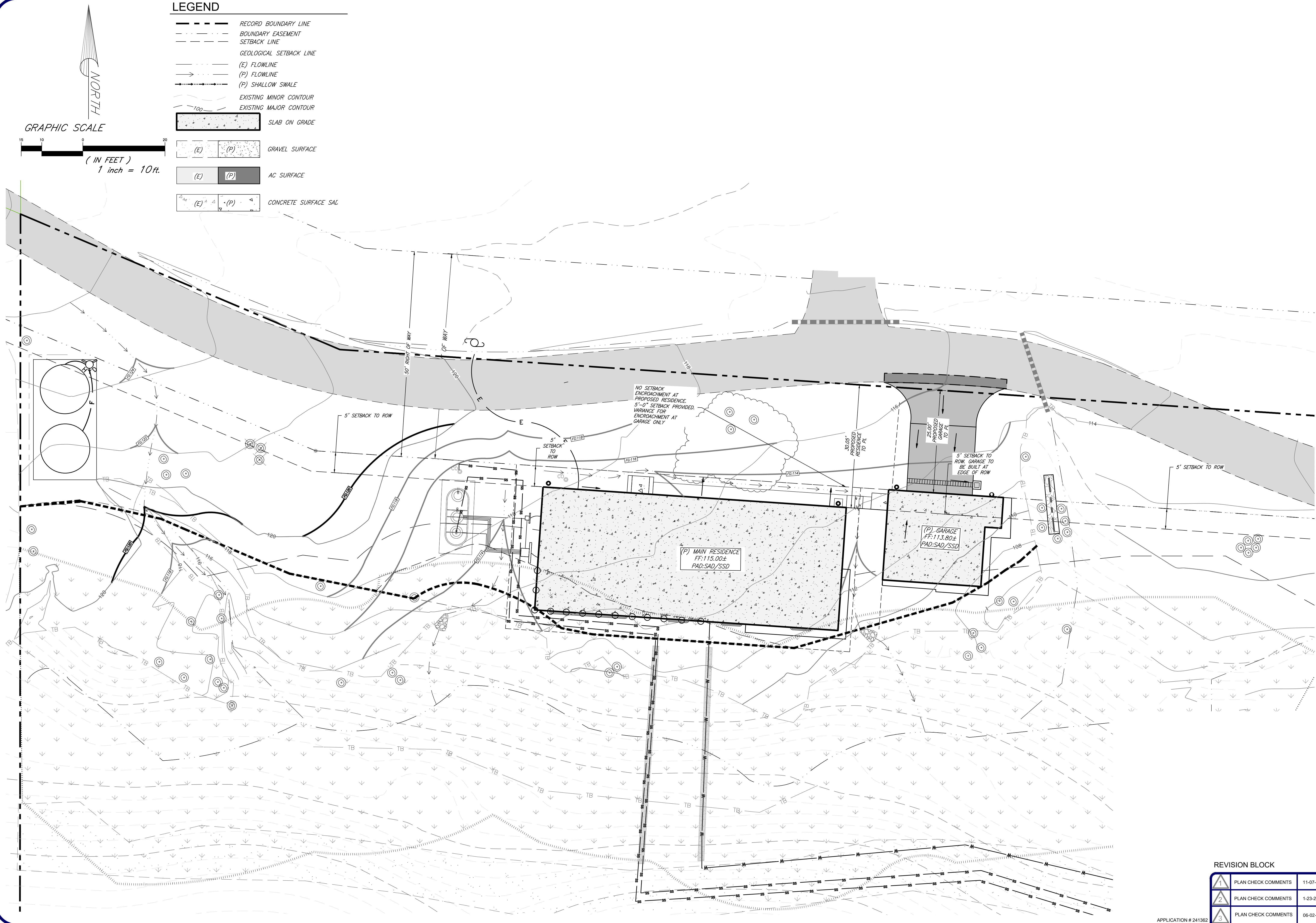
JAMES E. RENFRO

JAMES E. RENFRO R.C.E. 7/2009

20

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APPLICATION # 241362

REVISION BLOCK		
1	PLAN CHECK COMMENTS	11-07-24
2	PLAN CHECK COMMENTS	1-23-25
3	PLAN CHECK COMMENTS	06-02-25

LANDS OF BLACK
VARIANCE SITE PLAN
115 EDISON WAY
SOQUEL, CALIFORNIA

APN: 103-171-79

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
2801 41ST AVENUE, SUITE B
SOQUEL, CA 95073
TEL (831) 425-1617
FAX (831) 425-0224
www.hoganls.com

DRN: NARS
CHK: GTF
PM: RS
DATE: 02-08-24
JOB #: 5789

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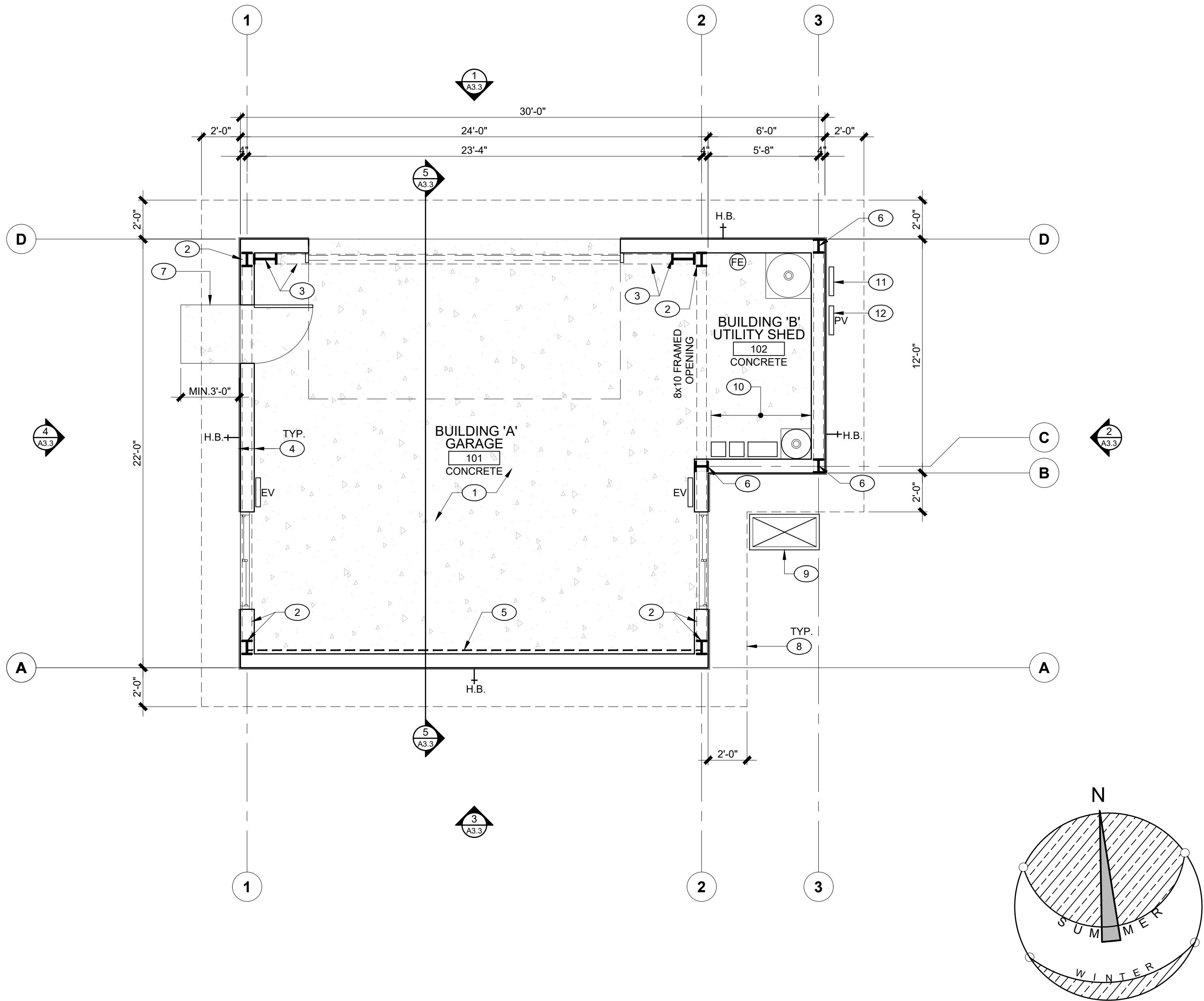
JAMES E. RENFRO
PROFESSIONAL ENGINEER - CIVIL
NO. 72009
STATE OF CALIFORNIA

C8 OF 8

Exhibit D

LEGEND	
	FIRE EXTINGUISHER WHERE SHOWN - SEE GENERAL NOTE 3. VERIFY LOCATION W/ OWNER AND FIRE DISTRICT PRIOR TO INSTALLATION
	ELECTRIC PANEL
	EV CHARGING STATION
	SOLAR INVERTER AND DISCONNECT

KEYNOTES	
1. CONCRETE SLAB	17. GUTTER WITH LEAF AND DEBRIS BARRIER - SEE 2/A8.1 & SHEET G0.3 WUI NOTE 5
2. RIGID STEEL FRAME	18. OPTIONAL LOCATION FOR SOLAR READY ZONE PROPOSED FOR NEW SFD
3. PORTAL FRAME	19. HEAT PUMP WATER HEATER FOR NEW SFD
4. METAL WALL SYSTEM CONSISTING OF WALL GIRT AND CORRUGATED METAL 'PBR' WALL PANEL SUPPORTED BY THE RIGID STEEL FRAME	
5. STRUCTURAL STEEL 'X' BRACING	
6. STRUCTURAL STEEL COLUMN	
7. LEVEL LANDING AREA HAVING 36" MINIMUM DIMENSION IN THE DIRECTION OF TRAVEL WITH THE OTHER DIMENSION BEING THE WIDTH OF DOOR OPENING USED	
8. ROOF OVERHANG ABOVE	
9. WARMBOARD COMFORT SYSTEM OUTDOOR HEATPUMP	
10. WARMBOARD COMFORT SYSTEM INDOOR COMPONENTS INCLUDING WARMSOURCE HP, BUFFER TANK, BOOST HEAT (OPTIONAL)	
11. 200-AMP ELECTRIC SUBPANEL	
12. LOCATION OF FUTURE SOLAR INVERTER AND DISCONNECT PER SOLAR READY REQUIREMENTS - OPTIONAL LOCATION	
13. METAL ROOF SYSTEM CONSISTING OF ROOF PURLINS AND CORRUGATED METAL 'PBR' ROOF PANEL SUPPORTED BY THE RIGID STEEL FRAME	
14. STRUCTURAL STEEL 'X' BRACING BELOW	
15. LINE OF BUILDING PERIMETER BELOW	
16. LINE OF RIGID STEEL ROOF FRAME BELOW ROOFING	

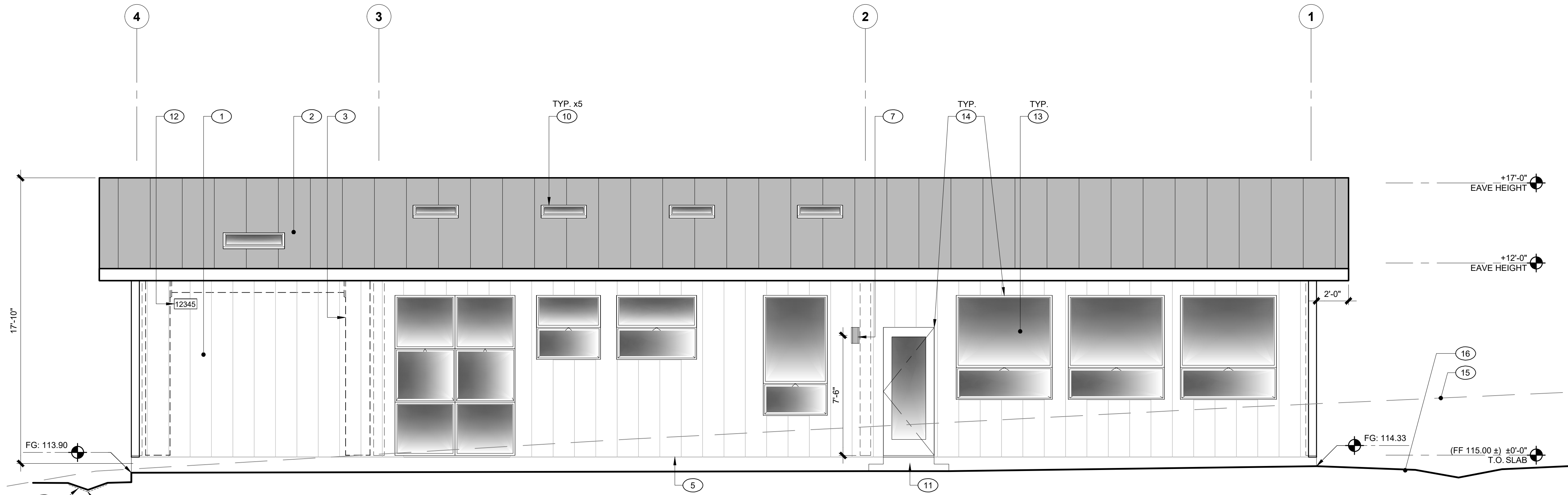


NEW GARAGE FLOOR PLAN

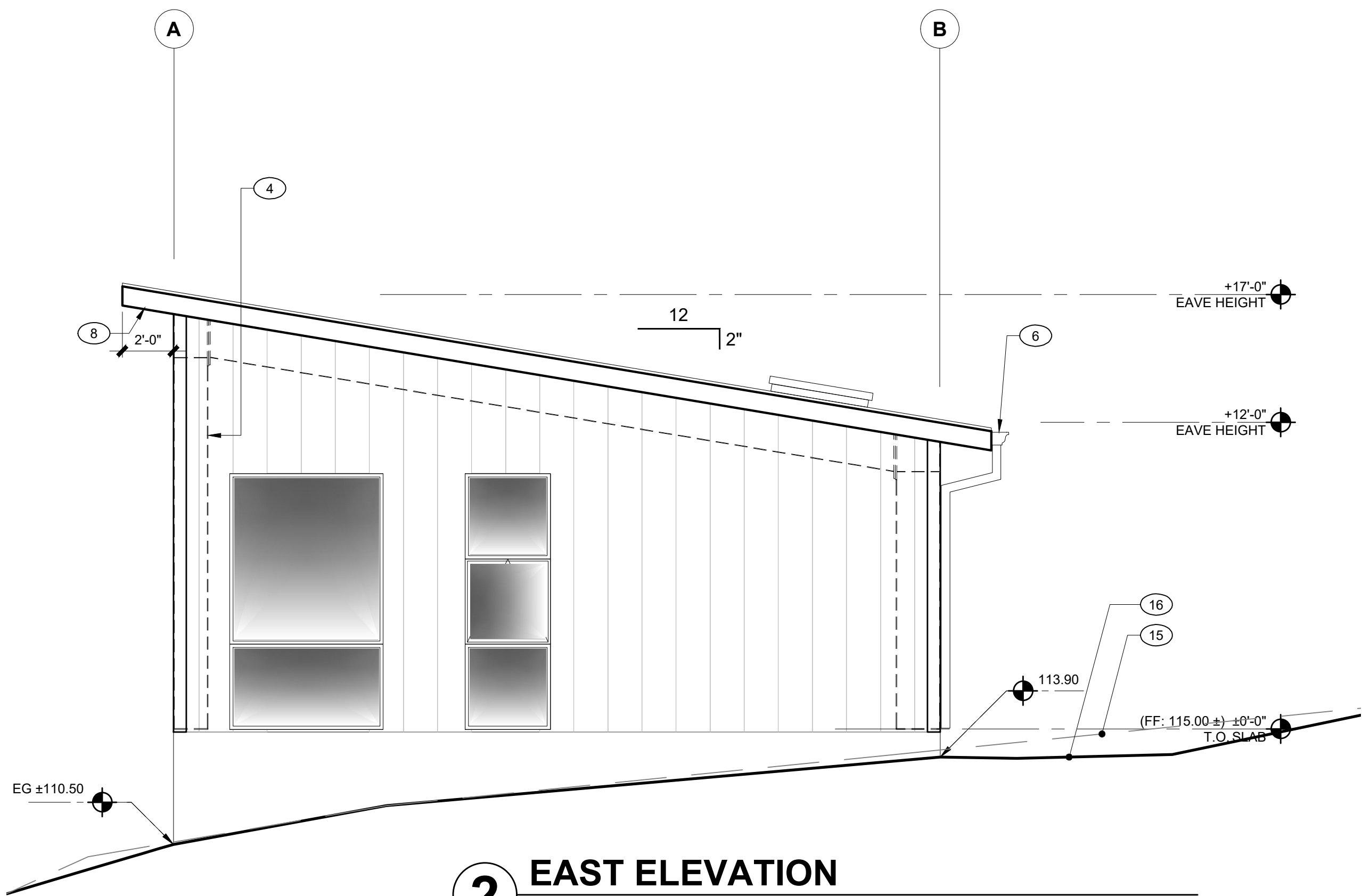
1/4" = 1'-0"

FLOOR AREA: 600 SF

DATE	
A	
B	
C	
 HOGAN LAND SERVICES A CALIFORNIA CORPORATION TEL (707) 544-2104 FAX (707) 522-2105	
4780 HWY 12 SANTA ROSA, CA 95409 www.hoganls.com	
APN: 103-171-79	
BLACK RESIDENCE NEW RESIDENCE AND GARAGE GARAGE - FLOOR PLAN	
115 EDISON WAY SOQUEL, CA 95073	
	
DATE:	04/04/25
SCALE:	1/4"=1'-0" UON
PM:	MS
DRAWN BY:	AD/AJ
CHK:	MS
JOB #:	5789
A2.2	



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

KEYNOTES

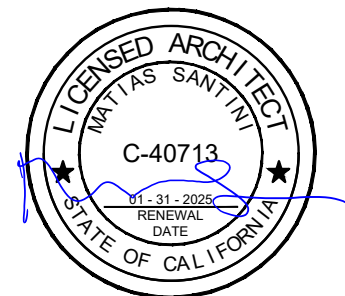
1. METAL WALL SYSTEM CONSISTING OF WALL GIRT AND CORRUGATED METAL 'PBR' WALL PANEL SUPPORTED BY THE RIGID STEEL FRAME; COLOR CECO SIGNATURE 200 - CHARCOAL GRAY
2. METAL ROOF SYSTEM CONSISTING OF ROOF PURLINS AND CORRUGATED METAL 'PBR' ROOF PANEL SUPPORTED BY THE RIGID STEEL FRAME; COLOR CECO SIGNATURE 200 - TRUE BLACK
3. RIGID STEEL FRAME
4. STRUCTURAL STEEL COLUMN
5. CONCRETE SLAB
6. GUTTER WITH LEAF AND DEBRIS BARRIER AND DOWNSPOUT
7. WALL MOUNTED EXTERIOR LIGHT FIXTURE
8. METAL EAVES
9. ELECTRIC SERVICE PANEL
10. SKYLIGHT - VELUX VCE WHITE PVC FRAME AND NEUTRAL GRAY ALUMINUM SASH
11. CONCRETE LANDING
12. ILLUMINATED ADDRESS SIGN - ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND
13. WINDOW - ANODIZED ALUMINUM FRAME
14. WINDOW AND DOOR TRIM; COLOR - CECO SIGNATURE 200 - TRUE BLACK
15. LINE OF EXISTING GRADE
16. PROPOSED GRADE
17. V-DITCH / SWALE

DATE

A
B
C

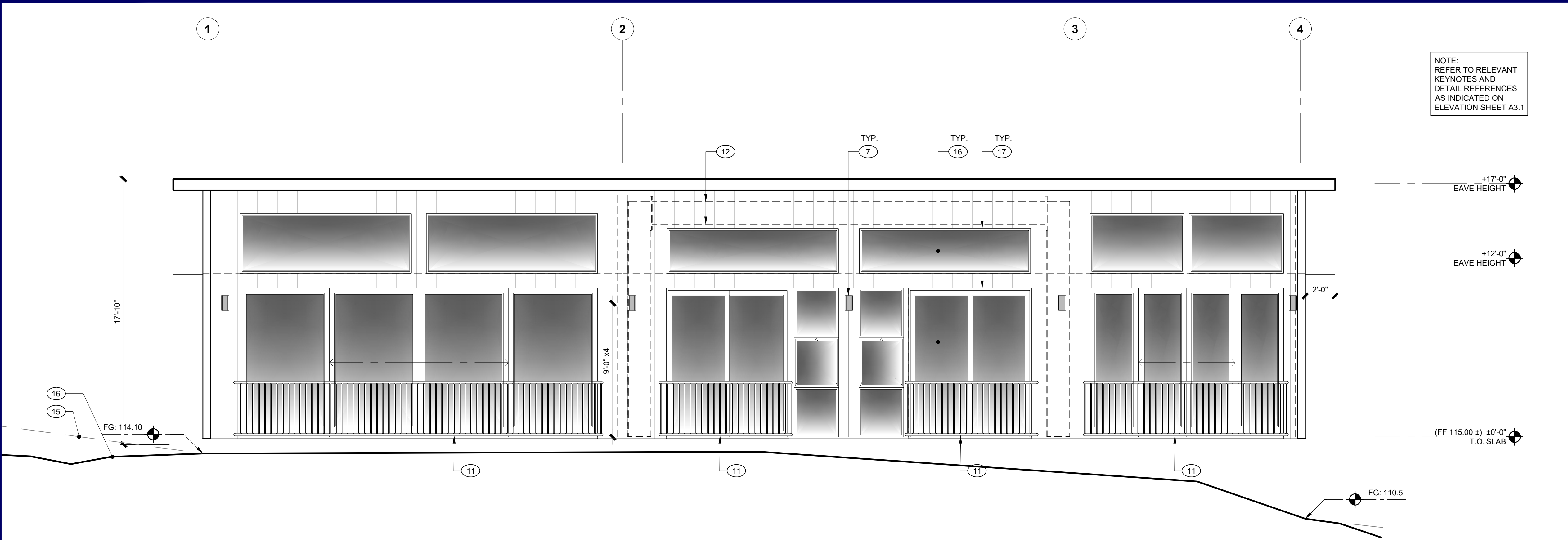
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FAX (707) 522-2105
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SANTA ROSA, CA 95409

**BLACK RESIDENCE
NEW RESIDENCE AND GARAGE**
EXTERIOR ELEVATIONS
115 EDISON WAY
SOQUEL, CA 95073

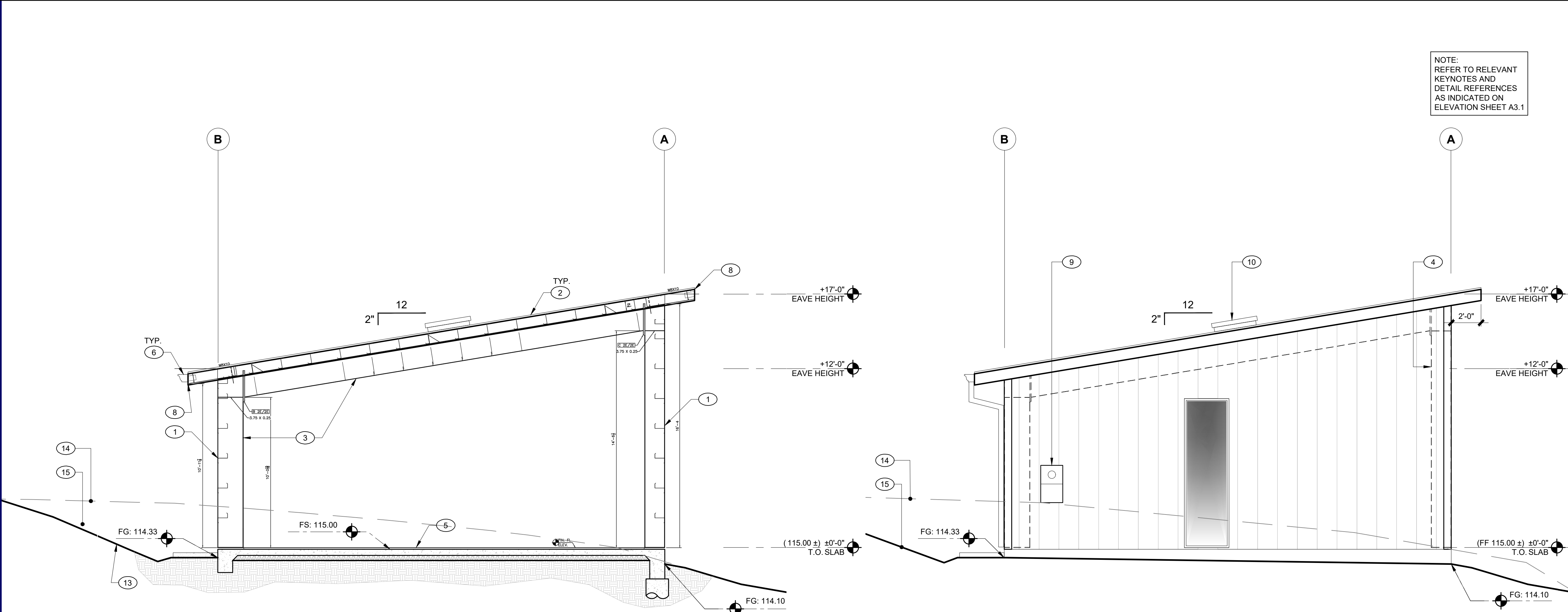


DATE: 04/04/25
SCALE: 1/4"=1'-0" UON
PM: MS
DRAWN BY: AD/AJ
CHK: MS
JOB #: 5789

A3.1



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



3 SECTION
1/4" = 1'-0"

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

KEYNOTES

1. METAL WALL SYSTEM CONSISTING OF WALL GIRT AND CORRUGATED METAL 'PBR' WALL PANEL SUPPORTED BY THE RIGID STEEL FRAME; COLOR CECO SIGNATURE 200 - CHARCOAL GRAY
2. METAL ROOF SYSTEM CONSISTING OF ROOF PURLINS AND CORRUGATED METAL 'PBR' ROOF PANEL SUPPORTED BY THE RIGID STEEL FRAME; COLOR CECO SIGNATURE 200 - TRUE BLACK
3. RIGID STEEL FRAME
4. STRUCTURAL STEEL COLUMN
5. CONCRETE SLAB
6. GUTTER WITH LEAF AND DEBRIS BARRIER AND DOWNSPOUT
7. WALL MOUNTED EXTERIOR LIGHT FIXTURE
8. METAL EAVES
9. ELECTRIC SERVICE PANEL
10. SKYLIGHT - VELUX VCE WHITE PVC FRAME AND NEUTRAL GRAY ALUMINUM SASH
11. 42" METAL RAIL DOOR BARRIER
12. PORTAL FRAME
13. SWALE
14. LINE OF EXISTING GRADE
15. PROPOSED NEW GRADE
16. WINDOW - ANODIZED ALUMINUM FRAME
17. WINDOW AND DOOR TRIM; COLOR - CECO SIGNATURE 200 - TRUE BLACK

