



Staff Report to the Zoning Administrator

Application Number: **251094**

Applicant: Ty Amundson

Owner: Ty Amundson

APN: 096-321-05

Site Address: 21975 Stagecoach Road, Los Gatos CA 95033

Agenda Date: October 16, 2026

Agenda Item #:

Time: After 9:00 a.m.

Project Description: Proposal to recognize the construction of a 1,686 square-foot deck at an existing single-family dwelling.

Location: Property is located on the eastern side of Stagecoach Road (21975 Stagecoach Road), approximately 1,200-feet south of the intersection of Summit Road and Stagecoach Road in Los Gatos.

Permits Required: Variance to increase the allowed Lot Coverage from 10% to 14%.

Supervisory District: 5th District (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 251094, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is approximately 38,000 square feet in size and is developed with an existing two-story, single-family dwelling constructed in 1985. In 1983, the Zoning Administrator granted a Variance that reduced the required 40-foot front-yard setback to 16 feet for the dwelling and to zero feet for a water storage tank. The Variance also increased the maximum allowable height of the dwelling to 30 feet tall.

The property received a Notice of Violation from the County's Code Enforcement division in 2024 related to the unpermitted construction of an elevated deck. The Code Enforcement remedy is to obtain the required permits and inspections to recognize the unpermitted construction. The property owners have applied for the requisite Building Permit (B-245208); however, the project requires approval of a Variance because the deck would cause the total development of the site to exceed the zone district's maximum Lot Coverage of 10 percent by approximately 4 percent (1,436 square feet), resulting in a total Lot Coverage of 14 percent.

Zoning & General Plan Consistency

The subject property is a 38,071 square foot lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed deck is an allowed accessory structure within the zone district, and the zoning is consistent with the site's R-MT (Mountain Residential) General Plan designation.

Residential Development Standards 13.10.323

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

RA Zone District	Required per Zoning Code	Existing	Proposed
Front Yard Setback	20'	16'	No Change
Side Yard Setback	20'	42'	24'
Rear Yard Setback	20'	90'+	70'+
Maximum Height	28'	30'	No Change
Maximum Lot Coverage	10%	9.59%	13.36% Variance Required
Maximum Floor Area Ratio	N/A	N/A	N/A

County Code defines Lot Coverage to mean “the percentage of the gross site area covered by structures.” Lot Coverage calculations exclude eaves, fireplace chases, cantilevered decks, bay windows and other structural projections above ground level. The 1,686 square-foot deck was constructed with posts and footings extending to the ground. The deck has a maximum height of approximately 11-feet above grade and is therefore included in the Lot Coverage calculation.

The existing Lot Coverage of 9.59% complies with the development standards for the zone district. However, recognizing construction of the deck increases the property’s Lot Coverage to approximately 14 percent, exceeding the maximum allowable Lot Coverage of 10% by approximately 4%. Therefore, approval of a Variance is required.

Technical Reports

A geotechnical report has been prepared by CRS Engineering dated August 16, 2023, for the project and submitted to the County for review. On May 18, 2026, County staff accepted the geotechnical report, which determined that the project site is not encumbered by physical constraints for development. Additionally, an Archaeological Report was prepared by Albion Environmental Inc., dated January 2026 and submitted for review. Though the project site is mapped as containing potential archaeological resources, the report concluded that the project site holds a very low sensitivity for buried archaeological resources.

Variance Approval

A Variance approval is a discretionary authorization of exceptions to the zoning district site and development standards for a property. The applicant requests an increase in the allowable Lot

Coverage from 10% to 14% to recognize the construction of a deck in the rear yard.

The subject parcel is constrained by steeply sloping topography that limits the location of any new development. The only relatively flat areas (0-15% slope) are located within the parcel's front yard, where the existing driveway is located. Areas containing slopes greater than 30 percent are difficult to access and present site-development challenges. Increasing the maximum permitted lot coverage from 10 percent to 14 percent would allow the property owners to retain the 1,686 square-foot deck, providing a safe, level, and usable outdoor area for the residents.

The proposed variance is consistent with the general intent and purpose of the zoning ordinance and will not be materially detrimental to public health, safety, or welfare. Single-family dwellings are a principally permitted use with the RA zone district, and decks are accessory structures typically associated with residential use. The adjacent parcels along Stagecoach Road will not be adversely affected by the project because the deck was constructed behind the dwelling and is not easily visible from adjacent properties. The land area beneath the deck is too steeply sloped to enjoy safely. Since the project site is constrained by steeply sloped topography, the deck addition will function as a back yard for the residents' use. Furthermore, approval of a variance would not constitute a grant of special privileges because parcels in the surrounding area contend with similar topographical constraints.

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 **251094**, 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. Technical Report acceptance letters

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: 251094

Assessor Parcel Number: 096-321-05

Project Location: 21975 Stagecoach Road, Los Gatos CA 95033

Project Description: Proposal to recognize construction of a 1,686 square-foot deck at an existing single-family dwelling.

Person or Agency Proposing Project: Ty Amundson

Contact Phone Number: (408) 687-2028

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

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

F. Reasons why the project is exempt:

Construction of a residential accessory structure in an area designated for residential uses.

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

Michael Lam, Project Planner

Date: _____

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity. A geotechnical report has been prepared by CRS Engineering, dated August 16, 2023, for the project and submitted to the County for review. On May 18, 2026, County staff accepted the geotechnical report, which determined that the project site is not encumbered by physical constraints for development.

- (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 in substantial conformance with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district as the primary use of the property will be one single-family dwelling with a rear-yard deck that meets all current site standards for the zone district, with exception for Lot Coverage. The increase in Lot Coverage can be supported based on the Variance findings included.

- (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 will not add any residential units on the existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to increase beyond the existing peak trips per day (1 peak trip per dwelling unit). 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 deck is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The structure is ancillary to the principal permitted residential use of the project site and will not be visible from any public vantage point as the proposed structure is located behind an existing single-family dwelling.

- (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 deck 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.

- (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 deck is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will result in a slight increase in the allowed lot coverage (1,436 square-feet) due to the steep topography of the project

site. The nominal increase in lot coverage will be of an appropriate scale. The elevated design of the deck and location at the rear of the parcel, behind an existing single-family dwelling will enhance the aesthetic qualities of the subject property and reduce the potential visual impact of the proposed development on surrounding land uses.

Variance Findings

- a) 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 subject parcel is constrained by steeply sloping topography, which substantially limits the portion of the property that can be safely developed and used for outdoor activities. Most of the parcel's land area contains slopes greater than 30 percent, which severely restricts the development potential and usability of the property. The steep slopes also limit the residents' ability to safely and reasonably enjoy outdoor areas on the property.

Areas containing slopes greater than 30 percent are difficult to access and present site-development challenges. Increasing the maximum permitted lot coverage from 10 percent to 14 percent would allow the property owners to retain the 1,686 square-foot deck, providing a safe, level, and usable outdoor area for the residents. The strict application of the zoning ordinance would not allow for any expansion of the existing deck areas, and would therefore deprive the property of privileges enjoyed by other properties in the vicinity.

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

This finding can be made, in that single-family dwellings are a principally permitted use in the RA zone district, and decks are residential accessory structures typically associated with single-family dwellings. Authorizing an exception to the Lot Coverage standard to recognize the construction of a deck in the rear yard is consistent with the general intent and objectives of the residential zone district.

Parcels located in the surrounding area will not be affected by the deck, as the deck is constructed behind the existing dwelling and is screened from view by existing mature vegetation. The dwelling currently has 1,060 square-feet of outdoor deck area, and the addition of a 1,686 square-foot deck will not be materially detrimental to public health, safety or welfare to property or improvements in the vicinity.

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

This finding can be made, in that the approval of a variance is a discretionary process available to all residentially zoned parcels, provided that the findings can be made. Many of the parcels along Stagecoach Road share similar topographical constraints that limit future development. Granting

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a variance to recognize construction of a deck would not constitute a grant of special privileges, as a variance could also be supported on surrounding properties with similar site conditions. Furthermore, existing development on the project site has already been granted several variances to setbacks and height based on site conditions.

Conditions of Approval

Exhibit D: Project plans, prepared by Aspect Design & Construction, dated 03/12/2025.

- I. This permit recognizes the construction of a 1,686 square-foot deck 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 (including any outstanding Code Enforcement fees) must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building,

grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.

2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - E. Submit copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- 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

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development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Nathan MacBeth
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.

ABBREVIATIONS			
&	AND	HDCP	HANDICAPPED
<	ANGLE	HB	HOSE BIBB
@	AT	HC	HOLLOW CORE
#	POUND OR NUMBER	HDWD	HARDWOOD
ABV	ABOVE FINISHED FLOOR	HDWE	HARDWARE
ACC	ACCESSORY	HI	HIGH
ACSP	ACCESSIBLE SPACE	HM	HOLLOW METAL
ACOUS	ACOUSTICAL	HCRIZ	HORIZONTAL
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HGT	HEIGHT
ADD	ADDITIONAL	IGF	INSULATED CONCRETE FORM
ADJC	ADJACENT	INSUL	INSULATED
ADJ	ADJUST	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	LBE	LOAD BEARING ELEMENT
AGGR	AGGREGATE	LCC	LEAD COATED COPPER
ALUM	ALUMINUM	LH	LEFT HAND
ANOD	ANODIZED	LKR	LOCKER
APPRX	APPROXIMATE	LO	LOW
ARCH	ARCHITECTURAL	LP	LOW POINT
ASPH	ASPHALT	LT	LIGHT
BD	BOARD	MATL	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLK	BLOCK	MO	MASONRY OPENING
BLKG	BLOCKING	MECH	MECHANICAL
BM	BEAM	MEMBR	MEMBRANE
BOD	BOTTOM OF ROOD DECK	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BRDG	BRIDGING	MP	MASONRY OPENING
BRC	BREAST	MR	MOISTURE RESISTANT
BSMT	BASEMENT	MRGWB	MOISTURE RESISTANT GYPSUM WALL BOARD
BYND	BEYOND	MTD	MOUNTED
		MTL	METAL
		MUL	MULLION
CAB	CABINET	(N)	NEW
CB	CATCH BASIN	N	NORTH
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NO	NUMBER
CI	CAST IRON	NOM	NOMINAL
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CHNL	CHANNEL	OC	ON CENTER
CJ	CONTROL JOINT	OD	OUTSIDE DIAMETER
CL	CENTER LINE	OFF	OFFICE
CLAD	CLADDING	OFIC	OWNER FURNISHED / CONTRACTOR INSTALLED
CLG	CEILING	OFOI	OWNER FURNISHED/ OWNER INSTALLED
CLO	CLOSET	OP	OPPOSITE HAND
CLR	CLEAR	OPENG	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CO	CASED OPENING	OVH	OVERHEAD
COL	COLUMN	PART	PARTITION
COMP	COMPRESSIBLE	PC	PRECAST
CONC	CONCRETE	PEP	PORCELAIN ENAMEL PANEL
CONN	CONNECTION	PERF	PERFORATED
CONSTR	CONSTRUCTION	PL	PLATE
CONT	CONTINUOUS	PLAS	PLASTER
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYWD	PLYWOOD
CT	CERAMIC TILE	POL	POLISHED
CTR	CENTER	POLY	POLYTHELENE
CTSK	COUNTERSUNK	PR	PAIR
CTYD	COURTYARD	PT	PRESSURE TREATED
DBL	DOUBLE	PNT	PAINTED
DEMO	DEMOLISH OR DEMOLITION	PVC	POLYVINYL CHLORIDE
DT	DETAIL	QT	QUARRY TILE
DIA	DIAMETER	R-1	SINGLE-FAMILY RESIDENCE
DIM	DIMENSION	R	RISER
DISP	DISPENSER	RAD	RADIUS
DN	DOWN	RBR	RUBBER
DO	DOOR	RCP	REFLECTED CEILING PLAN
DOR	DOOR	RD	ROOF DRAIN
DRW	DRAWER	REF	REFERENCE
DS	DOWNSPOUT	REINF	REINFORCED
DWG	DRAWING	REM	REMOVE
		REOD	REQUIRED
E	EAST	RESIL	RESILIENT
EA	EACH	REV	REVISION
EJ	EXPANSION JOINT	RM	ROOM
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRICAL	ROW	RIGHT OF WAY
ELEV	ELEVATOR	RTU	ROOF TOP UNIT
EMER	EMERGENCY	S	SOUTH
ENCL	ENCLOSURE	SABF	SOUND ATTENUATION FIRE BLANKET
EP	ELECTRICAL PANELBOARD	SD	SMOKE DETECTOR
EQ	EQUAL	SCHED	SCHEDULE
EQPM	EQUIPMENT	SECT	SECTION
ESB	EXTERIOR SOFFIT BOARD	SG	SOUND GASKET
EWC	ELECTRIC WATER COOLER	SH	SHELF
(B) / EXIST	EXISTING	SHT	SHEET
EXP	EXPANSION	SM	SIMILAR
EXPO	EXPOSED	SPEC	SPECIFICATION
EXT	EXTERIOR	SQ	SQUARE
		SS	STAINLESS STEEL
FA	FIRE ALARM	SSD	SEE STRUCTURAL DRAWINGS
FD	FLOOR DRAIN	STD	STANDARD
FDC	FIRE DEP. CONNECTION	STL	STEEL
FDN	FOUNDATION	STOR	STORAGE
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURE OR STRUCTURAL
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FF	FINISHED FLOOR	SYM	SYMMETRICAL
FIN	FINISH	SYS	SYSTEM
FIXT	FIXTURE	T&G	TONGUE AND GROOVE
FLR	FLOOR	TER	TERAZZO
FLSH	FLASHING	THK	THICK
FND	FOUNDATION	TOC	TOP OF CONCRETE
FM	FLOOR MAT	TOS	TOP OF STEEL
FO	FACE OF	TOW	TOP OF WALL
FOC	FACE OF CONCRETE	TLT	TOILET
FOF	FACE OF FINISH	TPD	TOILET PAPER DISPENSER
FOS	FACE OF STUD	TYP	TYPICAL
FRFF	FIREPROOF	UNO	UNFINISHED
FR	FIRE RATED	UNF	UNLESS OTHERWISE NOTED
FRP	FIBERGLASS REINFORCED PLASTIC	UNDSIE	UNDERSIDE
FRT	FIRE RETARDANT TREATED	VEN	VENEER
FS	FULL SIZE	VB	VAPOR BARRIER
FT	FOOT OR FEET	VCT	VINYL COMPOSITION TILE
FTG	FOOTING	VERT	VERTICAL
FUT	FUTURE	VIF	VERIFY IN FIELD

