



Staff Report to the Zoning Administrator

Application Number: **251107**

Applicant: Carol Riewe
Owner: DK Felton Management, LLC
APN: 066-212-02
Site Address: 4501 Graham Hill Road, Felton

Agenda Date: 03/20/2026
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to construct a new 8,522 square foot detached engine house with an attached workshop and a 290 square foot covered observation porch. (Existing engine house and workshop to remain.)

Location: Property located on the southern side of Graham Hill Road (4501 Graham Hill Road), approximately 1/4 mile southwest of the intersection of Graham Hill Road and East Zayante Road in Felton.

Permits Required: a Site Development Permit, Variances to reduce the 30-foot side yard setback to about 16 feet, and to increase the maximum height from 28 feet to about 40 feet 8 inches and Minor Variation to Master Use Permit 473-U.

Supervisory District: District 5 (District Supervisor: Monica Martinez)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251107, based on the attached findings and conditions.

Project Description & Setting

The project is located on a 161-acre parcel on the southwestern side of Graham Hill Road. The northwest-most corner of the parcel is approximately 260 feet south of the intersection of Graham Hill Road and Roaring Camp Road, adjacent to a working lumber yard and the Henry Cowell Redwoods State Park in Felton. The parcel is currently developed with a commercial recreational facility Roaring Camp, a re-creation of an 1880s logging camp and home to the original South Pacific Coast (Southern Pacific) Felton depot and freight shed, as well as two unique railroads — the Roaring Camp and Big Trees Narrow Gauge Railroad, a steam-powered line up Bear Mountain, and the Santa Cruz, Big Trees and Pacific Railway providing train rides from Santa Cruz and back. Properties in the surrounding area include a mix of timber production; parks, recreation, and open space; and residential uses.

Project Background

Roaring Camp was established in 1963 as a family friendly tourist destination intended to portray the lifestyle of the Early American West. A Master Use Permit (73-U) was approved in July of 1960 to establish Roaring Camp at Big Trees Ranch. This original use permit detailed the square footage and uses of proposed structures, established design parameters, parking requirements, and conditions of approval. The major attraction continues to be the Roaring Camp and Big Trees Narrow Gauge Railroad that winds 3.25 miles through an old growth redwood forest.

The proposed project is for the construction of a secondary engine house and shop, to serve the recreational uses that already exist on site. The new engine shed will provide additional space and tools to improve maintenance and repair facilities for the Roaring Camp steam trains. These legacy trains are unique, and any repairs or replacement parts must be fabricated onsite; the larger/taller engine house and additional workshop area will allow for these specialized tools and repairs. While the square footage of the new engine house exceeds the square footage originally envisioned for this use under the original Master Site Plan, previous permits acknowledge that the developed site includes substantially fewer buildings and less overall building square footage than what was originally approved.

Zoning & General Plan Consistency

The subject site, within the San Lorenzo Valley Planning Area, has a General Plan designation of O-R (Parks, Recreation, and Open Space), which designates specific areas to allow uses that are compatible with the scenic values and natural setting of the County, including open space, parks, and commercial recreation. The proposed engine house with attached workshop supports the existing railroad operation use and therefore can be considered consistent with the GP designation.

The subject parcel is outside the Urban Services Line and located within two zone districts, SU (Special Use) and PR (Parks, Recreation, and Open Space) which are consistent with the O-R General Plan designation; the slice of land (approximately 14 acres in area) along the northern property line, close to Graham Hill Road, is zoned as PR, and the remainder of the subject parcel, zoned SU, is where the majority of the structures associated with the “town” of Roaring Camp, including the proposed engine house and shop, are located.

Development standards and uses for the SU zone district are defined by the General Plan designation. The implementing zone districts for the O-R General Plan designation are the PR and TP (Timber Production) zone districts, pursuant to Chapter 7 of the General Plan, Table 7-1. Of these two zone districts, the standards and uses allowed in the PR zone district are the most appropriate to the use of the site and would therefore apply to the entirety of the parcel. Pursuant to the PR use chart found at Santa Cruz County Code (SCCC) 13.10.352, historic theme parks are specifically called out within the commercial recreation facility category, and therefore an allowed use in the zone district, pursuant to the approved Master Site Plan (473-U).

Modifications to an existing site with a valid discretionary permit, may be processed as an amendment to the original approval in accordance with SCCC 18.10.134. A Minor Variation to 473-U is therefore required for the proposed structure, as it constitutes a noticeable change in the project but does not affect the overall concept, density, or intensity of the use of the approved use. The structure is consistent with the “California Pioneer” architecture as described in the original permit approval. Additionally, the choice of exterior siding and color and roofing materials match those of the existing engine house and the Roaring Camp “town” as a whole.

The proposed addition of an 8,522 square foot detached engine house and shop will not substantially change the existing recreational use of the site and will facilitate and improve the existing railroad operations. This requires the approval of a Minor Variation to the Master Site Plan established under 473-U, along with a Variance to reduce the 30-foot side yard setback to about 16 feet, and a Variance to increase the maximum height from 28 feet to about 40 feet 8 inches.

The proposed PR zone district has a required setback for all front, rear, and side yards of 30 feet. The proposed engine house/shop will be located approximately 16 feet from the western property line and within the side yard setback, therefore a Variance is required. This setback reduction is requested and required due to the location of the existing rail lines running (closely) adjacent (and parallel) to the west side property line and the need to site the engine house over the train tracks to efficiently service the train engines and passenger cars.

A Variance is also required to increase the allowed height limit from twenty-eight feet to forty feet eight inches. (The existing engine house is 32 feet in height.) This increase is necessary due to the required clearance below the interior gantry crane, the dimensions of the crane (itself), and the clearances required above the crane. The engine house also requires a vented cupola above the roof ridge line to facilitate venting of exhaust fumes, as well as match the design of the existing engine house.

Policies found within the General Plan support and encourage year-round tourist destinations, within the O-R designated areas, specifically historic theme parks, including General Plan Policy PPF-1.2.1 which encourages commercial recreation on land intended for outdoor recreation. Roaring Camp educates visitors by providing hands-on activities to learn about work and home life during early California explorer/settler history, a use supported by General Plan Policy BE-3.4.6 (Heritage Tourism). Additionally, General Plan Policy BE-3.4.5 encourages facilities that provide tourist activities during the winter months.

Felton Town Plan

Roaring Camp is a significant tourist attraction in Felton, providing opportunities to ride historic stream trains through the redwoods, as well as to enjoy the experience of an early California logging town. However, this parcel was not included within the mapped study area of the Felton Town Plan (1987) and only brief references to this site are mentioned in the plan, which established the design and development guidelines for the village center of Felton. It is impossible however to dismiss the impact of this facility as both reinforcing the Western aesthetic character and as an economic driver of the unincorporated town of Felton.

As a replica California pioneer town, Roaring Camp embodies the Western character of a working logging/mill/mining town circa 1880 and includes a covered bridge (a nod to the historic Felton covered bridge built in 1892), and rustic wood structures with false fronts and wooden boardwalks which echo the authentic Western facades of historic structures within the Felton village core just a few blocks away.

The proposed detached engine house and shop addition complies with the requirements of the County Design Review Ordinance, in that the project will incorporate existing site and architectural design features such as the cupola ridge, multipaned windows, and metal wall siding painted brick red to blend with the existing buildings at Roaring Camp and reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Additionally, the standing-seamed metal roof of the new engine house is consistent with its industrial use and historic origins.

Environmental Considerations

Since the project is categorized as a large project, pursuant to the Public Works Design Criteria, a plan for stormwater retention and detention are required. Two outstanding issues remain that must be addressed at the building permit stage concern the draining of the retention facility and the required separation between the retention basin and high groundwater level. It is not expected that these issues will make this project infeasible and there will be conditions of approval for this permit.

The gravel maintenance yard of Roaring Camp was tested for the greases and oils and solvents used to clean the locomotives. Pursuant to the submitted environmental soil analysis (Arcadis, March, 2011), only the shallow soil directly under the tracks (and inaccessible to human activity) contained phenol, but none of the chemical analyses performed on the groundwater samples collected yielded chemicals at or above their respective laboratory reporting limits or the Environmental Screening Level (ESL), therefore based on these observations, no further investigation or remediation is warranted.

Views

Although Graham Hill Road is a designated Scenic Road, the subject site is not a mapped scenic resource and the proposed project will be built behind the existing engine house (when looking from the right-of-way) and will not be clearly visible to Graham Hill Road. In addition, the new engine house will not impact private or public views because the nearest residential neighborhood is across Graham Hill Road and behind massive redwood trees. Furthermore, the existing rail lines, which will not be affected by the project, are located immediately west of the parcel adjacent to a commercial lumber yard.

Noise

A potential concern was that the upgrade of the engine house and the addition of new industrial-grade equipment could increase existing noise levels at the site. The application acknowledged that the existing operational noise level, due to hammering sawing, metal work, air tools, hydraulic equipment for raising and lowering vehicles and other sounds typical of a mechanical repair and maintenance facility, would be 20-30 decibels on average at the property line during the operating hours. Considering that the subject site is bordered on two sides by the Henry Cowell Redwoods State Park, a redwood tree preserve with sensitive habitat, an acoustical study was requested by Planning Staff. The submitted acoustical study (Environmental Consulting Services) states "it is clear that the new engine house and its activities will contribute no noticeable additional noise to the existing noise level environment at the two nearby receptor locations" (points at the property line both north and south of the proposed development).

Landscaping and lighting

No landscaping is being proposed other than a 5-foot-wide accessible path of decomposed granite (DG), and the relocation of existing logs demarking the paved vehicle entrance. This new path will connect the proposed engine house to an existing 5-foot-wide paved walkway and provide access to the restrooms. New plantings would not be appropriate for this site, which is designed in the aesthetic of an 1880's era industrial site.