DATE	
A	
B	
C	

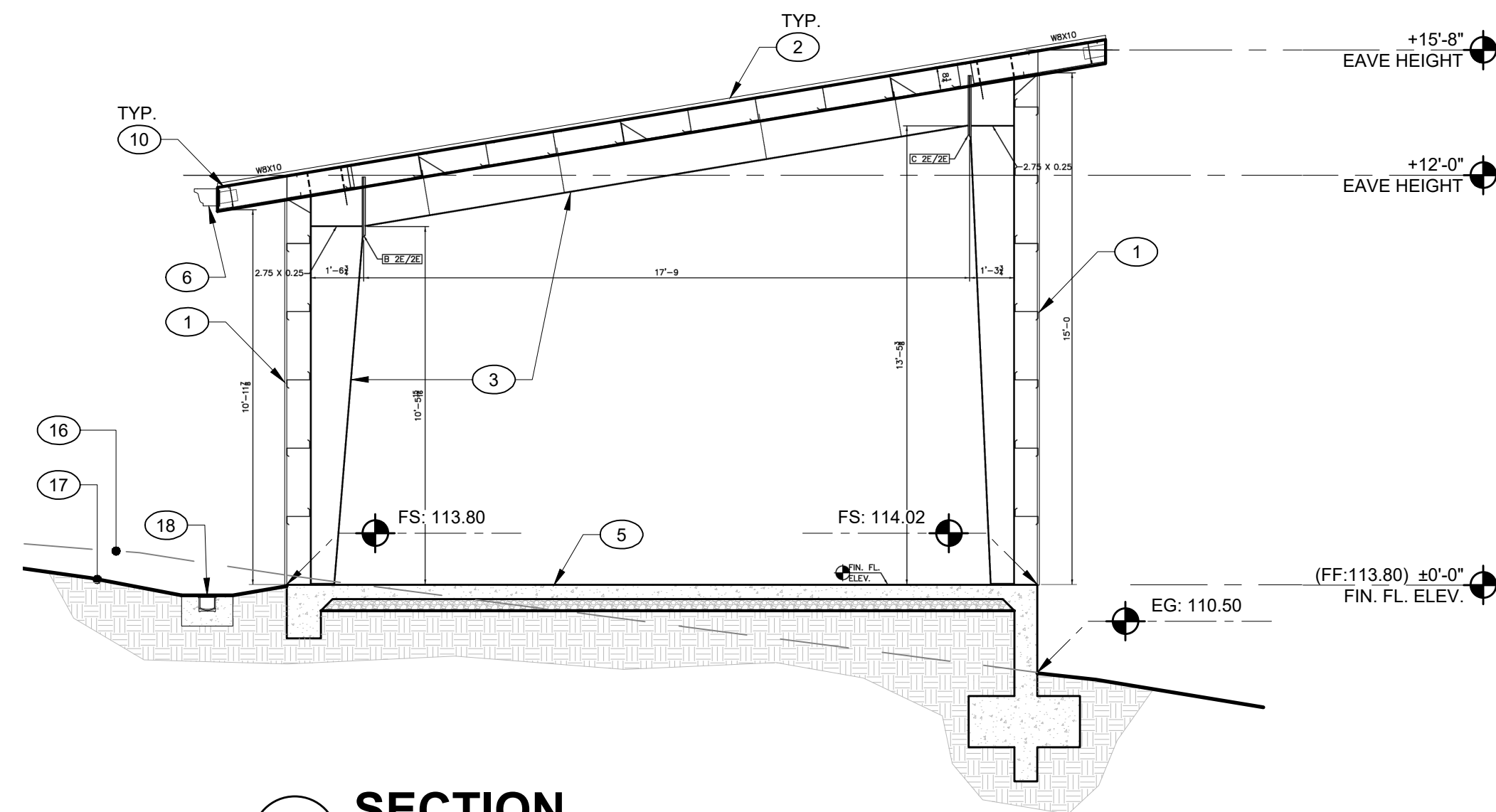
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FAX (707) 522-2105
www.hoganis.com
4780 HWY 12
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**BLACK RESIDENCE
NEW RESIDENCE AND GARAGE
EXTERIOR ELEVATIONS**

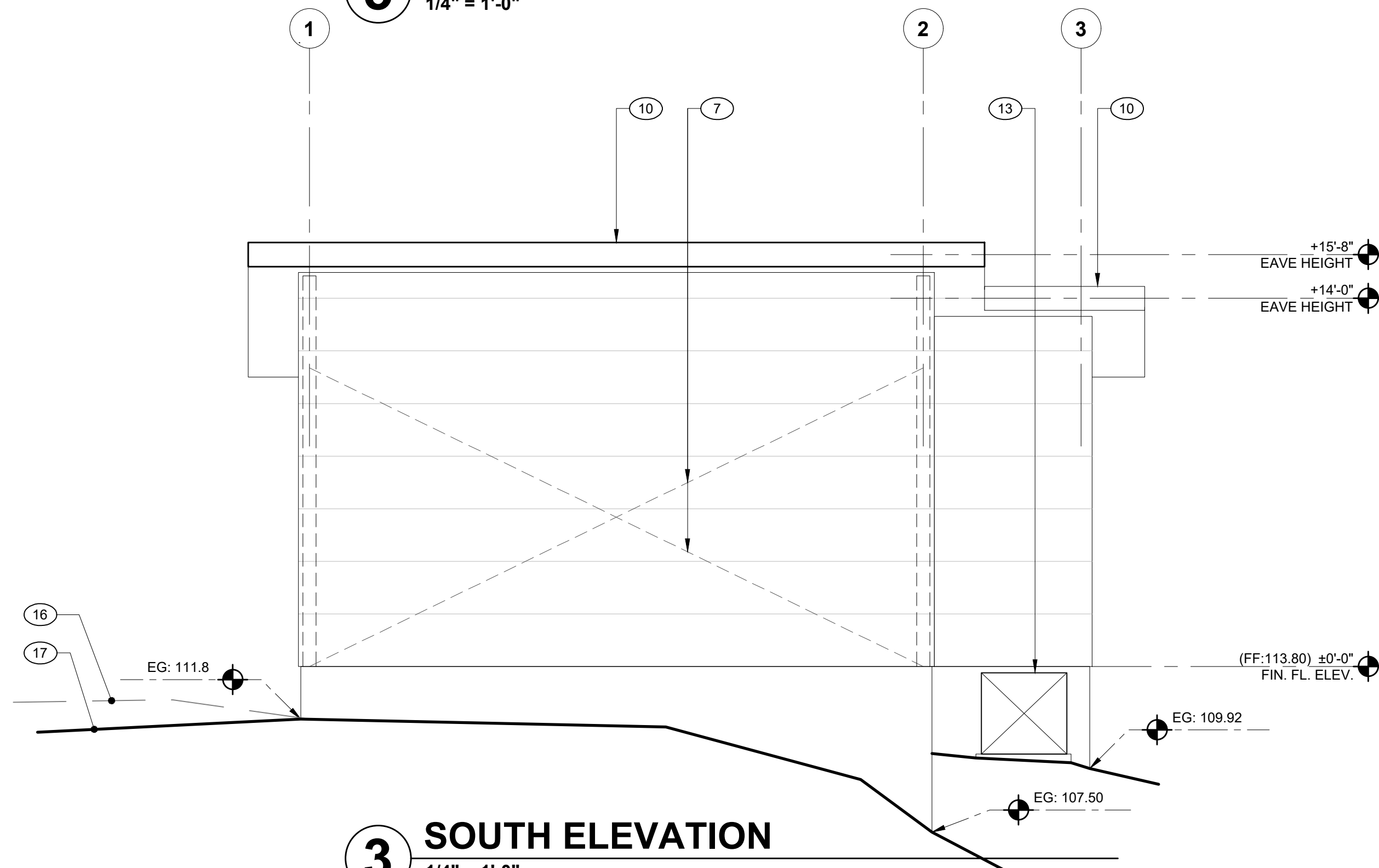
115 EDISON WAY
SOQUEL, CA 95073

DATE:	04/04/25
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DRAWN BY:	AD/AJ
CHK:	MS
JOB #:	5789

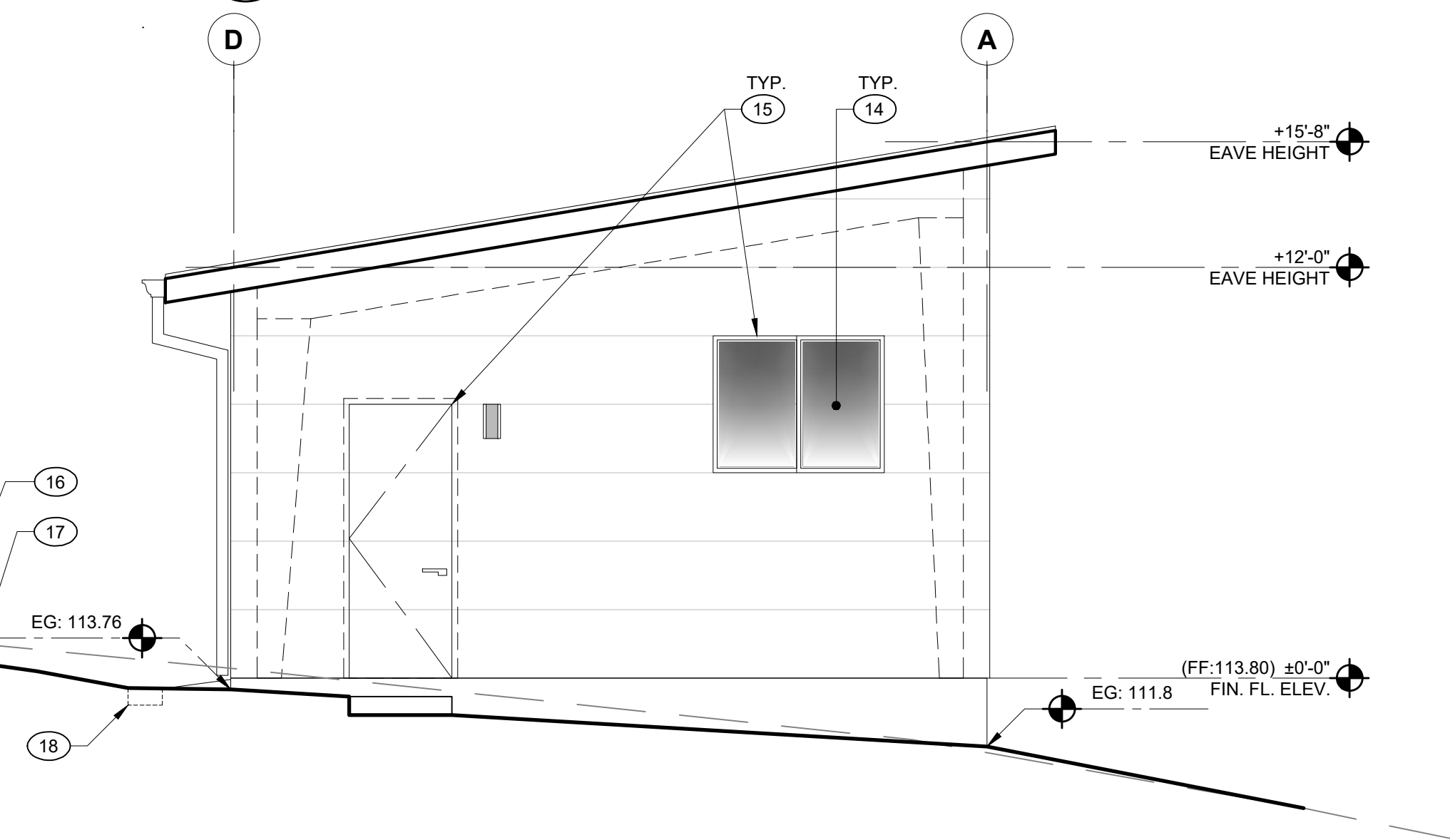
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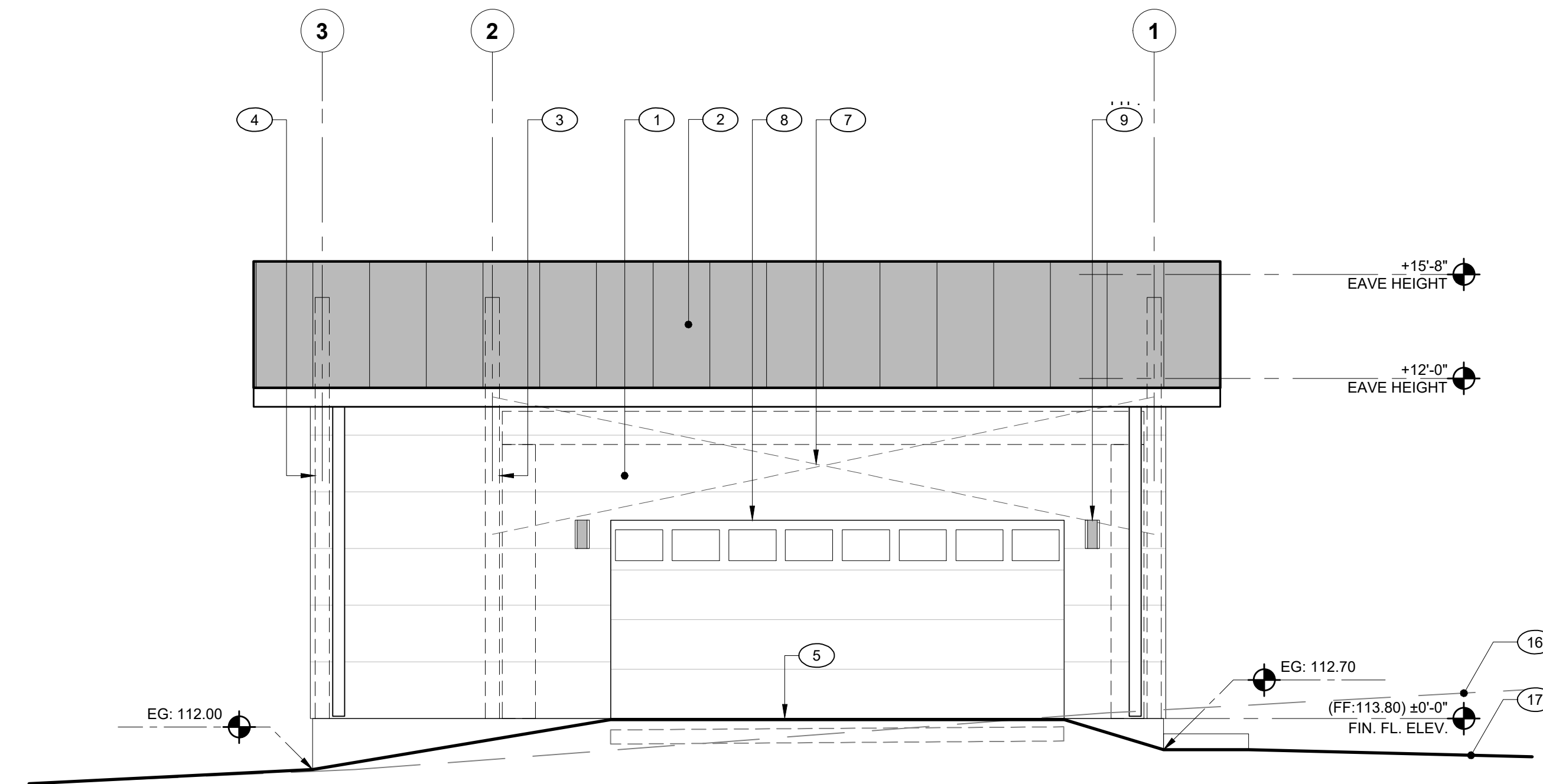
5 SECTION
1/4" = 1'-0"



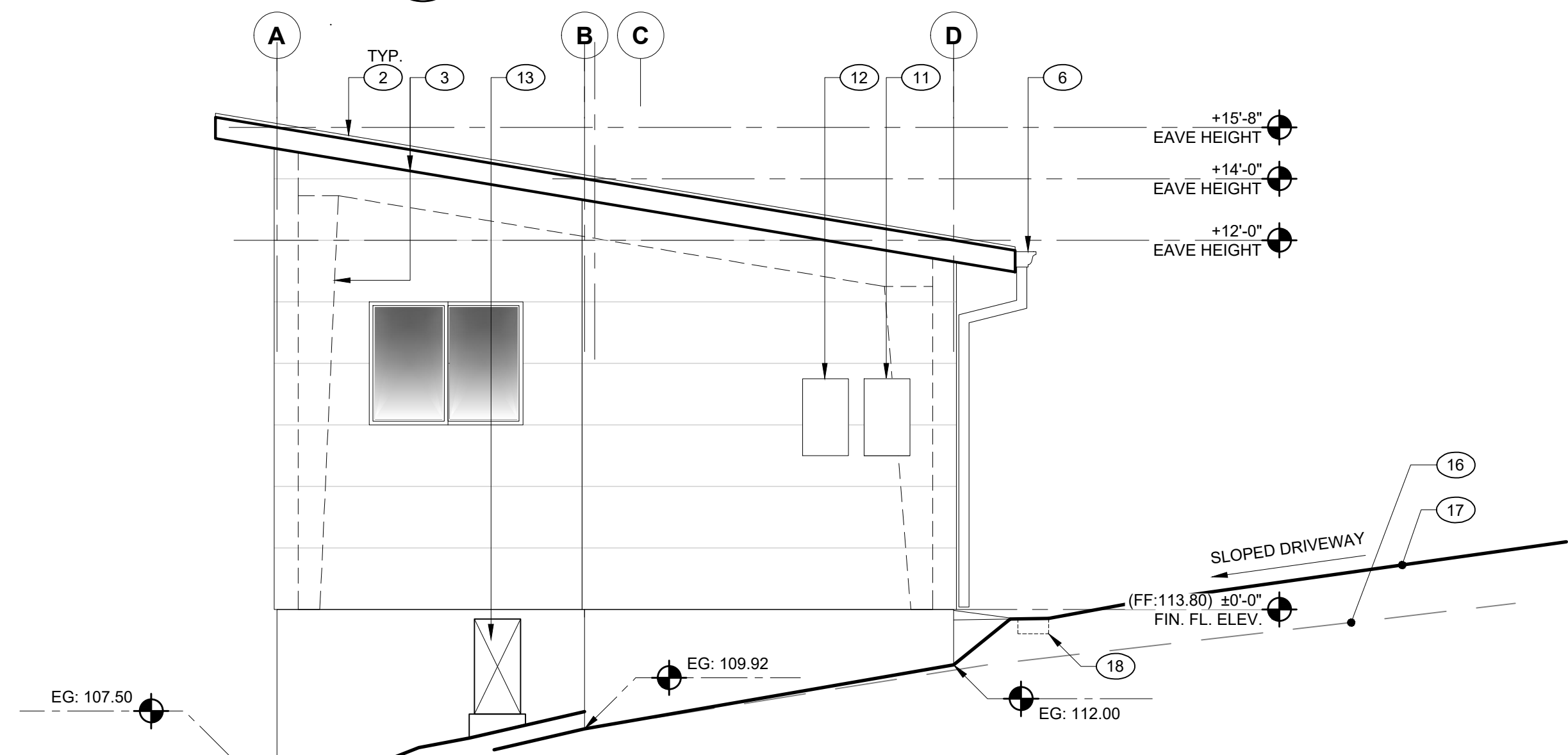
3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

KEYNOTES

1. METAL WALL SYSTEM CONSISTING OF WALL GIRT AND CORRUGATED METAL 'PBR' WALL PANEL SUPPORTED BY THE RIGID STEEL FRAME; COLOR CECO SIGNATURE 200 - CHARCOAL GRAY
2. METAL ROOF SYSTEM CONSISTING OF ROOF PURLINS AND CORRUGATED METAL 'PBR' ROOF PANEL SUPPORTED BY THE RIGID STEEL FRAME; COLOR CECO SIGNATURE 200 - TRUE BLACK
3. RIGID STEEL FRAME
4. STRUCTURAL STEEL COLUMN
5. CONCRETE SLAB
6. GUTTER WITH LEAF AND DEBRIS BARRIER, AND DOWNSPOUT
7. STRUCTURAL STEEL 'X' BRACING
8. GARAGE DOOR - CEDAR PLANK OVERHEAD DOOR
9. WALL MOUNTED EXTERIOR LIGHT FIXTURE
10. METAL EAVES
11. 200 AMP ELECTRIC SUBPANEL
12. OPTIONAL LOCATION OF FUTURE SOLAR INVERTER AND DISCONNECT
13. WARMBOARD COMFORT SYSTEM OUTDOOR HEATPUMP
14. WINDOW - ANODIZED ALUMINUM FRAME
15. WINDOW AND DOOR TRIM; COLOR - CECO SIGNATURE 200 - TRUE BLACK
16. LINE OF EXISTING GRADE
17. PROPOSED GRADE
18. TRENCH DRAIN

DATE

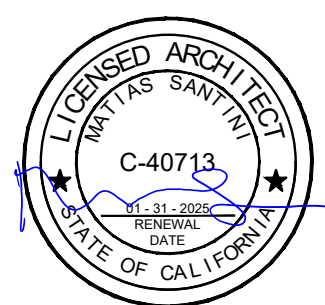
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4780 HWY 12
SANTA ROSA, CA 95409

TEL (707) 544-2104
FAX (707) 522-2105

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BLACK RESIDENCE NEW RESIDENCE AND GARAGE GARAGE - EXTERIOR ELEVATIONS & SECTION



DATE: 04/04/25

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

PM: MS

DRAWN BY: AD/AJ

CHK: MS

JOB #: 5789

A3.3

Z:\HLS-Projects\5789 Black-Edison Wy\ARCHITECTURAL\04 Variance Documents\5789 A4.1 Color and Materials.dwg, 4/14/2025 5:38:39 PM, DWG To PDF.pc3