SYMBOLS AND GRAPHICS			
 	ROOM TAG		
	DOOR TAG		
	WINDOW TAG		
	GRID LINES & BUBBLES (FRAMING)		
	BUILDING SECTION		
	WALL SECTION		
	DETAIL NUMBER / SHEET NUMBER		
	DETAIL CALLOUT		
	EXTERIOR ELEVATION		
	DATUM/SPOT ELEVATION		
	TITLE MARK		
	NORTH ARROW		
SYMBOLS LEGEND			
	←	LED RECESSED DOWNLIGHT	
	←	LED RECESSED DOWNLIGHT W/ SEALED SHOWER TRIM	
	←	FAN-LIGHT FIXTURE	
	←	FLUSH MOUNT CEILING LIGHT	
	←	WALL LIGHT / SCONCE	
	←	LED STRIP LIGHT	
	←	EXTERIOR LIGHT	
	←	DIRECTIONAL LIGHT	
	←	JUNCTION BOX	
	←	EXHAUST VENT	
	←	RECEPTACLE - DUPLEX	
	←	RECEPTACLE - SWITCHED	
	←	RECEPTACLE - QUADPLEX	
	←	GFCI RECEPTACLE	
	←	220V RECEPTACLE	
	←	SWITCH	
	←	THREE WAY SWITCH	
	←	DIMMER SWITCH	
	←	SMOKE DETECTOR	
	←	COMBO SMOKE & CARBON MONOXIDE DETECTOR	
	←	OVERHEAD EXHAUST FAN	
	←	CEILING SUPPLY REGISTER	
	←	RETURN AIR REGISTER	
	←	THERMOSTAT	
	←	MIN-SPLIT CASSETTE (WALL)	
	←	MIN-SPLIT CASSETTE (CEILING)	
	←	CONDENSER	
	←	HOSE BIBB	
	←	GAS CONNECTION	
PROJECT TEAM			
	ASSOCIATION	CONTACT	EMAIL / PHONE
CLIENT	PROPERTY OWNER	TY AMUNDSON	TYGERAMUNDSON@GMAIL.COM (408) 687-2028
CONTRACTOR	ASPECT DESIGN & CONSTRUCTION	TOM WOODS	TOM@ASPECTCONSTRUCTIONGROUP.COM (831) 204-0599
DRAFTER	ASPECT DESIGN & CONSTRUCTION	SASHA WYLDE	SASHA.WYLDE@ASPECTCONSTRUCTIONGROUP.COM (831) 204-0591
STRUCTURAL	LIC # C 87467	CORY DAVIS	CSDAVIS916@GMAIL.COM (916) 832-6317
		</	

DRAWING INDEX		
ARCHITECTURAL		
SHEET NUMBER	SHEET NAME	PERMIT SET
A.0	COVER PAGE	X
CG.0	CALGREEN CHECKLIST	X
CG.1	CALGREEN CHECKLIST	X
A.1	SITE PLAN	X
A.1.1	VICINITY MAP & AREA OF DEMO	X
A.2	EXISTING PLAN	X
A.3	PROPOSED PLAN	X
A.4	EXISTING ELEVATIONS	X
A.5	PROPOSED ELEVATIONS	X
A.6	FRAMING PLAN	X
A.7	SECTIONS & DETAILS	X
1-40	STRUCTURAL DESIGN REPORT (SEE SEPARATE FILE)	X

GENERAL NOTES:

1. The contractor shall become familiar with all existing site conditions and will all design documents and calculations provided by the engineer and various design professionals involved in the project. Consult with the design professional of record for any issues not clear before proceeding with work.
2. Do not scale drawings. All dimensions to take precedence over scale shown on drawings.
3. Notes and details on pages and individual drawings shall take precedence over general notes and typical details.
4. All work preformed shall conform to the requirements of the uniform building code, latest edition, ASTM specifications, and all other applicable requirements, rules and regulations of public authorities governing the work.
5. All work preformed shall comply with the contract documents, drawings and specifications, including these general notes.
6. The contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but not limited to bracing, shoring for loads due to construction equipment, etc.
7. Where no construction details are shown or noted for any part of the work, such details shall be the same as for similar work shown on the drawings. In the even of any discrepancy on any structural requirements called out on this set of drawings, the more constraint will apply.
8. Contractor shall verify all dimensions and details shown on these drawings. Any discrepancies or omissions found shall be notified to the Draftsperson/Architect/Engineer and other design professionals as appropriate for resolution prior to proceeding with any related work.
9. Contractor to maintain exists, exit lighting, fire protective devices and alarms in conformation with codes and ordinances & shall provide temp. exit signs to assure a means of egress during construction, where required.
10. Contractor shall protect the area of work and adjacent areas and shall coordinate trash removal and maintain the job-site in a clean and orderly fashion free of debris and litter. Each sub-contractor immediately upon completion of each phase of his/her work shall remove all trash & debris as a result of his/her operation.
11. Construction materials shall be spread out if placed on framed floors or roofs. Load shall not exceed the design live load per square foot, as specified by the engineer. If not specified by the engineer, default to local code. Provide adequate shoring and/or bracing where structure has not attained design strength.
12. Contractor shall obtain the owner's approval for loading spaces, construction sheds, building materials storage and equipment on site.
13. Contractor shall locate all underground utilities prior to the start of construction. Where utilities are encountered other than those known and shown, immediately notify the owner, and enter into negotiation for the performance of the required work, which shall be over and above the amount of the bid proposal. Any required rerouting of existing utility service shall be approved by the local utility company prior to commencing that work.
14. Each contractor shall have an active license & bond for the trade being preformed and maintain general liability insurance for the duration of the contract which meet California's minimums. The Owner shall be named as additional insured as respects liability insurance. Each contractor shall maintain worker's compensation insurance in full compliance with all local and state laws and any amendments thereto.
15. Materials stored on site shall be properly stacked & protected to prevent damage & deterioration until use.
16. During Construction the contractor shall provide fire extinguishers as required by the local fire department.
17. Do not cut or trim any trees on the property unless otherwise noted or directed by designer and owner. Avoid filling or cutting around existing trees to remain. Protect these trees with barriers during construction
18. Client will provide work noted "by others" or n.i.c. under a separate contract. Include schedule requirements in construction progress schedule and coordinate to assure orderly sequence of installation.
19. Except where shown in dimensional detail, or as required by code, the location of plumbing, mechanical equipment, ducts, piping and fittings are approx. The exact locations shall be determined by the contractor in accordance with all applicable building codes, subject to approval by the designer/homeowner.
20. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction and a contact name and phone number for the contractor, the sign shall be posted and maintained for the duration of the project and shall be removed upon approval of the final inspection of all permits.
21. All adjective documentation is considered a part of this document.

[illegible]

204 MOUNT HERMON ROAD
SCOTTS VALLEY, CA 95066

PROJECT DATA

BUILDING AREA:

EXISTING:
HEATED FLOOR AREA:
FIRST STORY: 1808 SQ FT
SECOND FLOOR: 1539 SQ FT
TOTAL HEATED AREA: 3347 SQ FT

UNHEATED FLOOR AREA:
GARAGE: 1009 SQ FT
LOWER LEVEL STORY: 1552 SQ FT
TOTAL UNHEATED AREA: 2591 SQ FT

(E) DECKS: 1060 SQ FT
(E) DECK AREA TO BE REMOVED: 250 SQ FT
(N) DECK : 1686 SQ FT
TOTAL DECK: 2496 SQ FT



BUILDING FOOTPRINT: **2592 SQ FT** (FIRST FLOOR + GARAGE - 225 CREDIT)
BUILDING FOOTPRINT + (E) DECKS: **3652 SQ FT**
BUILDING FOOTPRINT + (E) & (N) DECKS: **5088 SQ FT**

EXISTING LOT COVERAGE 9.59%

NEW LOT COVERAGE: 13.36 %

a. LOT AREA: **38071.44 SQ FT**
b. EXISTING BUILDING AREA: **3652SQ FT**, PROPOSED BUILDING AREA **5088 SQ FT**
c. EXISTING FAR **6.8%**, PROPOSED FAR: **6.8%** (NO CHANGE)
d. AREA OF ADDITIONAL DISTURBANCE: NONE
e. PROPOSED LOT COVERAGE: **13.36%**
f. GRADING CALCULATIONS: NONE
g. EXISTING & PROPOSED PARKING: GARAGE NO CHANGE

EXISTING PERMITTED IMPERVIOUS AREA (BUILDINGS, DRIVEWAY, CONCRETE PATHS/STAIRS:
5450 SQ FT

NO CHANGE TO (E) BUILDING OR (E) BUILDING INTERIOR

PROJECT INFORMATION	
ADDRESS	21975 STAGECOACH ROAD LOS GATOS, CA 95033
APN	096-321-05
USE CODE	068-RURAL DWELLINGS/1 APN
ZONING	R-A (GENERAL PLAN R-M MOUNTAIN RESIDENTIAL)
LOT SIZE	38,071.44 SQ. FT. 0.8740 ACERS
OCCUPANCY TYPE	R-1 SINGLE FAMILY RESIDENCE
SRA	MODERATE
CONSTRUCTION TYPE	V-B
APPROVED VARIANCES	#B2-397-V, THE 40' FRONT YARD SETBACK WAS REDUCED TO ZERO FEET, SETBACK WAS FURTHER REDUCED TO 16'
APPLICABLE CODES 2022 California Building Code 2022 California Residential Code 2022 California Electrical Code 2022 California Plumbing Code 2022 California Mechanical Code 2022 California Fire Code 2022 California Title 24 2022 California Energy Efficiency Standards Code 2022 California Green Building Standard Codes CalGreen	
PROJECT DESCRIPTION	

PERMIT UN-PERMITTED DECK ADDITION.

ADD ADDITIONAL CROSS BRACING PER STRUCTURAL DESIGN REPORT
AND COMPLETE DESIGN.

PARCEL MAP N.T.S.

A detailed parcel map showing ten numbered lots (1-10) arranged in a grid-like fashion. The lots are separated by thin black lines. A prominent road, labeled '21ST STAGE COACH RD', runs diagonally across the right side of the map. A north arrow is located in the upper right quadrant, pointing towards the top right. The map is titled 'PARCEL MAP N.T.S.' at the top.

VICINITY MAP N.T.S.

ISSUE	DESCRIPTION	DATE
	Preliminary Design	May 3, 2024
	Permit Set	July 31, 2024
1	REVISION	Feb. 12, 2025
2	REVISION	

All drawings and written material appearing herein constitute original and unpublished work of Aspect Design & Construction, and may not be duplicated, used or disclosed without written consent of the Aspect Design & Construction.

A.0

Exhibit D



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

TY AMUNDSON
21975 STAGECOACH ROAD
LOS GATOS, CA 95033

ISSUES/REVISIONS

ISSUE	DESCRIPTION	DATE
	Preliminary Design	May 3, 2024
	Permit Set	July 31, 2024
1	REVISION	Feb. 12, 2025
2	REVISION	

APN Number: 096-321-05

Project Number: S00087

Print Date: April 7, 2026

Drawn By: SW

Checked By: TW

Scale: As Indicated

All drawings and written material appearing herein constitute original and unpublished work of Aspect Design & Construction, and may not be duplicated, used or disclosed without written consent of the Aspect Design & Construction.