All site, building, security, and landscape lighting shall be focused onto the site and away from adjacent properties. Building and security lighting will be integrated into the construction and will only cast light downward.

Access and Circulation

California building codes require that each new non-residential building or structure shall be provided with toilet facilities for employees and customers. Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet (CPC 422.4). The existing accessible restrooms are located approximately 1,435 feet from the proposed engine house and shop, which far exceeds the standards, however due to the anticipated costs of an additional or expanded septic system, the application for this new engine house does not include an incorporated restroom.

As previously stated, the number of staff will not increase, and the addition of this engine house will not attract considerably more visitors. Notably, the proposed engine house will be moderately closer than the current engine house (approximately 89 feet) to the existing restroom facilities, and the project includes a new improved accessible pathway to these facilities.

Please note that use of the existing accessible restrooms in lieu of providing employee restrooms at the proposed engine house and shop requires approval by the Chief Building Official and this waiver will be a condition of approval prior to receiving a building permit.

Vehicle, Bicycle, and Electric Vehicle (EV) Parking

As the intensity of use at the Roaring Camp facility will not increase and the number of employees will remain the same and the number of park visitors is not expected to increase, no additional visitor vehicle parking is required. Two additional ADA compliant parking spaces will be added adjacent to the proposed engine house.

The Master Use Permit 473-U did not address EV or bicycle parking, and the County standards were updated as part of the Sustainability Update to the General Plan. The applicant has requested exemption from the current EV and bike parking standards.

The California Green Building Standards Code (CAL Green) of California Building Standards Regulations Chapters 4 and 5 require electric vehicle (EV) supply equipment to be installed with an increase of parking for new non-residential structures. Table 5.106.5.3.1 outlines the number of required EV capable spaces as a ratio of new parking spaces. This proposal includes only the addition of 2 ADA parking spaces, which does not meet the threshold of 10 or more additional parking spaces and therefore no EV spaces will be required for this permit.

Pursuant to SCCC 13.16.040, 15% of the total required vehicle parking spaces should be provided as Class 1 and Class 2 bicycle parking. Because the intensity of existing use has not increased, and because the Roaring Camp facility is in an area with windy narrow roads which are not conducive to casual bicycle commuting, it is appropriate not to require additional bike parking at this time.

Conclusion

The requested variances will not be detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity due to the vast amount of open space on both the subject parcel and the adjacent lumberyard parcel. 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 **251107**, 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. Geotechnical Report (Rock Solid Engineering, June 20, 2024) REV251042 review letter
- H. Archaeological Report Review (Dudek, February 2025) REV251043 review letter

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: 251107
Assessor Parcel Number: 066-212-02
Project Location: 4501 Graham Hill Road, Felton

Project Description: Proposal to construct a new 8,526 SF detached engine house and shop addition. (Existing engine house and shop to remain.)

Person or Agency Proposing Project: Carol Riewe

Contact Phone Number: 831-426-0658

- 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 23 - Normal Operations of Facilities for Public Gatherings (Section 15323)

F. Reasons why the project is exempt:

The new engine house structure does not represent an increase or change from the past historical use of the facility as an historic theme park.

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



Rebecca Rockom, Project Planner

Date: _____

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 approved for use as a narrow gauge railroad and train depot (473-U). 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 detached engine house and shop addition 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 PR; SU ("Parks, Recreation and Open Space; Special Use) zone district as the primary use of the property will be continue to be an historic recreational theme park that meets all current site standards for the zone district.

SCCC 13.10.700-H "Historic theme park" means a park or commercial amusement establishment, the design and contents of which have a basis in the history of a place or area and which therefore have an educational focus.

SCCC 13.10.352-1 Parks, Recreation and Open Space PR Uses Chart Low intensity commercial recreation facilities primarily involving open space uses, including historic theme parks allowed with a Conditional Use Permit (PC), pursuant to approved master site plan (13.10.355).

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

This finding can be made, in that the existing commercial recreational use is in substantial conformance with the use and density requirements specified for the O-R (Parks, Recreation and Open Space) land use designation in the County General Plan. Policies within the General Plan support and encourage year-round tourist attractions, specifically historic themed parks, within the O-R designated areas.

General Plan Policy PPF-1.2.1 (LCP) Parks, Recreation, and Open Space Uses (O-R). The O-R designation shall characterize land intended for outdoor recreation and the provision of

open space for the purpose of facilitating healthy communities and the community's enjoyment of the natural setting of the County, including commercial recreation, County, state and federal parks, campgrounds, recreational vehicle parks, preserves and biotic research stations. O-R is appropriate for:

- *Active recreation uses, such as golf courses, stables, swimming pools, sports courts, athletic fields, camping, picnicking areas, community centers, outdoor entertainment and historically themed parks that are compatible with rural and mountain settings and that provide expanded recreation opportunities to the public, provided that they are compatible with environmental resources.*

General Plan Policy BE-3.4.1 Consumer Commercial Growth. *Encourage commercial development that accommodates resident and visitor demands for goods and services to be met within the County, in alignment with the County's Economic Vitality Study.*

General Plan BE-3.4.5 (LCP) Year-Round Attractions. *Recognizing that the County's competitive tourism advantage wanes during the winter months, support conferences, business meetings, and other special events that draw visitors year-round, facilitating continued economic viability of tourism-based businesses.*

General Plan BE-3.4.6 Heritage Tourism. *Support the preservation and marketing of natural and built environments, artifacts, and activities as tourist attractions that authentically represent the diverse cultural influences in Santa Cruz County, such as native tribes, agriculture/food history, explorer/settler history, natural history, surf culture, immigrant/ethnic heritage, as well as eccentric local attractions such as Mystery Spot and the SS Palo Alto.*

A specific plan, the Felton Town Plan, has been adopted for this portion of the County. Roaring Camp is a significant tourist attraction in Felton, providing opportunities to ride historic stream trains through the redwoods, as well as to enjoy the experience of an early California logging town. While this site was not specifically included within the mapped study area of the Felton Town Plan (1987), which established the design and development guidelines for the village center of Felton, Roaring Camp embodies the Western character of a working logging/mill/mining town circa 1880 and even includes a covered bridge (a nod to the historic Felton covered bridge built in 1892). The rustic wood structures with false fronts and wooden boardwalks echo the authentic Western facades of historic structures within the Felton village core just a few blocks away.

- (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 detached engine house and shop addition will not intensify the existing use of the site. Although the project proposes construction of a new engine maintenance shed the number of staff employed to service the rail stock will remain the same. As such, the expected level of traffic is not expected to increase and therefore the proposed project will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

This finding can be made, in that the proposed detached engine house and shop addition is consistent with the land use intensity and density of the existing historic-themed recreational use 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 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 detached engine house with an attached workshop 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 engine house will not impact private or public views as the nearest residential neighborhood is across Graham Hill Road and behind massive redwood trees. Furthermore, the existing rail lines, which will not be affected by the project, are located immediately west of the parcel adjacent to a commercial lumber yard. Additionally, although Graham Hill Road is a designated Scenic Road, the subject site is not a mapped Scenic resource and the proposed project will be built behind the existing engine house and will not be visible to Graham Hill Road.

The expected noise levels of the equipment to be installed in the new engine house will not be significantly higher than the existing noise level. The submitted acoustical study (Environmental Consulting Services) states “it is clear that the new engine house and its activities will contribute no noticeable additional noise to the existing noise level environment at the two nearby receptor locations” (points at the property line both north and south of the proposed development).

All site, building, security, and landscape lighting shall be focused onto the site and away from adjacent properties. Building and security lighting will be integrated into the construction and will only cast light downward.

- (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 detached engine house and shop addition 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.

The “town” of Roaring Camp was designed reflect California Pioneer architecture; in the Master Use Permit, the structures were specified to be erected of frame, brick, stone and adobe. The design of any additional structures should accurately reflect the historical period of 1848-1878 as specified in the original permit. By matching the new structure to the architecture of the existing engine house (which was styled to mimic actual engine houses of the 1880’s) the proposed engine house meets the historic standard and is cohesive with the California Pioneer style and the historic western buildings found in the nearby Felton Town center.

Application #: 251107
APN: 066-212-02
Owner: DK Felton Management, LLC

The proposed detached engine house and shop addition complies with the requirements of the County Design Review Ordinance, in that the project will incorporate existing site and architectural design features such as the cupola ridge, multipaned windows, and metal wall siding painted brick red to blend with the existing buildings at Roaring Camp and reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Additionally, the standing-seamed metal roof of the new engine house is consistent with its industrial use and historic origins.

Conditions of Approval

Exhibit D: Project plans, prepared by Carol Riewe, dated March 17, 2025.

- I. This permit authorizes the construction of a detached engine house and shop addition as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official. Proposed earthwork quantities include 400 cubic yards of cut for the engine house and 70 cubic yards of fill for site grading.
- 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. Because the proposal includes a variation from the maximum height standard, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depicts the total height of the proposed structure.
5. Details showing compliance with fire department requirements.

B. Meet all requirements of the County Building and Accessibility Department. These items will need to be addressed as part of the building permit application and subsequential review. They are not required to be addressed for the project to be deemed complete but should be considered as part of the overall proposed project.

1. Each building or structure shall be provided with toilet facilities for employees and customers. Requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups.

Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet. (CPC 422.4)

The existing accessible restrooms are located approximately +/- 1435 feet from the proposed engine house and shop.

Use of the existing accessible restrooms in lieu of providing employee restrooms at the proposed engine house and shop requires approval by the Chief Building Official.

