



Staff Report to the Zoning Administrator

Application Number: **151292**

Applicant: Isaiah Branzuela
Owner: Isaiah Branzuela
APN: 095-091-22

Agenda Date: September 16, 2016
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to recognize the construction of an existing single family dwelling and to construct a detached garage on property located in the SU zone district. Requires a Variance to reduce the required 40 foot front yard setback to approximately 23 feet to the dwelling and to approximately 8 feet to the proposed garage, and to reduce the required separation between the garage and the residence from 10 feet to approximately 7 feet, a Residential Development Permit to recognize an existing 6 foot high wood fence within the front yard setback.

Location: Property located on the southwest side of Redwood Lodge Road, approximately 1.5 miles west of the intersection with Soquel-San Jose Road.

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Variance, Residential Development Permit

Technical Reviews: Geologic and Soils Report Reviews, Preliminary Grading Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151292, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size: 4.2 acres
Existing Land Use - Parcel: Vacant (unimproved prior to construction of residence)

Existing Land Use - Surrounding: Rural residential neighborhood
Project Access: Redwood Lodge Road
Planning Area: Summit
Land Use Designation: R-R (Rural Residential)
R-M (Mountain Residential) on western portion of parcel
Zone District: SU (Special Use)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Report reviewed and accepted
Soils: Report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 15-30%+
Env. Sen. Habitat: West Branch Soquel Creek on western edge of parcel
Grading: Recognize existing grading of building pad and driveway
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Drainage plan reviewed and accepted
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: CalFire
Drainage District: None

Project Setting

The subject property is approximately 4.2 acres and is located on the west side of Redwood Lodge Road in the Summit planning area. The topography of the property slopes steeply downhill from Redwood Lodge Road towards the west branch of Soquel Creek. The property is located in a rural residential neighborhood with detached single family residences and accessory structures.

Project Background

This is a proposal to recognize the construction of a 1,180 square foot single family dwelling, a 400 square foot detached garage, and an over-height fence on a vacant parcel. All of the proposed improvements are located adjacent to Redwood Lodge Road due to the steep slope of the property to the west. A Code Compliance investigation began in January 2015 in regards to the unpermitted construction activity. This application was submitted in October 2015 to recognize the construction on the property.

Zoning & General Plan Consistency

The subject property is located in the SU (Special Use) zone district, a designation which allows residential uses when combined with the site's R-R (Rural Residential) General Plan land use designation. The proposed dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-R (Rural Residential) General Plan designation.

Variance

The proposed single family dwelling and detached garage would both be located within the required 40 foot front yard setback from Redwood Lodge Road. The residence is framed and enclosed and the foundation for the garage has been started. The proposed residence is approximately 23 feet from the edge of the Redwood Lodge right of way, and the rear of the garage is approximately 8 feet from the right of way.

Due to the steep topography on the project site, and in order to reduce overall total grading volumes, the proposed residence and garage cannot be constructed in compliance with the required 40 foot front yard setback. Through limiting development to the eastern edge of the parcel along Redwood Lodge Road, the grading volumes are substantially reduced. For these reasons, staff supports the request for a variance to reduce the 40 foot front yard setback to approximately 23 feet to the proposed residence and to approximately 8 feet to the proposed garage.

The proposed separation between the residence and garage is less than 10 feet, with a 7 foot separation from the support post of the proposed front porch of the residence to the wall of the proposed garage. The purpose of the separation requirement is to prevent the clustering of buildings in a manner that is visually obtrusive (a wall of buildings) and to allow access and separation for fire protection and prevention. The proposed separation will be adequate at 7 feet between the garage and the post supporting the front porch of the residence. Staff supports the proposed reduction in the 10 foot minimum separation between structures to approximately 7 feet between the residence and the garage.

Over-Height Fence

This application includes a Residential Development Permit to recognize an existing fence and vehicle gate in excess of 3 feet in height within the required front yard setback. The 6 foot high fence and vehicle access gate are similar to other front yard fences in the project vicinity and will not create vehicular sight distance problems on Redwood Lodge Road.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. 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 **151292**, 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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@santacruzcounty.us

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: 151292

Assessor Parcel Number: 095-091-22

Project Location: No Situs (Redwood Lodge Road)

Project Description: Construct a new single family dwelling and detached garage on a vacant parcel

Person or Agency Proposing Project: Isaiah Branzuela

Contact Phone Number: 408-489-4152

- 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. X **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 residence and accessory building in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, 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 reduction of the required front yard setback from 40 feet to 23 feet to the residence and 8 feet to the garage, and a reduction in the required separation between buildings from 10 feet to 7 feet, is recommended in order to allow construction of a residence and a garage on property. The steep topography of the project site is the special circumstance affecting the subject property.

2. 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 the variances will allow the construction of a single family dwelling and a detached garage on a residentially zoned parcel, and the structures will be adequately separated from improvements on surrounding properties.

3. 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 other properties in the neighborhood are developed with single family dwellings and detached accessory structures similar to the structures that are proposed. Therefore, it would not be a grant of a special privilege for the construction of a residence and a detached garage on the subject property. The existing residential use is consistent with the existing pattern of development in the neighborhood.

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. 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.

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 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 SU (Special Use) zone district as the primary use of the property will be one single family dwelling.

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 R-R (Rural Residential) land use designation in the County General Plan.

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 dwelling is to be constructed on an existing vacant parcel. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. The new single family dwelling is not anticipated to overload utility services in the area.

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 dwelling and garage are consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit D: Project Plans, prepared by David Brewer, revised 3/20/16.

- I. This permit authorizes the construction of a single family dwelling, detached garage, fencing, and associated improvements, 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 the Planning Department 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 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.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - 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. 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 Planning Department review and approval.

3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Department of Environmental Health Services in regards to septic waste disposal and water supply.
1. An approved septic permit and well permit (or approved shared water arrangement) is required prior to submittal of a Building Permit application with the Planning Department.
- D. Meet all requirements and pay any applicable plan check fee of CalFire.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Submit 3 copies of a plan review letter prepared and stamped by a licensed Geotechnical Engineer.
- G. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$578 and \$109 per bedroom.
- H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a residence up to 2,000 square feet is \$2 per square foot.
- I. 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.
- J. 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.
- K. Complete and record a Declaration of Restriction to construct a Non-Habitable Accessory Structure (Garage). **You may not alter the wording of this**

declaration. Follow the instructions to record and return the form to the Planning Department.

- 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. 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.

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: _____

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.



