# Staff Report to the Planning Commission

**Application Number: 251276**

**Applicant:** Atri Macherla
**Owner:** Swarna Bhairava LLC
**APNs:** 025-032-33, -34, -35
**Site Address:** 3522 Mission Drive, Santa Cruz

**Agenda Date:** 7/22/26
**Agenda Item #:** 10
**Time:** After 9:30 a.m.

**Project Description**: Proposal for a Subdivision and Planned Unit Development (PUD) to divide three parcels (APNs 025-032-33, 025-032-34, 025-032-35) to create six fee-simple lots with detached single-family dwellings. Five lots and a private street will be developed with access from Thurber Lane, and a sixth corridor access lot will be developed with access from Mission Drive.

**Location**: Project sites are located roughly 1500 feet north of the intersection of Mission Drive and Soquel Drive, extending between Mission Drive and Thurber Lane (3522 Mission).

**Permits Required**: Site Development Permit, Subdivision Map, Planned Unit Development Ordinance (PUD)

**Supervisorial District**: 1st District (District Supervisor: Manu Koenig)

**Staff Recommendation:**

- Adopt the attached Resolution (Exhibit A) recommending the Board of Supervisors:
  1. Adopt the Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA);
  2. Adopt the amended Planned Unit Development Ordinance; and
  3. Approve Application Number 251276, based on the attached findings and conditions.

**Project Description & Setting**

The project site is comprised of three vacant parcels totaling 33,841 square feet (0.78-acre), located on a slightly sloping hillside from Mission Drive to Thurber Drive, about 0.25 miles north of the intersection of Thurber Drive and Soquel Drive. The site maintains nearly 90 feet of frontage at Thurber while access to Mission Drive is via 20-foot corridor access. Development in the immediate vicinity is comprised primarily of single-family residential development which transitions to multifamily development south of the project site nearer Soquel Drive.

The applicant proposes subdivision of the three existing parcels to create six single-family lots: five with shared access from Thurber Lane and one with independent access from Mission Drive. Each lot is proposed to be developed with a 2,427 square foot, two-story, single-family dwelling with five bedrooms and a two-car garage. A 20-foot corridor will provide access to Lot 6 from Mission Drive, and a 20-foot driveway will serve Lots 1-5, with a fire turnaround provided between Lot 4 and Lot 5. Beyond sharing access, all six lots share drainage infrastructure with a

five-foot drainage easement along the north sides of the property and a system that collects runoff through a storm drain beneath a landscape strip at the south side of the site and ending in a bioretention area on Lot 1. Infrastructure will be managed through a joint maintenance agreement and reciprocal easements across each of the lots.

To address site design and proposed parcel configuration incongruency with the prescribed zoning and development standards for single-family dwellings in the R-1-6 (single-family residential, 6,000 square foot parcel size) zone district, the proposal includes a request for consideration of a Planned Unit Development (PUD) to establish project-specific development standards. Pursuant to Santa Cruz County Code (SCCC) 18.30, PUDs are subject to Board of Supervisors' approval in addition to the required Site Development Permit and Subdivision approvals required under SCCC 13.11 and 14.01.

**Project Background**

The project site is comprised of three vacant parcels, APNs 025-032-33, 025-032-32, and 025-032-35, which were created by Minor Land Division (MLD) application number 171353, recorded on October 12, 2023. MLD 171353 divided a 40,094 square foot parcel into four pour parcels: a 7,407 square foot lot (Lot 1) with access from Thurber Lane, a 13,416 square foot corridor access lot (Lot 2) with access from Thurber Drive, a 13,023 square foot corridor access lot (Lot 3) with access from Mission Drive, and a 6,077 square foot remainder lot (Lot 4) retaining an existing single-family dwelling with access from Mission Drive. Following approval, Lot 4 was reconveyed in October 2023 and Lots 1, 2, and 3 were conveyed to the current owner in January 2024.

**Zoning & General Plan Consistency**

All three parcels are zoned R-1-6 and maintain R-UL (Urban Low Density Residential) General Plan designations. Single-family development is a principal permitted use within the R-1-6 zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. The General Plan prescribes a density range of four to ten units per acre for the R-UL designation, which results in a density range of three to eight units for the 0.78-acre project site. The six units proposed for the project are therefore consistent with the density range of the project site.

The proposal also complies with the General Plan goals and policies encouraging infill housing development (Goal H-1) and small-lot single-family development (Policy BE-2.3.2).

Traffic and Parking (SCCC 13.16)

Each of the six proposed dwellings would provide three on-site parking spaces, including two garage spaces and one driveway space. In addition, the project includes three guest parking spaces adjacent to the fire turnaround between Lots 4 and 5. Pursuant to SCCC 13.16.050, detached single-family dwellings with four or more bedrooms are required to provide a minimum of three parking spaces per unit; guest parking is not required.

Pursuant to the County's Senate Bill 743 Vehicle Miles Traveled (VMT) Guidelines, the project qualifies for a presumption of less-than-significant transportation impacts. The project site is located in an area where average VMT is below the County's adopted threshold. In addition, Appendix C of the VMT Guidelines identifies detached single-family residential projects generating fewer than 110 daily trips as a "small project" with a less-than-significant transportation

impact. The proposed six-unit development is expected to generate approximately 57 daily trips (9.43 trips per dwelling), well below that threshold.

Affordable Housing Requirements (SCCC 17.10)

Pursuant to SCCC 17.10.030, ownership residential projects are subject to a fifteen percent inclusionary housing requirement if the project will create seven or more units, creates parcels for seven or more units, or combination thereof. The proposed development of six lots with six single-family dwellings is therefore not subject to construction of on-site inclusionary housing. Affordable housing impact fees, based on square footage, will be collected upon construction. At the current rate of $15 per square foot, the estimated affordable housing impact fees collected from the project will be $221,000.

Use and Development Standards (SCCC 13.10)

The proposed residential use is a principal permitted use within the R-1-6 zone district. However, the proposed subdivision cannot comply with several development standards prescribed for the R-1-6 zone district, including minimum parcel area, setbacks, floor area ratio, and right-of-way width.

Accordingly, the applicant requests approval of a Planned Unit Development (PUD) to establish project-specific development standards. The proposed PUD would replace the otherwise applicable R-1-6 development standards only where expressly modified; all other zoning requirements would remain applicable.

