



Staff Report to the Zoning Administrator

Application Number: **141164**

Applicant: Matson Britton Architects
Owner: Paup
APN: 043-101-08

Agenda Date: 11/21/14
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to demolish and existing single family dwelling and detached garage and construct a replacement 3,480 square foot single family dwelling with attached 2 car garage. Requires a Coastal Development Permit.

Location: Property located on the east side of Seaview Drive approximately 125 feet north of the intersection with Farley Drive, at 413 Seaview Drive.

Supervisory District: 2nd District (District Supervisor: Friend)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141164, based on the attached findings and conditions.

Exhibits

- | | |
|-----------------------------------------------|-------------------------------------------------------|
| A. Categorical Exemption (CEQA determination) | D. Project plans |
| B. Findings | E. Assessor's, Location, Zoning and General Plan Maps |
| C. Conditions | F. Comments & Correspondence |

Parcel Information

Parcel Size:	7,274.5 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Seaview Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Single Family Residential (6,000 square foot minimum parcel))
Coastal Zone:	<u> X </u> Inside <u> </u> Outside

Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Review with Building Permit
Fire Hazard:	Not a mapped constraint
Slopes:	Parcel is flat
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Grading limited to foundation only
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Flood Control District 6

Analysis

The subject property is developed with an existing one-story single family dwelling and detached garage built in approximately 1960. The subject parcel is relatively flat in topography and situated approximately 100 feet from the edge of a coastal bluff on the inland side of Seaview Drive in the Aptos Planning Area.

This is a proposal to replace an existing single story residence with a new two story dwelling. As proposed, the new dwelling will result in a reduction in the number of bedrooms. Four (4) bedrooms are contained within the existing dwelling and 3 bedrooms are proposed in the replacement house. The property lies within an area that is shown on maps of the Coastal Commissions appeal jurisdiction and due to the scope of work that is being proposed, a Coastal Development Permit is required.

As proposed, the replacement single family dwelling will be in greater conformance with current site standards for the zone district in which the project is located. Currently, there are a number of structural encroachments associated with the existing dwelling. As proposed, the new dwelling would meet all site standards for the zone district.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,275 square feet, located in the R-1-6 (Single Family Residential (6,000 square foot minimum parcel)) zone district, a designation which

allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain both one and two-story single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Environmental Review

This project qualifies for a Class 2 and Class 3 Categorical Exemption under the California Environmental Quality Act. Further environmental review is not required.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141164**, 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 Department, 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.co.santa-cruz.ca.us

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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: 141164
Assessor Parcel Number: 043-101-08
Project Location: 413 Seaview Drive

Project Description: Construct a replacement single family dwelling.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: (831) 425-0544

- 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 2 – Replacement or Reconstruction (Section 15302) & Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a replacements single family dwelling in an area designated for residential uses

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

Nathan MacBeth, Project Planner

Date: _____

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-6 (Single Family Residential (6,000 square foot minimum parcel)), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation.

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

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

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

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

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the replacement single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Existing beach access located approximately 400 feet to the south on Seaview Drive remains unaffected by the proposed development. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential (6,000 square foot minimum parcel)) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be 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 result in inefficient or wasteful use of energy, 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 and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential (6,000 square foot minimum parcel)) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed replacement single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The level of traffic generated by the proposed project is not expected to increase above existing levels; therefore, no adversely impact to existing roads or intersections in the surrounding area is expected.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding does not apply in that the proposed development is not subject to Design Review as defined in County Code Section 13.11.040.

Conditions of Approval

Exhibit D: Project Plans 10 sheets, prepared by Maston Britton Architects, dated 8/20/14

- I. This permit authorizes the construction of a replacement single family dwelling. 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 the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. 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. 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 board in 8 1/2" x 11" format for Planning Department review and approval.

2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Construction Hours: Monday through Saturday between 8 AM and 5 PM unless prior approval is granted by Planning Staff in advance of working outside these hours.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. 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. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
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Application #: 141164
APN: 043-101-08
Owner: Paup

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

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

Approval Date: _____

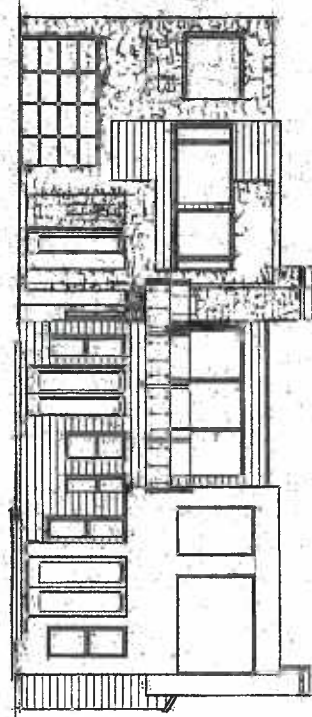
Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Nathan MacBeth
Project Planner

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.



PAUP RESIDENCE

NEW HOME
413 SEAVIEW DRIVE, CA 95003



PARCEL MAP

1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3, TYPE V-A, NOT SPRINKLERED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 250 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW, AVAILABLE FIRE HYDRANT APPROXIMATELY 90' FROM BUILDING.
8. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

FIRE PROTECTION NOTES



VICINITY MAP

ARCHITECT:
MANNSON BRITTON ARCHITECTS
303 PORTER ST., SUITE 42-202
SANTA CRUZ, CA 95062
PHONE: 831-425-0549

CIVIL ENGINEER:
RICHARD RISH ENGINEERING
200 PORTER ST., SUITE 42-202
SANTA CRUZ, CA 95062
PHONE: 831-425-3901

SURVEYOR:
EDMUNDSON AND ASSOCIATES LAND SURVEYING
1512 SEABRIGHT AVENUE, SUITE A
SANTA CRUZ, CA 95062
PHONE: 831-425-1796

CONSULTANTS

OWNERS:

A.P.N.:

ZONING:

OCCUPANCY GROUP:

CONSTRUCTION TYPE:

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF A NEW TWO STORY SINGLE FAMILY DWELLING WITH THREE BEDROOMS, 3 FULL BATHS, 2 1/2 BATHS, DINING, KITCHEN, BREAKFAST AND AN ELEVATOR. AN ATTACHED TWO CAR GARAGE IS ALSO PROVIDED.

CODE COMPLIANCE:
THESE PLANS SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODES, 2019 CALIFORNIA RESIDENTIAL CODES, 2019 CBC, 2019 CFC, 2019 CEC, AND 2019 CEC.

PROJECT SUMMARY

LOT AREA:

7,264.0 SQ. FT.

LOT COVERAGE PER COUNTY CALCULATIONS

FIRST FLOOR CONDITIONED AREA:
GARAGE: 534.3 SQ. FT.
COVERED AREAS:
TOTAL PROPOSED: 2,005.6 SQ. FT.

MAX. LOT COVERAGE (84.0% OF NET LOT SITE):

2,005.6 SQ. FT.

PROPOSED LOT COVERAGE:

27.9%

PROPOSED AREAS PER COUNTY CALCULATIONS

FIRST FLOOR CONDITIONED AREA:
SECOND FLOOR CONDITIONED AREA:
GARAGE (534.3 - 275 CREDIT) = 259.3 SQ. FT.
TWO FLOOR INTERIOR AREAS:
TOTAL AREAS:
3,479.7 SQ. FT.

ALLOWABLE AREAS (85.5% OF NET LOT SITE):

3,479.7 SQ. FT.

