



Staff Report to the Planning Commission

Application Number: **221056**

Applicant: Ramsey Civil Engineering
Owner: C & H LLC
APN: 040-213-14
Site Address: 449 Granite Way, Aptos

Agenda Date: February 28, 2024
Agenda Item #: 7
Time: After 9:30 a.m.

Project Description: Proposal to divide an 11,979 square foot developed lot with a single-family dwelling into two parcels of 5,110sf (Lot A) and 6,907sf (Lot B), with the existing, nonconforming dwelling remaining on Lot A.

Location: Property is located on the north side of Granite Way, approximately 200 feet west of the intersection of Granite Way and Cathedral Drive (449 Granite Way).

Permits Required: Minor Land Division

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221056, based on the attached findings and conditions.

Project Description & Setting

The proposed project would subdivide an existing 12,017 square foot lot into two new parcels, including creation of a corridor access lot and establish a building envelope for a future single-family dwelling and accessory dwelling unit (ADU). An existing dwelling located on the front portion of the parcel would remain.

The subject property is located on the north side of Granite Way in the Aptos Village. Development in the vicinity consists of both single-family and multi-family dwelling; parcels to the north, east, and west are developed with single-family dwellings while development immediately south of the site consists of townhomes and commercial structures developed as part of the more recent Aptos Village Plan. Existing development on the project site consists of an approximately 900 square foot non-conforming single-family dwelling constructed circa 1953. In addition to the home, a large, detached garage structure sits east of the home along the east side property line.

The proposed project divides the property into two building sites: a 5,110 square foot lot (Parcel A) and a 6,097 square foot corridor access lot (Parcel B), with the 20-foot access corridor on the north side property line. The existing garage on Parcel A would be demolished and the existing home would remain in its present location and except for the existing 3.5-foot west side yard,

would conform to the site standards of the newly formed parcel. The Design Guidelines for future development provided by the applicant reflect the typical development standards of the RM-4 zone district.

Zoning & General Plan Consistency

The subject property is a 12,017 square foot lot, located in the RM-4 (Multi-family residential, 4,000 square foot parcel size) zone district, a designation which allows residential uses. The project would result in the development of one single-family dwelling and one ADU, which are permitted uses within the zone district. The zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The proposed project would result in the creation of one new building site (Parcel B) with 6,907 square feet of gross site area and 5,207 square feet of net site area (gross area less the corridor access portion of the lot). The proposed site area for Parcel A, presently developed with a dwelling, is 5,110 square feet.

Density of Development and General Plan Policies

Where the proposed project would result in a maximum of four units (one house and one ADU on each parcel), an alternative project design could support up to five units; the site's 12,000 square feet of site area and RM-4 zoning designation would support three dwelling units and two detached accessory dwelling units on a single parcel. The most likely development pattern in this alternative scenario would involve either the demolition of the existing dwelling and the construction of three attached or semi-detached townhouse-style units with two detached ADU's on a single parcel, or construction of a duplex-style structure with detached ADU's on the rear portion of the existing parcel, with the existing single-family dwelling retained in situ.

The General Plan includes a number of housing policies which support both the proposed project and an alternative project design with increased development density, however slightly. The proposed two-lot development is consistent with General Plan Policy 2.9.1, which specifies a development density range of 4,000 to 6,000 square feet of net developable area per unit on sites with an R-UM General Plan designation, while Policy 2.1 of Section 4.7 (Housing Objectives, Goals, Programs and Policies) of the County's 2015 Housing Element, states:

“In order the maximize housing generation on RM sites, require that developments that are proposed on RM zoned sites be designed and permitted as attached housing projects, unless unusual site conditions are found to exist on the site that render such designs impractical and alternate designs cannot maximize housing production.”

On balance, the proposed project offers substantial conformance with the other policies of the of the General Plan, including Objective 2.9, which defines detached houses, duplexes, townhouse, and small lot detached units as appropriate housing types in the Urban Medium Density Residential General Plan designation, with Policy 2.9.2, which allows for consideration of the pattern of existing land use in the neighborhood to be considered when determining specific densities, and with the objectives to encourage and assist in the development of housing, to remove constraints to housing, and to preserve existing housing stock (General Plan Chapter 4.7, Goals 2,3, and 5).

Nonconforming Side Yard Setback

Except for the garage, which is required to be demolished prior to recordation of the final map, existing improvements on Parcel A would not be altered as part of this approval. However, the existing dwelling is constructed to within 3.5-feet of the west side property line, a nonconforming condition that is proposed to be maintained following project completion.

Santa Cruz County Code Chapter 13.10.323(D)(1)(a) specifies “within any new land division project, all development standards on all lots or parcels which abut the periphery of the project site are subject to all the restrictions stated in this section unless a variance is obtained”. The development standards and envelopes proposed by the applicant, as memorialized on the Tentative Map (Exhibit D), are reflective of the development standards for structures in the RM-4 zone district, and therefore, do not require variance approval. Future development on Parcel A would meet the 5-foot zone district standard.

The project is substantially in conformance with the intent of the zoning objectives; thus, Staff supports the applicant’s proposal to maintain the existing setback rather than require relocation or demolition of the home and without requiring a variance to site development standards. Maintaining the existing setback would not be materially detrimental to public safety, health, or welfare. Further, the County Nonconforming Regulations (SCCC 13.10.262) establishes policies which “recognize the prevalence of legally established nonconforming uses and structures, the neighborhood benefit of well-maintained building and the need to preserve existing housing stock” and those regulations are applicable to any other property in the County zoned or developed to a similar extent as the subject property.

Design Review

The Santa Cruz County Design Review Ordinance (SCCC 13.11) requires Design Review for all minor land divisions inside the Urban Services Line. Subsection 13.11.040(D) further specifies that applications for subdivisions require either design guidelines and prototypical home designs for construction, or design guidelines for future home construction.

At the time of application, the applicant had not solidified a timeline for future construction. Therefore, in lieu of developing plans for future structures, Design Guidelines for future improvements were provided. The guidelines are reflective of the residential development standards of the RM-4 zone district and are required to be noted on the Final Parcel Map and included in the building design required prior to building permit issuance.

Conclusion

Development resulting from the project will not only be consistent with the range of development allowed in the zone district but will also be consistent with the range of existing development found along Granite Way, which includes an equal distribution of single-family and multi-family residential dwellings. Approving the proposed project offers a broader community benefit by establishing a new housing site without necessitating the demolition of existing housing stock; the requirement to demolish the current dwelling poses a significant obstacle for the applicant and impacts the overall feasibility of the project. Given that the proposed project substantially conforms to the relevant codes and policies of the Zoning Ordinance and General Plan, the

Planning staff supports and recommends its approval.

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 **221056**, 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

Report Prepared By: *Evan Ditmars*
Evan Ditmars
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3227
E-mail: evan.ditmars@santacruzcountycalifornia.gov

Report Reviewed By: *Sheila McDaniel*
Sheila McDaniel
Principal Planner
Development Review
Santa Cruz County Planning

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. Soquel Creek Water District Will-Serve Letter, dated January 18, 2019

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: 221056
Assessor Parcel Number: 040-213-14
Project Location: 449 Granite Way, Aptos

Project Description: Minor Land Division to create two residential parcels

Person or Agency Proposing Project: Ramsey Civil Engineering

Contact Phone Number: 831-459-9992

- 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 15 – Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

The proposed project is a land division of a residential parcel in an urban area. The slope is less than 20 percent across the parcel and no exceptions or variances are needed for the approval.

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

Evan Ditmars, Project Planner

Date: _____

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or specific plan, if any.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two residential parcels. The property is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one parcel for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 4,000 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development, and the design of the proposed structures is consistent with the character of similar developments in the surrounding area.

The project is consistent with the Aptos Village Plan, in that the plan requires residential uses along the north side of Granite Way, consistent with the Urban Medium Density Residential (R-UM) General Plan land use designation, as a transition between the existing single-family residential neighborhood to the north and the Aptos Village to the south.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the RM-4 (Multifamily residential - 4,000 square feet minimum) zone district where the project is located, and the building sites established by the project will be consistent with the required site standards of the RM-4 zone district.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that the site is already developed with one single-family dwelling which is not proposed to be demolished or relocated as part of this application. The second parcel's building envelope is configured to allow development in compliance with the required site standards. No environmental resources would be adversely impacted by the proposed development.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that municipal water and sewer services are available to serve the proposed parcels.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

This finding can be made in that no such easements are known to affect the project site.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made in that the resulting parcels would not preclude future passive or natural heating and cooling opportunities.

9. 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 can be made in that the project would result in the creation of two parcels with one of the proposed parcels already developed with a single-family dwelling. The proposed land division would not render the existing development more nonconforming or result in conflict with the County Design Guidelines. Development on the second building site established by the proposal would be required to comply with the Design Standards adopted in the Conditions of Approval, which establish an envelope and building design concept aligned with the County Design Review Regulations and the residential development standards of the RM-4 zone district. New development on Parcel A is subject to the applicable development standards of the RM-4 district or as reflected in the envelope shown on the parcel map.

The proposed project would result in development consistent and compatible with surrounding neighborhood, which is comprised of single-and multi-family residential developments.

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.

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 proposed residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-4 (Multi-family residential - 4,000 square feet minimum) 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 Medium Density Residential (R-UM) land use designation in the County General Plan.

The proposed project 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 proposed building envelopes will accommodate structures will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed project will be properly proportioned to the parcel size or 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 building envelopes will accommodate structures which comply with the site standards for the RM-4 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.

The project is consistent with the Aptos Village Plan, in that the plan requires residential uses along the north side of Granite Way, consistent with the Urban Medium Density Residential (R-UM) General Plan land use designation, as a transition between the existing single family residential neighborhood to the north and the Aptos Village to the south.

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 land division will result in the creation of one additional residential parcel. The expected level of traffic generated by the proposed project is anticipated to be only one additional peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding 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 project is located in a mixed neighborhood containing a variety of architectural styles, and the proposed land division 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 can be made, in that the proposed land division will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Land Division 221056

Applicant: Ramsey Civil Engineering

Property Owner: C & H LLC

Assessor's Parcel Number: 040-213-14

Property Address: 449 Granite Way, Aptos

Property Location: North side of Granite Way, approximately 200 feet west of the intersection of Granite Way and Cathedral Drive

Planning Area: Aptos

Exhibit(s):

D. Tentative Map - prepared by Ramsey Civil Engineering, revised 1/15/24.

All correspondence and maps relating to this land division shall carry the land division number noted above.

I. Prior to exercising any rights granted by this Approval, the owner shall:

A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.

II. A Parcel Map for the land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.

B. This land division shall result in no more than two (2) residential parcels.

C. The minimum parcel area shall be 4,000 square feet of net developable land per unit.

D. The following items shall be shown on the Parcel Map:

1. Building envelopes located according to the approved Tentative Map.

2. Show the net area of each lot to the nearest square foot.

3. Design Criteria for future development:
 - a. Childcare, Affordable Housing, and Park fees shall be calculated and paid at the applicable rate at the time of building permit submittal.
 - b. Applications for development of Parcel B are required to include plans for an accessory dwelling unit.
 - c. Unless otherwise specified below, future development shall comply with the applicable zone district development standards at time of building permit submittal.
 - d. Except for Accessory Dwelling Units or development not subject to structural setbacks, future structures shall adhere to the building envelope on Sheet TM-1 or as follows:
 - i. Front yard: 20-feet
 - ii. West side yard: 5-feet
 - iii. East side yard: 8-feet
 - iv. Rear yard: 15-feet
 - e. New development on Parcel A shall comply with the applicable development standards for the zone district at the time of building permit submittal, including compliance with the setbacks established by the building envelope.
 - f. Structures shall incorporate architectural design features with clean and simple lines, standard roof slopes, porch, and white or earth toned exterior paint with darker trim colors.
 - g. Exterior materials are limited to Hardie plank siding.
 - h. Windows shall be double hung.
 - i. Building Permit plans shall include Landscape and Irrigation Plans.
 - j. Trees removed from the project site shall be replaced at a 3:1 ratio.
4. Include the Minor Land Division number "221056" on all sheets of the Parcel Map.
5. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - a. New parcel numbers for all of the parcels must be assigned by the

Assessor's Office prior to application for a Building Permit on any parcel created by this land division.

- b. Lots shall be connected for water service to Soquel Creek Water District. All regulations and conditions of the water district shall be met. Proof of water service availability is required prior to issuance of a building permit on any parcel.
- c. Project shall satisfy all Santa Cruz County Sanitation District Code, County Design Criteria, and Santa Cruz County Code requirements and pay all sanitary sewer fees for new sewer service to Parcel B.
 - i. Submit final construction details for the proposed sewer improvements, consistent with Part 4 of the County Design Criteria. Include pipe material, diameter, and slope for the proposed lateral [Figures SS-2A, SS-2B, SS-7, SS-11, SS-14 from 2021 Design Criteria].
- d. All requirements specified by the Stormwater Management division of Community Development and Infrastructure shall be met, including the following:
 - i. Provide a Project Information and Threshold Determination Form (see Appendix A of Part 3 of the County Design Criteria, CDC). Please ensure that the threshold form includes all phases of development and that the concrete swale, paver parking area on parcel A (if not designed as self-mitigating) are included in the tabulations.
 - ii. The project plans show site and upstream runoff routed with overflow and construction in Granite Way, a private road. Tentative approval of the proposed plans from the HOA responsible for the maintenance of the private road was not provided. Formal approval of the improvements that require construction within the private road right of way (curb drains, driveway approach, etc.) are required prior to final map and improvement plan approval. This may be coordinated with the Owner/Agent Form provided to the Planning Department.
 - iii. Provide updated detail/s and analysis for the proposed self-retaining paver areas. If these areas are to be considered self-mitigating provide analysis demonstrating retention of the 2- and 10-year storm volume without overflow. An updated detail shall also be provided that does not include a perforated pipe subdrain and that eliminates the geotextile fabric or specifies a non-woven, high permeability fabric. Otherwise, these areas shall be considered semi-impervious.

- iv. Provide an updated detail for the permeable pavers that specifies infiltration testing method to be performed by the applicant demonstrating compliance with the minimum specified surface infiltration rate prior to land division acceptance.
 - v. Provide recorded maintenance agreements (SWM-25A, as long as the project remains medium) for each proposed parcel. Each agreement shall include the restriction on additional impervious or semi-impervious areas without permit/approval from the County. The agreement for Parcel B shall include the acknowledgement of upstream runoff and shall identify the stormwater facilities that will accommodate this upstream runoff in the maintenance checklists and watershed/stormwater facility site map attachments. Provide draft agreement for review prior to recordation.
 - vi. Zone 6 fees will be assessed on the net increase in permitted impervious area. The project may be eligible for fee credits for existing impervious areas previously permitted or built prior to the establishment of the flood control zone 6 established in 1986. To establish credit eligibility please submit documentation such as assessor's records, survey records, permit records, dated aerial photographs or other official records to establish and determine the construction date, structure/impervious area footprint, or to confirm that a permit was previously issued is acceptable.
 - e. All requirements of the Environmental Planning Section of the Planning Department shall be met.
 - f. All requirements of the Central Fire Protection District shall be met.
 - g. All requirements of the Building Design Guidelines shall be met.
6. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map or Preliminary Improvement Plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Obtain and final a permit for demolition of the detached garage.
- B. The development is subject to Aptos Transportation Improvement (TIA) fees at the current rate within the County Unified Fee Schedule, currently \$6000 for each new lot created. The TIA fee of \$6,000 is to be split evenly between transportation improvement fees and roadside improvement fees.
- C. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- D. Meet all drainage requirements of the Department of Public Works, Stormwater Management Services section.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
 - 1. Project shall provide a final plumbing/floor plan and design details that are consistent with the current County of Santa Cruz Sanitation District code and County Design Criteria (SCCSD) Part 4, Sanitary Sewer Design. A sewer profile shall be submitted showing the existing lateral layout (Parcel A) and the new sewer lateral connection (Parcel B) up to the main. Engineer shall confirm layout of existing sewer lateral serving Parcel A, if located within proposed boundaries of Parcel B – a private sanitary sewer easement shall be shown on the tentative map and a legal description for future maintenance and access shall be recorded against the new parcels with the County Recorder's Office.
 - 2. SCCSD sewer service, connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.080 "New Facilities" and Section 5.04.160 "Sewer Service Charges" of the SCCSD code.
- G. Engineered improvement plans for all water line extensions required by Soquel Creek Water District shall be submitted for the review and approval of the water agency.
- H. Grading shall be required to be improved on final improvement plans in the area around the new property line adjacent to flagpole driveway.
 - 1. Driveway profiles are required.
 - 2. Identify improvements to be done within subdivision:
 - a. Site grading on both lots
 - b. Driveway ramp for Parcel B

- c. Driveway and parking for Parcel A
 - d. Drainage improvements
 - e. Removal of garage on Parcel A
- I. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- J. The development is subject to Aptos Transportation Improvement (TIA) fees at the current rate within the County Unified Fee Schedule, currently \$6000 for each new lot created. The TIA fee of \$6,000 is to be split evenly between transportation improvement fees and roadside improvement fees. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 - 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
 - a. The proposed driveways and frontage improvements shall be constructed per the approved improvement plans for this permit, except as modified by these conditions.
 - i. The owner shall cooperate with the developer of the Aptos Village project in the construction of Granite Way (as approved under Subdivision number 101027) and shall pay a fair share of road improvement costs.
 - 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
 - 3. Details for the installation of required silt and grease traps. Submit a silt and grease trap maintenance agreement to the Department of Public Works.

4. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Parcel Map.
5. In order to ensure that the one-hour air quality threshold for the pollutant acrolein is not exceeded during demolition and paving, prior to the issuance of the grading permit, the applicant shall modify the grading plans to include notes incorporating the construction conditions given by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) as follows:
 - i. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts, *or* all such equipment shall be fueled with B99 diesel fuel;
 - ii. Applicant shall retain receipts for purchases of catalysts or b99 diesel fuel until completion of the project.
 - iii. Applicant shall allow MBUAPCD to inspect receipts and equipment throughout the project.

Alternatively, the applicant may submit a health risk assessment to the MBUAPCD for review and approval. Any recommendations and requirements of the MBUAPCD will become conditions of constructing the project.

- K. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department.
 1. The landscape plan shall include fencing or sufficient vegetative buffer to provide screening of the corridor access and driveway portions of Parcel B.
- L. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district and the following conservation regulations:
 1. Turf Limitation. The turf area shall not exceed 25 percent of the total landscaped area. The turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 2. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be

well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.

3. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation system, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - a. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - b. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

IV. All future construction within the property shall meet the following conditions:

- A. All work adjacent to or within a County Road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County Road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with

the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.

- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Building permits shall meet the criteria of the Central Fire Protection District:
 - 1. NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2019) and Central Fire District Amendments.
 - 2. NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in the 2016 California Building Code (e.g., R-3, Type V-B, Sprinklered).
 - 3. The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.
 - 4. SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building if the building is equipped with an automatic fire sprinkler system, or 400 feet if the building is not equipped with an automatic fire sprinkler system.
 - 5. NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.
 - 6. NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
 - 7. SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:
 - 8. SHOW the location of the CO detector outside each sleeping room and on each level at a minimum of the residence.

9. NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.
 10. NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.
 11. NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.
 12. NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.
 13. NOTE on the plans that the electric gate shall be equipped with the Central Fire District key entry system.
- 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.
1. An archaeological monitor shall be present on-site during all grading operations.
- F. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- G. All required land division improvements shall be installed and inspected prior to

final inspection clearance for any new structure on the new lots.

- V. In the event that future County inspections of the subject property disclose non-compliance 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 Approval revocation.
- VI. 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.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE
PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE.**

This Tentative Map is approved subject to the above conditions and the attached map and expires 24 months after the 14-day appeal period. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Sheila McDaniel
Principal Planner

Evan Ditmars
Project Planner

cc: County Surveyor

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

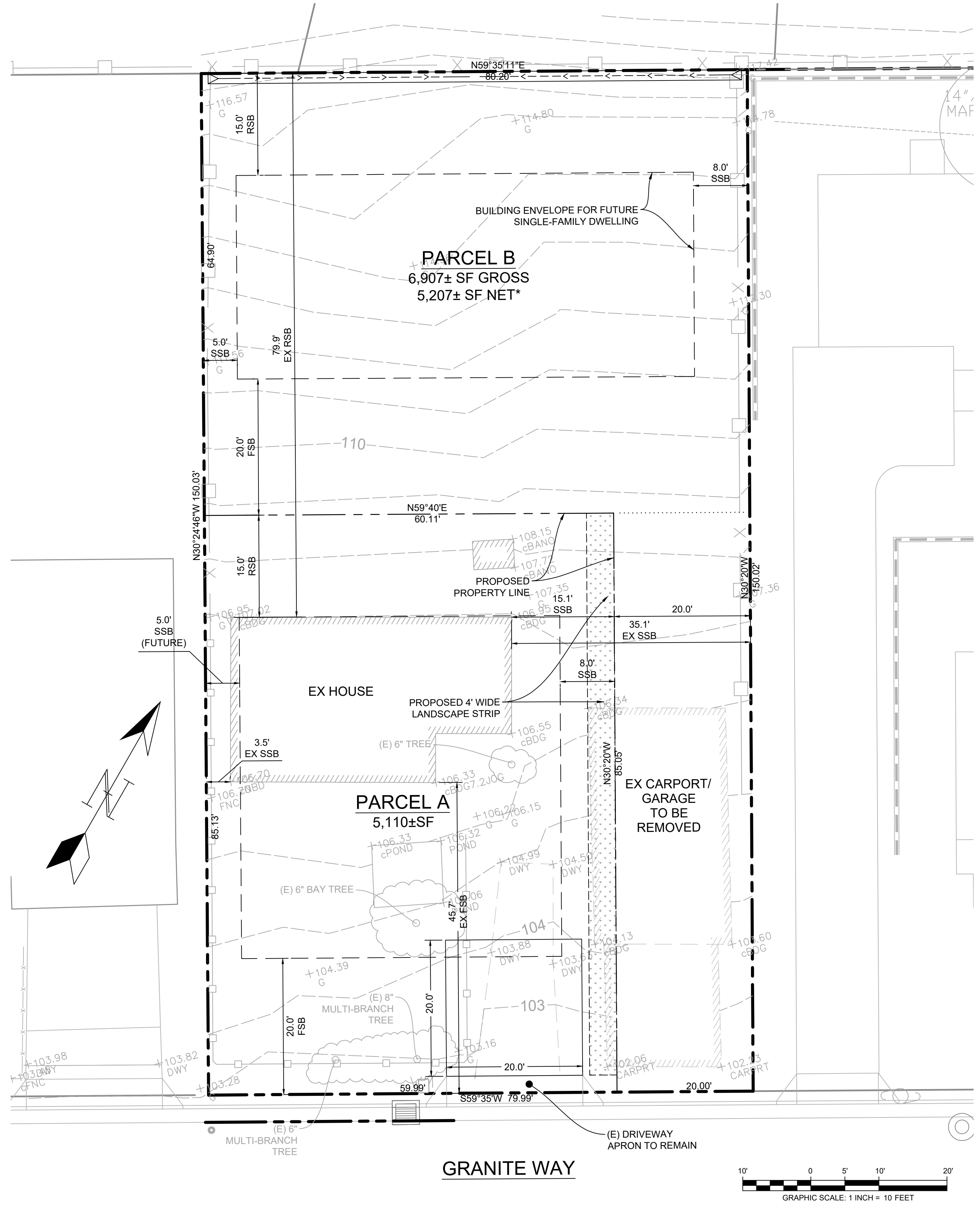
TENTATIVE MAP
2-LOT MINOR LAND DIVISION
FOR
WILLIAMS/TURNER RESIDENCE

APN: 040-213-14

449 GRANITE WAY, APTOS, CA 95003

PROJECT DESIGN GUIDELINES

- EXISTING DWELLING, DRIVEWAY AND FLAT WORK ON PARCEL 'A' ARE TO REMAIN. THE EXISTING CARPORT/GARAGE STRUCTURE IS TO BE DEMOLISHED.
 - PARCEL 'B' SHALL CONSIST OF A NEW 1,400± SF (FOOTPRINT) 2,800± SF TOTAL SINGLE FAMILY DWELLING WITH A 480± SF ATTACHED TWO-CAR GARAGE. ACCESSORY DWELLING UNIT (ADU) SHALL BE CONSTRUCTED ABOVE ATTACHED GARAGE.
 - PARKING REQUIREMENTS WILL BE ADHERED TO BASED ON FINAL NUMBER OF BEDROOMS, INCLUDING THE ADU. THE NEW STRUCTURE WILL BE LOCATED ENTIRELY WITHIN THE PROPOSED SETBACKS, AND WILL MEET ALL OTHER SITE STANDARDS FOR THE RM-4 ZONING DISTRICT, INCLUDING HEIGHT, LOT COVERAGE, AND FLOOR AREA RATIO (FAR).
 - THE PROPOSED DWELLING WILL BE A TWO-STORY STRUCTURE WITH HARDIE PLANK SIDING AND DOUBLE HUNG WINDOWS. DESIGN SHALL INCORPORATE ARCHITECTURAL DESIGN FEATURES WITH CLEAN AND SIMPLE LINES, STANDARD ROOF SLOPES, PORCH, AND WHITE OR EARTH TONED EXTERIOR PAINT WITH DARKER TRIM COLORS. BUILDING SETBACK SHALL CONFORM TO THE COUNTY ZONING REQUIREMENTS
 - PROJECT SHALL BE LIMITED TO A "MEDIUM" PROJECT PER THE COUNTY DESIGN CRITERIA, AND IMPLEMENT BEST MANAGEMENT PRACTICES TO MEET THE COUNTY STANDARDS.
- CONDITIONS OF APPROVAL
- CHILDCARE, AFFORDABLE HOUSING, AND PARK FEES SHALL BE CALCULATED AND PAID AT THE APPLICABLE RATE AT THE TIME OF BUILDING PERMIT SUBMITTAL.
 - APPLICATIONS FOR DEVELOPMENT OF PARCEL B ARE REQUIRED TO INCLUDE PLANS FOR AN ACCESSORY DWELLING UNIT.
 - UNLESS OTHERWISE SPECIFIED BELOW, FUTURE DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE ZONE DISTRICT DEVELOPMENT STANDARDS AT TIME OF BUILDING PERMIT SUBMITTAL.
 - EXCEPT FOR ACCESSORY DWELLING UNITS OR DEVELOPMENT NOT SUBJECT TO STRUCTURAL SETBACKS, FUTURE STRUCTURES SHALL ADHERE TO THE BUILDING ENVELOPE ON SHEET TM-1 OR AS FOLLOWS:
 - FRONT YARD: 20-FEET
 - WEST SIDE YARD: 5-FEET
 - EAST SIDE YARD: 8-FEET
 - REAR YARD: 15-FEET
 - NEW DEVELOPMENT ON PARCEL A SHALL COMPLY WITH THE APPLICABLE DEVELOPMENT STANDARDS FOR THE ZONE DISTRICT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
 - STRUCTURES SHALL INCORPORATE ARCHITECTURAL DESIGN FEATURES WITH CLEAN AND SIMPLE LINES, STANDARD ROOF SLOPES, PORCH, AND WHITE OR EARTH TONED EXTERIOR PAINT WITH DARKER TRIM COLORS.
 - EXTERIOR MATERIALS ARE LIMITED TO HARDIE PLANK SIDING.
 - WINDOWS SHALL BE DOUBLE HUNG.
 - BUILDING PERMIT PLANS SHALL INCLUDE LANDSCAPE AND IRRIGATION PLANS DEVELOPED IN ACCORDANCE WITH THE REGULATIONS OF THE SANTA CRUZ COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE (SCCC 13.13), AND AS REFLECTED IN THE ADOPTED CONDITIONS OF APPROVAL.
 - TREES REMOVED FROM THE PROJECT SITE SHALL BE REPLACED AT A 3:1 RATIO.



PROJECT DATA

OWNER & SUBDIVIDER

CASSANDRA WILLIAMS & HAL TURNER
54 ALDRIDGE LANE
CORRALITOS, CA 95076

OWNERS AGENT

RAMSEY CIVIL ENGINEERING INC.
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
(831) 462-2905

SOILS ENGINEER

TBD

EXISTING ZONING

RM-4 = MULTI FAMILY RESIDENTIAL

EXISTING USE

ONE (1) - SINGLE FAMILY RESIDENCE

* NET LOT AREA = (GROSS LOT AREA) - (FLAG PORTION OF LOT)

ABBREVIATIONS

AC	ASPHALT CONCRETE
BSW	BACK OF SIDEWALK
CBC	CALIFORNIA BUILDING CODE
E	EAST, ELECTRICAL
EX	EXISTING
FSB	FRONT SETBACK
MIN	MINIMUM
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
NW	NORTHWEST
PL	PROPERTY LINE
RC	RELATIVE COMPACTION
ROW	RIGHT-OF-WAY
RSB	REAR SETBACK
S	SOUTH, SLOPE
SF	SQUARE-FEET
SHT	SHEET
SSB	SIDE SETBACK
STD	STANDARD
SW	SIDEWALK, SOUTHWEST
W	WEST, WATER

PROJECT DESCRIPTION

PROPOSED PROJECT INCLUDES A 2-LOT MINOR LOT DIVISION AND DESIGN GUIDELINES FOR A FUTURE SINGLE FAMILY DWELLING WITH ACCESSORY DWELLING UNIT.

PROPOSED USE

TWO (2) - SINGLE FAMILY RESIDENCES

WATER SUPPLY

SOQUEL CREEK WATER DISTRICT

SEWER DISPOSAL

COUNTY OF SANTA CRUZ SANITATION DISTRICT

GAS & ELECTRIC

PACIFIC GAS & ELECTRIC

AREA SUBJECT TO INUNDATION

N/A

TOTAL AREA OF SITE

12,017± S.F. / 0.28± ACRES

SURVEY

SURVEY FOR THIS PROJECT PROVIDED BY MID COAST ENGINEERS, JOB NO. 04166TP, DATED SEPTEMBER 29, 2004.

BENCHMARK

BENCHMARK USED FOR THIS SURVEY IS A FOUND ½" PIPE AT THE SOUTHEAST EDGE OF GRANITE WAY AT THE GRANITE WAY CATHEDRAL DRIVE INTERSECTION. (LS3293)

BENCHMARK ELEVATION = 98.47' (ASSUMED)

BASIS OF BEARINGS

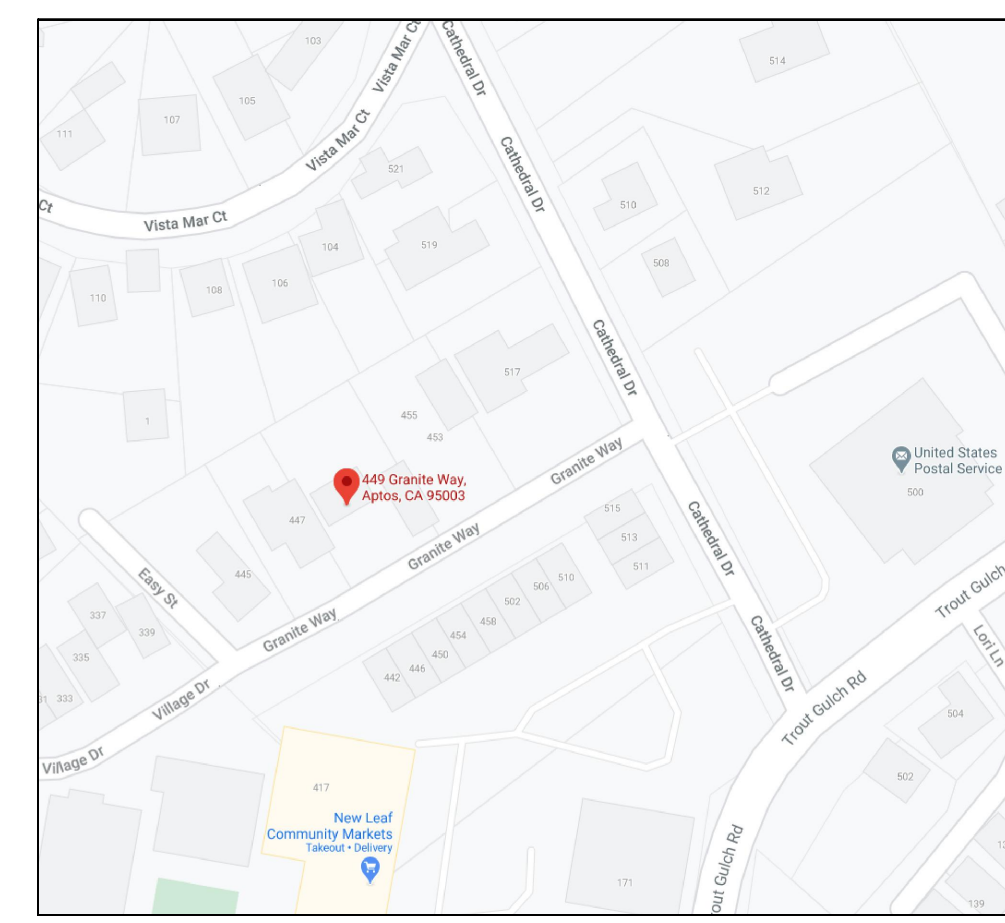
BASED ON MID COAST ENGINEERS SURVEY MENTIONED ABOVE

Exhibit D
Application 221056

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
TM-1	TENTATIVE MAP
C1.0	EXISTING CONDITIONS
C1.1	SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C2.1	SECTIONS
C3.0	UTILITY PLAN
C4.0	WATERSHED MAP
C5.0	DETAILS

LEGEND

---	PROPERTY LINE
---	PROPERTY LINE -ADJACENT
---	PROPOSED EASEMENT
---	FENCE
---	SETBACK LINE



MAP DATA © GOOGLE

VICINITY MAP
N.T.S.

