



## Staff Report to the Zoning Administrator

Application Number: **251289**

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**Applicant:** Bill McIntosh

**Owner:** Thomson

**APN:** 042-223-12 & 042-223-11

**Site Address:** 204 Lake Court, Aptos

**Agenda Date:** 12/19/2025

**Agenda Item #:** 1

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

**Project Description:** Proposal to construct a new 982 square foot Accessory Dwelling Unit (ADU) above a new 731 square foot detached garage on a merged parcel with an existing single-family dwelling.

**Location:** Properties located at the southeastern corner of the intersection of Lake Court (204 Lake Court) and Venetian Road in Aptos.

**Permits Required:** Coastal Development Permit and Site Development Permit

**Supervisory District:** 2nd District (District Supervisor: Kim De Serpa)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251289, based on the attached findings and conditions.

### Project Description & Setting

The subject parcel is located within the Rio del Mar neighborhood of Aptos and in an area that is mapped as Scenic within the General Plan due to its proximity to the Rio del Mar State Beach. The adjacent State Beach and surrounding area is a popular tourist destination, characterized by a two-block commercial zone with parking fronting the beach. This is surrounded by several blocks of smaller multi-family and single-family zoned parcels that are tightly developed with single-family homes, duplexes, and fourplexes dating from the mid-20<sup>th</sup> century, many serving as vacation rentals. This area is surrounded by an outer ring of larger single-family homes that are developed on parcels which become increasingly steep as they rise away from the beach. The subject parcels are flat adjacent lots situated on a corner diagonally across from the Rio Sands, a motel that includes 51 condominium units that are leased as short-term rentals. On and off-street parking is a valuable resource in this community.

A Coastal Development Permit is required for the project because the site is located in the Coastal Zone outside the Residential Exclusion Area, the proposed work exceeds 500 square feet, and the property is designated as a scenic and sensitive site. As a result, the project does not qualify for

exemption as an allowed improvement to a single-family dwelling. A Site Development Permit with Design Review is also required because the proposed detached accessory structure is 731 square feet, exceeding the maximum 640 square feet allowed by right for accessory structures within the Urban Services Line, pursuant to SCCC 13.10.611(C)(3).

## **Project Background**

A 2-story 3-bedroom single-family residence with an attached carport was constructed on the parcel at 204 Lake Court (APN 042-113-12) in 1968 (BP 0073). The adjacent parcel (APN 042-223-11) at the corner of Lake Court and Earl Court remains undeveloped. The two parcels were sold together to the current owner in May 2024. On June 18, 2024, an Affidavit to Retain Property as One Parcel (Document 2024-0011461) was recorded by the property owner, to voluntarily merge the two adjacent lots (APN 042-223-12 and APN 042-223-11) under common ownership. Although these parcels have now been legally combined, this change is not yet reflected on the Assessor's Parcel Map and the parcel has not been allocated an updated Parcel Number (APN), although it is anticipated that this change will be forthcoming soon.

To recognize the merger of these two parcels, the California Coastal Commission requires an Affidavit of A Notice of Exclusion (Exhibit G), pursuant to the lot line adjustment exclusion as stated in SCCC 13.20.076. The lot merger did not result in an increase in the number of building sites, buildable lots, legal lots of record, or density of permitted development and therefore may be excluded from the Coastal Development Permit.

## **Zoning & General Plan Consistency**

The combined parcels create a 5,992 square foot lot, located in the R-1-4 single-family residential zone district, a designation which allows residential uses. The proposed ADU above a new detached garage is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation. The parcel is located within the Coastal Zone (outside the Coastal Appeals Jurisdiction), inside the Urban Services Line. The site is also mapped as Scenic within the General Plan.

The original parcel at 204 Lake Court (APN 042-223-12) measured 3,702 square feet, with the existing single-family dwelling constructed near its eastern boundary, resulting in a substantial west side yard. The adjacent corner parcel to the west (APN 042-223-11), a fin-shaped lot of 2,613 square feet, remained undeveloped, likely due to its limited buildable area on a sharp corner. Upon merger, the combined parcel provides adequate space for additional development west of the existing dwelling without requiring variances from the R-1-4 setback standards or affecting ocean views.

As shown in the table below, an ADU to be constructed over a garage has special standards per SCCC 13.10.681. Both the proposed garage and the ADU meet the respective development requirements.

| <b>Development Standards</b>   | <b>R-1-4</b> | <b>Existing SFD</b>    | <b>Proposed Garage</b> | <b>SCCC 13.10.681 ADU (over garage)</b> | <b>Proposed ADU</b>     |
|--------------------------------|--------------|------------------------|------------------------|-----------------------------------------|-------------------------|
| Maximum building height        | 28           | 19' 2.5"               | -                      | 20' wall<br>24' peak                    | 20' wall<br>23'11" peak |
| Maximum number of stories      | 2            | 2                      | 2                      | 2                                       | 2                       |
| Maximum floor area ratio (FAR) | 60%          | 23.1%<br>(1,390.08 SF) | 31%<br>(1,896.5 SF)    | (800 SF exempt)                         | 34.6%<br>(2,078.5 SF)   |
| Maximum parcel/lot coverage    | 45%          | 16%<br>(976.22 SF)     | 29%<br>1,742.32 SF)    | (800 SF exempt)                         | 32%<br>(1,924.32 SF)    |
| Front yard setback             | 15           | 8.5'                   | 18' 1"                 | 15'                                     | 15' 1"                  |
| Side yard setbacks—interior    | 5'           | 4' 7"                  | -                      | -                                       | -                       |
| Side yard setbacks - exterior  | 8'           | 40' 11"                | 8'                     | 4'                                      | 4'                      |
| Rear yard setback              | 15'          | 11'                    | 17'                    | 8'                                      | 16' 2"                  |
| Garage/carport entrance        | 18'          | 8' 6"                  | 18' 1"                 | -                                       | -                       |

The detached garage provides covered parking spaces for 2 vehicles (466 square feet) plus a 172-square-foot area for the storage of other recreational equipment. It also includes a 93-square foot non-habitable area at the rear, to accommodate a shared laundry for the primary and accessory dwellings. This results in an accessory structure with a total area of 731 square feet, exceeding the maximum allowable 640 square feet for an accessory structure within the Urban Services Line.

The plans show four covered parking spaces for the dwelling and ADU which complies with SCCC 13.16.050 which requires that, within the Coastal Zone, a minimum of two spaces be provided for a 3-bedroom primary dwelling, plus one additional parking space for an ADU. Two covered spaces are provided within the proposed garage and two are provided within an existing carport that is attached to the dwelling.

Providing access to the proposed garage from Lake Court via the existing driveway would have resulted in a single driveway that would have exceeded both the maximum driveway width (Department of Public Works Design Criteria, Part 6 – Encroachments, Section B) and the 50% front yard paving limits (SCCC 13.16.060(H)). To provide access to the new garage while maintaining access to the existing carport, the original driveway is proposed be reduced in width from approximately 19 feet 2 inches to 12 feet, and a second driveway added for the proposed garage. The separate access is proposed from Lake Court, approximately 25 feet north of the intersection of Lake Court, Earl Court and Venetian Road. As a result, there will be two separate driveways, each no more than 24 feet wide, with a minimum of 20 feet of street curbing and landscaping between them, which complies with both Zoning and Department of Public Works standards.

The General Plan encourages “infill” - defined as the development of vacant land (usually individual lots or leftover properties) within areas that are already developed. Infill development also adds population density to support a wider range of neighborhood businesses, enhancing the potential for 15-minute neighborhoods. While not within one-half mile of a high-quality transit corridor or near a town center, the proposed ADU is within a few blocks of the Rio Del Mar

Esplanade and less than a mile to Aptos Village and the greater Soquel Drive commercial corridor. Furthermore, the ADU provides additional housing in an area rich with vacation rentals, but poor in long-term housing options. In accordance with SCCC 13.10.694(B) and as a condition of approval of this Permit, vacation rental uses will not be permitted on this property.

## **Design Review**

While ADUs are specifically exempt from Design Review (SCCC 13.11.040(A)(1)(c)), Design Review applies to site development or coastal development permits for residential addition(s) involving 500 square feet or more on sensitive sites, pursuant to SCCC 13.11.040. "Sensitive site" (SCCC 13.11.030) includes any property within a scenic area as identified in the County Geographic Information System (GIS), or areas where development may impact public views of the ocean. The parcel site at the intersection of Venetian Road, Lake Court and Earl Court in the heart of Rio del Mar is mapped as Scenic in the General Plan and is therefore considered a "sensitive site".

The size of the merged parcel accommodates the new two-story structure while preserving open space between and around the buildings. The scale and height of the 2-story garage/ADU is comparable with the adjacent 2-story dwellings. The new structure is sited towards rear corner of parcel, away from both Earl Court and Lake Court, allowing continued visibility within the sight distance triangle at the intersection. The proposed landscaping will include low grasses to maintain the existing open character of this corner. The low-level site, at the foot of the surrounding bluff ensures that private views from surrounding homes, which are either at elevated grades or behind the existing 2-story primary dwelling, as well as views from the public right-of-way, will not be negatively impacted by the proposed structure. Neither the existing single-family dwelling or the proposed garage/ADU will be visible from the beach due to the uphill slope of Rio Del Mar Boulevard from the Esplanade and the presence of existing homes along Venetian Drive.

The rear yard landscaping plan retains the single existing mature *Ficus macrocarpa* tree as a center point of the design. A new six-foot cedar fence is proposed to enclose the rear yard for the dwelling and ADU, featuring a privacy gate at the front entrance. Its horizontal boards soften the strong vertical paneling of both the existing and proposed structures, creating design continuity and visually linking the old and new buildings.

ADUs visible from a road or other public area must meet the design criteria in SCCC 13.10.681(F). The ADU must include three of the following exterior elements to match the primary home: roof pitch, roof material, siding material or color, window and door trim, façade articulation, and fencing. The modern architecture of the existing residence is distinct from nearby homes. While not identical, the proposed garage and ADU references the mid-century architecture of the primary dwelling and meets the minimum required design criteria by matching the exterior siding, paint color, window and door trim to that of the existing primary dwelling. Additionally, the partial flat roof of the proposed ADU is consistent with the flat roof pitch of the primary dwelling.

## **Local Coastal Program Consistency**

The proposed ADU above a new detached garage is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels

in the area contain single family dwellings and the proposed garage/ADU will be similar in scale to a small single-family dwelling. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **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 **251289**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.**

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

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## **Exhibits**

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

# 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: 251289

Assessor Parcel Number: 042-223-12 & 042-223-11

Project Location: 204 Lake Court, Aptos

**Project Description: Proposal to construct a new 982 square foot Accessory Dwelling Unit above a new 731 square foot detached garage on a parcel with an existing single-family dwelling.**

**Person or Agency Proposing Project: Bill McIntosh**

**Contact Phone Number: 650-861-1319**

- 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 detached accessory structure (garage) with an accessory dwelling unit above, in an area designated for residential uses.

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



Rebecca Rockom, Project Planner

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

## **Coastal Development Permit Findings**

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

This finding can be made, in that the property is zoned R-1-4 (Single-Family Residential), a designation which allows residential uses. The proposed ADU above a new detached garage is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

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

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

The lot size of the merged subject parcels enables the proposed accessory structure to fit on the parcel such that it will be consistent with the density of buildings in the surrounding neighborhood. The scale and height of the 2-story garage/ADU is comparable with the adjacent 2-story dwellings. The new structure is sited towards rear corner of parcel, away from the most visible corner of the property, allowing continued visibility within the sight distance triangle at the intersection. The proposed landscaping will include low grasses to maintain the same field-like open area at this corner. The natural flat grade of the site, at the foot of the surrounding bluff ensures that private views from surrounding homes, which are either at elevated grades or behind the existing 2-story primary dwelling, as well as views from public right-of-way will not be negatively impacted. Neither the existing single-family dwelling or the proposed garage/ADU will be visible from the beach due to the uphill slope of Rio Del Mar Boulevard from the Esplanade and the presence of existing homes along Venetian Drive.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public access to Rio del Mar State Beach is available approximately 2 blocks away, at the intersection of Venetian Road and Beach Drive.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and

Application #: 251289  
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Owner: Thomson

integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single-Family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain both multi-family and single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the ADU above a new detached garage will not interfere with public access to the beach, ocean, or any nearby body of water. Public access to the beach (with public parking area) is available via Venetian Drive to Rio Del Mar State Beach, approximately 800 feet from the subject site. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

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

## **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 ADU above a new detached garage 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 R-1-4 (Single-Family Residential) zone district as the primary use of the property will continue to be residential with a primary dwelling plus one ADU above a new detached garage that meets most site standards for the zone district.

The plans show four covered parking spaces meeting the requirements, per SCCC 13.16.050, of two spaces for the 3-bedroom primary dwelling, plus one additional parking space for an ADU within the Coastal Zone.

- (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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The General Plan (Policies BE-4.1.4 (LCP) Neighborhood Scale, Size, and Context; and BE-2.3.4 Missing Middle Housing) encourages “infill”, defined as the development of vacant land (usually individual lots or left-over properties) within areas that are already developed. Infill development also adds population density to support a wider range of neighborhood businesses, enhancing the potential for 15-minute neighborhoods. While not within one-half mile of a high-quality transit corridor or a town center, the proposed ADU is within a few blocks to the small Rio Del Mar commercial area and less than a mile to Aptos Village and the greater Soquel commercial areas. Furthermore, because a parcel with an ADU is not eligible for short term rentals, the new ADU will provide additional housing in an area rich with vacation rentals, but poor in long term housing options.

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 ADU above a new detached garage will add one accessory unit to an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day. 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.

Due to the oversize square footage of the combined parcels, the density of structures on the site will not be greater than neighboring parcels. The scale and height of the 2-story garage/ADU is comparable with the adjacent 2-story dwellings.

Therefore, this finding can be made, in that the proposed ADU above a new detached garage is on a parcel that is larger than the current zoning and the addition of a second dwelling will be consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

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

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

## Site Development Permit Findings

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

This finding can be made, in that the proposed ADU above a new detached garage is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

The new structure is sited towards rear corner of parcel, away from the most visible corner of the property, allowing continued visibility within the sight distance triangle at the intersection. The proposed landscaping will include low grasses to maintain the same field-like open area at this corner. The natural flat grade of the site, at the foot of the surrounding bluff ensures that private views from surrounding homes, which are either at elevated grades or behind the existing 2-story primary dwelling, as well as views from public right-of-way will not be negatively impacted.

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

The proposed garage has been designed to match the existing primary dwelling with the same vertical board and batten siding painted to match the paint color of the existing dwelling. The wood grain of the steel garage doors will echo the new cedar fence, so the additional structures blend with the existing site. The rear yard plan retains the single existing large tree, identified as a *Ficus macrocarpa*, as a center point of the design. A new cedar fence at the front entrance and around the rear yard is designed with horizontal boards which break up the strong vertical paneling of both the existing and proposed structures, providing privacy and design continuity.

While exempt from SCCC 13.11.0 ADUs, when visible from a road or other public area, must meet certain design criteria pursuant to SCCC 13.10.681(F). The exterior design must include three of the following elements: roof pitch, roof material, primary siding material or color, window and door trim, façade articulation, and fencing. The modern architecture of the existing residence is distinct from other homes in the neighborhood. While not identical, the proposed garage and ADU references the mid-century architecture of the primary dwelling and meets the minimum required design criteria by matching the exterior siding, paint color, window and door trim to that of the existing primary dwelling. Additionally, the partial flat roof of the proposed ADU is consistent with the flat roof pitch of the primary dwelling.

Therefore, this finding can be made, in that the proposed ADU above a new detached garage 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 Duxbury McIntosh Architects, dated 09/25/2025.

- I. This permit authorizes the construction of a 931 square foot ADU above a new 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.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit to 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. All building and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design, or other physical means.

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 application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
  2. Semi-impervious surfaces shall be utilized where feasible.
  3. Construction cross-section details shall be provided for permanent stormwater mitigation features, flatwork, and drainage infrastructure.
  4. A maintenance schedule shall be submitted and include inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
  5. The final plans shall show the drainage system for the outdoor shower. A note shall be added to the plans that states, "Outdoor shower runoff is not allowed to drain to the storm drain system."
- C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.

The proposed structure is located within the FEMA designated Special Flood Hazard Area (SFHA) Zone AE with a Base Flood Elevation of 16 ft (NAVD88). The topographic survey provided shows the current elevations where the structure is proposed are between 15.89 and 16.07 ft. New structures in the SFHA are required to be built in compliance with Santa Cruz County Code Section 16.10.070.F. (3). A brief summary of these requirements is given below.

1. Structures and the foundations attached to them shall be anchored by a method adequate to prevent flotation, collapse and lateral movement of the structures due to the forces that may occur during the base flood, including hydrostatic and hydrodynamic loads and the effects of buoyancy.
2. Structures shall be constructed with materials and utility equipment resistant to flood damage and using construction methods and practices that minimize flood damage below two feet above the base flood elevation.

3. Structures shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are elevated at least 1-foot above the base flood elevation. Minimum electric service required to address life safety and electric code requirements for parking vehicles and storage is allowed below the base flood elevation if designed to prevent water from entering or accumulating within components.
  4. For residential structures the lowest floor, including the basement, and the top of the highest horizontal structural member (joist or beam) which provides support directly to the lowest floor, and all elements that function as a part of the structure, such as furnace, hot water heater, etc., shall be elevated at least 1-foot above the one-hundred year flood level. Please note, compliance with the elevation requirement shall be certified by a registered professional engineer, architect, or surveyor and submitted to the Floodplain Administrator via a preliminary Elevation Certificate prior to a subfloor building inspection.
  5. Fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls allowing for the entry and exit of flood water. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or shall provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of flood waters.
  6. Plans should clearly show the base flood elevation (BFE) of approximately 16 ft (NAVD88), and the top of the lowest floor elevated a minimum of 1 ft above the BFE.
  7. Plans should clearly show the area of enclosed space below the structure, and the number of flood vents installed and show the flood venting calculations of 1 square inch of venting per square foot of enclosed space. The bottom of all openings shall be no higher than one foot above grade.
  8. Plans should indicate the elevation of the machinery and equipment servicing the structure. All equipment must be 1 foot above the BFE.
  9. Please include the proposed pad and top of slab elevations on the drainage plan.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Meet all requirements of the Road Engineering and Encroachment Divisions of the

Public Works Department.