REVISIONS	BY
1	1/16/16 DSA

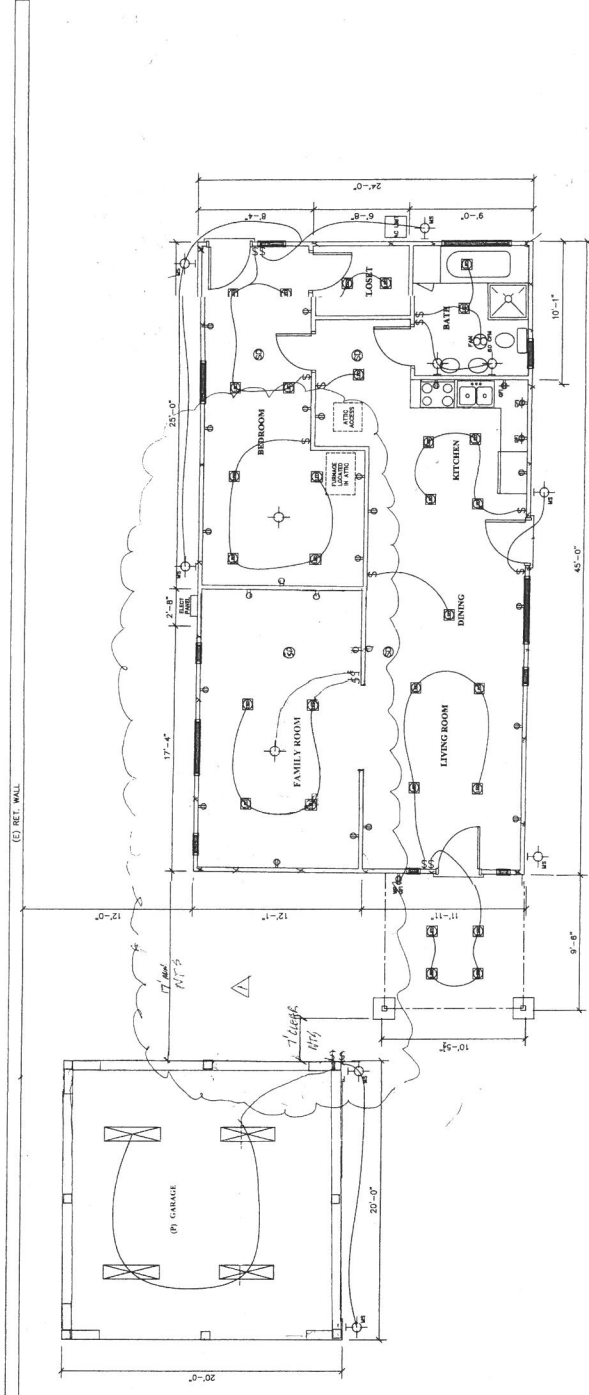
DAVID A. BREWER
PLAN BY
241 Bush Road
Portola Valley, CA 94028
650-851-1847 Fax: 650-851-0142
dbrewer@calnetinc.com



FLOOR PLAN & UTILITIES

APN: 095-09-122
LOS GATOS, CA 95033
RDWOOD LODGE RD.

DRAWN	CHECKED	DATE	SHEET
		4/26/15	2
		1/16/16	
		2/28/16	



FLOOR PLAN

2015 CALIFORNIA PLUMBING CODE.
Tubs, showers, and bidets require equal and vent / pressure
drainage valves, 1/2" min.
Shower water supply to tub, 7/8" above drain.
Water closets shall be installed 1.2 gallons per flush.
Min. clear 24" in front of toilet - water closets, min. clear 15" from 2" in
side wall.
Water heater shall be equipped in the wall in upper and lower half of its
height with a water supply and vent pipe. Water supply shall be
located to a unit distance of 4" above ground.
Water heater shall have a pressure relief valve with drain to outside.
All exterior hot water lines shall have non-removable backflow prevention
devices.
2015 CALIFORNIA MECHANICAL CODE.
Add air duct penetrating the separation wall or ceiling between garage
and living space shall be 20 gauge min.
Any duct of air conditioning or other mechanical system shall have 5/8" type X
fire block at floor, 4" x 8" fire block at ceiling.
Fire sprinkler system to be designed and installed.
**PROVIDE 2015 CALIFORNIA ILLUMINANCE
CALCULATIONS AND DRAWINGS**

TITLE 24 LIGHTING CRITERIA

KITCHEN	High efficiency or Min. 50% of incandescent lighting must be high efficiency
ALL KITCHEN AREAS	Min. 1 foot-candle in all areas of high efficiency lighting must be maintained everywhere
ALL OTHER ROOMS	Min. 1 foot-candle in all areas of high efficiency lighting must be maintained everywhere
ALL OTHER AREAS	Min. 1 foot-candle in all areas of high efficiency lighting must be maintained everywhere
ALL OTHER AREAS	Min. 1 foot-candle in all areas of high efficiency lighting must be maintained everywhere

ELECTRICAL LEGEND

⊕	Duplex convenience outlet	⊕	Wall mounted incandescent light fixture
⊕	Weatherproof convenience outlet	⊕	Recessed ceiling mounted incandescent light fixture
⊕	Outlet protected by Ground Fault Indicator	⊕	IC rated, and air tight (AT)
⊕	Single pole switch	⊕	Fluorescent surface mounted light fixture
⊕	Three way switch (switch-light-switch)	⊕	Recessed compact fluorescent light fixture
⊕	Switch with dimmer control	⊕	IC rated, electronic ballast, and air tight (AT)
⊕	Switch with manual on - automatic off	⊕	Ceiling paddle fan or fan light fixture
⊕	Switch with manual on - occupancy sensor	⊕	Exhaust fan
⊕	Fan/light combination switch	⊕	Smoke detector / Carbon Monoxide detector
⊕	Switch with Motion Sensor	⊕	- hard wire w/ battery backup
⊕	Ceiling surface mounted incandescent light fixture	⊕	Television antenna cable feed
⊕	Furnace	⊕	Telephone jack
⊕	Water heater	⊕	CAT-5 Computer Cable