RAMSEY
CIVIL ENGINEERING INC.
CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

PROFESSIONAL SEAL
DAVID RAMSEY
NO. C73735
DATE 02/09/22
RCE# 73735

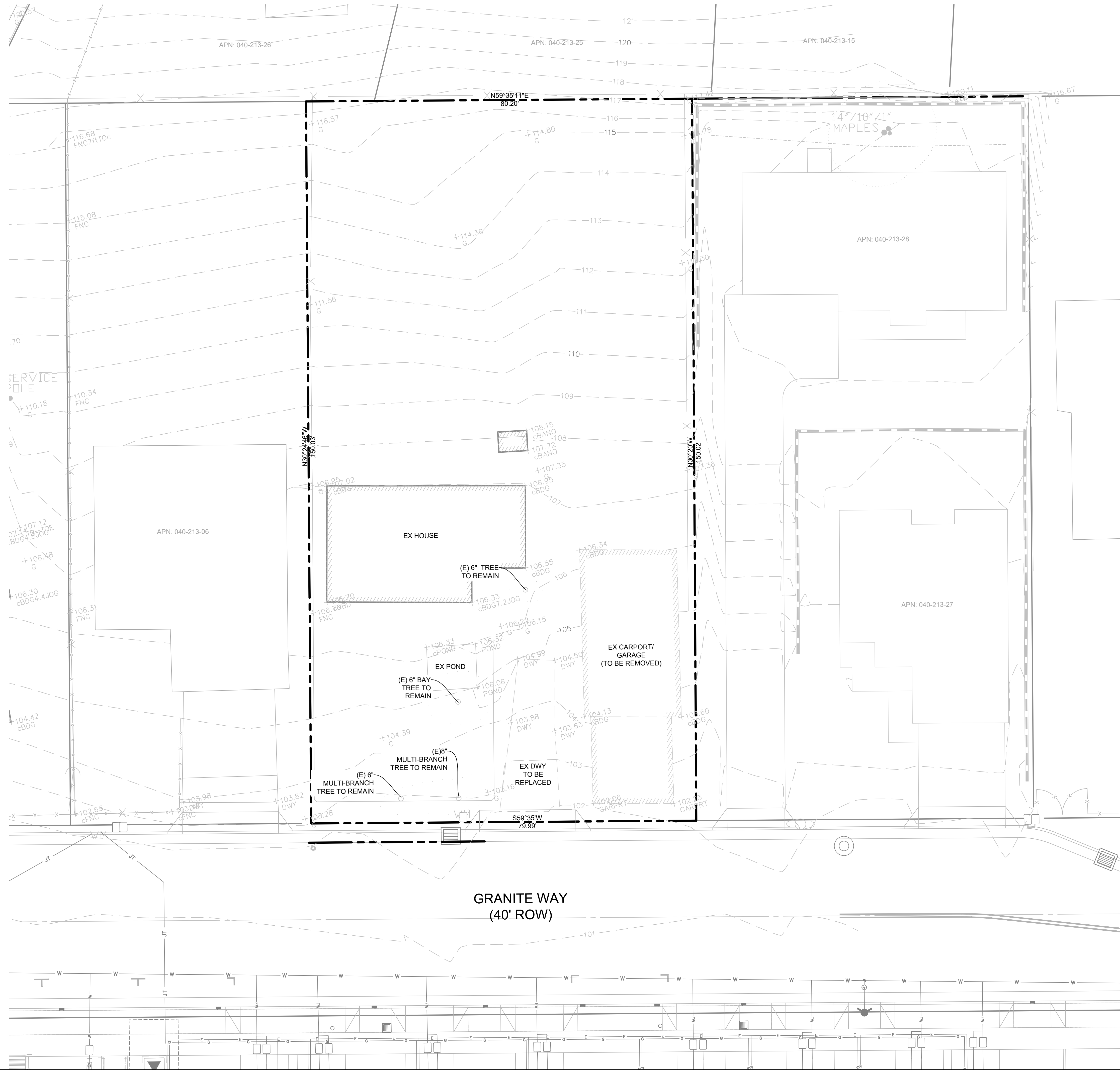
APN# 040-213-14
PLAN TYPE
TENTATIVE MAP
FOR RESIDENTIAL
2-LOT MLD

TENTATIVE MAP
WILLIAMS/ TURNER RESIDENCE
449 GRANITE WAY, APTOS, CA, 95003

NO.	DATE	DESCRIPTION	BY
1	1/15/24	DISCRETIONARY PERMIT ROUTING #2	DMR
1	6/24/23	DISCRETIONARY PERMIT ROUTING #1	DMR

DRAWN BY:	GS
DESIGNED BY:	DMR
DATE:	02/23/2022
SCALE:	AS NOTED
PROJECT NO.:	21-007
SHEET:	TM-1





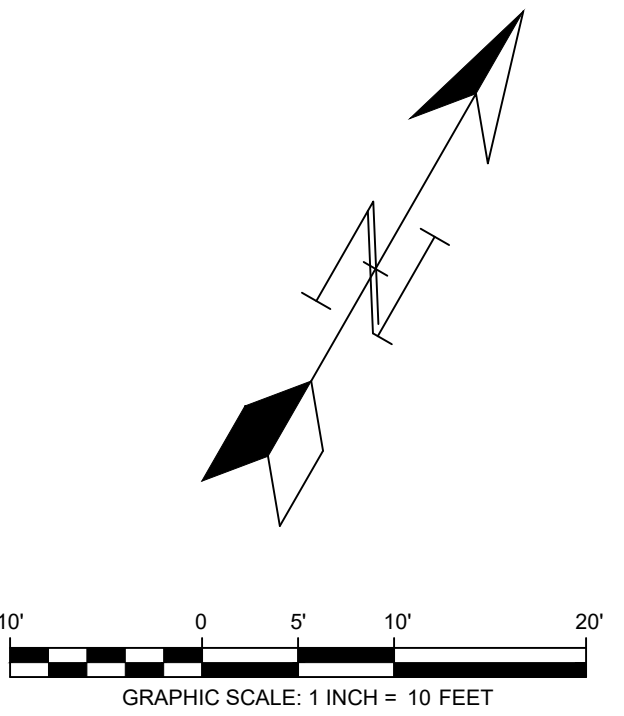
SURVEY
SURVEY FOR THIS PROJECT PROVIDED BY MID COAST ENGINEERS, JOB NO. 04166TP, DATED SEPTEMBER 29, 2004, WITH FRONTAGE IMPROVEMENTS SHOWN BASED ON APTOS VILLAGE DEVELOPMENT PLANS (TRACT 1561).

BENCHMARK
BENCHMARK USED FOR THIS SURVEY IS A FOUND 1/2" PIPE AT THE SOUTHEAST EDGE OF GRANITE WAY AT THE GRANITE WAY CATHEDRAL DRIVE INTERSECTION. (LS3293)

BENCHMARK ELEVATION = 98.47' (ASSUMED)

BASIS OF BEARINGS
BASED ON MID COAST ENGINEERS SURVEY MENTIONED ABOVE

Exhibit D
Application 221056



CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

DAVID RAMSEY DATE
RCE# 73735

APN# 040-213-14

PLAN TYPE
TENTATIVE MAP
FOR RESIDENTIAL
2-LOT MLD

EXISTING CONDITIONS PLAN

WILLIAMS/TURNER RESIDENCE

449 GRANITE WAY, APTOS, CA, 95003

NO.	DATE	DESCRIPTION	REVISION BLOCK
1	1/15/24	DMR	
1	6/24/23	DMR	
1		BY	

DRAWN BY: GS
DESIGNED BY: DMR
DATE: 02/23/2022
SCALE: AS NOTED
PROJECT NO.: 21-007
SHEET:

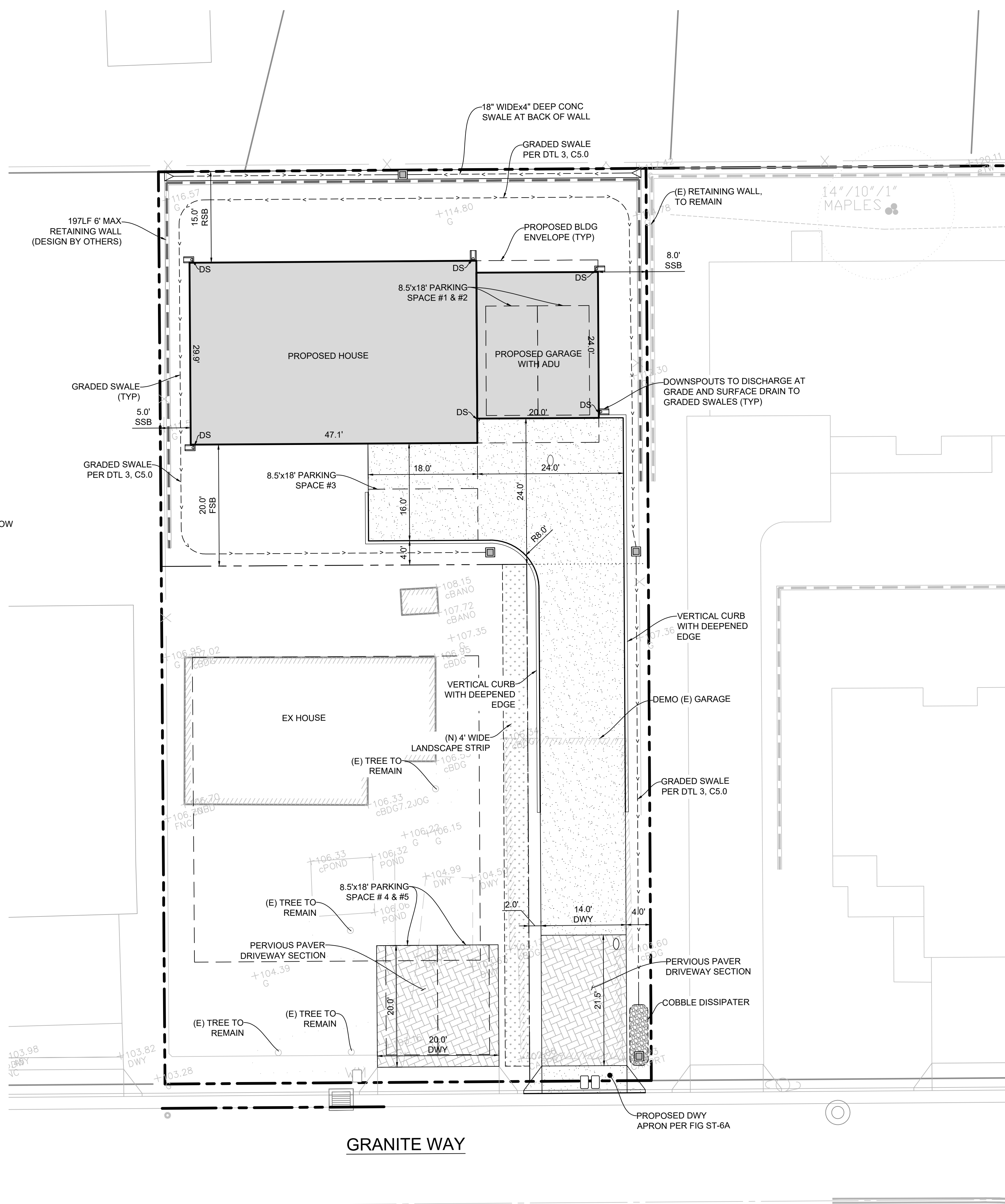
C1.0

ABBREVIATIONS

AB	AGGREGATE BASE	JT	JOINT TRENCH
AC	AIR CONDITIONER UNIT	L	LANDING
APN	ASSESSORS PARCEL NUMBER	LF	LINEAR FOOT
ARV	AIR-RELEASE VALVE	LIP	LIP OF GUTTER
BF	BASEMENT FLOOR	LOG	LIMIT OF GRADING
BFP	BACKFLOW PREVENTER	LP	LOW POINT
BO	BLOW-OFF VALVE	MH	MANHOLE
BRW	BOTTOM OF RETAINING WALL	MIN	MINIMUM
BSW	BACK OF SIDEWALK	N	NORTH
BVC	BEGIN VERTICAL CURVE	NE	NORTHEAST
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	NW	NORTHWEST
CB	CATCH BASIN	OC	ON CENTER
CBC	CALIFORNIA BUILDING CODE	OCEW	ON CENTER, EACH WAY
CI	CURB INLET	OH	OVERHEAD
CIP	CAST IRON PIPE	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PCC	POINT OF CONNECTION
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
CO	CLEANOUT	PLC	POINT OF REVERSE CURVE
CONC	CONCRETE	PS	PLANTING STRIP
COTG	CLEANOUT TO GRADE	PSE	PUBLIC SERVICE EASEMENT
DIP	DUCTILE IRON PIPE	PIV	POST-INDICATOR VALVE
DS	DOWNSPOUT	PV	PAVEMENT
DTL	DETAIL	PVC	POLYVINYL CHLORIDE PIPE
DWG	DRAWING	R	RADIUS
DW	DOMESTIC WATER	RC	RELATIVE COMPACTION
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
E	EAST, ELECTRICAL	ROW	RIGHT-OF-WAY
EG	EXISTING GROUND	RPPB	REDUCE PRESSURE PRINCIPLE BACKFLOW
EP	EDGE OF PAVEMENT	RSB	REAR SETBACK
(E)	EXISTING	RW	RECYCLED WATER
EQ	EQUAL	S	SOUTH, SLOPE
EX	EXISTING	SCWD	SOQUEL CREEK WATER DISTRICT
FC	FACE OF CURB	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SE	SOUTHEAST
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SHT	SHEET
FL	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOWLINE	SSB	SIDE SETBACK
FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
FO	FIBER OPTIC	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
FSB	FRONT SETBACK	SW	SIDEWALK, SOUTHWEST
FT	FOOT/FEET	SWE	SIDEWALK EASEMENT
FW	FIRE WATER	T	TELEPHONE
G	GAS	TC	TOP OF CURB
GB	GRADE BREAK	TH	THRESHOLD
GF	GARAGE FLOOR	TRAN	TRANSFORMER
HT	HEIGHT	TRW	TOP OF RETAINING WALL
HDPE	HIGH-DENSITY POLYETHYLENE	TW	TOP OF WALL
HP	HIGH POINT	USA	UNDERGROUND SERVICE ALERT
INT	INTERSECTION	W	WEST, WATER
INV	INVERT	WM	WATER METER
IRR	IRRIGATION	WV	WATER VALVE
JB	JUNCTION BOX		

LEGEND

	PROPERTY LINE		AIR RELEASE VALVE
	PROPERTY LINE -ADJACENT		BLOW-OFF VALVE
	PROPOSED EASEMENT		CATCH BASIN
	FENCE		CURB INLET
	ELECTRICAL LINE		CLEANOUT STRUCTURE
	FIBER OPTIC LINE		FIRE HYDRANT
	FIRE WATER LINE		GUY ANCHOR
	GAS LINE		MANHOLE STRUCTURE
	IRRIGATION LINE		WATER METER
	JOINT TRENCH LINE		WATER VALVE
	OVERHEAD LINE		WATER THRUST BLOCK
	RECYCLED WATER LINE		FLOW DIRECTION
	STORM DRAIN LINE		
	SANITARY SEWER LINE		
	TELEPHONE LINE		
	CABLE TV LINE		
	WATER LINE		
	SWALE		



SANTA CRUZ COUNTY GENERAL NOTES

- ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
- UNLESS OTHERWISE AGREED UPON WITH THE COUNTY OF SANTA CRUZ, WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED, PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
- ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
- NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
- UNLESS OTHERWISE INDICATED BY A GEOTECHNICAL ENGINEER, THE TOP 8" OF SUB-GRADE UNDER ALL PAVED (CONCRETE AND ASPHALT) SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
- PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS WILL REQUIRE NEGOTIATION AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THE TERMS "INSTALL", "CONSTRUCT" AND "NEW (N)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 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 ARCHEOLOGICAL 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 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- CIVIL ENGINEER OF RECORD, SHALL INSPECT THE DRAINAGE IMPROVEMENTS ON THE PARCEL AND PROVIDE PUBLIC WORKS WITH A LETTER CONFIRMING THAT THE WORK WAS COMPLETED PER THE PLANS. AS-BUILT PLANS, STAMPED BY THE CIVIL ENGINEER, MAY BE PROVIDED IN LIEU OF SAID LETTER.