CALGREEN
CHECKLIST

CG.0

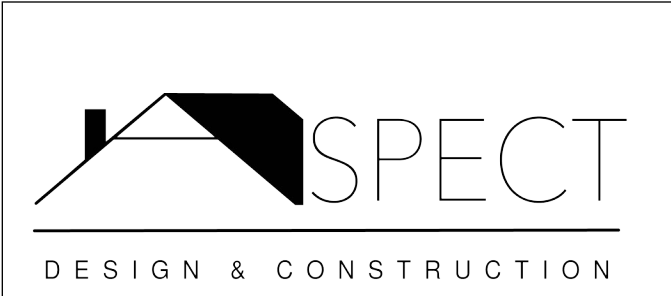
Exhibit D

AIA

California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



Y

N/A

RESPON PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT.

The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR).

The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC).

Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC.

A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL.

Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks.

Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAGMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings.

Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings.

Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification.

Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.

2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT^{1,2}

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Y

N/A

RESPON PARTY

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS¹

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y

N/A

RESPON PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS¹

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ¹	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

4.504.3.1 Carpet cushion.

All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

4.504.3.2 Carpet adhesive.

All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS.

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

4.504.5 COMPOSITE WOOD PRODUCTS.

Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation.

Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.

2. Chain of custody certifications.

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).

4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break.

A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.

2. Other equivalent methods approved by the enforcing agency.

3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.6 of this code.

2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.

b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods.

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception:

Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y

N/A

RESPON PARTY

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.

2. Public utility training programs.

3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

4. Programs sponsored by manufacturing organizations.

5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD].

When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.

3. Successful completion of a third party apprentice training program in the appropriate trade.

4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

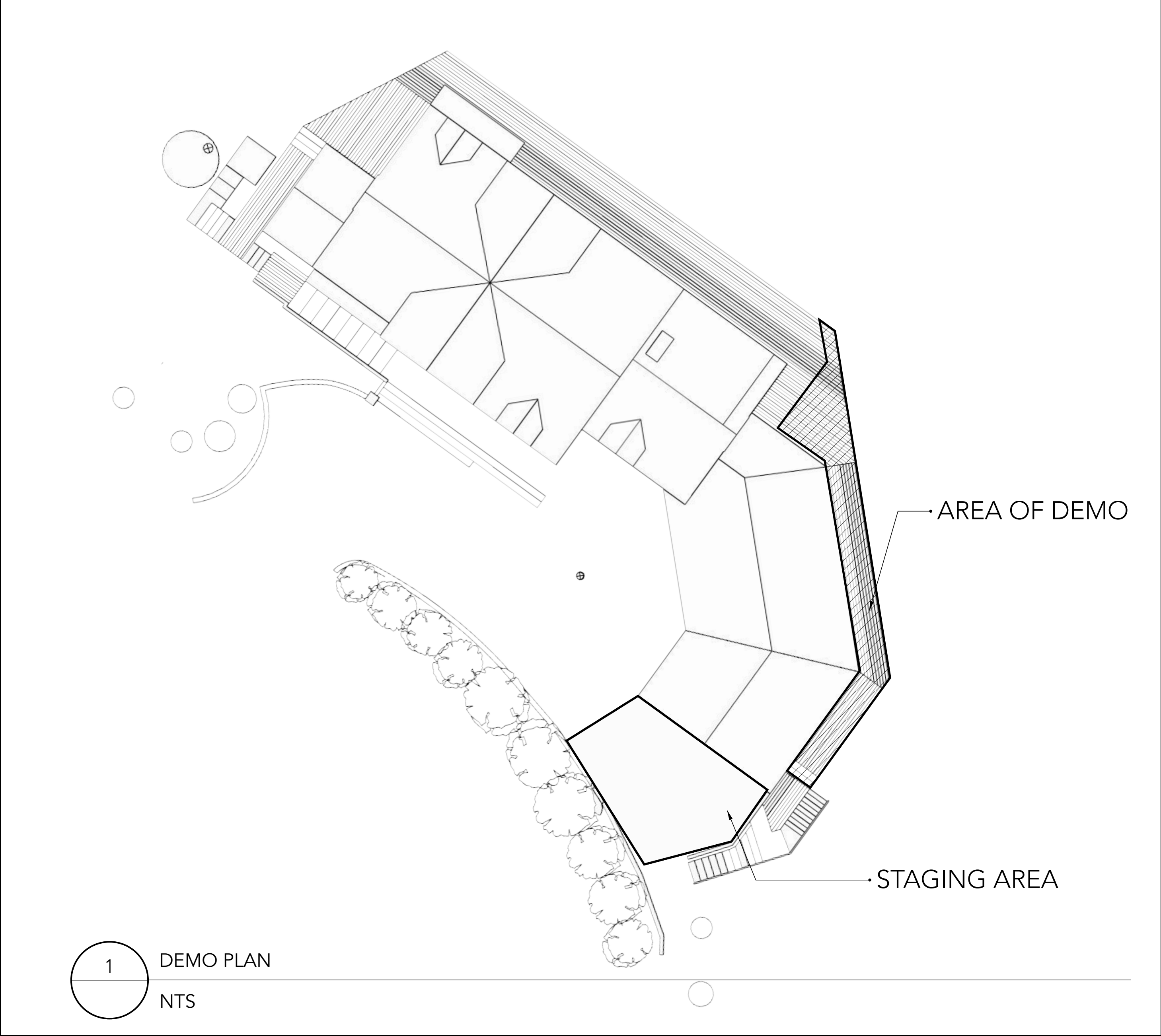
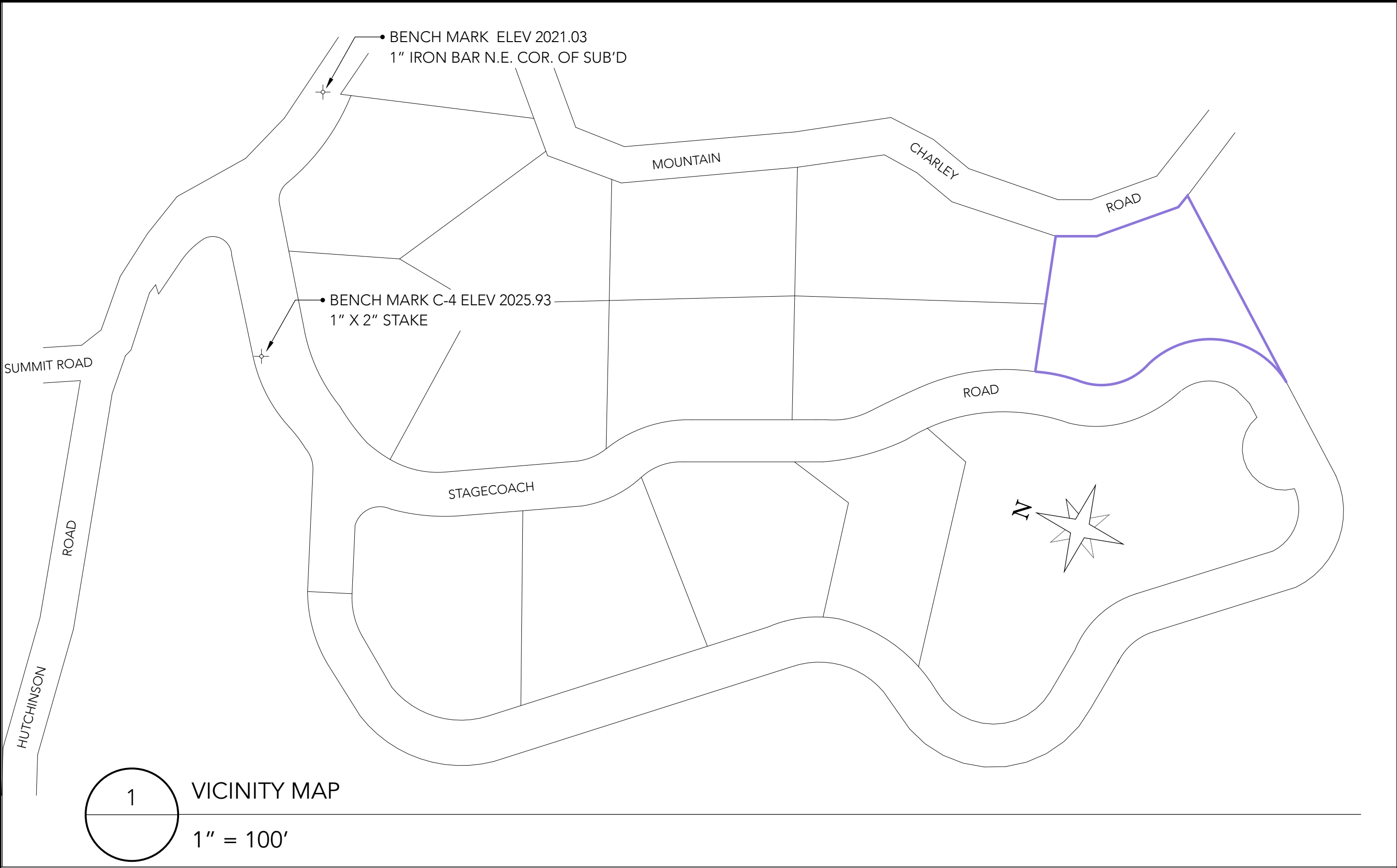
Note:

Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



↓

SITE PLAN MOVED TO PAGE A.1





DESIGN & CONSTRUCTION



TY AMUNDSON

21975 STAGECOACH ROAD
LOS GATOS, CA 95033

ISSUES/REVISIONS		
ISSUE	DESCRIPTION	DATE
	Preliminary Design	May 3, 2024
	Permit Set	July 31, 2024
1	REVISION	Feb. 12, 2025
2	REVISION	

APN Number: 096-321-05

Project Number: S00087

Print Date: April 7, 2026

Drawn By: SW

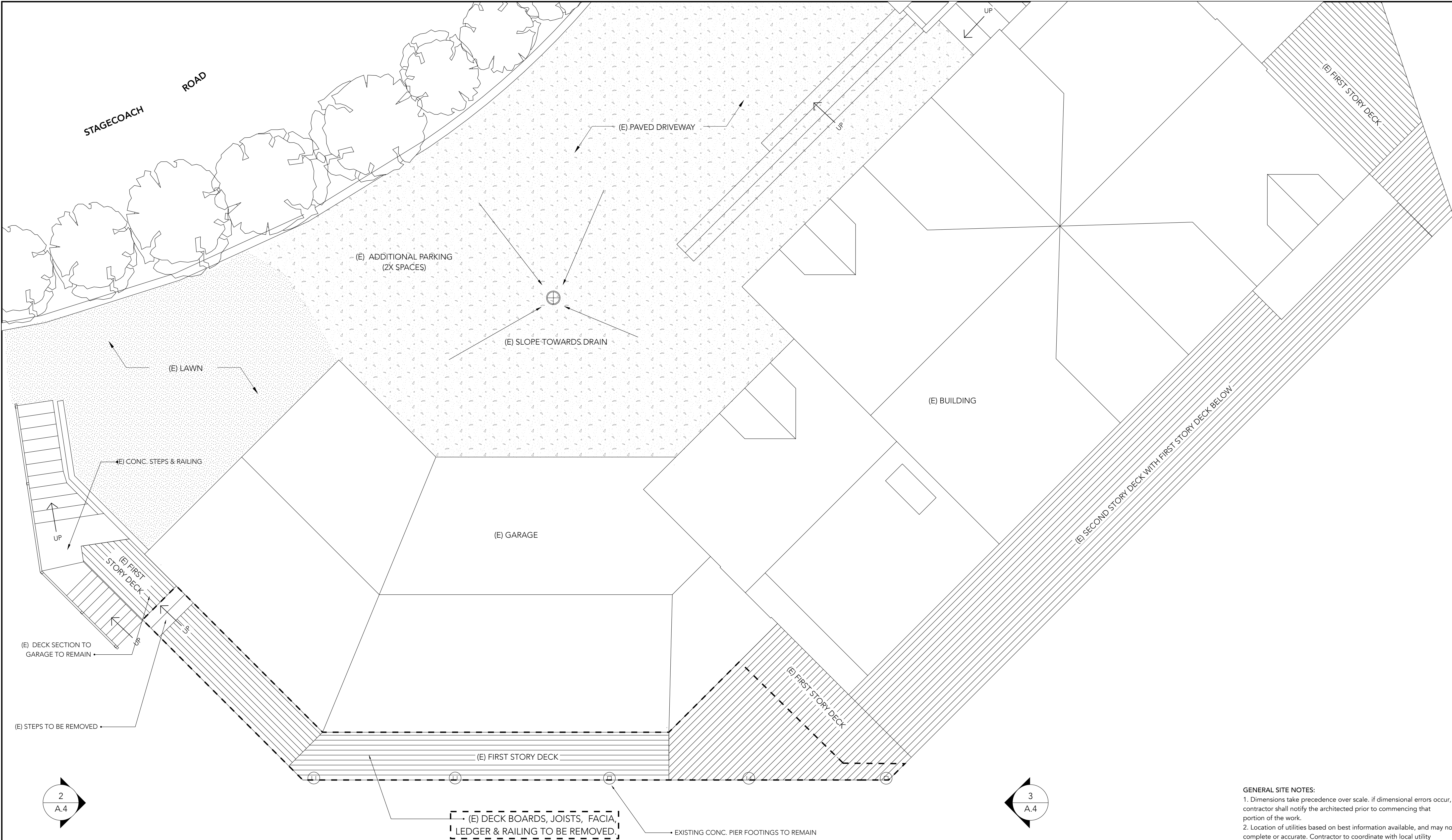
Checked By: TW

Scale: As Indicated

All drawings and written material appearing herein constitute original and unpublished work of Aspect Design & Construction, and may not be duplicated, used or disclosed without written consent of the Aspect Design & Construction.