REVISIONS	BY

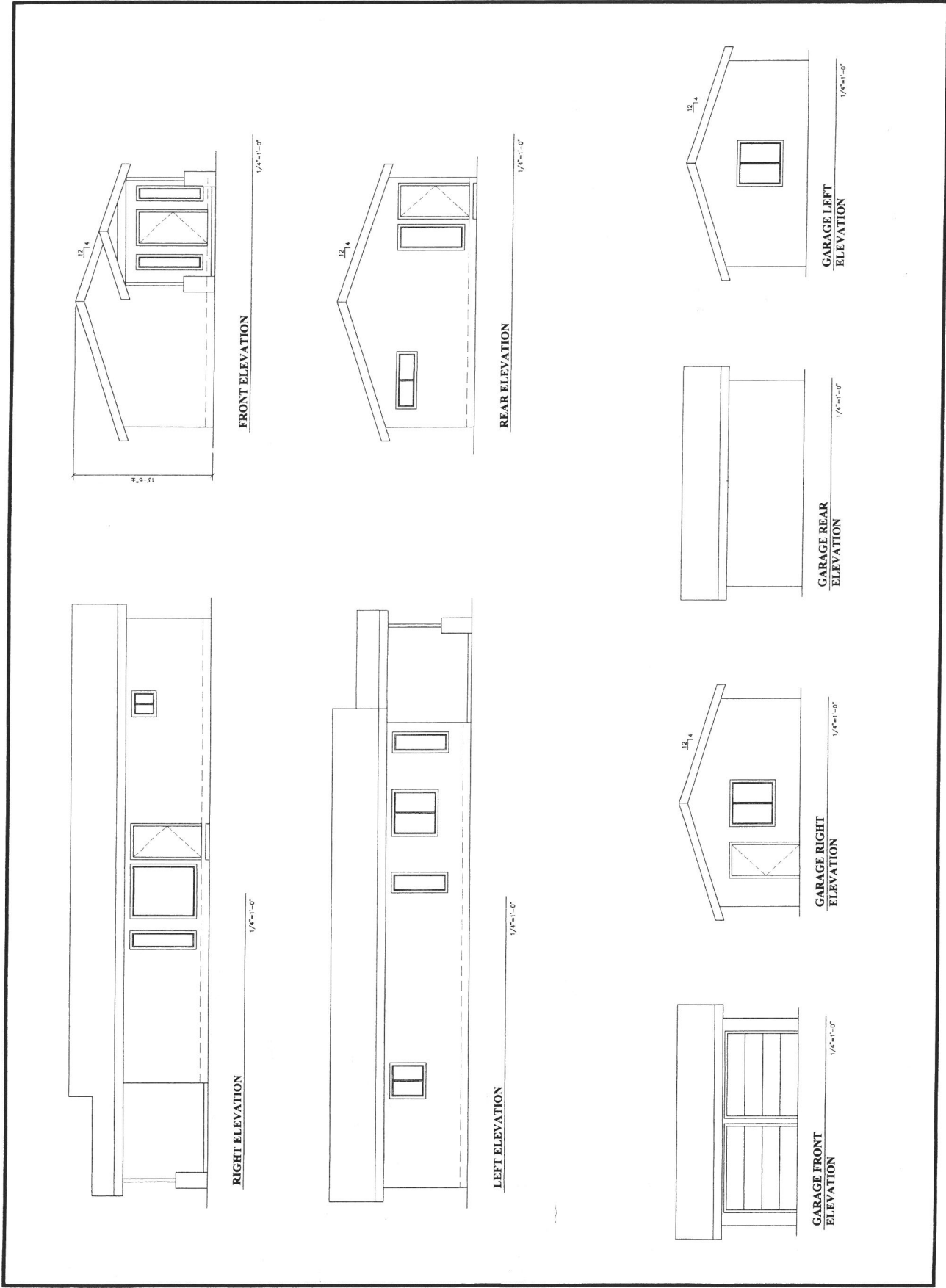
PLAN BY
DAVID A. BREWER
608-851-1847 Fax 608-851-0143
241 Brown Road
Portola Valley, CA 94028
dbrewer@daaarchitect.com



ELEVATIONS

APN: 095-09-122
REDWOOD LODGE RD.
LOS GATOS, CA 95033

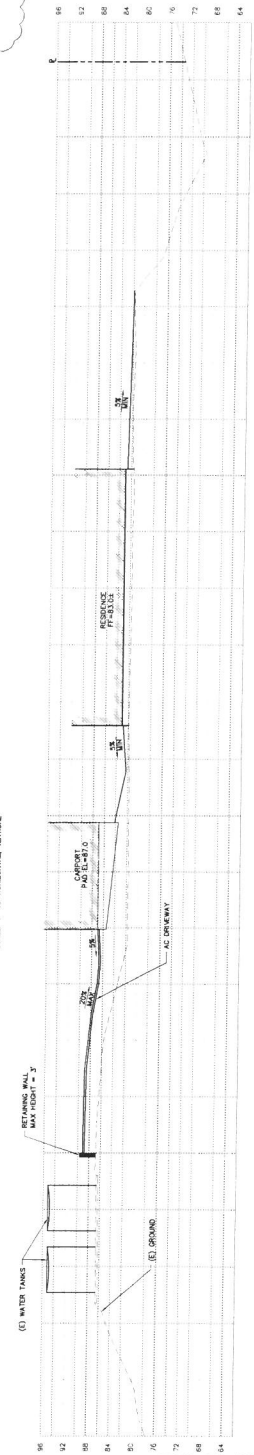
DRAWN	
CHECKED	
DATE	4/2/2015
BY	DAV
SCALE	1/8"=1'-0"
SHEET	3



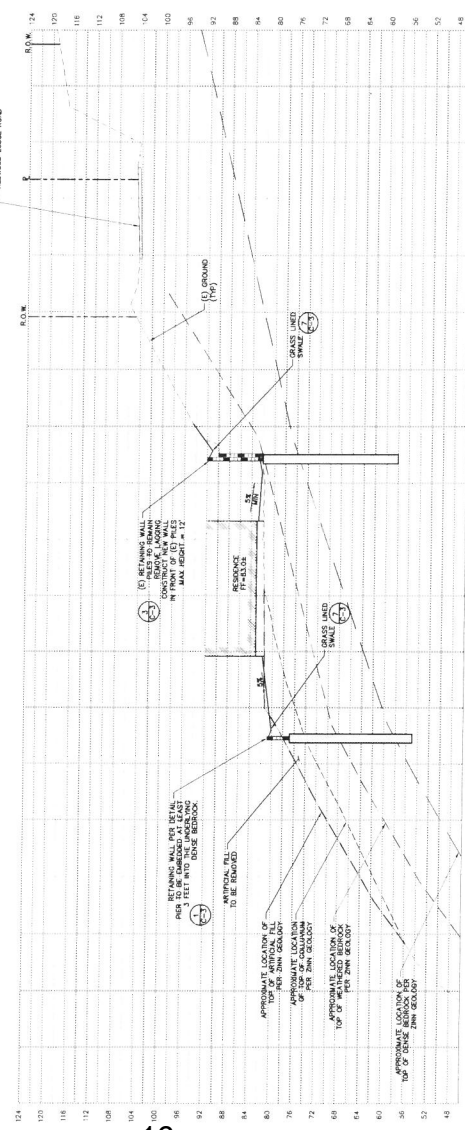
C-2

PLANNING SUBMITTAL

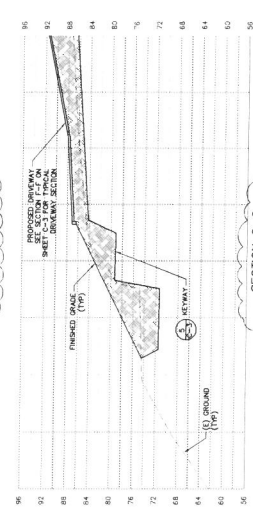
SECTION A-A
SCALE 1"=10' HORIZONTAL, VERTICAL