HATCH LEGEND

	PROPOSED BUILDING (SEE ARCH DRAWINGS)
	CONCRETE
	PERMEABLE PAVERS
	COBBLES

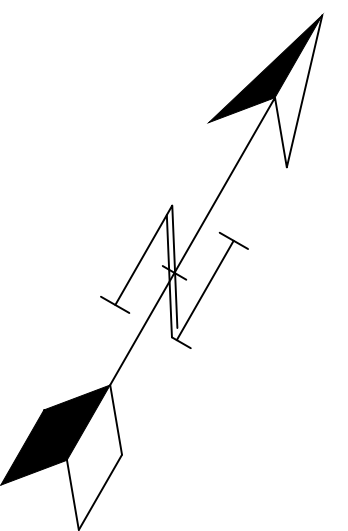
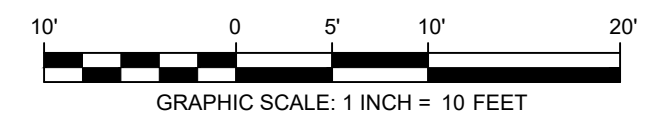


Exhibit D
Application 221056



RAMSEY
CIVIL ENGINEERING INC.
CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER
DAVID RAMSEY
CIVIL
STATE OF CALIFORNIA
NO. C73735
DATE
RCE# 73735

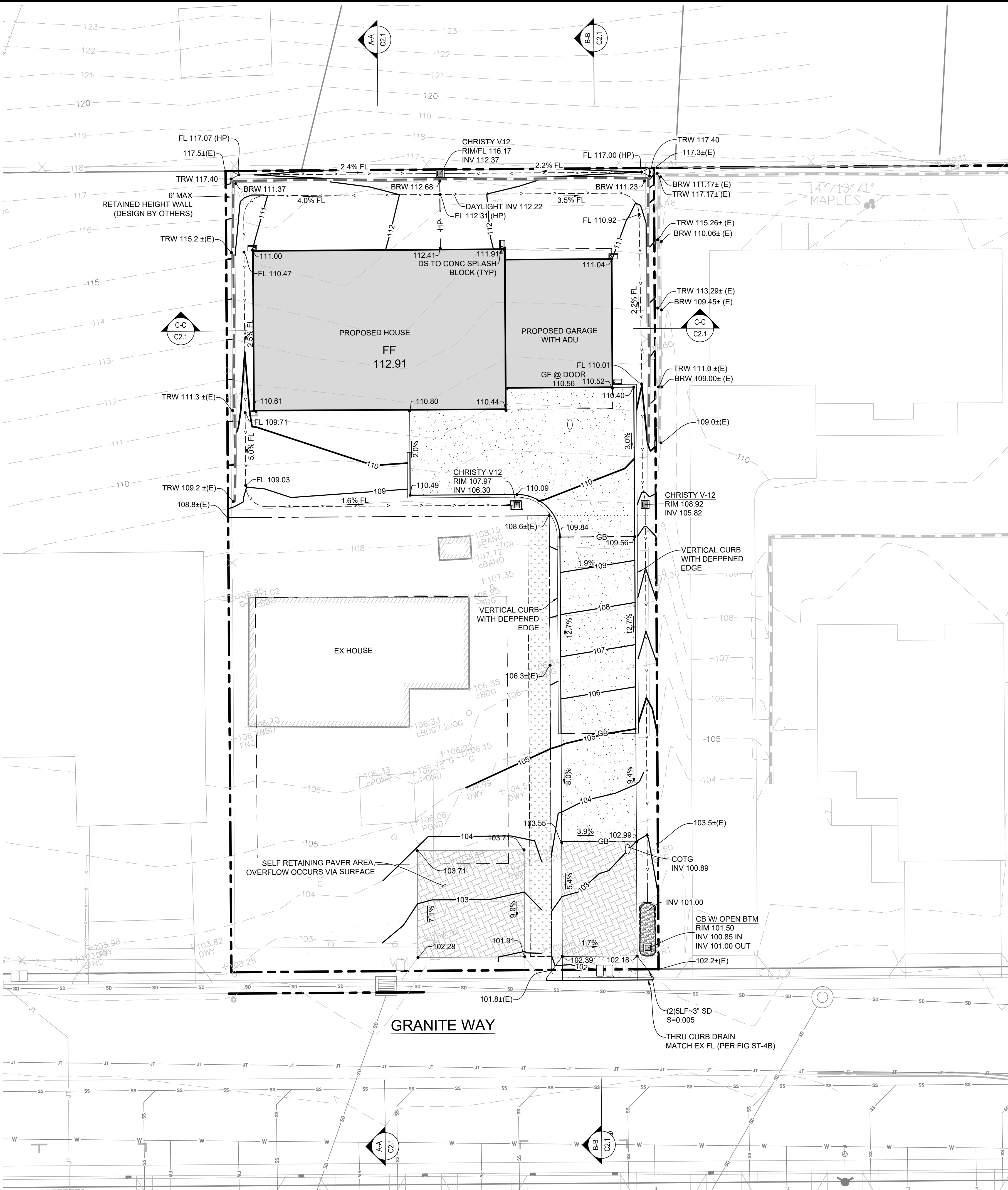
APN# 040-213-14
PLAN TYPE
TENTATIVE MAP
FOR RESIDENTIAL
2-LOT MLD

PRELIMINARY SITE PLAN
WILLIAMS/TURNER RESIDENCE
449 GRANITE WAY, APTOS, CA, 95003

REVISION BLOCK	NUMBER	DESCRIPTION	DATE
	1	DMR	1/15/24
	1	DMR	6/24/23

DRAWN BY:	GS
DESIGNED BY:	DMR
DATE:	02/23/2022
SCALE:	AS NOTED
PROJECT NO.:	21-007
SHEET:	

C1.1



RAMSEY CIVIL ENGINEERING NOTES:

1. SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY MID COAST ENGINEERS, JOB NO. 04166TP, DATED SEPTEMBER 29, 2014.
2. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2019.
3. NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
4. EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
5. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
6. ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2019 CBC, AND DIRECTED TO GRADE TO DRAIN.
7. TOTAL NEW/REPLACED IMPERVIOUS SURFACES IS BETWEEN 500 AND 5,000 SQUARE FEET. THEREFORE, THE PROPOSED PROJECT IS CLASSIFIED AS A "MEDIUM" PROJECT PER THE SCC DESIGN CRITERIA, FEBRUARY 2017 EDITION. BMP'S SHALL BE IMPLEMENTED
8. ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
9. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANYTIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A (OR 811) FOR OFFSITE UTILITIES.
10. ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
11. ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
12. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
13. CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
14. ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
15. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
16. THE OWNER ACKNOWLEDGES THAT THE PARCEL DOES AND WILL CONTINUE TO RECEIVE UPSTREAM RUNOFF, AND THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE PATHWAY (NATURAL AND/OR MAN-MADE) THROUGH THE PARCEL, AND THAT THEY ARE COUNTY & FLOOD CONTROL DISTRICT(S) ARE NOT RESPONSIBLE FOR THE UPSTREAM RUNOFF OR FOR THE MAINTENANCE OF THE DRAINAGE PATHWAY.
17. RAMSEY CIVIL ENGINEERING PERFORMED AN UPSTREAM AND DOWNSTREAM SITE ASSESSMENT FOR STORMWATER RUNOFF ON 02/11/2022. THERE ARE NO KNOWN DRAINAGE ISSUES THAT CURRENTLY EXIST. THERE WILL BE NO SIGNIFICANT IMPACT TO DOWNSTREAM PROPERTIES DUE TO THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

ESTIMATED EARTHWORK QUANTITIES

719	CUBIC YARDS EXCAVATION
2	CUBIC YARDS EMBANKMENT
717	CUBIC YARDS NET EXCAVATION

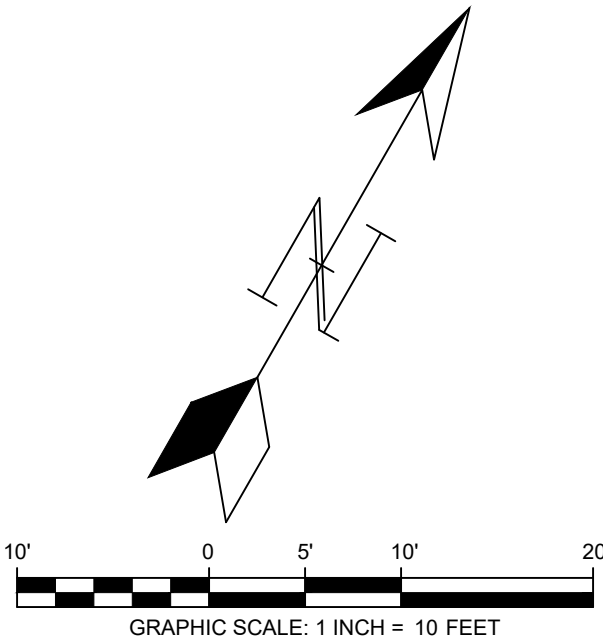
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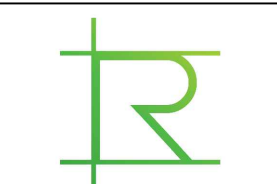
1. ESTIMATE DOES NOT INCLUDE UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.
4. EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL SITE.

GRADING PLAN NOTES

1. SEE SHEET C1.0 FOR HATCH LEGEND.
2. PROPOSED BUILDING FOOTPRINT IS APPROXIMATE AND SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS DURING FINAL DESIGN.
3. ROOF DOWNSPOUT LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS DURING FINAL DESIGN.
4. ROOD DOWNSPOUTS SHALL DISCHARGE AT GRADE ONTO CONCRETE SPLASH BLOCKS UNLESS SPECIFIED OTHERWISE.
5. PROVIDE CATCH BASIN WITH OPEN BOTTOM PER DETAIL 4, C5.0.

Exhibit D
Application 221056






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TEL (831) 462-2905
www.ramseycivilengineering.com



DAVID RAMSEY DATE
RCE# 73735

APN# 040-213-14
PLAN TYPE
TENTATIVE MAP
FOR RESIDENTIAL
2-LOT MLD

PRELIMINARY GRADING & DRAINAGE PLAN

WILLIAMS/ TURNER RESIDENCE

449 GRANITE WAY, APTOS, CA, 95003

REVISION BLOCK	DATE	DESCRIPTION	BY
1	1/15/24	DISCRETIONARY PERMIT ROUTING #2	DMR
1	6/24/23	DISCRETIONARY PERMIT ROUTING #1	DMR

DRAWN BY:	GS
DESIGNED BY:	DMR
DATE:	02/23/2022
SCALE:	AS NOTED
PROJECT NO.:	21-007
SHEET:	C2.0

RAMSEY

CIVIL ENGINEERING INC.

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LAND PLANNING
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REGISTERED PROFESSIONAL ENGINEER
DAVID RAMSEY
NO. C73735
STATE OF CALIFORNIA
CIVIL

DAVID RAMSEY
RCE# 73735

DATE

APN# 040-213-14
PLAN TYPE
TENTATIVE MAP
FOR RESIDENTIAL
2-LOT MLD

SECTIONS

WILLIAMS/ TURNER RESIDENCE

449 GRANITE WAY, APTOS, CA, 95003

REVISION BLOCK	DATE	DESCRIPTION	BY
1	1/15/24	DISCRETIONARY PERMIT ROUTING #2	DMR
1	6/24/23	DISCRETIONARY PERMIT ROUTING #1	DMR
1		NUMBER	

DRAWN BY:	GS
DESIGNED BY:	DMR
DATE:	02/23/2022
SCALE:	AS NOTED
PROJECT NO.:	21-007
SHEET:	