PROPOSED PAR:

47.9%

PARKING SPACES PROVIDED:

2 COVERED

PROJECT CALCULATIONS

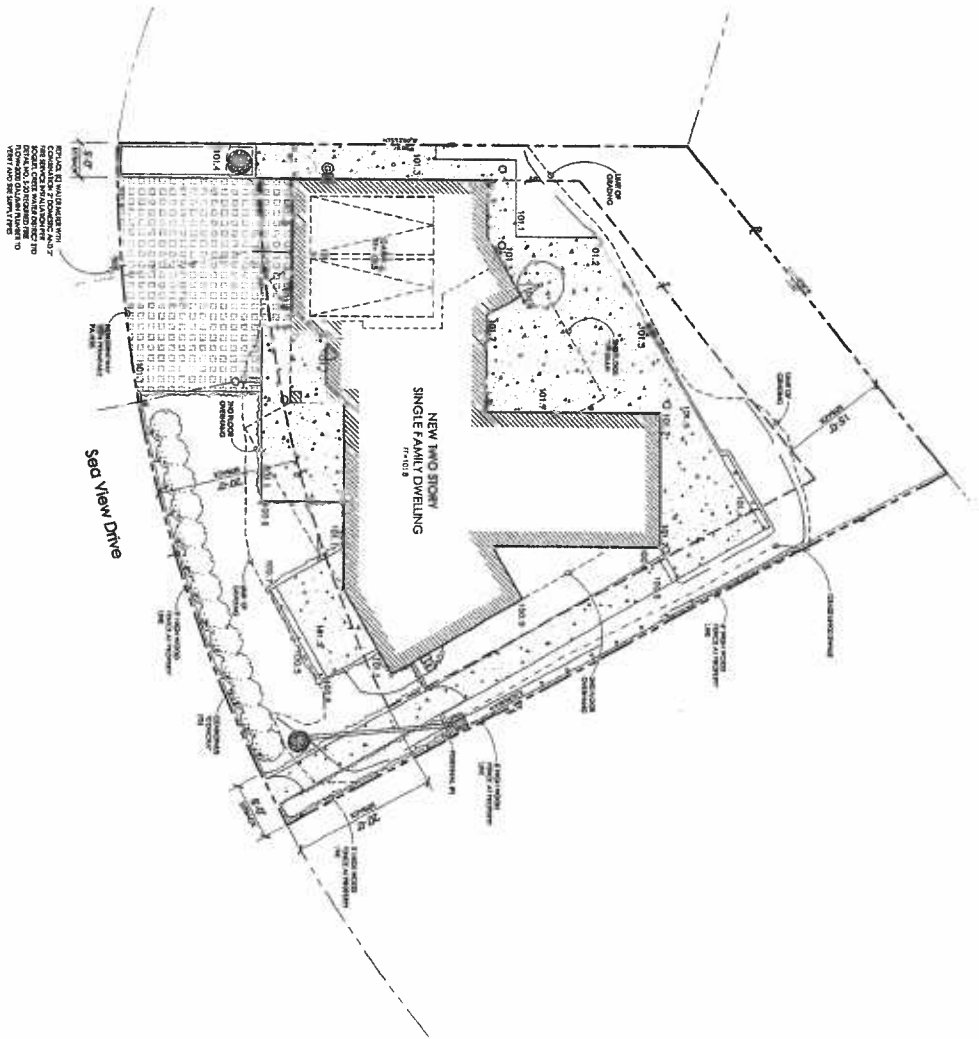
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|-----|-----------------------------------|
| P-1 | TITLE SHEET |
| P-2 | PROPOSED FIRST FLOOR PLAN |
| P-3 | PROPOSED SECOND FLOOR PLAN |
| P-4 | PROPOSED EXTERIOR ELEVATIONS |
| P-5 | PROPOSED EXTERIOR ELEVATIONS |
| P-6 | GRADING AND DRAINAGE PLAN |
| C-1 | DETAILS |
| C-2 | STORMWATER POLLUTION CONTROL PLAN |
| C-3 | STORMWATER POLLUTION CONTROL PLAN |
| S-1 | SURVEY |