2. The request for exemption from providing Electric Vehicle (EV) Charging and EV Capable Spaces in accordance with the California Green Building Code has been received and will be addressed during building plan check.
3. The request for exemption from providing the required mandatory bicycle parking in accordance with the California Green Building Code has been received and will be addressed during building plan check.
4. At each accessible restroom, please provide complete accessible details demonstrating compliance with the California Building Code. (CBC 11B-603 – 11B-610)
5. Please provide complete accessible details for all proposed work surfaces or any additional provided counters or tables. (CBC 11B-305 – 11B-306, CBC 11B-902)

C. 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 building permit application submittal shall adhere to Part 3 of the County Design Criteria (CDC), including addressing each of the items in Appendix D – Large Project Submittal Requirements.
2. No changes to the permitted drainage plans are allowed without subsequent permits and/or written approval from the County of Santa Cruz.
3. Submit a signed, stamped letter from the project geotechnical engineer approving the final stormwater management plan. The letter shall reference the latest revision date of the plans reviewed and shall correspond with the latest revision date of the plans submitted.
4. The project engineer shall conduct a downstream impact assessment in accordance with Sections I and J of the CDC and shall assess the condition of the downstream system from the mitigation to a safe point of release. If downstream restrictions are/have been identified the project shall include the improvements needed to repair systems in poor conditions and/or to upgrade the storm drain system such that local flooding due to insufficient capacities would be eliminated for the appropriate design rainstorm and/or the allowable post-development discharge rate shall be limited at the discretion of the Director 5. A note shall be added to the plans that states, “All storm drain inlets and catch basins shall be marked with prohibitive language (such as: “No Dumping – Drains to Ocean. No Tire – Desecho Corre al Mar”) and/or graphical icons to discourage illegal dumping. Legibility of markings and signs must be maintained by the property owner.”
5. Public Works staff will inspect the installation of the drainage-related items. Please submit a construction estimate for all drainage related items. 3% of the construction cost or the minimum fee rate following the United Fee Schedule will be required upon permit issuance. Please provide the engineer’s estimate for the construction cost of the Stormwater-related items to calculate the inspection deposit. The building permit will not be issued until after the preconstruction meeting with the Public Works Construction Inspector (please email at least 48 hours prior to construction to schedule the preconstruction meeting at DPWCMinspection@santacruzcountyca.gov). A hold will be made for approval of the final construction by the Public Works Construction Inspector.
6. Given the land use operations and scope of the project, a recorded SWM-25B Maintenance Agreement with Upslope Runoff Acknowledgment is required (draft may be provided at the building permit phase and notarized and recorded agreement shall be provided prior to finalization of the project). Please provide an Operations & Maintenance (O&M) manual for this application that includes all pertinent details for the on-going inspection and maintenance of the designed drainage system.
 - a) Please include any/all manufacturer recommendations and technical specifications in the checklist for a clear and precise maintenance program.

- b) The checklist shall include signs of system failure, maintenance procedures, and actions to take in case signs of failure are observed for the proposed mitigation features.
 - c) The agreement shall include all relevant Source Control Measures described in Section E of the CDC.
 - d) Property owner will be required to submit annual maintenance reports and associated annual fees to the County Division of Public Works following the Unified Fee Schedule, which is subject to increase annually.
7. The project civil engineer is required to provide as-built civil improvement plans. The plans shall be signed and dated and all as-built changes relative to the approved plans shall be clouded. A hold will be made for the receipt and review/approval of the plans.
8. Since the project is in Santa Cruz County Flood Control and Water Conservation District Zone 8, impervious area impact fees will be assessed following the Unified Fee Schedule based on the net increase in permitted impervious area.
- D. Meet all the requirements of the County Environmental Health Services.
1. Must show locations of existing septic systems on plans.
 2. An Environmental Health Building Clearance is required prior to Building Permit application submission.
- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
1. Plans submitted for the building application shall include a stormwater pollution control plan that meets the requirements outlined in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website: <https://cdi.santacruzcountyca.gov/> under the "Unified Permit Center" tab, "Environmental Permits & Technical Reviews," "Quick Links—View All," "Erosion and Stormwater Pollution Control", then "Construction Site Stormwater BMP Manual". Part 2 of the manual lists Stormwater Pollution Control Plan requirements; please use this as a guide for preparing the plan.
 2. The erosion control plan submitted for the development permit may be modified to meet these requirements.
 3. The Phase I Cultural Resources Report (prepared by Dudek, dated February 2025) section 4.2 Management Recommendations refers to an "Inadvertent Discovery Treatment and Protocol," which shall be implemented in the event that archaeological resources are exposed during and ground disturbance and construction activities.
 4. Once the Geotechnical report is accepted, please submit the PLG-300 form. An electronic copy of this form may be found on our website: PLG-300

(santacruzcountyca.gov) Under “Unified Permit Center,” “Environmental Permits & Technical Reviews,” then “Frequently Used Forms.”

- F. Meet all requirements and pay any applicable plan check fee of the Felton Fire Protection District.
 - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - H. Pay the current fees for Parks mitigation. Currently, these fees are \$3.40 per square foot of industrial development.
 - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.91 per square foot of industrial development.
 - J. Pay the current Affordable Housing Impact Fee. The fees are based on new square footage and the current fee for non-residential construction is \$3 per square foot.
- 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

Application #: 251107
APN: 066-212-02
Owner: DK Felton Management, LLC

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.

PROJECT DATA

OWNER Roaring Camp Railroad
Melani Clark
P.O. Box G-1
Felton Ca 95018
831-335-4484

PROPERTY OWNER DK Felton Management LLC
David and Mary Wood
2004 Clearview Circle
Santa Rose CA 95403
707-695-1086

ARCHITECT Carol Riewe AIA
1416 Laurent Street
Santa Cruz, CA 95060
831-426-0658

GEOTECH. ENGR. Rock Solid Engineering
1100 Main Street Ste. A
Watsonville, CA 95076

SITE ADDRESS 5401 Graham Hill Road Felton, CA
APN 066-212-02
ZONING #02 PR, SU
SRA HIGH, MODERATE

CONSTRUCTION OCCUPANCY OCC. LOAD EXITS REQD
Type VB sprinklered
F1
85 (OLF = 100)
2 ADA exits - Diagonal bldg. Distance = 124 feet
Min. distance between exits with sprinklers is 1/3 x 124 = 42
Min. distance provided is 65 feet.
Max access travel distance allowed per 1017.2 is 250 feet.
34,000 SF allowed
60 feet allowed
10 < X < 30 Separation is 10.5 feet
Area of North wall = 2557 SF x 45% (max allowed) = 1150 SF
North wall total opening area = 717 SF < 1150 SF allowed

MAX AREA MAX HEIGHT FIRE SEPARATION ALLOWED OPNGS ACTUAL OPNGS
34,000 SF allowed
60 feet allowed
10 < X < 30 Separation is 10.5 feet
Area of North wall = 2557 SF x 45% (max allowed) = 1150 SF
North wall total opening area = 717 SF < 1150 SF allowed

PROJECT DESCRIPTION
Construct new 8,522 SF engine house and workshop with 290 SF covered observation deck. Project will require a variance to side property setback and maximum building height.

LOT AREA 161 acres, 7,024,660 SF

(E) STRUCTURES (E) COVERED AREAS
23,915 SF +/- Enclosed
4,841 SF +/- walkways, patio etc.

NEW ENGINE HOUSE
NEW AREA 8,522 SF
COVERED DECK 290 SF
(N) PAVING 3,303 SF
TTL IMPERVIOUS AREA 12,115 SF

(E) PAVING TBR TTL (N) IMPERVIOUS AREA
-3,300 SF
8,815 SF

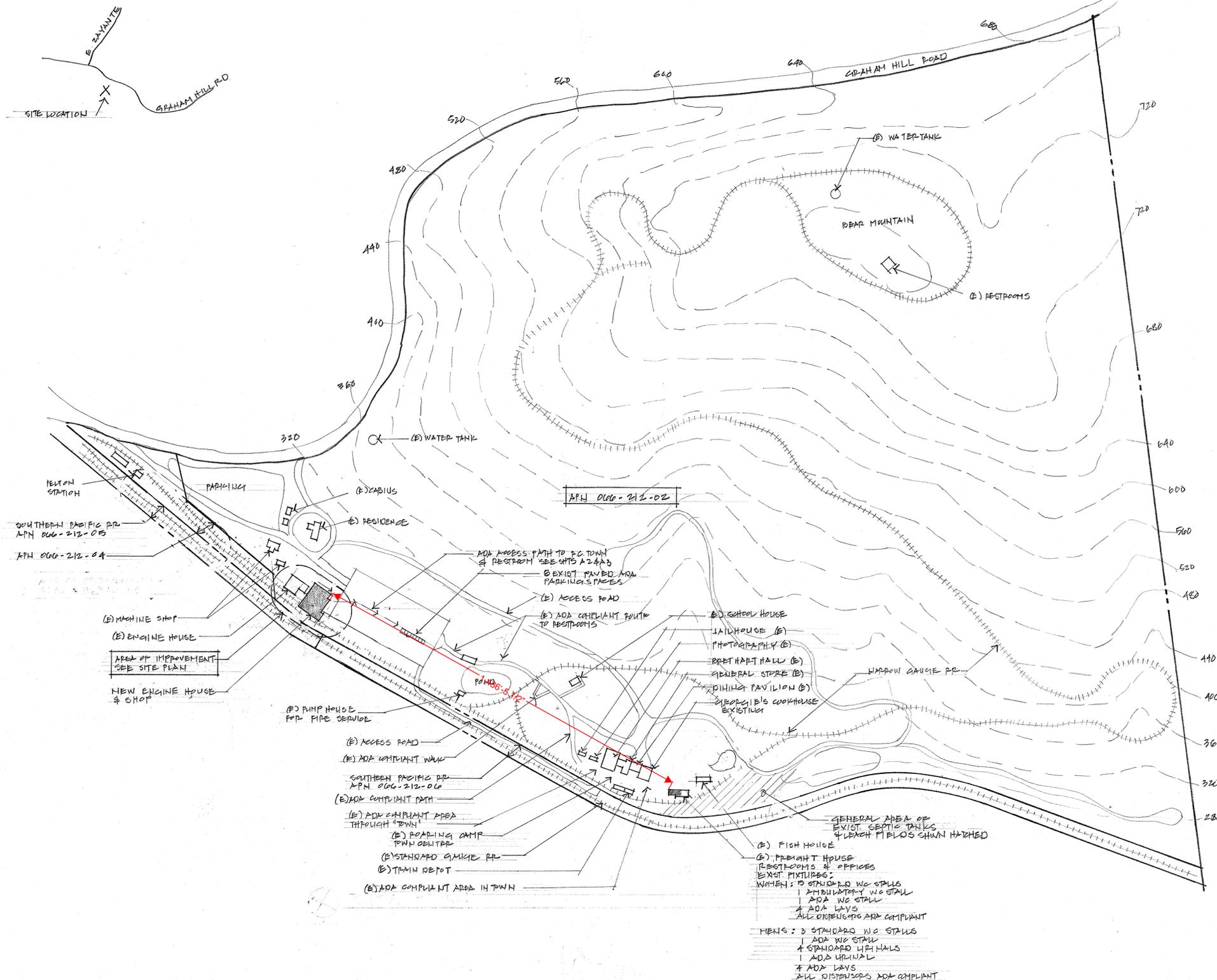
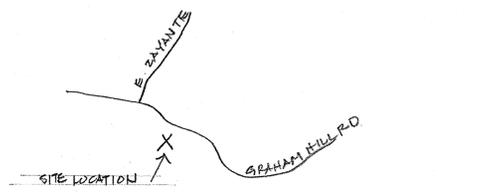
FAR LOT COVERAGE
24,915 + 8,522 = 32,337 / 7,024,660 = 46%
24,915 + 4,841 + 8,522 + 290 = 38,568 / 7,024,660 = 54%