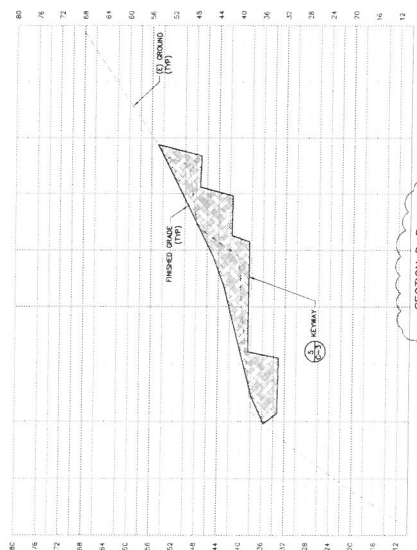
SECTION B-B
SCALE 1"=10' HORIZONTAL, VERTICAL



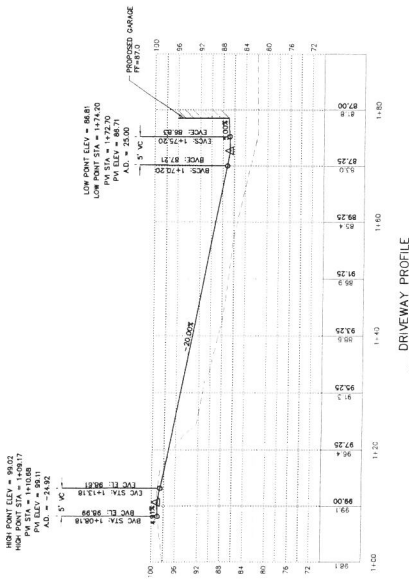
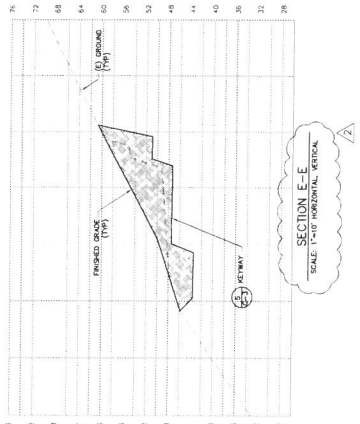
SECTION C-C
SCALE 1"=10' HORIZONTAL, VERTICAL



SECTION D-D
SCALE 1"=10' HORIZONTAL, VERTICAL



SECTION E-E
SCALE 1"=10' HORIZONTAL, VERTICAL



NEW RESIDENCE
FOR
ISAIAH BRAZUELA
16308 REDWOOD LODGE ROAD
SANTA CRUZ COUNTY, CALIFORNIA
APN: 095-091-22
Project No. 15-017-1
Date: JULY 2015
Scale: AS SHOWN
DWG NAME: CIVIL2.dwg

CROSS SECTIONS AND PROFILES
303 Polaris St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rheingrading.com
RI Engineering, Inc.

1/19/2016 - REVISED PER COUNTY OF SANTA CRUZ COMMENTS
05/09/2016 - REVISED PER COUNTY OF SANTA CRUZ COMMENTS

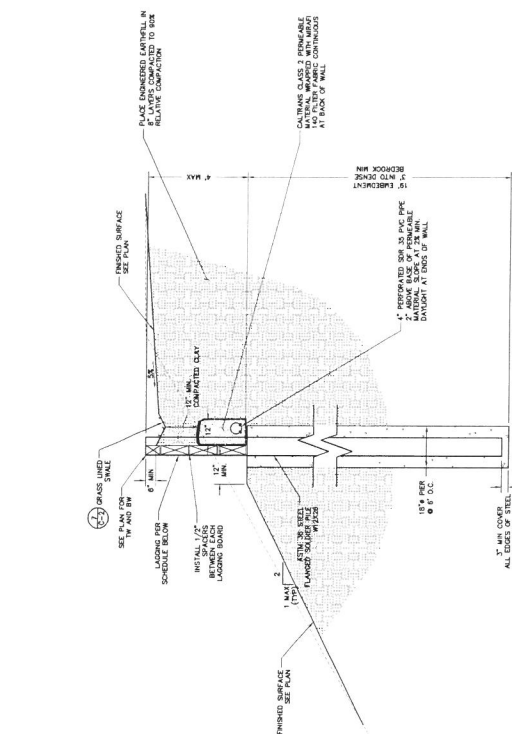
303 Polaris St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rheingrading.com
RI Engineering, Inc.

NEW RESIDENCE
-OR
SAIAH BRANZUELA
6308 REDWOOD LODGE ROAD
SANTA CRUZ COUNTY, CALIFORNIA
APN: 095-091-22

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



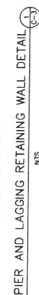
1/19/2016 - REVISED PER COUNTY OF SANTA CRUZ COMMENTS 6/3/09/2016 - REVISED PER COUNTY OF SANTA CRUZ COMMENTS



DEPTH FROM TOP OF WALL (FEET)	LUMBER DIMENSION
3	4 X 12
12	8 X 12

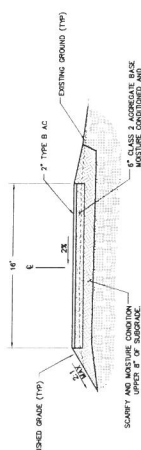
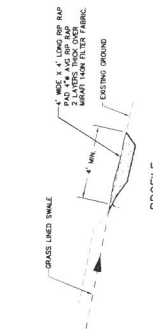
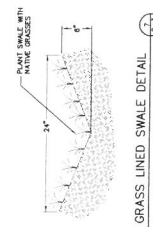
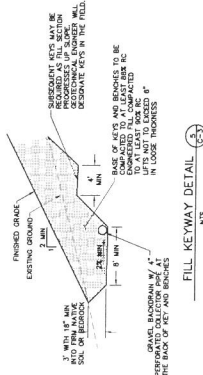
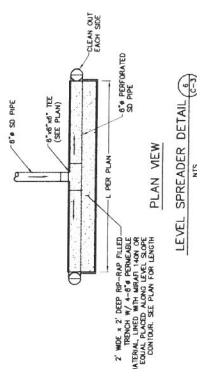
NOTE: ALL LAGGING LUMBER SHALL BE REDWOOD NO. 2 OR BETTER. ALL LAGGING SHALL BE PRESSURE TREATED DOUGLAS FIR LUMBER NO. 1 OR BETTER.

NOTE: ALL ORDERING NUMBER SHALL BE REDWOOD NO. 2 OR PRESSURE TREATED DOUGLAS



DEPTH FROM TOP OF WALL (FEET)	LUMBER DIMENSION
2	3 X 12
4	4 X 12

NOTE: ALL LADING LUMBER SHALL BE REDWOOD NO 2 OR BETTER.