C2.1

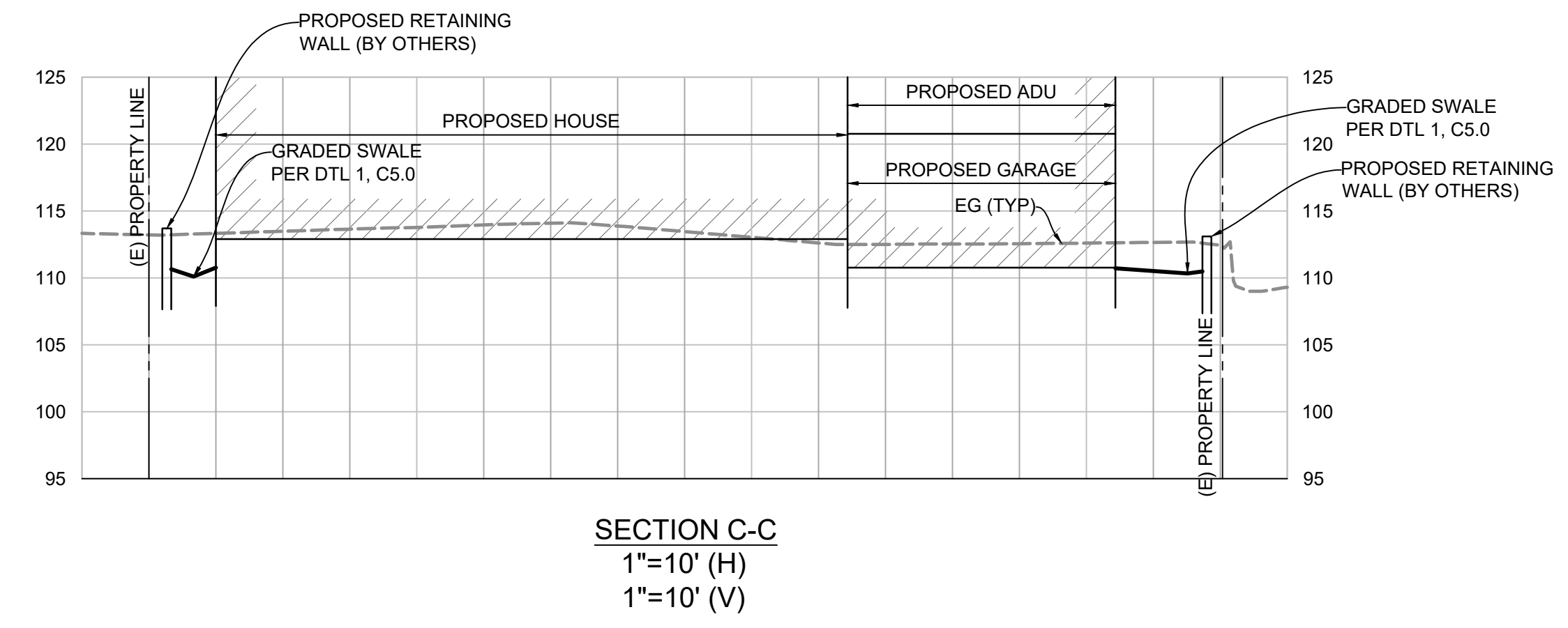
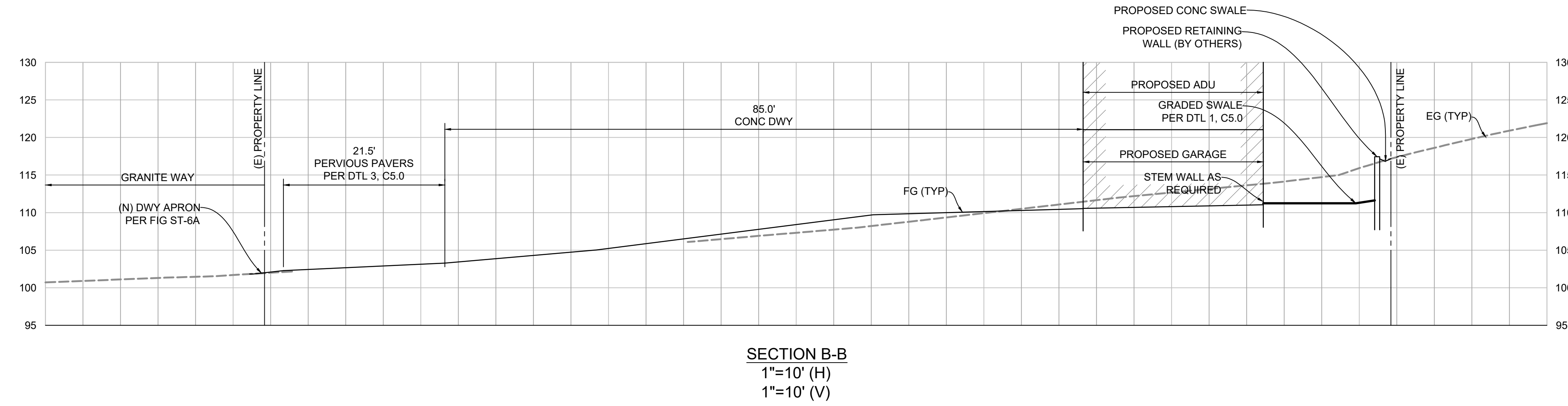
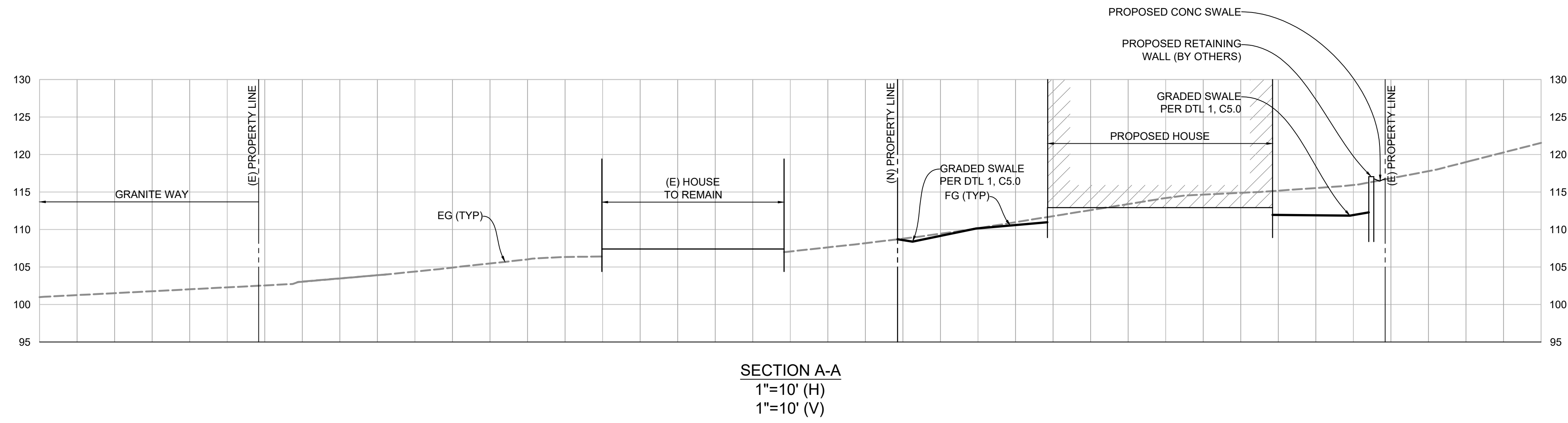
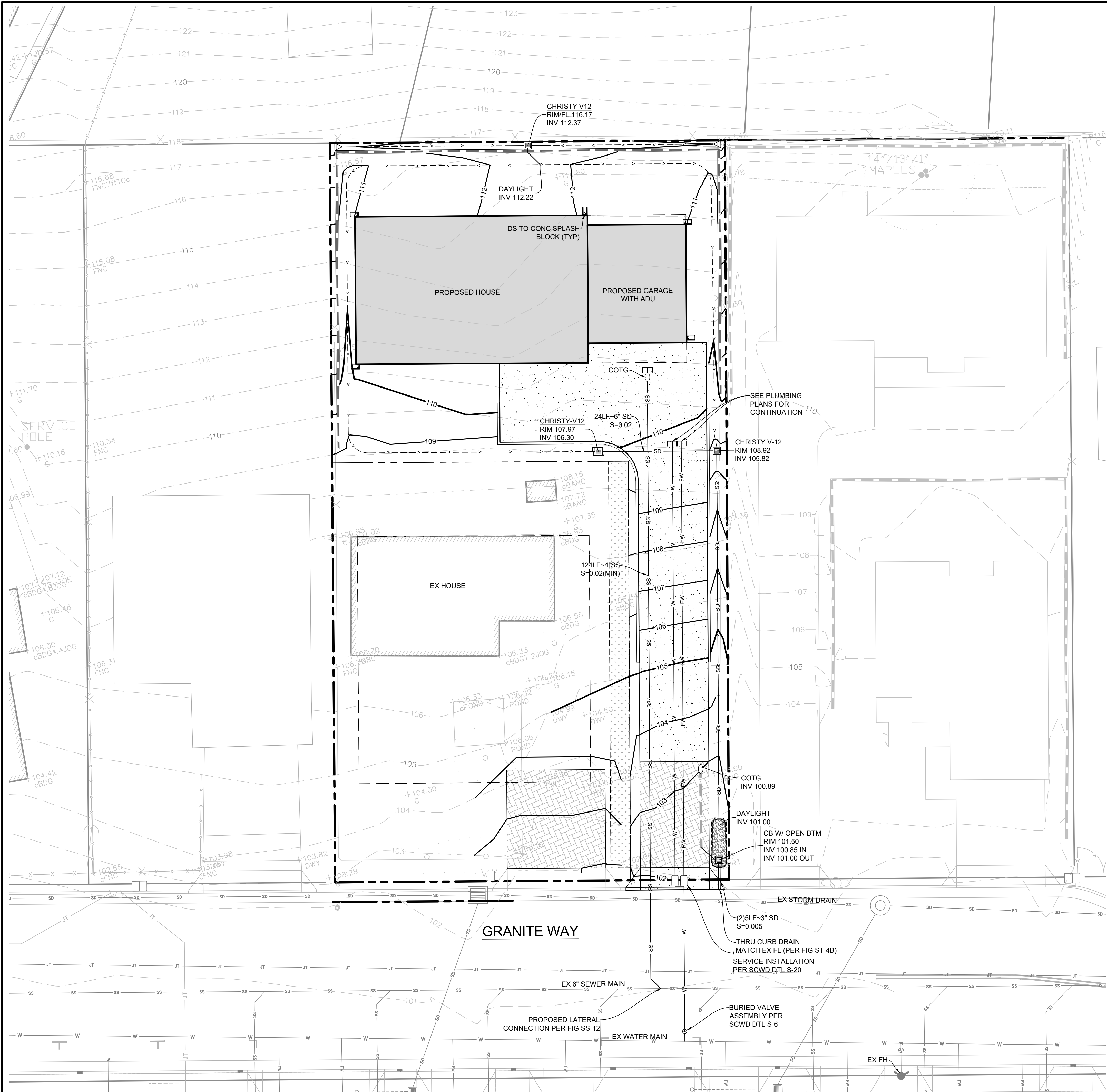


Exhibit D

Application 221056





- UTILITY PLAN NOTES
1. CONTRACTOR SHALL POTHOLE AND VERIFY SEWER INVERT PRIOR TO INSTALLATION.
 2. PROPOSED UTILITY TRENCHING PER DETAIL 5, C5.0.
 3. CLEANOUT TO GRADE PER DTL 6, SHT C5.0.

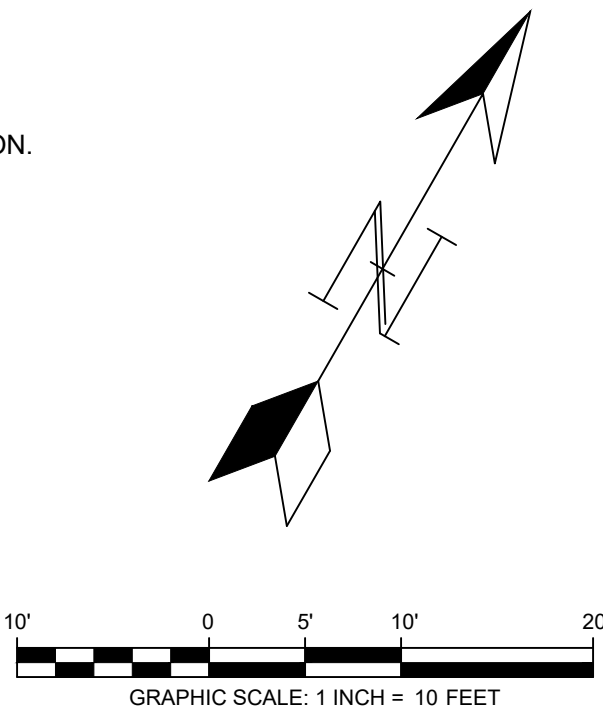


Exhibit D
Application 221056



CIVIL ENGINEERING
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DAVID RAMSEY DATE
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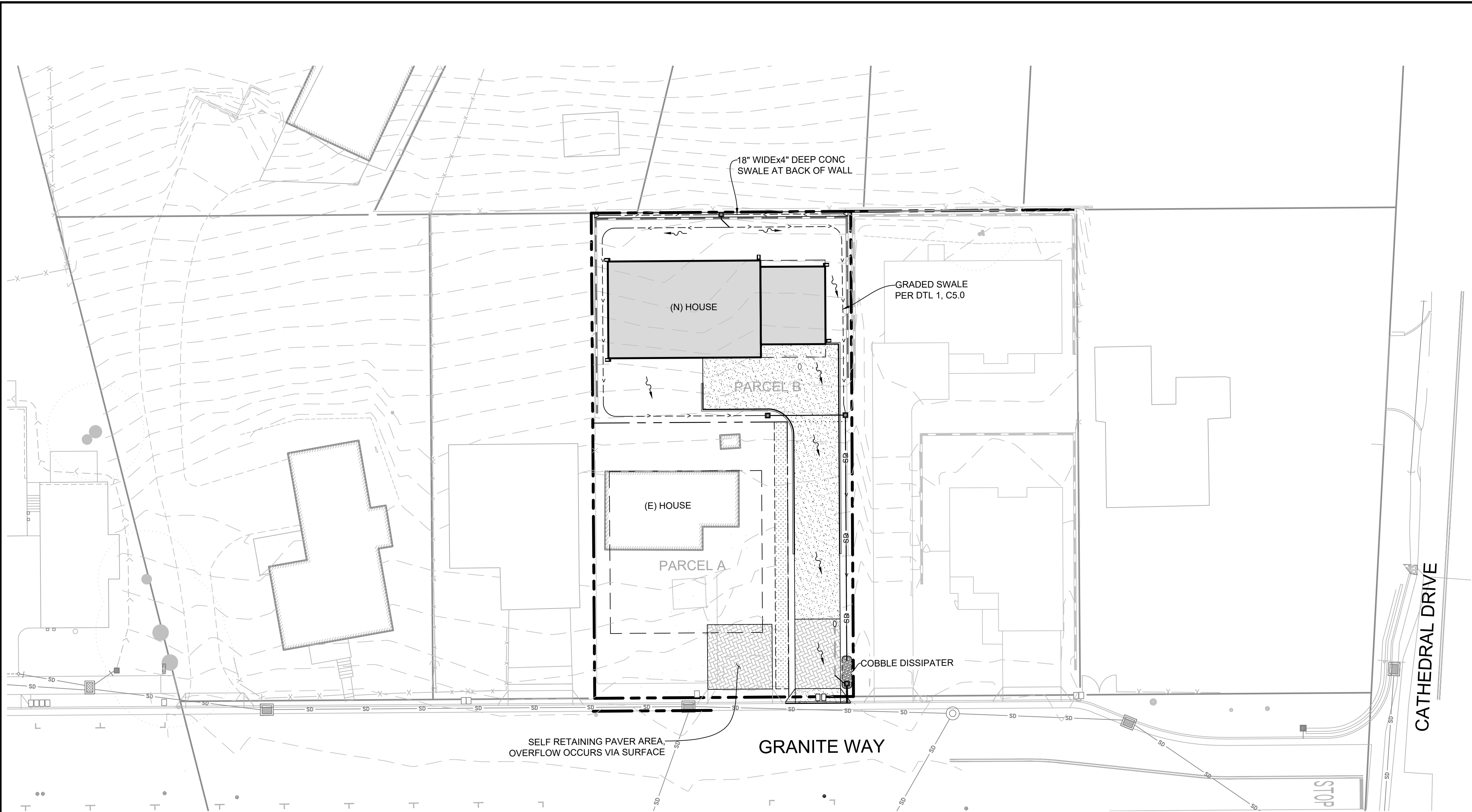
PRELIMINARY UTILITY PLAN

WILLIAMS/ TURNER RESIDENCE

449 GRANITE WAY, APTOS, CA, 95003

REVISION BLOCK	
NUMBER	DESCRIPTION
1	DMR
1	DMR

DRAWN BY:	GS
DESIGNED BY:	DMR
DATE:	02/23/2022
SCALE:	AS NOTED
PROJECT NO.:	21-007
SHEET:	C3.0



CONCRETE SWALE FLOW CAPACITY			
Triangular			
Side Slopes (z:1)	= 2.27, 2.27	Highlighted	
Total Depth (ft)	= 0.33	Depth (ft)	= 0.33
		Q (cfs)	= 1.132
		Area (sqft)	= 0.25
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 4.58
Slope (%)	= 2.00	Wetted Perim (ft)	= 1.64
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.33
		Top Width (ft)	= 1.50
		EGL (ft)	= 0.66

SINCE CAPACITY (1.13 cfs) > UP-STREAM FLOW (0.62cfs) THE SWALE IS ADEQAUTE

HATCH LEGEND

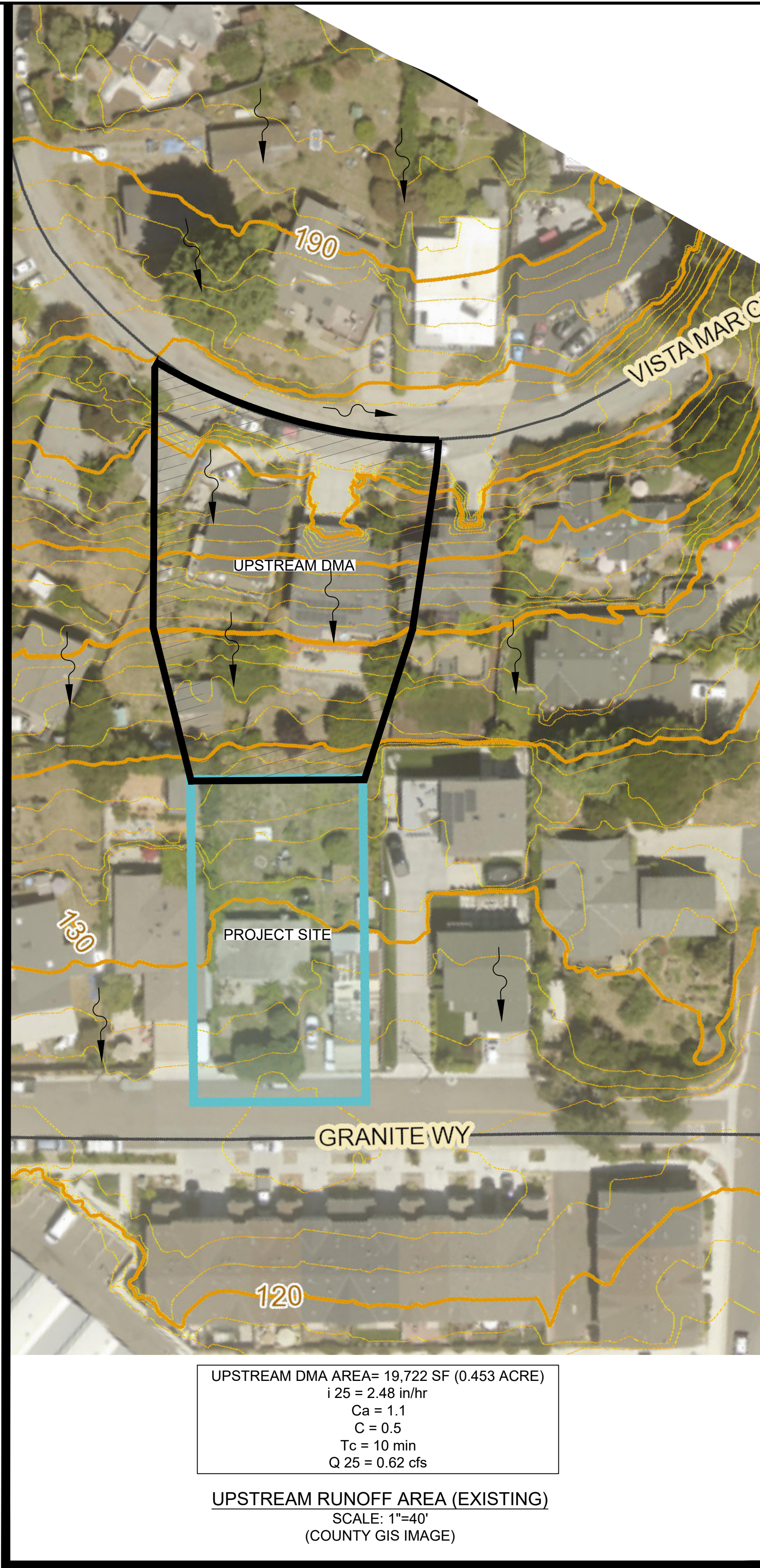
	PROPOSED BUILDING (SEE ARCH DRAWINGS)
	PROPOSED CONCRETE
	PROPOSED PERMEABLE PAVERS