1. The following items are to be addressed at the building permit phase:
    - a. Show the dimensions of the proposed driveway.
    - b. Number and show the proposed parking spots graphically with their dimensions of 8.5' x 18'.
  2. The development is subject to Aptos Transportation Improvement (TIA) fees at the current rate within the County Unified Fee Schedule. Currently \$2,000 (\$1,000 for roadside improvement fees and \$1,000 for transportation improvement fees) per single bedroom addition (ADUs that contain parking requirements are assessed at the rate of a bedroom addition). The current fees total to \$2,000, to be paid at the building permit phase.
- H. Pay the current fees for Parks mitigation. Currently, these fees are \$7.45 per square foot for single family dwellings.
- I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$7 per square foot.
- K. Provide and maintain the required off-street parking for at least 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-

Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

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

#### 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

Application #: 251289  
APN: 042-223-12 & 042-223-11  
Owner: Thomson

COUNTY.

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

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

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

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

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

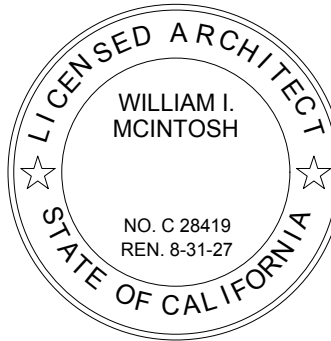
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Deputy Zoning Administrator

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

| ABBREVIATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| <div><div><div><div>&amp; x DIA<br/>#</div><div>And By<br/>Diameter Percent<br/>Pound [or] Number</div></div><div><div>A<br/>AB<br/>ABRSV<br/>ABT<br/>ACOUS<br/>ACU<br/>AD<br/>ADDL<br/>ADH<br/>ADJ<br/>ADJC<br/>ADR<br/>AFF<br/>AGGR<br/>AHD<br/>AHR<br/>AL<br/>ALM<br/>ALT<br/>AMT<br/>ANN<br/>ANOD<br/>ANT<br/>AP<br/>APPROX<br/>ARCH<br/>ASF<br/>ASPH<br/>ASSN<br/>ASSY<br/>ATCH<br/>AV</div><div><div>Architectural<br/>Anchor Bolt<br/>Abrasive<br/>About<br/>Acoustical<br/>Air Conditioning Unit<br/>Access Door<br/>Additional<br/>Adhesive<br/>Adjustable<br/>Adjacent<br/>Area Drain<br/>Above Finish Floor<br/>Aggregate<br/>Ahead<br/>Clear<br/>Aluminum<br/>Alarm<br/>Alternate<br/>Amount<br/>Annunciation<br/>Anodized<br/>Antenna<br/>Access Panel<br/>Approximate (ly)<br/>Architect (ural)<br/>Above Subfloor<br/>Asphalt<br/>Association<br/>Assembly<br/>Attachment<br/>Audio Visual</div><div><div>C<br/>CAB<br/>CARP<br/>CAV<br/>CB<br/>CEM<br/>CER<br/>CFM<br/>CH<br/>CHAN<br/>CHFR<br/>CIP<br/>CJ<br/>CL<br/>CLG<br/>CLJ<br/>CLO<br/>CLR<br/>CM<br/>CMST<br/>CMU<br/>CNR<br/>CNTR<br/>CO<br/>COL<br/>COMB<br/>COMP<br/>COMPL<br/>COMPT<br/>CONC<br/>CONN<br/>CONSTR<br/>CONT<br/>CONTR<br/>COORD<br/>CORR<br/>CS<br/>CSB<br/>CSMT<br/>CSWK<br/>CT<br/>CTR<br/>CU<br/>CUB<br/>CUL<br/>CYL L</div><div><div>Civil<br/>Center to Center<br/>Cabinet<br/>Carpet<br/>Cavity<br/>Catch Basin<br/>Cement<br/>Ceramic<br/>Cubic Foot per Minute<br/>Ceiling<br/>Channel<br/>Chamfer<br/>Cast-In-Place<br/>Construction Joint<br/>Center Line<br/>Ceiling<br/>Control Joint<br/>Closet<br/>Anchor<br/>Centimeter<br/>Composite<br/>Concrete Masonry Unit<br/>Corner<br/>Counter<br/>Cased Opening<br/>Column<br/>Combination<br/>Compact<br/>Compliance<br/>Compartment<br/>Concrete<br/>Connection<br/>Construction<br/>Continuous (ation)<br/>Contract (or)<br/>Coordinate<br/>Corridor<br/>Cast Stone<br/>Concrete Splash Block<br/>Casement<br/>Casework<br/>Ceramic Tile<br/>Center<br/>Cubic<br/>Cubicle<br/>Cylinder Lock</div><div><div>DIFF<br/>DIFR<br/>DIM<br/>DISP<br/>DIV<br/>DLV<br/>DMPF<br/>DMPR<br/>DN<br/>DOP<br/>DR<br/>DS<br/>DST<br/>DT<br/>DW<br/>DWG<br/>DWR</div><div><div>Between<br/>Built-Up Roof<br/>Civil<br/>Center to Center<br/>Cabinet<br/>Carpet<br/>Cavity<br/>Catch Basin<br/>Cement<br/>Ceramic<br/>Cubic Foot per Minute<br/>Ceiling<br/>Channel<br/>Chamfer<br/>Cast-In-Place<br/>Construction Joint<br/>Center Line<br/>Ceiling<br/>Control Joint<br/>Closet<br/>Clear<br/>Aluminum<br/>Alarm<br/>Alternate<br/>Amount<br/>Annunciation<br/>Anodized<br/>Antenna<br/>Access Panel<br/>Approximate (ly)<br/>Architect (ural)<br/>Above Subfloor<br/>Asphalt<br/>Association<br/>Assembly<br/>Attachment<br/>Audio 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ACCESSORY DWELLING UNIT

DUXBURY MCINTOSH ARCHITECTS

4630 SOQUEL DRIVE, SUITE 5  
SOQUEL, CA 95073  
(650) 917-3840  
duxburymcintosh.com



CALAD-THOMSON RESIDENCE  
204 LAKE CT.  
APTOS, CA 95003

APN: 042-223-12,-11

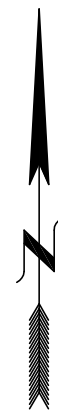
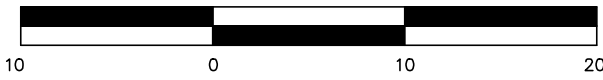
SANTA CRUZ COUNTY

|                            |       |
|----------------------------|-------|
| ISSUED / REVISED:          | BY:   |
| 06/24/2025 PLANNING REVIEW | WM/RS |
| 08/21/2025 PLANNING REV.   | WM/RS |
| 9/25/2025 PLANNING REV.    | WM/RS |

DATE: 09/25/2025  
DRAWING NAME:

COVER SHEET

G-001



BASIS OF BEARINGS  
FOR THIS SURVEY IS NAD83 (2024) CCS ZONE 3, ESTABLISHED USING R.T.K. G.P.S. TECHNIQUES AND ACCESSED VIA THE SMARTNET NORTH AMERICA G.P.S. NETWORK.

VERTICAL BENCHMARK IS NGS BENCHMARK PID "AA7670"  
ELEVATION = 410.20'  
NAVD88 DATUM

LEGEND

- FOUND MONUMENT AS SHOWN
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EDGE OF PAVEMENT
- - - EDGE OF CONCRETE
- x - x - x - x - x - x - FENCE
- - - FEMA FLOOD ZONE BOUNDARY
- ET - OVERHEAD ELECTRIC AND TELEPHONE

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

| NUM | DELTA      | ARC    | RADIUS | BEARING     | DISTANCE |
|-----|------------|--------|--------|-------------|----------|
| C1  | 120°02'49" | 20.95' | 10.00' | S50°02'04"W | 17.32'   |
| C2  | 16°10'49"  | 25.42' | 90.00' | S77°37'28"E | 25.33'   |
| C3  | 26°03'52"  | 40.94' | 90.00' | N80°39'18"E | 40.59'   |

\* RECORD MAP (24-M-24) SHOWS ARC LENGTH IN ERROR AT 20.40' RATHER THAN 20.90' MATCHING A CENTRAL ANGLE OF 119°44' AND A RADIUS OF 10.00'.

| NUM | BEARING      | DISTANCE |
|-----|--------------|----------|
| L1  | N22°26'19"W  | 70.22'   |
| L2  | N83°42'43"E  | 69.38'   |
| L3  | S44°12'49"E  | 2.94'    |
| L4  | N 34°05'05"E | 63.92'   |
| L5  | N44°12'52"W  | 66.96'   |
| L6  | N 9°49'54"W  | 16.15'   |
| L7  | S69°33'21"E  | 16.66'   |

ABBREVIATIONS

BCKCRB BACK OF CURB  
CBLDG2 CORNER OF SECOND STORY HOUSE  
CBOLG CORNER BUILDING AT FOUNDATION  
CFNC CORNER OF FENCE  
COLM COLUMN  
C'NCL TEMPORARY SURVEY CONTROL  
CWALL CORNER OF WALL  
DI DROP INLET  
EC EDGE OF CONCRETE  
EM ELECTRIC METER  
EP EDGE OF PAVEMENT  
FL FLOW LINE  
FNC FENCE  
G GRADE  
GL GUTTER LIP  
GM GAS METER  
INV INVERT  
JP JOINT UTILITY POLE  
P PAVEMENT  
SSMH SANITARY SEWER MANHOLE  
SSCO SANITARY SEWER CLEAN OUT  
TC TOP OF CURB  
TREE20 TREE WITH 20" DIAMETER TRUNK  
WM WATER METER  
WV WATER VALVE

FEMA FLOOD HAZARD INFORMATION

FIRM PANEL: 06087C0357F  
COMMUNITY: COUNTY OF SANTA CRUZ  
MAP REVISED SEPTEMBER 29, 2017

- (1) FEMA ZONE AE - BASE FLOOD ELEVATION = 17.0' (DETERMINED FROM FIRM PANEL)
- (2) FEMA ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREA OF LESS THAN ONE SQUARE MILE
- (3) FEMA ZONE X - AREA OF MINIMAL FLOOD HAZARD



MID COAST ENGINEERS  
CIVIL ENGINEERS AND LAND SURVEYORS  
70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580



TOPOGRAPHIC SURVEY

LOTS 14 AND 15 BLOCK M, "SUBDIVISION NO. 7, APTOS BEACH COUNTRY CLUB PROPERTIES" FILED FOR RECORD AUGUST, 1928 IN VOLUME 24 OF MAPS, PAGE 24, COUNTY RECORDS.

A.P.N. 042-223-12-11  
204 LAKE COURT, APTOS  
SANTA CRUZ COUNTY CALIFORNIA

SCALE 1" = 10'