All work and materials shall be in full accordance with the 2022 edition of the California Bldg. Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2018 California Plumbing Code, 2022 California Fire Code, 2022 California Energy Code, 2019 California Green Building Standards Code.

SHEET INDEX

A1	PROPERTY SITE PLAN, PROJECT DATA
A2	PROJECT SITE PLAN
A3	ENLARGED SITE & ROOF PLAN
C1	GRADING AND DRAINAGE PLAN
C2	DETAILS AND SECTIONS
C3	STORMWATER POLLUTION CONTROL PLAN
A4	FLOOR PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	SECTION

VICINITY MAP



SITE PLAN
1" = 200' - 01
NORTH

REVISIONS	BY
9/15/25	FR

CR design

Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

PROPERTY SITE PLAN

ROARING CAMP RAILROAD
NEW ENGINE HOUSE & SHOP
5401 GRAHAM HILL ROAD FELTON CA.
APN 066-212-02

Date 9/17/25
Scale 1" = 200'
Drawn CAP
Job
Sheet **A1**
Of Sheets

EXHIBIT D

REVISIONS	BY
01/15/25	CR



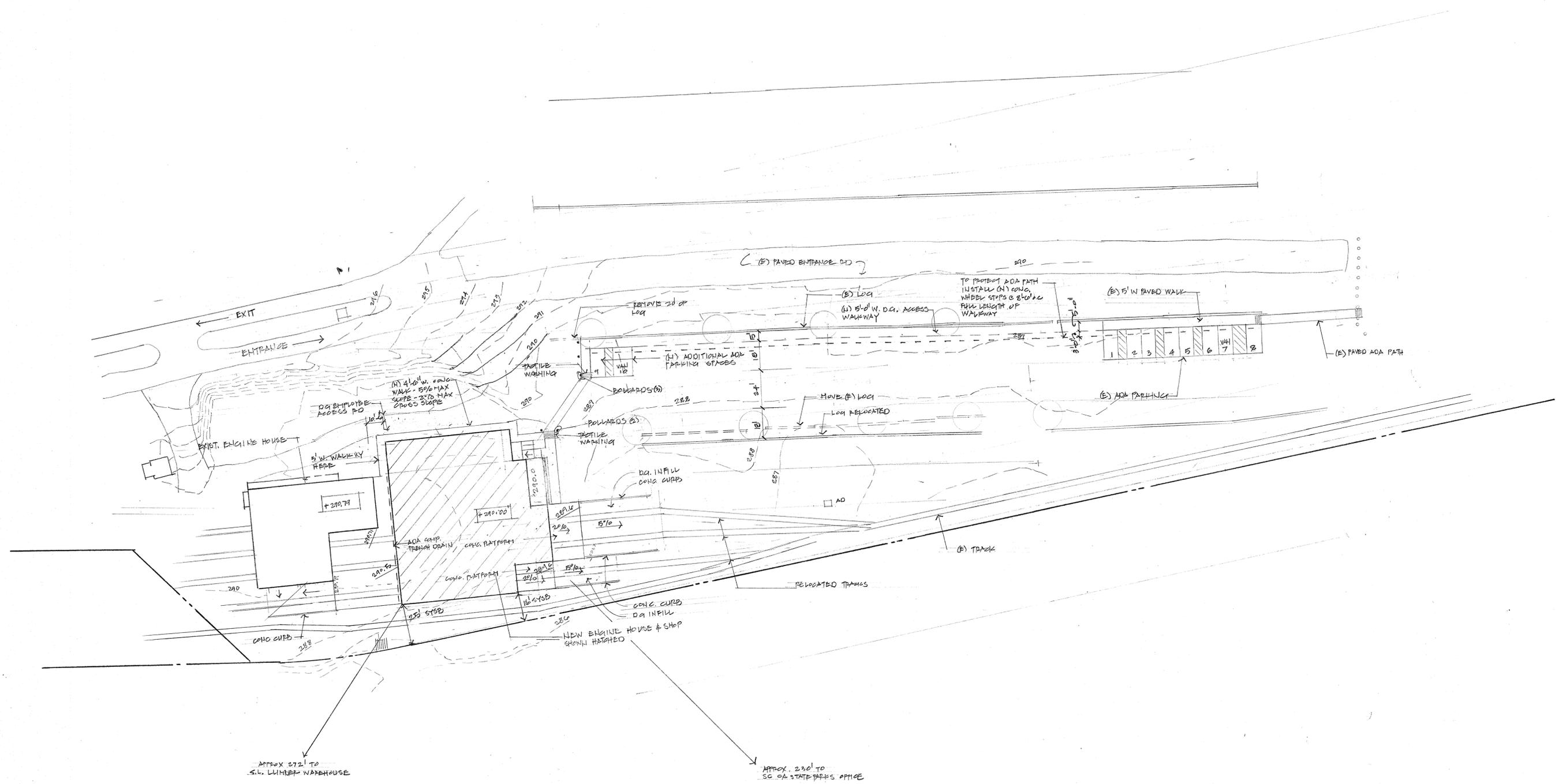
Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

PROJECT SITE PLAN

ROARING CAMP RAILROAD
NEW ENGINE HOUSE & SHOP
5401 GRAHAM HILL ROAD FELTON CA.
APN 086-212-02

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Scale	1/8" = 3'-0"
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Of	Sheets

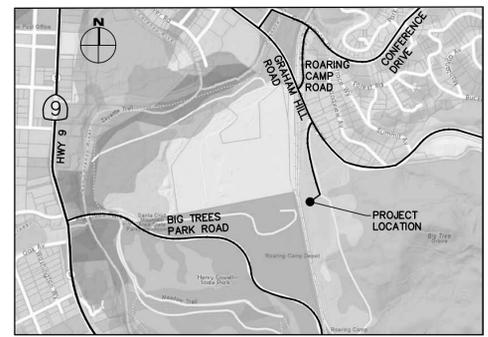
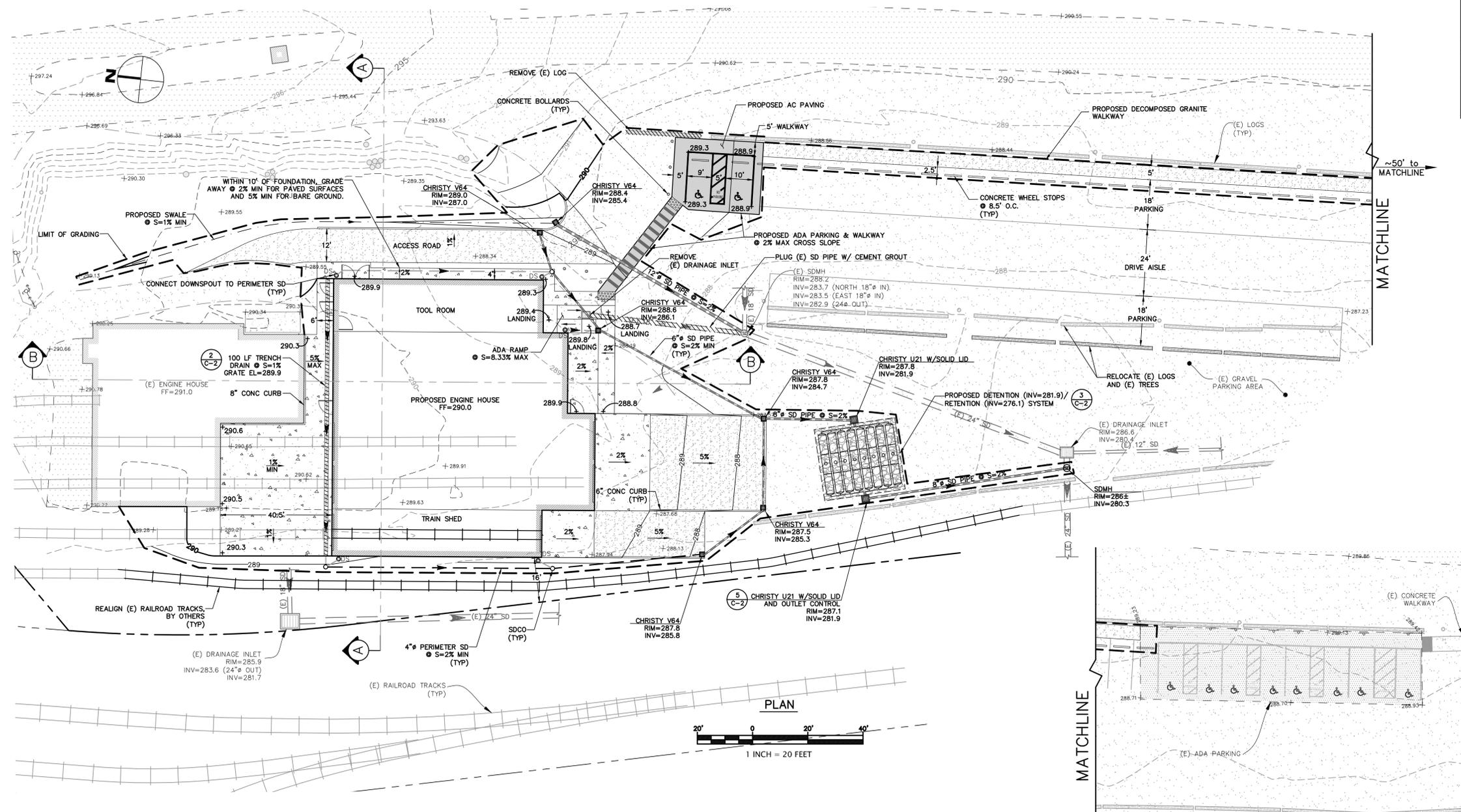


