



Staff Report to the Zoning Administrator

Application Number: **251354**

Applicant: Josh Goodman

Owner: Josh Goodman

APN: 041-201-60

Site Address: 1200 Valencia Road, Aptos

Agenda Date: August 21, 2026

Agenda Item #: 6

Time: After 9:00 a.m.

Project Description: Proposal to recognize an approximately 380 square foot unpermitted deck and retaining wall constructed on the northeast side of an existing single-family dwelling. Project requires a Variance to reduce the required front yard setback from twenty feet to zero feet and the required side yard from twenty feet to thirteen feet.

Location: The property is located on the south side of Valencia Road, about one mile east of the intersection of Valencia Road and Trout Gulch Road (1200 Valencia Road).

Permits Required: Variance

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251354, based on the attached findings and conditions.

Project Description & Setting

The subject property is a 2.56-acre parcel located on the south side of Valencia Road, approximately one mile northeast of the intersection of Valencia Road and Trout Gulch Road. The project site slopes downhill approximately 340 feet from Valencia Road to the Valencia Creek riparian corridor at the rear of the property. Existing development at the site consists of an approximately 2,000 square foot single-family dwelling built in 1973 (Permit number 32897), and a 1,200 square foot accessory dwelling unit (ADU) built in 2005 (Permit number 00141274), which are constructed in the upper third of the property. The house sits about 40 feet from the edge of the Valencia Road traveled lane, but only about 10 feet from the edge of the mapped 60-foot-wide right-of-way (ROW).

Between 2016 and 2020, the property owner constructed a 380 square foot unpermitted deck and retaining wall addition near the eastern side of the house. The north edge of the retaining wall and deck edge encroach about three feet into the mapped ROW, and the east edge of the deck encroaches into the 20-foot side yard setback. In order to maintain the unpermitted development

in its current location, a Variance is proposed to reduce the required east side yard setback from 20 feet to 13 feet and the front yard from 20 feet to zero feet. The approval will also require an Encroachment Permit from the Community Development and Infrastructure (CDI) Public Works Division and a Building Permit from the CDI Building Division.

Zoning & General Plan Consistency

The subject property is a 2.56-acre lot, located in the CA (Commercial Agricultural) zone district, a designation which allows residential uses. The site's zoning designation is inconsistent with the R-MT (Mountain Residential) General Plan designation as the parcel is not a mapped agricultural resource soil type and there is no recent history of agricultural use at the site. The discrepancy is attributed to a reflection of the historic agricultural usage on the parent parcel and on parcels in the vicinity. Despite the inconsistency, residential development is an allowed use type in both the CA zone district and within range of zoning designations implemented in the R-MT General Plan designation.

Agricultural Land Preservation and Protection Ordinance (SCCC 16.50)

The adjacent property, APN 041-201-75 (1400 Valencia Road) is zoned CA and mapped as an agricultural resource soil type (Type 2B) and which is subject to protection under the County's Agricultural Resources Ordinance (SCCC 16.50). To mitigate conflict between agricultural and non-agricultural uses, SCCC 16.50 requires all development involving "areas of intensive human use" is required to maintain a 200-foot buffer from the property line of an agricultural resource.

In that the deck was built above an existing patio and yard space, the project is evaluated as representing redevelopment of an area already developed with "intensive human use", as opposed to new development which encroaches into the agricultural buffer setback, and an agricultural buffer setback reduction is therefore not required. This evaluation is also based on a review of natural site conditions that facilitate buffering between the two properties; the building site at the subject property is about 40 feet higher in elevation and the two properties are separated by about 20 feet of trees and shrubs. Notwithstanding, the project is conditioned to require recordation of an agricultural acknowledgement prior to issuance of a building permit. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

Variance to Setbacks

The as-built deck is constructed entirely within the front yard setback with a portion of the deck and retaining wall encroaching into the ROW, and approval requires a Variance to reduce the front yard setback from twenty feet to zero. The proposed setback reduction is evaluated as consistent with the intent of the Zoning Ordinance requirement for front yard setbacks, as the deck is 27 feet back and almost 10 feet below the traveled ROW. The development pattern is consistent with development patterns observed on sloped properties, where development is concentrated on the upper and most accessible portions of a property. It is also noted that because the mapped right-of-way extends approximately 30 feet onto the property, application of both the right-of-way boundary and the required 20-foot setback effectively restricts development within approximately the first 50 feet of the parcel. On this sloped site, that limitation substantially reduces the area available for development.

Similarly, a reduction to the required side yard setback is requested, as the deck is constructed about thirteen feet from the property line where the minimum setback is twenty feet. This reduction is supported in acknowledgement that the sloped property presents limitations in access and enjoyment to the outdoor portions of the property; the deck is located within one of the few reasonably accessible outdoor areas adjacent to the dwelling.

The encroachment into the side yard setback would not result in safety, visual, or other impacts to the public or on surrounding properties. The deck is downhill from the traveled roadway and is screened from adjacent properties by substantial vegetation. Similar setback reductions are common and necessary for residential development on steeply sloping parcels, and approval of this variance would not confer a granting of special privileges which would be unavailable to similarly constrained properties.

CDI Road Engineering has provided preliminary review of the proposed encroachment into the right-of-way, determining the proposal feasible and contingent on obtaining an encroachment permit.

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 **251354**, 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, prepared by Joshua Goodman, dated November 2025
- E. Survey, prepared by Hanagan Land Surveying, dated September 2023
- F. Location, Zoning, and General Plan maps
- G. Parcel Information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 251354

Assessor Parcel Number: 041-201-60

Project Location: 1200 Valencia Road, Aptos

Project Description: Proposal to recognize an approximately 380 square foot unpermitted deck and retaining wall built on the northeast side of an existing single-family dwelling. Project requires a Variance to reduce the required front yard setback from twenty feet to zero feet and the required side yard from twenty feet to thirteen feet.

Person or Agency Proposing Project: Josh Goodman

Contact Phone Number: 415-637-5209

- 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 1 - Existing Facilities (Section 15301), Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residential addition (380 square foot attached deck) in an area designated for residential uses.

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

Evan Ditmars, 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 which allows for residential uses and would be accessory to an established residential use. 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 deck and the conditions under which it would be operated or maintained will be in substantial conformance with all pertinent County ordinances. Although the property is zoned CA (Commercial Agriculture) the property is not a mapped agricultural resource soil type, therefore, the proposal for a deck addition to an existing single-family dwelling would not conflict with the purpose of the CA zone district to preserve commercial agricultural lands. The existing natural vegetative buffer and topography between the subject property and adjacent agricultural resource provide mitigation to any potential conflict between residential and agricultural use and ensure that the project would not conflict with the economic integrity or viability of the adjacent commercial agricultural resource.

The proposed project is consistent with the requirements for fences and retaining walls within required yard (SCCC 13.10.525), in that the retaining wall provides for adequate light and air for the street area and would not be visible from the traveled roadway. Therefore, the project will result in a harmonious and compatible street front appearance without impacts to the required site distance triangle.

- (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-MT (Mountain Residential) land use designation in the County General Plan.

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

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

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

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

This finding can be made, in that the proposed deck is accessory to an existing single-family dwelling and does not include any traffic generating features which would adversely impact existing roads or intersections in the surrounding area. In addition, all construction will be reviewed for compliance 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 deck addition to the existing single-family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

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

This finding is not required, in that the project site is not located within the coastal zone.