VICINITY MAP &
AREA OF DEMO

A.1.1



GENERAL SITE NOTES:

1. Dimensions take precedence over scale. If dimensional errors occur, contractor shall notify the architect prior to commencing that portion of the work.

2. Location of utilities based on best information available, and may not be complete or accurate. Contractor to coordinate with local utility companies to confirm, if required.

3. All dimensions, setbacks, and property boundaries shown here may only be considered to be approximate, contractor bears full responsibility for verification of all setbacks or easements before beginning construction.

4. Existing drainage systems shall not be disturbed.

5. Site grading and slopes shown are based on drone lidar mapping, base site measurements and available online evaluation reports and not that of a legal survey. If required by the city and/or local jurisdictions, the owner would be responsible to provide a legal survey to verify slope.

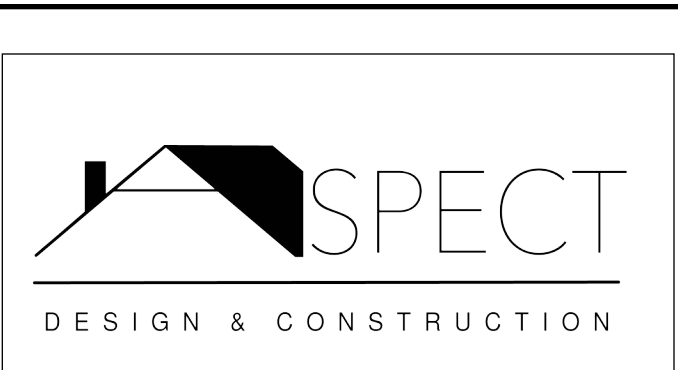
6. Building footprint and envelope is based on existing blueprints and lidar scanning as no interior work is to be done. These drawings are to provide details and planning for the exterior deck addition to be permitted.

7. All work performed shall conform to the requirements of the uniform building code, latest edition, ASTM specifications, and all other applicable requirements, rules and regulations of public authorities governing the work.

8. Contractor shall obtain the owner's approval for loading spaces, construction sheds, building materials storage and equipment on site.

9. Contractor shall protect the area of work and adjacent areas and shall coordinate trash removal and maintain the job-site in a clean and orderly fashion free of debris and litter. Each sub-contractor immediately upon completion of each phase of his/her work shall remove all trash & debris as a result of his/her operation.

10. Do not cut or trim any trees on the property unless otherwise noted or directed by designer and owner. Avoid filling or cutting around existing trees to remain. Protect these trees with barriers during construction.





TY AMUNDSON

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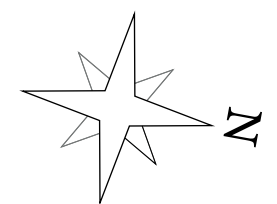
EXISTING PLAN

A.2

1

EXISTING PLAN

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





TY AMUNDSON
21975 STAGECOACH ROAD
LOS GATOS, CA 95033

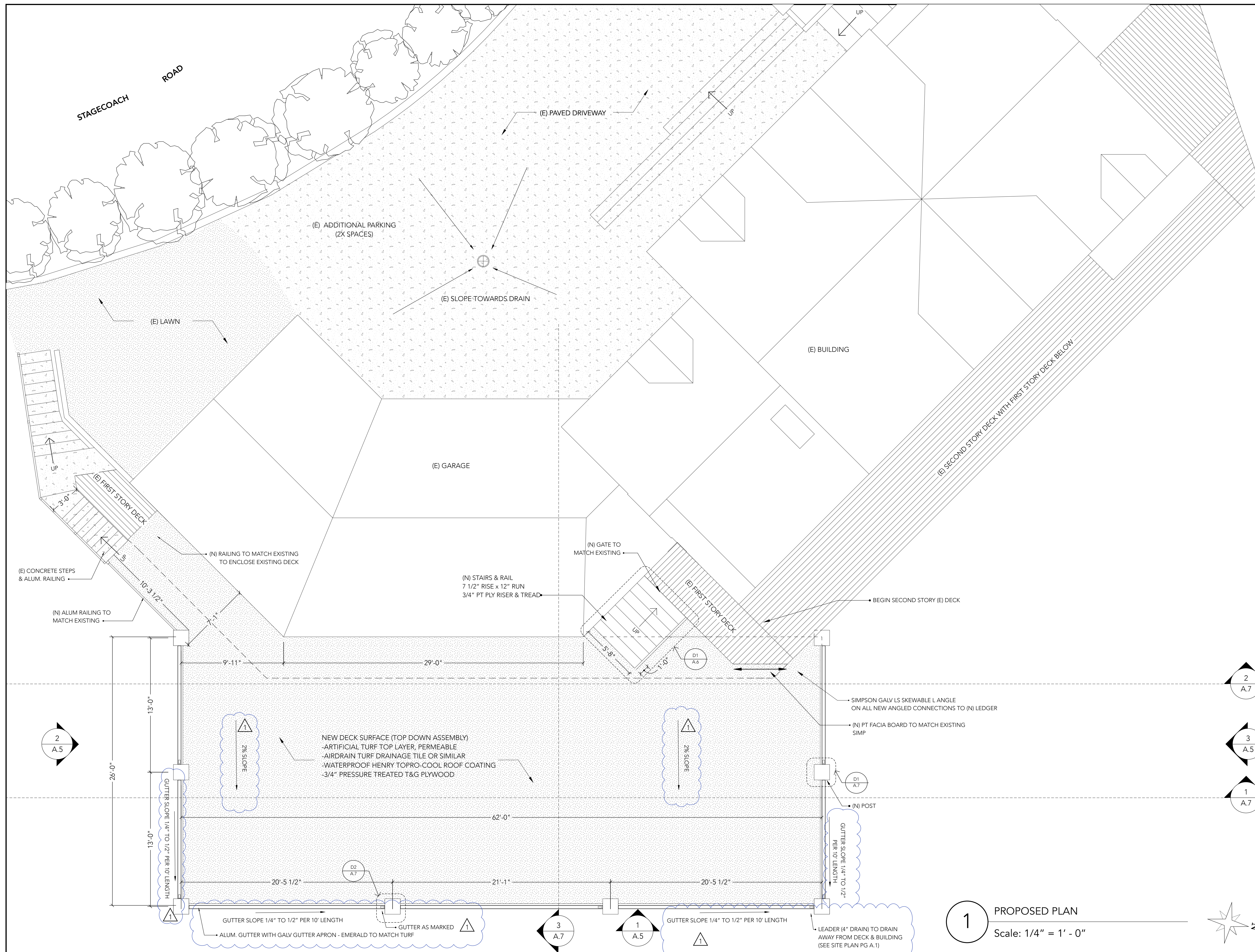
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Project Number: S00087
Print Date: April 7, 2026
Drawn By: SW
Checked By: TW
Scale: As Indicated

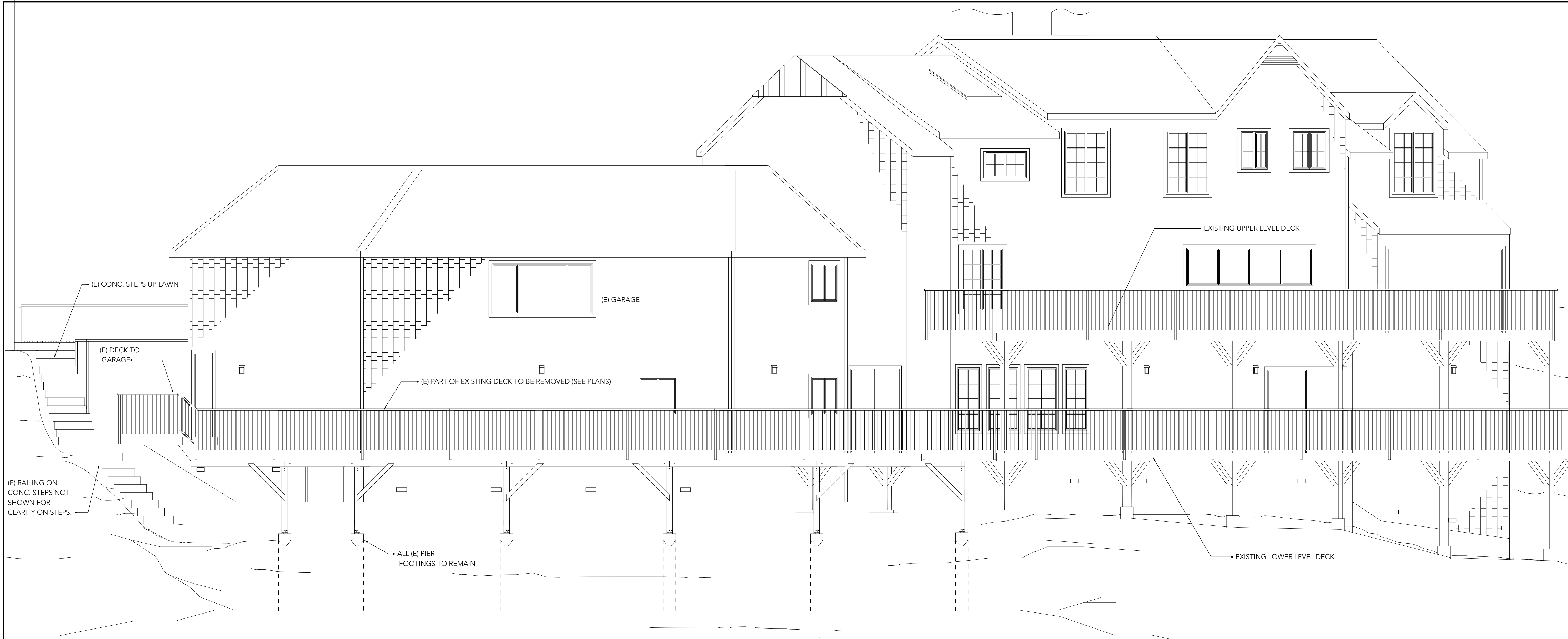
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PROPOSED PLAN