SHEET INDEX

PAUP RESIDENCE
413 SEAVIEW DRIVE
APRIL 2014
A.P.N. 043-101-08

TITLE SHEET

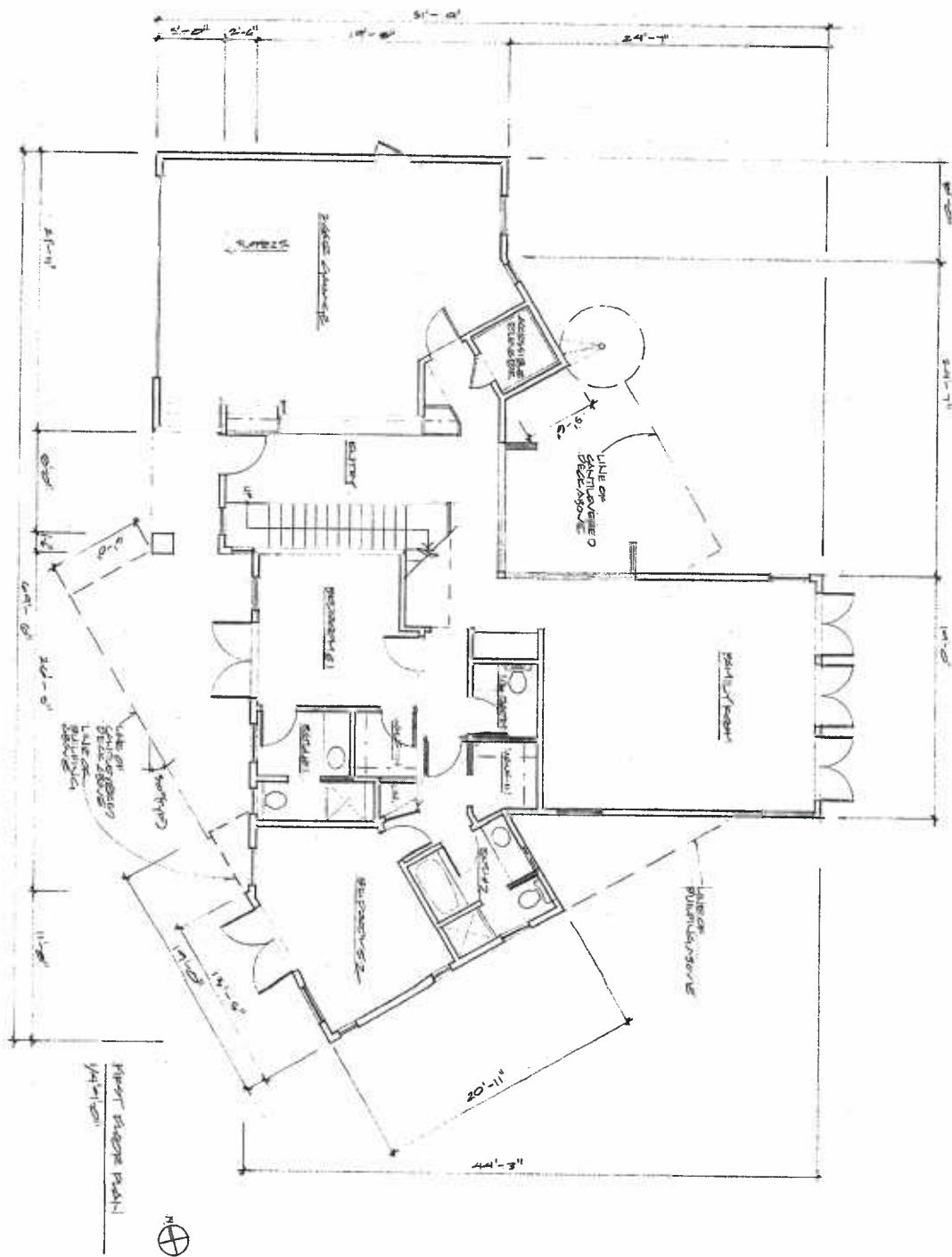
P-1

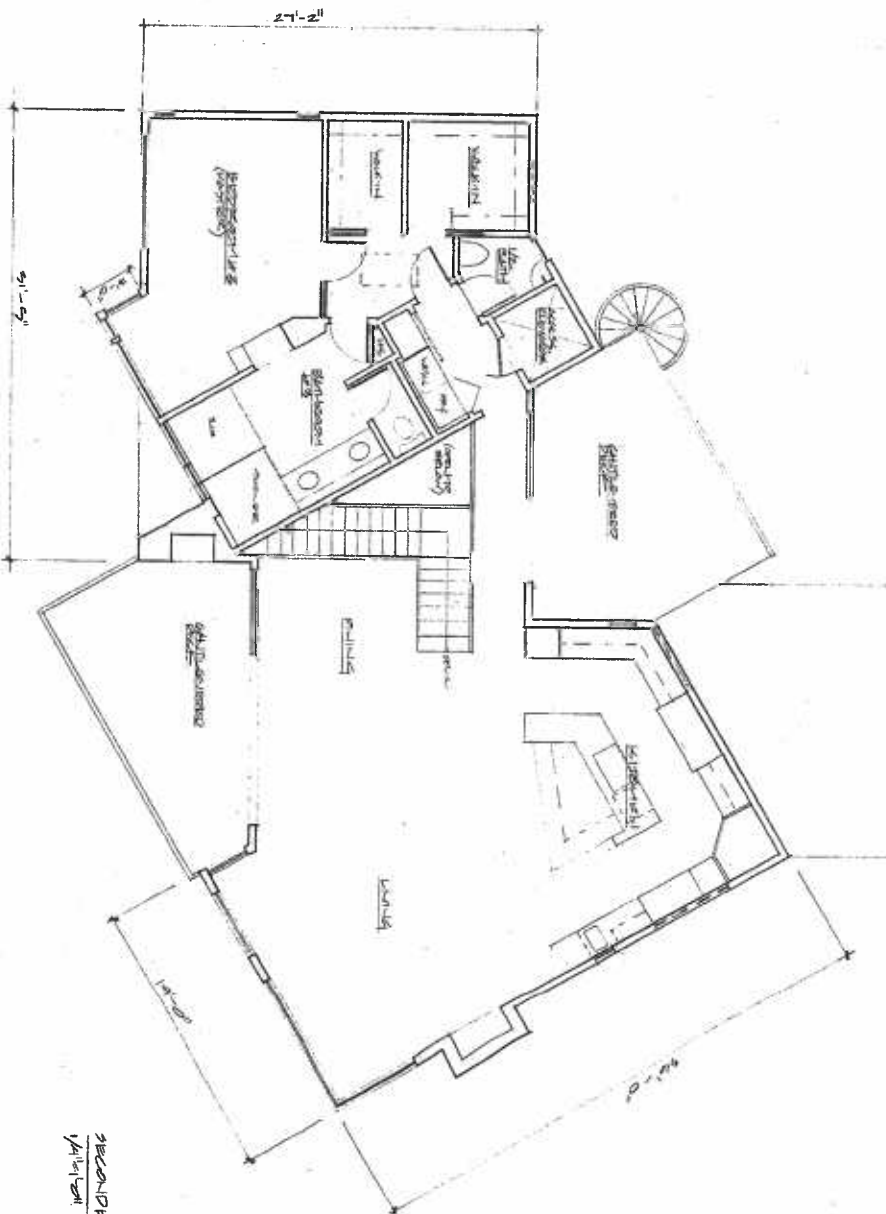


SITE PLAN
SCALE: 1/8" = 1'-0"



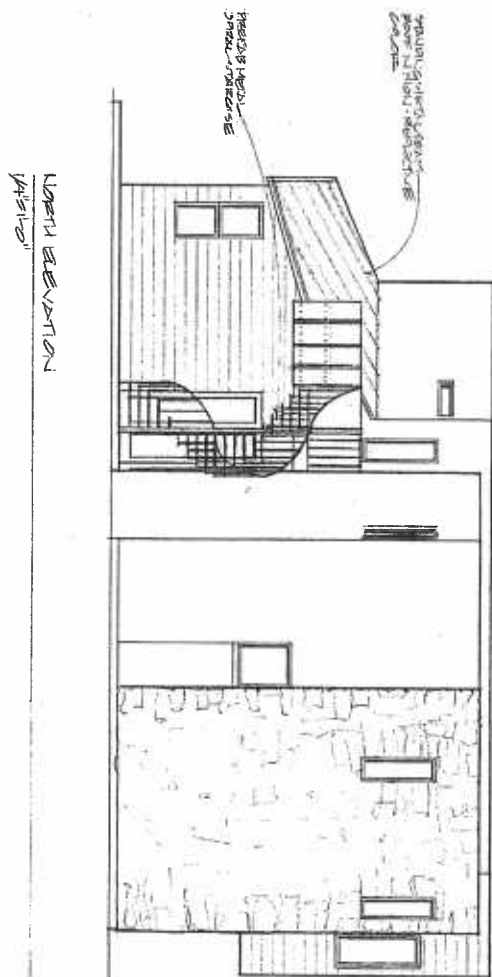
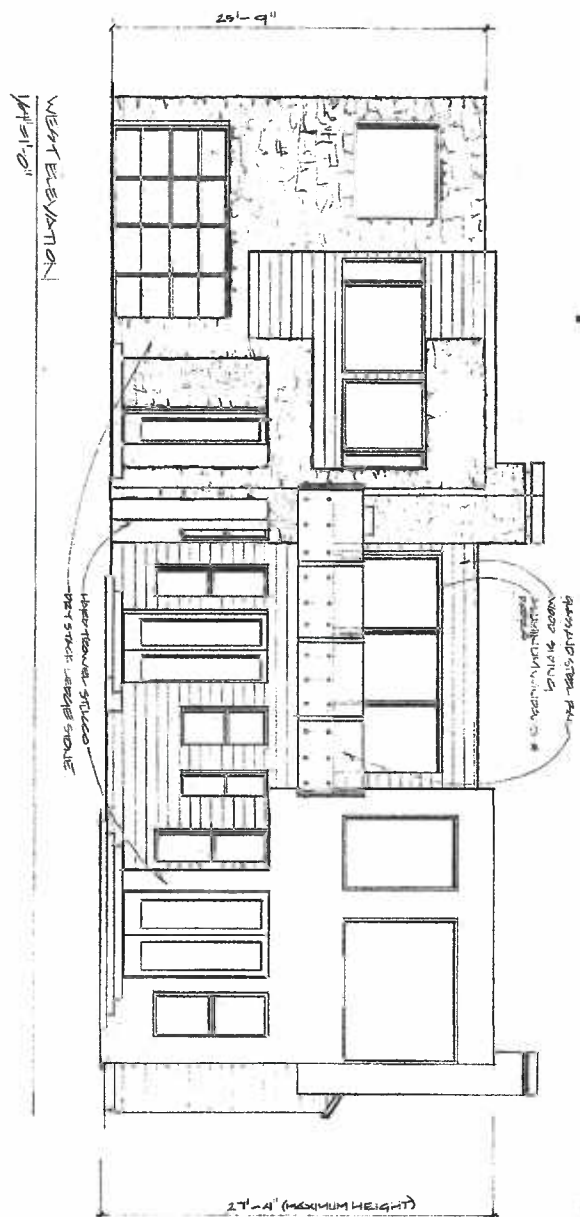
SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	NEW 2' HIGH FENCE
	NEW 6' HIGH FENCE
	NEW RESIDENCE
	NEW CONCRETE SURFACE
	NEW PERMEABLE PAVES
	NEW LANDSCAPING
	RELOCATED ELECTRICAL METER
	RELOCATED GAS METER
SITE PLAN NOTES	
1. PROJECT REQUIRES MANUAL GRADING. SEE SHEET C-1.	
2. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.	
3. ANY EXCESS MATERIAL SHALL BE DEPOSED OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RAIN-OUT ONTO ADJACENT PROPERTIES.	
4. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.	
5. FOR ADDITIONAL GRADING, DRAINAGE UTILITY INFORMATION SEE C-1.	
DRAINAGE NOTES	
1. ALL ROOF GUTTERS SHALL BE PLACED AT THE EXTERIOR WALLS TO GO TO NEW AND EXISTING DRAINS.	
2. ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.	
3. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.	