PROJECT SITE PLAN
1/8" = 3'-0"
NORTH

APPROX. 272' TO S.L. LUMBER WAREHOUSE

APPROX. 230' TO S.C. OR STATE PARKS OFFICE

EXHIBIT D



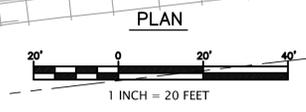
VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) BUILDING
- PROPOSED AC
- PROPOSED CONC
- PROPOSED BUILDING
- PROPERTY LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED TRENCH DRAIN
- PROPOSED SDCO
- PROPOSED CB
- MAJOR MINOR (E) GRADE CONTOUR LINES

ABBREVIATIONS

- CB CATCH BASIN
- CONST CONSTRUCT
- DIA. # DIAMETER
- DS DOWNSPOUT
- DTL DETAIL
- DWY DRIVEWAY
- (E) EXISTING
- EL ELEVATION
- FF FINISH FLOOR
- FG FINISH GRADE
- HP HIGH POINT
- INV INVERT
- LF LINEAR FEET
- LP LOW POINT
- MAX MAXIMUM
- N.T.S. NOT TO SCALE
- RIM RIM ELEVATION
- S SLOPE
- SDCO COUNTY OF SANTA CRUZ STORM DRAIN CLEANOUT
- TYP TYPICAL
- TW TOP OF WALL
- WS WATER SERVICE



EARTHWORK AND GRADING

- ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
- REFERENCE IS MADE TO THE PROJECT GEOTECHNICAL INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PROJECT GEOTECHNICAL ENGINEER, FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

STORM DRAINAGE NOTES

- CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
- INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
- DISCHARGE ALL DOWNSPOUTS INTO THE PERIMETER STORMDRAIN SYSTEM.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF ELEVATION

BEARINGS ARE BASED UPON FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 62 OF MAPS AT PAGE 70, SANTA CRUZ COUNTY RECORDS.

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
ENGINE HOUSE GRADING	400	70	400 CUT

- NOTES:
- EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
 - EARTHWORK VOLUMES INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED ENGINE HOUSE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
 - EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.



08/26/2025

RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW ENGINE HOUSE AND SHOP
FOR
ROARING CAMP RR
5401 GRAHAM HILL ROAD
FELTON, SANTA CRUZ COUNTY
APN 066-212-02

GRADING & DRAINAGE PLAN

project no.
25-021-1
date
AUGUST 2025
scale
AS SHOWN
dwg name
CIVIL1.DWG

EXHIBIT D

PLANNING SUBMITTAL

C-1



County of Santa Cruz

Department of Community Development & Infrastructure
701 Ocean Street, 4th Floor, Santa Cruz, CA 95060-4070
(831) 454-2160

Project Information & Threshold Determination - Appendix A
Completion of this form shall be used as a guideline by the applicant for determining the projects stormwater requirements. Applicants are encouraged to contact the Stormwater Management staff with any questions. Definitions, standard details and further guidance is provided within Part 3 of the Design Criteria linked on the Public Works website at <https://dpmw.co.santa-cruz.ca.us/Home.aspx>

PROJECT & CONTACT INFORMATION

Project Site Address: 5401 GRAHAM HILL ROAD	Property Owner, Applicant, or Representative Name: Melani Clark
Assessor's Parcel Number (APN): 066-212-02	Contact Phone Number: (831)-335-4484
Building Permit No. / Discretionary Application: TBA	Flood Control District (additional permit fees for lot coverage may be assessed, refer to Unified Fee Schedule) Zone B

PROJECT DESCRIPTION

Lot Coverage	Actual	Adjusted	Values in these tables are automatically calculated, user does not need to enter information here if filled out electronically.
A. Total lot size:***	30,360 sq.ft.		Total REPLACED Impervious & semi-impervious area (C + D): 4,833 sq.ft. Total NEW Impervious & semi-impervious area (F + (0.5*G)): 11,341 sq.ft.
B. Existing Permitted Impervious Area:	0 sq.ft.		
C. Replaced Permitted Impervious Area:	2,850 sq.ft.		
D. Replaced Permitted Semi-Impervious* Area:	3,966 sq.ft.	1,983 sq.ft.	
E. Total proposed Self-mitigating Area:	1,440 sq.ft.		
F. Proposed Impervious Area:	11,457 sq.ft.		
G. Proposed Semi-Impervious* Area:	-232 sq.ft.	-116 sq.ft.	

Project Threshold Classification (Value will auto-sum if filled out electronically, otherwise add REPLACED and NEW to obtain total for determining project size below) **16,174** sq.ft.

- Small Project** (less than 500 sq.ft. created and/or replaced) - Use Appendix B 'Small Project Submittal Requirements' for submittal requirement guidance.
- Medium Project** (more than 500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use Appendix C 'Medium Project Submittal Requirements' for submittal requirement guidance.
- Large Project** (more than 5,000 sq.ft. created and/or replaced OR 50% increase in permitted impervious area**) - Use Appendix D 'Large Project Submittal Requirements' for submittal requirement guidance.