**Proposed PUD**

Development Standards

Although the project complies with the three-to-eight-unit range density for development in the R-UL General Plan designation, achieving that density while maintaining strict compliance with R-1-6 development standards is not feasible. Where some projects utilize State Density Bonus regulations to gain relief from standards, the applicant's preferred project design does not qualify, because it does not include affordable units in the development. Rather, a PUD is sought to develop project-specific development standards that would replace the generic zone district standards prescribed by SCCC 13.10.323 (Development Standards in Residential Districts).

Table 1 indicates where the project deviates from the standard, and development standards not expressly represented in Table 1 would meet the applicable R-1-6 zone district requirements.

Table 1: Proposed PUD Development Standards

| Development Standard | R-1-6 Requirement | Lot 1 | Lot 2 | Lot 3 | Lot 4 | Lot 5 | Lot 6 |
|---|---|---|---|---|---|---|---|
| **PARCEL AREA (SQFT)** | 6,000 | 5,805 | 4,275 | 4,275 | 5,625 | 5,715 | 7,426 |
| **FRONT SETBACK** | 20' | 4.25' | 4.25' | 4.25' | 4.25' | 4.25' | 4.25' |
| **SIDE SETBACKS** | 5' & 8' | - | 5 & 4 | 5 & 4 | 6.3 & 4 | 6.3 & 5 | 20 & 4 |
| **CORNER PARCEL SIDE SETBACKS (LOT 1)** | 5' & 20' | 5' & 21' | - | - | - | - | - |
| **REAR SETBACK** | 15' | 10' | 10' | 10' | 10' | 10' | 10' |
| **GARAGE TO STREET SETBACK** | 18' | 4.25' | 4.25' | 4.25' | 4.25' | 4.25' | - |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **MAXIUMUM FLOOR AREA RATIO (FAR)** | 50% | 47% | 64% | 64% | 59% | 48% | 37% |
| **LOT WIDTH** | 60’ | 64.5’ | 47.5’ | 47.5’ | 62.5’ | 63.5’ | 63.3’ |
| **REQUIRED RIGHT OF WAY** | 28’ | 25’ | | | | | |

The most significant deviation from the standards is the parcel area, where five of the six lots created would not meet the minimum parcel area prescribed for the R-1-6 zone district. Furthermore, where the table represents the gross site area (including the road and common parking areas) the development area of the lots is far less; Lots 1, 2, and 3 for example, are closer to 3,000 square feet with the street area and bioretention areas not included. The substandard gross site area also affects the values for floor area ratio (FAR), yielding FAR as high as 64 percent.

The reduced standards proposed under this PUD result in a development pattern more commonly associated with townhouse style common interest developments, characterized by smaller lots, less structural separation, reduced front and rear yards, and shared use areas.

The reduced right-of-way width from 28 feet to 25 feet does not include a reduction in the required 10-foot travel lanes. Instead, the reduction is through elimination of a 2.75-foot remainder area usually reserved for fences, walls or other road components.

PUD Approval

SCCC 18.30 specifies that certain objectives of the General Plan may be achieved through planned developments that do not conform in all respects to the land use regulations prescribed by County Code. PUDs are subject to approval by the Board of Supervisors, with the following findings for residential projects:

1. *That any residential development shall contribute to the ongoing desirability and character of the surrounding neighborhood;*

2. *That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity;*

3. *That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and/or the community in which the planned unit development is located, and that such benefits are specified by the Board of Supervisors in connection with its approval of the PUD, and that any conditions required to achieve such benefits are incorporated into the project and made conditions of approval; and*

4. *That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.*

SCCC 18.30.185 (Planned Unit Development-Standards) lists the benefits typically associated with PUD development, but does not provide specific metrics for evaluation: *“These benefits shall be in the form of the provision of enhanced resource protection, exceptional public amenities, design excellence, affordable housing, job creation, public viewshed preservation, and/or superior mixed-use development, etc.”*

The applicant has identified the creation of housing as the specific neighborhood/community benefit provided by the project, providing three additional units beyond the three currently approved for development. The project will also offer emergency vehicle access (EVA) through the site, creating a lockable gate or bollard between Lots 5 and 6. EVA through the site was suggested by Staff as a potential community benefit, and was not required by the reviewing Fire Agency. Public pedestrian access connecting the Mission Drive neighborhood to the Thurber and Winkle neighborhoods west of the project site was also discussed as a potentially significant benefit early in project review but ultimately could not be incorporated into the final project design.

As discussed in this report, the overall design of the project as detached single-family development achieves harmony with surrounding neighborhood, maintaining appropriate setbacks from surrounding development; the landscaping and right-of-way at the south side of the development exceeds the setback implemented under the current entitlement.

**Design Review**

The proposed project has been evaluated in accordance with the County Design Review Regulations (SCCC 13.11) which identify specific building and site design objectives, and which incorporates the design principles adopted in the Santa Cruz County Design Guidelines. Compliance evaluation of the proposed project has been broadly categorized into two areas: Building Design and Site Design. In both categories, the project sufficiently achieves the intent of the Design Review regulations to promote infill development of livable and inviting urban neighborhoods.

Building Design

The project complies with Chapter 2 of the Santa Cruz County Design Guidelines (Overarching Design Principles) to have compatible mass and scale, architectural style and materials that respect and contribute to the neighborhood context, and to provide neighborhood transitions.

The building designs included with the submittal offer attractive, interesting, and compatible structures that do not detract from the existing pattern of development in the neighborhood. The homes include a split-sloped roof, a gentle 4/12 pitch on one side of the house and a steeper 12/4 pitch on the other, reflective of the slope and partial-split level floor plan design used in the houses. The steeper sloped roof reduces the appearance of bulk and mass, and maintains existing light, air and viewshed of uphill properties just north of the project site. Shading generated from the proposed structures is not expected to generate impacts on existing development at the periphery of the site. The preliminary color and material design for the project would utilize stucco, horizontal and vertical wood siding, and masonry veneers to avoid a uniform appearance.

The front and rear elevations utilize variation in horizontal and vertical wall planes that create visual depth and reduce the proportions of the structures, particularly when viewed from the street. Decks built at the front of the homes make up for the reduction in outdoor space at the front yard and improve the abrupt visual transition from streetscape to structure and living spaces. The absence of decks in the rear yard ensures that privacy impacts on the adjacent development are minimized.

Furthermore, the denser development pattern of the project is not entirely out of place, where multifamily development and higher density single-family developments characterize Mission

Drive south and west of the site, and less-dense single-family development patterns characterize neighborhoods north of the project site. The scale of development is appropriate given the pattern of development surrounding the site, but in strict comparison of the proposed project versus the properties surrounding the project site, the average home proposed under the PUD is 30 percent larger on a 60 percent smaller building site.