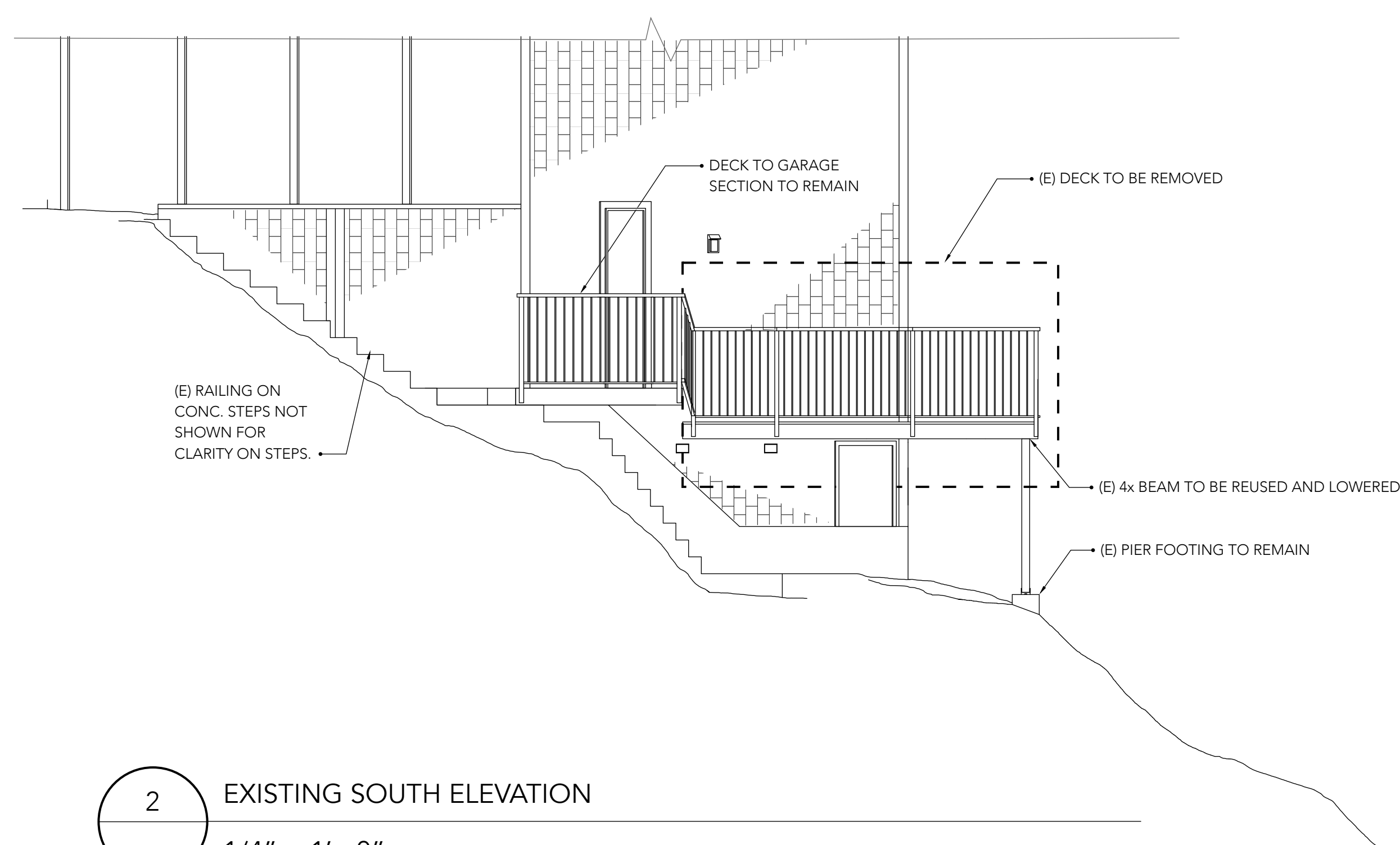
A.3

Exhibit D

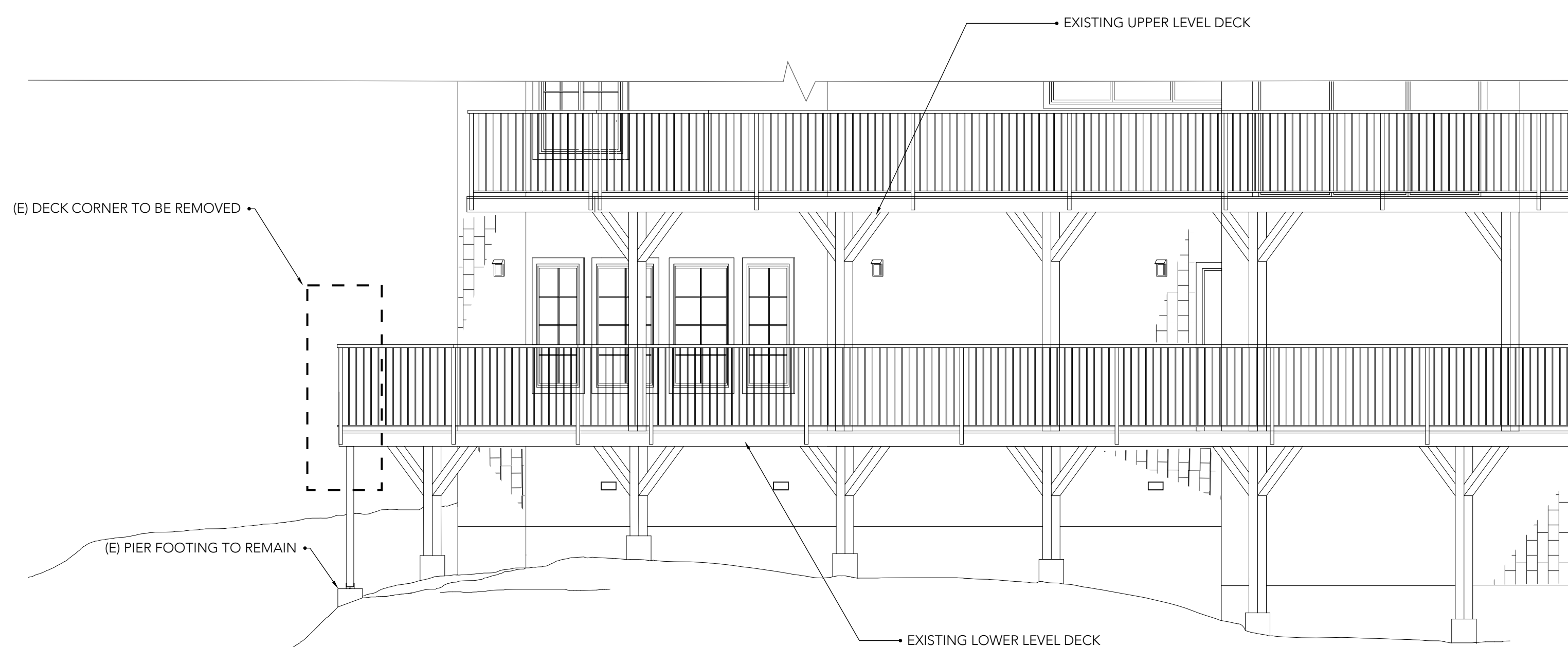




1 EXISTING EAST ELEVATION
1/4" = 1' - 0"



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



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

TY AMUNDSON
21975 STAGECOACH ROAD
LOS GATOS, CA 95033

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Scale: As Indicated

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EXISTING
ELEVATION

A.4

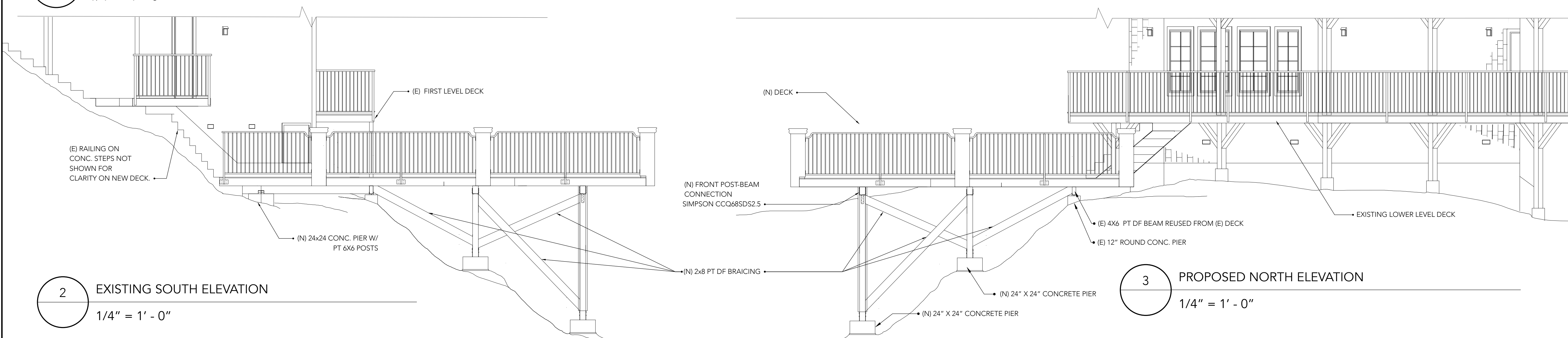
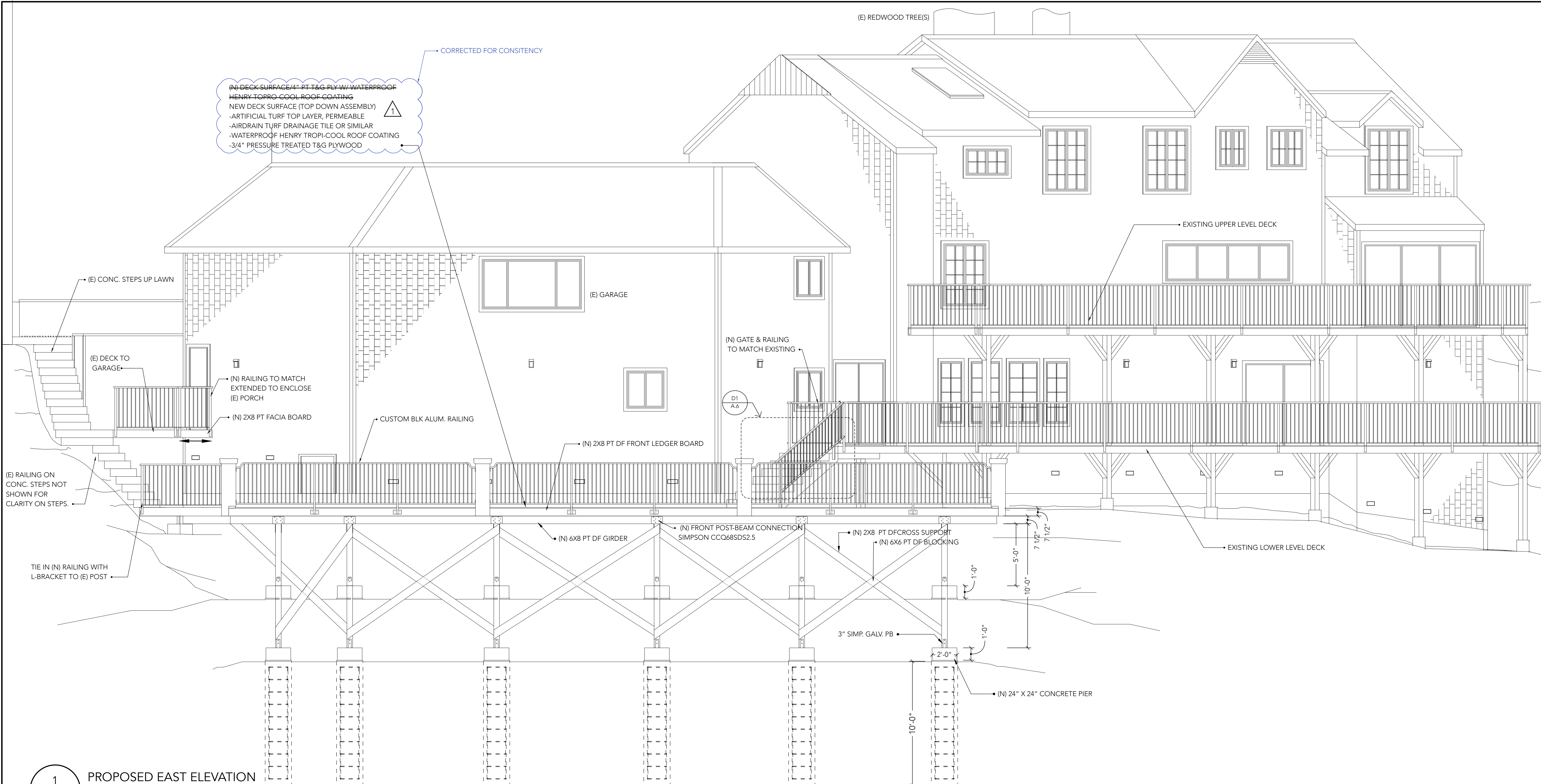