Variance Findings

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

This finding can be made in that the property is comprised of 2.5-acres of sloped property (30-50 percent slopes) which limits the development potential when compared to a parcel of similar size on a flat building site. Existing development is concentrated near the uphill portion of the site where the buildable area is located. The combination of steep slopes, mature vegetation, and the mapped right-of-way substantially limits opportunities to locate accessory improvements elsewhere on the property. The site is also heavily vegetated with large, mature trees that limit the opportunity for development elsewhere on the property

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

This finding can be made, in that although the deck and retaining wall are developed within the front yard setback, the visual and privacy impacts from the reduced setback are negligible. The development is downhill from the traveled roadway and set into the hillside adjacent to the structure, more than 30-feet back from the roadway. The mapped ROW is substantially wider than the traveled road and, as mapped in the project plans, includes areas that are unlikely to ever be improved for roadway purposes because of the site's topography. Although technically not conforming to the setback from the ROW, the project is consistent with the purpose of a front yard setback.

The reduced setback at the side yard is similarly supported in that visual or privacy impacts to the adjacent property (APN 041-771-01) are nonexistent. Residential development at that site is 1,200 feet northeast of the subject property. Because the adjacent site is a mapped agricultural resource, it is not anticipated that additional residential development would be established adjacent to the subject property. The proposed 13-foot side yard setback, along with the differences in topography and existing vegetation, supplant the need for a full 20-foot side yard setback.

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

This finding can be made in that variance approvals are regularly approved for properties encumbered by steep slopes. In addition to the ability for any property to be considered for variance approval under SCCC 16.10.230, the Zoning regulations acknowledge the constraints to development on steep parcels in two Code sections, 13.10.323(E) and 13.10.510(I), which authorize development with reduced front yard setbacks for steep slopes, to limit grading, for environmental protection, or for public safety. The deck proposed under this project exceeds the extent of exceptions in the aforementioned subsections (requiring a variance) but was developed under substantially similar conditions and limitations, and approval of the project would not result

Application #: 251354
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in a granting of special privileges.

Conditions of Approval

Exhibit D: Project plans, prepared by JMG Building Works, Inc., dated 11/28/25.

- I. This permit authorizes the construction of an approximately 380 square foot deck and retaining wall 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 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. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.

2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
 - C. Obtain Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - E. Complete and record a Statement of Acknowledgement, as prepared by Santa Cruz County Planning. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents

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

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

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

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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.

JMG Building Works, Inc.

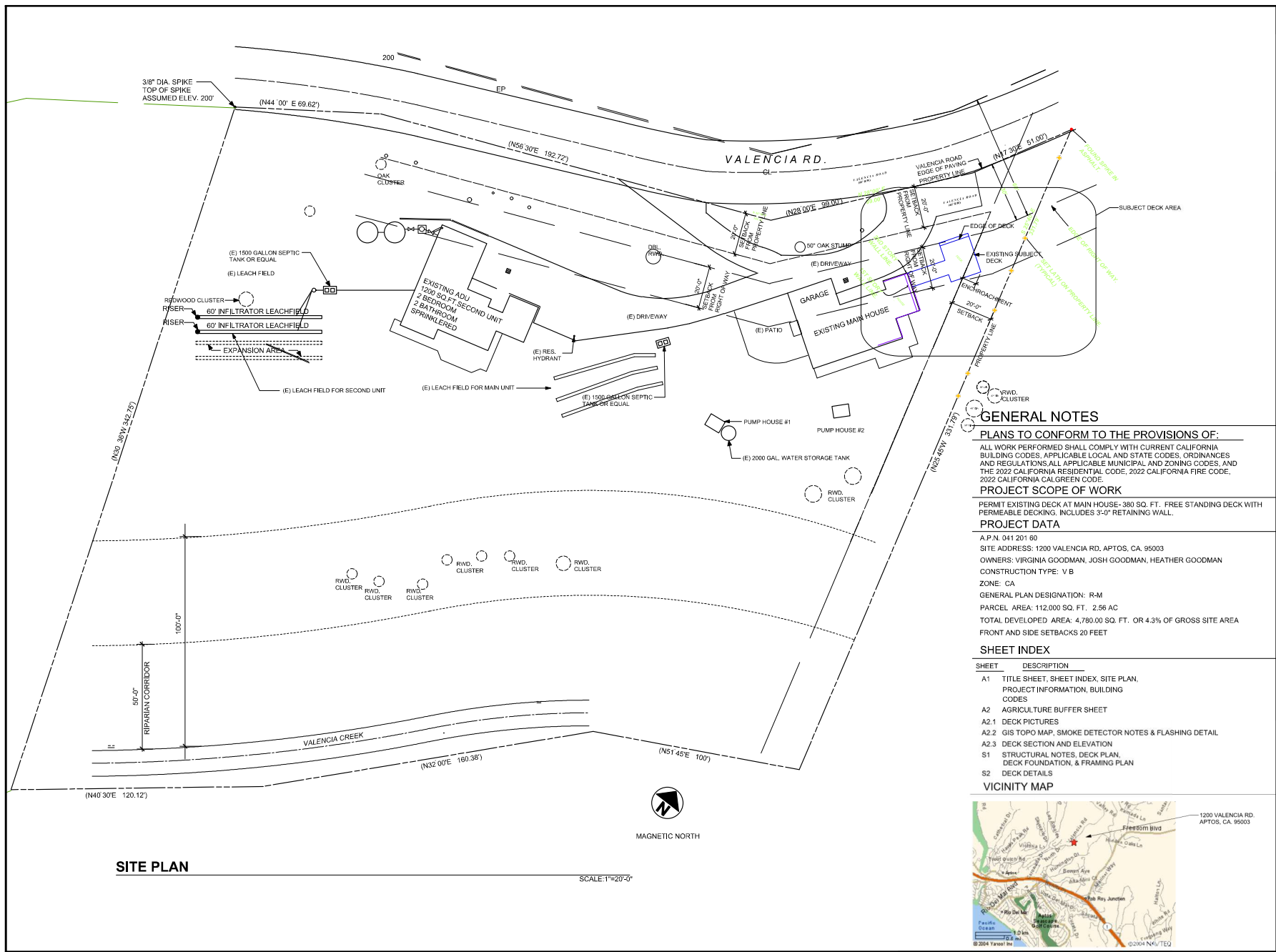
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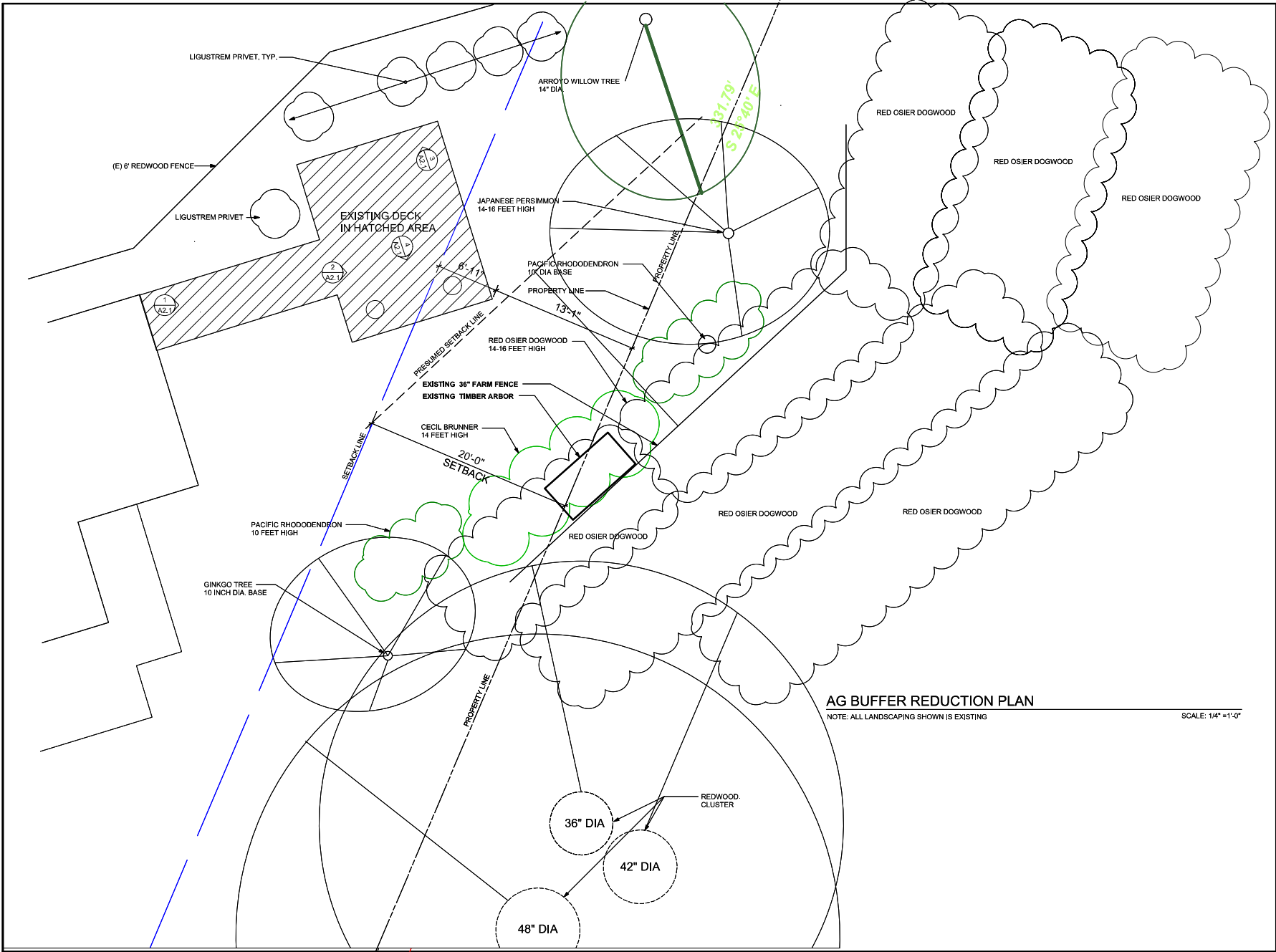