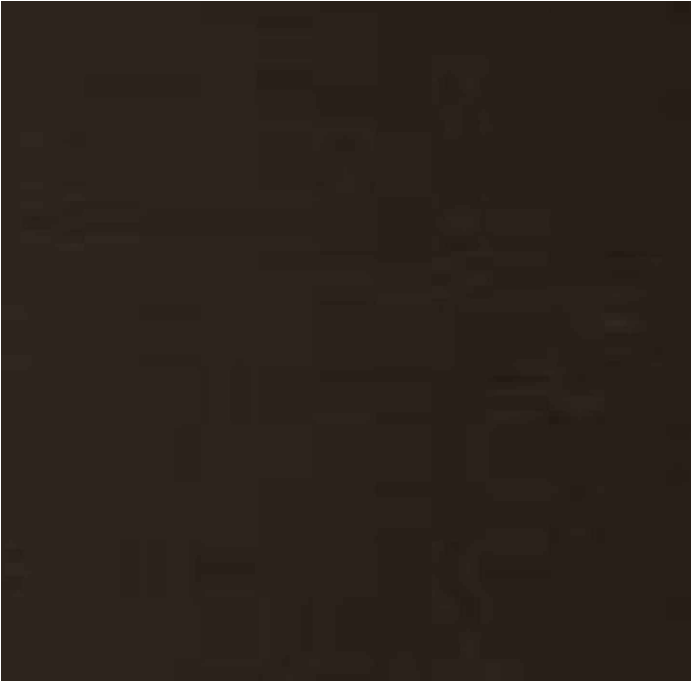
COLORS



SIDING:
CECO SIGNATURE 200
CHARCOAL GRAY



ROOFING & TRIMS:
CECO SIGNATURE 200
TRUE BLACK



WINDOW AND DOOR:
DARK BRONZE ANODIZED



LIGHT SCNCE
PROGRESS P5675-31

MATERIALS AND EQUIPMENT



STEEL PICKET RAILING - POWDER
COATED MATTE BLACK



OPTIONAL: STEEL CABLE RAILING - STAINLESS
STEEL OR POWDER COATED MATTE BLACK



GARAGE DOOR:
CEDAR PLANK



WINDOWS AND DOORS:
ALL WEATHER ARCHITECTURAL ALUMINUM
- ANODIZED ALUMINUM



CONCRETE RETAINING WALL:
NATURAL COLOR



SIDING AND ROOFING:
CECO BUILDING SYSTEMS - "PBR" METAL PANEL



SKYLIGHT:
VELUX VCE - WHITE PVC FRAME AND
NEUTRAL GRAY ALUMINUM SASH

DATE

A

B

C



4780 HWY 12
SANTA ROSA, CA 95409

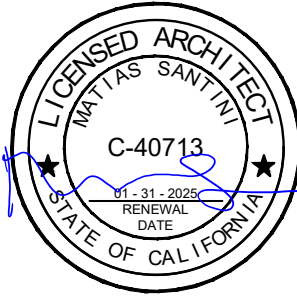
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BLACK RESIDENCE
NEW RESIDENCE AND GARAGE
COLOR AND MATERIALS

115 EDISON WAY
SOQUEL, CA 95073

APN: 103-171-79



DATE: 04/04/25
SCALE: 1/4"=1'-0" UON
PM: MS
DRAWN BY: AD/AJ
CHK: MS
JOB #: 5789

A4.1

27

Exhibit D

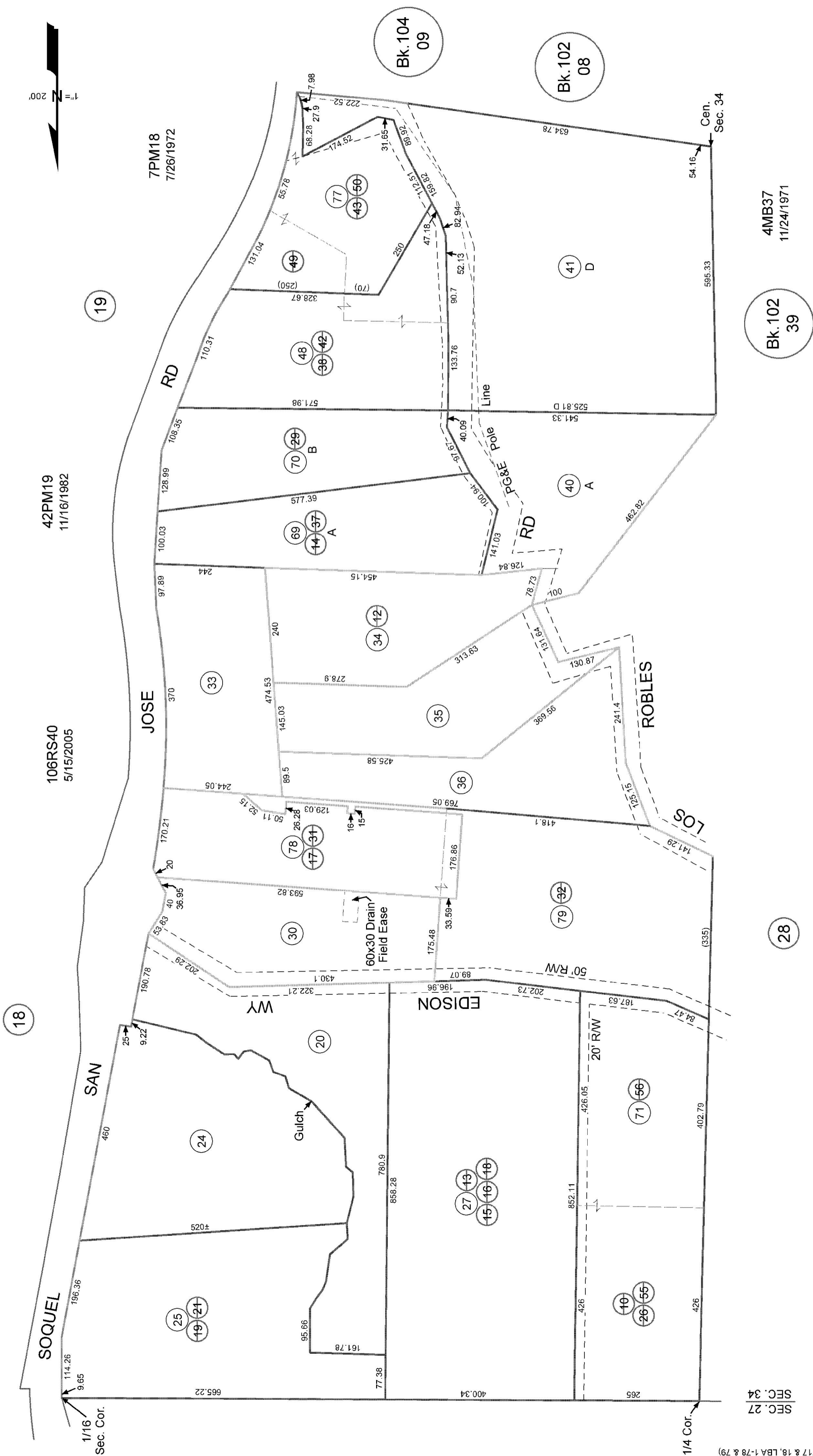
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POR. SECS. 27 & 34
T.10S., R.1W., M.D.B. & M.

Tax Area Code
83-010

103-17



SEC. 27
SEC. 34

4MB37
11/24/1971

Bk.102
39

Bk.102
08

7PM18
7/26/1972

42PM19
11/16/1982

106RS40
5/15/2005

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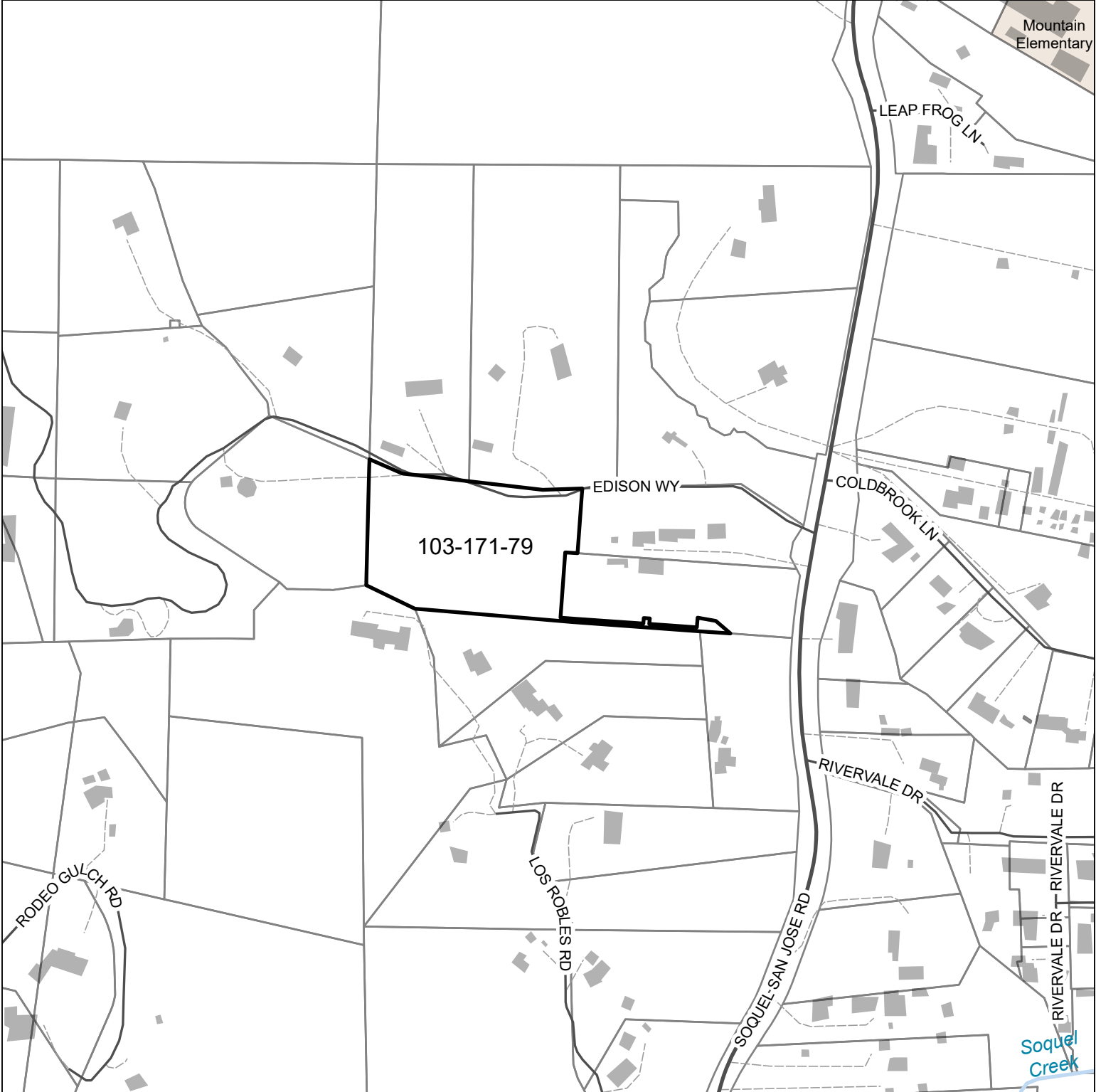
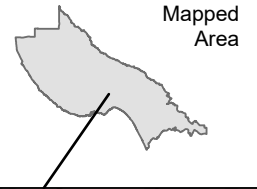
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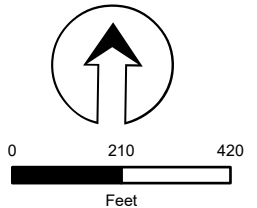
Santa Cruz County Planning Department

Parcel Location Map



Parcel: 10317179

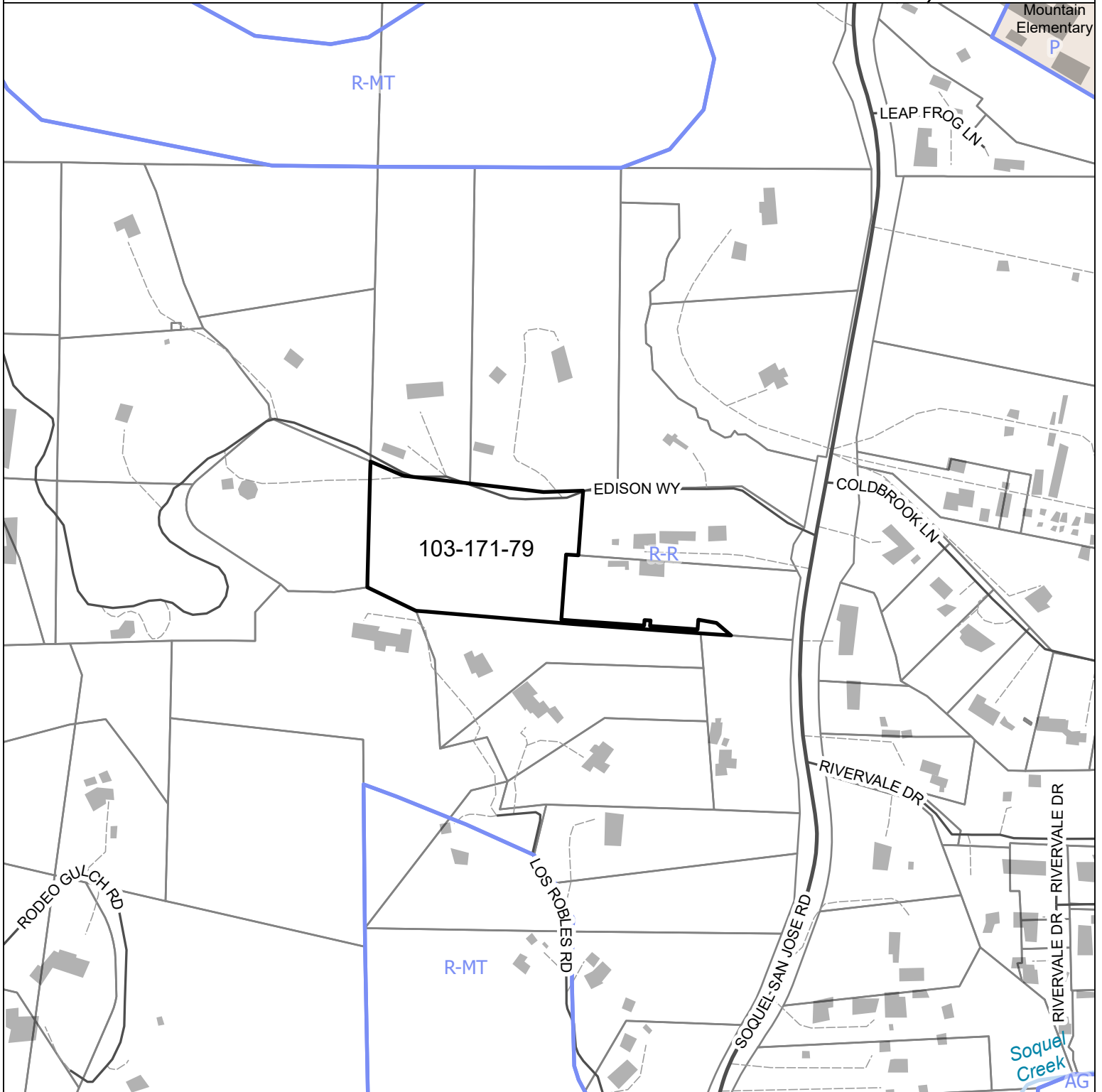
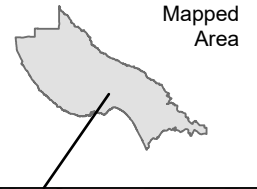
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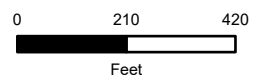


Santa Cruz County Planning Department

Parcel General Plan Map



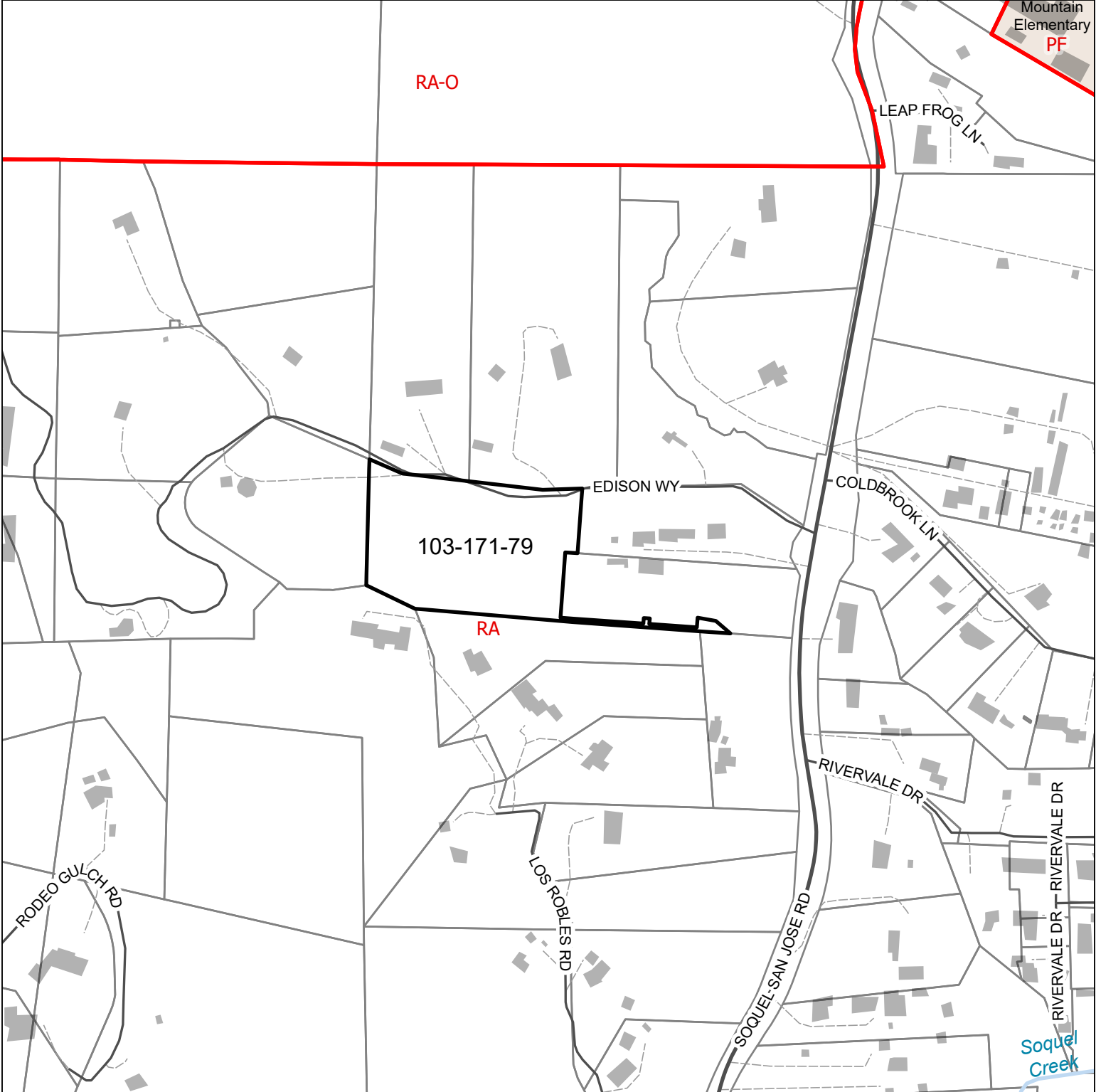
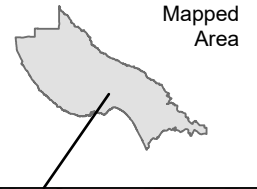
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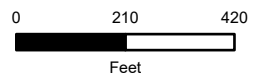
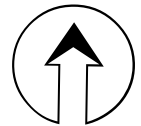


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Central Fire Protection District
Drainage District: N/A

Parcel Information

Parcel Size: 4.61 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Edison Way
Planning Area: Summit
Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agricultural)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped
Fire Hazard: Not a mapped constraint
Slopes: 0% to 50+ %
Env. Sen. Habitat: Riparian Corridor
Grading: Building foundation only
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Partially mapped but not in development area

Craig S. Harwood
Engineering Geologist

239 Park Drive
Ben Lomond, CA 95005
tel 831 325-9327
email kirmig@cruzio.com

August 17, 2024

Project No.: G-889.2

Lisa Black
P.O. Box 5534
Santa Cruz, CA 95037
Lisa.black@yahoo.com

Project: **Proposed Residence for Black
(formerly Corder Proposed Residence, formerly Noland Proposed Residence)**
APN 103-171-79
115 Edison Way
Santa Cruz County, California

Subject: **UPDATE OF GEOLOGIC EVALUATION**

Reference: Focused Engineering Geologic Evaluation, Corder Residence APN 103-171-79, Los Robles Road, Santa Cruz County, California, prepared by Craig S. Harwood, File No. G-328.1, dated April 22, 2010.
Update of Geologic Evaluation, Proposed Residence for Noland (formerly Corder Residence), 115 Edison Way, Santa Cruz County, Calif., APN 103-171-79, prepared by Craig S. Harwood, Proj. No. G-839.1, dated July 18, 2018.
Boundary and Topographic Map, prepared by Hannigan Land Surveying, Building Sections, Sheets SU-1, and SU-2, their job no. 18015, latest revision dated May 22, 2018.
Boundary Adjustment Map Between Assessor's Parcel No. 103-171—31 & 103-171-32, prepared by Cary Edmundson & Associates Land Surveying, Sheet 1 of 2 sheets, their job no. 04127CBA.FLX, latest revision dated March 8, 2007.

Dear Mrs. Black;

As requested, I have reviewed the files pertaining the project and have visited the site to confirm the state of the site conditions compared to our previous site visit in 2018. I have also reviewed the above referenced current site plans by Hogan Land Services, dated February 8, 2024.

Original Concept Versus the Current Concept:

In our original geologic evaluation we established a "Geologically Suitable Building Envelope" that was bordered on the south by a "50-year creek bank setback line." Working with Dees & Associates on that project, we had developed a setback from the crest of the creek bank for the home. This setback was based on a 2:1 projection from the base of the creek toward the building envelope area. Erosional features and the shape of the creek bank slope crest was also considered. In May of 2023 we provided to the project civil engineer (Hogan Land Services) a slightly revised setback line that was slightly more conservative. The current grading plans (sheet C7) of the plan set by Hogan depicts that setback line.

Our original geologic evaluation for the site (for a previous owner; the Corders and subsequently, the Noland) was for a very similar development concept to what is currently proposed. The plans indicate a wood-frame residence with detached garage will be constructed as shown on the "Grading and Drainage Plan" (Sheet C5) of Hogan. The only notable differences between the original versus the current development concept is that the proposed garage is detached from the residence but is planned to be located on the eastern side of the residence and a proposed septic system ("micro septic treatment unit") is proposed for an area located just west of the residence as shown on the development plans. The proposed residence and septic system are located within the "Geologically Suitable Building Envelope" and accompanying "50-year creek bank set back line" established in our report of April 22, 2010. Two

small riprap-filled dispersal pits are proposed for the nearly flat areas on the south side of the building pad area. One of these pits will receive timed treated dispersal water from the septic treatment unit and the other pit will receive runoff from the small parking area in front of the residence.

Updated Site Reconnaissance:

On June 11, 2024 we visited the site and observed that the site surface conditions are essentially the same as had existed in 2010 and in 2018. Despite the passage of 14 winter seasons since our initial site visit (of 2010), the creek banks have not experienced new sloughing nor has the slope crest changed in shape or retreated from the creek flowline location. No evidence of erosion could be detected at the ground surface.

Our recommended geologically suitable envelope established in our earlier report continues to be appropriate for the current development concept based on the site conditions and geologic constraints at the site.

If you have any questions or require clarification, please feel free to contact me at your earliest convenience. Thank you.