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LOS GATOS, CA 95033

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PROPOSED
ELEVATIONS

A.5





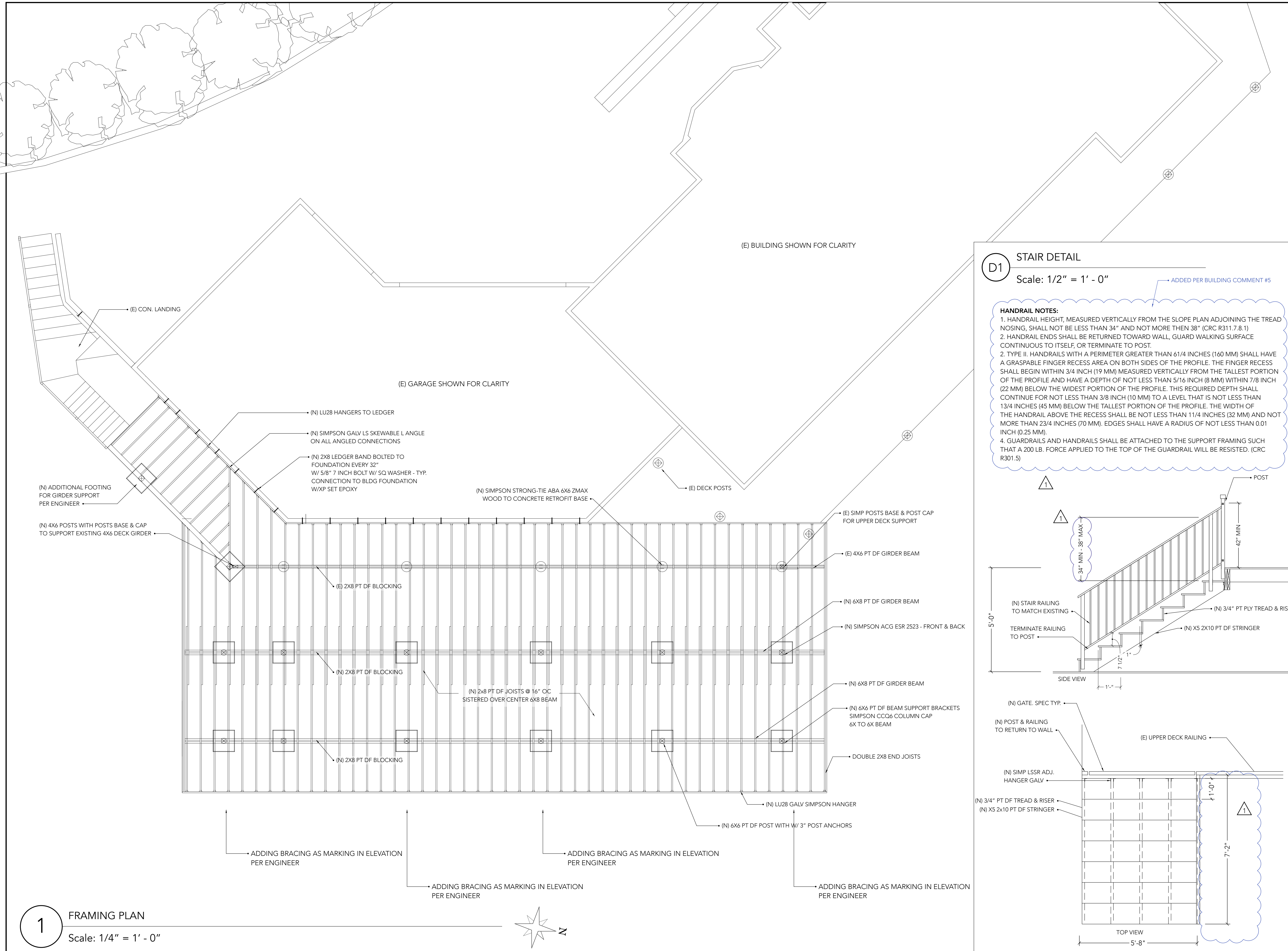
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FRAMING PLAN

A.6

Exhibit D





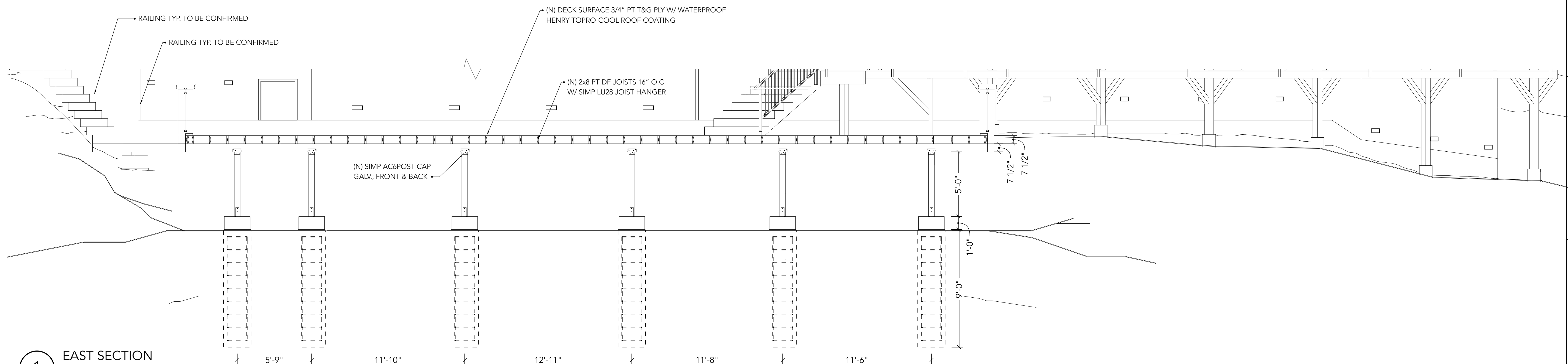
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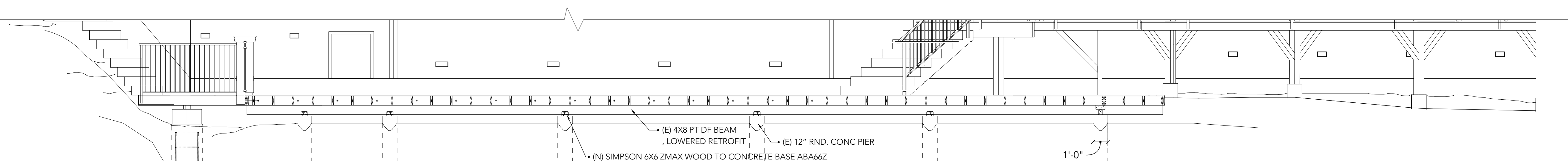
SECTIONS

A.7

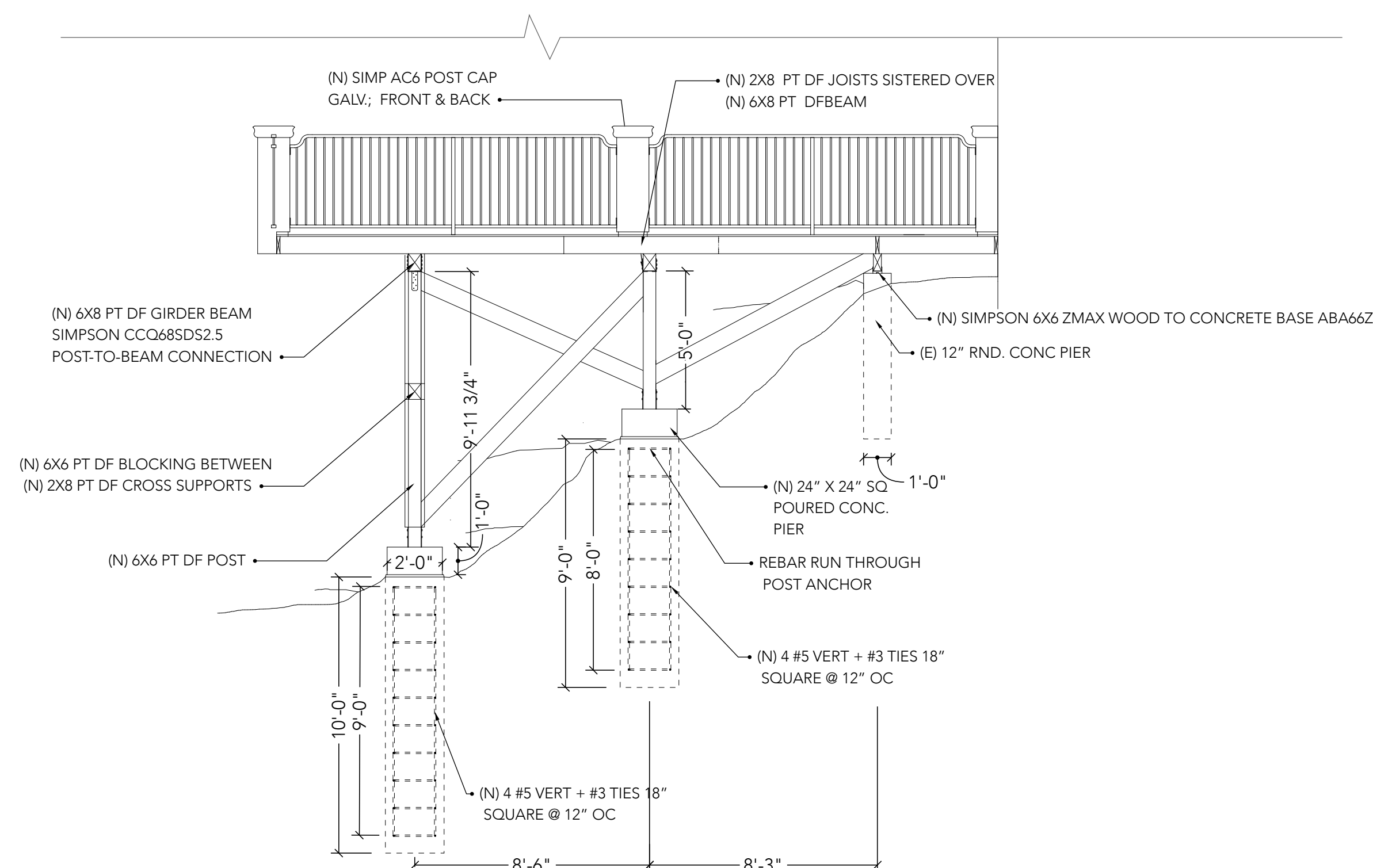
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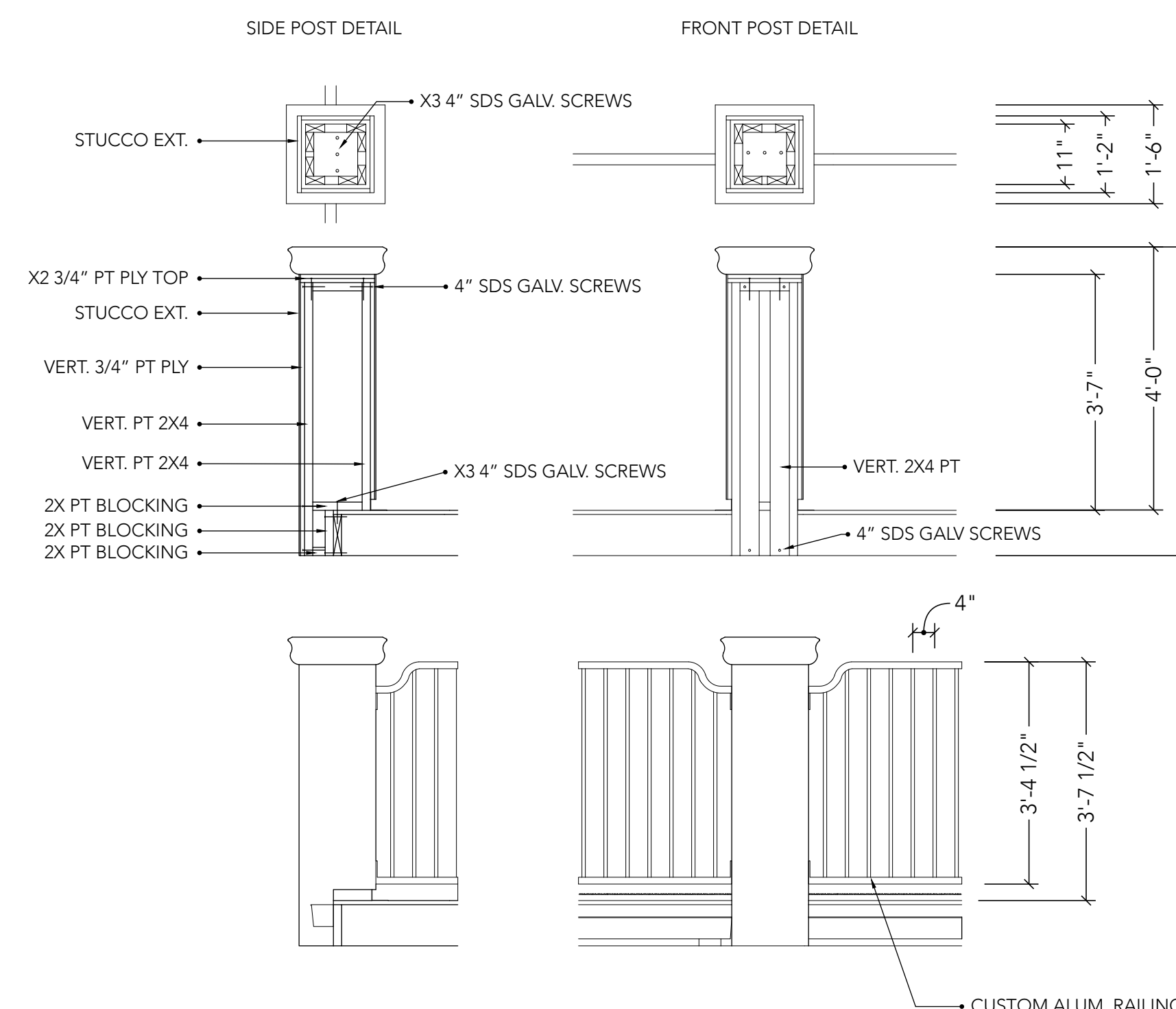
2 EAST SECTION
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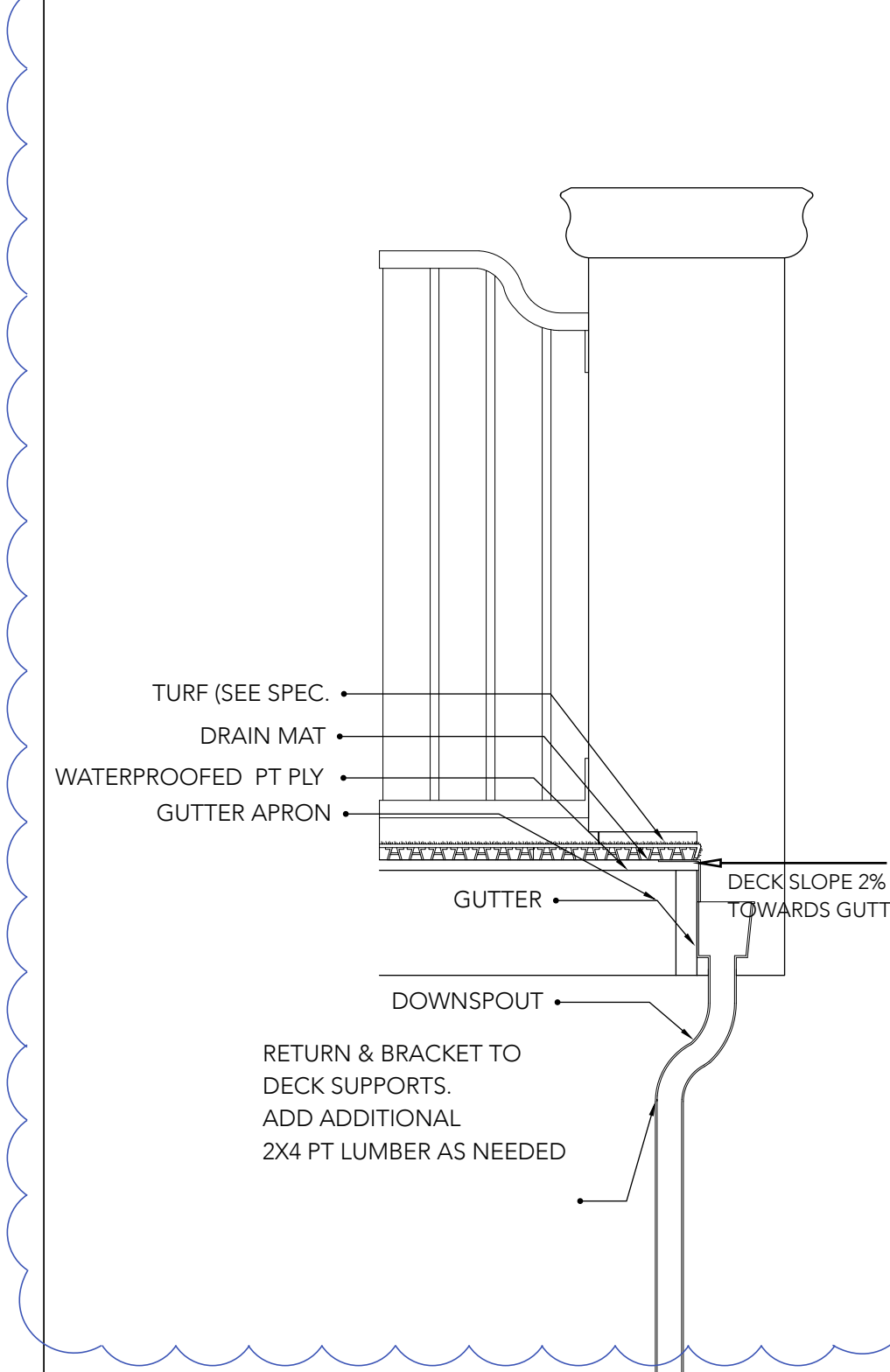
3 NORTH SECTION
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D1 POST DETAIL
Scale: 1/2" = 1' - 0"