Site Design

While the site design reflects sometimes substantial departure from preferred design practices, Staff finds that, on balance, it satisfies the intent of the Design Guidelines. The building sites are appropriately designed into the neighborhood setting, with slight grading into the hillside reducing the scale of the development, helping the structures integrate into the existing backdrop, and thereby minimizing impacts to public views. The nearly twenty feet of landscaping in the stormwater bioretention area of Lot 1 at the Thurber Lane frontage provide additional softening of the development at the public viewshed.

The site is presently vacant without substantial vegetation or notable natural amenities, and while the proposed landscaping includes low water usage varieties, only one of the twenty-five species proposed for the project is a native variety. Trees species identified in the plans are primarily ornamental and will not provide significant shading or screening at the site. Furthermore, while the project includes a tree at the front yard of each dwelling, as required by SCCC 13.11.070(D)(1)(a), it's unclear how the fifteen feet of tree canopy would be accommodated where the yard is just seven feet wide.

As proposed, Lots 1 through 5 will access the site through a 20-foot shared driveway spanning the southern portion of each lot and maintained through reciprocal easements and recorded Covenants, Conditions, and Restrictions (CC&Rs). Water and sewer lines would be developed beneath the road easement, except for Lot 6 which receives water service from Mission Drive. Drainage from all six lots, plus drainage from 3522 Mission Drive (not otherwise associated with this project), will route through drainage infrastructure beneath the landscape strip at the south end of the lots and through surface channels at the north side of the lots, culminating in a collective bioretention area on Lot 1. As a result of this project design, downstream lots share a greater burden of responsibility for maintaining infrastructure.

The proposed guest parking layout, which is sited at the end of the Fire turnaround between Lots 4 and 5, is not objectively inconsistent with a specific County Code or Policy but is functionally questionably in Staff's review. The three spaces are presumably intended for use by any resident of the development, guidance for use and maintenance of guest parking is unclear in the draft CC&Rs but are located on property owned by Lots 4 and 5. From a regulatory perspective, the inclusion of guest parking for single-family development is neither required nor disallowed. Though outside of direct regulatory compliance, Staff finds of the proposal to place guest parking at the end of a fire turnaround maintained in a reciprocal easement is an unnecessary project design element that is likely to generate conflict in rights of use, physical access, and maintenance responsibility. Staff acknowledge that this additional parking area offers benefit to the proposed development, given that there is limited parking in the vicinity of Thurber Lane and street parking will be prohibited in the 20-foot right of way. Furthermore, the parking configuration was not identified by the Fire Agency as problematic.

While stronger compliance with the adopted Site Design elements of County Code is preferred,

Staff acknowledge that the project is specifically presented for consideration as a PUD, where the project achieves compliance in other areas of County regulations as a result of reductions or deviation from the adopted standard or preferred design patterns. On balance, the project design is appropriate for approval.

**Environmental Review**

Environmental review has been required for the proposed project pursuant to the California Environmental Quality Act (CEQA). An initial study was prepared by CDI staff, reviewed by the County's Environmental Coordinator, and a preliminary determination to issue a Negative Declaration (Exhibit B) was made on April 30, 2026. A Notice of Intent to adopt the negative declaration was posted with the Santa Cruz County Clerk, and the mandatory public comment period expired on June 30th, with no public comments received to date.

**Conclusion**

On balance, Staff finds that the proposed Planned Unit Development represents an appropriate application of the flexibility afforded by the County's PUD regulations. Although the project requires departures from conventional R-1-6 development standards, those departures are acceptable in this context because they facilitate additional infill housing at a density anticipated by the General Plan while maintaining a development pattern that is compatible with the surrounding neighborhood.

As proposed and conditioned, the project satisfies the required findings for approval and provides identifiable community benefits through the creation of additional housing opportunities and the provision of emergency vehicle access between Mission Drive and Thurber Lane, improving neighborhood connectivity for emergency response. Staff therefore recommend approval of the project.

Please see Exhibit "C" ("Findings") for a complete listing of findings and evidence related to the above discussion.

**Staff Recommendation**

- Adopt the attached Resolution (Exhibit A) recommending the Board of Supervisors:
    1. Adopt the Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA);
    2. Adopt the amended Planned Unit Development Ordinance; and
    3. Approve Application Number 251276, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project**.

**The County Code and General Plan, as well as hearing agendas and additional information are available online at:** www.sccoplanning.com

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Report Prepared By: _____

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

Report Reviewed By: Signed by: Sheila McDaniel B7F7A99D43A942E... _____

Sheila McDaniel
Principal Planner
Development Review
Santa Cruz County Planning

**Exhibits**

A. Planning Commission Resolution and Recommendation to the Board of Supervisors
B. Environmental Documents: CEQA Initial Study and Negative Declaration
C. Findings
D. Conditions of Approval
E. Project plans, prepared by AJS Architecture, dated October 2025
F. Assessor's, Location, Zoning and General Plan Maps
G. Parcel information
H. City of Santa Cruz Water Department Will-serve letter
I. Acceptance Letter for Soils Report (REV251054)

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BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO._____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

**RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SANTA CRUZ RECOMMENDING APPROVAL OF TENTATIVE SUBDIVISION MAP (TRACT 1625), SITE DEVELOPMENT PERMIT, ADOPTION OF THE PLANNED UNIT DEVELOPMENT ORDINANCE, AND ADOPTION OF A NEGATIVE DECLARATION FOR APPLICATION NO. 251276**

WHEREAS, on July 22, 2026, the Planning Commission conducted a duly noticed public hearing to consider Application No. 251276, requesting approval of a Tentative Subdivision Map (Tract 1625), Site Development Permit, and Planned Unit Development (PUD) involving three parcels (APNs 025-032-33, -34, and -35) totaling 0.78-acres in the Live Oak Planning Area.

WHEREAS, the Planning Commission has also considered all testimony and evidence received at the public hearing and detailed in the Staff Report to the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors approve Application No. 251276, including the Tentative Subdivision Map (Tract 1625), Site Development Permit, and Planned Unit Development Ordinance, subject to the findings and conditions contained in the Staff Report.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the Draft Board of Supervisors Resolution attached hereto as Attachment 1 and the Draft Planned Unit Development Ordinance attached hereto as Attachment 2.

BE IT FURTHER RESOLVED that the Planning Commission has considered the whole record before it and finds that there is no substantial evidence that the project will have a significant effect on the environment.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors determine that the project would not have a significant effect on the environment and adopt a Negative Declaration pursuant to Public Resources Code Section 21080(c), as contained in Exhibit B of the Staff Report.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors make the required findings supporting approval of the proposed Tentative Subdivision Map (Tract 1625), Planned Unit Development Ordinance, and Site Development Permit, as contained in Exhibit C of the Staff Report.