Sincerely,



Craig S. Harwood, PG #6831, CEG #2275
Consulting Engineering Geologist

Distribution: Addressee (3)

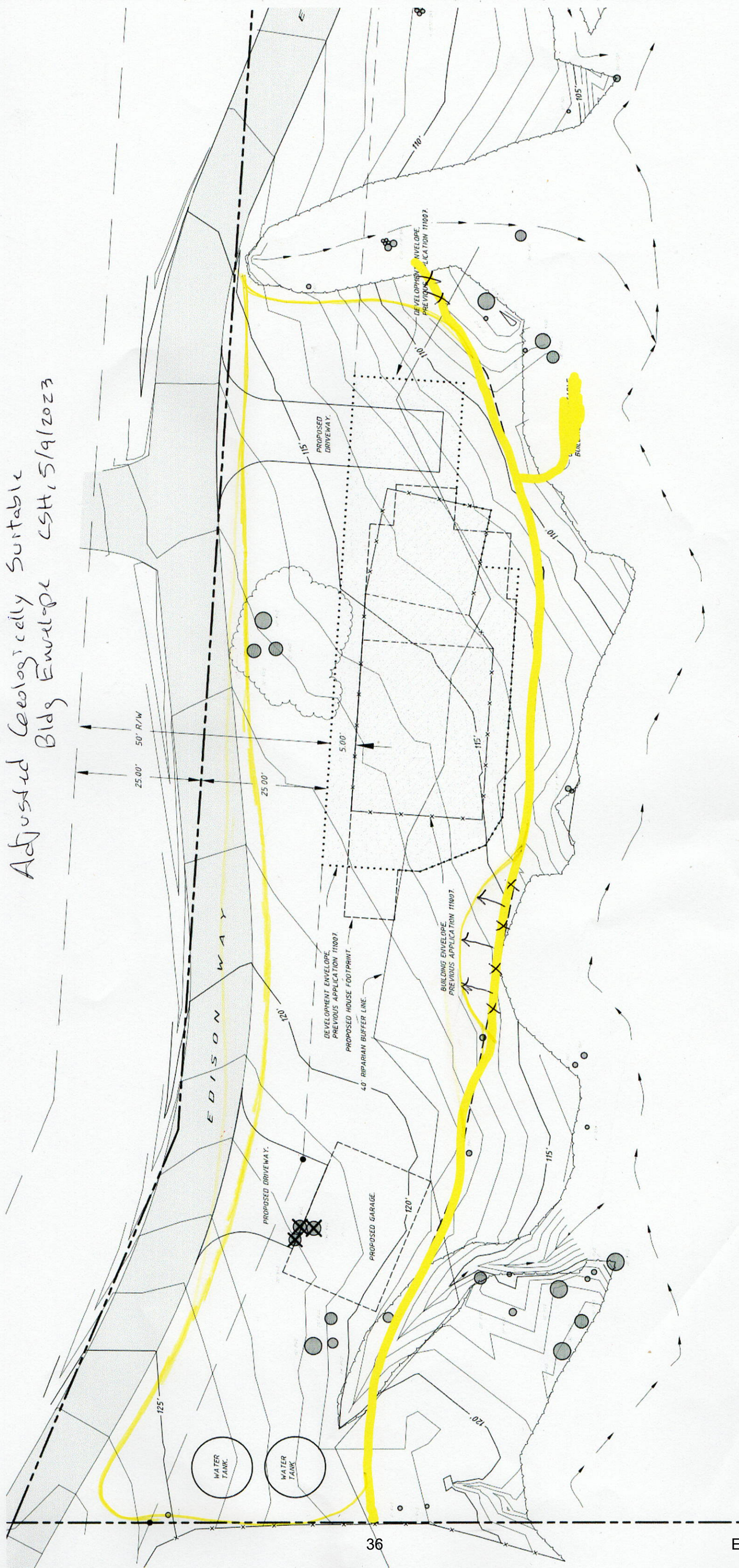
APPENDIX A

Map Showing Current Setback (Draft Map dated May 9, 2023)

Original Engineering Geologic Evaluation Report for Corder (dated April 22, 2010)

Update of Geologic Evaluation Report for Noland (Formerly Corder, dated July 14, 2018)

Adjusted Geologically Suitable
Bldg Envelope CSH, 5/9/2023



FOCUSED ENGINEERING GEOLOGIC EVALUATION
PROPOSED CORDER RESIDENCE
APN 103-171-79
LOS ROBLES ROAD
SANTA CRUZ COUNTY, CALIFORNIA

April 22, 2010

Prepared for

Eric and Jana Corder

Prepared by

CRAIG S. HARWOOD
Consulting Engineering Geologist
239 Park Drive
Ben Lomond, CA 95055

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Consulting Engineering Geologist

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Eric and Jana Corder
4395 Ranchero Drive
Soquel, CA 95073

April 22, 2010
File No. G-328.1

Project: **Proposed Residence**
APN 103-171-79
Los Robles Road
Santa Cruz County, California

Subject: Focused Engineering Geologic Evaluation

Dear Mr. and Mrs. Corder,

As you authorized, presented herein is the focused engineering geologic evaluation for the proposed residence and associated improvements located on APN 103-171-79 Los Robles Road in Santa Cruz County, California. This report has been prepared for your use in developing the property for the proposed improvements. The report describes the general site geologic characteristics, identifies and updated an evaluation of potential geologic hazards affecting the project and provides engineering geologic input for site development. Four copies of this report are submitted to Stephen Graves and Associates for your distribution to others. We have provided an additional copy to the project geotechnical engineer, Dees & Associates, Inc. This concludes our work for the current phase of the project.

We appreciate the opportunity to have provided geologic services for this project and look forward to working with you again in the future. If there are questions concerning this report, please contact me at your earliest convenience.

Sincerely,



Craig S. Harwood
RG #6831, CEG #2275

Distribution: Client (Email 1)
Graves & Associates (mail 4)
Dees & Associates (Email 1)

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Appendix A

Figure 1 – Vicinity Map

Figure 2 – Site Geologic Map

Figure 3 - Geologic Cross Sections A – A' and B – B'

1.0 INTRODUCTION

My understanding of the project is based upon our discussions with Mr. Stephen Graves (the project planner) and upon my review of a preliminary site map by Cary Edmundson & Associates dated September, 2007. We understand that the proposed project will consist of construction of a 1,500 square foot premanufactured home a short access driveway, and associated improvements on the 4.2 acre property. Water supply and septic disposal will be by on-site systems. The residence will be accessed directly from Los Robles Road at the north property line. It is anticipated that a relatively minor amount of grading will be needed to establish the building pad. The project will utilize an onsite septic/leachfield system to be located in the southern portion of the Parcel, which was addressed in the report by Zinn Geology, 2007.

2.0 PURPOSE AND SCOPE OF SERVICES

This engineering geologic evaluation has been conducted in order to characterize and evaluate the geologic conditions and potential geologic hazards associated with the proposed development at the site, with particular emphasis on creekbank retreat. The regional geology and regional seismicity pertinent to the subject site has already been covered in the report by Zinn Geology conducted in 2007. As we generally concur with their presentation of these topics in the Zinn Geology report, no attempt is made here to reiterate these aspects of the project. Where necessary, we have updated certain subjects pertinent to the proposed project. A geotechnical feasibility investigation for the subject site was conducted by Dees & Associates Inc. in 2006 ("DA, 2006").

The scope of work for this focused engineering geologic evaluation included; review of available geologic and geotechnical reports and maps, geologic mapping of the site, review of exploratory borings conducted by Dees & Associates, and evaluation of the collected data. It is the intent that this report be used exclusively by the client and the client's architect/engineer to form the geologic basis of the design of the project as described herein, and in the preparation of plans and specifications. No quantitative slope stability analyses were performed for this current evaluation. Analysis of the soil and rock for radioisotopes, asbestos, hydrocarbons, or chemical properties are beyond the scope of this geologic hazards evaluation.

3.0 SITE SETTING

The site is located in a rural portion of Santa Cruz County about 2.3 miles north of the community of Soquel in Santa Cruz County, California. Figure 1 (Vicinity Map: Appendix A) gives the general location of the site and the topographic characteristics of the vicinity. Figure 2 (Site Geologic Map, Appendix A) presents a more detailed depiction of the physical features of the site and geologic conditions. The site is located in an area characterized as undulating, locally steep hillside terrain. The area is incised by drainages. The building site is located within the base of an easterly trending valley. An unnamed, easterly flowing creek transects the central portion of the property with an east-west trend. The building envelope is located on a geomorphic terrace adjacent to the north side of the creek. Our review of the topographic base map by Cary Edmundson indicates there is approximately 15 feet topographic relief across the overall parcel (APN 103-131-32) between the building envelope and the creek bed. There is approximately 2.5 feet of topographic relief across the building pad.

Drainage patterns at the site are a function of the site physiography. During peak storm events natural drainage generally sheets downslope toward the creek but also may pond internally locally. We observed no evidence of concentrated runoff such as erosion scars other than within the active creek channel. However, due to the building location on a terrace adjacent to an active creek, the site may be subject to flooding

during extreme weather events. The vegetation at the site is typical of the mixed coastal redwood forest community. The majority of the parcel has a moderate to thick canopy of coniferous and other trees, including redwoods, pines, bays, oaks, and other riparian species as well as an understory ground cover of shrubs. The largest trees are distributed fairly evenly across the site and along the creek bank and are estimated to be approximately 40 to 50 years old, based on their diameter.

4.0 GEOLOGY

Previous Studies

As already noted, a Geologic Feasibility Investigation of the property was previously conducted by Zinn Geology in 2007. In addition to a site reconnaissance review of aerial photos and review of published reports pertinent to the site, their evaluation concluded the general building location shown on the Site Geologic Map (Figure 2) was feasible in terms of geologic hazards. Amongst their conclusions, which they pointed out were preliminary and qualitative in nature, were the following:

- ° Lateral erosion (creek bank retreat) may pose a greater than ordinary risk to the proposed residence.
- ° There is a greater than ordinary risk from flooding at the building site. They recommended this risk be further determined by hydrologists or engineers.
- ° The alluvium underlying the site might be susceptible to liquefaction and lateral spreading.

A Geotechnical Feasibility Study of the subject parcels conducted by Dees & Associates, Inc. in 2006. They characterized the site in general terms based on a surface reconnaissance. They did not conduct a subsurface investigation but surmised the site was underlain by soil of an unknown thickness and Purisima formation bedrock. They identified the soils as loose and susceptible to erosion. They identified the primary geotechnical considerations for the site as follows; 1) setting back from the creek bank, 2) providing firm support for the proposed house foundations.

Current Geotechnical Field Investigation (Dees & Associates)

Dees & Associates Inc. recently conducted a subsurface investigation of the building site through four exploratory borings within the building footprint to depths ranging from 8 feet to 21.5 feet below the existing ground surface. The borings were accomplished with a tractor mounted drill rig. Their logs are presented in their geotechnical investigation report (in preparation at this time). They encountered firm surficial residual soils consisting of silty CLAY and sandy CLAY with corrected blow counts (N_{60}) ranging from 7 to 18 blows per foot, with $N_{60} = 7$ being more representative. Below the depth of 5 feet they encountered medium dense clayey SAND with corrected blow counts ranging from 22 to 42 bpf. Although we observed flowing water in the creek at the time of our reconnaissance (also at the time of drilling) no groundwater was encountered in the borings, the deepest of which was 21.5 feet below the nearest adjacent ground surface. In general, groundwater conditions and fluctuations in the level of subsurface water are possible due to variations in rainfall, temperature, irrigation and other factors.

Site Reconnaissance

Concurrent with the filed drilling by DAI, a geologic reconnaissance of the site was performed on April 2, 2010 to observe in the field, features depicted on published maps, to observe exposures of earth materials and to identify existing or potential geological hazards. The results of the reconnaissance are shown on the Site Geologic Map and Geologic Cross Sections A-A' and B-B' (Figure 2, and Figure 3, respectively; Appendix A). The geologic materials encountered during the site reconnaissance include colluvium, alluvial deposits, and sandstone bedrock of the Pliocene Purisima formation.

The ground surface in the building envelope area slopes very gently toward the creek unnamed creek in the central portion of the parcel. The northern half of the site is underlain by alluvium which in turn overlies Purisima sandstone and the southern half (south of the creek) consists of Purisima formation which is overlain by a thin surficial layer of colluvium. The active channel of the creek is 6 to 8 feet wide and 8 to 11 feet deep, and is steep to very steep sided (45° to 80° locally). Purisima bedrock is exposed locally within the channel and comprises the entire south creek bank and also the lower 3 to 4 feet of the north creek bank exposes moderately hard sandstone. At the time of our reconnaissance we estimated the water level to be approximately 0.75 to 1.25 feet deep within the creek channel.

Landsliding (non-seismic conditions)

Published geologic maps covering the area do not show a landslide at or near the site (Cooper, Clark & Associates, 1974; Dibblee, et. al., 1980; Brabb, 1987, 1989 and 1997; Baum et al., 1999). These interpretations were consistent with the interpretation presented in the earlier investigation by Zinn Geology (2007). During the site reconnaissance we observed that alluvium which underlies the north portion of the parcel has sloughed into the creek at two locations. Furthermore, some trees along the creekbank have been undercut and have toppled into the creek. These trees and many of the trees on the terrace appear to be on the order of 40 to 50 years old suggesting that at least 40 to 50 years have passed without appreciable undercutting/slumping of the creek bank. The steep slope located on the south side of the creek shows no signs of deep seated landslide potential, however localized slumping of fill from the old logging road that exists higher up on that slope has occurred.

Debris flows, or mudslides, can originate during periods of heavy rainfall on steep slopes such as occurred in 1982 where hundreds of damaging debris flows and other slope failures occurred throughout the San Francisco and Monterey bay areas (Ellen and Weiczorek, 1988). The presence of shallow soil and some fills located on the steep slope that exists on the south side of the creek indicates a potential for debris flows on that slope. The creek channel can be expected to provide an adequate catchment for potential debris flow material emanating from the steep hillside. Due the topographic characteristics of the parcel, the creek side terrace where the proposed building pad is located is not subject to debris flows or landslides from the north. Furthermore, the topographic characteristics of the parcel precludes the building pad from being impacted by debris flows.

Creekbank Set Back

Working with the project geotechnical engineer we have established a 50-year "creekbank setback line" which is depicted on the Site Geologic Map and Geologic Cross Sections (Appendix A). The setback line is based on a 2:1 (H:V) sloping line extending from the base of the creek up to the ground surface in the general area of the building pad area.

5.0 UPDATED SEISMICITY

While the U.S. Geological Survey has abandoned attempts to predict the occurrence and magnitude of future earthquakes, the Working Group on California Earthquake Probabilities (2008) has revised estimates that there is a 63% probability that one or more major earthquakes (Mw 6.7+) will occur in the region by the year 2030 (UCERF, 2008). There is a high probability that, during the design life of the proposed residence, the site will experience a large earthquake from at least one of the active faults in the region. Faulting

The San Andreas Fault system and related fault systems in the region generally strike northwest and are characterized by a combination of strike-slip and reverse displacement. Some active faults in the region include (in order of increasing distance from the site): the Zayante-Vergeles fault system (2.9mi./4.4km northeast), the San Andreas fault ("Santa Cruz Mountains segment"; 5.75mi./8.75km northeast), the Sargent-Berrocal Fault zone (8.5mi./13km northeast), the Monterey Bay-Tularcitos fault system (12mi./19km west), the MonteVista-Shannon fault zone (12.5mi./19km northeast), San Gregorio-Palo Colorado fault system (16 mi./24.25km west), the southern extension of the Hayward fault zone (21.25mi./19km northeast), the southern extension of the Calaveras fault zone (22mi./34km northeast) (Jennings, 1994). The site is not located in an Alquist-Priolo Earthquake Fault Zone (Hart, 1997). We encountered no evidence indicative of the presence of active fault surface rupture on the subject property in our research, in the aerial photos observed, or during our site reconnaissance.

The UBC indicates that, in terms of seismic design, the site is not located within a "near source" zone (inside 2 kilometers). Near-source factors do not apply.

Ground shaking can trigger other secondary seismic hazards that are discussed in following sections.

Surface-Fault Rupture

The results of our review of geologic maps and literature, the previous report by Zinn Geology (2007), aerial photos and our site reconnaissance indicate no evidence suggestive of faulting at or immediately adjacent to the site. This conclusion is consistent with published mapping of the general area of the site. The potential for surface-fault rupture at the site is considered to be low.

Seismically-Induced Landsliding

No evidence of moderate or large scale landsliding was identified that could potentially impact the building pad area. The proposed construction if implemented in accordance with the recommendations presented in the Project Geotechnical Engineering Report being prepared by Dees & Associates (in press), would not be expected to raise the potential for landsliding above the normally low background level.

6.0 DISCUSSION

Living in or developing property in the rugged, seismically active coastal region of central California carries with it a somewhat elevated level of risk from geologic hazards when compared to areas of the state where the geologic hazards are generally lessened by the lack of topographic relief, seismicity and proximity to active faults. Persons living in or developing land in this region must be cognizant of this fact, and willing to accept this somewhat elevated level of risk. This level of risk can be reduced to an acceptably low level by implementing mitigative measures (for example, building setbacks from potential hazards, or adherence to building codes). It should be noted that this risk cannot be totally eliminated. Modern building codes are

intended to prevent collapse of structures but not to preclude the need for significant repairs or even rebuilding after a major earthquake.

Changes to the natural conditions at or adjacent to the site can directly affect the risk levels from geologic hazards to the proposed development. For example, grading activities (cutting or filling), altering natural drainage characteristics, removing vegetative ground cover or excessive landscape irrigation activity can upset the natural equilibrium of forces and conditions present in a slope therefore, increasing the risk from geologic hazards at a site. Conclusions are drawn considering the current site conditions and recommendations offered considering the current proposed development concept.

7.0 CONCLUSIONS

General

Based on the information obtained during this study, we judge that there are no geologic conditions or hazards that would preclude development of the property for residential purposes as currently planned, provided the recommendations presented herein (and those of the project geotechnical engineering report) are adhered to. The prime geologic considerations for the project are seismic shaking, and the potential for creekbank retreat as a result of scour and undercutting by the creek. As was stated in the Zinn report, there might be a greater than ordinary risk from flooding for the proposed residence. This potential should be accessed by a project civil engineer and/or hydrologist.

The following statements pertain to the current development concept. The recommendations are presented as guidelines to be used by project planners and designers, and have been prepared assuming we will be commissioned to review any subsequent version of the project plans prior to construction to verify conformance with the recommendations presented in this report, and to inspect during site grading. We should be notified in writing of any changes to the development concept so that we might review and, if necessary, to modify the recommendations.

Landsliding

The subsurface investigation by Dees & Associates, Inc, and observations of natural exposures at and near the site indicate that the building pad area and immediately adjacent areas are underlain by medium dense to very dense alluvial deposits and this alluvium is underlain by moderately hard sedimentary bedrock at depths ranging from 8 (in creek area) to more than at least 21.5 feet (in the building pad area).

With the exception of small-scale sloughing and slumping adjacent to the creek, we encountered no evidence of landsliding in any area that could potentially directly impact the building pad area. Creekbank retreat does carry with it a higher than ordinary risk to a habitable structure at the site. Working with the project geotechnical engineer we have established a 50-year "creekbank setback line" for the building footprint which is depicted on the Site Geologic Map and Geologic Cross Sections (Appendix A). Our site map shows a "geologically suitable building envelope," within which a residence can be sited without a "greater than ordinary" risk from geologic hazards. We understand that the piers for the proposed deck may extend slightly into the setback zone, however as the deck is not considered a habitable structure, no restrictions apply to the deck supporting piers. However, the piers should be designed according to the recommendations presented by the project geotechnical engineer.

Control of surface runoff is essential in preventing contributing to the occurrence of slope failures on both natural and modified slopes. The drainage and runoff control recommendations of the geotechnical engineering report should be adhered to in this regard.

Seismic Hazards

Due to a number of factors, the San Andreas Fault zone or the Zayante fault zone are likely to produce the highest level of seismic shaking at the site, however there are a number of active faults in the region that are capable of producing very strong to severe levels of seismic shaking during the design life of the proposed residences and improvements. Selection of seismic design parameters should be made after careful consideration of the site profile, analytical procedures, and past performance of similar structures during

magnitudes of shaking similar to those expected for the site. The UBC indicates that, in terms of seismic design, the site is not located within a “near source” zone (inside 2 kilometers). Near-source factors do not apply.

No evidence of surface faults crossing the site was encountered during the research, field reconnaissance, or subsurface exploration for this study. Therefore, the potential for fault surface rupture occurring at the site is considered to be low. Given that medium to very dense condition of the alluvial deposits, the presence of bedrock at relatively shallow depths and the lack of evidence of groundwater within at least 21.5 feet of the ground surface in the building pad area, we conclude there is a low potential for liquefaction, lateral spreading and lurching occurring at the site are low. Due to the inland location and the elevation of the site, the potential for the site to be affected by tsunamis and seiches is nil.

Recommendations

The residence and other site improvements should be designed to resist damage associated with very strong to severe ground shaking in accordance with current building codes and design standards. Site-specific seismic design criteria are presented in the geotechnical engineering report by Dees & Associates, Inc. (in press). The Seismic source type and distance for the site are as follows:

<u>Fault Name</u>	<u>Seismic Source Type</u>	<u>Distance from site (km)</u>
San Andreas	A	8.75
Zayante-Vergeles	B	4.4
San Gregorio	A	24.25

° The proposed residence footprint should be confined to that area designated on the map as “geologically suitable building envelope.” Furthermore, the 50-year “creebank setback line” which is depicted on the Site Geologic Map and Geologic Cross Sections (Appendix A) should also be adhered to.

° Erosion control, slope protection and construction of conventional drainage facilities will help to minimize loss of soil and surficial sloughing. These aspects of site development as well drainage provisions should be implemented in accordance with the recommendations offered in the Geotechnical Investigation report by Dees & Associates, Inc. (in press).

8.0 LIMITATIONS

1. The conclusions of this report are based on data acquired and evaluated from this study and are intended to apply only to the development concept that is currently being proposed. The conclusions of this report are based upon the assumption that the site geologic and soil conditions do not deviate substantially from those disclosed in the research and our observations of a limited number of natural and man-made exposures and exploratory excavations at and immediately adjacent to the site. If any variations or unforeseen conditions are encountered during construction, or if the proposed construction will differ substantially from that planned at the present time, the geologic consultant should be notified so that reevaluation of the conditions and supplemental recommendations can be given. In the event that we were not notified of such changes, the conclusions and recommendations presented in this report would be invalidated.
2. This report is issued with the understanding that it is the responsibility of the owner or the owner's representative to ensure that the information presented herein is called to the attention of the project architect and engineer.
3. The findings of this report are valid as of the present date. Changes in the conditions of a property can occur with the passage of time. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside of the control of the consulting geologist. Therefore, this report should not be relied upon after a period of one year without being reviewed by a qualified engineering geologist.
4. This report was prepared in general accordance with currently accepted standards of professional geologic practice in this area at this time. No warranty is intended, and none shall be inferred from the statements or opinions expressed.
5. All earthwork and associated construction should be observed by our field representative to compare the generalized site conditions assumed in this report with those found at the site at the time of construction, and to verify that construction complies with the intent of our recommendations.