DECK PROJECT

1200 VALENCIA RD.
APTOS, CA. 95003

A1





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DECK PROJECT

1200 VALENCIA RD.
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AG BUFFER REDUCTION PLAN

NOTE: ALL LANDSCAPING SHOWN IS EXISTING

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

8/9/25	PERMIT SET
11/28/25	REVISION

A2



③ VIEW OF RETAINING WALL



① VIEW TOWARD PROPERTY LINE



④ VIEW TOWARD PROPERTY LINE –
CORNER OF DECK ENCROACHES INTO SETBACK



② VIEW TOWARD PROPERTY LINE –
CORNER OF DECK ENCROACHES INTO SETBACK

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DECK PROJECT

1200 VALENCIA RD.
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8/9/25	PERMIT SET
11/28/25	REVISION 

A2.1

SMOKE & CARBON MONOXIDE DETECTORS NOTES:

SMOKE ALARMS SHALL COMPLY WITH SECTION R314 OF THE 2022 CALIFORNIA RESIDENTIAL CODE.

R314.3 LOCATIONS:

1. IN EACH SLEEPING ROOMS.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

R314.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling occupying unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions: Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

CARBON MONOXIDE DETECTORS SHALL COMPLY WITH SECTION R315 OF THE CALIFORNIA RESIDENTIAL CODE.

R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2. Pursuant to Health and Safety Code Section 17926, carbon monoxide devices shall be installed in all existing dwelling units as required in this section.

R315.2.1 Existing buildings and new construction. For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

1. The dwelling unit contains a fuel-fired appliance or fireplace.

2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:

1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

2. On every occupiable level of a dwelling unit, including basements.

3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

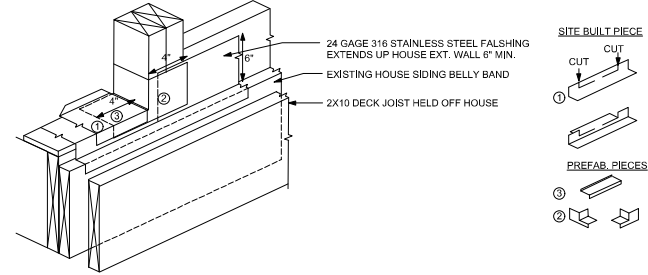
R315.7 Carbon monoxide detection systems. Carbon monoxide detection systems shall be permitted to be used in lieu of carbon monoxide alarms and shall comply with Sections R315.7.1 through R315.7.4.

R315.7.1 General. Household carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075.

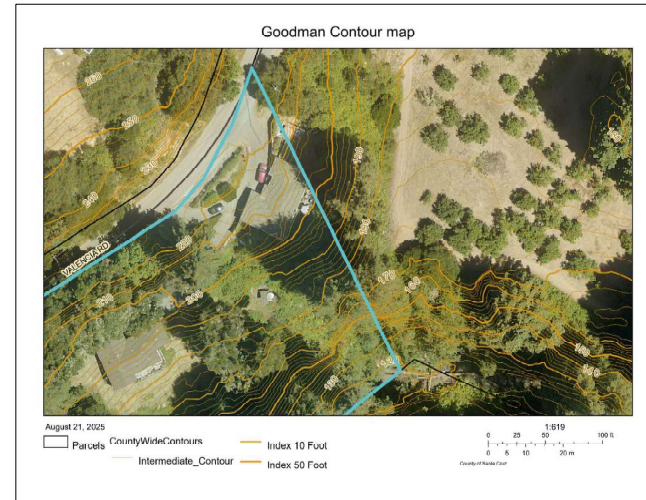
R315.7.2 Location. Carbon monoxide detectors shall be installed and maintained in the locations specified in Section R315.3 or NFPA 720.

R315.7.3 Permanent fixture. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy and owned by the homeowner.

R315.7.4 Combination detectors. Combination carbon monoxide and smoke detectors installed in carbon monoxide detection systems in lieu of carbon monoxide detectors shall be listed in accordance with UL 2075 and UL 268. Combination carbon monoxide/smoke detectors shall comply with all requirements for listing and approval by the Office of the State Fire Marshal for smoke alarms.