Exhibit A
PC Resolution
Application 251276

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PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 22nd day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson

ATTEST: _____
Secretary

Attachments to this Resolution:

Attachment 1 – Draft Board of Supervisors Resolution

Attachment 2 – Draft Planned Unit Development Ordinance

APPROVED AS TO FORM:

Signed by:
Natalie Kirkish
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ASSISTANT COUNTY COUNSEL

cc: County Counsel
Community Development & Infrastructure Department



Exhibit A
PC Resolution
Application 251276

Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

BEFORE THE BOARD OF SUPERVISORS

OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Supervisor:

Duly seconded by Supervisor:

The following Resolution is adopted:

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ ADOPTING A NEGATIVE DECLARATION IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A SIX-LOT SUBDIVISION AND PLANNED UNIT DEVELOPMENT**

WHEREAS, on July 22, 2026, the Planning Commission of the County of Santa Cruz held a public hearing on Application No. 251276, involving a proposal to establish a Planned Unit Development ("PUD") for a six-lot subdivision and construction of six single-family dwellings (the "Project"); and

WHEREAS, upon considering all testimony and evidence detailed in the Planning Department staff report and received at the public hearing, the Planning Commission recommended that the Board of Supervisors approve the project's Planned Unit Development, Site Development Permit, and Subdivision, and adopt the Negative Declaration in compliance with the requirements of the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Board of Supervisors for the County of Santa Cruz has convened a duly noticed public hearing to consider the Project and proposed adoption of a Negative Declaration and has considered public testimony prior to taking action;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors for the County of Santa Cruz, upon consideration of the evidence and recommendations related to the Project, hereby adopts the Negative Declaration attached as Exhibit "1" and makes the following findings:

1. The Project that was the subject of environmental review includes but is not limited to the following components: a subdivision to create six lots for development of six single-family dwellings, and including the following approvals: Planned Unit Development, Site Development Permit, Subdivision approval.



Exhibit A, Attachment 1
Draft Board Resolution

Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

2. Environmental review completed for the Project determined that the Project will not have a significant impact on the environment, and therefore a Negative Declaration has been prepared in accordance with CEQA, which was circulated for public comment and review as required. An Initial Study was prepared, and the Project was reviewed by the County's Environmental Coordinator on April 30, 2026. A preliminary determination to issue a Negative Declaration was made, and the Negative Declaration was circulated on June 10, 2026. The mandatory public comment period ended on June 30, 2026. No comments were received by Planning Staff. The Planning Commission reviewed the Project and the Negative Declaration at a noticed public hearing on July 22, 2026, and recommended approval of the Project and adoption of the Negative Declaration to the Board of Supervisors. Furthermore, all public comments received regarding the Project have been considered and do not change the determination that no significant impacts will result from the Project.

3. In adopting the Negative Declaration, the Board of Supervisors finds, on the basis of the whole record before it, that there is no substantial evidence that the Project will have a significant effect on the environment, and that the Negative Declaration reflects the County's independent judgment and analysis.

4. The material which constitutes the record of proceedings upon which the Board of Supervisors' decision is based shall be located in the Office of the Clerk of the Board, located at 701 Ocean Street, Santa Cruz, California.

PASSED AND ADOPTED this _____ day of _____, 2026, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson, Board of Supervisors

ATTEST:

_____
Clerk of the Board

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EXHIBITS:

Exhibit 1 – Negative Declaration

APPROVED AS TO FORM:

Signed by:
Natalie Kirkish
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County Counsel

Exhibit A, Attachment 1
Draft Board Resolution

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# Exhibit 1

Negative Declaration



Exhibit A, Attachment 1
Draft Board Resolution

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# County of Santa Cruz

## Department of Community Development and Infrastructure

**701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060**
**Planning (831) 454-2580 Public Works (831) 454-2160**
**https://cdi.santacruzcountyca.gov/**


## NEGATIVE DECLARATION

**Project: Mission Drive Subdivision and Planned Unit Development (PUD)**
**APN(S): 025-032-33, 025-032-34, 025-032-35**
**Application #: 251276**
**Project Description:**

Proposal for a Subdivision and Planned Unit Development (PUD) to divide three parcels (APNs 025-032-33, 025-032-34, 025-032-35) to create six fee-simple lots with detached single-family dwellings. Five lots and a private street will be developed with access from Thurber Lane, and a sixth corridor access lot will be developed with access from Mission Drive. Project requires adoption of a PUD ordinance by the Board of Supervisors, Administrative Site Development Permit (ASP), a Subdivision Map, a preliminary Grading Review, a Soils Report Review.

**Project Location:**

The project site, comprised of three vacant parcels, is located between Mission Drive and Thurber Drive, about 0.25 miles north of the intersection of Thurber Drive and Soquel Drive, in unincorporated Santa Cruz County (Figure 1, Vicinity Map). Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Owner:Swarn Bhairava LLC**
**Applicant: Atri Macherla**
**Staff Planner: Evan Ditmars**
**Email: evan.ditmars@santacruzcountyca.gov**
**This project will be** considered

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:



Exhibit A, Attachment 1
Draft Board Resolution

Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

http://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx

Review Period Ends: 06/30/2026

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

Date: 6/10/2026

DocuSigned by:
Mark Connolly
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MARK CONOLLY, Environmental Coordinator
(831) 454-2682



Exhibit A, Attachment 1
Draft Board Resolution

Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

**ORDINANCE NO. _____**

**ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ GRANTING A PLANNED UNIT DEVELOPMENT AS ALLOWED BY SANTA CRUZ COUNTY CODE RELATING TO THE ESTABLISHMENT OF DEVELOPMENT STANDARDS FOR APPLICATION NO. 251276 (APNs 025-032-33, 025-032-34, AND 025-032-35)**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

**SECTION I**

A Planned Unit Development is hereby established for Application No. 251276, consisting of a six-lot single-family subdivision (Tract 1625) located at 3522 Mission Drive in the Live Oak Planning Area, as shown on the plans attached hereto as Exhibit "1" and incorporated herein by reference, and subject to the Planned Unit Development Standards attached hereto as Exhibit "2" and the Conditions of Approval attached hereto as Exhibit "3", each incorporated herein by reference.