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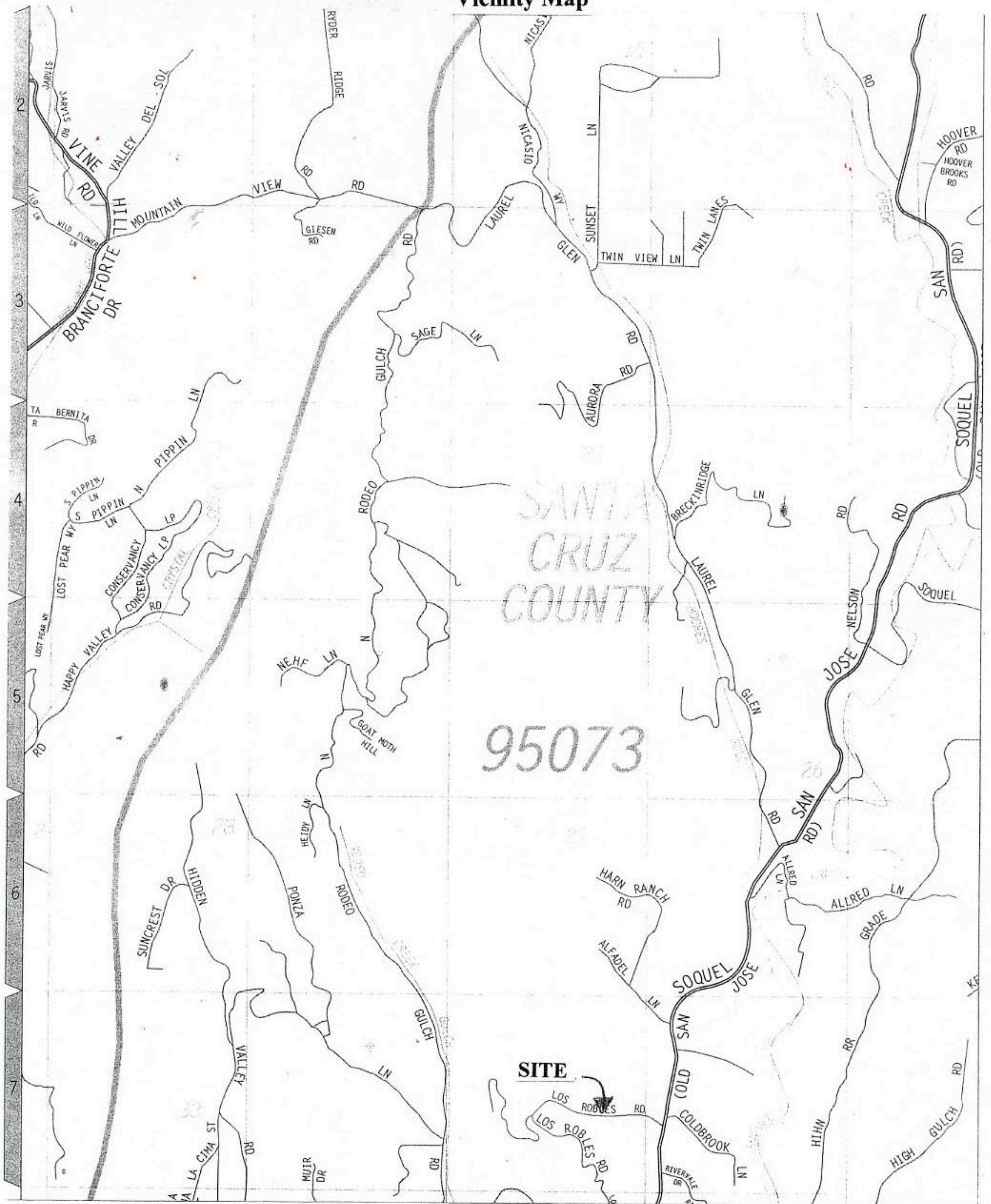
APPENDIX A

Vicinity Map

Site Geologic Map

Geologic Cross Sections A - A' and B - B'

Vicinity Map

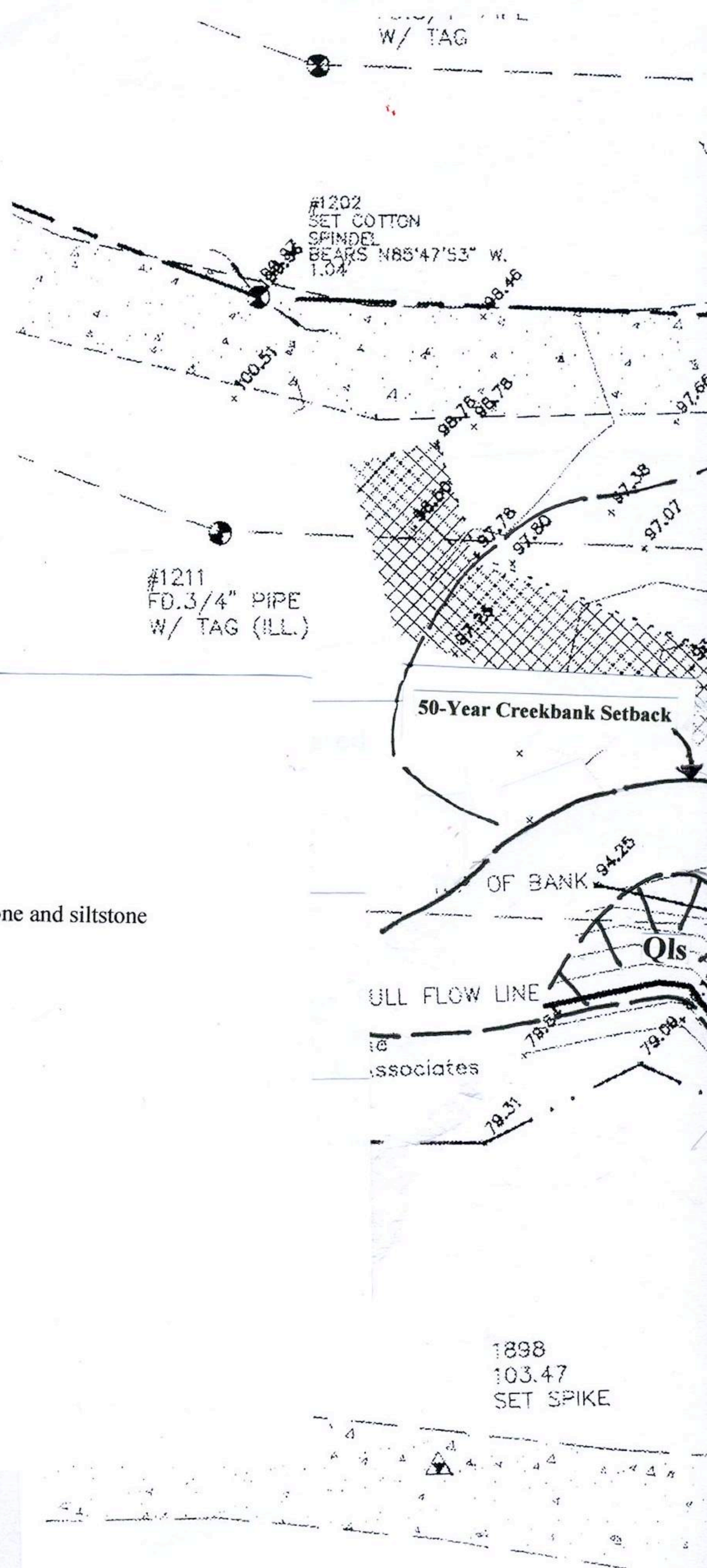


Proj. No. G-328.1

Proposed Corder Residence
Los Robles Road
Santa Cruz County, California

Figure 1

Exhibit G



Explanation

Earth Materials

Qls	Landslide scar
Qal	Alluvium
Tp	Purisima Formation (Miocene): Marine sandstone and siltstone

Symbols

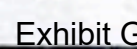
	Exploratory test boring (Dees, 2010)
	Geologic contact, dashed where approximate
	Trend of geologic cross section A - A'

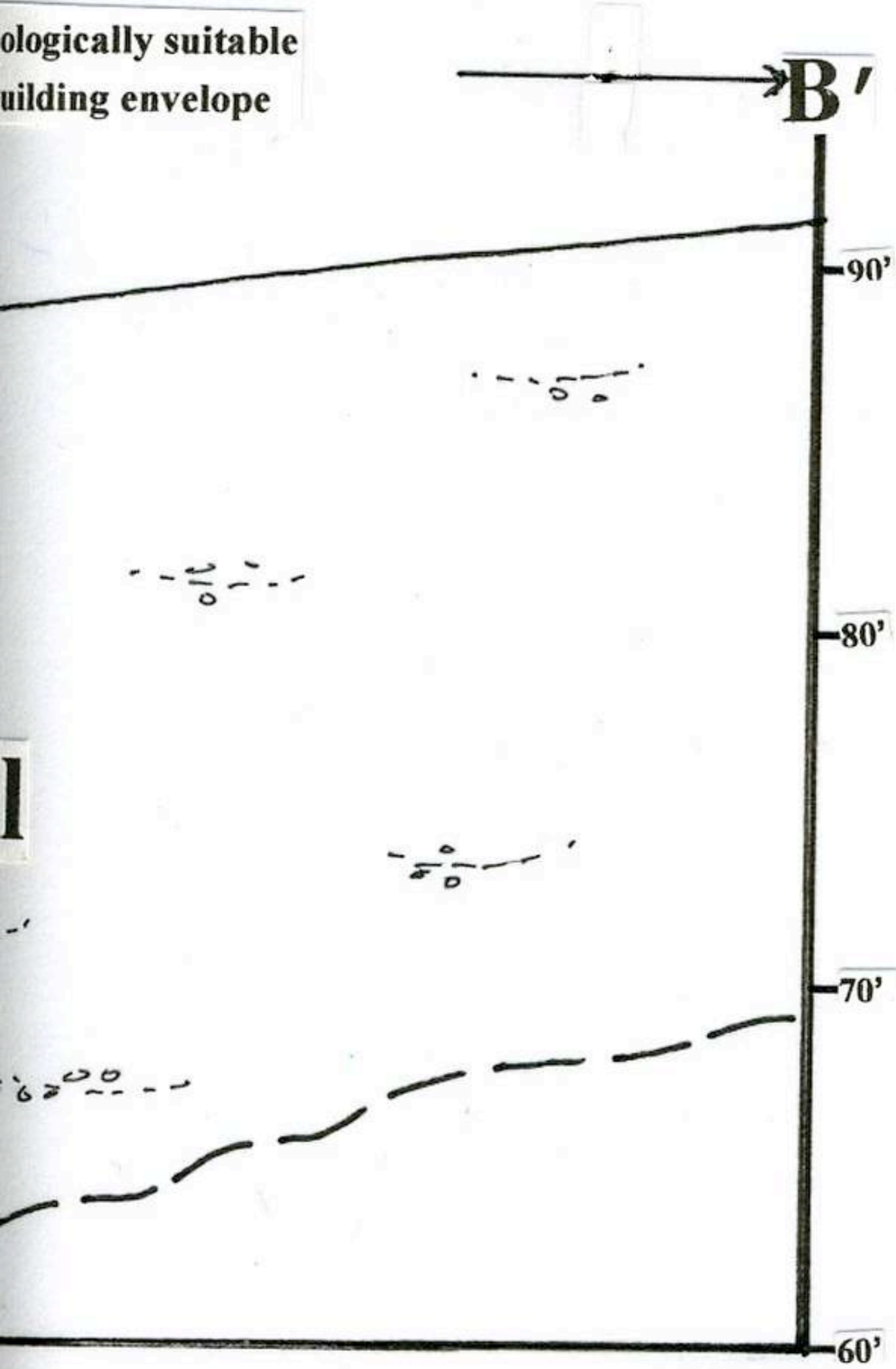
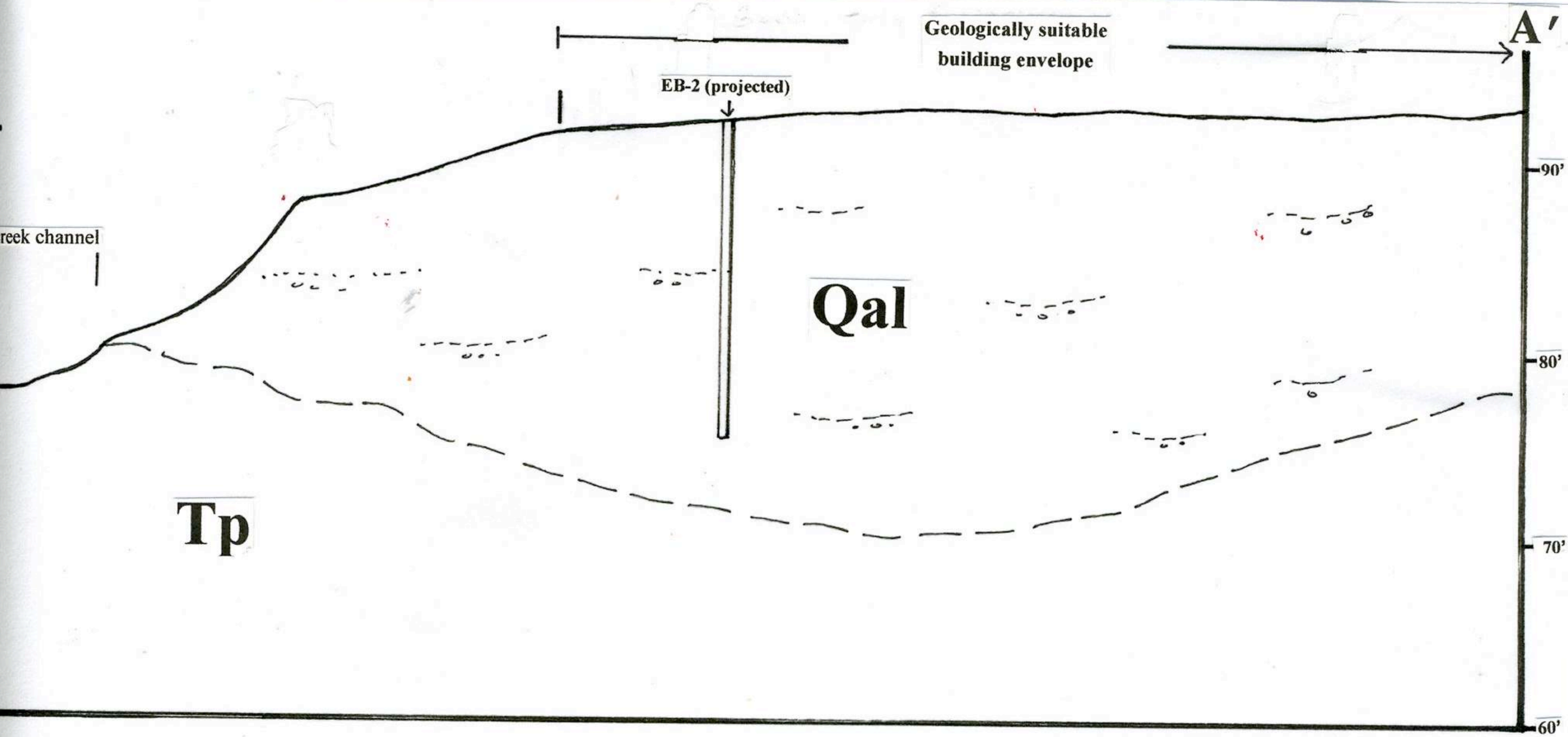
CRAIG S. HARWOOD
CONSULTING ENGINEERING GEOLOGIST

Proj. No. G-328.1

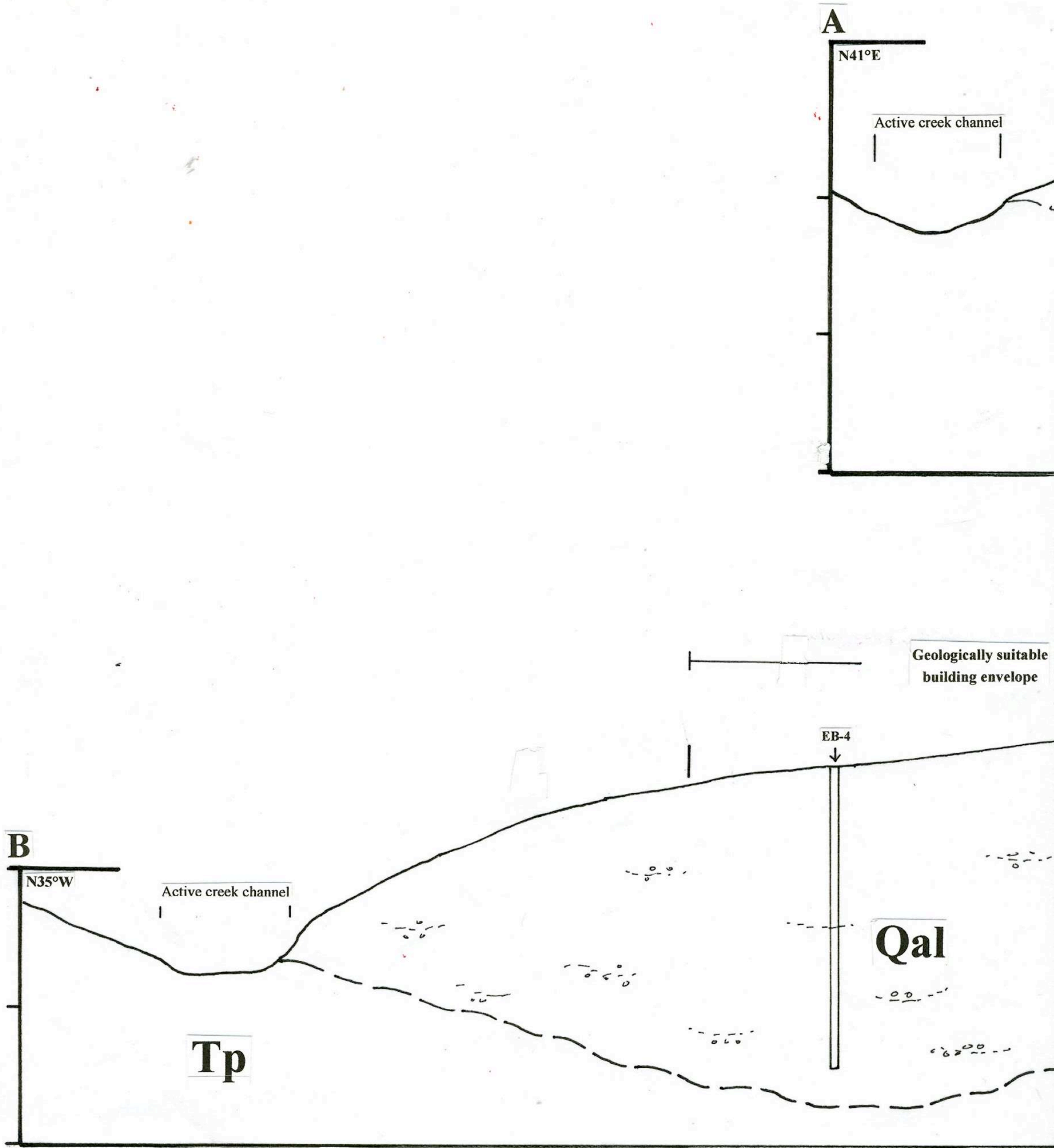
Proposed Corder Residence
Los Robles Road
Santa Cruz County, California

Date Apr





See Fig 2 for Explanation



CRAIG S. HARWOOD
CONSULTING ENGINEERING GEOLOGIST

Proj. No. G-328.1

Proposed Corder Residence
Los Robles Road
Santa Cruz County, California

Date April, 2010

Craig S. Harwood
Engineering Geologist

239 Park Drive
Ben Lomond, CA 95005
tel 831 325-9327
email kirmig@cruzio.com

July 14, 2018

Project No.: G-839.1

Jenny and Shane Noland
285 Harkleroad Avenue
Santa Cruz, CA 95062

Project: Proposed Residence for Noland (formerly Corder Residence)

APN 103-171-79
115 Edison Way
Santa Cruz County, California

Subject: UPDATE OF GEOLOGIC EVALUATION

Reference: Focused Engineering Geologic Evaluation, Corder Residence APN 103-171-79, Los Robles Road, Santa Cruz County, California, prepared by Craig S. Harwood, File No. G-328.1, dated April 22, 2010.

Development Plan, Noland Residence, 115 Edison Way, Soquel, CA 95073, APN 103-171-79, prepared by James Reed Stroupe, sheet 3 of 11, dated July 2, 2018.

Boundary and Topographic Map, prepared by Hannigan Land Surveying, Building Sections, Sheets SU-1, and SU-2, their job no. 18015, latest revision dated May 22, 2018.

Boundary Adjustment Map Between Assessor's Parcel No. 103-171—31 & 103-171-32, prepared by Cary Edmundson & Associates Land Surveying, Sheet 1 of 2 sheets, their job no. 04127CBA.FLX, latest revision dated March 8, 2007.

Dear Mr. and Mrs. Noland;

As requested, I have reviewed my files pertaining the project and have visited the site to confirm the state of the site conditions compared to our initial visit in 2010. I have also reviewed the above referenced current site plans.

Original Concept Versus the Current Concept:

In our original geologic evaluation we established a "Geologically Suitable Building Envelope" that was bordered on the south by a "50-year creek bank setback line." Working with Dees & Associates on that project, we had developed a setback from the crest of the creek bank for the home.

Our original geologic evaluation for the site (for a previous owner; the Corders) was for a very similar development concept to what is currently proposed. The plans indicate a wood-frame residence with detached garage will be constructed as shown on the "Development Plan." The only notable differences between the original versus the current development concept is that the proposed garage is not attached to the residence but is planned to be located in the western portion of the terrace at the subject site and a proposed leachfield is proposed for an area located just of the residence as shown on the plans (Development Plan by James Stroupe). The proposed residence and septic system are located within the "Geologically Suitable Building Envelope" and accompanying "50-year creek bank set back line" established in our report of April 22, 2010. Upon further consultation with Beck Boyd of Dees of Dees & Associates we have confirmed that the proposed leachfield is located beyond the creek bank setback line (as shown on the attached Site Geologic Map) and within the "Geologically Suitable Envelope" which has been adjusted to include the leachfield.

Site Reconnaissance:

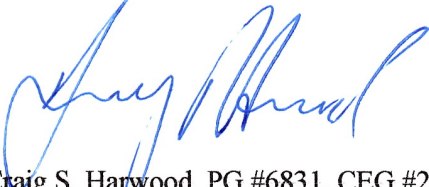
On June 19, 2018 we visited the site and observed that the site surface conditions are essentially the same as had existed in 2010. The creek banks have not experienced further sloughing or changed in the shape and location of

July 14, 2018

the slope crest. No evidence of erosion could be detected at the ground surface.

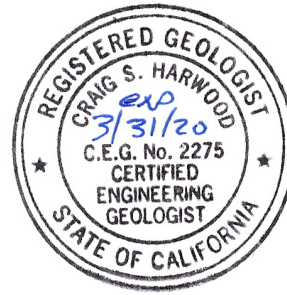
If you have any questions or require clarification, please feel free to contact me at your earliest convenience.
Thank you.

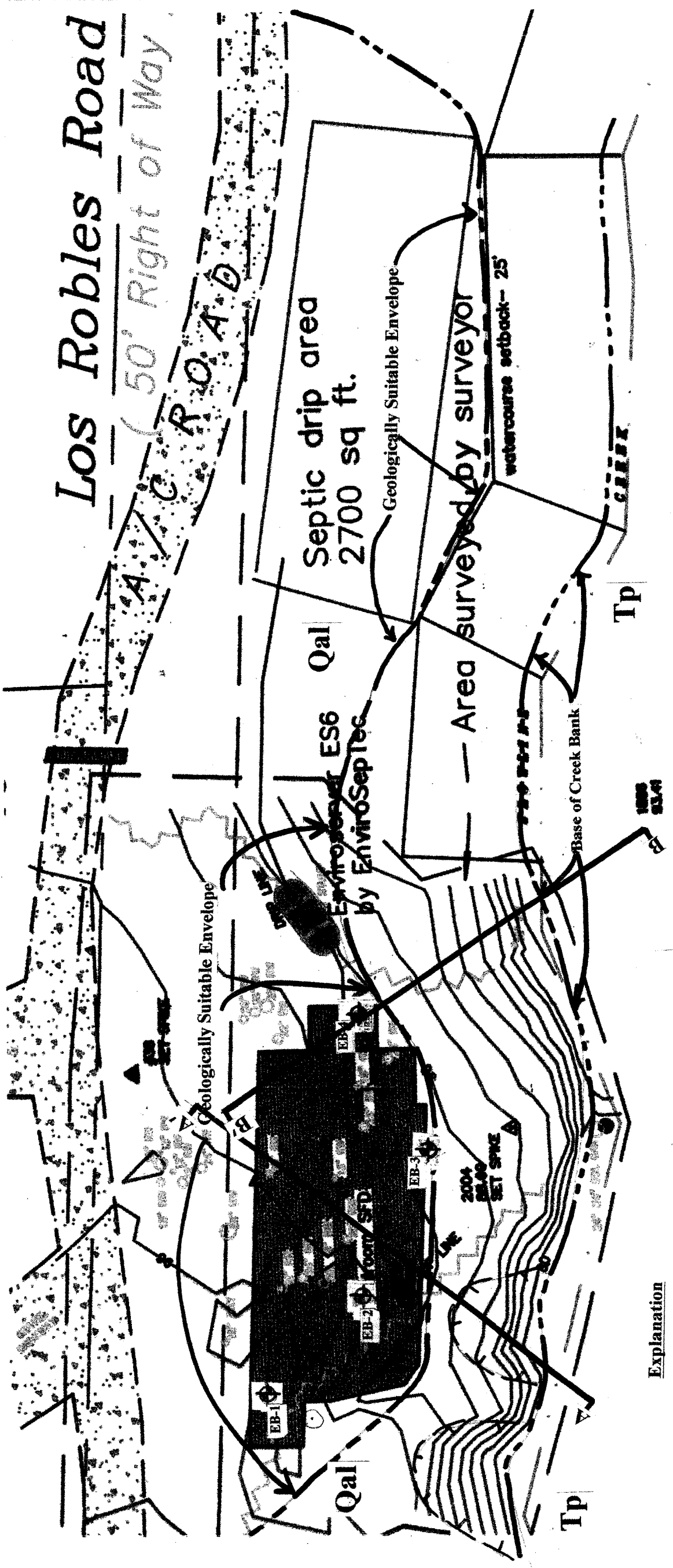
Sincerely,



Craig S. Harwood, PG #6831, CEG #2275
Consulting Engineering Geologist

Distribution: Addressee (3)