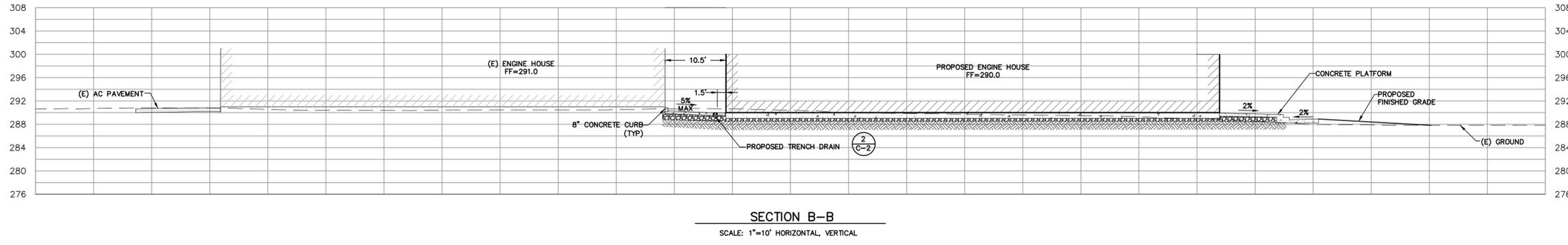
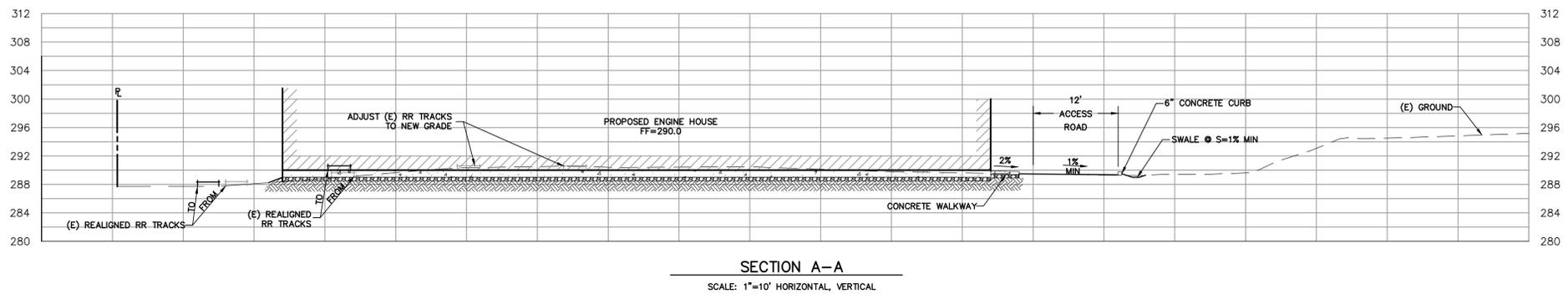
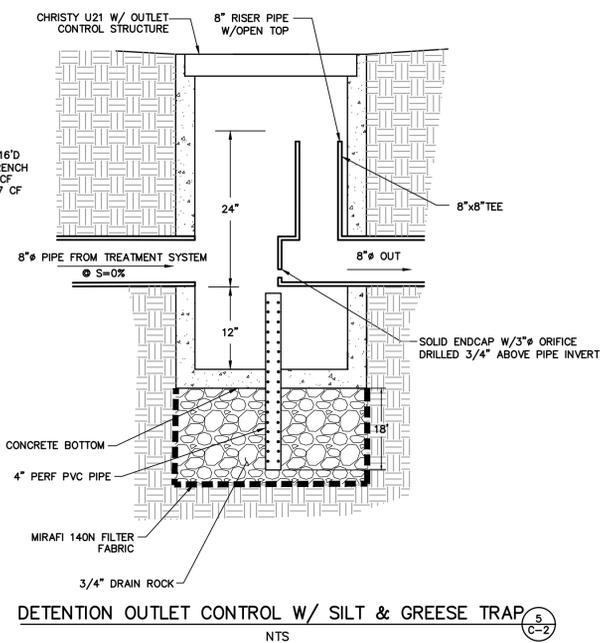
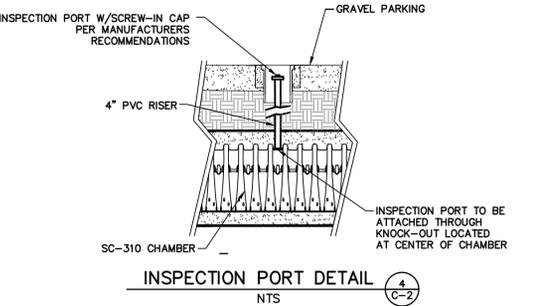
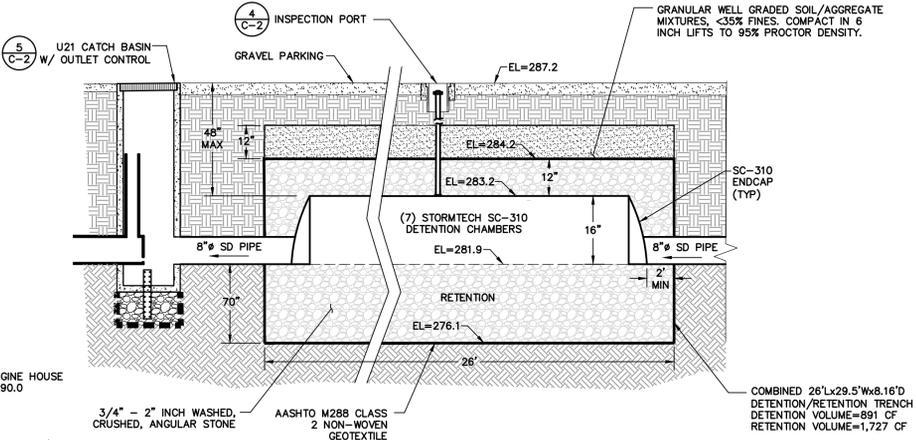
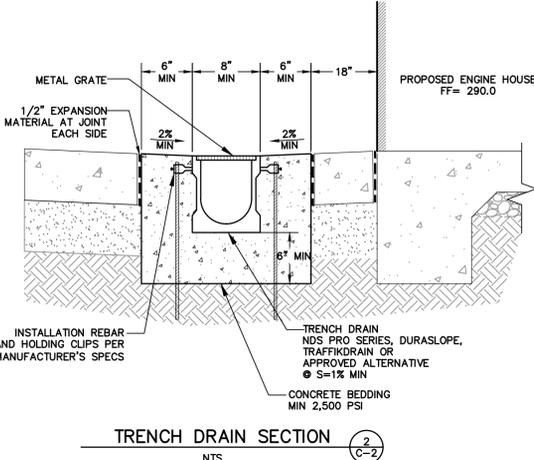
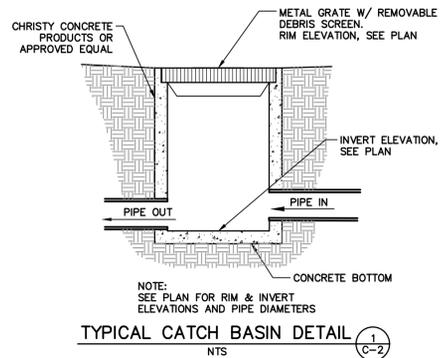
- Application is part of a phased project OR master plan? Yes No
- No diversion is proposed and pre-development runoff patterns will be maintained. Yes No
- Application complies with Part 3 of the Design Criteria requirements. Yes No
- Drainage has been evaluated. There are no existing drainage issues on/near the site and none anticipated. Yes No
- Safe stormwater overflow has been incorporated into the project design. No adverse impacts to neighboring properties, drainage pathways, or roadways are anticipated. Yes No

Signature Required

By signing this form, the signee agrees the information provided here represents, to the best of their knowledge the scope of work being proposed. Signee acknowledges this document is to be used as a guideline for determining the project size and stormwater requirements, additional requirements and clarification may be required.

*Form will apply a 50% credit for semi-impervious areas as final count. Applicant shall not apply the credit.
** Projects that add more than 50% impervious area coverage are required to mitigate the entire site.
*** Total Lot Size=7,024,880 sf. Total Project Area=30,360 sf

Version 2022 - County Design Criteria



08/26/2025

RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW ENGINE HOUSE AND SHOP FOR ROARING CAMP RR 5401 GRAHAM HILL ROAD FELTON, SANTA CRUZ COUNTY APN 066-212-02

project no. 25-021-1
date AUGUST 2025
scale AS SHOWN
dwg name CIVIL1.DWG

C-2

EXHIBIT D

PLANNING SUBMITTAL

REVISIONS	BY
9/15/25	SR



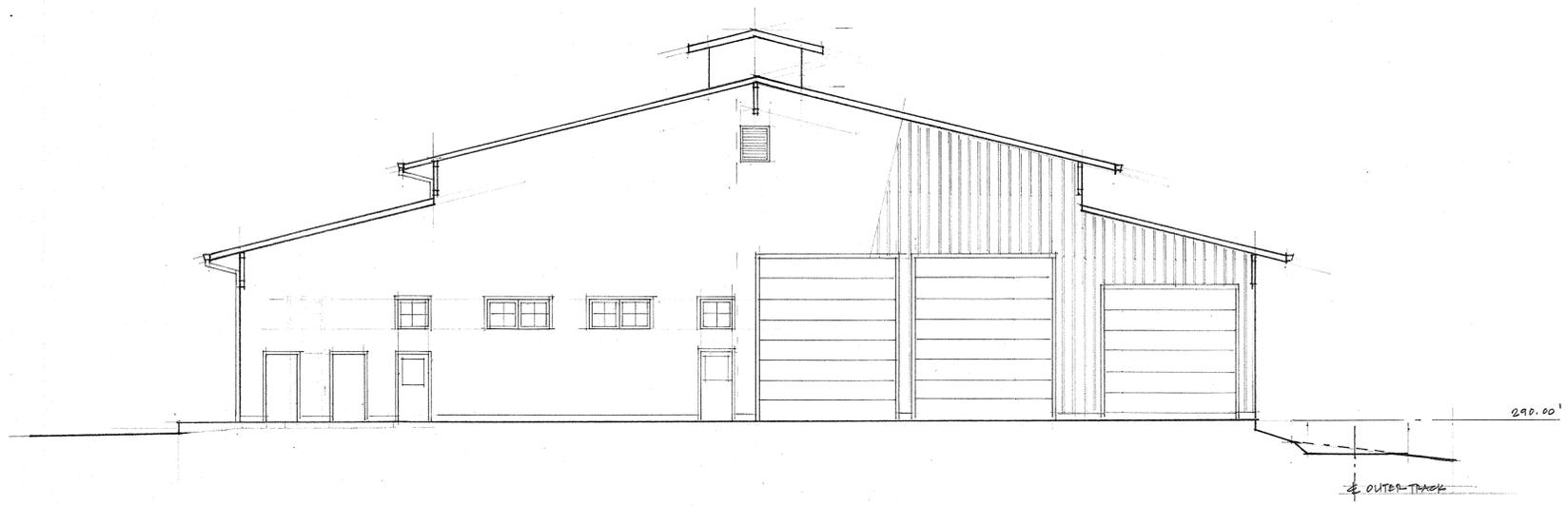
Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

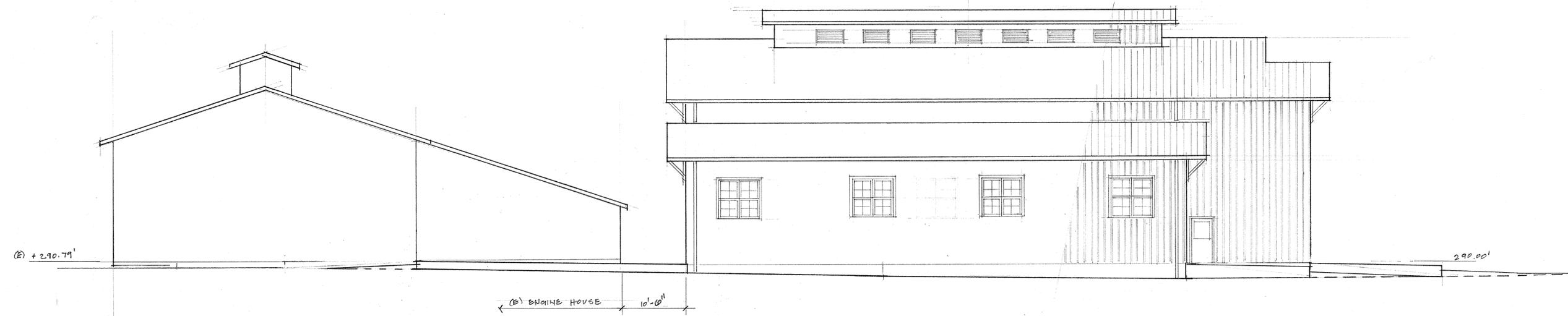
ELEVATIONS

ROARING CAMP RAILROAD
NEW ENGINE HOUSE & SHOP
5401 GRAHAM HILL ROAD FELTON CA.
APN 066-212-02

Date	9/17/25
Scale	1/8" = 1'-0"
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NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