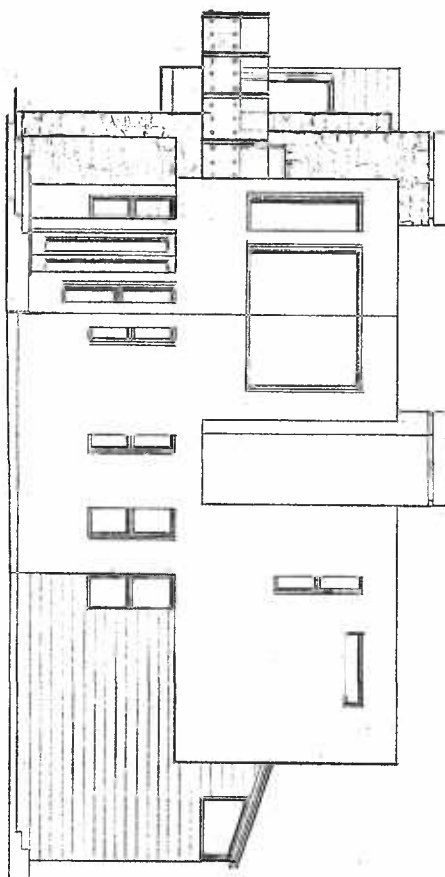
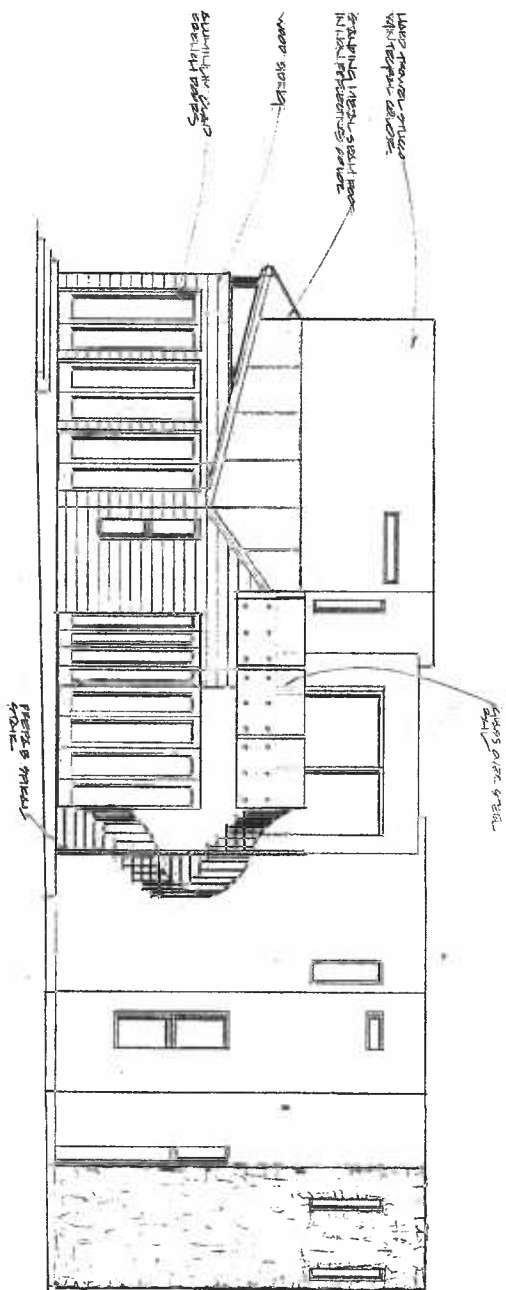


SECOND FLOOR PLAN
1/4" = 1'-0"





SOUTH DIVISION
144101011

EXIST. ELEVATION
141'-0" ±

ABBREVIATIONS	
CONTRACT	CONTRACT
CONTRACT NO.	CONTRACT NO.
CONTRACT DATE	CONTRACT DATE
CONTRACT VALUE	CONTRACT VALUE
CONTRACTOR	CONTRACTOR
CONTRACTOR NO.	CONTRACTOR NO.
CONTRACTOR DATE	CONTRACTOR DATE
CONTRACTOR VALUE	CONTRACTOR VALUE
CONTRACTOR NAME	CONTRACTOR NAME
CONTRACTOR ADDRESS	CONTRACTOR ADDRESS
CONTRACTOR CITY	CONTRACTOR CITY
CONTRACTOR STATE	CONTRACTOR STATE
CONTRACTOR ZIP	CONTRACTOR ZIP
CONTRACTOR PHONE	CONTRACTOR PHONE
CONTRACTOR FAX	CONTRACTOR FAX
CONTRACTOR E-MAIL	CONTRACTOR E-MAIL
CONTRACTOR WEBSITE	CONTRACTOR WEBSITE
CONTRACTOR SOCIAL MEDIA	CONTRACTOR SOCIAL MEDIA
CONTRACTOR CONTACT PERSON	CONTRACTOR CONTACT PERSON
CONTRACTOR CONTACT PHONE	CONTRACTOR CONTACT PHONE
CONTRACTOR CONTACT FAX	CONTRACTOR CONTACT FAX
CONTRACTOR CONTACT E-MAIL	CONTRACTOR CONTACT E-MAIL
CONTRACTOR CONTACT WEBSITE	CONTRACTOR CONTACT WEBSITE
CONTRACTOR CONTACT SOCIAL MEDIA	CONTRACTOR CONTACT SOCIAL MEDIA
CONTRACTOR CONTACT CONTACT PERSON	CONTRACTOR CONTACT CONTACT PERSON
CONTRACTOR CONTACT CONTACT PHONE	CONTRACTOR CONTACT CONTACT PHONE
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STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE, AND SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE, AND SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE.
2. ALL STORM DRAINAGE SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE, AND SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE.
3. ALL STORM DRAINAGE SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE, AND SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE.

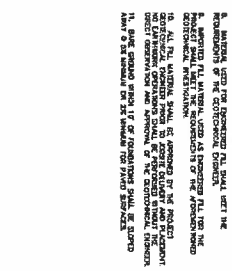
TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY WAS CONDUCTED BY THE ENGINEER, AND THE RESULTS ARE SHOWN ON THE ATTACHED TOPOGRAPHIC SURVEY MAP. THE TOPOGRAPHIC SURVEY MAP SHOWS THE EXISTING ELEVATIONS OF THE SITE, AND THE PROPOSED ELEVATIONS OF THE SITE. THE TOPOGRAPHIC SURVEY MAP ALSO SHOWS THE EXISTING DRAINAGE PATTERNS, AND THE PROPOSED DRAINAGE PATTERNS.

APPROXIMATE EARTHWORK QUANTITIES	
ITEM	QUANTITY
1. EXCAVATION	1000 CY
2. FILL	1000 CY
3. GRADING	1000 CY
4. PAVING	1000 CY
5. CONCRETE	1000 CY
6. ASPHALT	1000 CY
7. EROSION CONTROL	1000 CY
8. LANDSCAPING	1000 CY
9. UTILITIES	1000 CY
10. OTHER	1000 CY

NOTES:

1. ALL EARTHWORK SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE, AND SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE.
2. ALL EARTHWORK SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE, AND SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE.
3. ALL EARTHWORK SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE, AND SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD PEAK FLOW RATE, PLUS A 10% SURGE.



EARTHWORK AND GRADING	
1. EXCAVATION	1000 CY
2. FILL	1000 CY
3. GRADING	1000 CY
4. PAVING	1000 CY
5. CONCRETE	1000 CY
6. ASPHALT	1000 CY
7. EROSION CONTROL	1000 CY
8. LANDSCAPING	1000 CY
9. UTILITIES	1000 CY
10. OTHER	1000 CY

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED LOT OF GRADING
- PROPOSED LOT OF GRADING
- PROPOSED LOT OF GRADING
- PROPOSED LOT OF GRADING
- PROPOSED LOT OF GRADING
- PROPOSED LOT OF GRADING
- PROPOSED LOT OF GRADING
- PROPOSED LOT OF GRADING

RI Engineering, Inc.