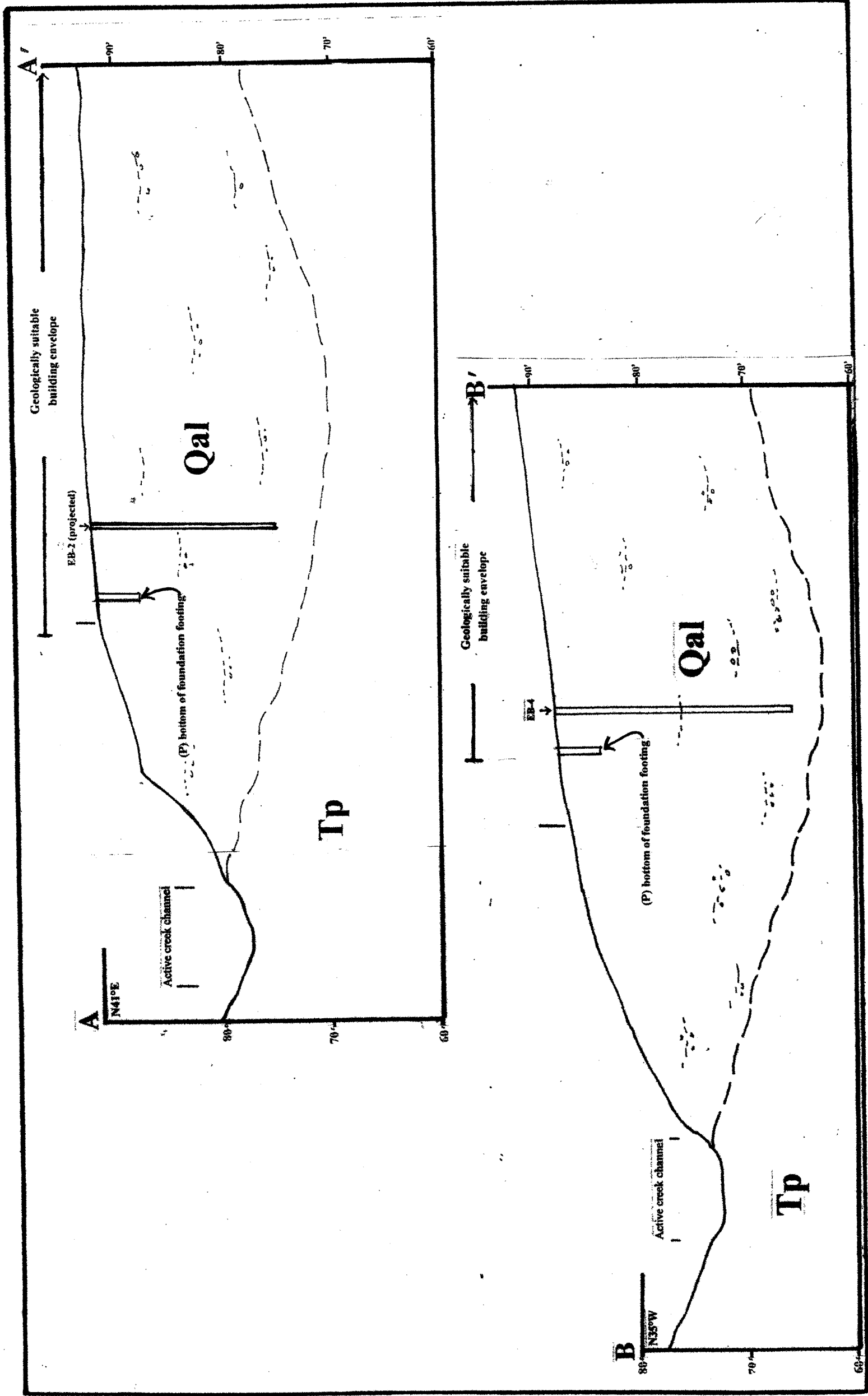
Explanation

Selected Earth Materials

- Qls Landslide scar
- Qal Quaternary alluvium
- Tp Purisima Formation

Symbols

- Geologic contact, dashed where approximate
- Approximate exploratory test boring location (Dees & Associates, 2010)
- Trend of geologic cross section (Field measured with tape and inclinometer)
- Geological Suitable Envelope (residence and leachfield)



Approximate Scale: 1" = 10'

Date: July, 2018

GEOTECHNICAL INVESTIGATION
For
A NEW SINGLE-FAMILY RESIDENCE
115 Edison Way
APN 103-171-79
Santa Cruz County, California

Prepared
For
LISA BLACK
Santa Cruz, California

Prepared By
DEES & ASSOCIATES, INC.
Geotechnical Engineers
Project No. SCR-1822
SEPTEMBER 2023



September 6, 2023

Project No. SCR-1822

LISA BLACK
555 Pacific Avenue #424
Santa Cruz, California 95060

Subject: Geotechnical Investigation

Reference: New Single-Family Residence
115 Edison Way, Soquel
APN 103-171-79
Santa Cruz County, California

Dear Ms. Black:

As requested, we have prepared a geotechnical investigation report for the new single-family residence proposed for the referenced site.

The purpose of our investigation was to evaluate the site soil conditions and provide geotechnical recommendations for the proposed development. As part of our investigation, we have reviewed the geological feasibility letter for the homesite prepared by Zinn Geology and worked closely with Craig Harwood, the project geologist, during our investigation.

This report presents the results, conclusions and recommendations of our investigation. If you have any questions regarding this report, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L Dees

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 1 to Addressee
1 to Craig Harwood

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GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our geotechnical investigation for a new single-family residence proposed at the referenced site.

Purpose and Scope

The purpose of our investigation was to explore and evaluate surface and near surface soil conditions at the proposed homesite and provide geotechnical recommendations for design and construction of the project. The specific scope of our services was as follows:

1. Site reconnaissance and review of available data in our files regarding the site and region, including a feasibility study prepared by our firm for the previous owner of the property titled, "Geotechnical Feasibility Study – Proposed Single Family Residence", dated June 12, 2006, Project No. SCR-0084.
2. Review of a letter titled, "Geological feasibility for proposed residential site", dated January 17, 2007, Job #2005032-G-SC, prepared by Zinn Geology. We had several discussions with Erik Zinn regarding potential geologic hazards at the site before the new project geologist, Craig Harwood, took over.
3. Review of the "Focused Engineering Geologic Evaluation", dated 22 April 2010 by Craig S. Harwood and discussions with Craig Harwood regarding the proposed development.
4. Exploration of subsurface conditions consisting of logging and sampling of four (4) exploratory borings. The soil samples obtained were sealed and returned to the laboratory for testing.
5. Laboratory testing was performed to evaluate the engineering properties of the subsurface soils.
6. Engineering analysis and evaluation of the resulting field and laboratory test data. Based on our findings, we have developed geotechnical design criteria for general site grading, building foundations, retaining walls, slabs-on-grade and general site drainage and erosion control.
7. Preparation of this report presenting the results of our investigation.

Project Location and Description

The project site is located at 115 Edison Way in the Soquel area of Santa Cruz County, California, Figure 1. The 4.6-acre parcel is bordered by rural residential properties to the south, east and west and Edison Way to the north.

The unimproved site is located on the north slope of an east-west trending ridgeline. The

property encompasses a small portion of the ridgetop and extends down the steep slope to the valley floor to the north. Site drainage is by sheet flow into an ephemeral creek that flows along the toe of the slope. The creek channel is approximately 10 feet deep, with steeply incised side slopes. The creek eventually flows into Soquel Creek.

The valley floor is nearly level and the proposed homesite is located between Edison Way and the creek. It is our understanding that a new residence and detached garage are proposed for the site. See Figure 2.

Field Investigation

Subsurface conditions at the site were explored on April 2, 2010 with four (4) exploratory borings drilled between 8 and 21½ feet below existing grades. The borings were drilled with 4-inch diameter solid flight auger equipment mounted on a tractor. The approximate locations of our test borings are indicated on our Boring Site Plan, Figure 2. Our boring site plan is based on a copy of the site map provided to us by the client.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0-inch O.D. Modified California Sampler (L) or the Standard Terzaghi Sampler (T). The penetration resistance blow counts for the (L) and (T) noted on the boring logs were obtained as the sampler was dynamically driven into the in-situ soil. The test was performed by dropping a 140-pound hammer a 30-inch free fall distance enough times (blows) to drive the sampler 6 to 18 inches. The number of blows required to drive the sampler through each 6-inch penetration interval was recorded. The "blow count" recorded on the boring logs present the accumulated number of blows that were required to drive the sampler through the last 12 inches of that sample interval, unless otherwise noted. The blow counts recorded on the logs have been converted to equivalent standard penetration test (SPT) values.

The soils encountered in the exploratory borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2487 and ASTM D2488), Figure 6. Our test boring logs are included on Figures 7 through 9 of this report. The test boring logs describe the soils encountered in our borings and may not reflect soil conditions in other areas of the site.

Laboratory Testing

The laboratory testing program was directed toward a determination of the physical and engineering properties of the soils underlying the site. Moisture content and dry densities were performed on representative soil samples to determine the consistency of the soil and the moisture variation throughout the explored soil profile. Grain size analyses and Atterberg Limits were performed to evaluate the relative shrink swell potential of the foundation zone soils and to aid in soil classification. The results of our field and laboratory testing appear on the "Test Boring Logs", next to the sample tested.

Subsurface Conditions

The Santa Cruz County Geologic Map, (Brabb 1997), Figure 3, indicates the homesite is underlain by Purisima Formation, which is described as “Very thick bedded yellowish-gray tuffaceous and diatomaceous siltstone containing thick interbeds of bluish-gray, semifriable, fine-grained andesitic sandstone. As shown, includes Santa Cruz Mudstone east of Scotts Valley and north of Santa Cruz. Thickness approximately 3,000 ft in the Corralitos Canyon area”.

There is sandstone exposed on the slope above the valley floor and within the creek bank side walls. However, our borings encountered at least 21.5 feet of sandy clay below the homesite. The soils encountered in our borings consisted of lean to slightly plastic sandy clay (PI=19). The soil became lighter in color with depth and increased in density from firm within a foot of the surface to very stiff or hard four (4) feet below grade. A 1-inch silt seam was encountered 15 feet below grade in Boring 3 and sub-rounded cobbles were encountered 21 feet below grade in Boring 4.

The sandstone dips below the surface in the vicinity of the creek and the geologist estimates sandstone to be somewhere around 25 feet below the surface at the homesite. The cobbles encountered in Boring 4 are believed to be cobbles that are often found resting on top of Purisima Sandstone, which is the basis for the estimated sandstone depth below the homesite. Refer to Figures 4 and 5 for copies of the geologic sections through the homesite prepared by Craig Harwood.

Groundwater

Groundwater was not encountered in our test borings. The boring logs denote groundwater conditions at the locations and times observed, and it is not warranted they are representative of groundwater conditions at other locations and times. Groundwater levels at the site may vary due to seasonal variations and other factors not evident during our investigation.

Seismicity

The following is a general discussion of seismicity in the project area. Refer to the geologic report by Craig Harwood for a detailed discussion of faulting and seismicity in the project area.

The project site is located about 4.4 km southwest of the Zayante Fault zone, 8.75 km southwest of the San Andreas Fault zone and 13 km southwest of the offshore Monterey Bay-Tularcitos Fault, see Figure 12. The San Andreas Fault is the largest and most active of the faults, however, each fault is considered capable of generating moderate to severe ground shaking. It is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake from one of the faults during the next fifty years. Structures designed in accordance with the most current seismic design codes should react well to seismic shaking.

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

Seismic Design Parameters	ASCE 7-16
Site Class	D
Mapped Spectral Acceleration for Short Periods	$S_s = 2.117 \text{ g}$
Mapped Spectral Acceleration for 1-second Period	$S_1 = 0.831 \text{ g}$
5% Damped Spectral Response Acceleration for Short Period	$S_{Ds} = 1.411 \text{ g}$
5% Damped Spectral Response Acceleration for 1-Second Period	$S_{D1} = \text{N/A}$
Seismic Design Category	N/A
PGAm	0.988 g

Liquefaction

Liquefaction occurs when saturated fine grained sands, silts and sensitive clays are subject to shaking during an earthquake and the water pressure within the pores build up leading to loss of strength. The excess pore water pressures then start to dissipate upwards and sideways. The primary movement is in an upward direction towards the ground surface which often results in ground settlement. Lateral dissipation of pore pressures could result in lateral spreading if soils liquefy near a slope face.

The lack of a defined groundwater table and the presence of stiff to hard sandy clay in the top 21 feet indicate there is a very low potential for liquefaction to occur below the homesite.

Landsliding

The proposed building site is situated on a level to gently sloping terrace adjacent to a 10 foot deep steeply incised creek. The creek banks are very steep and erosion and slump sliding has occurred along the bank in some areas. Due to the steepness of the creek banks, future erosion and slumping is expected along the edge of the homesite, therefore, we recommend setting habitable structures behind a 2:1 (horizontal to vertical) line drawn upwards from the base of the creek or retaining the soils that lie within a 2:1 (horizontal to vertical) line drawn upwards from the base of the creek. See Figures 4 and 5 for estimates of where the 2:1 line intersects the proposed homesite.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the new single-family residence and garage proposed at the site are feasible from a geotechnical standpoint provided the recommendations presented in this report are incorporated into the design and construction of the proposed improvements.

Primary geotechnical concerns for the project include embedding foundations into firm native soil, protecting foundations near the creek bank from being undermined, controlling site drainage and designing for strong seismic shaking.

The residence should be setback behind a 2:1 (horizontal to vertical) line drawn upwards from the base of the creek or the soil above a 2:1 (horizontal to vertical) line drawn upwards from the base of the creek should be retained. See Figures 4 and 5 for estimates of where the 2:1 line intersects the proposed homesite. Improvements that are located within the recommended setback should be expected to be undermined in the future. Foundations for improvements, other than the residence, can be designed to stand, even though they may get undermined, by embedding foundations below the 2:1 line and designing foundations to resist an active pressure within the soil located above the 2:1 line.

The foundation zone soils are suitable for support of conventional foundations. Foundations should penetrate the loose surface soils and be embedded in firm native material.

The clay is slightly expansive; however, our calculations indicate a modest 50 psf load will keep swelling below one-half inch. Although the soil swelling potential is low, we recommend keeping all footing excavations moist prior to the placing concrete to reduce the clay's expansive potential.

The site is nearly level and the surface soils have low permeability. Provisions should be made to control site drainage and not allow water to flow or pond adjacent to foundations or flow over the creek bank in an uncontrolled manner. Surface and roof runoff should be dispersed away from the residence in a controlled manner or discharged into the ephemeral creek below the home.

The site is located near several major faults and the proposed structure will most likely experience strong to severe seismic shaking during the design lifetime. The foundation and structures should be designed utilizing the most current seismic design standards.

RECOMMENDATIONS

The following recommendations should be used as guidelines for preparing project plans and specifications:

Site Grading

- Areas to be graded should be cleared of obstructions and other unsuitable material. If fill is to be placed, areas to receive engineered fill should be scarified, moisture conditioned to 2 to 4 percent over optimum moisture content and compacted to about 90 percent relative compaction before placing the fill.
- No fill may be placed within the setback zone without further geotechnical review and additional recommendations.
- Non-expansive native soils may be used as engineered fills below foundations and pavements. Imported soils used as engineered fill should be moisture conditioned to about 1 to 2 percent over optimum moisture content prior to compaction. Soils used for engineered fill should be granular, have a Plasticity Index less than 15, be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches. The on-site soils are slightly expansive. Granular imported engineered fill may need to be imported and mixed with the native soils to keep the Plasticity Index of the soil less than 15 if the native soil is to be used as fill material.
- Engineered fill should be placed in thin lifts not exceeding 6 inches in loose thickness and moisture conditioned to 1 to 2 percent over optimum moisture content. Engineered fill should be compacted to at least 90 percent relative compaction.
- The relationship between moisture content and dry unit weight shall be based on ASTM Test Designation D1557. The relative density and moisture content of the compacted soil shall be based on ASTM D2922.
- The upper 12 inches of subgrade soil below pavements should be scarified, moisture conditioned to about 2 to 4 percent over optimum moisture content and compacted to 95 percent relative compaction prior to placing aggregate base or paving material. Aggregate base sections should be compacted to 95 percent relative compaction.

Spread Footing Foundations

- Foundations may consist of shallow spread footings or slab-on-grade foundations embedded into firm, native soil.
- Spread footing foundations should be embedded at least 12 inches below grade and at least 12 inches below the lowest adjacent grade for one-story foundations and at least

18 inches below grade and at least 12 inches below the lowest adjacent grade for two story structures. Footings should be at least 12 inches wide for one story structures and at least 15 inches wide for two-story structures.

- Slab-on-grade foundations should include thickened edges and deepened footings for load bearing walls and columns. Footings for slabs-on-grade should conform to the minimum depths indicated for spread footings above.
- Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 1,800 psf for foundations embedded into native soil. The allowable bearing capacity may be increased by 1/3 for short term seismic and wind loads.
- Total and differential static settlements are anticipated to be less than 1 inch and 1/2 inch respectively for footings designed and constructed in accordance with the above.
- Lateral sliding resistance for structures supported on footings may be developed between the foundation bottom and the supporting subgrade. A frictional coefficient of 0.25 may be used for footings supported directly on firm, native soil. Where footings are poured neat against firm, native soil a passive lateral pressure of 200 pcf, equivalent fluid weight, may be assumed.
- Footings and utility trenches located adjacent to other footings should not extend within an imaginary 1.5:1 (horizontal to vertical) plane projected downward from the bottom edge of the adjacent footing.
- The foundation trenches should be kept moist from the time of excavation until the concrete is poured to reduce shrinkage cracks in the trench walls. The foundation trenches should be thoroughly wetted prior to placing concrete.
- Prior to placing concrete, foundation excavations should be thoroughly cleaned and observed by the soils engineer.

Pier Foundations

- Foundations for improvements located within the setback zone, other than the residence, can be designed to stand, even though they may get undermined, by embedding foundations below the 2:1 line and designing foundations to resist an active pressure within the soil located above the 2:1 line.
- Piers located within the setback zone, as shown in Figure 2, should be designed to withstand active pressures in the soil located above a 2:1 (horizontal to vertical) line drawn upwards from the base of the slope. An active lateral earth pressure of 45 pcf times 1.5 pier diameters should be used in the active zone.

- Concrete piers should be at least 12 inches in diameter and vertically reinforced the full length. The vertical reinforcement should be tied to the grade beam reinforcement. Actual reinforcement should be determined by the structural engineer.
- Piers designed in accordance with the above may be designed for an allowable skin friction of 250 psf plus a 1/3 increase for short term wind and seismic loads.
- For passive lateral resistance an equivalent fluid weight (EFW) of 200 pcf times 1.5 pier diameters may be used in the soil below the 2:1 setback line. The top 2 feet of pier length should be neglected in passive design for piers located on slopes.

Retaining Walls and Lateral Pressures

- The base of retaining walls should be founded below a 2:1 (horizontal to vertical) line drawn upwards from the base of the creek and should be designed to resist both lateral earth pressures and any additional surcharge loads.
- Unrestrained retaining walls up to 10 feet high should be designed to resist an active equivalent fluid pressure of 45 pcf for level backfills, 53 pcf for sloping backfills inclined up to 3:1 (horizontal to vertical) and 79 pcf for sloping backfills inclined up to 2:1 (horizontal to vertical).
- Restrained retaining walls should be designed to resist an at-rest earth pressure of 66 pcf, equivalent fluid weight, for level backfills, 89 pcf, equivalent fluid weight, for back slopes inclined to 3:1 (horizontal to vertical) and 115 pcf for sloping backfills inclined up to 2:1 (horizontal to vertical).
- For seismic design of retaining walls, a dynamic surcharge load of 17 pcf, equivalent fluid weight, should be added to the above active lateral earth pressures. The resultant force should be applied at a point located 0.3H above the base of the wall, where H is the height of the wall.
- The above lateral pressures assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 2, type A permeable material (Caltrans Specification 68-1.025) or an approved equivalent with **no filter fabric**. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. Wall back drains should be plugged at the surface with clayey material to prevent infiltration of surface runoff into the back drains.

- Retaining wall foundations should be designed in accordance with the foundation sections of this report.

Concrete Slabs-on-Grade

- Slabs-on-grade should be supported on firm, compacted soil. Thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should reduce cracking and movement.
- Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement of exterior slabs should not be tied to the building foundations.
- The upper 12 inches of subgrade below concrete pavement slabs should be moisture conditioned to about 3 percent over optimum moisture content and compacted to 95 percent relative compaction. The aggregate base below pavements should also be compacted to 95 percent relative compaction.
- Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where floor wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane (15-mil. min.) should be placed over the gravel.

Site Drainage

- The site is nearly level and controlling surface and subsurface runoff will be important to the performance of the project. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and pavements.
- Concentrated runoff should not be allowed to flow over the top of the creek bank.
- Where bare soil or pervious surfaces are located next to the foundation, the ground surface within 10 feet of the structure should be sloped at least 5 percent away from the foundation. Where impervious surfaces are used within 10 feet of the foundation, the impervious surface within 10 feet of the structure should be sloped at least 2 percent away from the foundation. Swales should be used to collect and remove surface runoff where the ground cannot be sloped the full 10 feet width away from the structure. Swales should be sloped at least 2 percent towards the discharge point.

- Full roof gutters should be placed around the eaves of the structure. Discharge from the roof gutters should be conveyed away from the downspouts and discharged away from improvements in a controlled manner.
- Collected water may be discharged into the ephemeral creek or dispersed on site. If water is dispersed on site, the discharge locations should be located at least 10 feet from foundations and at least 15 feet behind a 2:1 (horizontal to vertical) line drawn upwards from the base of the creek bank.

Plan Review, Construction Observation, and Testing

- Dees & Associates, Inc. should be provided the opportunity for a general review of the final project plans prior to construction to evaluate if our geotechnical recommendations have been properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review.
- Dees & Associates, Inc. also requests the opportunity to observe and test grading operations and foundation excavations at the site. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.
- The geotechnical engineer should be notified **at least four days** prior to any grading or foundation excavating so the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.
- A representative of our firm should approve soil for use as engineered fill prior to importing it to the site.
- Engineered fill should be observed and tested by our firm. At a minimum, in-place density tests should be performed as follows: one test for every one foot of fill, one test for every 1,000 sq. ft. of material for relatively thin fill sections and one test whenever there is a definite suspicion of a change in the quality of moisture control or effectiveness in compaction.
- Our firm should be called to observe keys and benches prior to placing engineered fill.

- If gravel backdrains are recommended during fill placement, our firm should be called to observe the backdrain pipe and gravel prior to capping with soil. The locations and depths of the backdrains should be determined by the soils engineer during construction.
- Prior to placing concrete, foundation excavations should be thoroughly cleaned and observed by the soils engineer.
- **Foundation excavations must be kept moist from the time of excavation until concrete is placed.** If the soils in the footing excavations dry out and crack, the soils should be wetted until the cracks close.
- A representative of our firm should observe and test slab and pavement subgrades prior to placing gravel or concrete.
- A representative of our firm should observe and test the aggregate base sections below pavements prior to placing asphalt or concrete pavement.
- Retaining wall backdrain piping systems should be observed by the soils engineer prior to the placement of drainrock, and the drainrock should be observed prior to capping with soil.
- Drainage and erosion control preparations (swales, ground slopes, retention and detention structures and discharge areas) should be observed by the soils engineer. Discharge areas and retention areas should be reviewed and approved in the field prior to installation.
- After the earthwork operations have been completed and the soil engineer has finished their observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the soil engineer.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.
3. Any changes to the plans or changes implemented during construction must be brought to the attention of our firm. Our firm shall not be held responsible for damages that occurred due to unauthorized changes or changes that were not brought to our attention.
4. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a soil engineer.