DATE: SEP 23 2024

DRAWN BY: AB

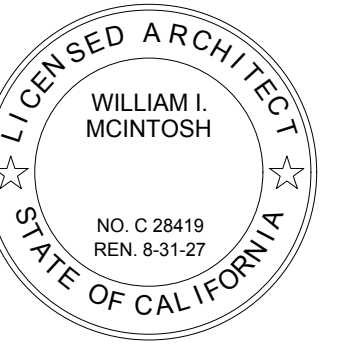
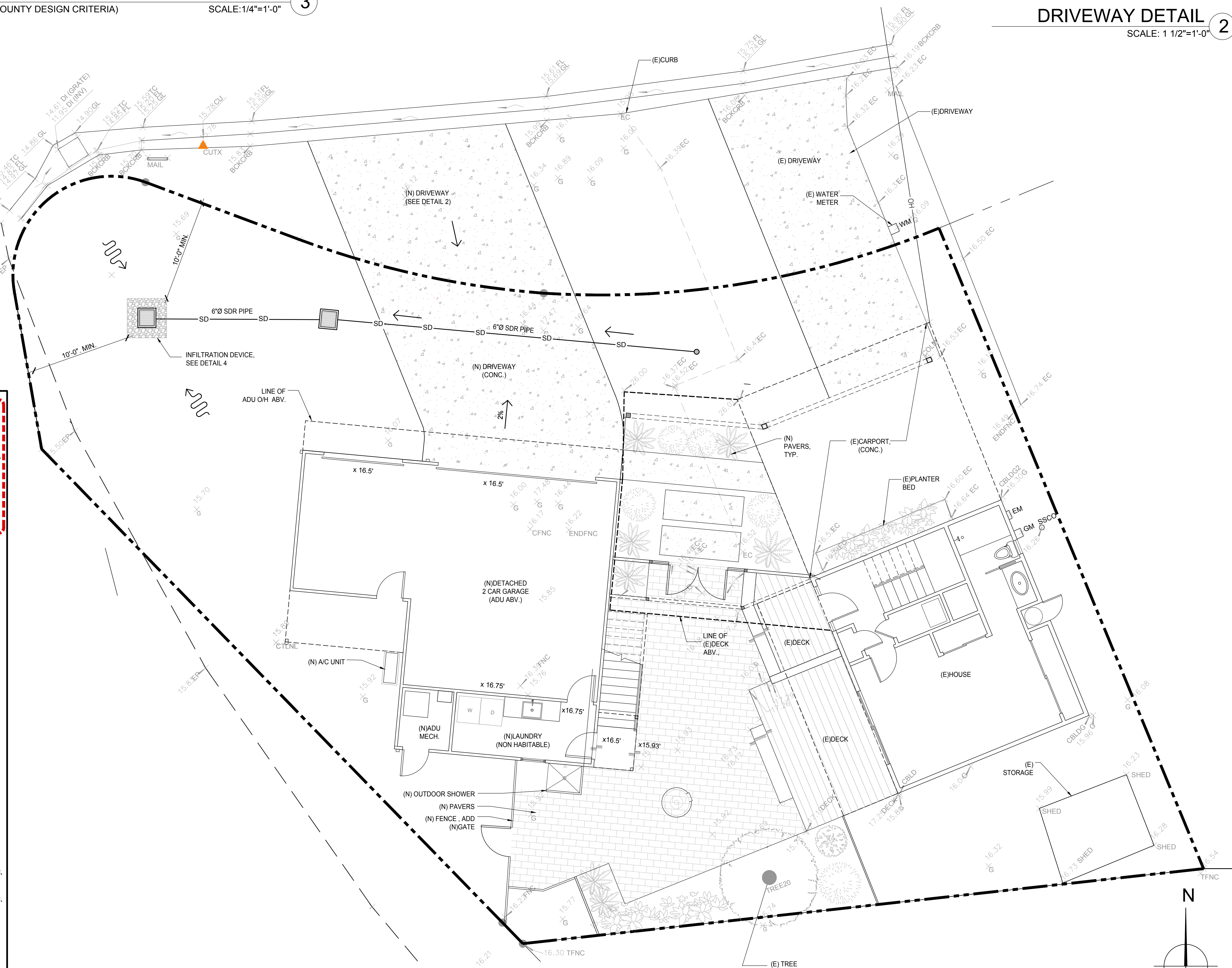
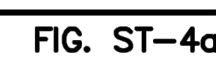
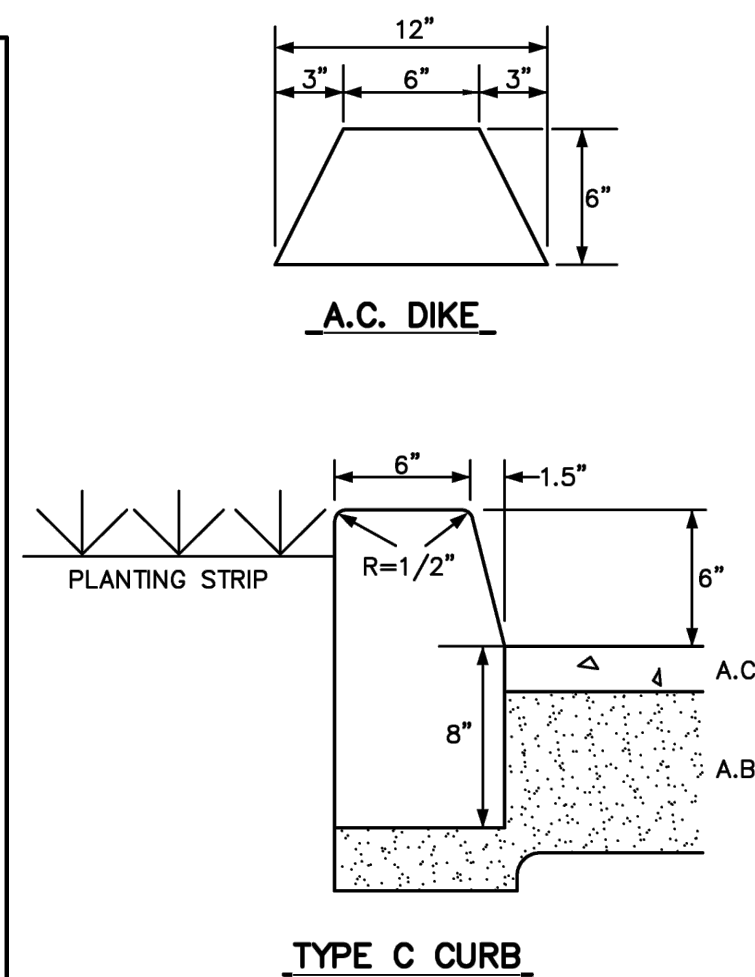
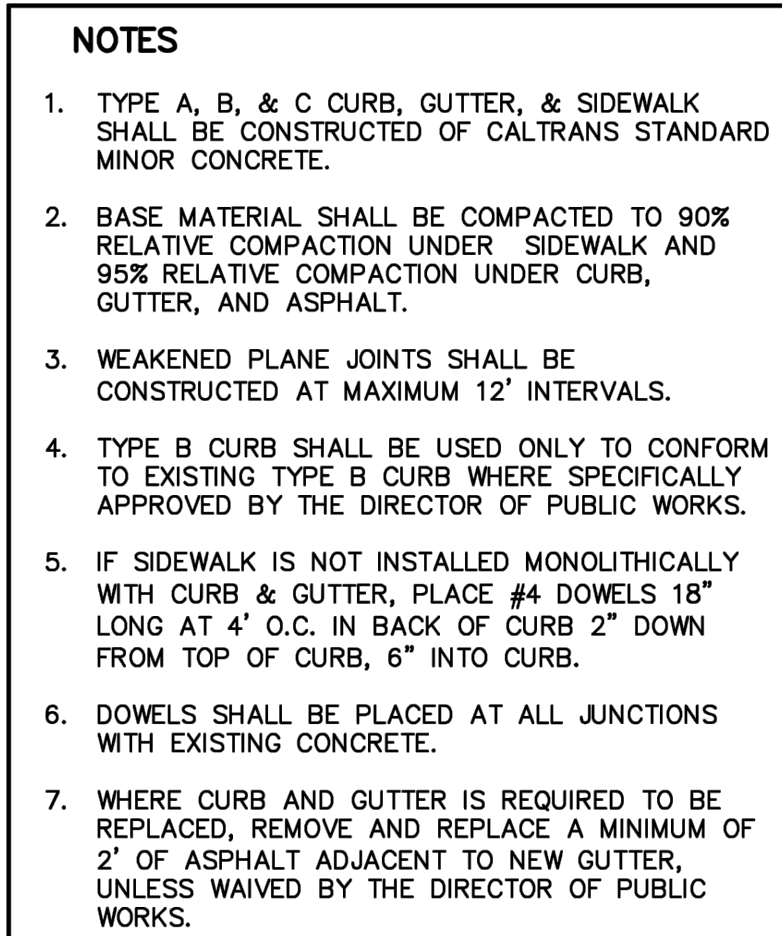
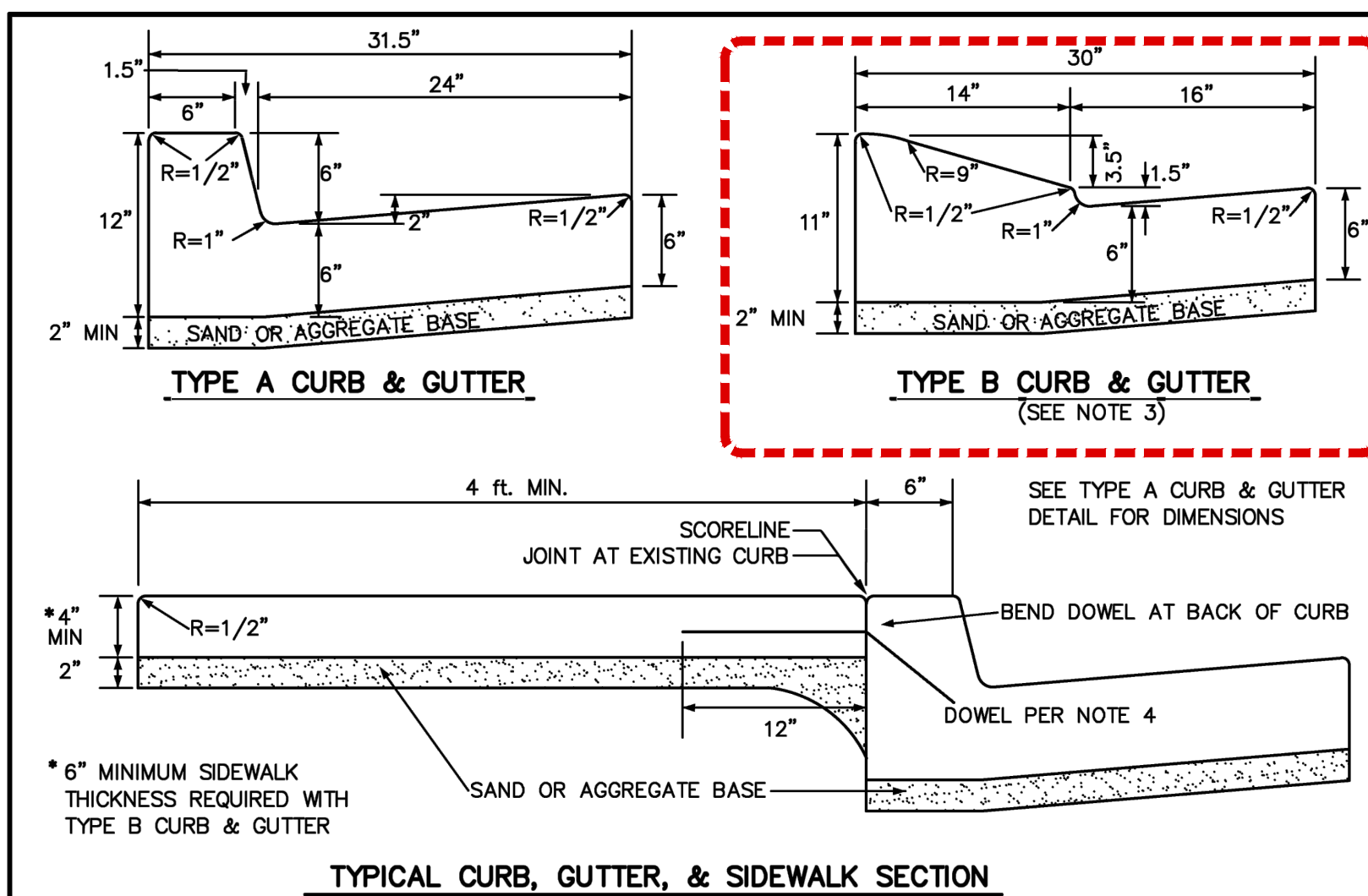
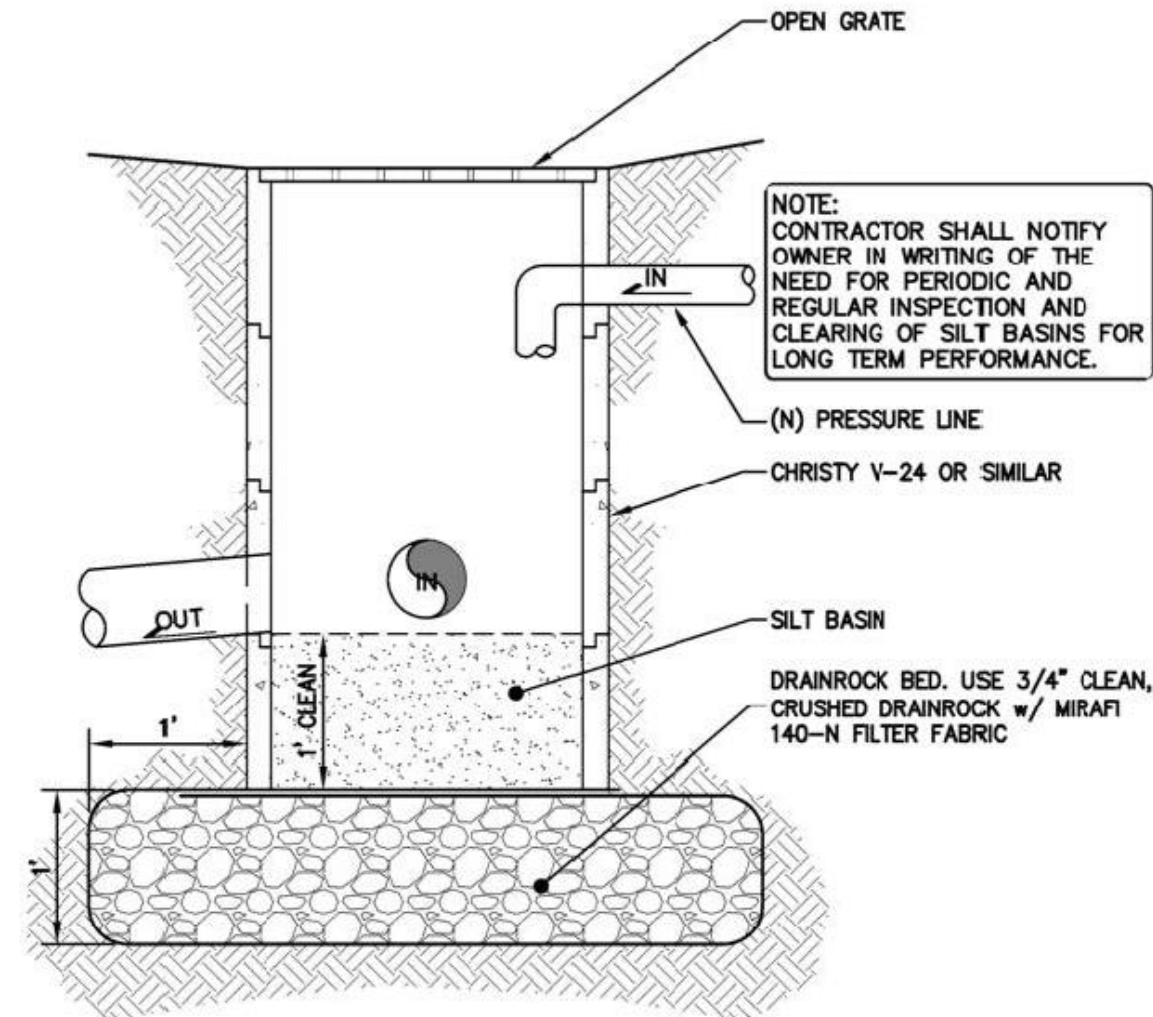
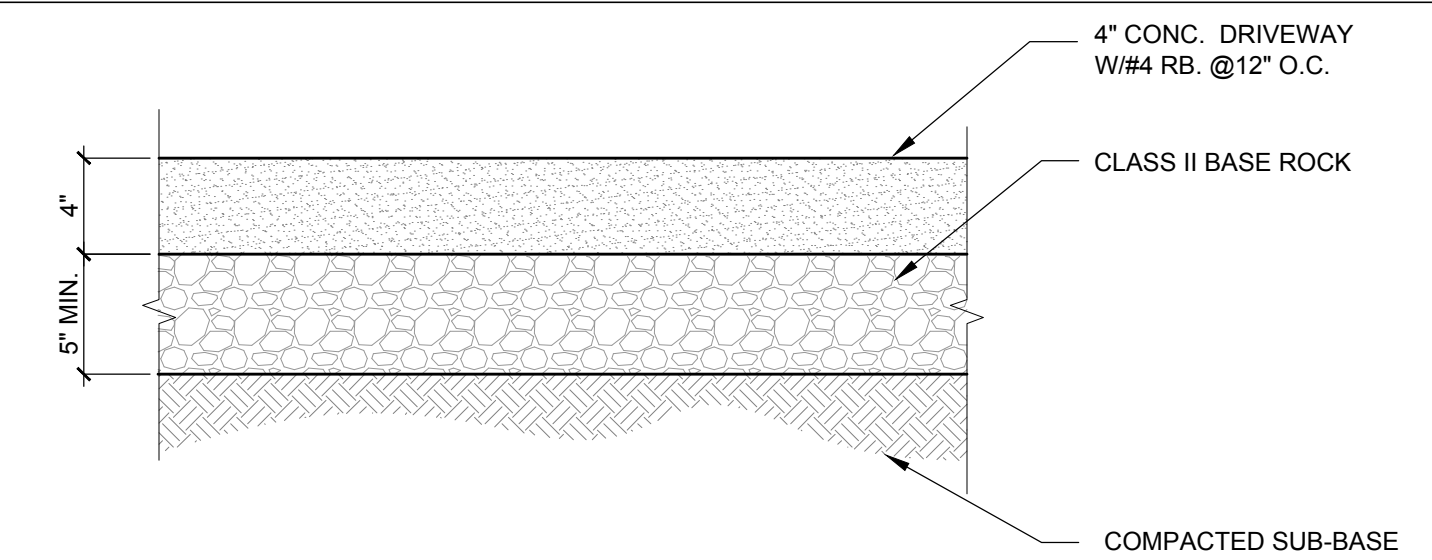
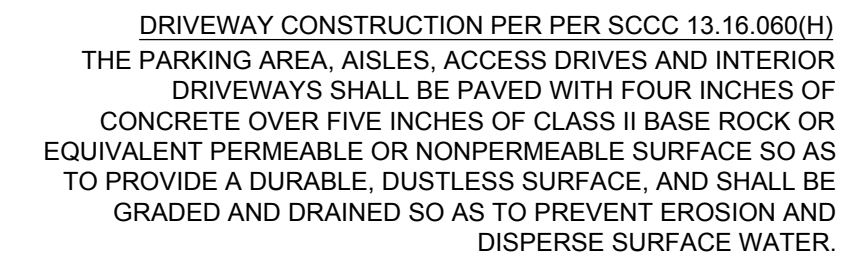
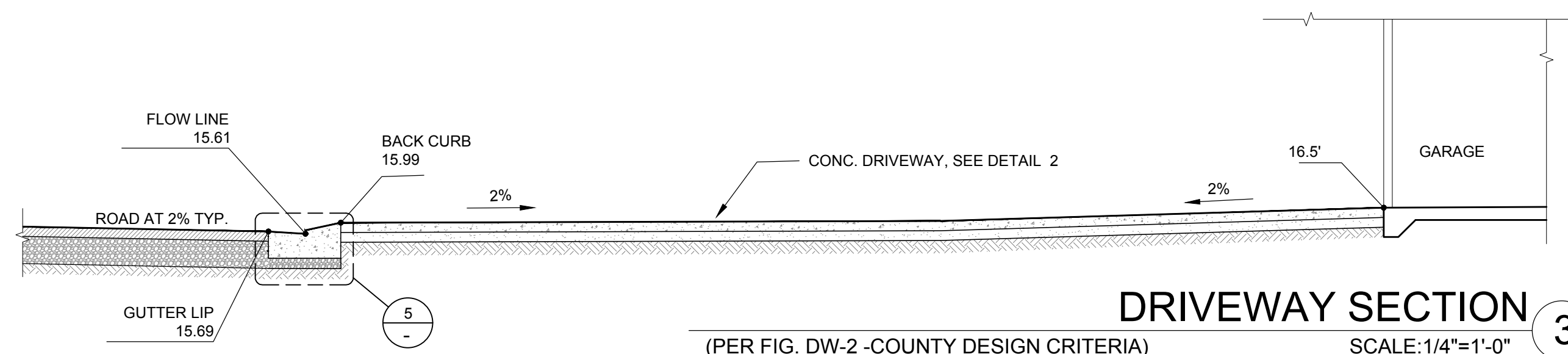
REVIEWED BY: JSN

JOB NO.: 2411723

SHEET

1

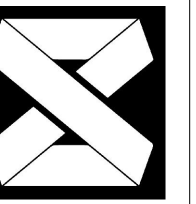
OF 1 SHEETS



## ACCESSORY DWELLING UNIT

**DUXBURY MCINTOSH ARCHITECTS**  
4630 SOQUEL DRIVE, SUITE 5  
SOQUEL, CALIFORNIA 95076

SOQUEL, CA 95073  
(650) 917-3840  
duxburymcintosh.com



APN: 042-223-12,-11

SANTA CRUZ COUNTY

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|                            |       |
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|                            |       |

DATE: 09/25/2025

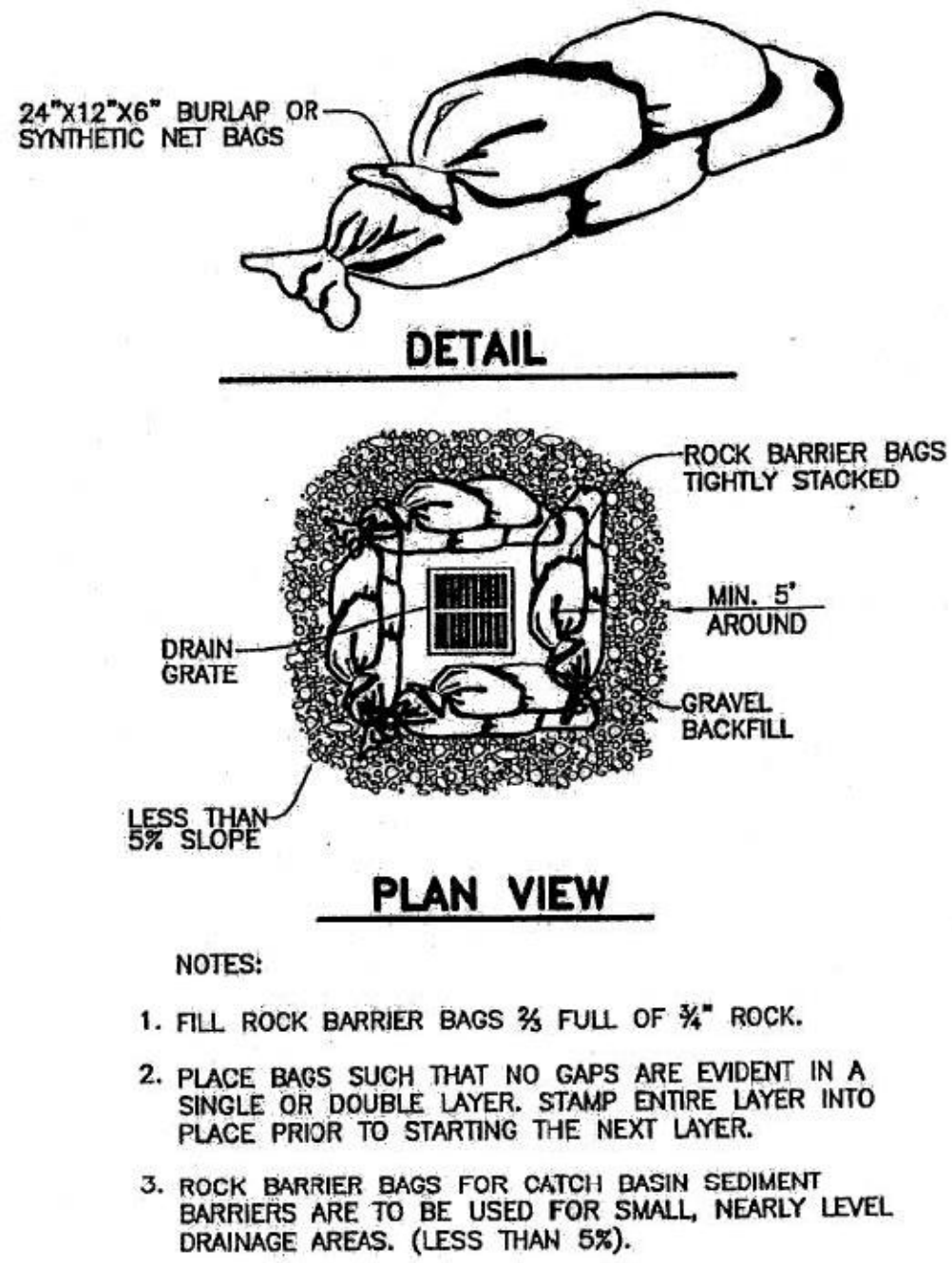
DRAWING NAME:

# CONCEPTUAL DRAINAGE PLAN

AC-101

## EXHIBIT D

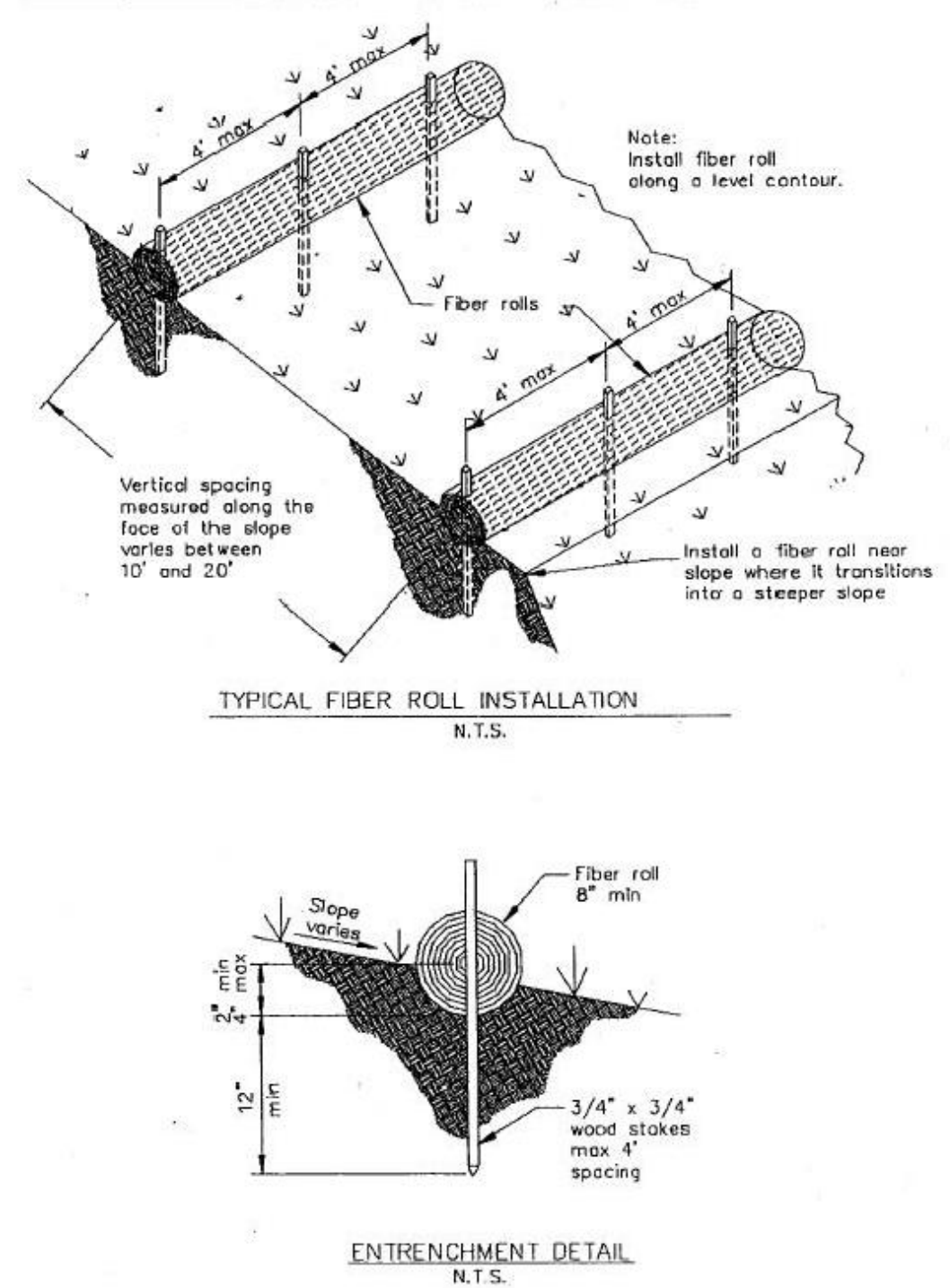
Figure SC-4 Storm Drain Inlet Protection



STORM DRAIN INLET PROTECTION

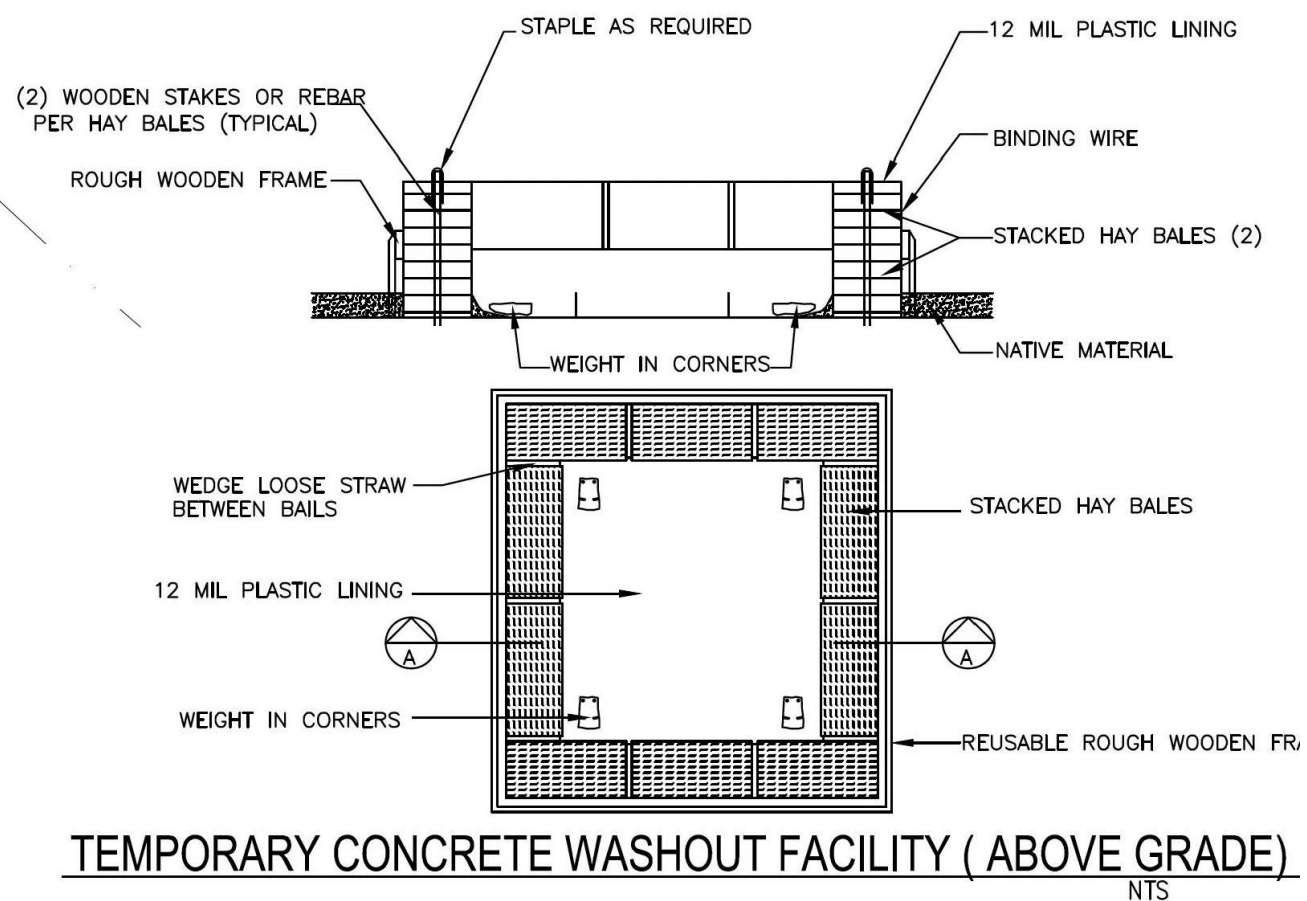
N.T.S. 3

Figure SC-1 Fiber Rolls



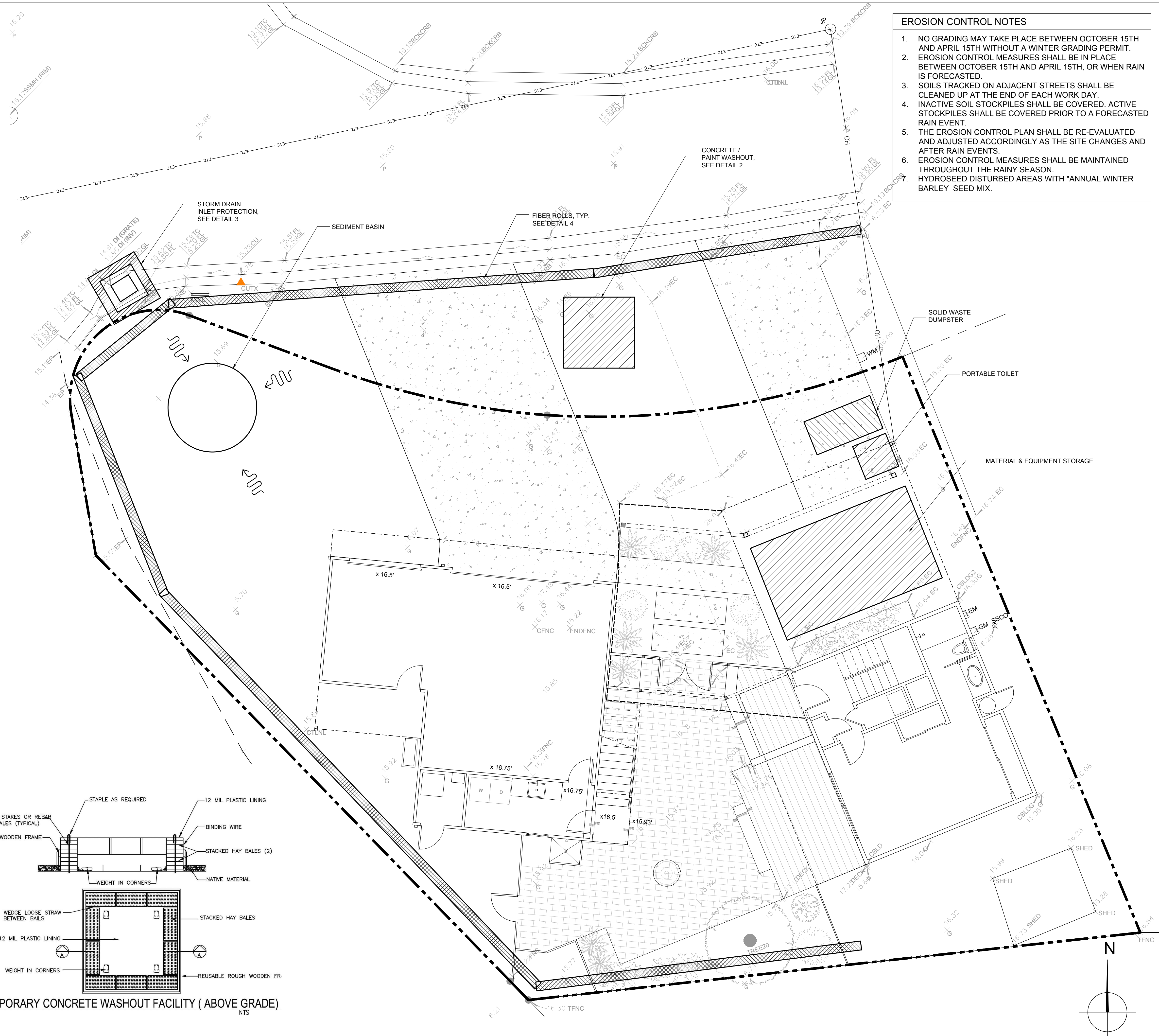
FIBER ROLLS

N.T.S. 4

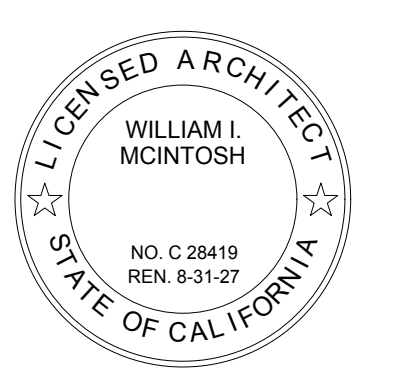


CONC. WASHOUT FACILITY

N.T.S. 2



- EROSION CONTROL NOTES**
1. NO GRADING MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH WITHOUT A WINTER GRADING PERMIT.
  2. EROSION CONTROL MEASURES SHALL BE IN PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, OR WHEN RAIN IS FORECASTED.
  3. SOILS TRACKED ON ADJACENT STREETS SHALL BE CLEANED UP AT THE END OF EACH WORK DAY.
  4. INACTIVE SOIL STOCKPILES SHALL BE COVERED. ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECASTED RAIN EVENT.
  5. THE EROSION CONTROL PLAN SHALL BE RE-EVALUATED AND ADJUSTED ACCORDINGLY AS THE SITE CHANGES AND AFTER RAIN EVENTS.
  6. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE RAINY SEASON.
  7. HYDROSEED DISTURBED AREAS WITH "ANNUAL WINTER BARLEY SEED MIX.



**ACCESSORY DWELLING UNIT**

**DUXBURY McINTOSH ARCHITECTS**

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(650) 917-3840  
duburymcintosh.com

**CALAD-THOMSON RESIDENCE**  
**204 LAKE CT.**  
**APTOS, CA 95003**

SANTA CRUZ COUNTY

APN: 042-223-12-11

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| 9/25/2025         | PLANNING REV.   | WM/RS                |
| DATE:             |                 | 09/25/2025           |
| DRAWING NAME:     |                 | EROSION CONTROL PLAN |

**AC-102**







ROOF MANF: METAL SALES VERTICAL STANDING SEAM ROOF (FLAT PAN)  
ROOF AND GUTTER MATERIAL: STEEL  
ROOF AND GUTTER COLOR: WEATHERED COPPER



MANF: C.H.I.  
MATERIAL: STEEL DOORS W/ WOOD GRAIN  
COLOR: CEDAR



MANF: MARVIN ESSENTIAL  
MATERIAL: FIBERGLASS  
COLOR: WHITE, MATCH(E) HOUSE



MATERIAL: WOOD GATE W/ FROSTED GLASS PANELS  
COLOR: CEDAR



BOARD & BATTEN SIDING  
MATERIAL: WOOD  
COLOR: GRAY AND WHITE PAINT, TO MATCH (E) HOUSE



MANF: VIEWRAILOR SIM.  
MATERIAL: METAL CABLE RAIL  
COLOR: WEATHERED COPPER



MATERIAL : BONDERIZED STEEL  
COLOR: WHITE TO MATCH(E)



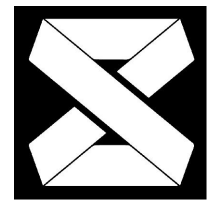
MATERIAL: WOOD FENCE, HORIZONTAL  
COLOR: CEDAR



## ACCESSORY DWELLING UNIT

**DUXBURY MCINTOSH ARCHITECTS**

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SOQUEL, CA 95073  
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CALAD-THOMSON  
RESIDENCE 204 LAKE CT.  
APTOS, CA 95003