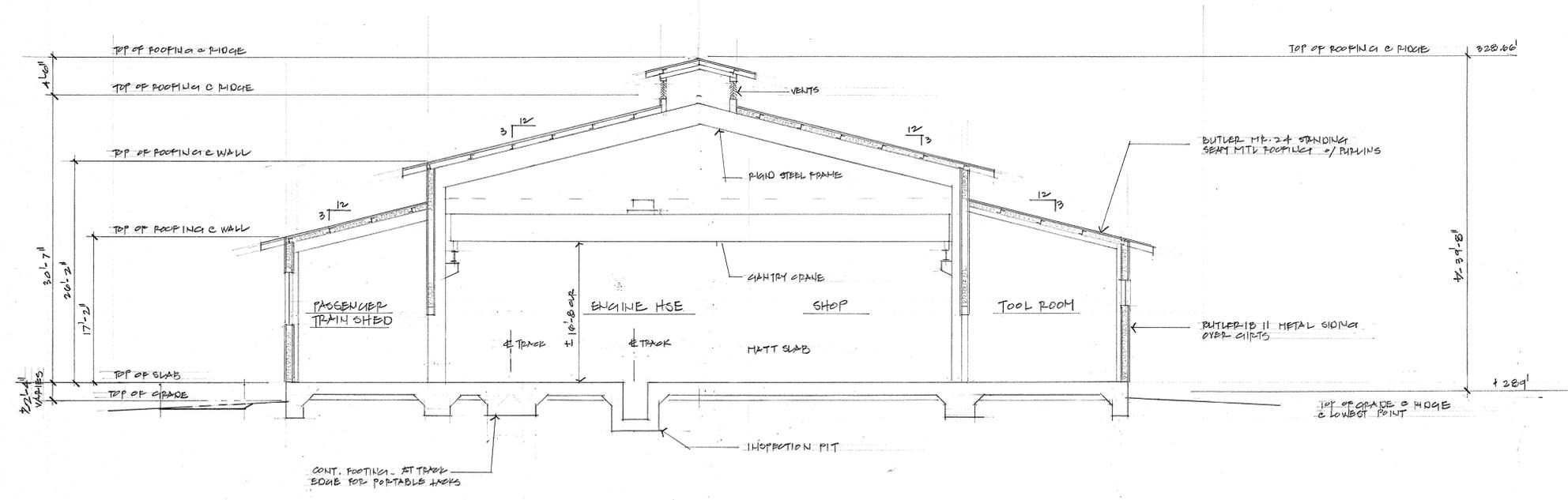
EXHIBIT D

REVISIONS	BY
9/15/25	OR



Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060



SECTION A
1/8" = 1'-0"

SECTION

ROARING CAMP RAILROAD
NEW ENGINE HOUSE & SHOP
5401 GRAHAM HILL ROAD FELTON CA.
APN 066-212-02

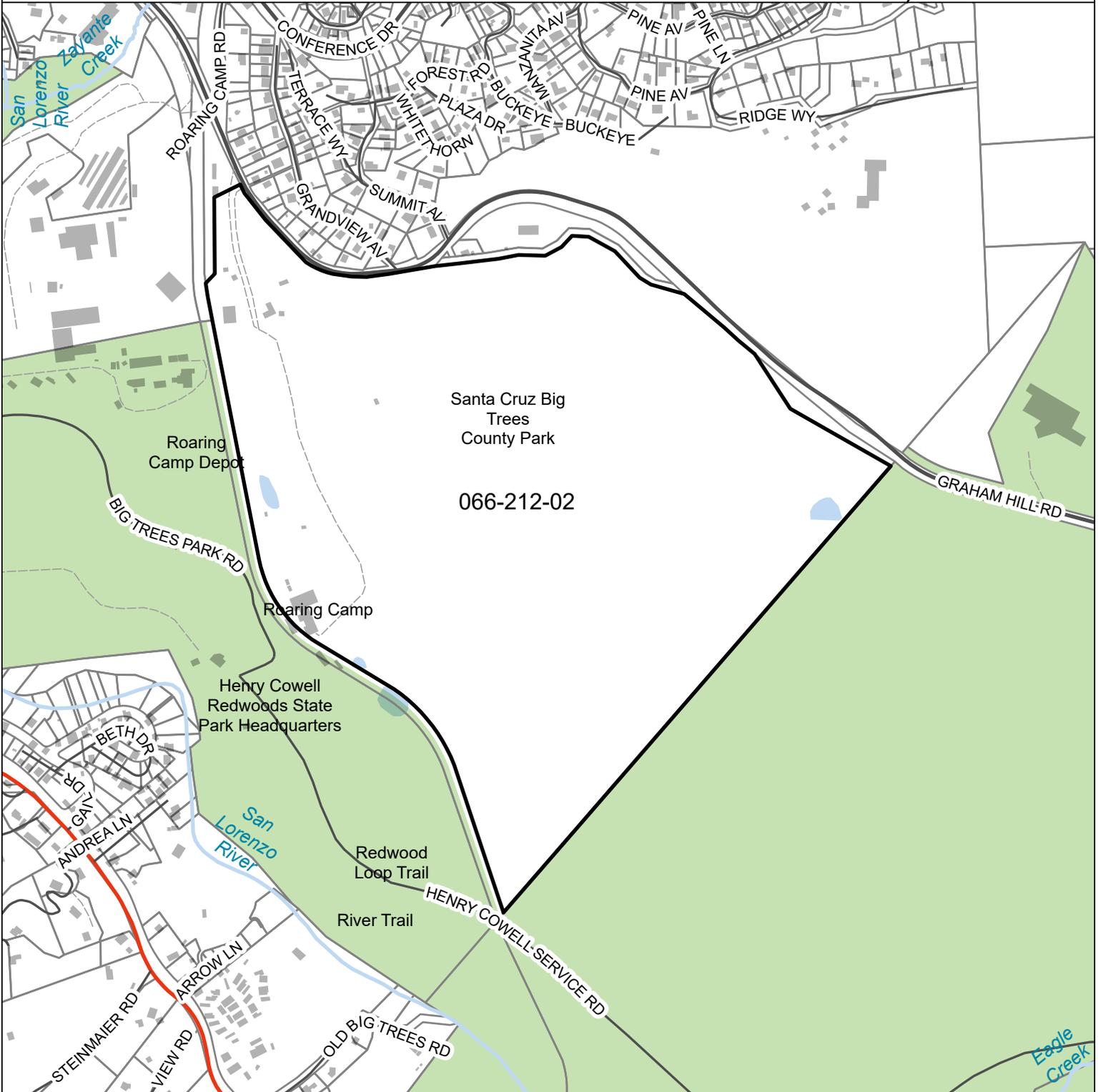
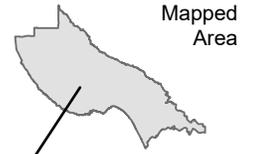
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EXHIBIT D



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 06621202

Subject Parcel

Map printed: 13 Mar. 2026

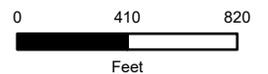
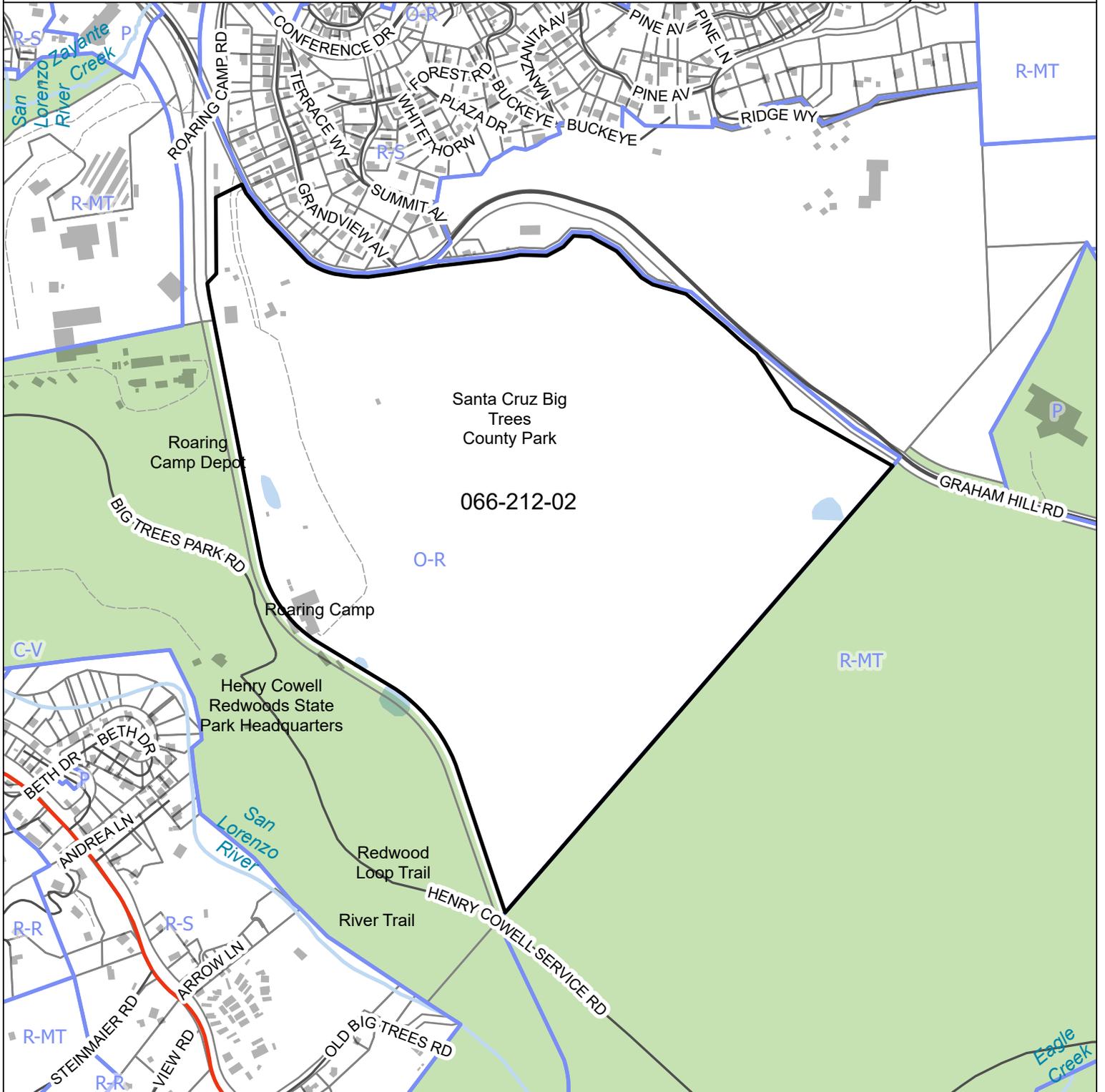
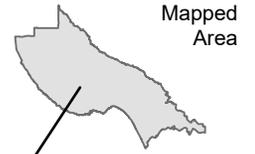