TYPICAL DRIVEWAY SECTION F-F



R1 Engineering, Inc.
 303 Petrevo St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.r1engineering.com

STORMWATER POLLUTION CONTROL PLAN
 FOR
 16308 REDWOOD LODGE ROAD
 SAN JUAN COUNTRY, CALIFORNIA
 APN: 093-09-01-22
 NEW RESIDENCE

Project no. 15-017-1
 Date: JULY 2015
 Scale: AS SHOWN
 Drawn by: CIVIL2.dwg

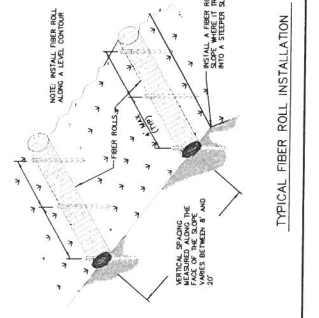
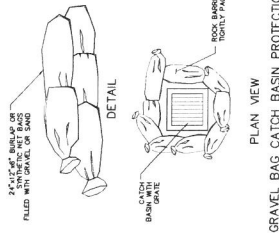
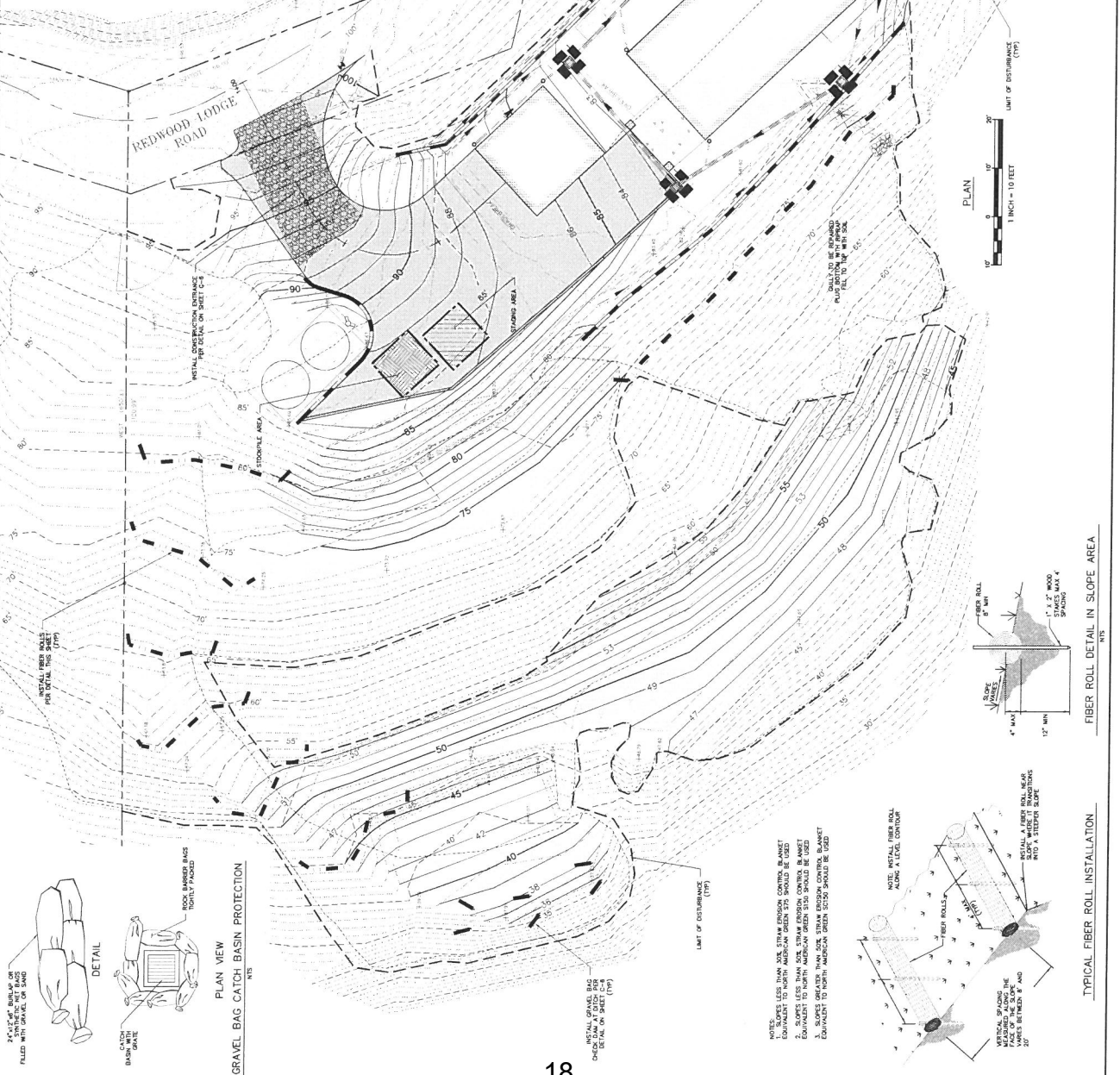
C-4

PLANNING SUBMITTAL

TOTAL AREA OF DISTURBANCE = 0.71 ACRES

- SITE HOUSEKEEPING REQUIREMENTS**
1. ALL LOGS STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT HIGHLY TOXIC (E.G. ASPHALT, PAINT, OIL, GREASE, SOLVENTS, ETC.) SHALL BE COVERED AND BARRICADED TO PREVENT WIND-DRIVEN PARTICLES FROM ENTERING ADJACENT AREAS.
 2. APPROXIMATE EQUIPMENT CONTAMINANT TO PREVENT FUEL SPILLS OR OIL LEAKS SHALL BE COVERED AND BARRICADED TO PREVENT FUEL SPILLS OR OIL LEAKS.
 3. CONSTRUCTION MATERIALS TO BE STOCKPILED SHALL BE COVERED TO PREVENT WIND-DRIVEN PARTICLES FROM ENTERING ADJACENT AREAS.
 4. CONSTRUCTION MATERIALS TO BE STOCKPILED SHALL BE COVERED TO PREVENT WIND-DRIVEN PARTICLES FROM ENTERING ADJACENT AREAS.
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 10. CONSTRUCTION MATERIALS TO BE STOCKPILED SHALL BE COVERED TO PREVENT WIND-DRIVEN PARTICLES FROM ENTERING ADJACENT AREAS.
- LANDSCAPE MATERIALS**
1. LANDSCAPE MATERIALS SHALL BE STOCKPILED AS MACHINES AND TOOLS WHEN THEY ARE NOT BEING USED.
 2. LANDSCAPE MATERIALS SHALL BE STOCKPILED AS MACHINES AND TOOLS WHEN THEY ARE NOT BEING USED.
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 10. LANDSCAPE MATERIALS SHALL BE STOCKPILED AS MACHINES AND TOOLS WHEN THEY ARE NOT BEING USED.
- WATER MANAGEMENT**
1. WATERSHEDS OF PERMANENT WATER SHALL BE PROTECTED FROM DISTURBANCE.
 2. WATERSHEDS OF PERMANENT WATER SHALL BE PROTECTED FROM DISTURBANCE.
 3. WATERSHEDS OF PERMANENT WATER SHALL BE PROTECTED FROM DISTURBANCE.
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- WATER MANAGEMENT**
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 9. WATERSHEDS OF PERMANENT WATER SHALL BE PROTECTED FROM DISTURBANCE.
 10. WATERSHEDS OF PERMANENT WATER SHALL BE PROTECTED FROM DISTURBANCE.