1 FLASHING AT DECK TO WALL INTERSECTION



SCC GIS - SITE TOPOGRAPHY MAP

NOTE: SCC GIS PROPERTY LINES ARE NOT ACCURATE (SEE SITE PLAN FOR ACCURATE PROPERTY LINE PLACEMENT FROM HANAGAN LAND SURVEYING)

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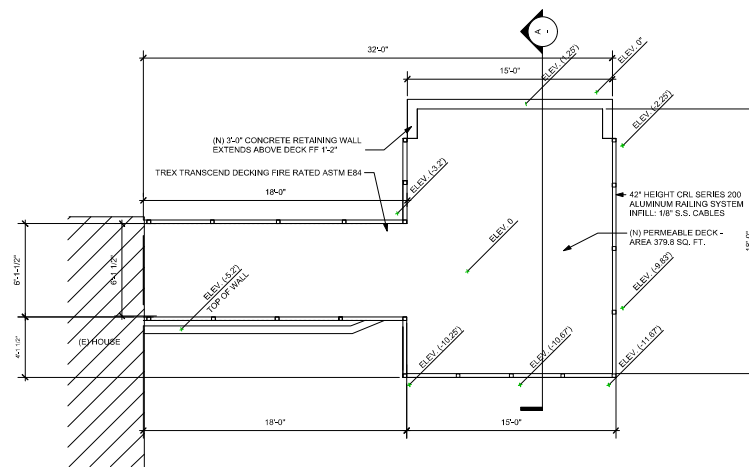


DECK PROJECT

1200 VALENCIA RD.
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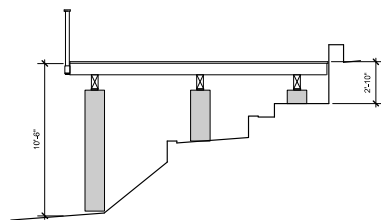
8/9/25 PERMIT SET
11/28/25 REVISION 1

A2.2



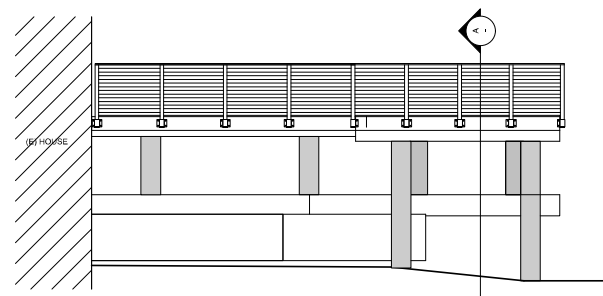
DECK PLAN

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



SECTION A

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



SOUTH-EAST ELEVATION

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

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DECK PROJECT

1200 VALENCIA RD.
APTOS, CA. 95003

8/9/25	PERMIT SET
11/28/25	REVISION 

A2.3



STRUCTURAL NOTES

A. GENERAL DESIGN CRITERIA

1. ALL WORK PERFORMED SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING CODES, APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS, ALL APPLICABLE MUNICIPAL AND ZONING CODES, AND THE 2022 CALIFORNIA BUILDING (CBC), PLUMBING (CPC), MECHANICAL (CMC), AND ELECTRICAL (CEC) CODES.
2. THE DESIGN LOADS SHALL BE BASED ON THE CALIFORNIA RESIDENTIAL BUILDING CODE. LIVE LOADS: 60PSF. DECK DEAD LOADS: 10PSF. GUARDRAIL PUSH FORCE: 200LB.
3. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCIES OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. NO DEVIATIONS FROM STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL OF THE ENGINEER. APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
6. ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AND STANDARD OF THOSE SHOWN FOR SIMILAR CONDITIONS.

B. FOUNDATION DESIGN

1. ALL FOUNDATION ELEMENTS SHALL BE INSPECTED BY JMG BUILDING WORKS AFTER THE REBAR HAS BEEN PLACED AND PRIOR TO ANY CONCRETE BEING POURED.

C. CONCRETE DESIGN

1. ALL CONCRETE SHALL BE STONE CONCRETE UTILIZING AGGREGATE CONFORMING TO ASTM C-33. AGGREGATE SHALL BE WELL GRADED AND INCLUDE A COURSE 1/2" OR GREATER AGGREGATE.
2. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C-150.
3. WATER SHALL BE CLEAN, FRESH AND SUITABLE FOR DOMESTIC USE.
4. CONCRETE USED STRUCTURALLY SHALL BE A SAK SACK MIX WITH 1/2" AGGREGATE.
5. MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - 1-1/2" MIN.
 - CONCRETE COLUMNS AND BEAMS
 - CONCRETE AGAINST EARTH (UNFORMED) 3" MIN.
 - CONCRETE AGAINST EARTH (FORMED) 2" MIN.
 - CONCRETE WALLS INTERIOR FACE 3/4" MIN.

D. REINFORCING STEEL

1. STEEL BARS SHALL CONFORM TO ASTM A615 AND BE GRADE 60 EXCEPT THAT NO. 3 AND NO. 4 STEEL BARS USED AS TIES OR STIRRUPS SHALL BE GRADE 40. AND REINFORCING STEEL SHALL BE NEW, FREE OF SCALE, AND RUST.
2. ALL REINFORCING SHALL BE LAPPED AS NOTED ON PLANS. SPICES SHALL BE PLACED AS DETAILED ON PLANS. STAGGER ALL LAPS AND SPICES.
3. EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED.

E. CARPENTRY

1. ALL WOOD FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2022 (CBC) CALIFORNIA BUILDING CODE, THE LATEST STANDARD PRACTICES RECOMMENDED BY THE (AITC) AMERICAN INSTITUTE OF TIMBER DESIGN, AND THE PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE, BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. THE AMERICAN WOOD COUNCILS 2019 NDS AND DESIGN MANUAL, WEST COAST LUMBERMAN'S ASSOCIATION (WCLA) GRADING, AND THE AMERICAN PLYWOOD ASSOCIATION (APA).
3. NAILING USE NAILING SCHEDULE IN THE 2019 CBC, END AND EDGE DISTANCES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF DIVISION 3, PART 3.
4. ANY NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED. NAILS SHALL BE COMMON WIRE. DRILLED HOLES WILL BE INSTALLED WHERE WOOD MEMBERS TEND TO SPLIT. SPLIT MEMBERS SHALL BE REMOVED.
5. ANY FRAMING MEMBER NOT BEARING ON A SUPPORT SHALL BE SUPPORTED BY MEANS OF "SIMPSON STRONG-TIE" HANGERS. HANGERS SHALL COMPLY WITH AND BE NAILED IN ACCORDANCE WITH MANUFACTURER'S IBCO APPROVALS.
6. ALL EXTERIOR FRAMING SHALL BE DOUGLAS FIR PRESSURE TREATED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. FASTENERS INCLUDING PLY EDGE NAILING EXPOSED TO MOISTURE AND OR PRESSURE-PRESERVATIVE AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC GALVANIZED.
8. GRADING: ALL FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING UNLESS NOTED OTHERWISE:
 - (A) ALL JOIST, BEAMS, COLUMNS, AND POSTS SHALL BE DOUGLAS FIR PRESSURE TREATED WITH THE GRADE MARK NO. 1
 - (B) ALL REDWOOD POLES SHALL BE CLEAR REDWOOD.
 - (C) ALL NEW FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION (FOR INTERIOR FRAMING).
 - (D) THE FRAMING CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT FRAMING FROM DAMAGE DUE TO WEATHER DURING CONSTRUCTION.
 - (E) ALL DECAYED FRAMING MEMBERS SHOULD BE REPLACED WITH DOUGLAS FIR PRESSURE TREATED #1 (DPT) MEMBERS.
 - (F) ANY FRESHLY-CUT WOOD MEMBERS SHOULD HAVE EXPOSED WOOD "TREATED" BY BRUSH OR SPRAY APPLICATION WITH A WATER-REPELLENT WOOD PRESERVATIVE (WRP).
 - (G) ALL NEW DECK JOIST SHALL BE INSTALLED WITH HOT DIPPED FACE HANGERS WITH 10 NAILS. SIMPSON - LUSIG FACE HANGERS & HUGAB AT DECK REPLACEMENT TYP. SIMPSON STRONG TIE NAILS 10D & N10, TYP.
 - (H) ALL FASTENERS SHALL BE RATED FOR EXTERIOR USE, I.E. HOT DIPPED GALVANIZED, STAINLESS STEEL OR OTHER APPROVED COATING.
 - (I) ALL DECAYED FRAMING MEMBERS SHOULD BE REPLACED WITH DOUGLAS FIR PRESSURE TREATED #1 (DPT) MEMBERS.
 - (J) ANY FRESHLY-CUT WOOD MEMBERS SHOULD HAVE EXPOSED WOOD "TREATED" BY BRUSH OR SPRAY APPLICATION WITH A WATER-REPELLENT WOOD PRESERVATIVE (WRP).