IMPERVIOUS AREA BREAKDOWN

ONSITE	EXISTING (SF)	NEW/REPLACED (SF)
BUILDING AREA	1,922	1,892
CONCRETE	310	1,770
PERMEABLE PAVERS*	0	301 (151)
TOTAL	2,232	3,813

PER PART 3, SECTION C.1.a OF THE SANTA CRUZ COUNTY DESIGN CRITERIA THIS PROJECT IS CONSIDERED A MEDIUM PROJECT (500SF-5,000SF) AND REQUIRES IMPLEMENTATION OF BMP's

NOTES:
1. * PERMEABLE PAVERS COUNT AS 50% IMPERVIOUS
2. DOWNSPOUTS DRAIN TO ADJACENT LANDSCAPE PRIOR TO LEAVING SUBJECT PARCEL

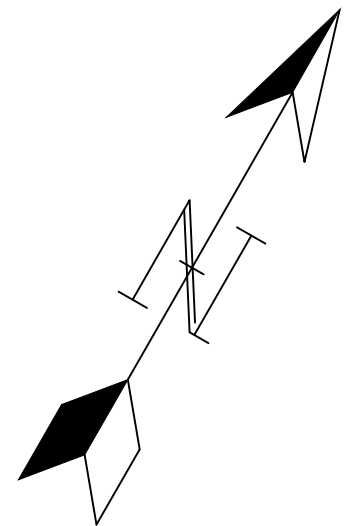


UPSTREAM DMA AREA= 19,722 SF (0.453 ACRE)
i 25 = 2.48 in/hr
Ca = 1.1
C = 0.5
Tc = 10 min
Q 25 = 0.62 cfs

UPSTREAM RUNOFF AREA (EXISTING)
SCALE: 1"=40'
(COUNTY GIS IMAGE)

- STORMWATER CONTROL NOTES:
1. FINAL CALCULATIONS, DETAILS, AND DESIGN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
 2. UPSTREAM RUNOFF TO FIRST BE COLLECTED VIA CONCRETE SWALE AT BACK OF WALL, THEN DIRECTED INTO GRADED SWALE ALONG NORTH AND EAST SIDE OF PROPOSED PARCEL WHERE IT WILL POND AT THE DEPRESSION LOCATED AT THE SOUTH-EAST CORNER OF THE SUBJECT PARCEL, BEFORE FINALLY FLOWING INTO GRANTIE WAY.