APPENDIX A

Site Vicinity Map

Boring Site Plan

Geologic Map

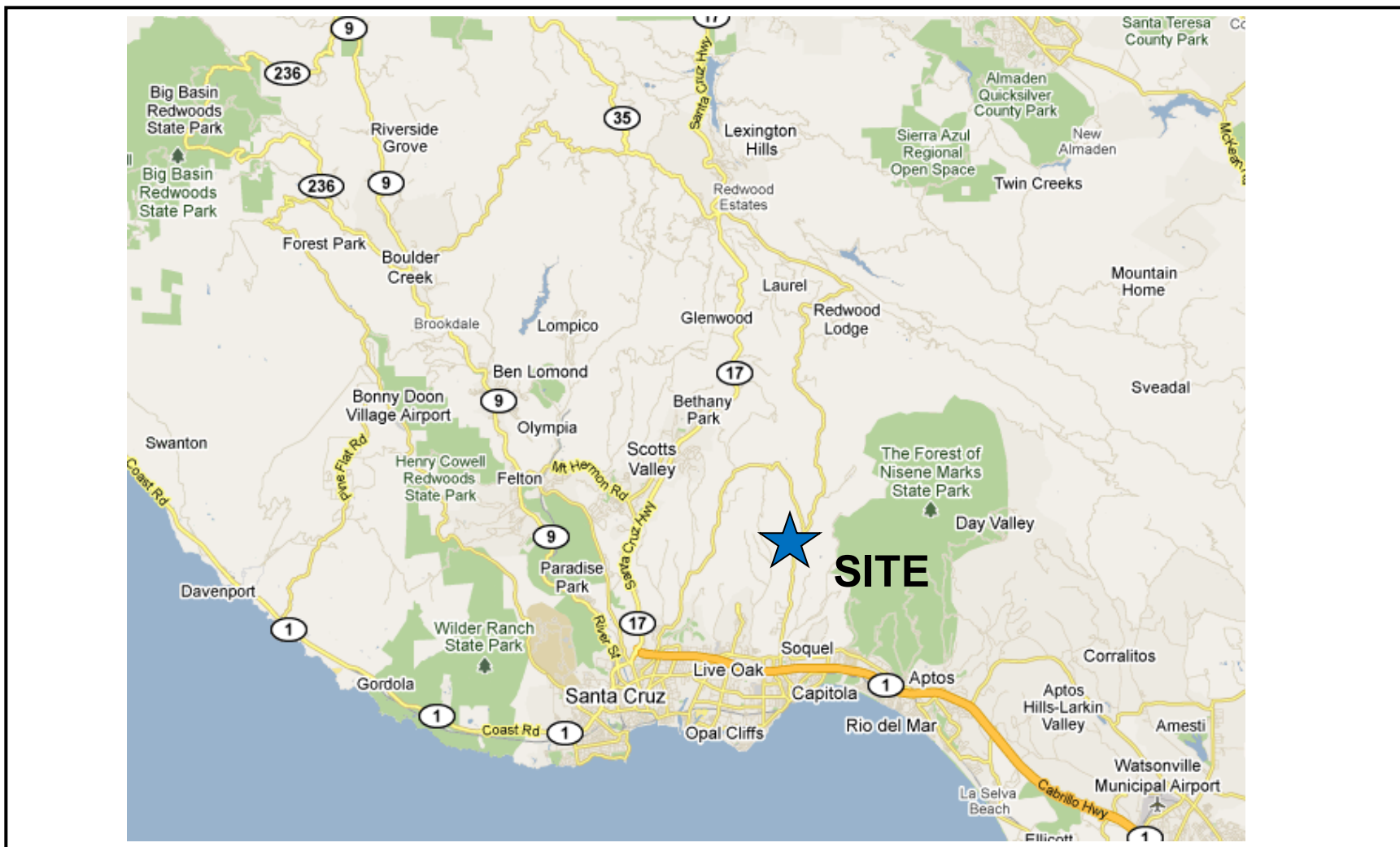
Cross Sections

Unified Soil Classification System

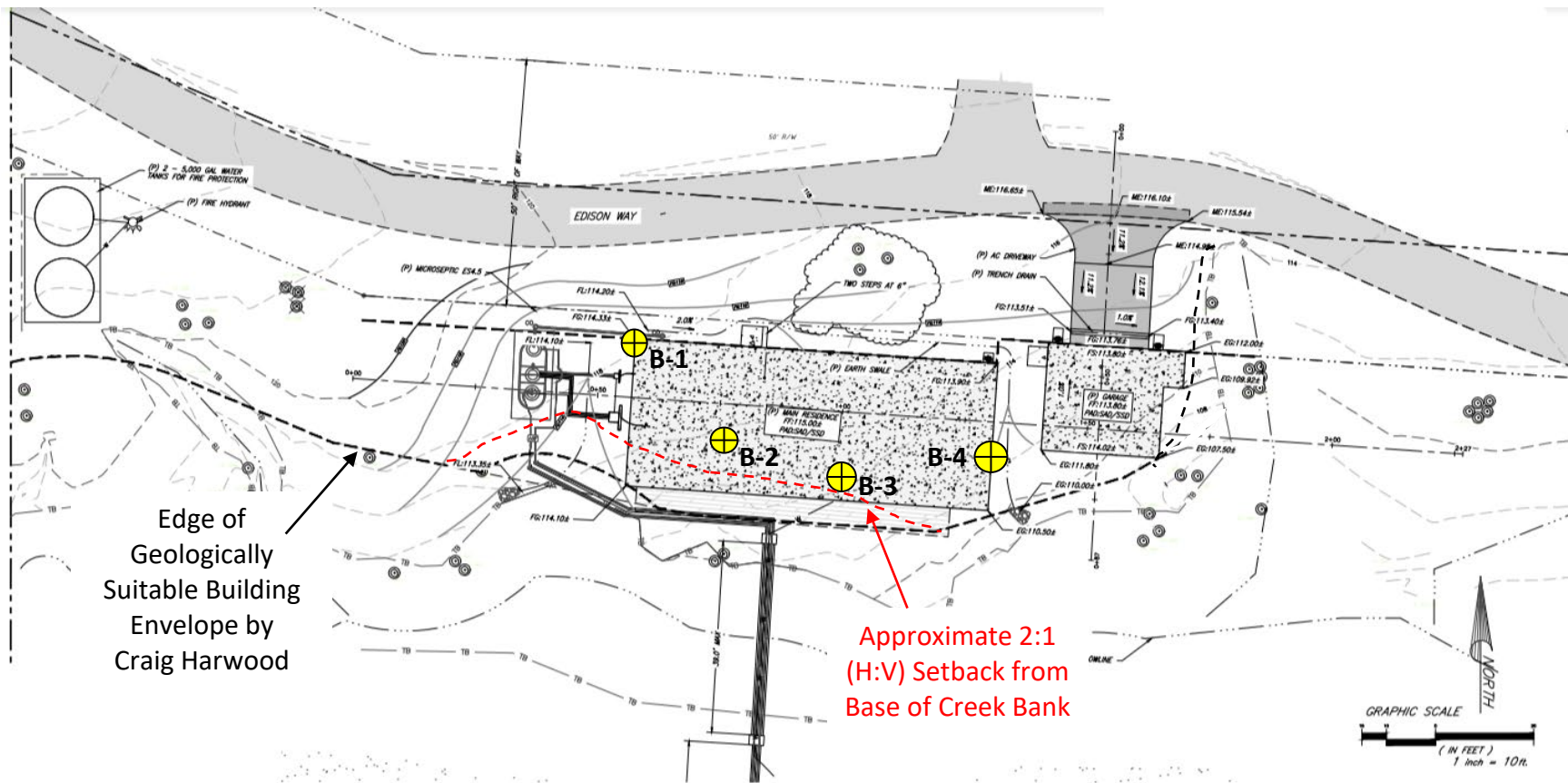
Logs of Test Borings

Laboratory Test Results

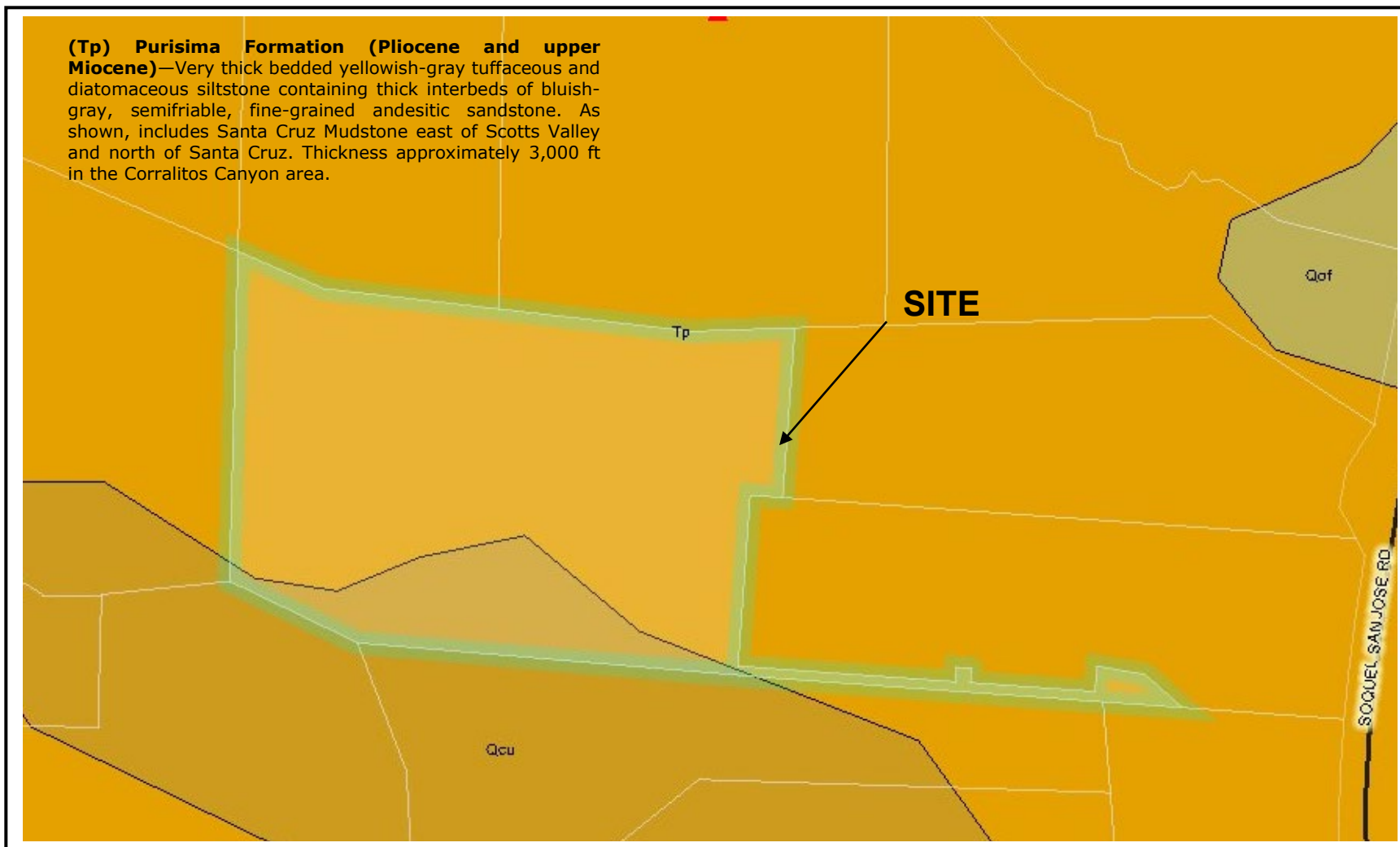
Fault Map



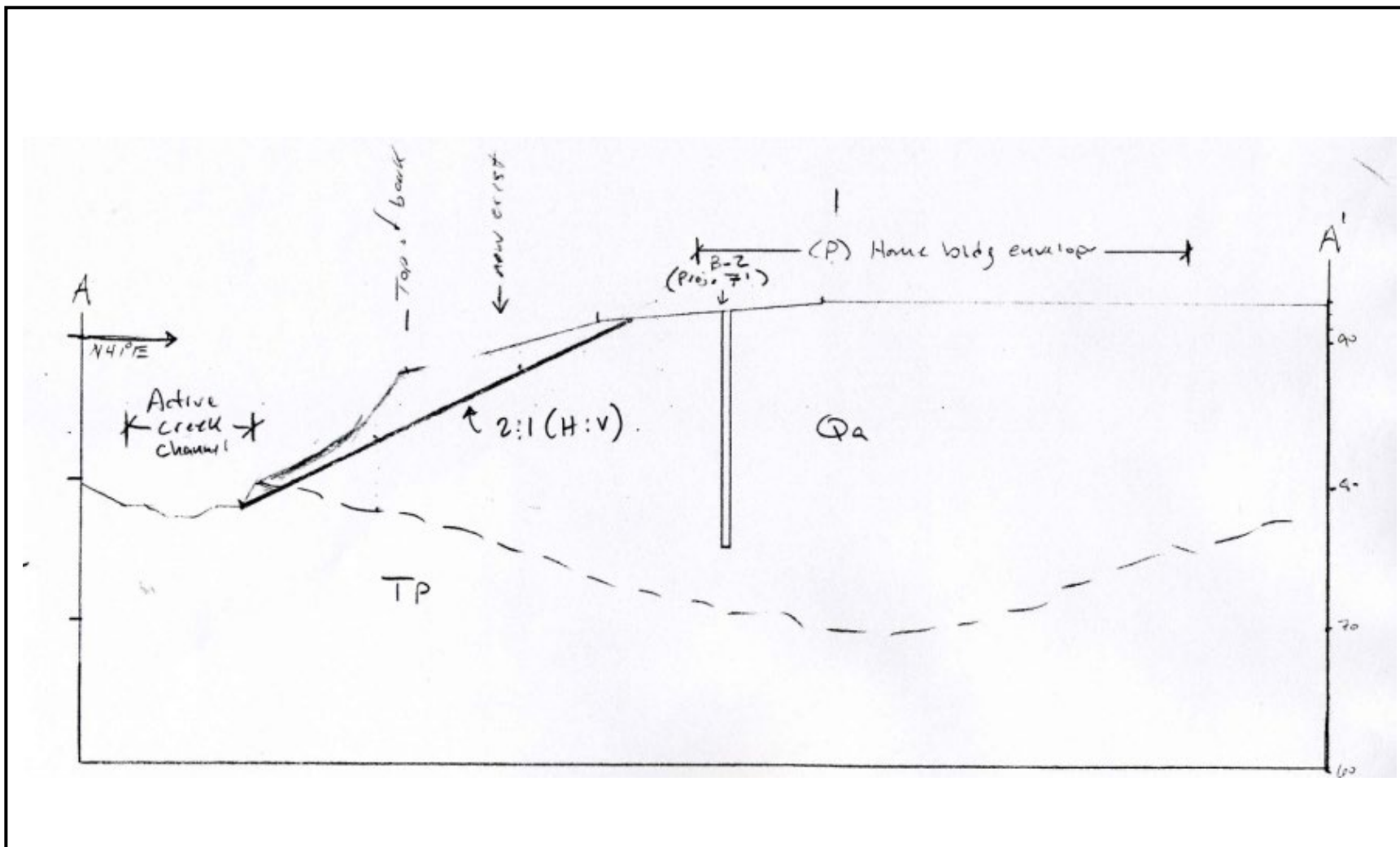
SITE VICINITY MAP
Figure 1



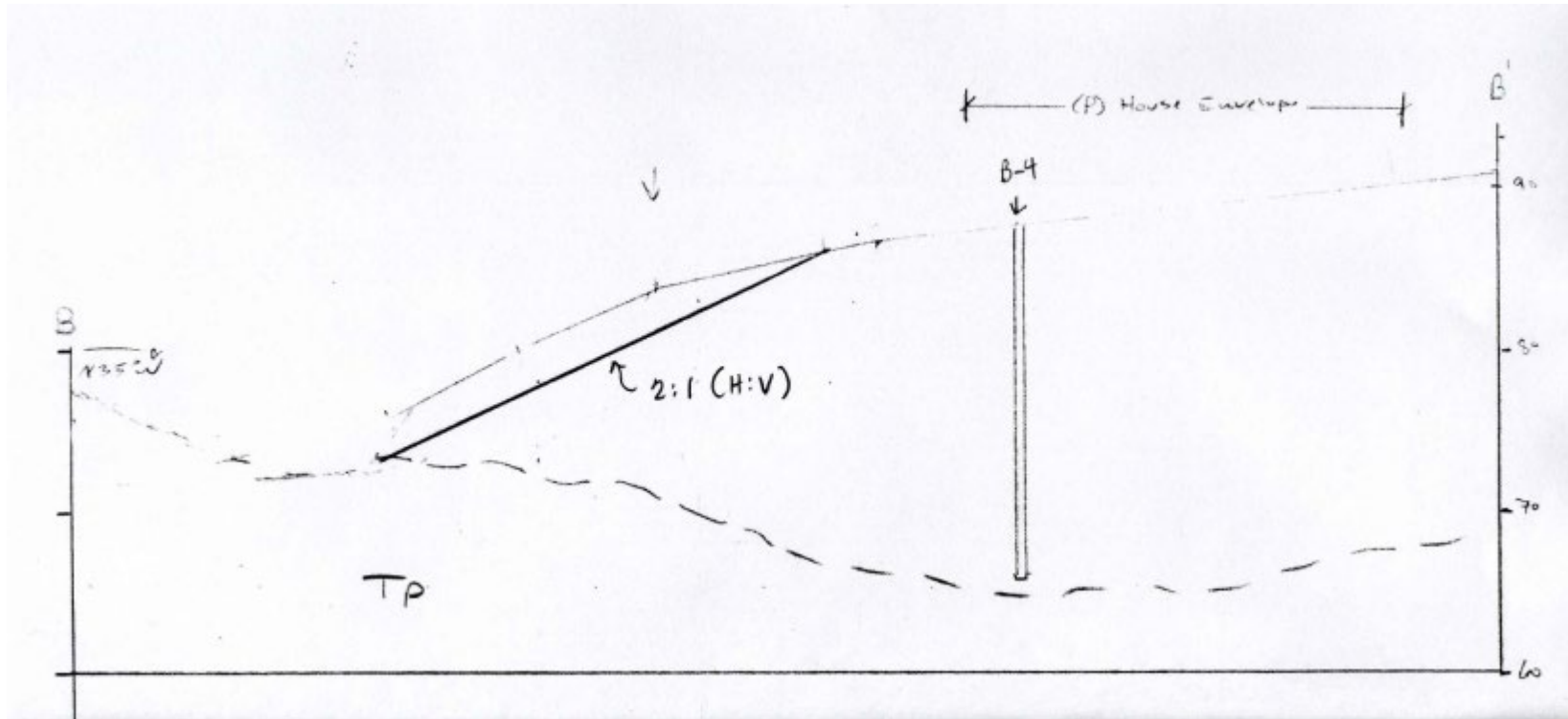
BORING SITE PLAN
Figure 2



GEOLOGIC MAP
Figure 3



CROSS SECTION A-A'
Figure 4



CROSS SECTION B-B'
Figure 5

THE UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES	CLASSIFICATION CRITERIA																											
COARSE-GRAINED SOILS** MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS (< 5% FINES)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate particle sizes																											
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for GW																											
		GRAVELS WITH FINES (>12% FINES)	GM	Silty gravels, gravel-sand-silt mixtures	Non plastic fines or fines with low plasticity Atterberg limits below "A" line or PI < 4	Above "A" line with 4 < PI < 7 are borderline cases requiring use of dual symbols																										
			GC	Clayey gravels, gravel-sand-clay mixtures	Plastic fines Atterburg limits above "A" line with PI > 7																											
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS (<5% FINES)	SW	Well-graded sands, gravelly sands, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate sizes missing																											
			SP	Poorly graded sands, gravelly sands, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for SW																											
		SANDS WITH FINES (>12% FINES)	SM	Silty sands, sand-silt mixtures	Non plastic fines or fines with low plasticity Atterburg limits below "A" line or PI < 4	Limits plotting in hatched zone with 4 < PI < 7 are borderline cases requiring use of dual symbols																										
			SC	Clayey sands, sand-clay mixtures	Plastic fines Atterburg limits above "A" line with PI > 7																											
FINE-GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	SILTS AND CLAYS (LIQUID LIMIT < 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity	**Gravels and sands with 5% to 12 % fines are borderline cases requiring use of dual symbols. RELATIVE DENSITY OF SANDS AND GRAVELS<table><tr><th>DESCRIPTION</th><th>BLOW / FT*</th></tr><tr><td>VERY LOOSE</td><td>0 – 4</td></tr><tr><td>LOOSE</td><td>4 – 10</td></tr><tr><td>MEDIUM DENSE</td><td>10 – 30</td></tr><tr><td>DENSE</td><td>30 – 50</td></tr><tr><td>VERY DENSE</td><td>OVER 50</td></tr></table> CONSISTENCY OF SILTS AND CLAYS<table><tr><th>DESCRIPTION</th><th>BLOWS / FT*</th></tr><tr><td>VERY SOFT</td><td>0 – 2</td></tr><tr><td>SOFT</td><td>2 – 4</td></tr><tr><td>FIRM</td><td>4 – 8</td></tr><tr><td>STIFF</td><td>8 – 16</td></tr><tr><td>VERY STIFF</td><td>16 – 32</td></tr><tr><td>HARD</td><td>OVER 32</td></tr></table> *Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. 12 vertical inches.		DESCRIPTION	BLOW / FT*	VERY LOOSE	0 – 4	LOOSE	4 – 10	MEDIUM DENSE	10 – 30	DENSE	30 – 50	VERY DENSE	OVER 50	DESCRIPTION	BLOWS / FT*	VERY SOFT	0 – 2	SOFT	2 – 4	FIRM	4 – 8	STIFF	8 – 16	VERY STIFF	16 – 32	HARD	OVER 32
		DESCRIPTION	BLOW / FT*																													
		VERY LOOSE	0 – 4																													
	LOOSE	4 – 10																														
	MEDIUM DENSE	10 – 30																														
	DENSE	30 – 50																														
	VERY DENSE	OVER 50																														
	DESCRIPTION	BLOWS / FT*																														
VERY SOFT	0 – 2																															
SOFT	2 – 4																															
FIRM	4 – 8																															
STIFF	8 – 16																															
VERY STIFF	16 – 32																															
HARD	OVER 32																															
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays																														
	OL	Organic silts and organic silty clays of low plasticity																														
SILTS AND CLAYS (LIQUID LIMIT > 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	Readily identified by color, odor, spongy feel and frequently by fibrous texture L ☒ M ☒ T ☐ B ☐ SAMPLE TYPES REFERENCED ON BORING LOGS																												
		CH	Inorganic clays of medium to high plasticity, organic silts																													
		OH	Organic clays of medium to high plasticity, organic silts																													
HIGHLY ORGANIC SOILS		Pt	Peat and other highly organic soils																													

Figure 6

TEST BORING LOGS											
LOGGED BY: SV			DATE DRILLED: 4/2/10			BORING TYPE: 4" Solid Stem			BORING NO: 1		
DEPTH (FT)	SAMPLE NO.	SAMPLE	USC SYMBOL	SOIL DESCRIPTION	USC SOIL TYPE	BLOW COUNT (SPT)	DRY DENSITY (PCF)	MOISTURE IN-SITU %	MOISTURE SATURATED %	COHESION (PSF)	PHI ANGLE
1	1-1-1 L			Very dark brown Sandy CLAY, moist, firm	CL	7	102.3	23.3			
2											
3											
4											
5	1-2-1 L			Dark brown Sandy CLAY, damp, very hard		50 for 3"					
6											
7	1-3 T			Dark brown Sandy CLAY, damp, hard		55		16.3			
8				Boring terminated at 8 feet. No Ground water encountered.							
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
25											
26											

Figure 7

TEST BORING LOGS												
LOGGED BY: SV			DATE DRILLED: 4/2/10			BORING TYPE: 4" Solid Stem			BORING NO: 2			
DEPTH (FT)	SAMPLE NO.	SAMPLE	USC SYMBOL	SOIL DESCRIPTION	USC SOIL TYPE	BLOW COUNT (SPT)	DRY DENSITY (PCF)	MOISTURE IN-SITU %	MOISTURE SATURATED %	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE
1	2-1-1 L			Very dark brown Sandy CLAY with roots, sand is fine grain, moist, firm	CL	7						
2												
3	2-2 T			Very dark brown fine-grain Sandy CLAY, damp, very stiff		18		25.0				83
4												
5	2-3 T			Very dark brown Sandy CLAY (sand is fine-grain), damp, very stiff	CL	27						
6												
7	2-4 T											
8												
9												
10				Dark brown Sandy CLAY, damp, very stiff		35		19.2				
11	2-5 T											
12												
13												
14												
15				Brown Sandy CLAY, damp to moist, very stiff		35						
16												
17				Boring terminated at 16 1/2 feet. No Ground water encountered.								
18												
19												
20												
21												
22												
23												
24												
25												
26												