303 Paterno St., Suite 402-202, Santa Cruz, CA 95060
831-425-3901 | www.riengineering.com

PROJECT NO. 14-001-1

DATE AUGUST 2014

DESIGNER BRIAN BROWN

CHECKED BY C-1

RESIDENTIAL ADDITION

FOR SHELLY AND MITCH PAUP

11 SEAVIEW DRIVE

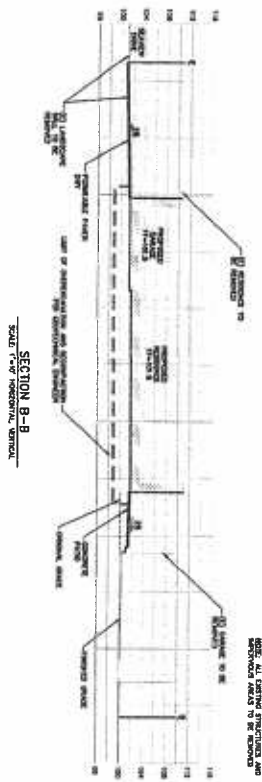
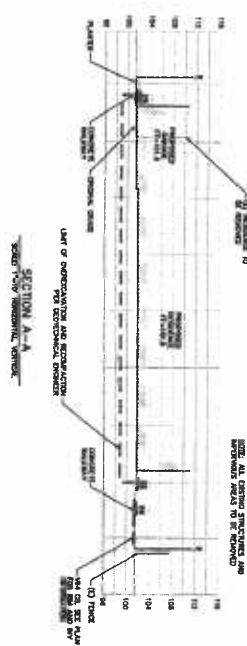
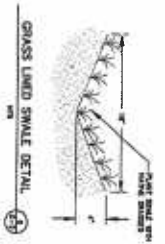
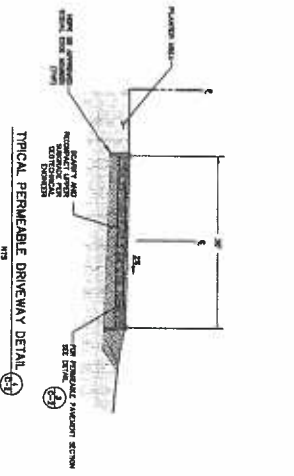
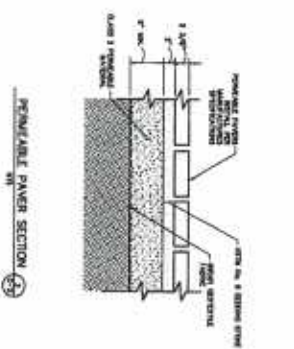
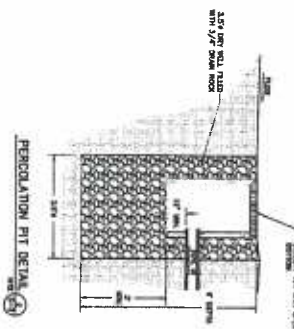
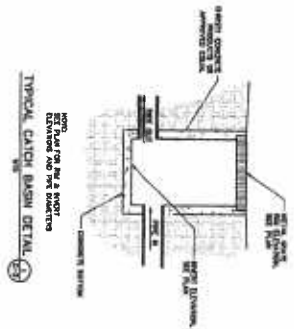
APTOS, SANTA CRUZ COUNTY

APN 043-101-08

PRELIMINARY

GRADING & DRAINAGE PLAN

PLANNING SUBMITTAL



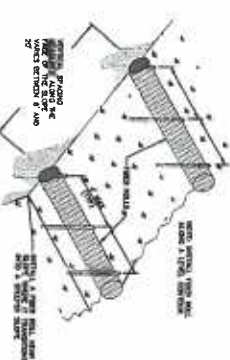
PLANNING SUBMITTAL

<p>C-2</p>	<p>RESIDENTIAL ADDITION FOR SHELLY AND MITCH PAUP 413 SEAVIEW DRIVE APTOS, SANTA CRUZ COUNTY APN 043-101-08 DETAILS</p>	<p>RI Engineering, Inc. </p> <p>303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.riengineering.com</p>	<p>DATE: 14-04-11 PROJECT NO.: 14-04-11 DESIGNER: AS SHOWN DRAWN BY: GNL 1</p> <p>14-04-11 14-04-11 14-04-11 14-04-11</p>
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TOTAL AREA OF DISTURBANCE = 0.17 ACRES

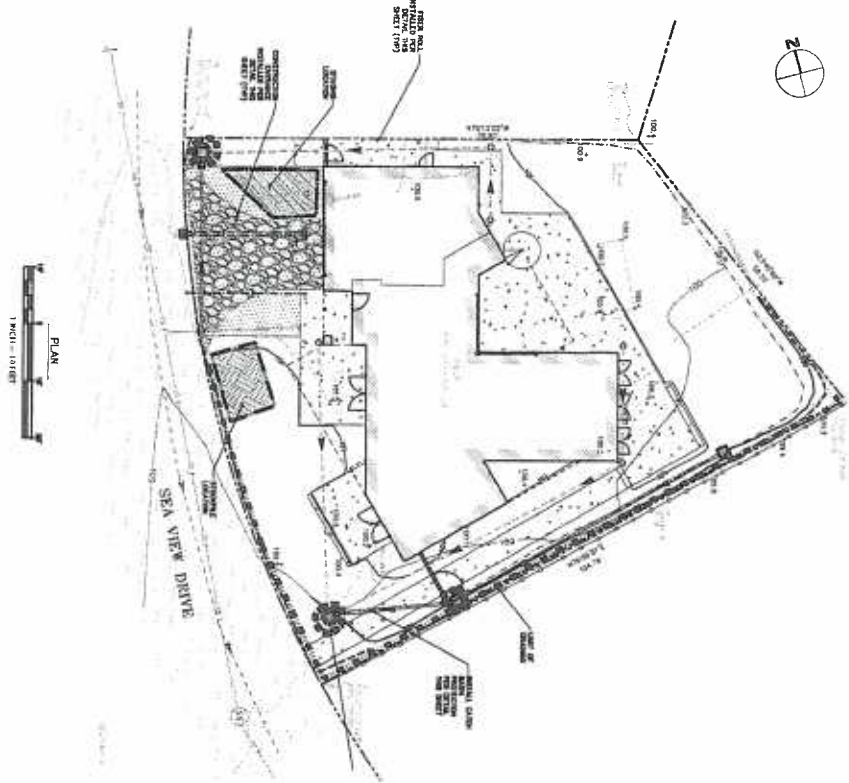
SITE HOUSEKEEPING REQUIREMENTS

1. ALL MATERIALS TO BE STORED IN A DESIGNATED AREA, SEPARATE FROM THE CONSTRUCTION AREA, AND PROTECTED FROM THE ELEMENTS BY A COVER OR A FENCE. MATERIALS TO BE STORED IN A DESIGNATED AREA SHALL BE PROTECTED FROM THE ELEMENTS BY A COVER OR A FENCE. MATERIALS TO BE STORED IN A DESIGNATED AREA SHALL BE PROTECTED FROM THE ELEMENTS BY A COVER OR A FENCE.
2. ALL MATERIALS TO BE STORED IN A DESIGNATED AREA, SEPARATE FROM THE CONSTRUCTION AREA, AND PROTECTED FROM THE ELEMENTS BY A COVER OR A FENCE. MATERIALS TO BE STORED IN A DESIGNATED AREA SHALL BE PROTECTED FROM THE ELEMENTS BY A COVER OR A FENCE.
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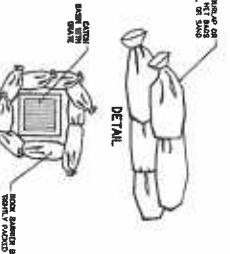
TYPICAL FIBER ROLL INSTALLATION

FIBER ROLL DETAIL IN SLOPE AREA



PLAN
1"=100'

PLAN VIEW
GRAVEL BAG CATCH BASIN PROTECTION



CONSTRUCTION ENTRANCE DETAIL



PLANNING SUBMITTAL

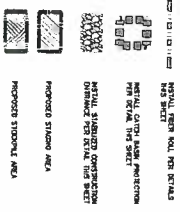
EROSION CONTROL MEASURES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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10. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES.
2. COVER ALL EXPOSED SLOPES.
3. COVER ALL EXPOSED SLOPES.