**SECTION II**

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Planned Unit Development as described in Section I, and adopts the findings in support thereof as set forth below:

1. That the proposed residential development will contribute to the ongoing desirability and character of the surrounding neighborhood;

2. That the dwelling types and land use pattern in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity;

3. That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and the community in which the Planned Unit Development is located, including the provision of additional infill housing and emergency vehicle access through the subdivision, and that any conditions required to achieve such benefits are incorporated into the project and are incorporated as conditions of approval; and

4. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.

Exhibit A, Attachment 2
Draft PUD Ordinance

Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

## SECTION III

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Development Permit described in Section I, and adopts the findings in support thereof as set forth below:

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

2. Zoning Conformance. The proposed location of the project and the conditions under which it will be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

3. General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

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

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

6. Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

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

8. Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as

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designated by the General Plan and Local Coastal Program and implementing ordinances.

9. Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review).

**SECTION IV**

This ordinance shall become effective thirty-one (31) days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2026, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson of the Board of Supervisors

Attest:

_____
Clerk of the Board

APPROVED AS TO FORM:

Signed by:
Natalie Kirkish
D52DC6AA0E74498...
County Counsel

EXHIBITS:

Exhibit 1 – Architectural Site Plans

Exhibit 2 – Development Standards for PUD

Exhibit 3 – Conditions of Approval

Exhibit A, Attachment 2
Draft PUD Ordinance

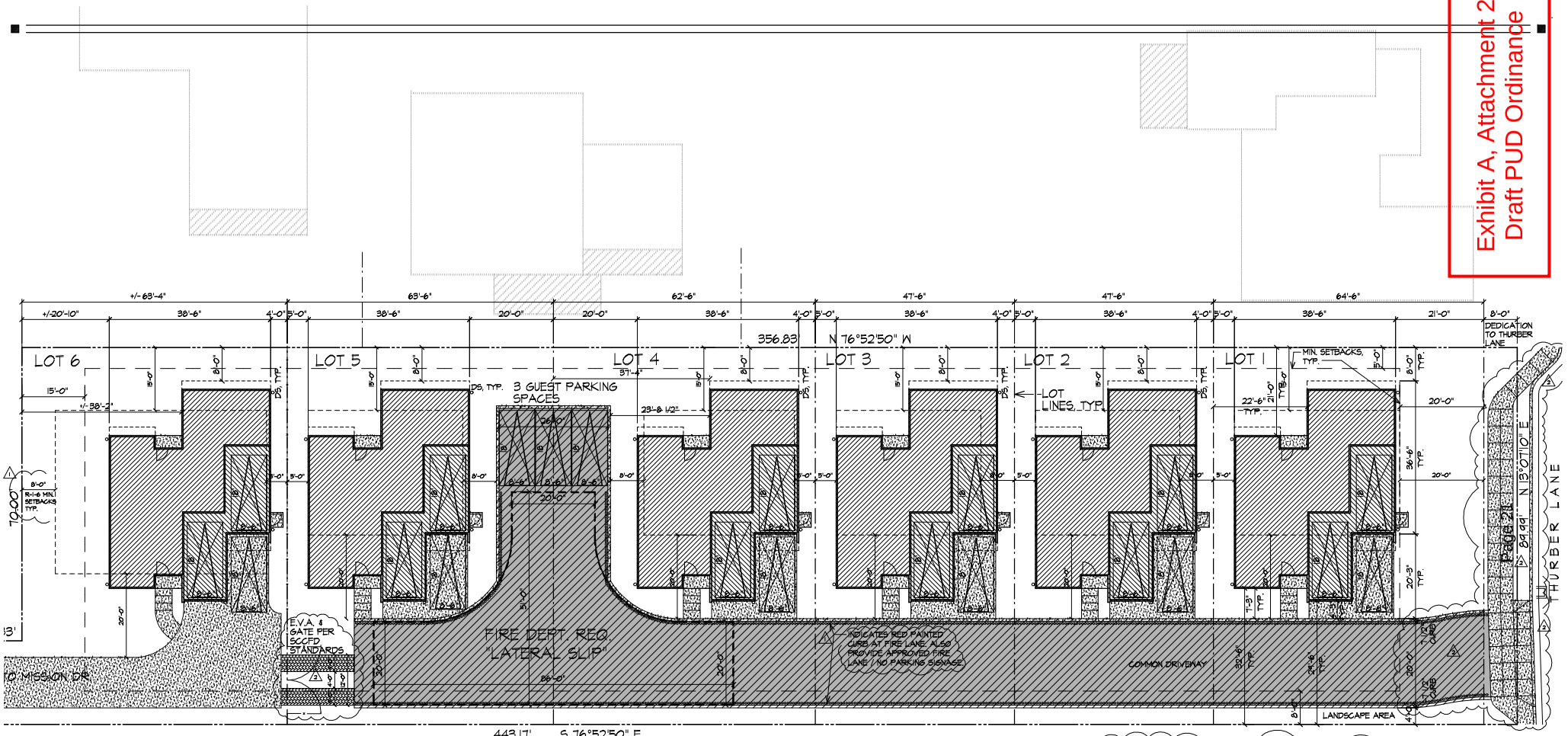
Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

# EXHIBIT 1

Architectural Site Plan for Subdivision

Exhibit A, Attachment 2
Draft PUD Ordinance

Exhibit A, Attachment 2
Draft PUD Ordinance




# ARCHITECTURAL SITE PLAN

SEE CIVIL PLANS FOR ADDITIONAL INFO.

0 2 4 8 8 16 24 48

FIRE DEPARTMENT NOTES:

1. THE COUNTY OF SANTA CRUZ EMERGENCY SERVICES DEPARTMENT/ADDRESSING MUST APPROVE OR ASSIGN ADDRESSES BEFORE FIRE DISTRICT APPROVAL IS OBTAINED.
2. THESE PLANS SHALL BE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022 EDITION) AND REFERENCE CENTRAL FIRE DISTRICT AMENDMENTS.
3. CONSTRUCTION SHALL BE TYPE V-B WITH SPRINKLERS PER NFPA 13-D.
4. REQUIRED FIRE FLOW SHALL BE 500 G.P.M. FOR 20 MINUTES, PER WATER COMPANY, 949 G.P.M. IS AVAILABLE.
5. THE FIRE SPRINKLER SYSTEM DRAWINGS MUST BE PREPARED AND SUBMITTED FOR APPROVAL BY A CALIFORNIA STATE LICENSED CONTRACTOR (CLASS A OR C-16) MEETING THE REQUIREMENTS OF NFPA-13D, "STANDARD FOR THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS". DESIGNER/INSTALLER SHALL SUBMIT TWO SETS OF PLANS AND CALCULATIONS TO THE AGENCY OF REFERENCE FOR APPROVAL.
6. BUILDING NUMBERS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF SIX (6) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY AND THE STREET.
7. THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION.
8. A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES TO TO THE PROPERTY LINE, WHICHEVER IS A SHORTER DISTANCE.