APN: 042-223-12.-11

SANTA CRUZ COUNTY

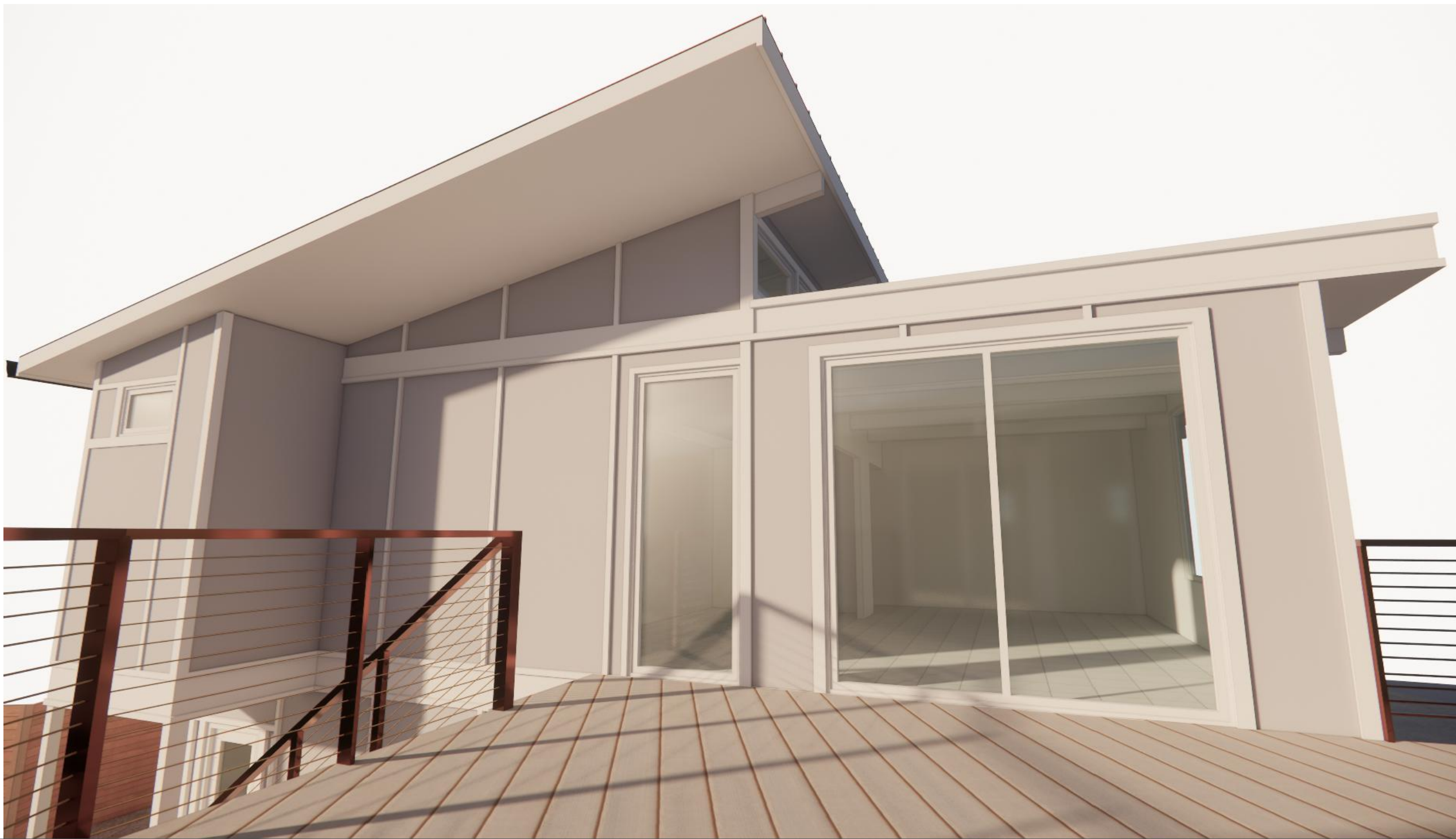
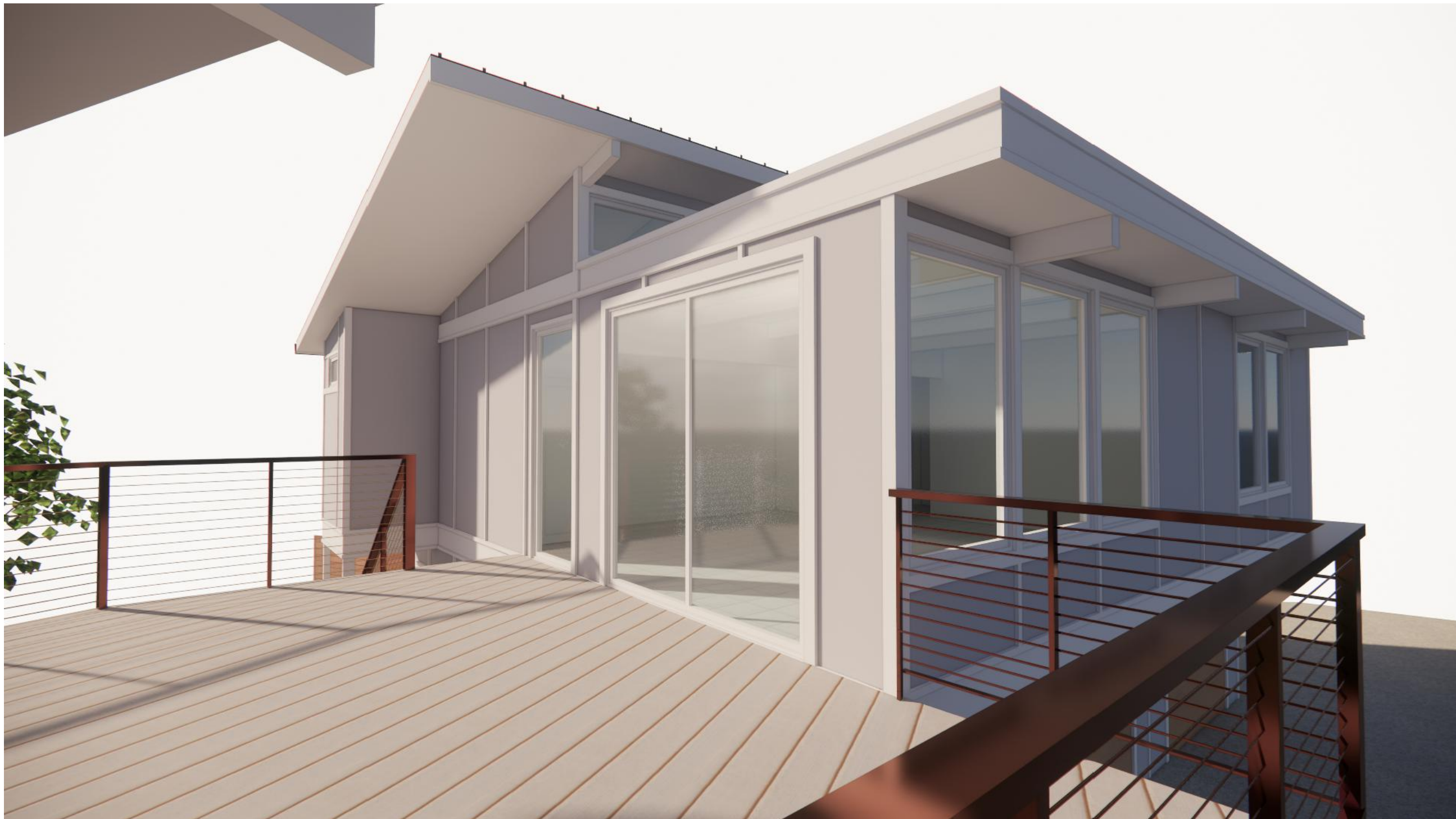
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| ISSUED / REVISED: |                 | BY:   |
| 06/24/2025        | PLANNING REVIEW | WM/RS |
| 08/21/2025        | PLANNING REV.   | WM/RS |
| 9/25/2025         | PLANNING REV    | WM/RS |
|                   |                 |       |
|                   |                 |       |
|                   |                 |       |
|                   |                 |       |
|                   |                 |       |

DATE: 09/25/2025

DRAWING NAME:

## COLOR AND MATERIALS

# AX-201



ACCESSORY DWELLING UNIT

DUXBURY McINTOSH ARCHITECTS

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APTOS, CA 95003

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SANTA CRUZ COUNTY

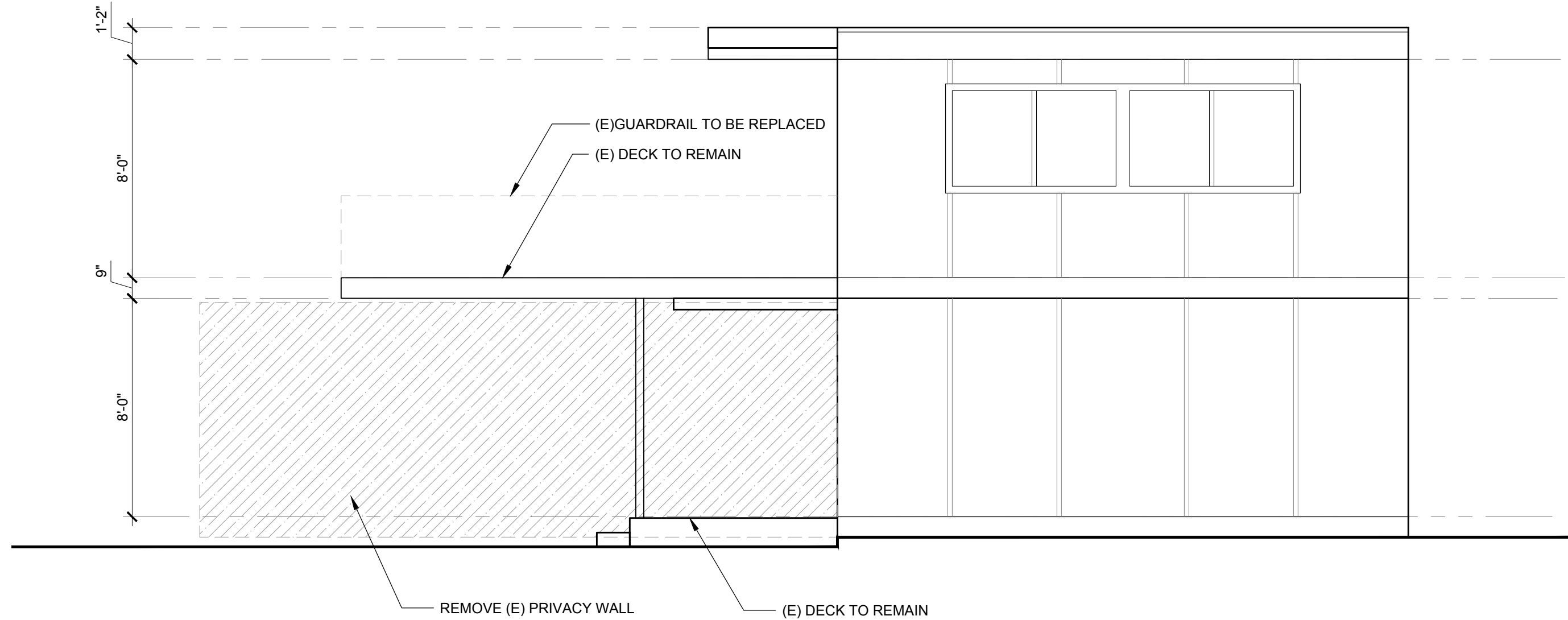
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DATE: 09/25/2025  
DRAWING NAME:

3D  
RENDERINGS

AX-901

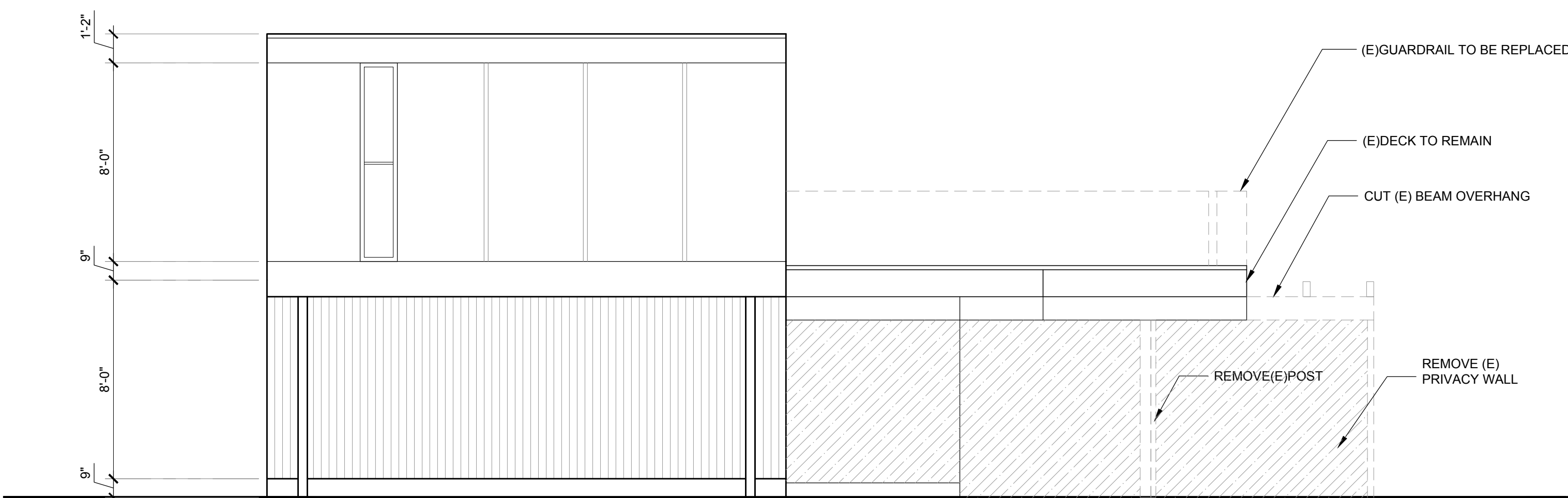




SOUTHEAST ELEVATION

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

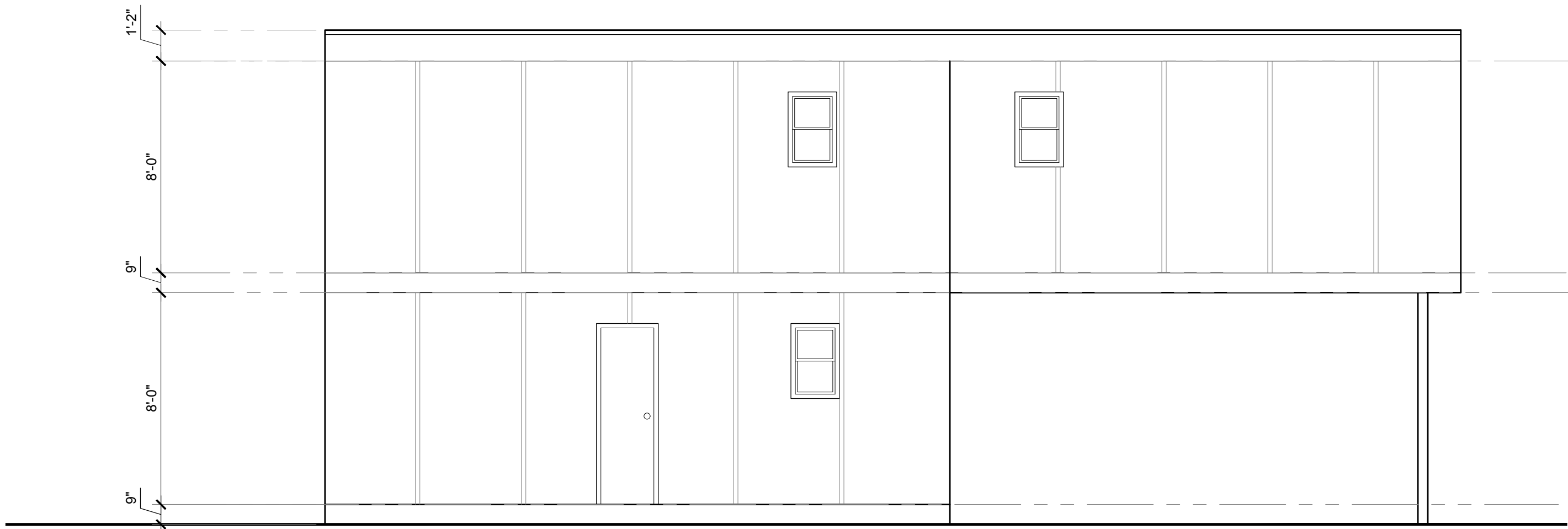
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NORTHWEST ELEVATION

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

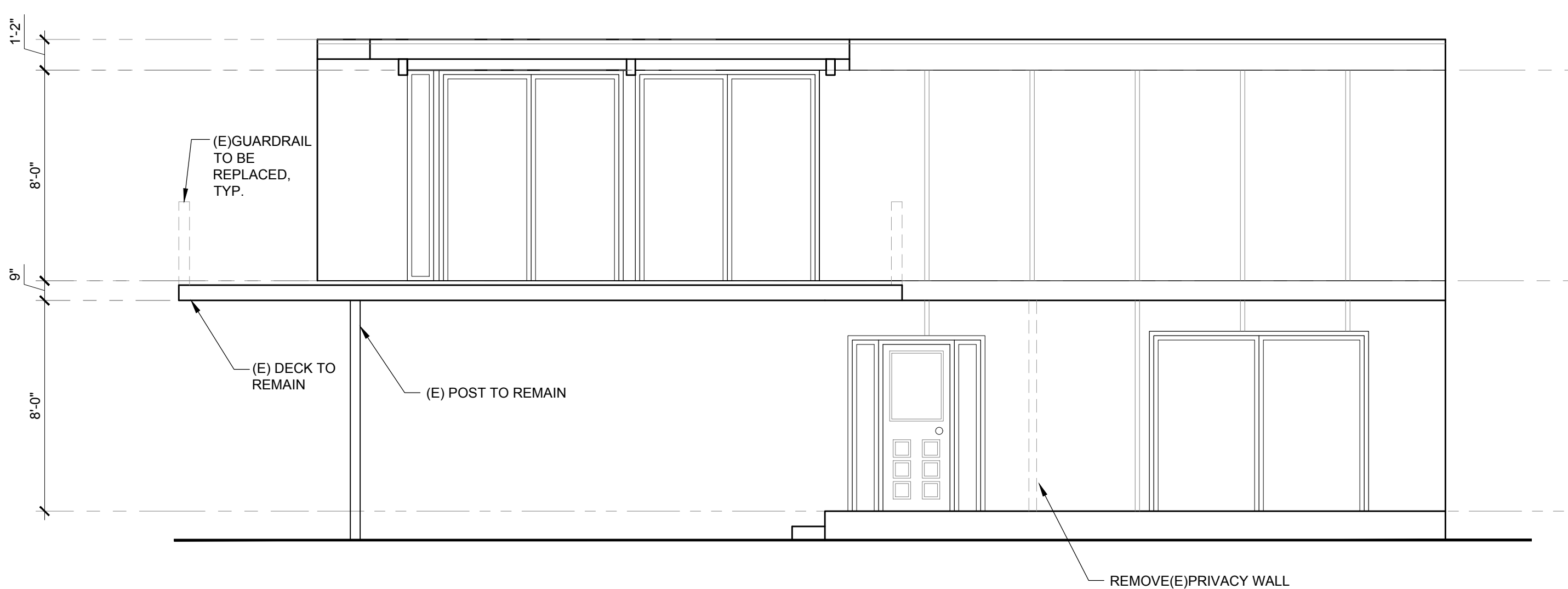
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NORTHEAST ELEVATION