G. PAINTING

1. ALL NEW REDWOOD SHALL BE PRIMED WITH PREPRITE PROBLEK PRIMER/SEALER AND PAINTED WITH DURATION EXTERIOR LATEX SATIN AT (4.0 mils wet; 1.52 mils dry) PRIMER & 1ST PAINT COAT SHALL BE APPLIED PRIOR TO RAILING INSTALLATION TO ENSURE ALL REDWOOD SURFACES ARE COVERED 2ND PAINT COAT TO BE APPLIED AFTER RAILING INSTALLATION.

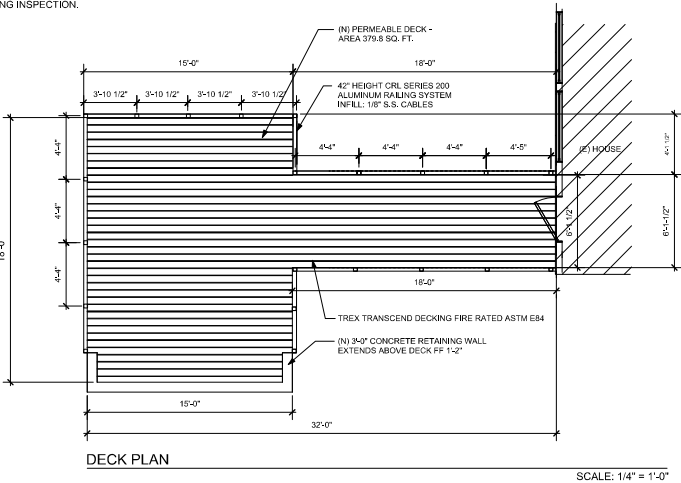
H. GUARD RAIL NOTES:

1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, STAIRS, LANDINGS, ETC., THAT ARE LOCATED MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW.
2. GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY FROM THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD.
3. OPEN GUARDS SHALL HAVE BALLISTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH THE OPENING.
4. ANY STEEL COMPONENTS OF THE GUARD RAILS SHALL BE GALVANIZED OR STAINLESS STEEL.

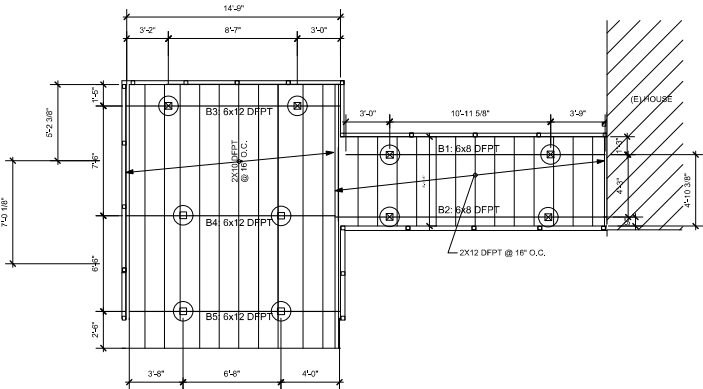
ENGINEERS OBSERVATIONS

VISUAL INSPECTION IS REQUIRED BY ENGINEER FOR THE FOLLOWING:

1. JMG BUILDING WORKS INSPECTIONS:
 - 1. ALL EXCAVATIONS BEFORE STEEL REBAR IS PLACED.
 - 2. ALL REBAR IN FOOTINGS, PEDESTALS, AND RETAINING WALLS PRIOR TO CONCRETE INSTALLATION.
 - 3. FINAL FRAMING INSPECTION.

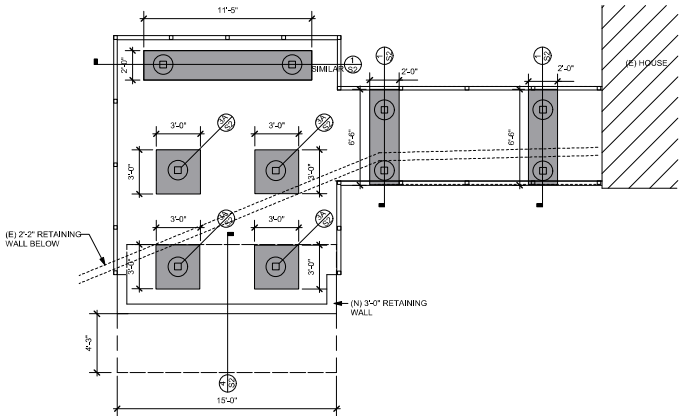


SCALE: 1/4" = 1'-0"