EROSION CONTROL LEGEND



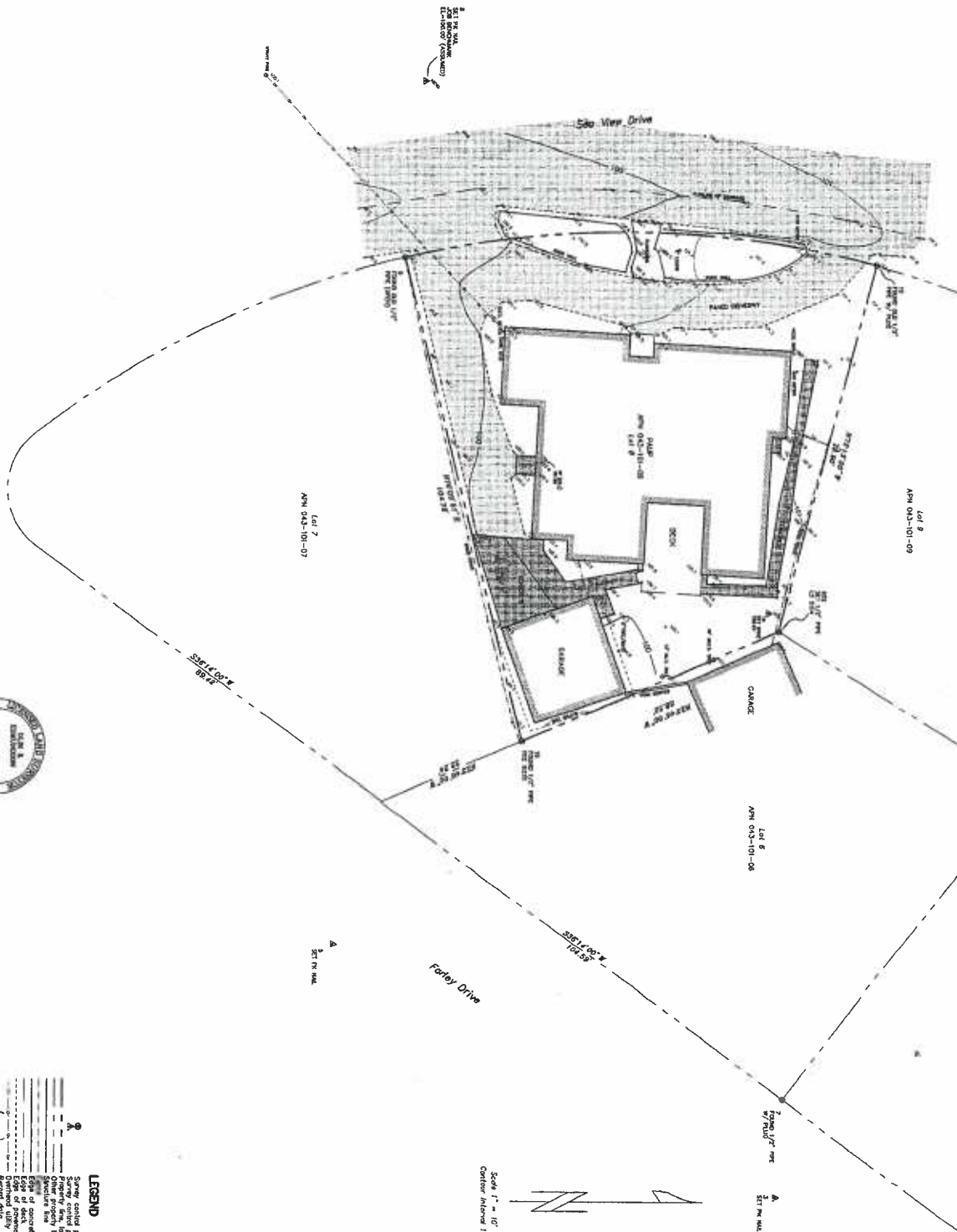
RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com



RESIDENTIAL ADDITION FOR
SHELLY AND MITCH PALUP
413 SEAVIEW DRIVE
APTOS, SANTA CRUZ COUNTY
APN 043-101-08

PROJECT NO.
S-04-1-1
DATE
AUGUST 2014
SCALE
AS SHOWN
DRAWN
C-3

C-3



LEGEND

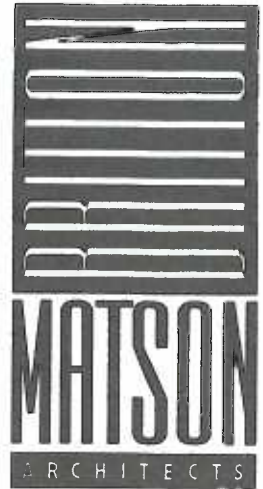
Shaded relief band is shaded
Survey control point set as noted
Center line of road
Boundary line
Elevation band
Edge of concrete
Edge of pavement
Boundary line
Survey line

DEVELOPER'S ASSOCIATES LAND SURVEYING 1512 SERRANO AVENUE, SUITE A SAN JOSE, CA 95128 TEL (415) 435-1750 FAX (415) 425-1755		TOPOGRAPHIC STREET MAP OF ASSASSIN'S POOL AND 043-101-09 Santa Clara County Approved for Shelly Papp Date 1/20/14	
Scale 1" = 10'	APN 043-101-09	File 10712100	1/8 15/21