Exhibit D
Application 221056



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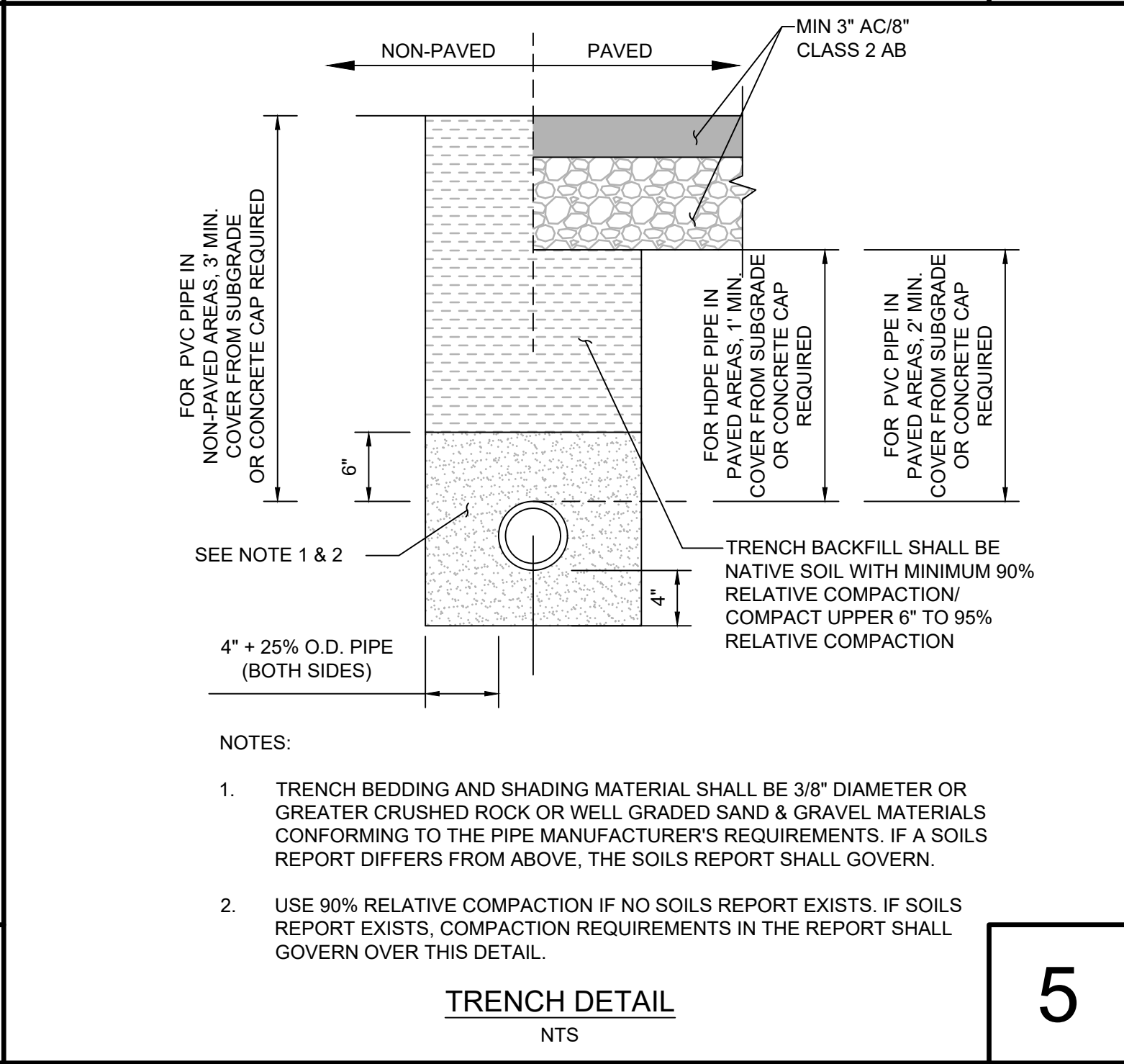
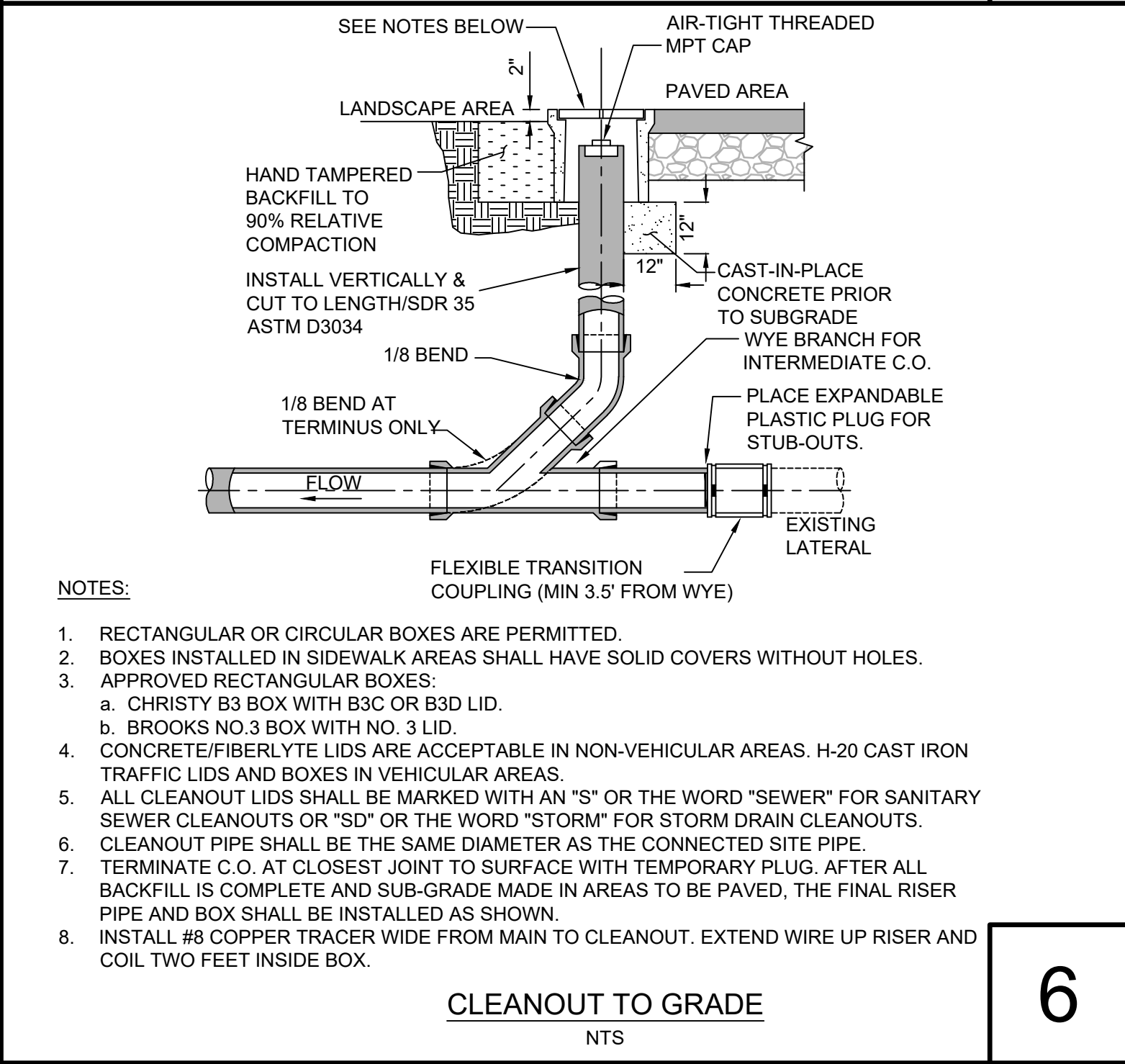
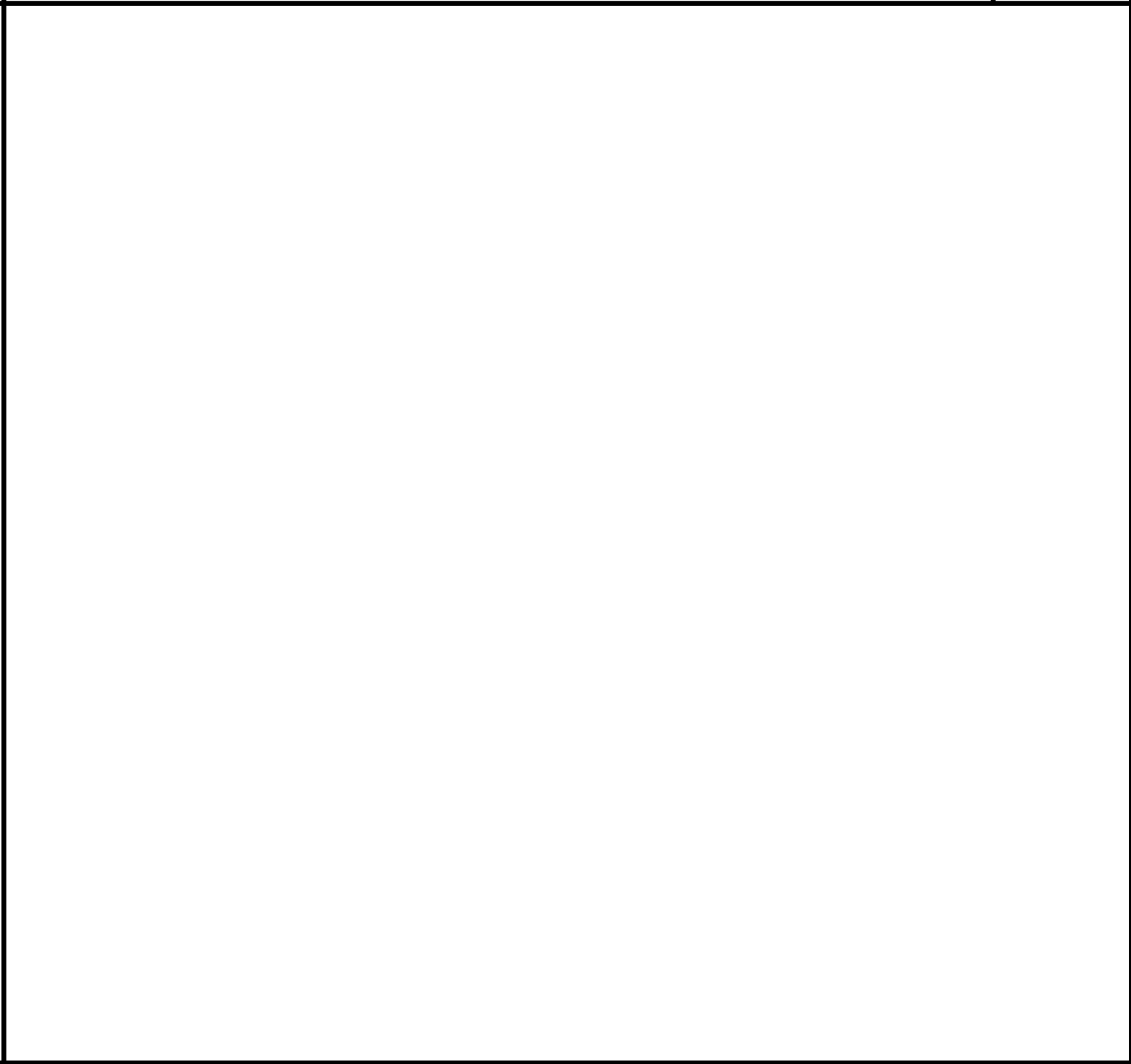
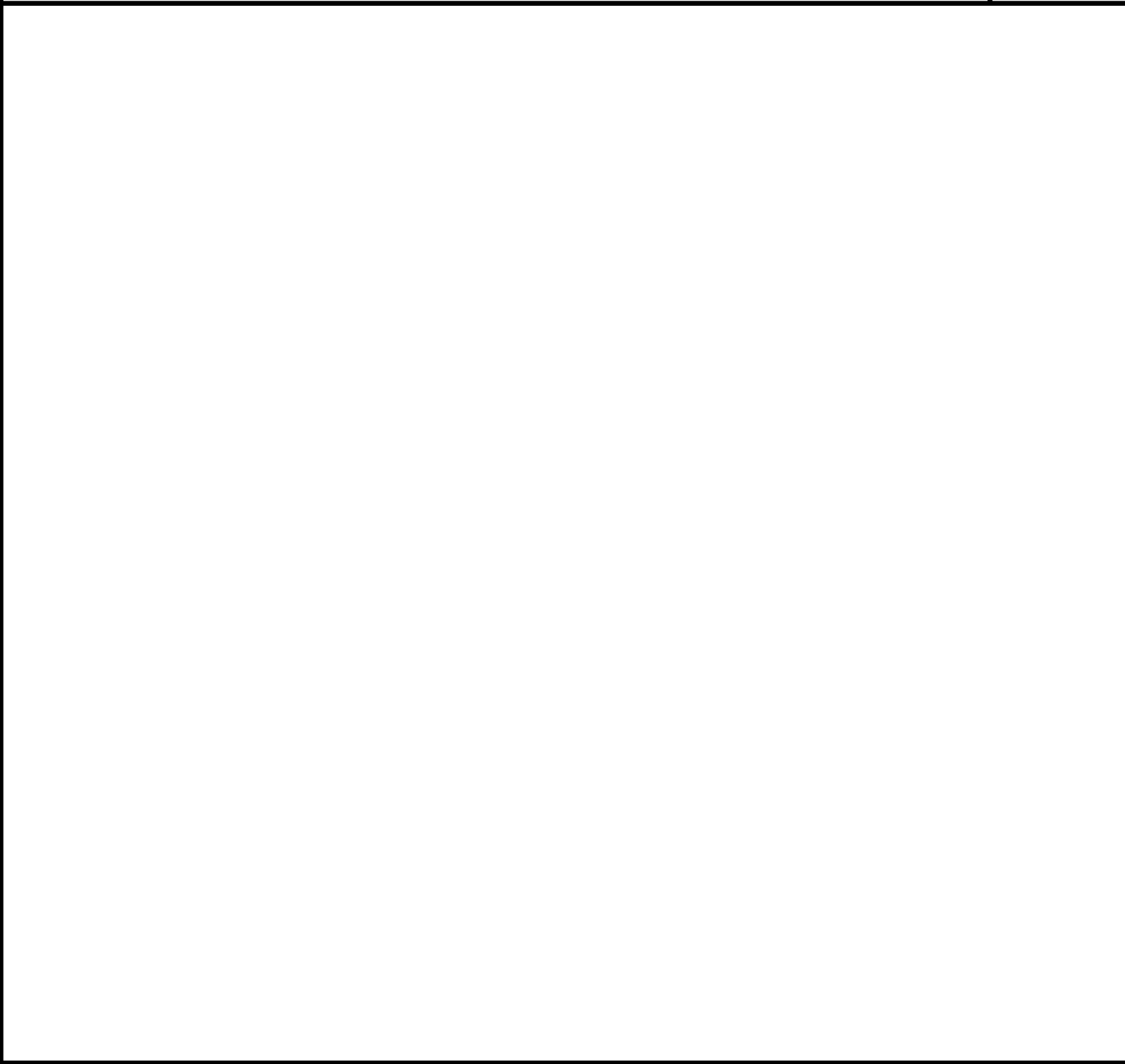
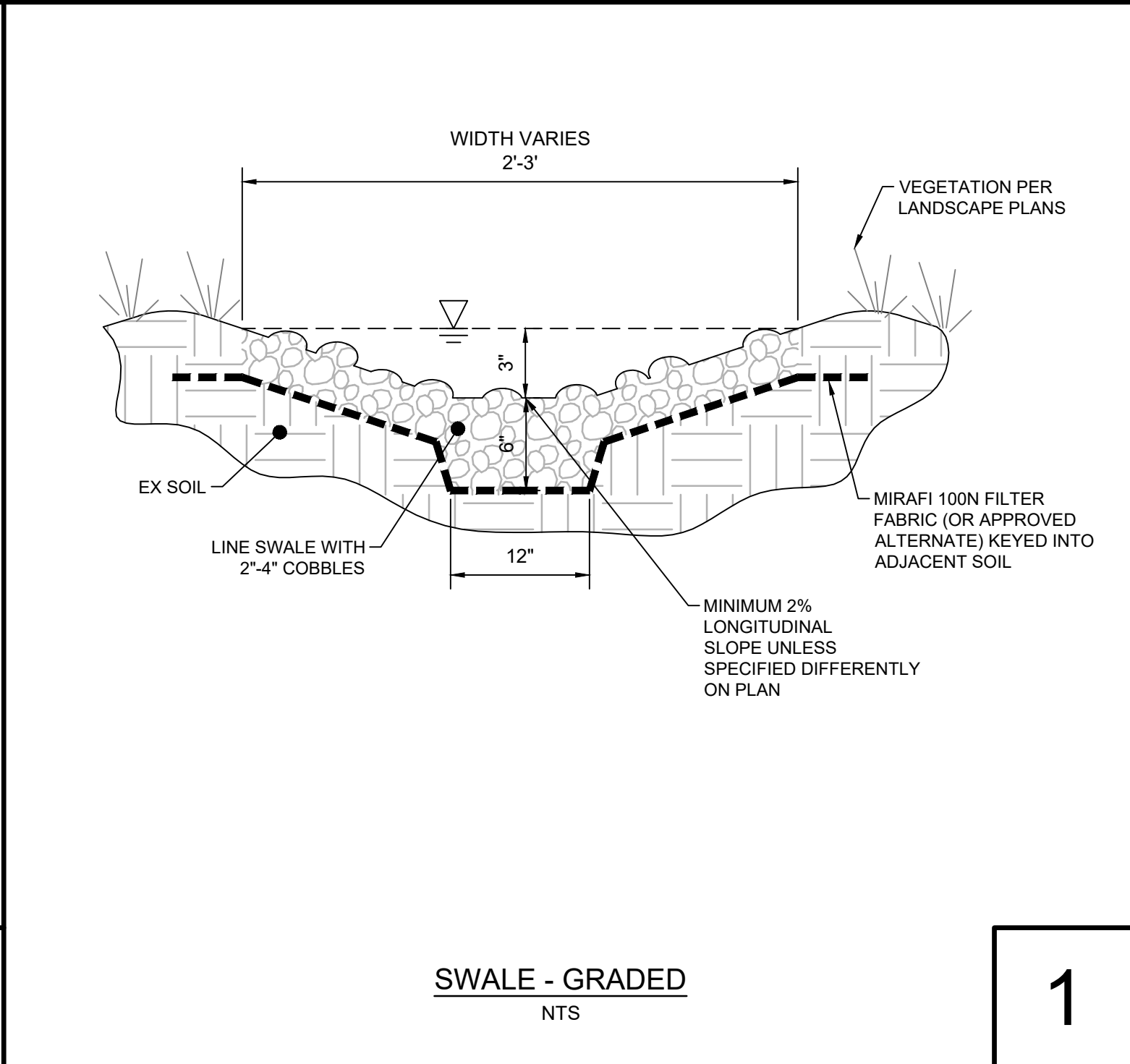
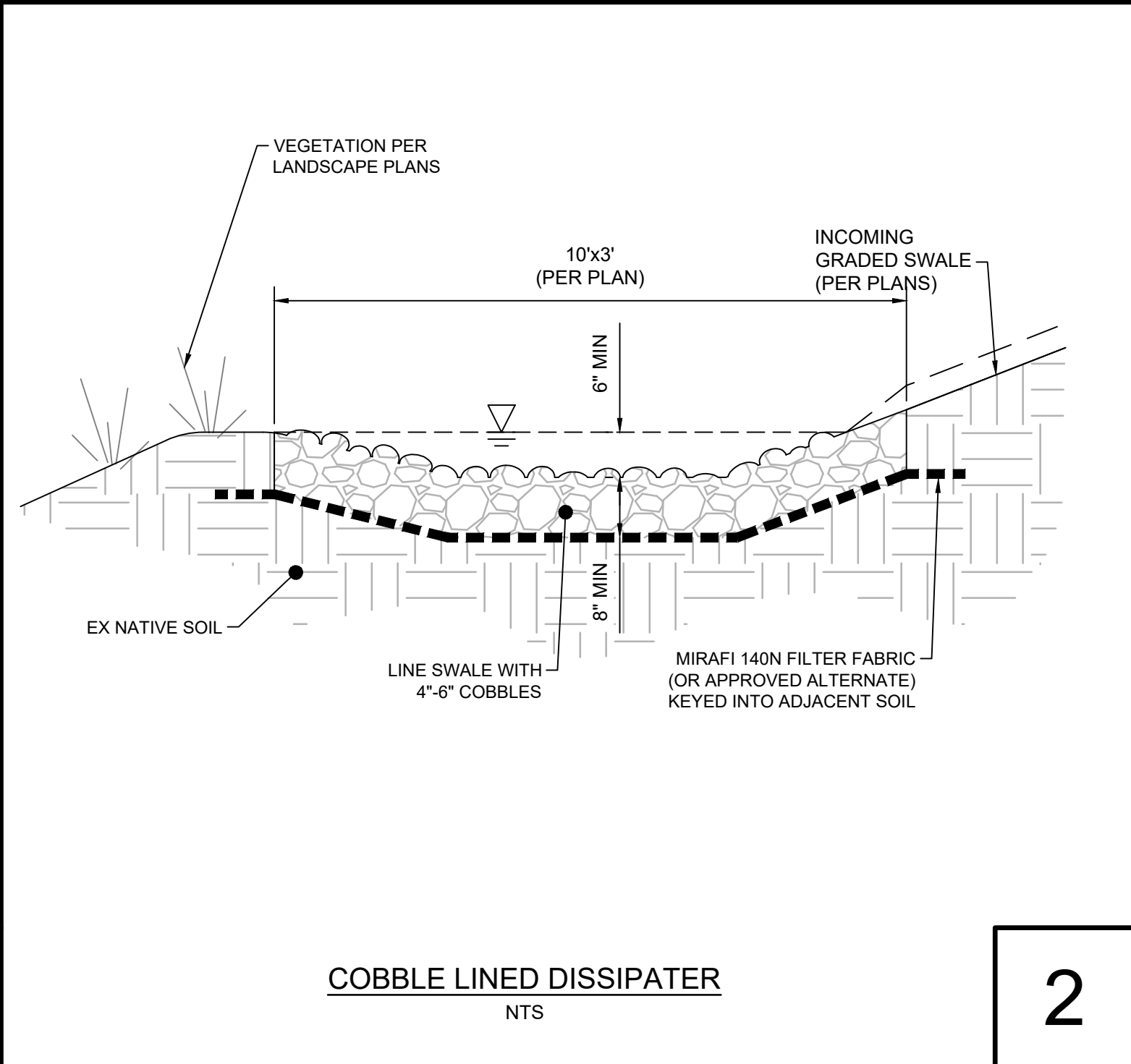
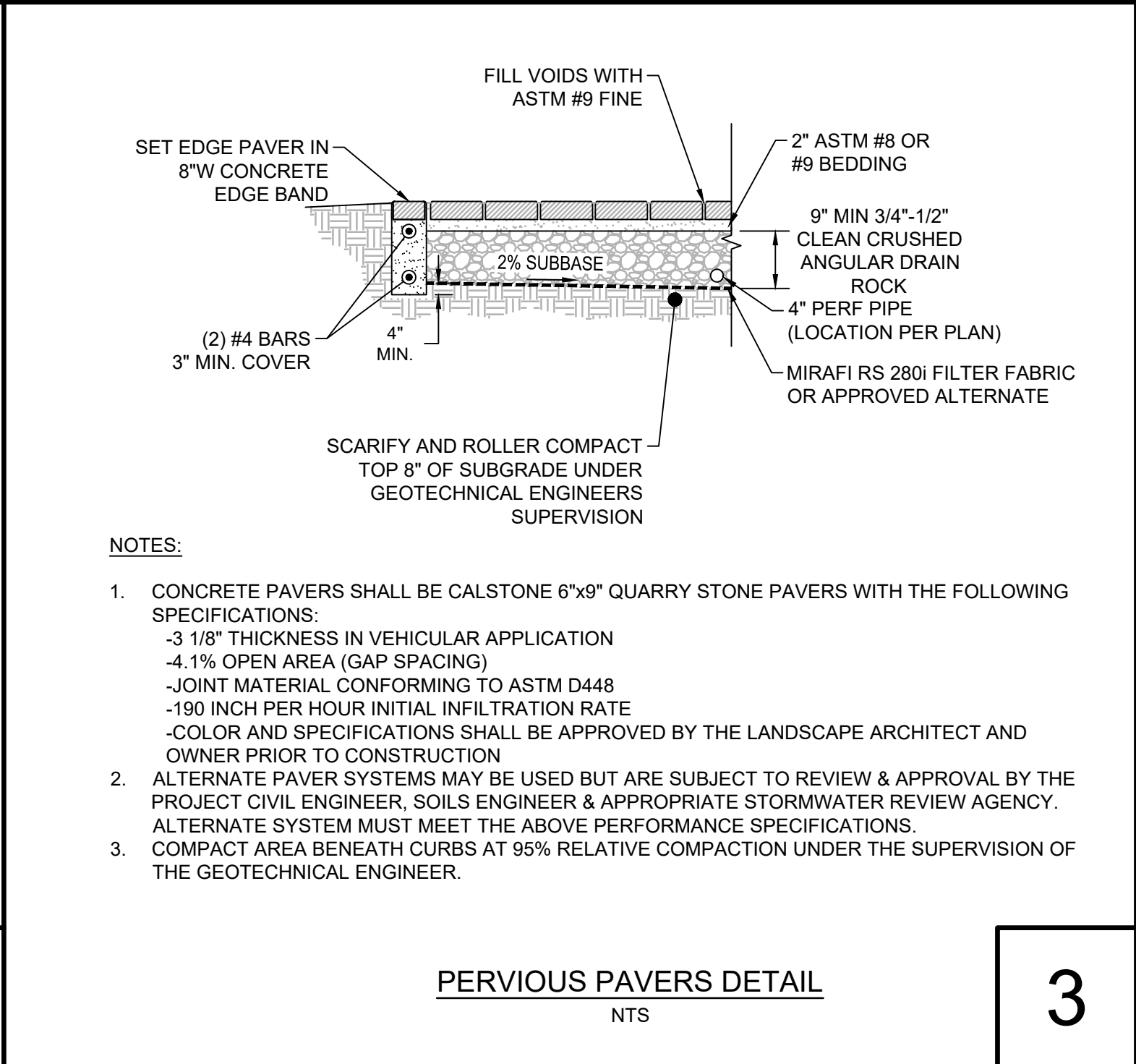
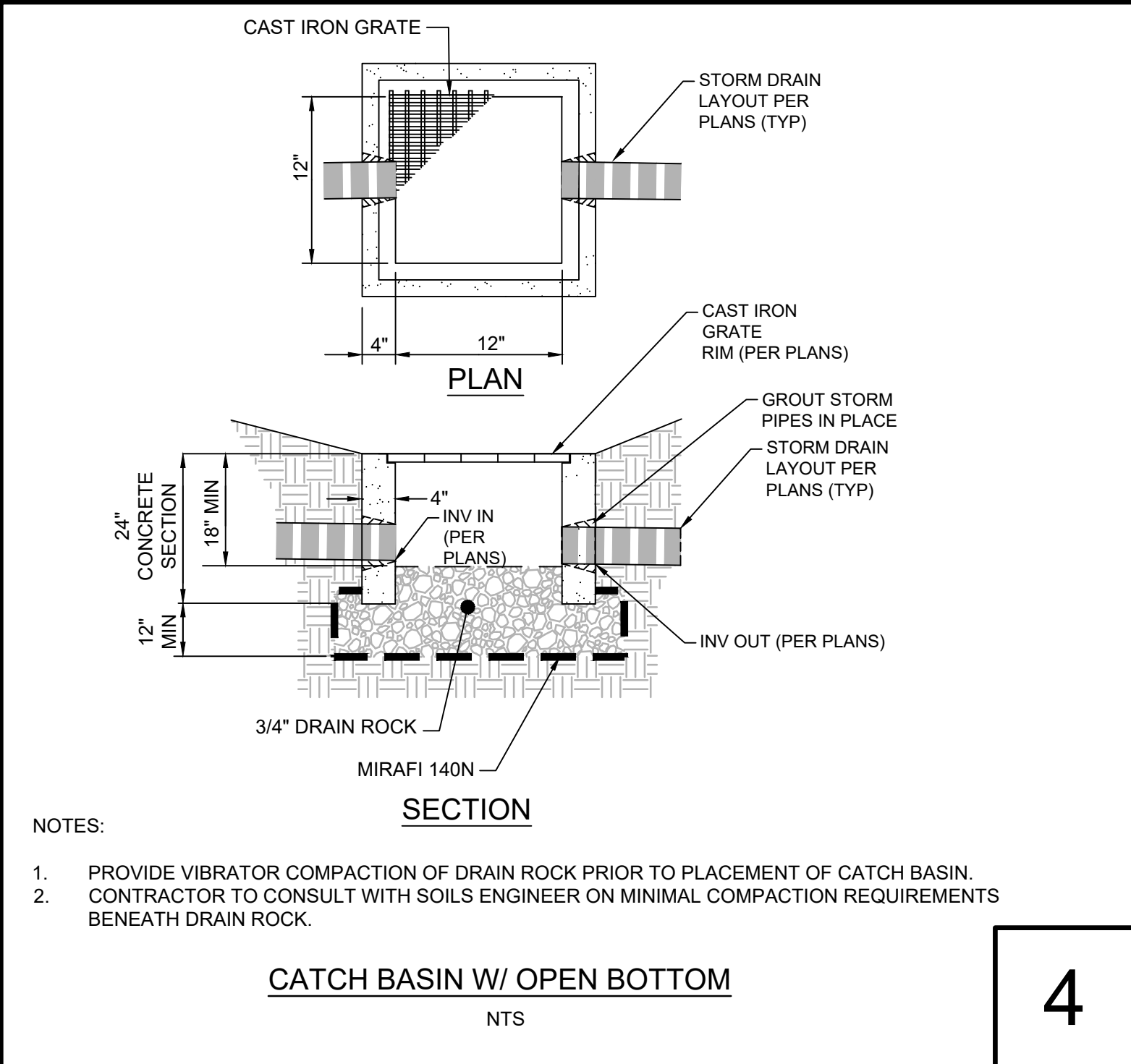
APN# 040-213-14
PLAN TYPE
TENTATIVE MAP
FOR RESIDENTIAL
2-LOT MLD