FRAMING PLAN

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

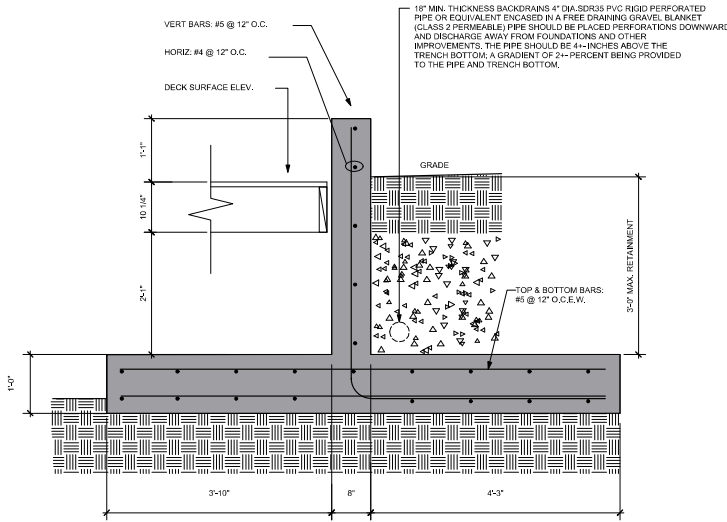


FOUNDATION PLAN

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

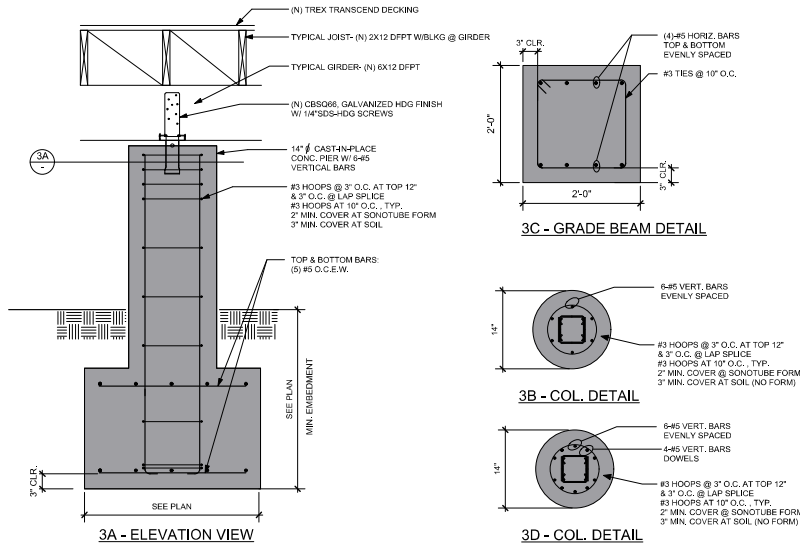


8/9/25	PERMIT SET
11/28/25	REVISION



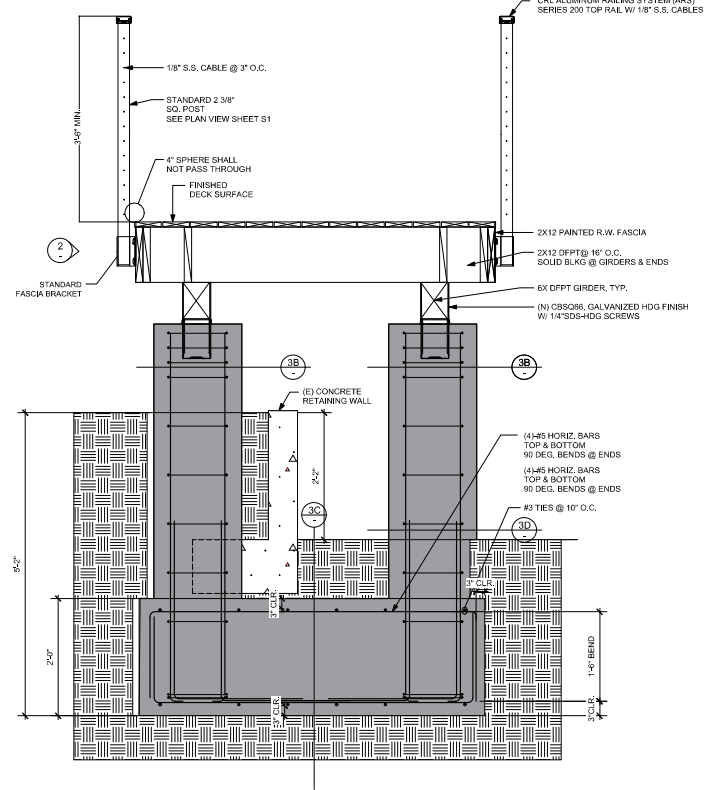
RETAINING WALL DETAIL
SCALE: 1"=1'-0"

4



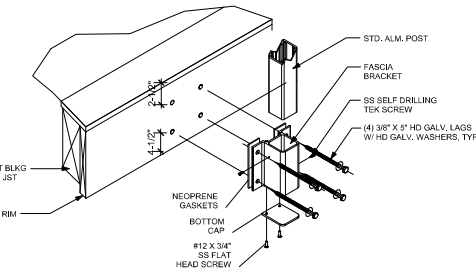
FTG & PEDESTAL DETAIL
SCALE: 1"=1'-0"

3



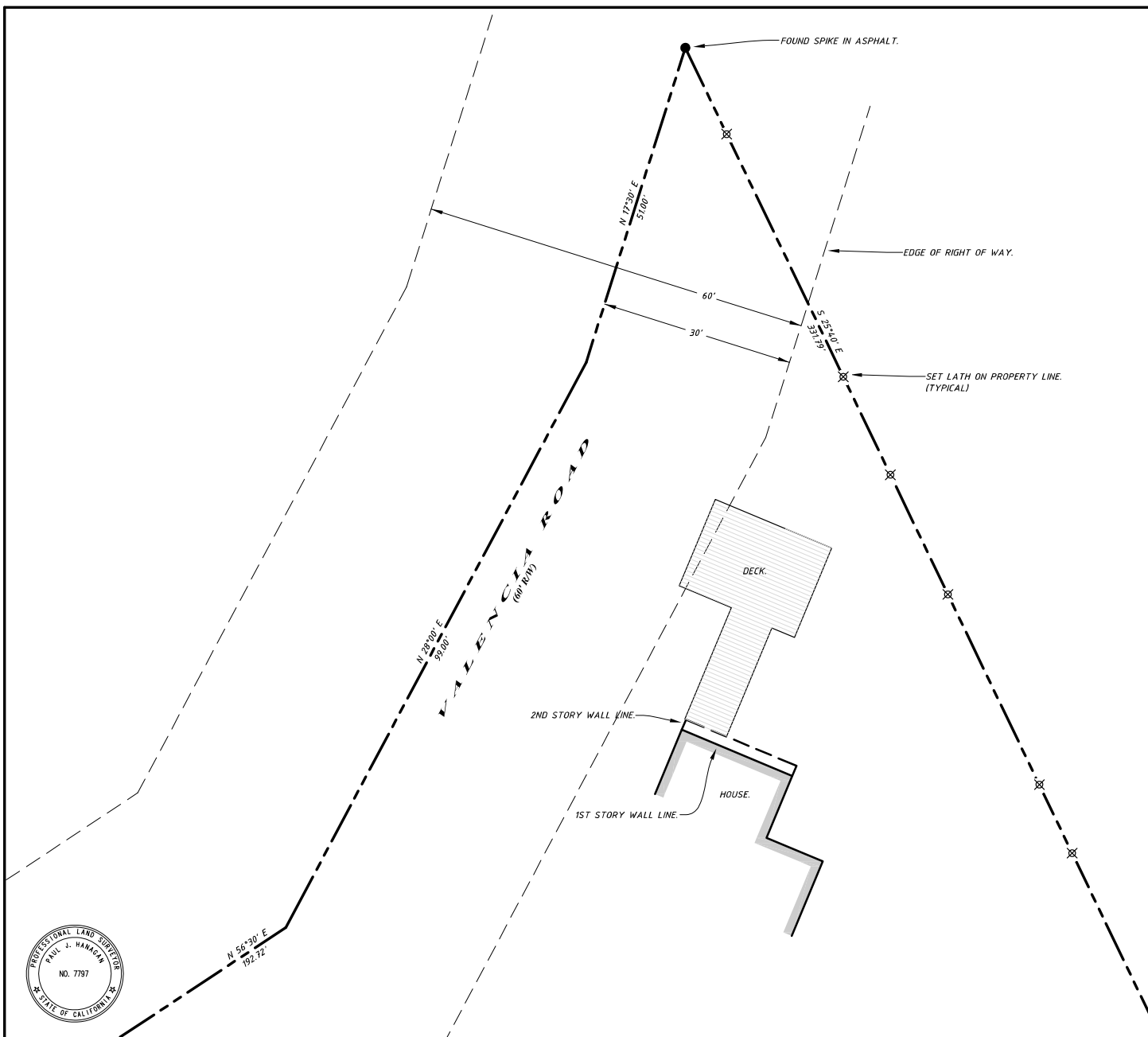
GRADE BM & COL. DETAIL
SCALE: 1"=1'-0"

1



FASCIA BRACKET MOUNTING DETAIL
NTS

2

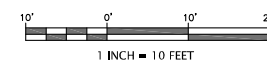


Basis of Bearings

The basis of bearings for this map is between monuments found along the centerline of Valencia road per that certain parcel map found in Volume 7 of Parcel Maps, at Page 57, of the Santa Cruz County Records.