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

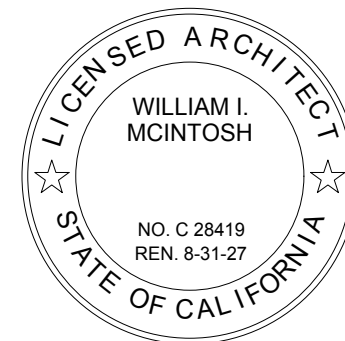
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SOUTHWEST ELEVATION

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

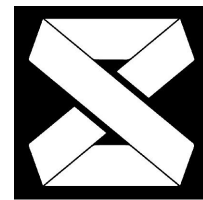
2



ACCESSORY DWELLING UNIT

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SQUEL, CA 95073  
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CALAD-THOMSON RESIDENCE  
204 LAKE CT.  
APTOS, CA 95003

APN: 042-223-12-11

SANTA CRUZ COUNTY

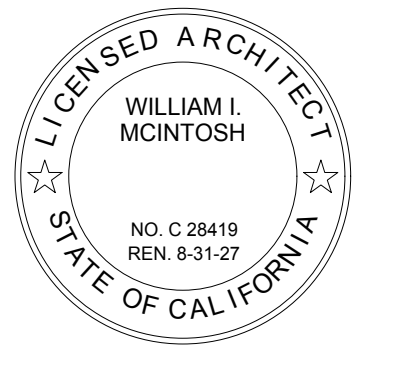
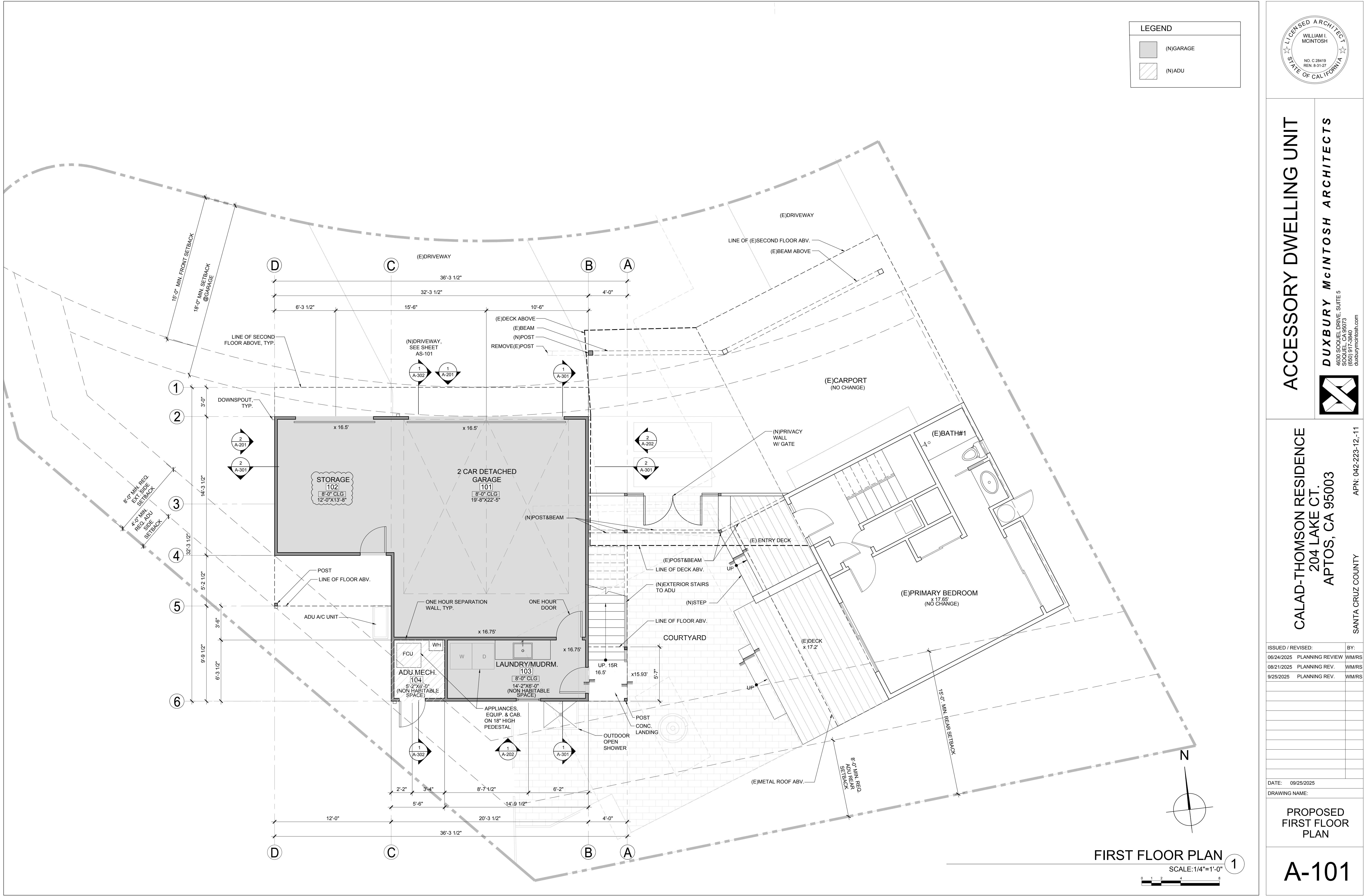
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DRAWING NAME:

EXISTING  
ELEVATIONS  
W/ DEMOLITION

AD-201





**ACCESSORY DWELLING UNIT**

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duburymcintosh.com

**CALAD-THOMSON RESIDENCE**  
**204 LAKE CT.**  
**APTOS, CA 95003**

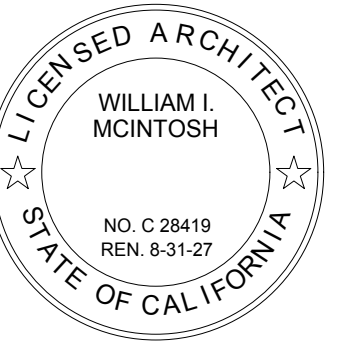
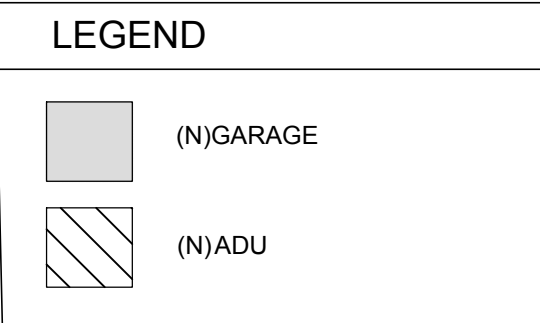
SANTA CRUZ COUNTY  
APN: 042-223-12,-11

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|               |            |
|---------------|------------|
| DATE:         | 09/25/2025 |
| DRAWING NAME: |            |

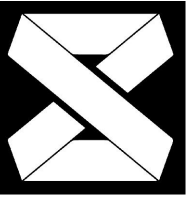
**PROPOSED FIRST FLOOR PLAN**

**A-101**



# ACCESSORY DWELLING UNIT

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204 LAKE CT.  
APTOS, CA 95003

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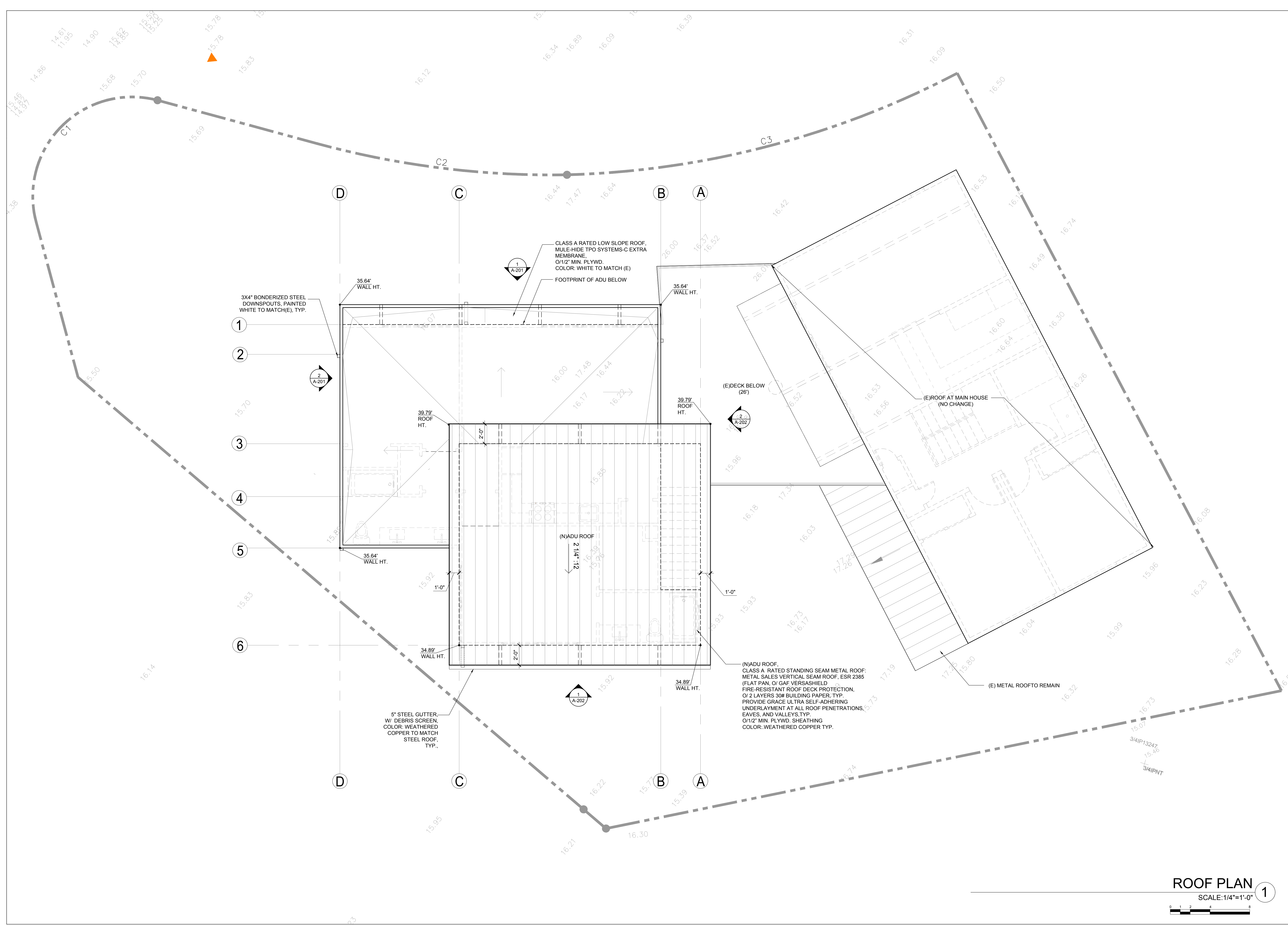
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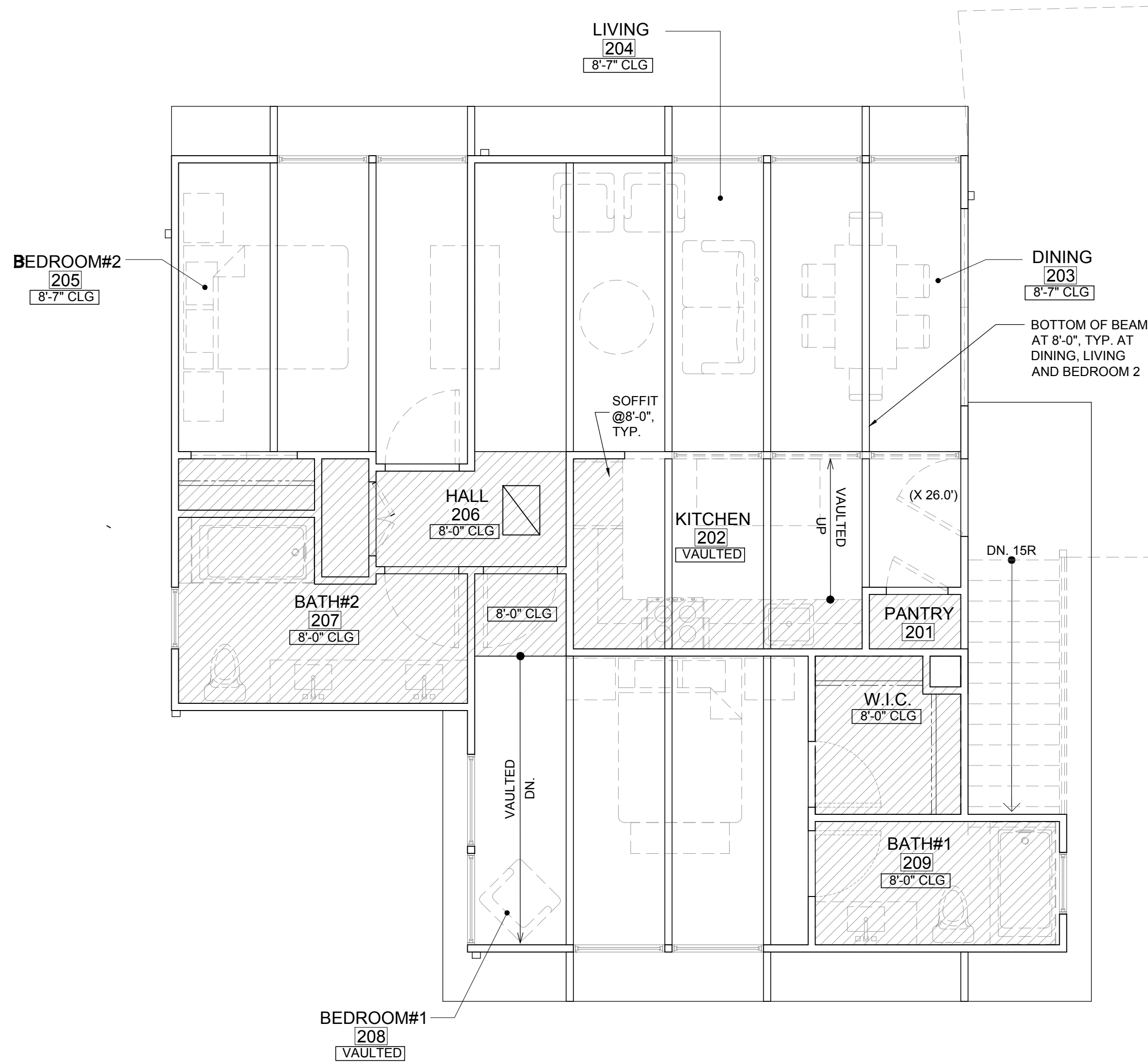
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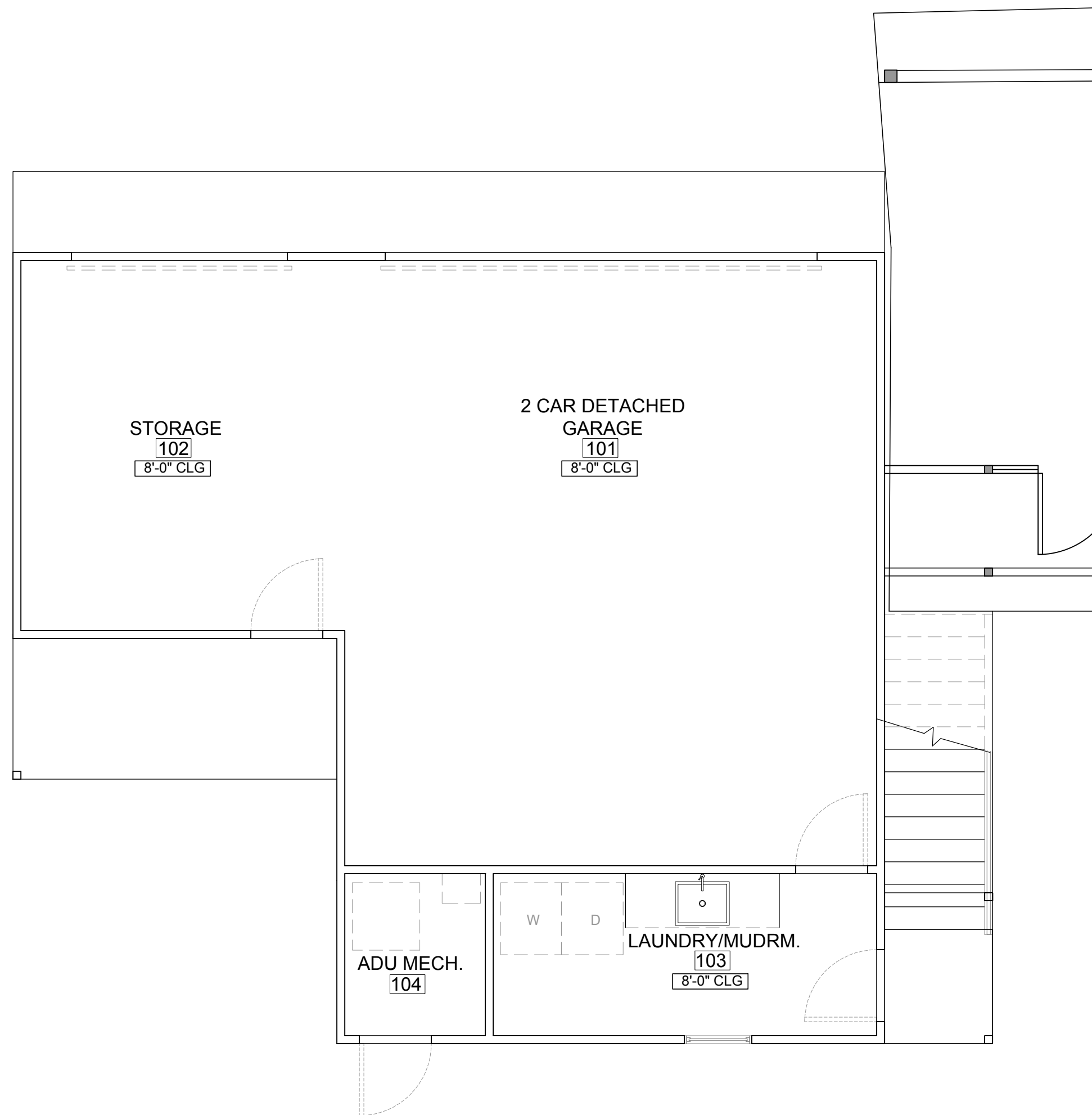
PROPOSED  
SECOND FLOOR  
PLAN