PAUP RESIDENCE

413 SEAVIEW DRIVE
APTOS, CA 95003
A.P.N.: 043-101-08

COLOR & MATERIALS

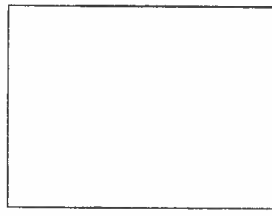


728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831-425-0544

ANODIZED BRONZE
WINDOWS



CLEAR GLASS
OVER STEEL



GRAY STANDING
SEAM METAL ROOF



CLEARWATER RUSTIC
LEDGE STONE



WEATHERED
WOOD SIDING



"GAVEL" HARD
TROWEL STUCCO

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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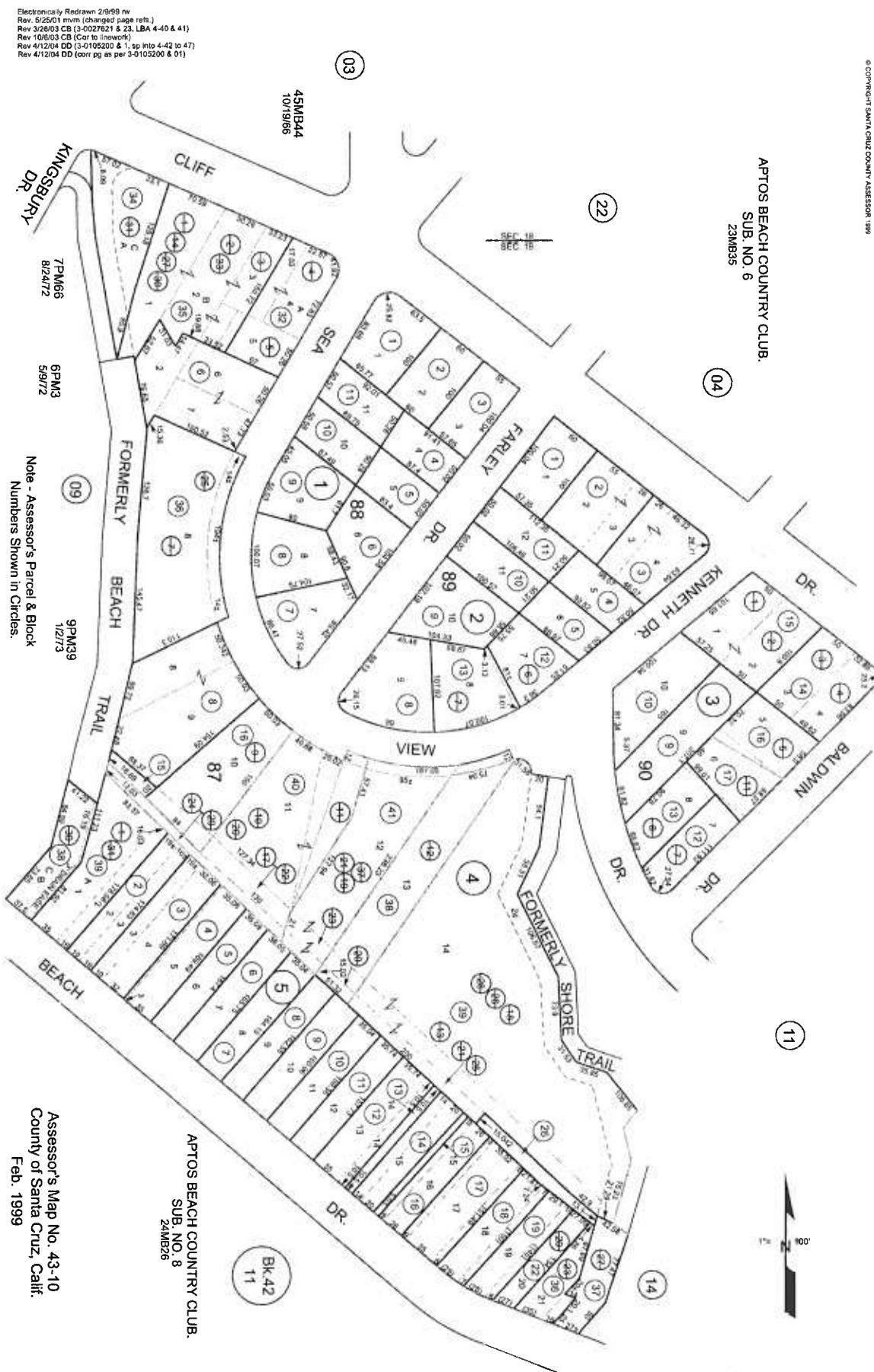
POR. APTOS RANCHO

S.E. 1/4 SEC. 18, & N.E. 1/4 SEC. 19, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273

43-10

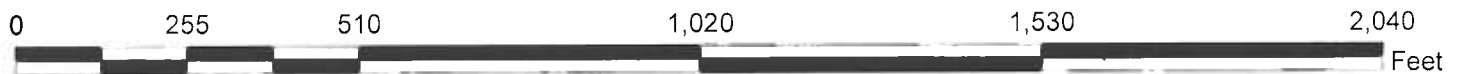
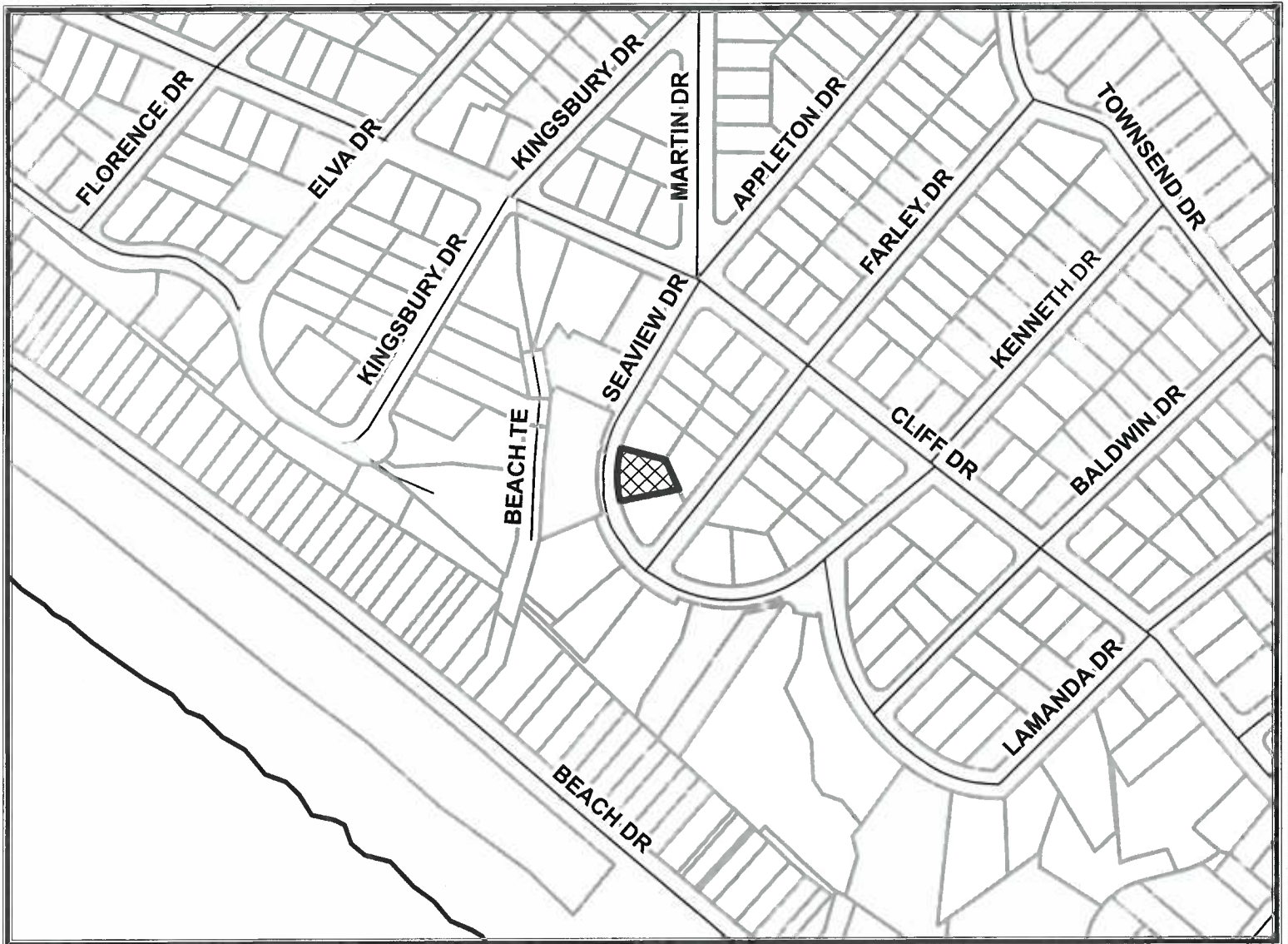
APTOS BEACH COUNTRY CLUB.
SUB. NO. 6
23MB35







Electronically Redrawn 2/9/99 nw
Rev. 5/25/01 mmm (changed page refs.)
Rev. 3/28/03 CB (3-0027621 & 23, LBA 4-40 & 41)
Rev. 10/05/03 CB (Cor to inwork)
Rev. 4/12/04 DD (3-0103200 & 1, sp into 4-42 to 47)
Rev. 4/12/04 DD (corr pg as per 3-0103200 & 01)