- EROSION CONTROL LEGEND**
- INSTALL FIBER ROLL PER DETAILS
 - INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
 - INSTALL STABILIZATION PROTECTION PER DETAIL THIS SHEET
 - PROPOSED SLOPE PROTECTION
 - PROPOSED STOCKPILE AREA
 - PROPOSED STAGING AREA
 - PROPOSED GRAVEL BAG DRED DAM



NOTES:
 1. SLOPES LESS THAN 3% SHALL BE PROTECTED WITH EQUIVALENT TO NORTH AMERICAN GREEN STRIPS SHOULD BE USED.
 2. SLOPES GREATER THAN 3% SHALL BE PROTECTED WITH EQUIVALENT TO NORTH AMERICAN GREEN STRIPS SHOULD BE USED.
 3. SLOPES GREATER THAN 3% SHALL BE PROTECTED WITH EQUIVALENT TO NORTH AMERICAN GREEN STRIPS SHOULD BE USED.
 4. SLOPES GREATER THAN 3% SHALL BE PROTECTED WITH EQUIVALENT TO NORTH AMERICAN GREEN STRIPS SHOULD BE USED.

EROSION CONTROL MEASURES

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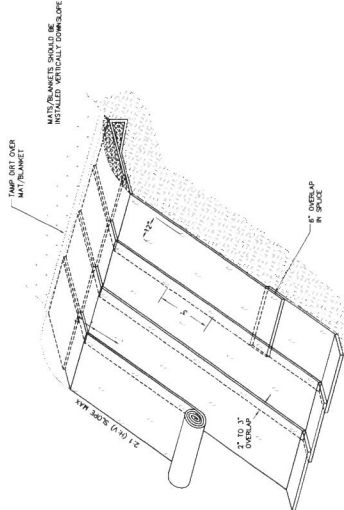
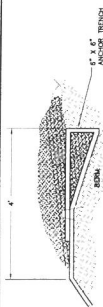
EROSION CONTROL MEASURES

- STORM DRAIN SYSTEM MAINTENANCE

STORM DRAINAGE NOTES

- TYPICAL SLOPE SOIL STABILIZATION

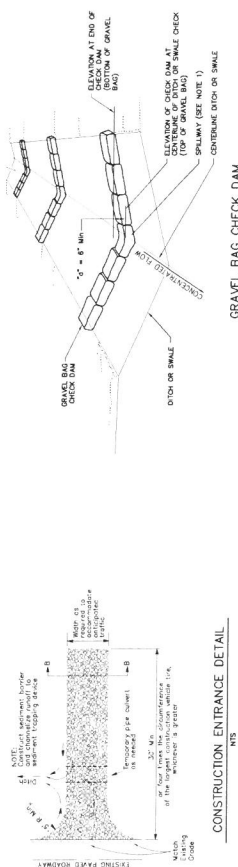
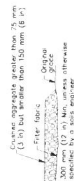
ANCHOR DETAIL



NOTES:

NOTES:
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, OBSTRUCTIONS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH OR INSTALL PER MANUFACTURERS RECOMMENDATIONS.

SECTION



POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. OVERTOPPING 3. ACCUMULATION OF TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REPLACE TRASH & DEBRIS
SWALES	ANNUAL	1. EROSION 2. INWARD SLOPE 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE TRANSPORTED ROCK 2. REPLACE TRASH & DEBRIS
GRAVE RETENTION PIT	ANNUAL	1. DISPLACEMENT OF GRAVEL 2. DISPLACEMENT OF SAND 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE GRAVEL 2. REPLACE SAND 3. REPLACE TRASH & DEBRIS

- [illegible]

FOR TAX PURPOSES ONLY
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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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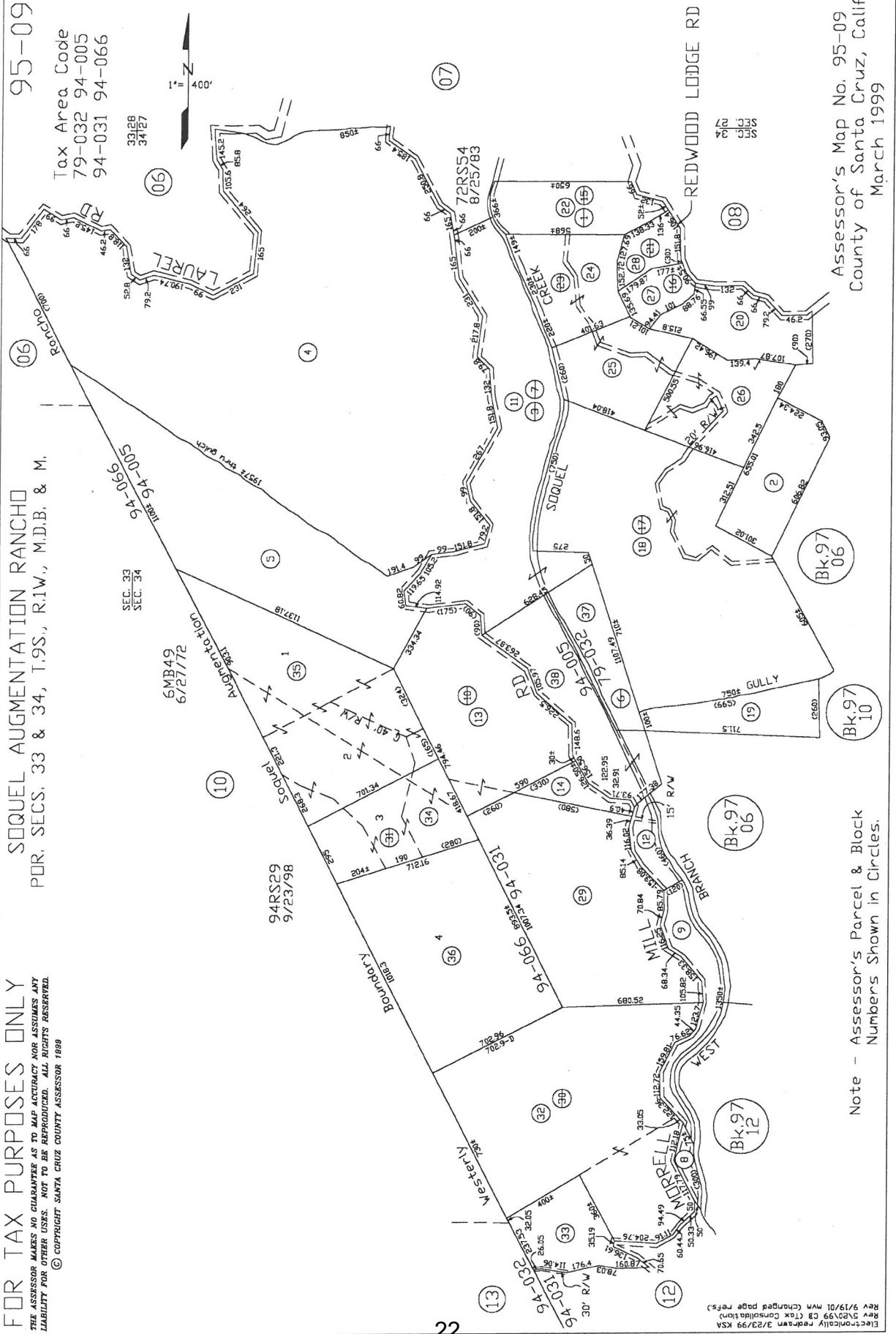
SOQUEL AUGMENTATION RANCH
 POR. SECS. 33 & 34, T.9S., R.1W., M.D.B. & M.