EXHIBIT E



Santa Cruz County Planning Department

Parcel General Plan Map



Subject Parcel

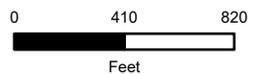
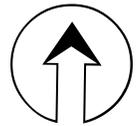
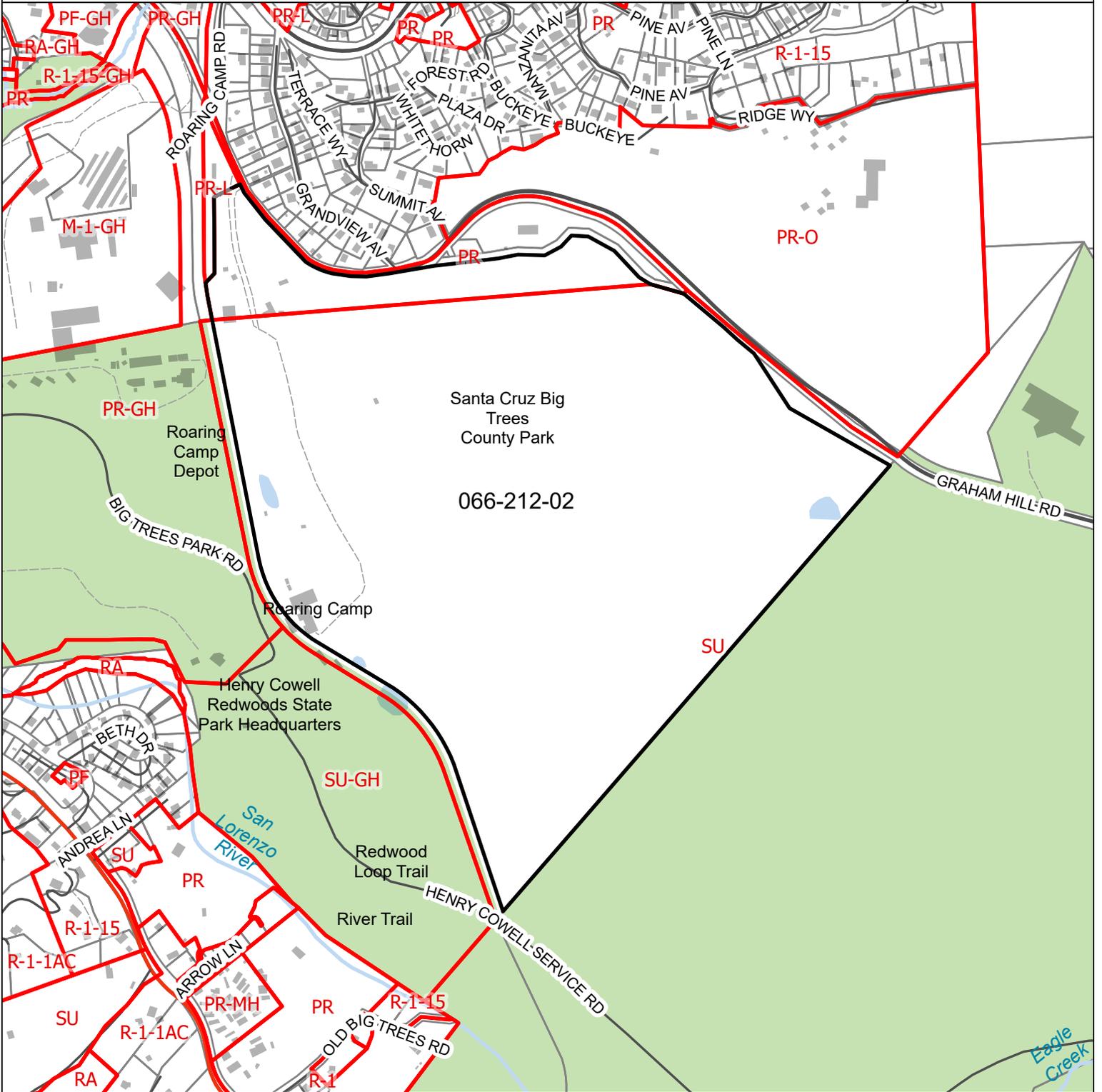
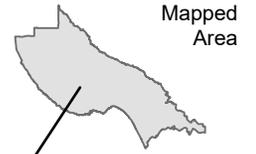


EXHIBIT E



Santa Cruz County Planning Department

Parcel Zoning Map



□ Subject Parcel

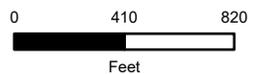
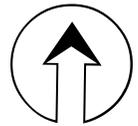


EXHIBIT E

Application #: 251107
APN: 066-212-02
Owner: DK Felton Management, LLC

Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Roaring Camp
Sewage Disposal: CSA 12 Septic Maintenance
Fire District: Felton Fire Protection District
Drainage District: Flood Control District 8

Parcel Information

Parcel Size: 161 acres
Existing Land Use - Parcel: Commercial historic theme amusement park
Existing Land Use - Surrounding: Timber production, open space / recreation
Project Access: Graham Hill Road
Planning Area: San Lorenzo Valley
Land Use Designation: O-R (Parks, Recreation and Open Space)
Zone District: PR; SU ("Parks, Recreation and Open Space; Special Use)

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

Technical Reviews: Archaeological Report Review (REV251043) and Geotechnical Report Review (REV251042)

Environmental Information

Geologic Hazards: Mapped Ben Lomond Fault; mapped moderate liquefiable soils
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: No physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: No physical evidence on site



County of Santa Cruz

Department of Community Development and Infrastructure

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

30 April 2025

David & Mary Wood <woodsze1@comcast.net>
2004 Clear Circle
Santa Rosa, CA 95403

Subject: Review of the Geotechnical Investigation - Proposed Engine House and Shop, 5401 Graham Hill Road, Felton, CA/APN 066-212-02 dated 20 June 2024 by Rock Solid Engineering, Inc. – Project No. 24010

Project Site: 5401 Graham Hill Road, Felton
APN 066-212-02
Application No. REV251042

Dear Applicant:

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

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

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

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

REV251042
APN 066-212-02
30 April 2025
Page 2 of 3

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

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or rick.parks@santacruzcounty.us

Respectfully,



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

Cc: Environmental Planning, Attn: Kathleen McLaughlin
Rock Solid Engineering, Inc., Attn: Yvette Wilson, PE
Carol Riewe, Architect <cararch@aol.com>
Melani Clark <melani.c@roaringcamp.com>

Attachments: Notice to Permit Holders

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

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

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

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



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Carol Riewe
1416 Laurent St
Santa Cruz, CA

May 2, 2025

Subject: Minor Variation
Cultural Resources report review and conditioned approval
APN 066-212-02, Application REV251043

Dear Ms. Riewe,

The County of Santa Cruz Planning Department received and reviewed the Phase I Cultural Resources Report prepared by Jennifer De Alba (Dudek), dated February 2025, for a proposal to construct a new detached engine house and shop addition. This project requires a Minor Variation to Master Use Permit 473-U, a Conditional Site Development Permit, and two Variances to side yard setback and maximum height. This report was required due to the potential presence of archaeological resources within the proposed project area. Based on the submitted report findings, the project site is determined to have a low likelihood of containing prehistoric or historic resources as no indications of significant cultural resources were found during the site reconnaissance. However, there is some possibility such archaeological resources may be found during ground disturbance. This report includes an Inadvertent Discovery Treatment Protocol under Management Recommendations, that shall be adhered to in the case that such archaeological resources are found during ground disturbance. The following conditions will be included in the Minor Variation Permit 251107.

- A. 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.
- B. The building permit application shall include condition A, above, and shall provide the contact information for the archaeologist of record.
- C. In the event that archaeological resources (sites, features, or artifacts) or potential human remains are exposed during construction activities for the Project, all construction work occurring within 200 feet of the find should immediately stop and a qualified archaeologist be notified immediately to assess the significance of the find. If the find is potentially significant under CEQA or the find includes faunal elements (bones) that are determined to be human, procedures outlined in Santa Cruz County Code 16.40.040 should be followed. These include notifying the County Planning Director for finds that do not involve human remains, or the County coroner for finds that do involve human remains. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery is potentially significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. The scope of effort would be determined through consultation with the County (Dudek, 2025).

D. The current submitted plans and project description do not indicate that the old (existing) engine house is going to be demolished; therefore, it is assumed that the old engine house is to be retained. If any disturbance to the old engine house is to occur during this project, consult the Planning Department prior to any ground disturbance.

If you have any questions regarding this letter, please call me at (831) 454-2530.

Sincerely,

Kathleen McLaughlin
Resource Planner