GRAPHIC SCALE



Surveyor's Map
For

Joshua Goodman

Being the lands, within the County of Santa Cruz,
conveyed to Virginia A. Goodman and Joshua M.
Goodman, by Grand Deed recorded 2011-0051459 of
the Official Records of Santa Cruz County.

September, 2023 APN 041-201-60 Scale: 1" = 10'



HANAGAN LAND SURVEYING

305-G SOQUEL AVE.
SANTA CRUZ, CA 95062
PHONE 831-469-3428

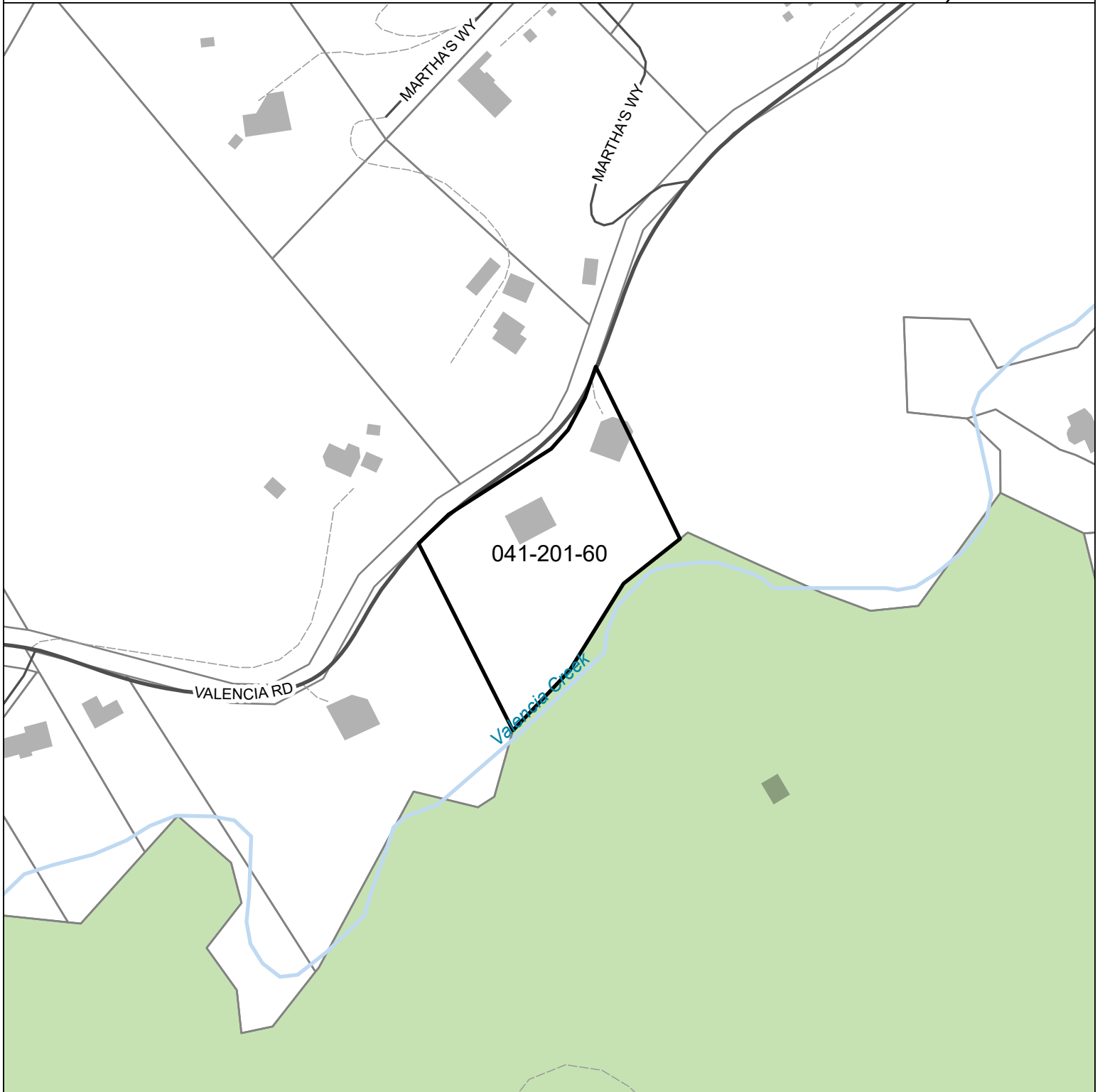
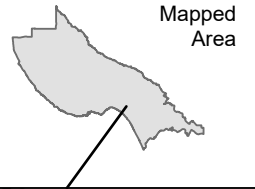
Sheet 1, of 1 sheets. Job #23075