95-09

Tax Area Code
 79-032 94-005
 94-031 94-066

33.28
 34.57

1" = 400'



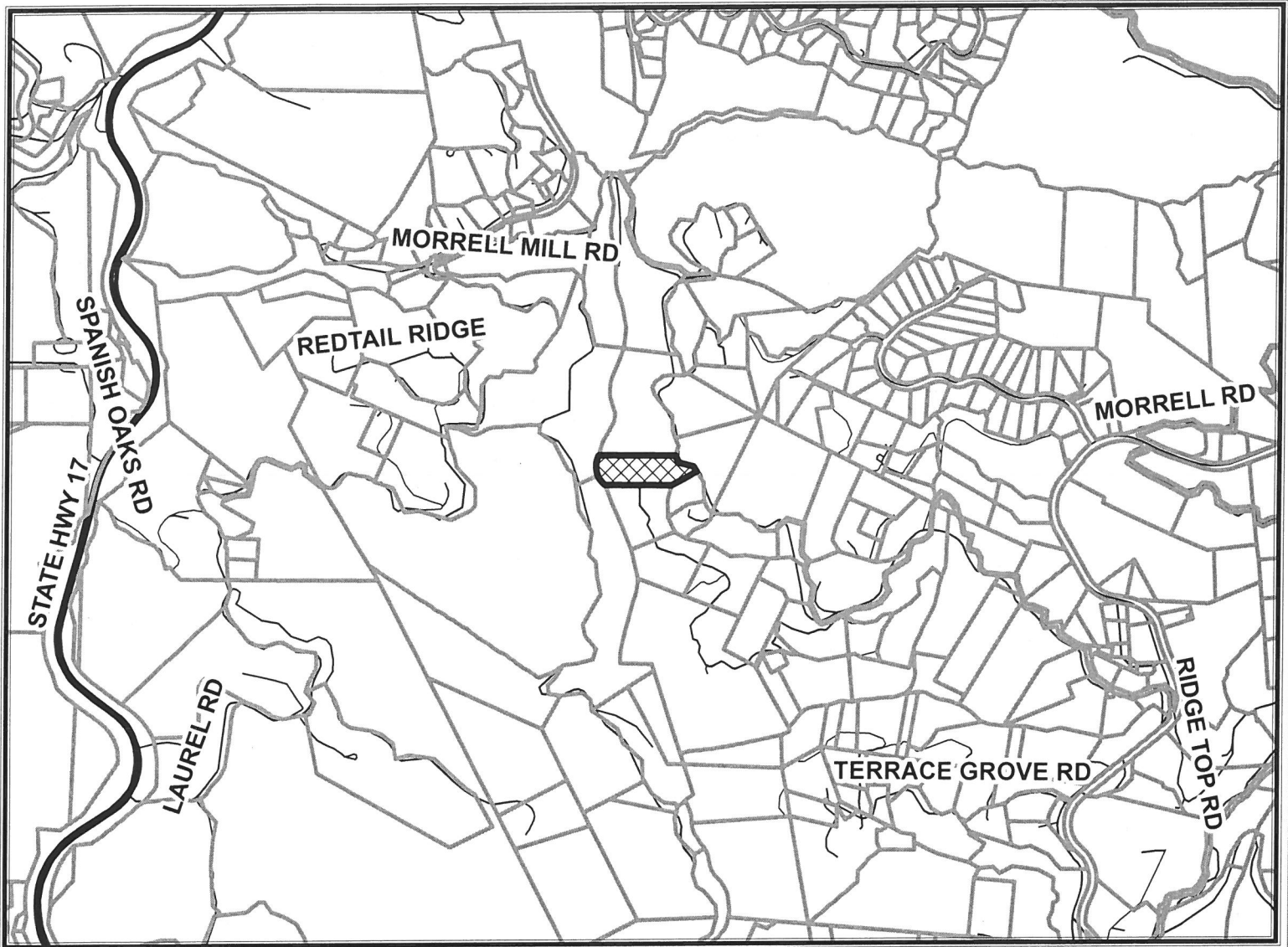
Assessor's Map No. 95-09
 County of Santa Cruz, Calif.
 March 1999

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

Electronically redrawn 3/23/99 KSA
 Rev 9/20/99 CB (Last Consolidation)
 Rev 9/19/01 Mm (changed page refs.)