# A-102

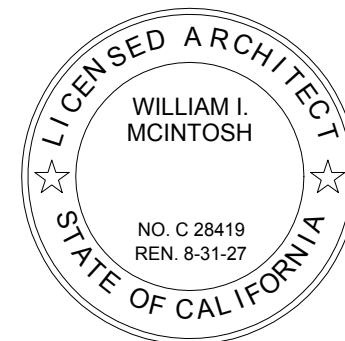




SECOND FLOOR REFLECTED CEILING PLAN 2



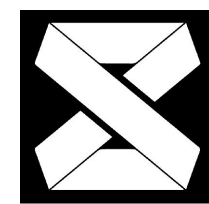
FIRST FLOOR REFLECTED CEILING PLAN 1



ACCESSORY DWELLING UNIT

DUXBURY McINTOSH ARCHITECTS

4630 SQUEL DRIVE, SUITE 5  
SQUEL, CA 95073  
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CALAD-THOMSON RESIDENCE  
204 LAKE CT.  
APTOS, CA 95003

APN: 042-223-12,-11

SANTA CRUZ COUNTY

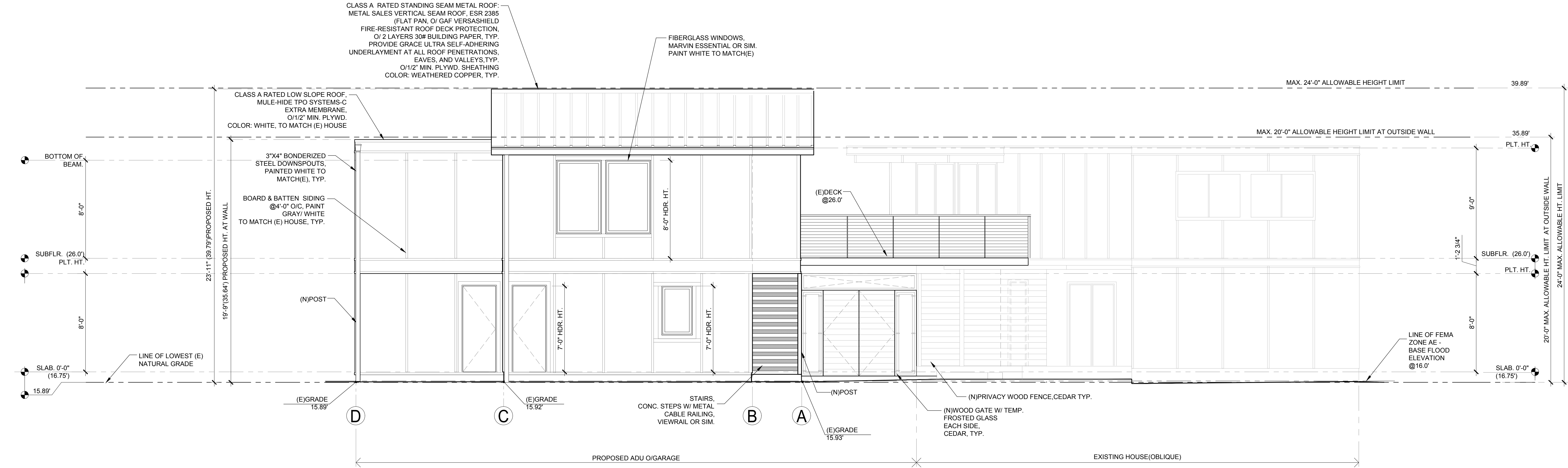
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DATE: 09/25/2025  
DRAWING NAME:

REFLECTED  
CEILING PLAN

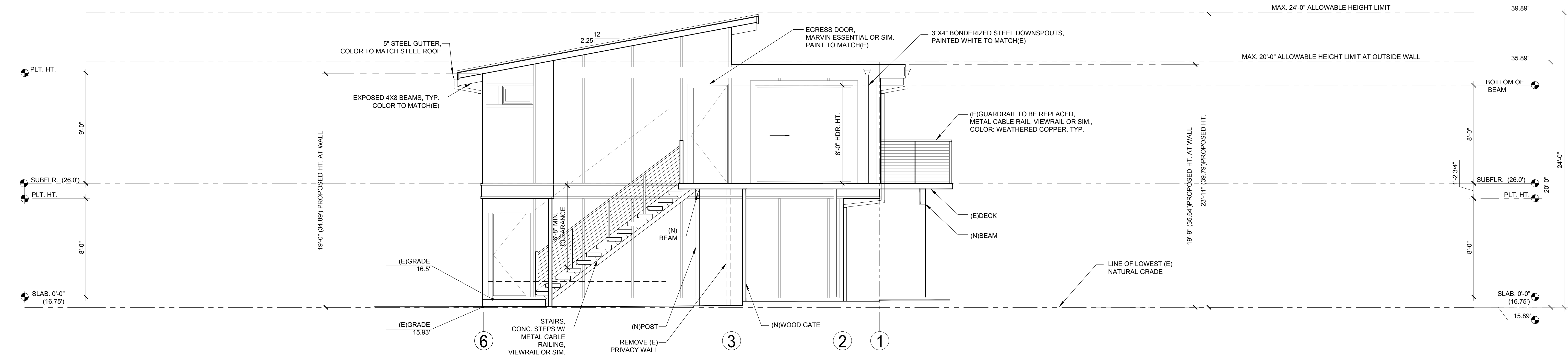
A-104





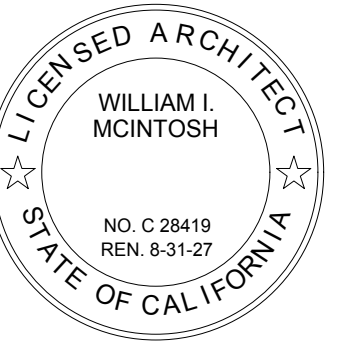
REAR(SOUTH) ELEVATION 1

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



LEFT (EAST) ELEVATION 2

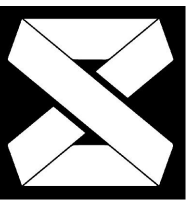
SCALE: 1/4"=1'-0"



ACCESSORY DWELLING UNIT

DUXBURY McINTOSH ARCHITECTS

4630 SOQUEL DRIVE, SUITE 5  
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DRAWING NAME:

PROPOSED  
EXTERIOR  
ELEVATIONS

A-202





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112RS4  
8/17/2007

42-22

Bk.43  
02

Bk.43  
08

Assessor's Map No. 42-22  
County of Santa Cruz, Calif.  
January, 1999

## EXHIBIT E

Electronically Redrawn 1/27/99 rw  
Rev. 5/17/01 mvm (changed page refs.)  
Rev. 4/29/02 mvm (st. name)  
Rev. 6/24/02 mvm (st. name)  
Rev. 10/17/03 mvm (cor. to st. name)  
Rev. 10/16/07 td (112RSA)

APTOS BEACH COUNTRY CLUB  
SUB. NO. 4 23MB15 10/5/25  
SUB. NO. 6 23MB35 9/20/26  
SUB. NO. 6 AMENDED 24MB25 8/24/28  
SUB. NO. 7 24MB24 8/24/28

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

79RS7  
9/9/1988

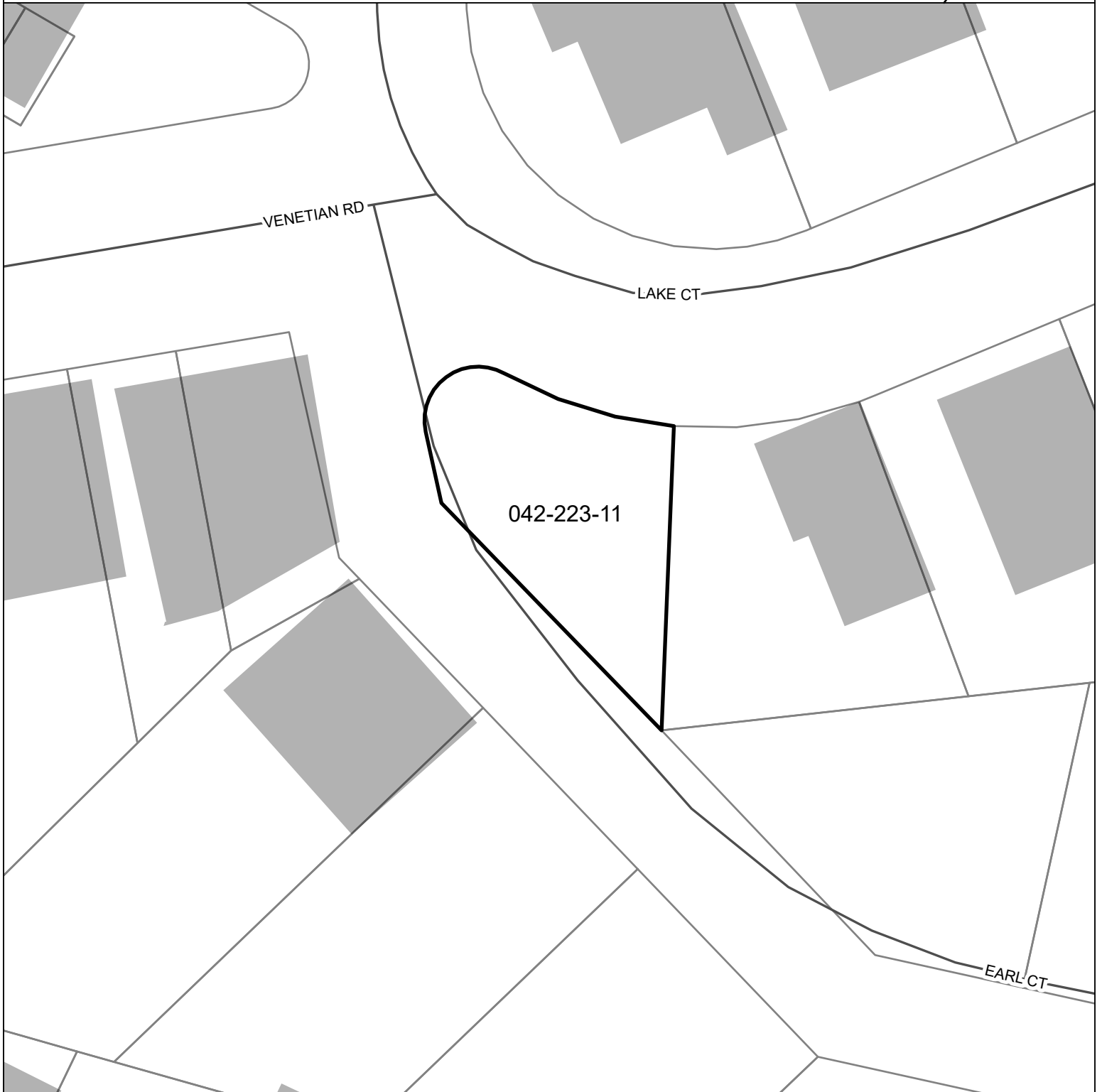
78RS24  
3/22/1988

28PM33  
5/13/1985



Santa Cruz County Planning Department

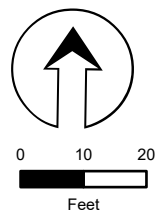
## Parcel Location Map



**Parcel: 04222311**

☐ Subject Parcel

Map printed: 11 Dec. 2025

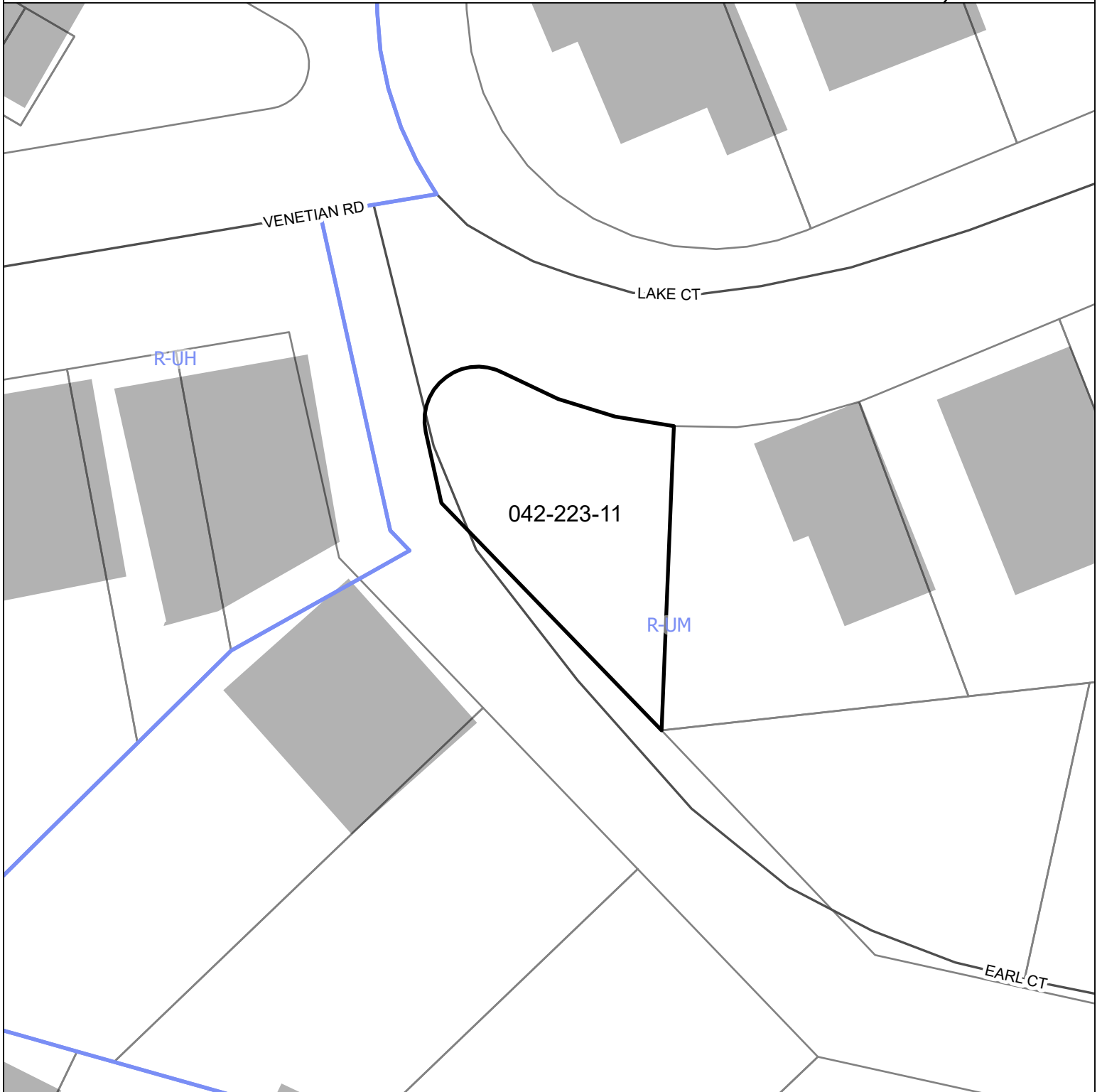
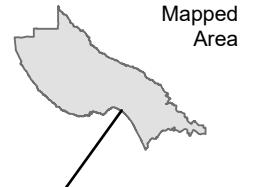