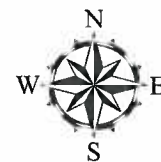


Location Map



LEGEND

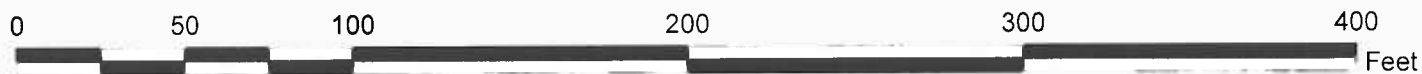
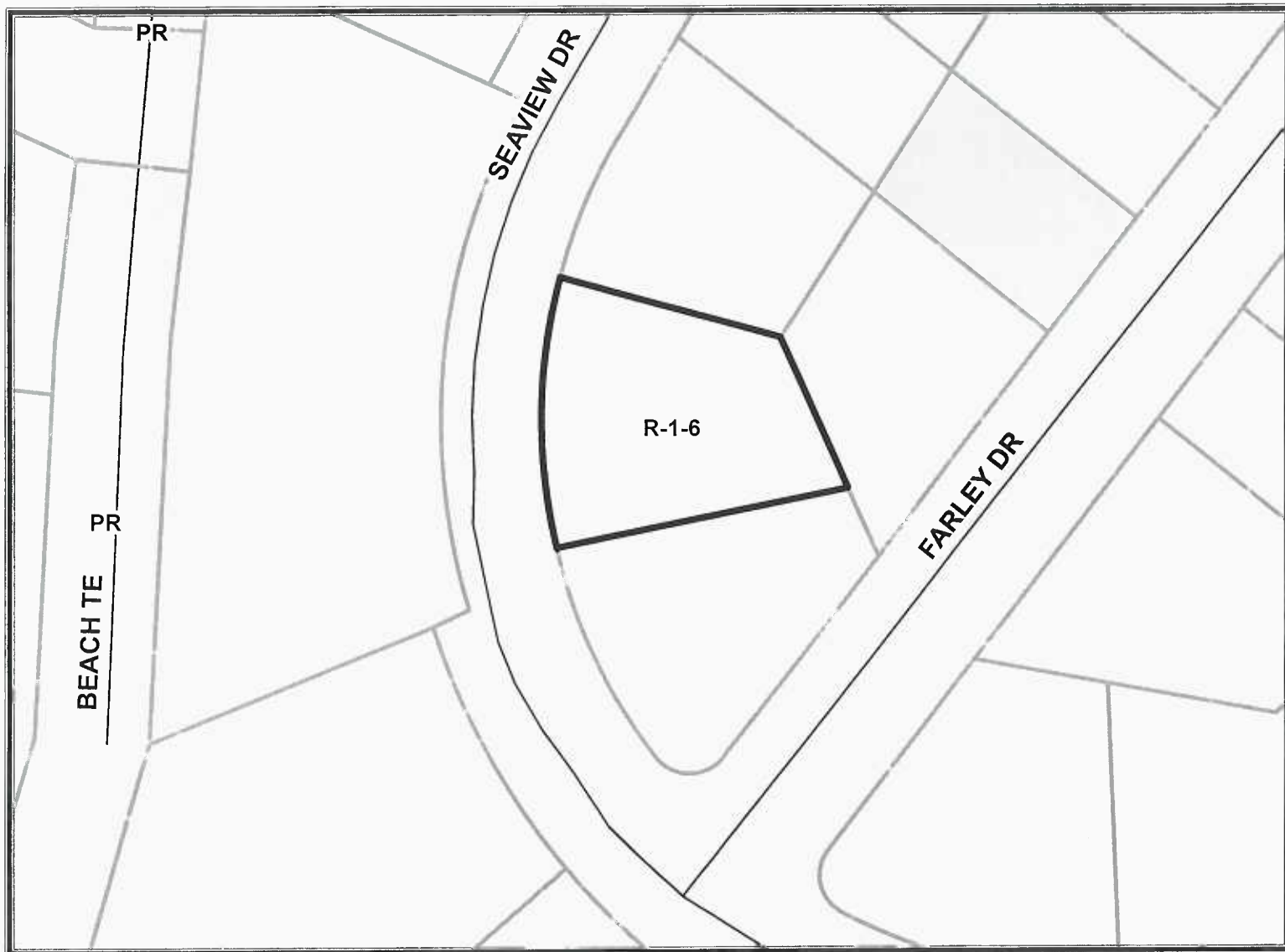
-  APN: 043-101-08
-  Assessors Parcels
-  Street
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
September 2014



Zoning Map



LEGEND

APN: 043-101-08

Assessors Parcels

Street

RESIDENTIAL-SINGLE FAMILY

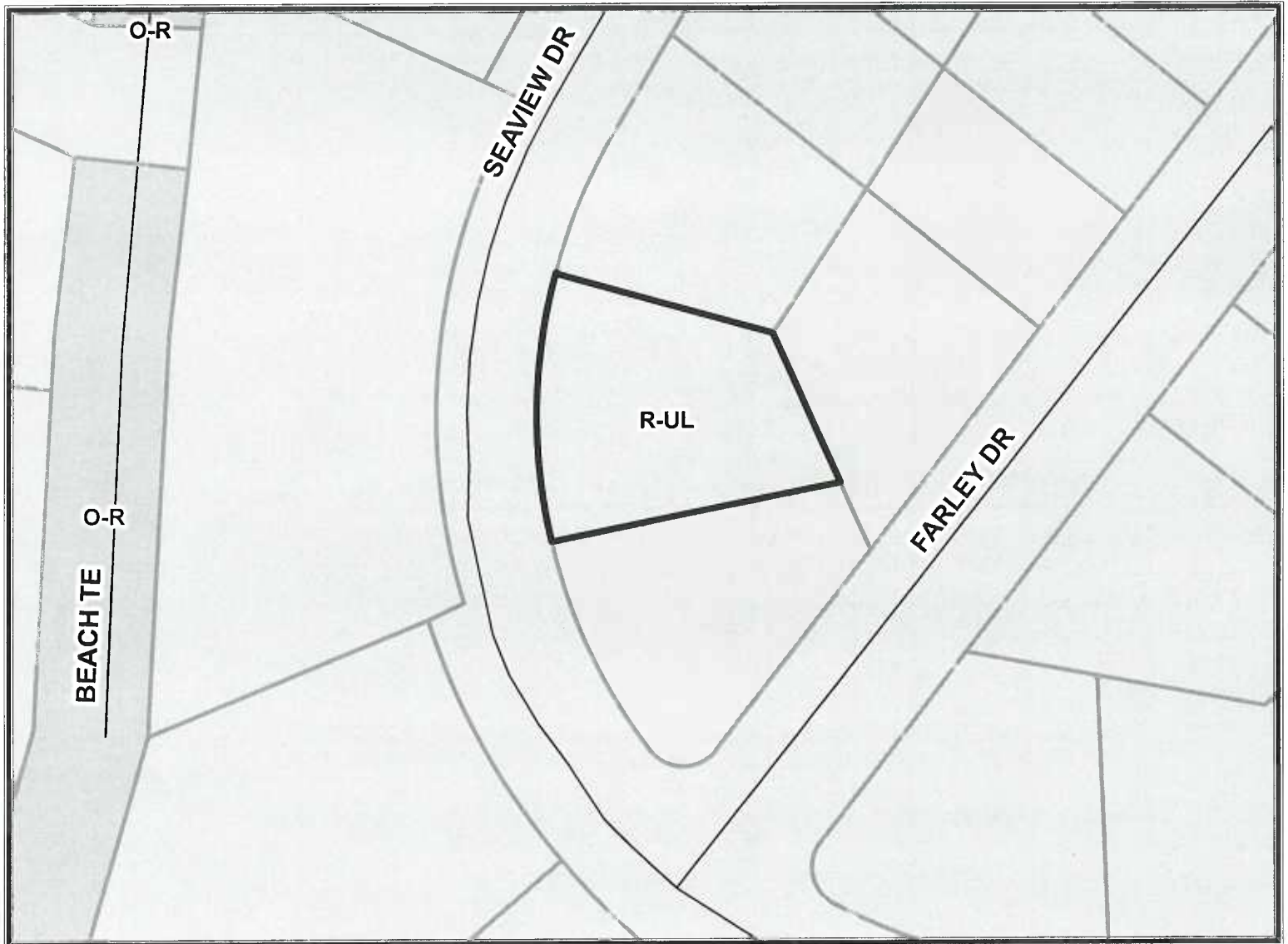
PARK








Map Created by
County of Santa Cruz
Planning Department
September 2014



General Plan Designation Map



LEGEND

-  APN: 043-101-08
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
September 2014