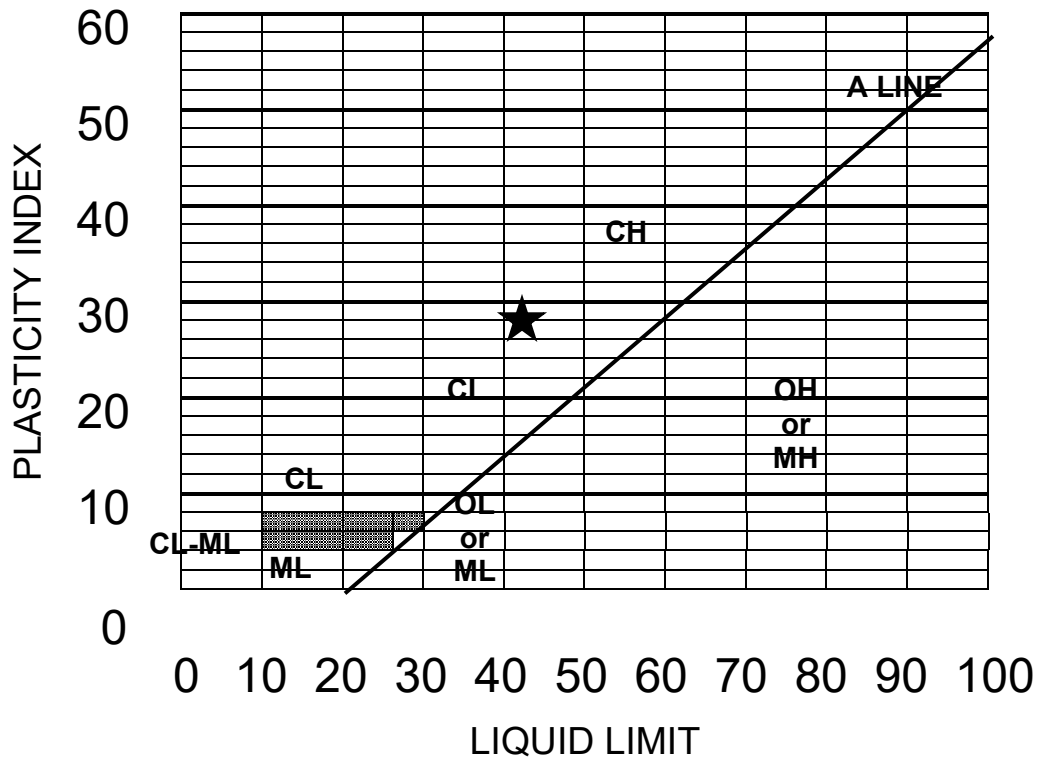
Figure 8

TEST BORING LOGS														
LOGGED BY: SV			DATE DRILLED: 4/2/10			BORING TYPE: 4" Solid Stem			BORING NO: 3					
DEPTH(FT)	SAMPLE NO.	SAMPLE	USC SYMBOL	SOIL DESCRIPTION	USC SOIL TYPE	BLOW COUNT(SPT)	DRY DENSITY (PCF)	MOISTURE IN-SITU %	MOISTURE SATURATED %	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX	MISC. LAB RESULTS
1	3-1 T			Very dark brown Sandy/Silty CLAY (sand is fine-grain), moist, stiff	CL	8		23.9						
2														
3														
4	3-2 T			Very dark brown Sandy CLAY, damp, very stiff		35		16.8						
5														
6														
7	3-3 T			Very dark brown Sandy CLAY, damp, hard		42								
8														
9														
10	3-4 T			1" seam grey clayey SILT Very dark brown Sandy CLAY, damp to moist, stiff		22								
11														
12														
13				Boring terminated at 16 1/2 feet. No Ground water encountered.										
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														
25														
26														

Figure 9

TEST BORING LOGS														
LOGGED BY: SV			DATE DRILLED: 4/2/10			BORING TYPE: 4" Solid Stem			BORING NO: 4					
DEPTH(FT)	SAMPLE NO.	SAMPLE	USC SYMBOL	SOIL DESCRIPTION	USC SOIL TYPE	BLOW COUNT(SPT)	DRY DENSITY (PCF)	MOISTURE IN-SITU %	MOISTURE SATURATED %	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLA STICITY INDEX	MISC. LAB RESULTS
1	4-1 T			Very dark brown Sandy CLAY (sand is fine-grain), moist, firm	CL	6		25.1						
2														
3														
4														
5	4-2 T			Very dark brown Sandy CLAY , damp, very stiff		22		21.0						
6														
7														
8														
9	4-3 T			Brown Sandy CLAY , damp, very stiff		28		17.6						
10														
11														
12														
13	4-4 T			Brown Sandy CLAY with one sub-rounded gravel and large sandstone cobble, damp, very stiff		22								
14														
15														
16														
17				Boring terminated at 21 1/2 feet. No Ground water encountered.										
18														
19														
20														
21														
22														
23														
24														
25														
26														

Figure 10

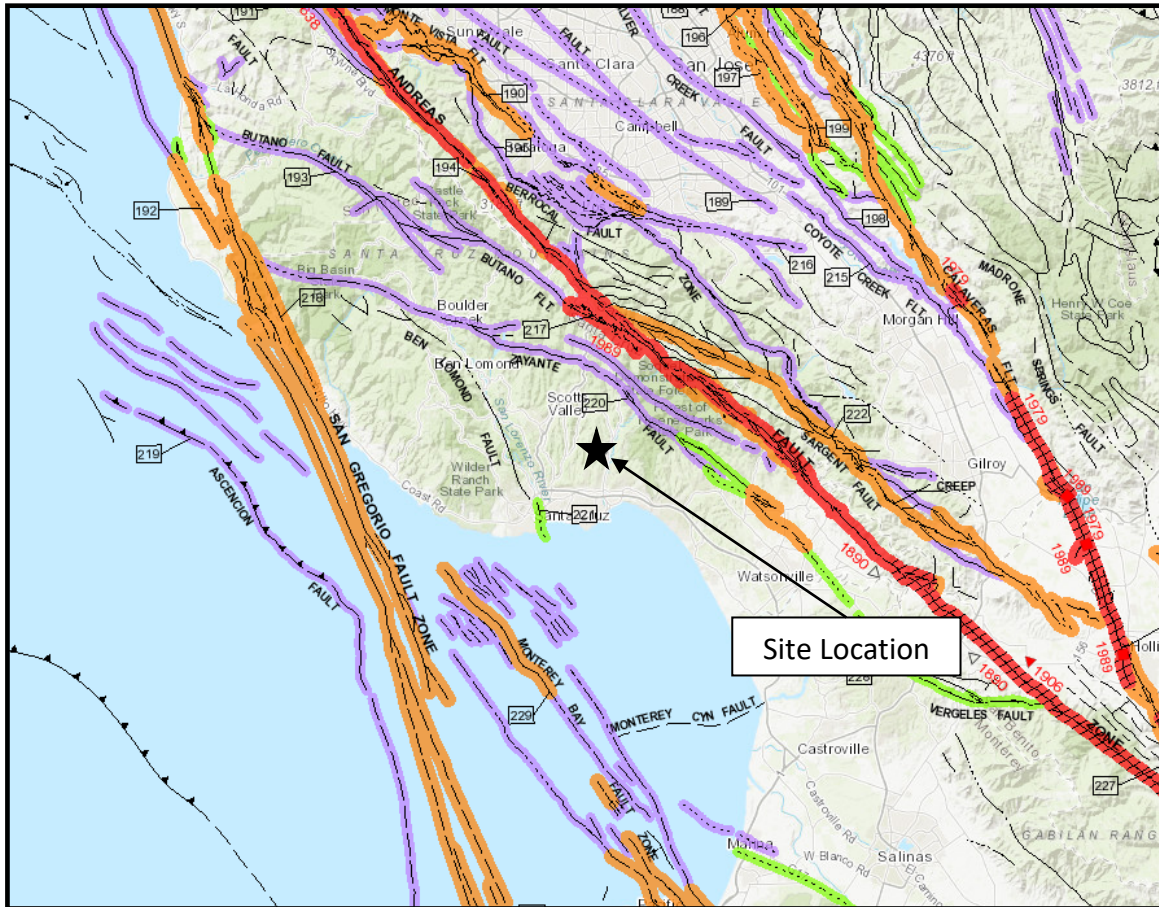


MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
CH	Inorganic clays of medium to high plasticity, organic silts, fat clays	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
OH	Organic clays of medium to high plasticity, organic silts	OL	Organic silts and organic silty clays of low plasticity
Pt	Peat and other highly organic soils		

PLASTICITY DATA

SYMBOL	SAMPLE NO.	DEPTH (FEET)	IN-SITU MOISTURE CONTENT (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	LIQUIDITY INDEX (W-PL)/(LL-PL)	UNIFIED SOIL CLASSIFICATION SYMBOL
★	2-2	3.0	25.0	41.3	18.6	22.7	.28	CL

Figure 11



FAULT MAP
Figure 12



Dees & Associates, Inc.

Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, California 95060

Phone (831)427-1770 www.deesgeo.com

March 11, 2025

Project No. SCR-1822

LISA BLACK

555 Pacific Avenue #424

Santa Cruz, California 95060

Subject: Response to County of Santa Cruz Letter Dated 16 December 2024
Application Nos. REV241221 & APP-241033

Reference: New Single-Family Residence
115 Edison Way, Soquel
APN 103-171-79
Santa Cruz County, California

Dear Ms. Black:

This letter is a response to the County of Santa Cruz geotechnical review letter, dated 16 December 2024. In their letter, they made reference to the grading and drainage plans prepared by Hogan Land Services and indicated that the plans were not in conformance with the 2022 California Building Code nor were they in conformance with our geotechnical recommendations. They indicated that the backfill proposed for the three utility lines crossing the creek will be steeper than 2:1 (horizontal to vertical) and fill placed steeper than 2:1 needs to be justified by the project geotechnical engineer. They also indicated that portions of the utility lines and the proposed septic tank will lie above the 2:1 setback line we recommended in our geotechnical report.

Based on the revised plans by Hogan Land Services, dated 23 January 2025, the utility lines have been deepened so they lie below the 2:1 setback line indicated in our report. The septic tank was and still is setback behind the recommended 2:1 setback line. The utility lines will now be backfilled with a low slump grout instead of soil. The low slump grout is suitable to use as backfill on the 70 to 100 percent slopes along the creek crossing from a geotechnical standpoint.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L Dees

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 1 to Addressee



Consultant Plan Review

Form
PLG-300

Page 1 of 1
Rev 10/15/22

The preparer is legally responsible for signatures whether a graphic, typewritten, or handwritten. Documents may not be restricted by digital signatures or otherwise.

Project Information	Permit No. House
APN: 103-171-79	Date: March 12, 2025
Project Address: 115 Edison Way, Soquel	
Legal Owner: Lisa Black	Email: lisa.black1@yahoo.com
Owner Address: P.O. Box 5534, Santa Cruz, CA 95060	Phone: (619) 816-6568

Technical Report Information Please cite all reports utilized to determine project conformance

Consultant Company Name: Dees & Associates, Inc.
Name of Professional Who Signed Report: Rebecca L Dees
Date of Report: September 6, 2023
Date of Updates/Supplemental Information:

Consultant Information

Firm Name: Dees & Associates, Inc.	License No. G.E. 2623
Name: Rebecca L Dees	Email: beckyb@deesandassociates.com
Address: 501 Mission Street, Suite 8A, Santa Cruz, CA 95060	Phone: 831-427-1770

☒ Geotechnical Engineer ☐ Certified Arborist ☐ Civil Engineer
☐ Certified Engineering Geologist ☐ Qualified Biologist ☐ Other (type):

Project Plan Sheets Reviewed

Plan Prepared By	Plan Sheet Numbers	Date of Latest Revision
Hogan Land Services	S-CS, S1.0, SD1, SD2	11/7/24
Hogan Land Services	C1, C2, C3, C4, C5, C6, C7	1/23/25

By signing below, we confirm that the plan sheets listed above for the specified project are in conformance with the recommendations of the technical report prepared under our responsibility.

Apply California State registered architect or engineer (signature and stamp below, if applicable)



Signature: Rebecca L Dees

Date: March 12, 2025

Michael Lam

From: Michael Lam
Sent: Monday, September 22, 2025 12:13 PM
To: 'Richard Crescini'
Subject: RE: Automatic reply: Building Permit application APN 103-171-79 @ 115 Edison Way Soquel Ca

Hello Richard,

Thank you for your email. I can confirm that the proposed development will not occur within the deeded 50-foot Right-of-Way. The proposed single-family dwelling and garage will not prevent the Road Association from widening the asphalt road in this location. If there are concerns about the property lines and right-of-way, it may be advisable to have a surveyor mark the relevant boundaries. The proposed single-family dwelling will be set back 5-feet from the edge of the deeded right-of-way.

Best,
Michael Lam



Michael Lam

Development Review Planner
Community Development & Infrastructure
D: (831) 454-3371
701 Ocean Street, Room 410, Santa Cruz, CA 95060

From: Richard Crescini <crescinic@aol.com>
Sent: Thursday, September 18, 2025 1:35 PM
To: Michael Lam <Michael.Lam@santacruzcountycalifornia.gov>; Sheila McDaniel <Sheila.McDaniel@santacruzcountycalifornia.gov>
Subject: Re: Automatic reply: Building Permit application APN 103-171-79 @ 115 Edison Way Soquel Ca

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

Thank you for the response. I will be out of State 9/21 - 9/28, back in contact 9/29/25.

Our Edison Way Association of 12 residences had our annual representative Road Association Meeting on 9/16/2025. Expressed were many concerns over the construction notice on APN 103-171-79 and required right of way line set back of Edison Way @ 115 parcel.

We are requesting a County Hearing on this matter. There are previous Hearings on this same parcel building requests in years past. One

We will be paving this 115 area for a **two vehicle** passage recently indicated via Cal Fire evacuation needs in case of forest fire for all residents here since there is only one way in and one way out on Edison Way. We will soon be paving a two vehicle widened area utilizing all of this 1975 and 1965 approved deeded **50 foot Right of Way**. There is a recent survey marker @ 115 parcel northern most line, imbedded in the current road asphalt. So at this marker we will be paving

There may be confusion (?) on the width of the right of way (maybe assumed to be 40 feet ?). In fact the right of way is deeded at 50 feet width (again County in 1973 and 1965), NOT 40 feet width.

Under Recitals “the document describes as quoted,

Please refer to May 29, 2007, County of Santa Cruz, Planning Department , Application # 06-0488, from Samantha Haschert, Project Planner. Item # 8, states " No on-street parking is proposed in this project. The proposed building site is very small and therefore limited in terms of house size size>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>> "however, as I've mentioned, the building site is very small and it's very unlikely that a future home would be unable to meet or exceed1000 square feet in size."

In a message dated 9/4/2025 1:41:31 PM Pacific Daylight Time, Michael.Lam@santacruzcountycalifornia.gov writes:

Michael Lam

Michael Lam

From: Nathan Sigler <nathan.sigler@gmail.com>
Sent: Tuesday, September 30, 2025 4:27 PM
To: Michael Lam
Subject: Re: 241362?

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

A zero foot setback included?

> On Sep 30, 2025, at 1:46 PM, Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

>

> Hello Nathan,

>

> The project will be considered by the Zoning Administrator at a public hearing on October 17, 2025, beginning at 9:00 a.m. The staff report will be published on the County's website on Friday, October 10th.

>

> With all discretionary permit applications, such as variances, staff's recommendation is based on conformance with County Code and the ability to make required Findings for approval. At this time, I believe the findings for approval can be made. If you have any additional questions, please feel free to contact me.

>

> Best,

> Michael Lam

>

> Michael Lam

> Development Review Planner

> Community Development & Infrastructure

> D: (831) 454-3371

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

>

>

> -----Original Message-----

> From: Nathan Sigler <nathan.sigler@gmail.com>

> Sent: Monday, September 29, 2025 9:53 PM

> To: Michael Lam <Michael.Lam@santacruzcountyca.gov>

> Subject: 241362?

>

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>

> Hi Mr. Lam,

>

> Can you give me an update on the project here on Edison, what is the review status of the variances requested? Is there a staff report or hearing date?

>

> Nathan Sigler

> Homeowner

> 150 Edison Way

Michael Lam

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Sunday, August 3, 2025 12:17 PM
To: Michael Lam
Subject: Re: Application 241362

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And sorry for adding in more but the CEQA is an issue for me because this house would be right next to the creek bed. And from my understanding in the last flood that semi flat area that they propose to build on is an area that the creek floods. So an environmental review of a building right next to a creek needs to be considered. If they want to build away from the creek then they need to buy land on the other side of the, right away, and wided and move the road.

On Sun, Aug 3, 2025 at 12:06 PM Chelsea Mele <chelseamele@gmail.com> wrote:

And if I can add to that I am also objecting to the reduced setback. All of the properties in this area are properly set back and this would reduce the visual aesthetics as well as obscure driving visibility right where the road reaches the trees.

On Sun, Aug 3, 2025 at 11:56 AM Chelsea Mele <chelseamele@gmail.com> wrote:
In regard to this application.

My name is Chelsea Wagner. I live at 185 Edison Way. I object to this request for a variance.

For the following reason.

I own a 50 foot right away 25 feet of which goes into the side of this property. Currently there is a paved one lane road on it. It is my intention in the near future to add base rock to widen the road on the downhill side where possible to allow two cars to pass. One area where this is possible is along where this project is proposed. I also don't see where a septic tank and drain field can be installed a safe distance from the creek.

Chelsea

Michael Lam

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Sunday, September 7, 2025 7:40 AM
To: Michael Lam
Subject: Re: Application 241362

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Hi Michael, I have been waiting for a break in my crazy schedule. I will get a moment and schedule a time. Of note is that the road manager has documents that indicate that that flat area where they want to build is deed restricted for absolutely no buildings. Seems the county required that for emergency purposes when the subdivision was done. I would assume they wanted some place to park and turn around fire trucks.. And that is literally the only place you can do that on this road.

Not sure if you were aware or not, I just heard about this yesterday.

On Thu, Aug 14, 2025 at 2:01 PM Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

Hi Chelsea,

I have public counter shifts on Tuesdays and Thursdays from 10:00 a.m. – 12:00 p.m. If you'd like to meet during those times, please use the link here to schedule an appointment: [Appointment Scheduler](#)

If you'd like to meet on Wednesday, I am available from 8:00 a.m. – 12:00 p.m. Please let me know your preferred day/time and I will add it to my calendar.



Michael Lam

Development Review Planner

Community Development & Infrastructure

D: (831) 454-3371

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

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Thursday, August 14, 2025 6:52 AM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: Re: Application 241362

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Next week will work for me

On Wed, Aug 13, 2025 at 11:29 AM Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

Hi Chelsea,

I apologize for letting this email slip through the cracks; I am available tomorrow if you'd like to come into the County building tomorrow to review the plans. Otherwise, we can plan for a day next week (Tuesday, Wednesday or Thursday).

Best,

Michael Lam



Michael Lam

Development Review Planner

Community Development & Infrastructure

D: (831) 454-3371

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

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Thursday, August 7, 2025 11:02 AM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: Re: Application 241362

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Thanks Michael, I would like to see the plans. One other question I forget what the setback is from the gully where the creek is? And are they adding some design accommodations for flooding, along the foundation that abuts the creek? It would not be a good thing to have the soil under the footings sluff off and the house shift. Also are they planning on cutting down the big redwoods along the road? If so, I am interested in the wood.

On Thu, Aug 7, 2025 at 9:20 AM Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

Hi Chelsea,

The garage will be located approximately 30-feet from the edge of the paved road, and maintain a zero-foot setback from the edge of the right-of-way. A foundation survey will be required prior to construction, to ensure the structures do not encroach into the right-of-way.

The plans are not available for distribution yet; however, if you'd like to come in and review them, I'd be happy to make an appointment with you to review them in person.



Michael Lam

Development Review Planner

Community Development & Infrastructure

D: (831) 454-3371

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

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Wednesday, August 6, 2025 8:57 AM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: Re: Application 241362

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Oh you said dwelling what about the garage how far is that off the right away?

On Wed, Aug 6, 2025 at 8:54 AM Chelsea Mele <chelseamele@gmail.com> wrote:

I don't think there is a spot that is 100 feet from the edge of the right away that is 100 feet from the creek. Are they planning on putting the leach field under the road or right away? I understand that I have not seen the plot map and that would answer a lot of my questions. I am still concerned that we would have issues keeping access to that section of the right away if it is not clearly marked and or paved.

Are the plans available for review?

That is going to be a dark cold sunless dreary miserable place to live in the winter. And there is a great view house coming up on the market she could buy. Right up on the hill where I live, sunny, warm and a great view.

On Wed, Aug 6, 2025 at 8:19 AM Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

Hi Chelsea,

I'd like to clarify that the setback is not measured from the edge of the paved road; it is measured from the edge of the right-of-way. The paved road is not developed to the full width of the right-of-way. The proposed dwelling will be constructed a minimum of 20-feet away from the paved road. Construction is not proposed within the Right-of-Way; therefore, any future expansion of paved road would not be affected by the proposed dwelling.

The proposed septic leach field will be located over 100 feet away from the creek, in a location approved by the Environmental Health services division.

Best,

Michael Lam



Michael Lam

Development Review Planner

Community Development & Infrastructure

D: (831) 454-3371

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

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Wednesday, August 6, 2025 6:31 AM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: Re: Application 241362

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Thank you for your response. Beyond all of these issues that area along the road is a vital parking area for Davey Tree when they monthly do fire abatement along the power lines. I expect that if this is approved with no setback that the space from the edge of the paved road to the side of the building will end up as there additional parking. So some plan needs to be done to prevent this from happening. If not there will be a considerable amount of county staff time moving into the future dealing with right away issues. To prevent this it may be prudent to require that they widen the road to two full lanes as it passes that property. And have a deeded requirement to post large no parking signage to inform future owners of the right away.

There is considerable objection to this variance. Of note is that it was pointed out to me that during the last large storm the area where they intend to build was 18 inches under water. In fact the water level was all the way to the side of the paved road bed. I am a builder and my understanding with

septics is that the leach fields need to be 100 feet from the creek. Unless the law has changed there is no place to put it and that is why it has not been built on already.

I look forward to the public hearing.

On Mon, Aug 4, 2025 at 1:41 PM Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

Hello Chelsea,

Thank you for your comments on this proposal. A public hearing will be scheduled for October; you should receive notice in the mail leading up to the hearing.

As a response to some of your comments: the proposed development would not encroach into the mapped 50' right-of-way. Any future expansion of the right-of-way would not be impacted as a result of the proposed single-family dwelling.

Septic Tank and Expansion Field locations are reviewed and approved by the Environmental Health Services division.

The reduced setback is requested because the parcel contends with sloping topography and a riparian area that pushes the suitable development envelope towards the front. Environmental Planning has reviewed the proposal and the project is conditioned to comply with the recommendations of the geological report, as well as meet the requirements of the Stormwater Management section.

Best,

Michael Lam



Michael Lam

Development Review Planner

Community Development & Infrastructure

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Sunday, August 3, 2025 12:17 PM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: Re: Application 241362

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And sorry for adding in more but the CEQA is an issue for me because this house would be right next to the creek bed. And from my understanding in the last flood that semi flat area that they propose to build on is an area that the creek floods. So an environmental review of a building right next to a creek needs to be considered. If they want to build away from the creek then they need to buy land on the other side of the, right away, and wided and move the road.

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Chelsea

Michael Lam

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Tuesday, October 7, 2025 2:00 PM
To: Michael Lam
Subject: Re: 185 Edison Way

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Someone recently put a survey marker in the center of the road. What I am interested in is if the property lines have been surveyed and marked and if that mark in the road is the center of the recorded easement or just identifying the center of the road. It would be nice to just ask the surveyor that. As they are planning to pave that area to the width of the right away and there seems to be some confusion as to where the right away is. So if she has had the survey that would be helpful so as not to avoid paving outside the easement.

My only concern is the statement that was made about the level of the water in that area during a flood event. One person mentioned that it raises the level of the pavement. Then another person corroborated that. This wasn't something they just came up with. If that is the case then the footprint of that house puts it well below the high water mark by about 24 inches. And due to the disturbance done to build it, puts the house at risk of the water undercutting the foundation as well as the house blocking the water flow forcing it to erode where the road is. And possibly causing the house to settle into the creek / drainage ditch. I think this is a major concern for the county if you issue a permit knowing of this risk. As we know storms are getting bigger. Personally I don't care. I won't see it from my house but these are serious issues that need to be addressed. An environmental review at a minimum. Engineering, water flow and erosion all factor into that. The last flood took out 100 feet of the road and the county had to pay over a million to fix it. Seems it was their fault for letting someone build something by that creek. Just saying. I do get that people have a right to build things but there are argument reasons that property has not been built on and permits turned down each time. And those issues have not magically gone away.

I am sorry that I can't attend the meeting. I still would be curious to look at the plans.

On Tue, Oct 7, 2025 at 1:38 PM Chelsea Mele <chelseamele@gmail.com> wrote:
Your number is not working by the way

On Tue, Oct 7, 2025 at 1:37 PM Chelsea Mele <chelseamele@gmail.com> wrote:
I would like to come look at the plans. I have time later today or tomorrow. What are the times that work for you?.

On Tue, Oct 7, 2025 at 8:20 AM Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

Hello Chelsea,

I don't recall saying the public hearing would be in January, but if I did I apologize. The original hearing date was set for October 3rd but was rescheduled to the 17th. There have been several surveys on site; the foundation will require an inspection by a licensed surveyor to ensure compliance with the approved location outside of the Right-Of-Way.

Best,

Michael Lam



Michael Lam

Development Review Planner

Community Development & Infrastructure

D: (831) 454-3371

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

From: Chelsea Mele <chelseamele@gmail.com>
Sent: Monday, October 6, 2025 1:23 PM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: 185 Edison Way

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In a previous conversation I recall that the public meeting was not until January. I wish to be there but as it stands I will be in Ohio until Oct 19th. When did the hearing date change?

Also has there been a survey on the site. We want to make road improvements, subbase the edge of the road to the limit of the right away and it would be helpful if there are survey stakes on site.

Chelsea Wagner



185 Edison Way