**EXHIBIT E**

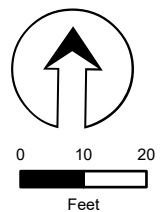


Santa Cruz County Planning Department

# Parcel General Plan Map



 Subject Parcel

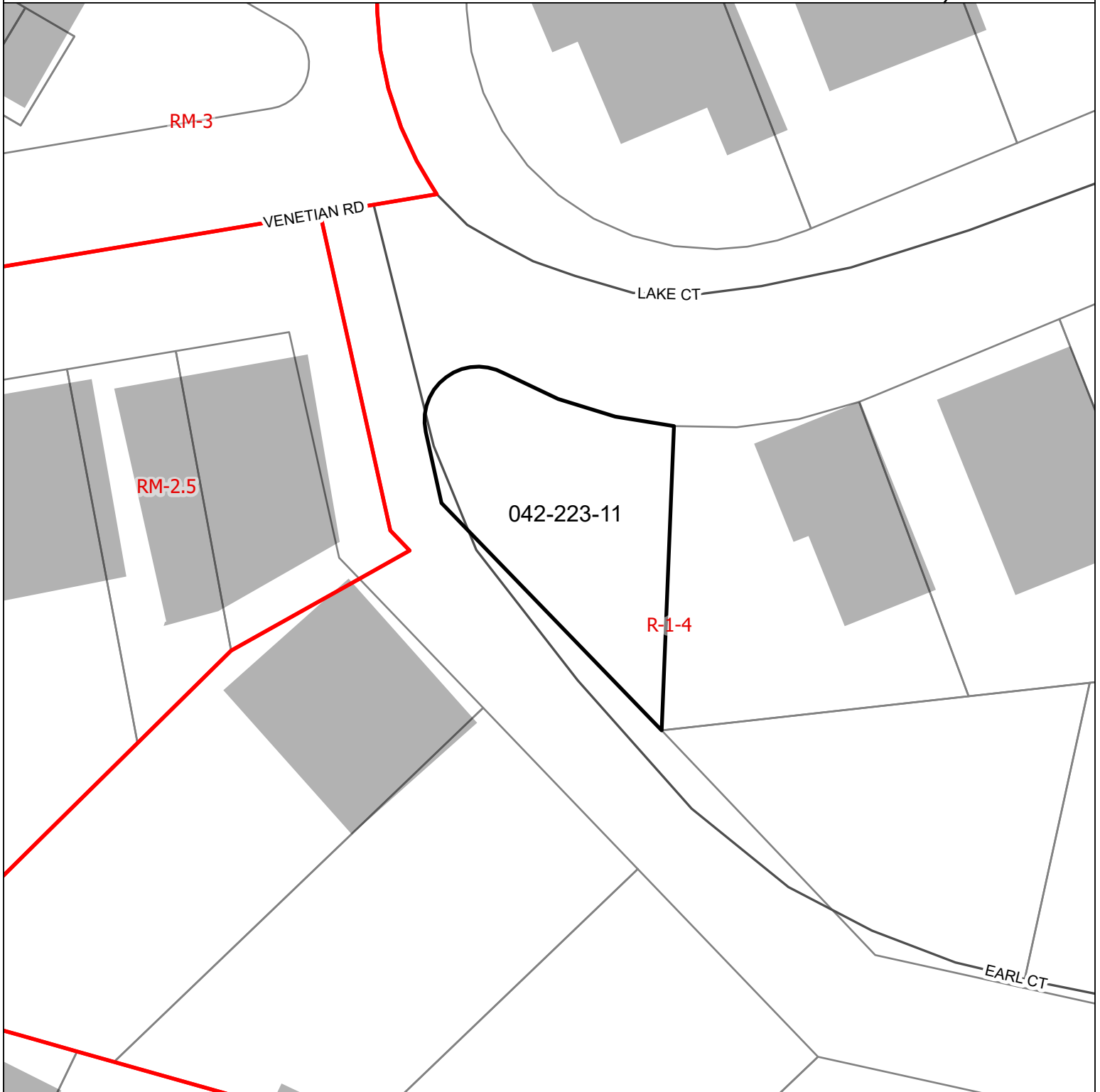


**EXHIBIT E**

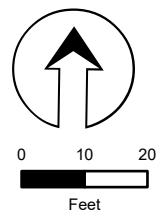


# Santa Cruz County Planning Department

## Parcel Zoning Map



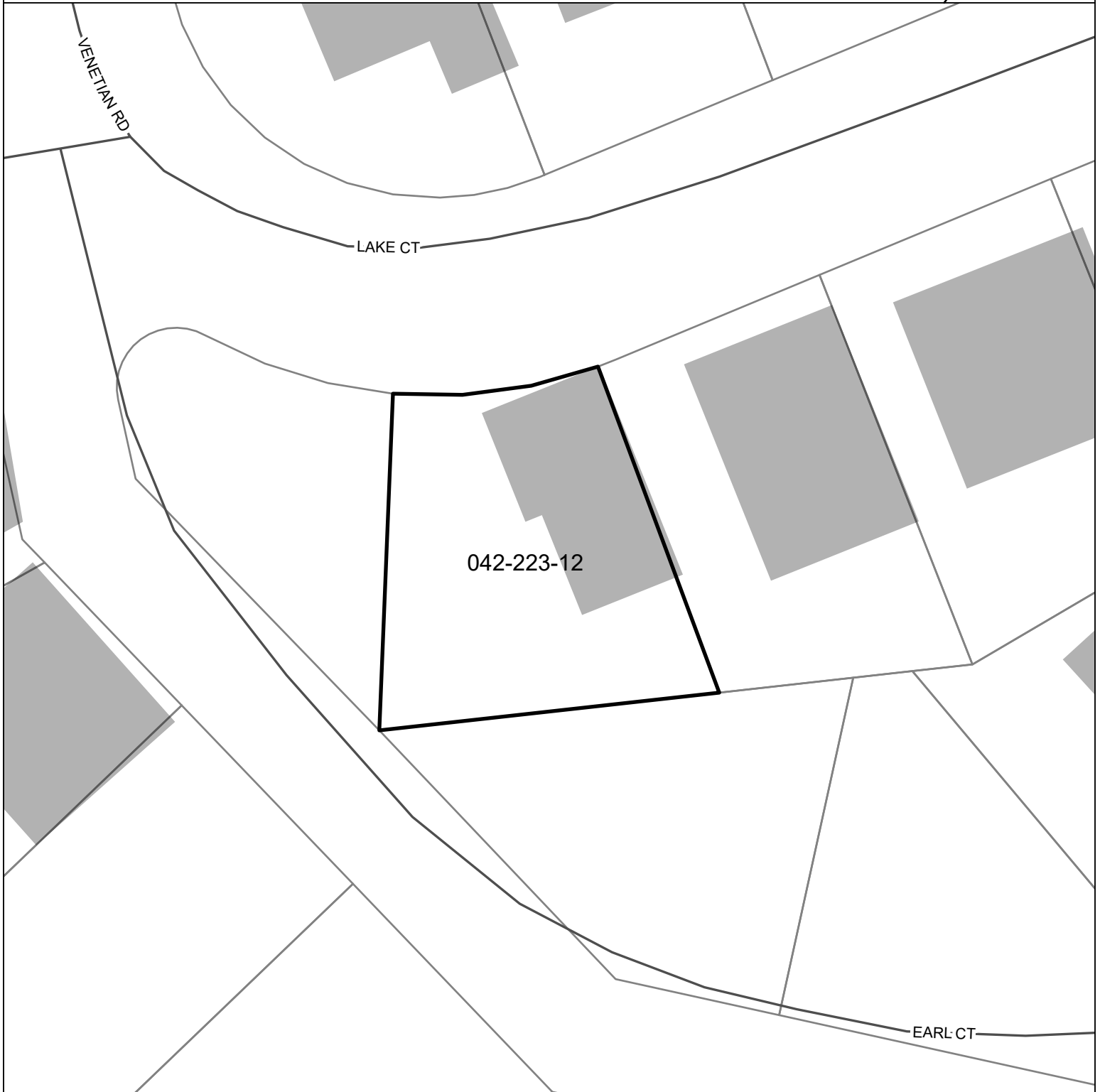
 Subject Parcel





Santa Cruz County Planning Department

## Parcel Location Map



**Parcel: 04222312**

 Subject Parcel

Map printed: 11 Dec. 2025



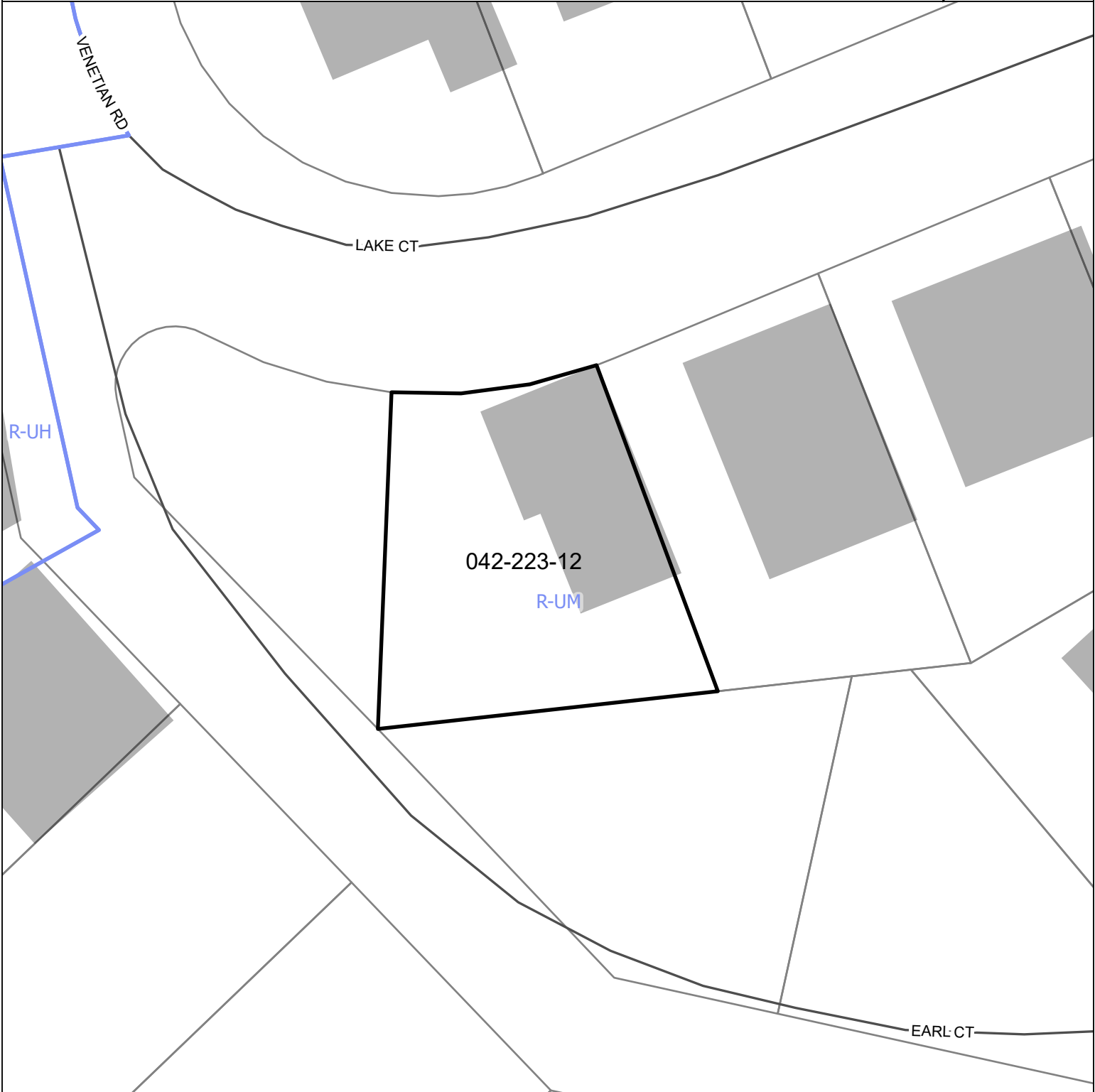
0 10 20  
Feet

**EXHIBIT E**

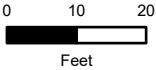


Santa Cruz County Planning Department

Parcel General Plan Map



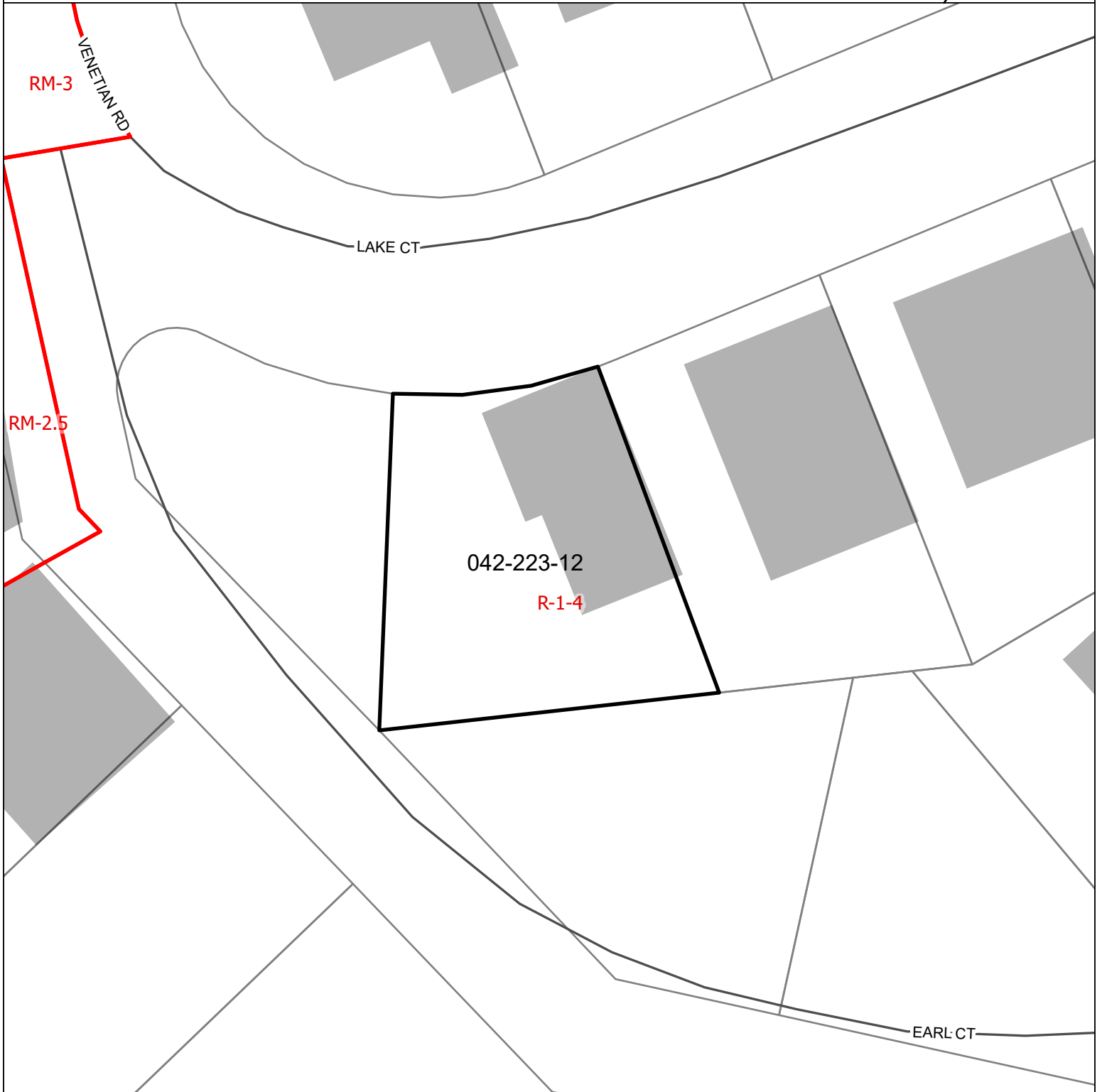
 Subject Parcel



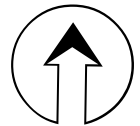


Santa Cruz County Planning Department

# Parcel Zoning Map



 Subject Parcel



0 10 20  
Feet

**EXHIBIT E**

## Parcel Information

### Services Information

|                            |                                         |
|----------------------------|-----------------------------------------|
| Urban/Rural Services Line: | <u>  X  </u> Inside <u>    </u> Outside |
| Water Supply:              | Soquel Creek Water District             |
| Sewage Disposal:           | Santa Cruz Sanitation District          |
| Fire District:             | Central Fire Protection District        |
| Drainage District:         | Zone 6                                  |

### Parcel Information

|                                    |                                         |
|------------------------------------|-----------------------------------------|
| Parcel Size:                       | 5,992 square feet (combined)            |
| Existing Land Use - Parcel:        | Single-family residential               |
| Existing Land Use - Surrounding:   | Multi & single-family residential       |
| Project Access:                    | Lake Court and Earl Court               |
| Planning Area:                     | Aptos                                   |
| Land Use Designation:              | R-UM (Urban Medium Density Residential) |
| Zone District:                     | R-1-4 (Single-Family Residential)       |
| Coastal Zone:                      | <u>  X  </u> Inside <u>    </u> Outside |
| Appealable to Calif. Coastal Comm. | <u>    </u> Yes <u>  X  </u> No         |

### Environmental Information

|                    |                                         |
|--------------------|-----------------------------------------|
| Geologic Hazards:  | Not mapped/no physical evidence on site |
| Fire Hazard:       | Not a mapped constraint                 |
| Slopes:            | N/A – less than 15%                     |
| Env. Sen. Habitat: | Not mapped/no physical evidence on site |
| Grading:           | No grading proposed                     |
| Tree Removal:      | No trees proposed to be removed         |
| Scenic:            | Mapped scenic resource                  |
| Archeology:        | Not mapped/no physical evidence on site |



## County of Santa Cruz

### Community Development & Infrastructure - Planning Division

#### Notice of Coastal Exclusion - Coastal Zone (No Coastal Development Permit Required)

Notice of Coastal Exclusion #: 251289

Assessor's Parcel Number: 042-223-11 & 042-223-12

Applicant: Stacie & Zach Thomson

Project Location: 204 Lake Court, Aptos

Project Description: Voluntary Lot Merger

Type of Exclusion:

- **13.20.076 - Lot Line Adjustment**

Project does not result in an increase in the number of building sites, buildable lots, or density of permitted development.

| Other Permits or Approvals                                           | Application Number | Application Date |
|----------------------------------------------------------------------|--------------------|------------------|
| Coastal Development Permit / Site Development Permit / Design Review | 251289             | 08/01/2025       |
|                                                                      |                    |                  |
|                                                                      |                    |                  |

Date Issued: \_\_\_\_\_ By: Rebecca Rockom  
County of Santa Cruz Planning Staff

**Note: This is not a permit. This notice of exclusion will not become effective until all other permits and approvals required for the project are obtained.**

The County's determination to issue a Notice of Exclusion may be challenged. If challenged, the Executive Director of the Coastal Commission will review the determination; if he disagrees with the County (i.e. believes that a Coastal Development Permit should be obtained, the Coastal Commission will decide whether a Coastal Development Permit is required.

Cc:: Applicant  
Coastal Commission

Attachments: Location Map  
Site Plan  
Elevations