WATERSHED MAP
WILLIAMS/ TURNER RESIDENCE
449 GRANITE WAY, APTOS, CA, 95003

REVISION BLOCK	DATE	DESCRIPTION	BY	NUMBER
	1/15/24	DISCRETIONARY PERMIT ROUTING #2	DMR	1
	6/24/23	DISCRETIONARY PERMIT ROUTING #1	DMR	1

DRAWN BY: GS
DESIGNED BY: DMR
DATE: 02/23/2022
SCALE: AS NOTED
PROJECT NO: 21-007
SHEET:

C4.0



CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES

2905 KRISTIE COURT
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DAVID RAMSEY DATE
RCE# 73735

APN# 040-213-14
PLAN TYPE
TENTATIVE MAP
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2-LOT MLD

PRELIMINARY DETAILS

WILLIAMS/ TURNER RESIDENCE

449 GRANITE WAY, APTOS, CA, 95003

NO.	DATE	DESCRIPTION	REVISION BLOCK
1	1/15/24	DMR	DISCRETIONARY PERMIT ROUTING #2
1	6/24/23	DMR	DISCRETIONARY PERMIT ROUTING #1
1		BY	NUMBER

DRAWN BY: GS
DESIGNED BY: DMR
DATE: 02/23/2022
SCALE: AS NOTED
PROJECT NO: 21-007
SHEET:

Exhibit D
Application 221056

C5.0



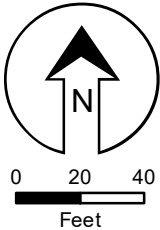
Parcel Location Map



Parcel: 04021314

- Study Parcel
- Assessor Parcel Boundary

Exhibit E
Application 221056

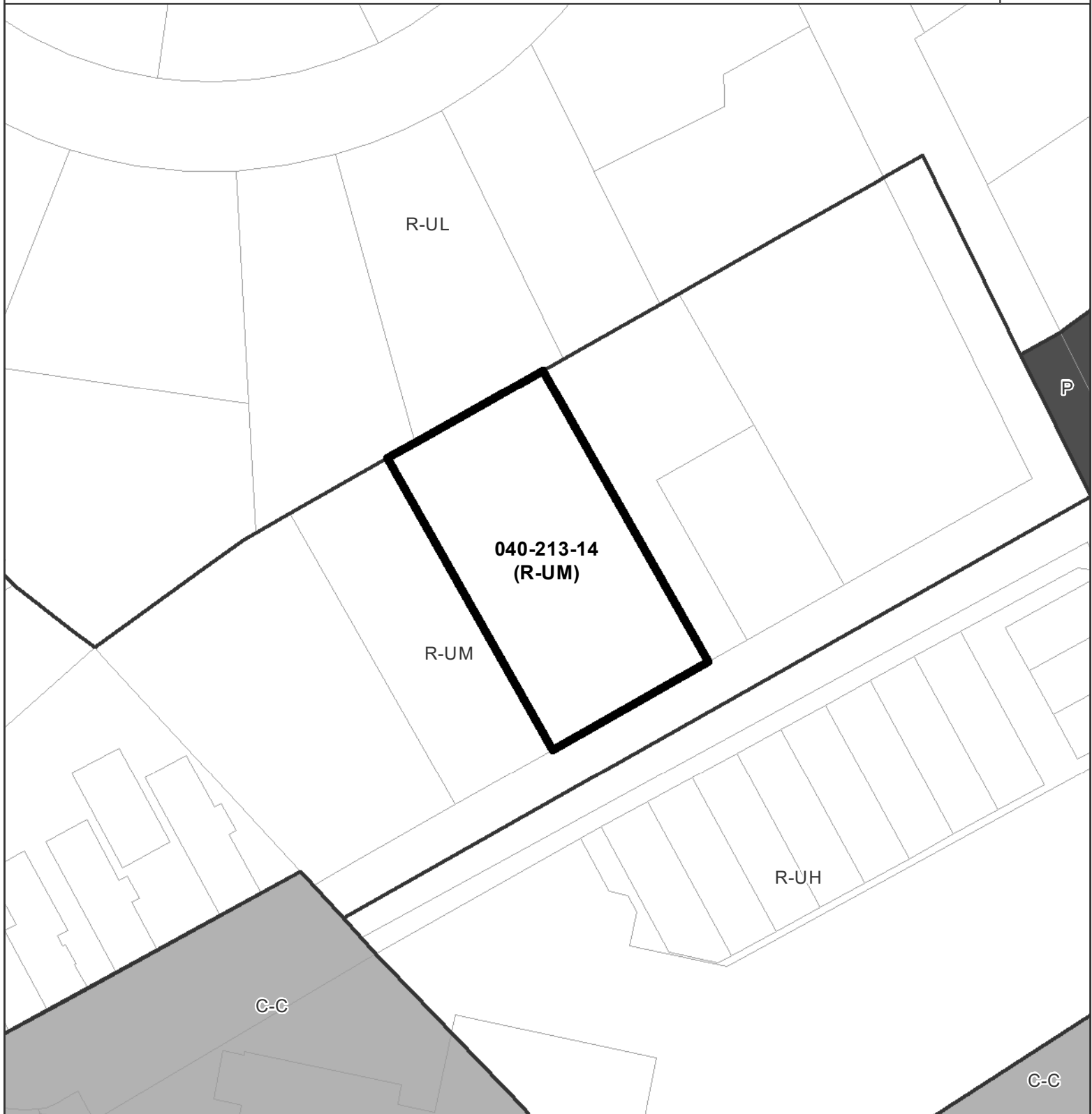




Parcel General Plan Map

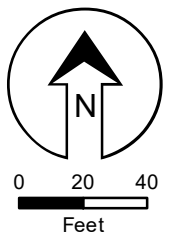


Mapped
Area



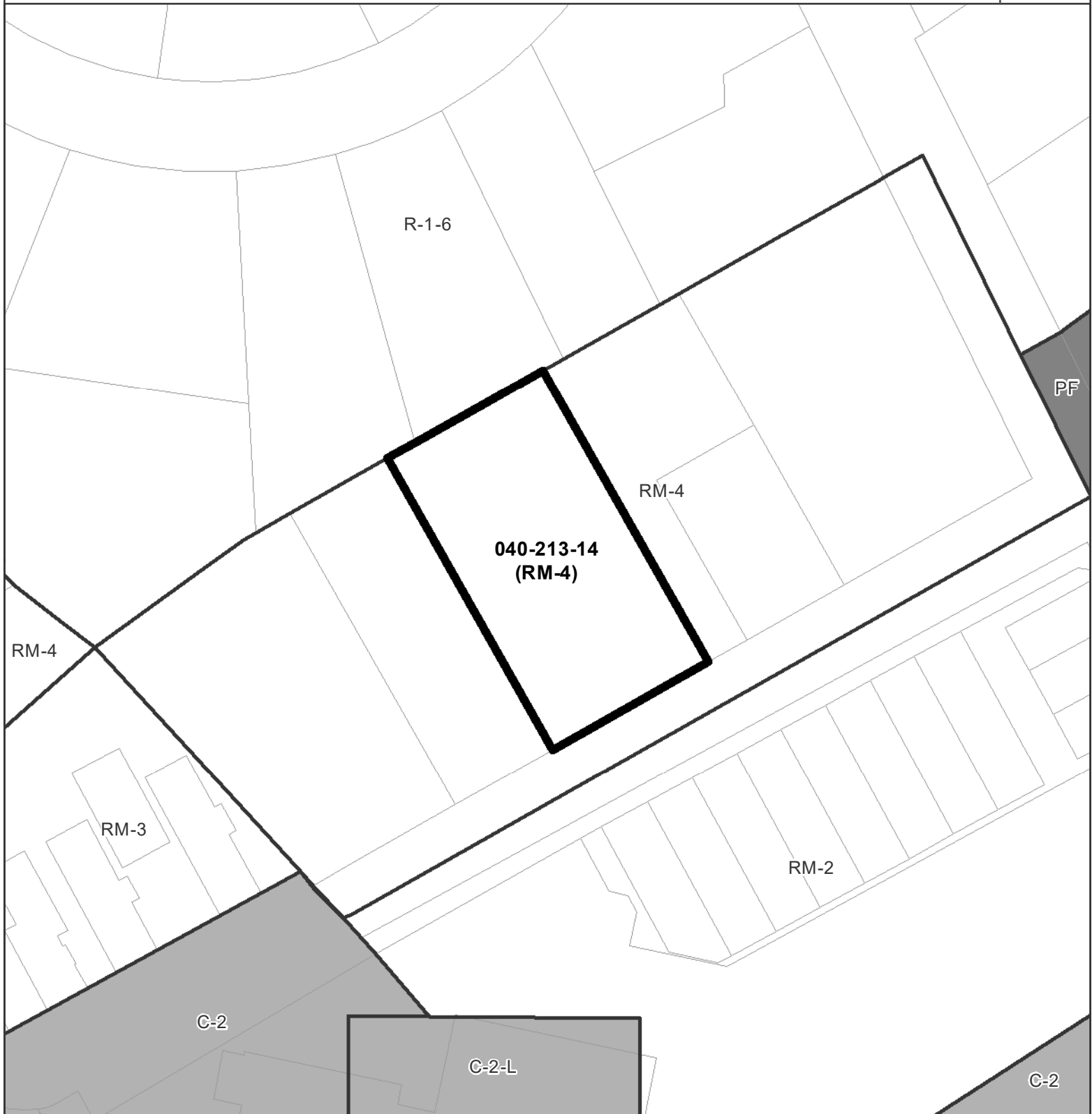
-  C-C *Commercial Community*
-  P *Public Facilities*
-  R-UH *Res. Urban High Density*
-  R-UM *Res. Urban Medium Density*
-  R-UL *Res. Urban Low Density*

Exhibit E
Application 221056





Parcel Zoning Map







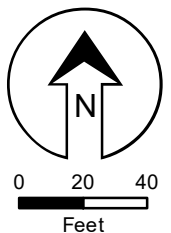
-  C-2 Community Commercial
-  PF Public/Community Facilities
-  R-1 Single-Family Residential
-  RM Residential Multi-Family

Exhibit E
Application 221056



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Sewer (County Sanitation)
Fire District: Central Fire District
Drainage District: Flood Control Zone 6

Parcel Information

Parcel Size: 12,017 square feet
Existing Land Use - Parcel: Single-family residential
Existing Land Use - Surrounding: Single-family residential, multi-family residential
Project Access: Public, via Granite Way
Planning Area: Aptos
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: RM-4 (Multi-family residential, 4,000 square foot parcel size)
Coastal Zone: Inside X Outside
Appealable to Calif. Coastal Comm.: Yes X No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 0-15%
Env. Sen. Habitat: No physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Mapped, report submitted (negative for potential resources)

Board of Directors

Dr. Thomas R. LaHue, President
Dr. Bruce Daniels, Vice-President
Dr. Bruce Jaffe
Carla Christensen
Rachel Lather

Ron Duncan, General Manager

January 18, 2019

Cassandra Williams
54 Aldridge Lane
Corralitos, CA, 95076

SUBJECT: Water Service Application Approval for Minor Land Division with Tier I Single-Family Home with Accessory Dwelling Unit at 449 Granite Way, Aptos. APN 040-213-14

Dear Cassandra Williams :

In response to the subject application, the Board of Directors (Board) of the Soquel Creek Water District (SqCWD) at their regular meeting of January 15, 2019 voted to grant you a Will Serve Letter for the proposed Minor Land Division with Tier I (parcels sized less than 10,000 square feet) single-family dwelling and accessory dwelling unit, to be located at 449 Granite Way, Aptos, so that you may proceed through the appropriate land use planning entity.

The issuance of this letter corresponds with the completion of the Water Demand Offset (WDO) requirement for this project. You have fulfilled the WDO requirement for 0.661 acre-feet, which incorporates a 0% reduction in demand based on your voluntary commitment to the Go Green program. If the requirement is adjusted to be lower (i.e. additional Go Green measures are agreed upon and/or lot has been deed restricted) after the issuance of this letter, then you will receive a refund equivalent to the difference in offset. If it is adjusted to be higher (i.e. building plans are changed or Go Green measures are not completed as listed above) you must complete additional offsets.

This letter is specifically granted for the project as proposed in regard to uses and densities. Any changes in the project that result in a change in use or an increase in water demand will require an application for a modification of this Will Serve Letter.

This Will Serve approval is valid for 4 years from the date of Board approval. If there is no activity to develop the property (i.e. you have not applied for planning/building permits with the land use planning agency before the expiration date of this approval), the WDO fees paid will be automatically refunded at 90%. All conditions are as outlined in the "New Water Service Applicant Agreement" that you signed when applying for new service.

After you have received a building permit from the land use planning agency, you are responsible for meeting all applicable SqCWD requirements defined in the attached Requirements Checklist before the meter can be installed and service can be activated.

Exhibit G
Application 221056

Please note that the District no longer performs the installation of water services, as this is now the applicant's responsibility. To finalize water service to your project, you will need to hire a pre-approved contractor to perform the installation and obtain any necessary encroachment permit. Additionally, you are required to enter into a written "Applicant Installed Service Agreement" with the District which will itemize the required construction inspection deposit associated with your contractor installing the water service, meter installation fees, and water capacity fees as applicable. Prior to installing a meter, SqCWD Conservation staff will need to perform an on-site verification of compliance if you are participating in the Go Green program. Should you have any questions about this process or require assistance, please contact Conservation or Engineering staff at (831) 475-8500.

The Board of the SqCWD also reserves the right to adopt additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions would be in response to concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain the aquifers. The subject project would be required to comply with any applicable conditions of service that the District may adopt prior to finalizing water service. As new policies and/or requirements are developed, the information will be made available by the SqCWD.

Sincerely,
SOQUEL CREEK WATER DISTRICT



Taj A. Dufour, P.E.
Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN **040-213-14**

Enclosures - Blue (for Tier I Single-Family Residential Development):

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier I Single Family Residences
2. Indoor Water Use Efficiency Checklist
3. Outdoor Water Use Efficiency Checklist for Tier I Single-Family Development

Exhibit G
Application 221056

Requirements Checklist for APN {040-213-14}

	Required	Not Required	Comments
Engineering:			
Record Water Waiver (required if water pressure is not between 40 psi – 80 psi) with the County Recorder of the County of Santa Cruz to ensure that any future property owners are notified of the conditions set forth herein		x	
Variance request for property not having frontage on a water main		x	
New water main to site (required if existing water main not sized to serve new project)		x	
LAFCO annexation		x	
Off-site water main extension		x	
On-site water system		x	
Backflow prevention	x		During Construction
New water storage tank		x	
Booster pump station		x	
Destroy any wells on the property in accordance with State Bulletin No. 74	x		
Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality	x		
Meter all units individually with a minimum size of 5/8-inch by 3/4-inch standard domestic water meter (except as prohibited by law)	x		
Complete fire service requirements form	x		
Sign Service Installation Agreement & pay all fees	x		
Conservation:			
Complete Indoor Water Use Efficiency Checklist	x		
Complete Outdoor Water Use Efficiency Checklist	x		
Complete Residential Green Credit Application		x	Optional
General:			
Allow SqCWD Staff to inspect the completed project for compliance with all the applicable project requirements prior to commencing domestic water service	x		
Other requirements that may be added as a result of policy changes.	x		

Exhibit E
Application 221056