Santa Cruz County Planning Department

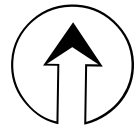
Parcel Location Map



Parcel: 04120160

 Subject Parcel

Map printed: 28 Jul. 2026

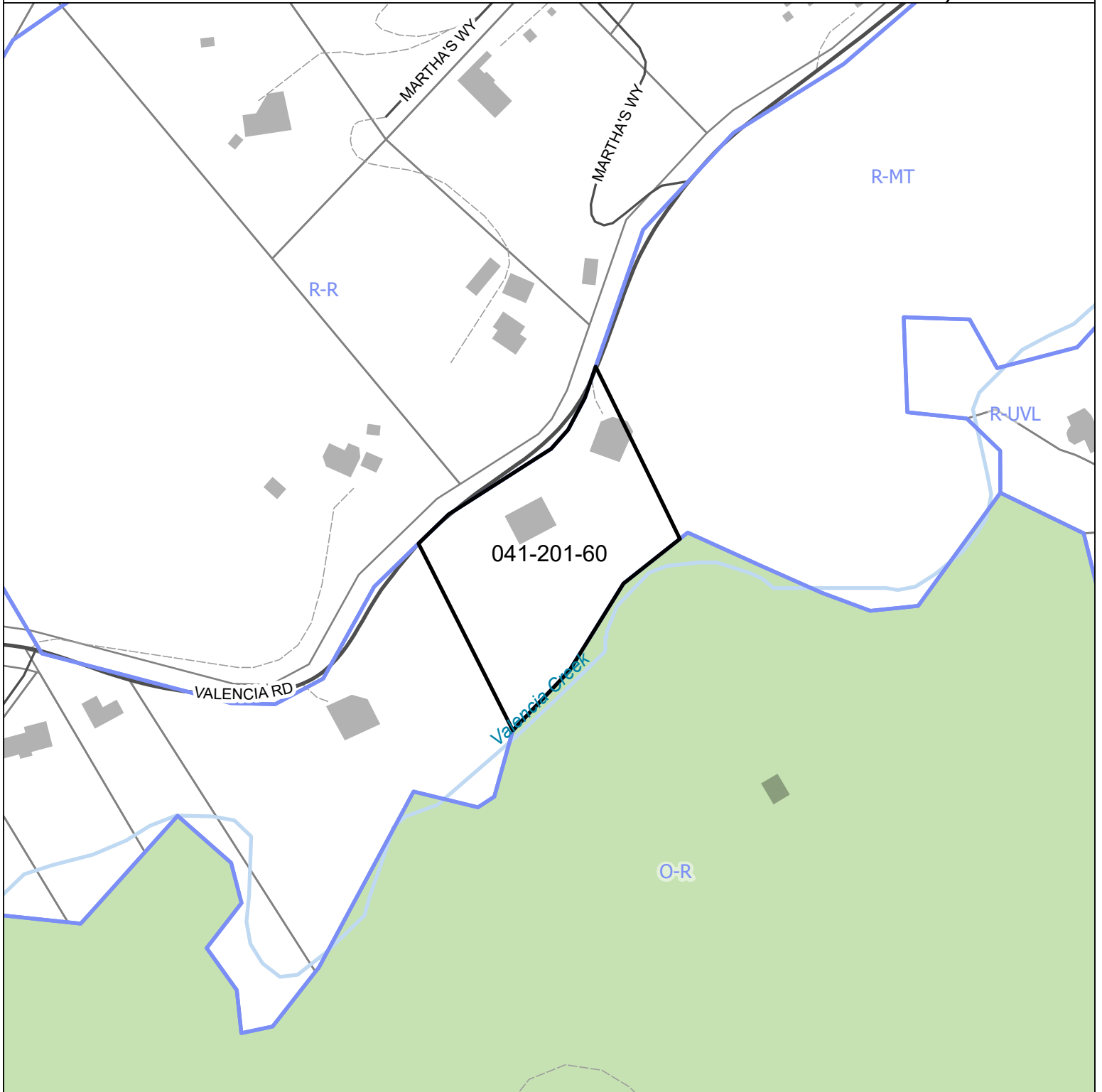
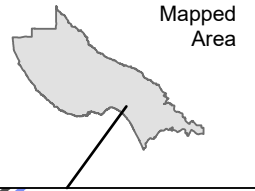


0 120 240
Feet

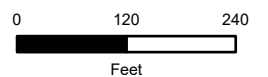


Santa Cruz County Planning Department

Parcel General Plan Map



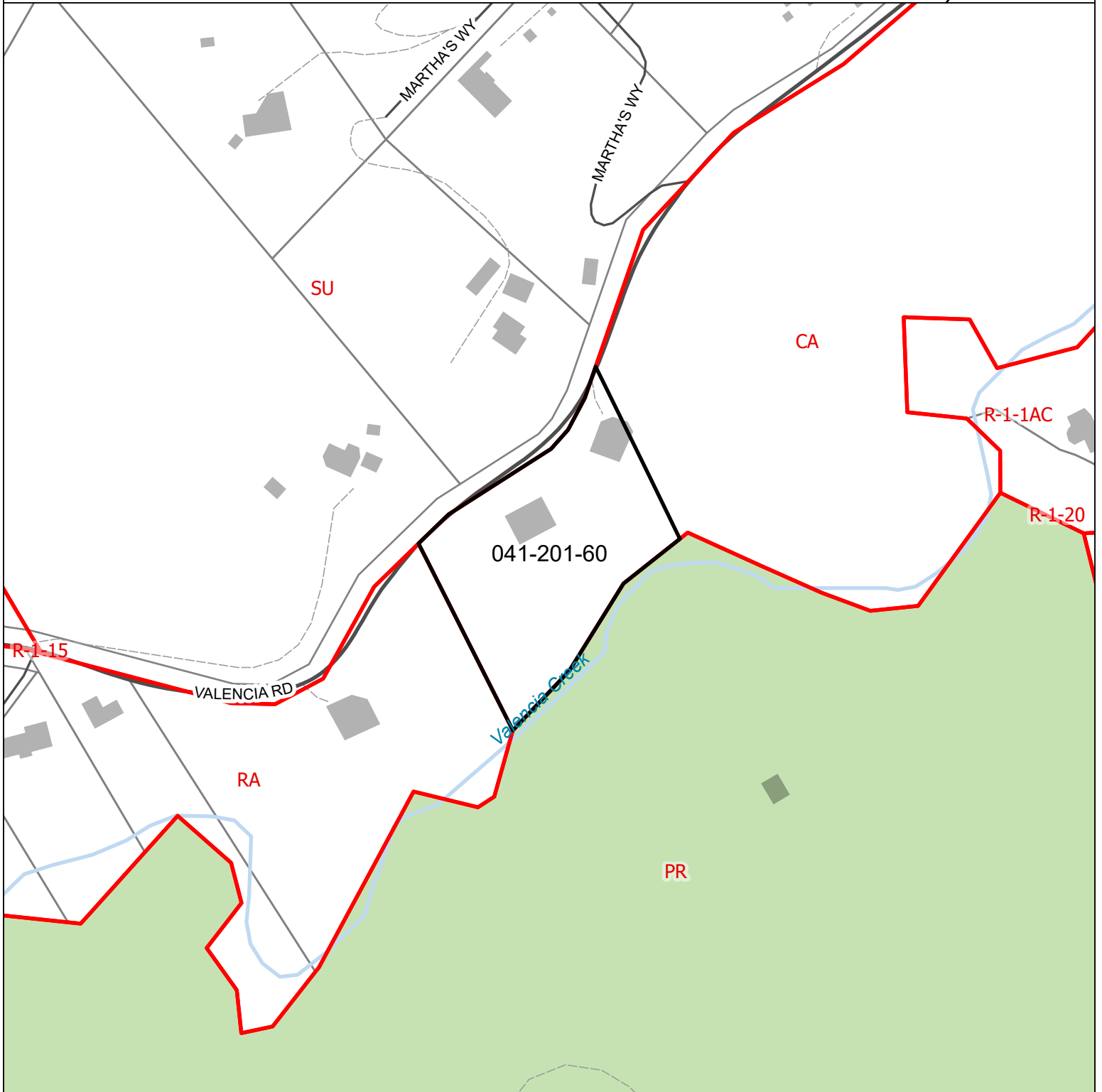
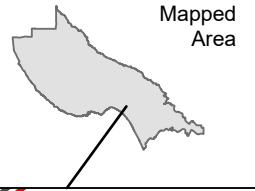
 Subject Parcel



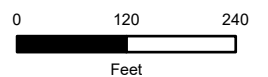


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Application #: 251354
APN: 041-201-60
Owner: Josh Goodman

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	2.56 acres	
Existing Land Use - Parcel:	Residential	
Existing Land Use - Surrounding:	Residential, Commercial Agricultural, Parks & Open Space	
Project Access:	Public via Valencia Road	
Planning Area:	Aptos	
Land Use Designation:	R-MT (Mountain Residential)	
Zone District:	CA (Commercial Agricultural)	
Coastal Zone:	☐ Inside	☒ Outside
Appealable to Calif. Coastal Comm.	☐ Yes	☒ No

Technical Reviews: None

Environmental Information

Geologic Hazards:	Mapped geologic hazard screening area
Fire Hazard:	State Responsibility Area, High hazard (SRA-High)
Slopes:	30 to 50 percent slope over entirety of site
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Mapped archaeological resource area