LEGEND

- ACCESS & UTILITY EASEMENT
- HOUSE FOOTPRINT
- GARAGE FOOTPRINT
- LANDSCAPE AREA
- CONCRETE
- PAVEMENT

## PROJECT DATA (SQUARE FEET, UNLESS OTHERWISE NOTED)

| LOT NUMBER | WHOLE SITE | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| SITE AREA - GROSS | 33,841 | 5,805 | 4,215 | 4,215 | 5,625 | 5,715 | 7,426 |
| NET SITE AREA (MINUS DEDICATION TO THURBER LANE) | 33,121 | | | | | | |
| LOT AREA - NET | 29,115 | 4,176 | 3,075 | 3,075 | 3,810 | 3,774 | 5,700 |
| TOTAL LOT COVERAGE | 8,288 | 1,498 | 1,498 | 1,498 | 1,498 | 1,498 | 1,498 |
| GROSS LOT COVERAGE (%) | 27.14 | 25.81 | 35.04 | 35.04 | 26.63 | 26.21 | 20.17 |
| NET LOT COVERAGE (%) | 28.48 | 35.87 | 48.72 | 48.72 | 45.26 | 39.64 | 26.28 |
| FIRSTFLOOR AREA | 6,316 | 1,068 | 1,068 | 1,068 | 1,068 | 1,068 | 1,068 |
| SECOND FLOOR AREA | 8,244 | 1,374 | 1,374 | 1,374 | 1,374 | 1,374 | 1,374 |
| TOTAL LIVING AREA | 14,562 | 2,427 | 2,427 | 2,427 | 2,427 | 2,427 | 2,427 |
| GARAGE AREA | 2,670 | 445 | 445 | 445 | 445 | 445 | 445 |
| PROPOSED HOUSE + GAR. FLOOR AREA | 17,232 | 2,872 | 2,872 | 2,872 | 2,872 | 2,872 | 2,872 |
| GARAGE AREA EXEMPT FROM F.A.R. CALC., | 1,350 | 225 | 225 | 225 | 225 | 225 | 225 |
| TOTAL MINUS GARAGE EXEMPTION, | 15,882 | 2,647 | 2,647 | 2,647 | 2,647 | 2,647 | 2,647 |
| LIVING SPACE W/ CLG. >16', | 544 | 99 | 99 | 99 | 99 | 99 | 99 |
| TOTAL INCLUDING SPACE W/ CLG. >16', | 16,476 | 2,746 | 2,746 | 2,746 | 2,746 | 2,746 | 2,746 |
| GROSS FLOOR AREA RATIO (%) | 49.14 | 47.30 | 64.23 | 64.23 | 48.82 | 48.05 | 36.98 |
| NET FLOOR AREA RATIO (%) | 71.28 | 65.76 | 84.30 | 84.30 | 82.96 | 72.66 | 48.16 |
| BACK YARD AREA | | 464 | 464 | 464 | 687 | 464 | 1,301 |

## COMPARISON: R-1-6 VS. PROPOSED P.U.D. (FEET, UNLESS OTHERWISE NOTED)

| PARCEL SPECIFIC CONDITION | R-1-6 STD. | PROP. P.U.D. | WHOLE SITE | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 |
|---|---|---|---|---|---|---|---|---|---|
| FRONT SETBACK | 20 | 4.25 | 21 | 4.25 | 4.25 | 4.25 | 4.25 | 4.25 | 24.5 |
| SIDE SETBACKS | 5 & 8 | 5 & 4 | 24.5 & 8 | N.A. | 5 & 4 | 5 & 4 | 6.3 & 4 | 5 & 6.3 | 20.75 & 4 |
| SIDE SETBACKS AT NEW CORNER PARCEL | 5 & 20 | 5 & 20 | N.A. | 5 & 21 | N.A. | N.A. | N.A. | N.A. | N.A. |
| REAR SETBACK | 15 | 8 | 20.75 | 8 | 8 | 8 | 8 | 8 | 8 |
| MAX. PARCEL COVERAGE (%) | 40 | * | GROSS: 27.14 | 25.81 | 35.04 | 35.04 | 26.63 | 26.21 | 20.17 |
| | | | NET: 28.88 | 35.87 | 48.72 | 48.72 | 45.26 | 39.64 | 26.28 |
| MAX. FLOOR AREA RATIO (%) | 50 | ** | GROSS: 49.14 | 47.30 | 64.23 | 64.23 | 48.82 | 48.05 | 36.98 |
| | | | NET: 71.28 | 65.76 | 84.30 | 84.30 | 82.96 | 72.66 | 48.16 |
| MAX. HEIGHT | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 |
| MAX. NUMBER OF STORIES | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| MIN. LOT WIDTH (PARCELS 14,800 - 15,999) | 60 | 47.5 | 90 | N.A. | 47.5 | 47.5 | N.A. | N.A. | 63.25 |
| MIN. LOT WIDTH (PARCELS 14,800 - 15,999) | ---- | ---- | N.A. | 64.5 | N.A. | N.A. | 62.5 | 63.5 | N.A. |
| MIN. FRONTAGE (PARCELS 14,800 - 15,999) | 60 | 47.5 | 90 | N.A. | 47.5 | 47.5 | N.A. | N.A. | N.A. |
| MIN. FRONTAGE (PARCELS 14,800 - 15,999) | ---- | ---- | N.A. | 64.5 | N.A. | N.A. | 62.5 | 63.5 | N.A. |

* 40% OVERALL NET & INDIVIDUAL LOT GROSS; 48% INDIVIDUAL LOT NET
** 50% OVERALL GROSS; UP TO 90% INDIVIDUAL LOT NET


AJS Architecture | Planning
Livermore, California
925.980.4103
Anthony Sarboraria, AIA