D2 GUTTER DETAIL
Scale: 1" = 1' - 0"



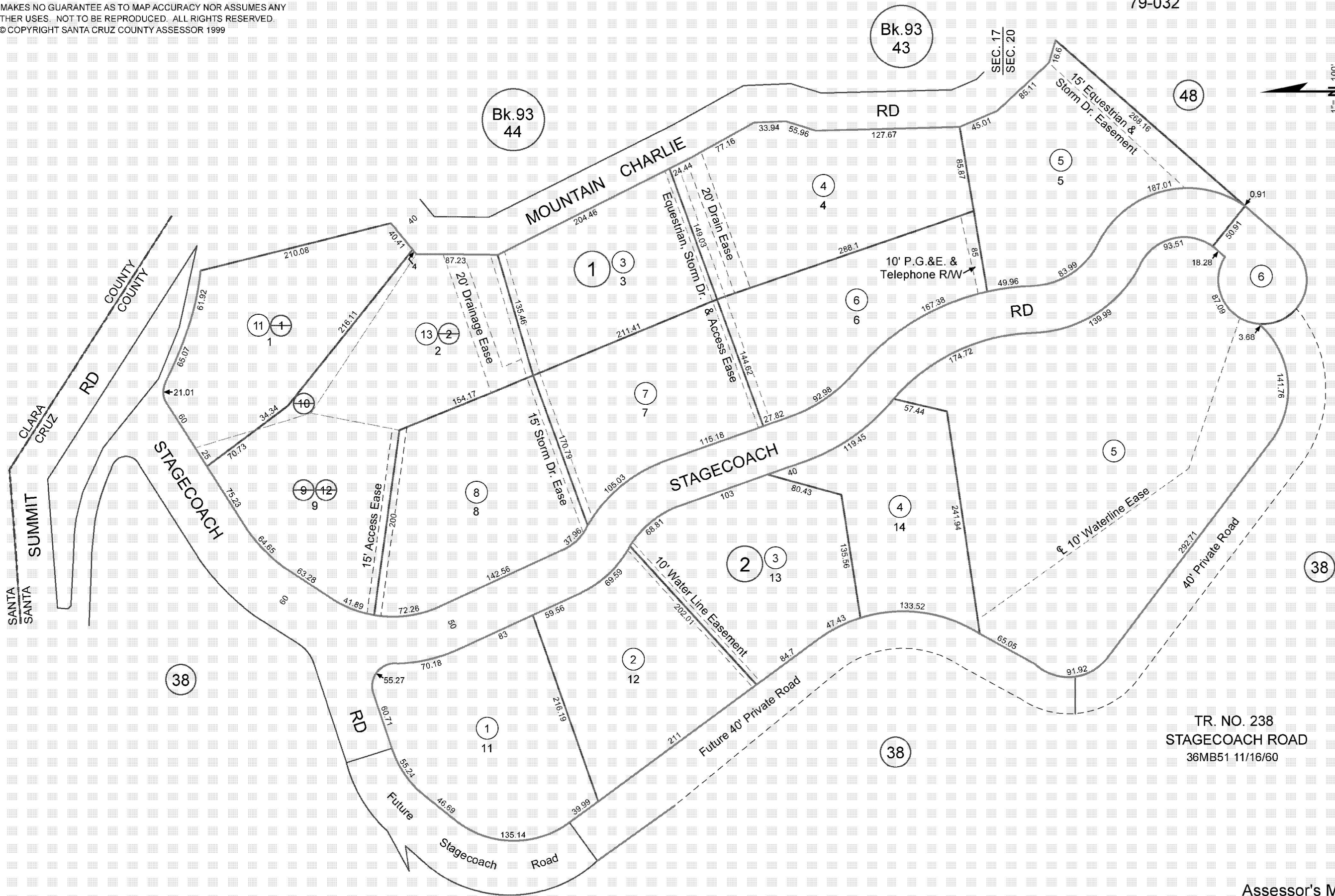
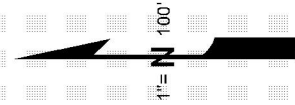
FOR TAX PURPOSES ONLY

POR. SECS. 17 & 20, T.9S., R.1W., M.D.B. & M.

Tax Area Code
79-032

96-32

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Electronically redrawn 3/3/99 KSA
Rev. 9/20/01 mm (changed page refs.)
Rev. 5/24/06 mm (Comb. form, 1-13)

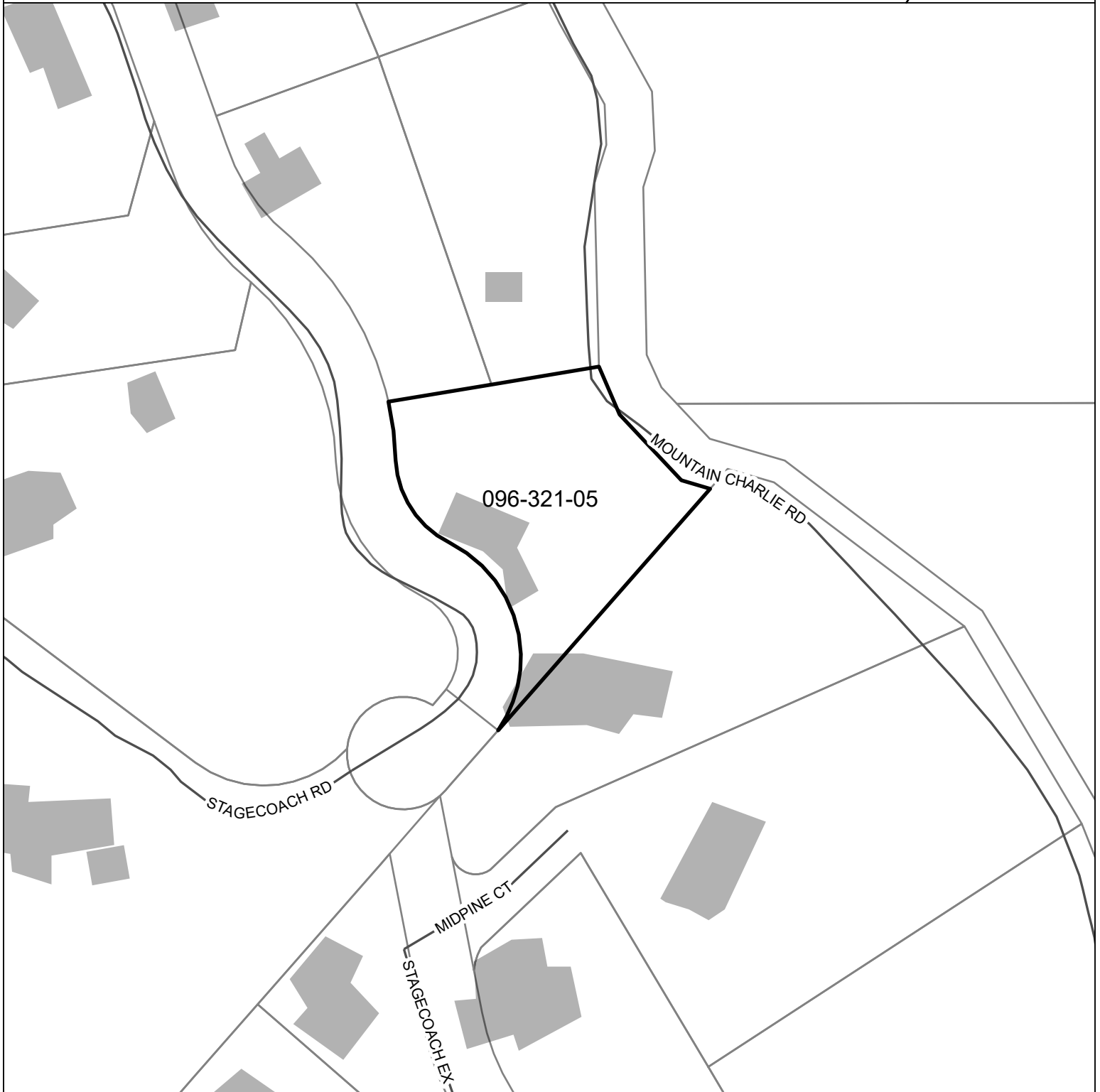
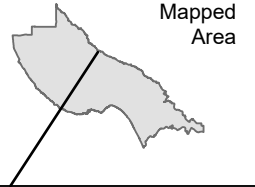
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 96-32
County of Santa Cruz, Calif.
March 1999