Location Map



LEGEND

-  APN: 095-091-22
-  Assessors Parcels
-  Street
-  State Highways

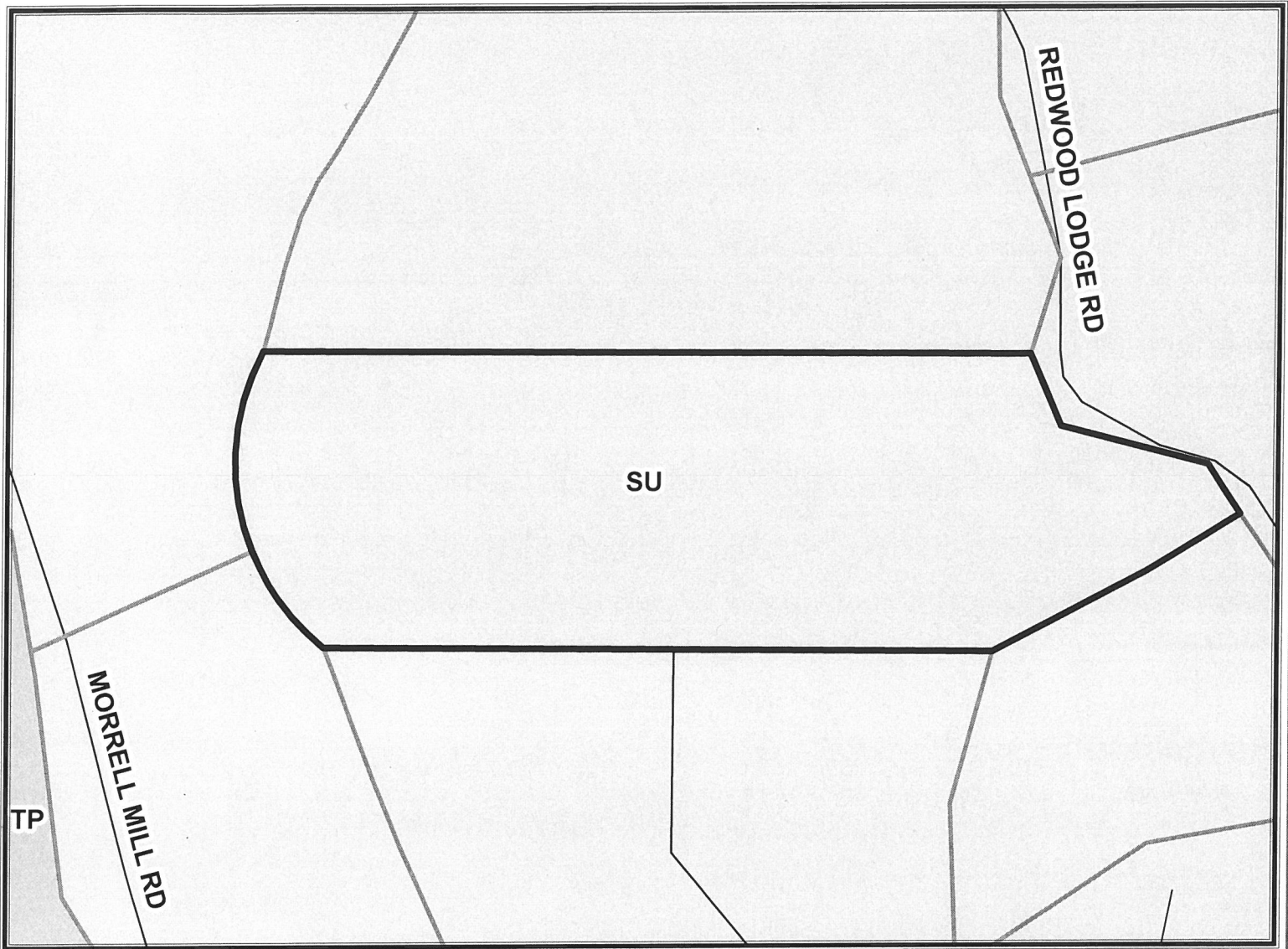


Map Created by
County of Santa Cruz
Planning Department
November 2015

EXHIBIT E

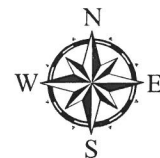


Zoning Map



LEGEND

-  APN: 095-091-22
-  Assessors Parcels
-  Street
-  SPECIAL USE
-  TIMBER PRODUCTION

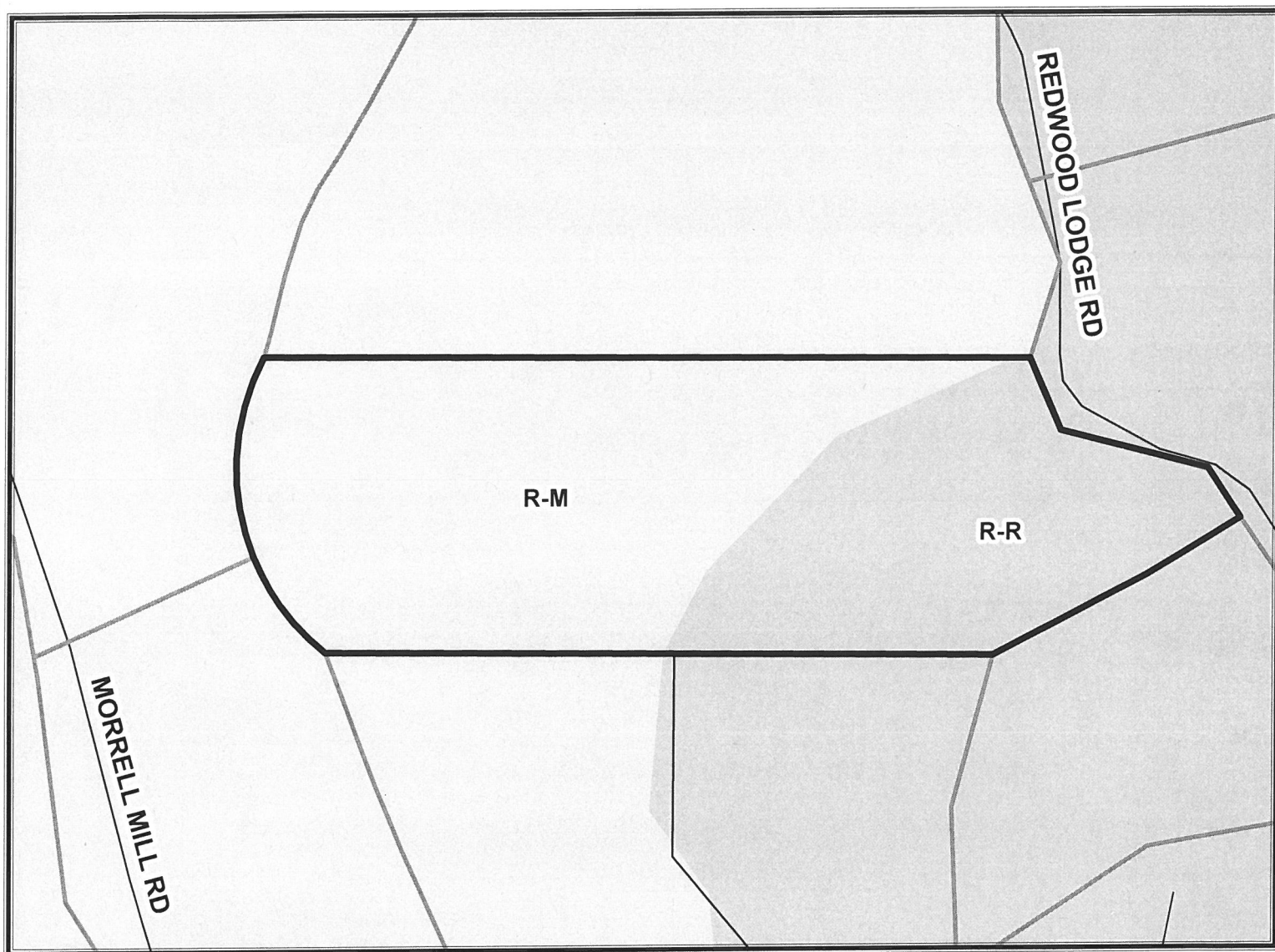


Map Created by
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Planning Department
November 2015

EXHIBIT E



General Plan Designation Map



LEGEND

-  APN: 095-091-22
-  Assessors Parcels
-  Street
-  Residential-Mountain
-  Residential-Rural



Map Created by
County of Santa Cruz
Planning Department
November 2015

EXHIBIT E