Exhibit E



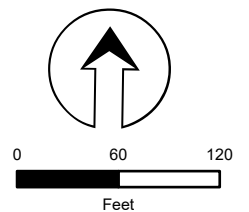
Parcel Location Map



Parcel: 09632105

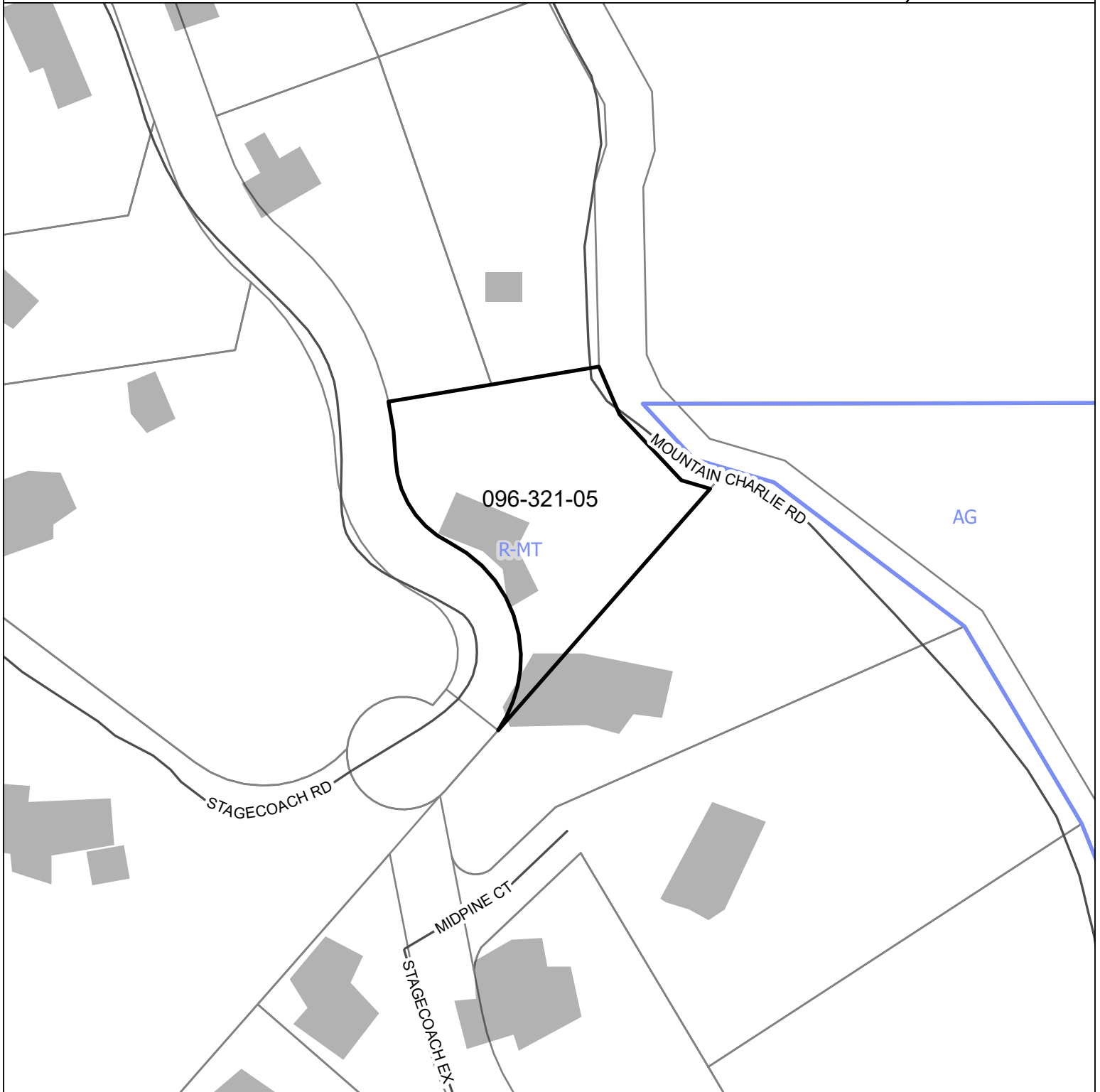
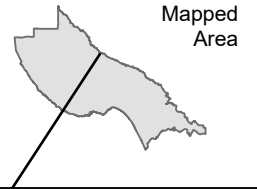
 Subject Parcel

Map printed: 6 Oct. 2026

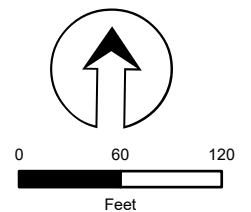




Parcel General Plan Map

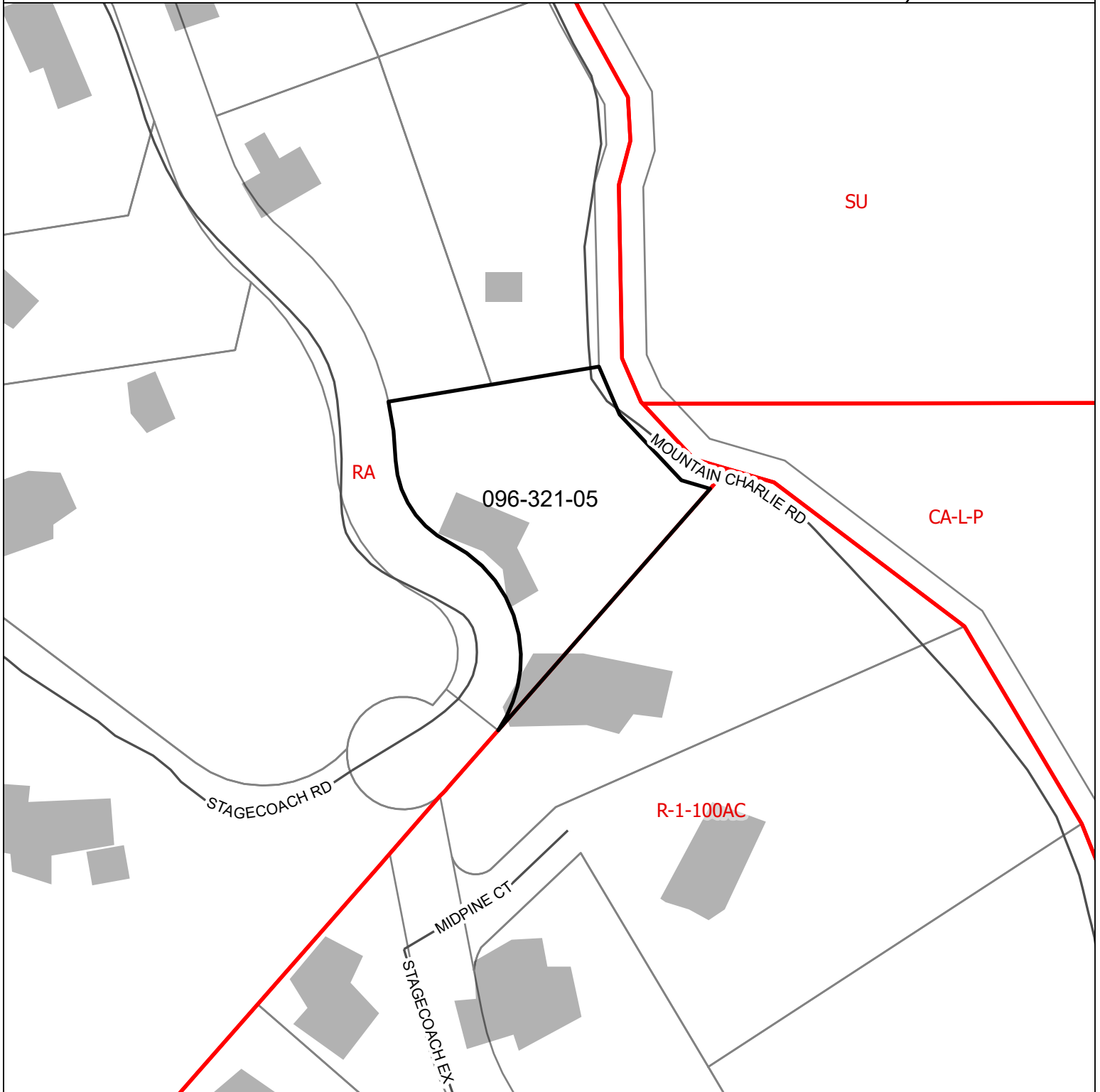
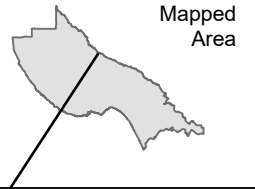


 Subject Parcel

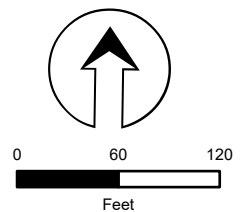




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line:	☐ Inside	☒ Outside
Water Supply:	Domestic Well	
Sewage Disposal:	CSA 12 Septic Maintenance District	
Fire District:	County Fire Protection District	
Drainage District:	Outside Flood Control District	

Parcel Information

Parcel Size:	38,071.44 square-feet	
Existing Land Use - Parcel:	Residential	
Existing Land Use - Surrounding:	Residential	
Project Access:	Stagecoach Road	
Planning Area:	Skyline	
Land Use Designation:	R-MT (Mountain Residential)	
Zone District:	RA (Residential Agriculture)	
Coastal Zone:	☐ Inside	☒ Outside
Appealable to Calif. Coastal Comm.	☐ Yes	☒ No

Technical Reviews: Archaeological Report Review REV261068; Geotechnical Report Review REV261069

Environmental Information

Geologic Hazards:	CFZ; SFZ
Fire Hazard:	Yes – portion
Slopes:	0 - 50+ %
Env. Sen. Habitat:	Not mapped
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	See REV261068



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
cdi.santacruzcountyca.gov

May 1, 2026

Ty Amundson <tygeramundson@gmail.com>
21975 Stagecoach Road Los Gatos, CA 95033

Subject: Review of the Phase I Cultural Resource Inventory dated January 2026 by
Albion Environmental, Inc.

Project Site: 21975 Stagecoach Road, Los Gatos
APN 096-321-05
Application No. REV261068 (related to 251094)

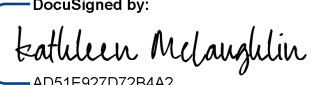
Dear Applicant(s):

The purpose of this letter is to inform you that the Planning Division has accepted the subject report, and the following items shall be required:

Final plans shall reference the subject report by titles, authors, and dates.

Our acceptance of the report is limited to its technical content only. Compliance with other resource protection requirements set forth in Chapter 16 of the Santa Cruz County Code, as well as other planning related regulations governing zoning, fire safety, septic or sewer are subject to approval by other agencies.

Please contact Kathleen McLaughlin at (831) 454-2530/email:
Kathleen.McLaughlin@santacruzcountyca.gov if I can be of any further assistance.

Sincerely, DocuSigned by:
 5/1/2026
AD51E927D72B4A2...

Kathleen McLaughlin
Resource Planner
County of Santa Cruz
CDI - Planning Division

Cc: Denise Hardesty
Michael Lam



Project Information

Address: <u>21975 Stagecoach Road, Los Gatos</u>	Reserved for County Stamp
APN: <u>096-321-05</u>	
Applicant/Owner: <u>Ty Amundson</u>	
REV <u>261069</u> Review #: <u>1</u>	
Related Applications: <u>B-245208; 251094</u>	

Project Description

Construction of a 1,686 square foot deck (no pool included in current scope)

Reports Reviewed ☐ Geologic ☒ Geotechnical ☐ Combined Geologic & Geotechnical

Title: Geotechnical Engineering Report

Firm / Preparer: CRS Engineering, Inc.

Date: 08/16/2023

Supplemental Documents Dates: 08/27/2025

Title: _____

Firm / Preparer: _____

Date: _____

Supplemental Documents Dates: _____

The Planning Division has accepted the subject reports in conformance with SCCC 16.10.060 (c).

Please submit a copy of this acceptance form as a part of the supplemental (SUP) file in future discretionary and building permit applications associated with this project.

Any updates to report recommendations necessary to address conflicts between the reports and subsequent plans or revisions must be provided via a separate addendum to the subject reports and may be subject to additional technical review.

All project design and construction shall comply with the recommendations of the reports. [SCCC 16.10.070]

Final plans shall reference the subject reports by titles, authors, and dates. Final plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]

After plans are prepared that are acceptable to all reviewing agencies, please request that your project ☐ geologist and/or ☒ geotechnical engineer submit a completed, signed and stamped, *Consultant Plan Review Form* (PLG-300), to be included within the supplemental (SUP) file. Please note that the plan review forms must reference the final plan set by the last revision date. [SCCC 16.10.070]

After issuance of the building permit, the County requires your geologist and/or geotechnical engineer to be involved during construction. Please refer to relevant holds on the building permit for minimum requirements, including pre-pour inspections that must be completed prior to foundation installation.



At the completion of construction, a ☒ *Geotechnical (Soils) Engineer Final Inspection Form (PLG-305)* and/or ☐ *Geologist Final Inspection Form (PLG-305)* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the accepted reports.

If the *Final Inspection Form (PLG-305)* identifies portions of the permitted project that were not observed by the geotechnical engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist must complete and sign an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Electronic copies of all forms required to be completed by the Engineering Geologist and/or Geotechnical Engineer may be found on our website:
<https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx>

The following items, if selected, shall also be required as a condition of report acceptance:

- ☐ A Declaration of Geologic Hazards shall be recorded prior to ☐ issuance / ☐ final of building permit(s) for the proposed project. The declaration form will be prepared and provided along with instructions for recording upon building permit submittal. Contact the reviewer below for a copy of the declaration and steps for recording. [SCCC 16.10.070]

☐☐

- ☐ See attached page for additional conditions of acceptance.

Reviewed by: Craig Stewart CEG

Date: 05/18/2026

Position: County Geologist

Email: craig.stewart@santacruzcountyca.gov

Reviewed by: _____

Date: _____

Position: _____

Email: _____

Copied:

Environmental Planning, Attn: Kathleen McLaughlin

CRS Engineering, Inc., Colin Stock PE