Swarna Bahirava LLC
Santa Cruz, California
417.350.5853
Atri Macherla


# 3522 MISSION DRIVE

APNs: 025-032-33, 025-032-34, 025-032-35

SANTA CRUZ, CALIFORNIA

JANUARY 7, 2026
Project No.: 111.008

A0.1


Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

# EXHIBIT 2

Adopted Development Standards for Planned Unit Development

| Table 1: Mission Drive PUD Development Standards | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Development Standard** | **R-1-6 Requirement** | **Lot 1** | **Lot 2** | **Lot 3** | **Lot 4** | **Lot 5** | **Lot 6** |
| **PARCEL AREA (SQFT)** | 6,000 | 5,805 | 4,275 | 4,275 | 5,625 | 5,715 | 7,426 |
| **FRONT SETBACK** | 20’ | 4.25’ | 4.25’ | 4.25’ | 4.25’ | 4.25’ | 4.25’ |
| **SIDE SETBACKS** | 5’ & 8’ | - | 5 & 4 | 5 & 4 | 6.3 & 4 | 6.3 & 5 | 20 & 4 |
| **CORNER PARCEL SIDE SETBACKS (LOT 1)** | 5’ & 20’ | 5’ & 21’ | - | - | - | - | - |
| **REAR SETBACK** | 15’ | 10’ | 10’ | 10’ | 10’ | 10’ | 10’ |
| **GARAGE TO STREET SETBACK** | 18’ | 4.25’ | 4.25’ | 4.25’ | 4.25’ | 4.25’ | - |
| **MAXIUMUM FLOOR AREA RATIO (FAR)** | 50% | 47% | 64% | 64% | 59% | 48% | 37% |
| **LOT WIDTH** | 60’ | 64.5’ | 47.5’ | 47.5’ | 62.5’ | 63.5’ | 63.3’ |
| **REQUIRED RIGHT OF WAY** | 28’ | 25’ | | | | | |
| *Except as expressly modified by this table, all future development shall comply with the applicable provisions of the Santa Cruz County Zoning Ordinance in effect at the time of building permit application. | | | | | | | |



Exhibit A, Attachment 2
Draft PUD Ordinance

Docusign Envelope ID: 8AD37DCB-7884-8319-8062-2B84F2C38905

# EXHIBIT 3

Conditions of Approval

(TO BE UPDATED PRIOR TO FINAL ADOPTION)

Exhibit A, Attachment 2
Draft PUD Ordinance

Docusign Envelope ID: F4EEB6B4-B27B-8F47-80D8-02A6D7B34A33

County of Santa Cruz

Department of Community Development and Infrastructure
701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
https://cdi.santacruzcountyca.gov/

# NEGATIVE DECLARATION

**Project: Mission Drive Subdivision and Planned Unit Development (PUD)**
**APN(S): 025-032-33, 025-032-34, 025-032-35**
**Application #: 251276**
**Project Description:**

Proposal for a Subdivision and Planned Unit Development (PUD) to divide three parcels (APNs 025-032-33, 025-032-34, 025-032-35) to create six fee-simple lots with detached single-family dwellings. Five lots and a private street will be developed with access from Thurber Lane, and a sixth corridor access lot will be developed with access from Mission Drive. Project requires adoption of a PUD ordinance by the Board of Supervisors, Administrative Site Development Permit (ASP), a Subdivision Map, a preliminary Grading Review, a Soils Report Review.

**Project Location:**

The project site, comprised of three vacant parcels, is located between Mission Drive and Thurber Drive, about 0.25 miles north of the intersection of Thurber Drive and Soquel Drive, in unincorporated Santa Cruz County (Figure 1, Vicinity Map). Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Owner:Swarn Bhairava LLC**
**Applicant: Atri Macherla**
**Staff Planner: Evan Ditmars**
**Email: evan.ditmars@santacruzcountyca.gov**
**This project will be** considered

California Environmental Quality Act Mitigated Negative Declaration Findings:
Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:

Exhibit B
CEQA Negative Declaration
Application 251276

Docusign Envelope ID: F4EEB6B4-B27B-8F47-80D8-02A6D7B34A33

http://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx

Review Period Ends: 06/30/2026

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

Date: 6/10/2026

DocuSigned by:
Mark Connolly
A5BA09C9E8C3490...

MARK CONOLLY, Environmental Coordinator
(831) 454-2682



Exhibit B
CEQA Negative Declaration
Application 251276

# Discretionary Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed subdivision and the conditions under which it would be operated or maintained will be in substantial conformance with the purpose of the R-1-6 (single-family residential, 6,000 square foot parcel size) zone district, in that the site will be developed with six single-family homes. The development complies with the General Purpose for residential zone districts, as described in SCCC 13.10.321(A), to provide areas of residential use in locations and at densities consistent with the County General Plan, to provide diversity of housing opportunities, and to achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resources of the County and that do not impair the natural environment.

In accordance with the provisions described in SCCC 18.30, the project includes adoption of a Planned Unit Development (PUD) ordinance regulating project-specific development standards that will enable the development to achieve the goals and policies adopted by the County. Except where modified by the PUD, the proposed development will apply with all applicable zoning and development standards prescribed for the R-1-6 zone district.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan. The General Plan prescribes a density range of four to ten units per acre for the R-UL designation, which results in a density range of three to eight units for the 0.78-acre project site. The six units proposed for the project are therefore consistent with the density range of the project site.

The project complies with the goals and policies of the General Plan to facilitate infill housing development (Goal H-1) and for encouraging small lot single-family development (Policy BE-

2.3.2).

Through environmental review, the project has been evaluated for impacts generated through vehicle miles (VMT), consistent with General Plan Policy AM-1.1.1, with a determination that VMT generated from the project would fall below County thresholds.

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

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

This finding can be made, in that an Initial Study was prepared for the project with a Negative Declaration of impacts anticipated from the project. Environmental review was completed pursuant to Public Resources Code Section 21080(c).

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

This finding can be made, in that the proposed project will add six dwelling units on three undeveloped parcels. Pursuant to the County's Vehicle Miles Traveled (VMT) Guidelines, the project qualifies for a presumption of less-than-significant transportation impacts, and is expected to generate approximately 57 daily trips, well below the County's adopted "small project" threshold.

Municipal water and sewer services are available to the project site. The applicant has received a will-serve letter from the City of Santa Cruz Water Department, and the Santa Cruz County Sanitation District has reviewed the proposed utility improvements.

In addition, all construction will comply with the California Building Code, County Building Ordinance, and applicable utility requirements, ensuring the project will not overload public utilities or result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed project is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The General Plan prescribes a density range of four to ten units per acre for the R-UL designation, which results in a density range of three to eight units for the 0.78-acre project site. The six units proposed for the project are therefore consistent with the density range of the project site. Development in the immediate vicinity of the project site contains both single-family detached homes as well as attached multifamily homes.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone,

the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the Coastal Zone.

## Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed project is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The six units are consistent with the density range prescribed by the General Plan, and the project design using small lot single-family development reflects and balances the higher density of development southwest of the project site where the predominant development pattern is attached multifamily dwellings, and the lower density, detached single-family development patterns north and east of the project site.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed Planned Unit Development has been evaluated for consistency with the County Design Review Regulations (SCCC 13.11) and, on balance, substantially fulfills the intent of the Design Review regulations and Santa Cruz County Design Guidelines by providing a well-designed infill development that is compatible with the surrounding neighborhood. The building design demonstrates appropriate massing, scale, architectural character, and neighborhood transitions, while the site design effectively integrates the development into the existing topography and minimizes visual impacts through grading and landscaping. Although certain site design elements, including shared infrastructure responsibilities and the proposed guest parking configuration, are less consistent with preferred design practices, these issues are adequately addressed through project conditions and the Planned Unit Development process. Overall, the project achieves an acceptable balance between design flexibility and regulatory objectives and is appropriate for approval under the County's Design Review standards.

# Subdivision Findings

1. That the proposed map is consistent with applicable general and specific plans as specified in Section 65451.

This finding can be made, in that the proposed subdivision, together with the Planned Unit Development (PUD) ordinance, is consistent with the Santa Cruz County General Plan and implementing ordinances. The project provides six single-family residential lots at a density consistent with the R-UL (Urban Low Density Residential) General Plan designation and advances General Plan policies encouraging infill housing and small-lot residential development. No specific plan has been adopted for this area.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

This finding can be made, in that the subdivision design and proposed improvements support development consistent with the General Plan and the approved Planned Unit Development. The subdivision provides coordinated access, drainage, utilities, emergency vehicle access, and other infrastructure necessary to serve the six proposed residential lots. Public Works, Fire, Water, and Sanitation agencies have reviewed the proposed improvements and determined that, as conditioned, they are adequate to serve the development.

3. That the site is physically suitable for the type of development.

This finding can be made, in that the vacant site is designated for residential development, is served by municipal water and sewer, and has adequate access from Mission Drive and Thurber Lane. Geotechnical review has determined the site to be suitable for residential development subject to recommended engineering measures, and no physical or environmental constraints have been identified that would preclude development of the proposed single-family subdivision

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

This finding can be made, in that the proposed six-lot subdivision is consistent with the three-to-eight-unit density range prescribed by the R-UL General Plan designation. The proposed Planned Unit Development establishes development standards appropriate to the site while maintaining adequate building envelopes, access, parking, utility service, drainage, and emergency vehicle access necessary to support the proposed residential density.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that environmental review was completed pursuant to the California Environmental Quality Act through preparation of an Initial Study and Negative Declaration. The project site is vacant and does not contain sensitive habitat or other biological resources that would be substantially affected by the proposed subdivision. In addition, the project incorporates

stormwater treatment, erosion control, and other environmental protection measures through the approved plans and conditions of approval.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

This finding can be made, in that municipal water and sewer service are available to serve the proposed development, and the proposed roadway, utility, drainage, and emergency access improvements have been reviewed by the appropriate public agencies. Development will comply with the California Building Code, County Building Ordinance, applicable fire protection requirements, and the recommendations of the approved geotechnical report, ensuring the subdivision will not create serious public health or safety concerns.

7. That the design of the subdivision or the 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 the proposed subdivision does not interfere with any easements acquired by the public at large for access through or use of property within the subdivision. Public and private access, utility, drainage, and emergency vehicle easements have been incorporated into the subdivision design, and reciprocal easements together with recorded maintenance agreements will ensure continued access and maintenance of shared improvements. The Final Map will identify and preserve all required easements necessary to serve the subdivision.

## Planned Unit Development (PUD) Findings

1. That any residential development shall contribute to the ongoing desirability and character of the surrounding neighborhood;

This finding can be made, in that the proposed Planned Unit Development will introduce six well-designed single-family homes that are compatible with the surrounding residential neighborhood in terms of scale, architectural character, and residential use. Although the project utilizes modified development standards, the building design, site layout, and landscaping maintain an attractive streetscape while minimizing impacts to the privacy, light, air, or open space of adjacent properties. The project also contributes to the neighborhood by providing additional housing opportunities within an established urban area consistent with the County's infill housing objectives

2. That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity;

This finding can be made, in that the proposed development consists entirely of detached single-family residences, a principal permitted use within the R-1-6 zone district and the predominant residential use in the surrounding area. The architectural design, building massing, and grading respond appropriately to the site's topography and surrounding pattern of development, allowing the project to integrate with nearby single-family and multifamily neighborhoods while

minimizing visual and privacy impacts on adjacent properties.

3. That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and/or the community in which the planned unit development is located, and that such benefits are specified by the Board of Supervisors in connection with its approval of the PUD, and that any conditions required to achieve such benefits are incorporated into the project and made conditions of approval; and

This finding can be made, in that the modified development standards facilitate the creation of six single-family homes where only three homes are currently entitled, thereby advancing the County's housing production objectives through efficient infill development within an urbanized area. In addition, the project provides an emergency vehicle access connection between Mission Drive and Thurber Lane, improving emergency response and neighborhood resiliency. These benefits are made possible by the flexibility afforded through the Planned Unit Development while remaining consistent with the General Plan and are incorporated into the project through the approved plans and conditions of approval.

4. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.

This finding can be made, in that the proposed Planned Unit Development is consistent with the Urban Low Density Residential (R-UL) land use designation and implements General Plan policies encouraging infill housing (Goal HE-1), efficient use of urban land, and small-lot residential development (Policy BE-2.3.2). The project provides residential density within the range prescribed by the General Plan while using the flexibility provided by the Planned Unit Development regulations to accommodate site constraints and achieve compatible neighborhood design (Objective BE-2.3).

The project is not located within the Coastal Zone; therefore, Local Coastal Program findings are not applicable.

Subdivision & Residential Development Permit Conditions of Approval

APNs: 025-032-33, 025-032-34, 025-032-35

**Subdivision & Residential Development Permit 251276**

Applicant: Atri Macherla

Owner(s): Swarna Bhairava LLC

Parcel Numbers: 025-032-33, 025-032-34, 025-032-35

Property Address and Location: Properties are located adjacent to 3522 Mission Drive, between Mission Drive and Thurber Lane

Planning Area: Live Oak

Exhibit E: Tentative Map & Preliminary Improvement Plans, prepared by Engco Engineering and Infrastructure

Architectural Plans, prepared by AJS Architecture

Landscape Plans, prepared by Wilson Associates Landscape Architects

All correspondence and maps relating to this subdivision and residential development shall carry the permit number noted above.

I. This permit authorizes the construction of a subdivision and residential development as indicated on the approved Exhibit "E" for this permit. Prior to exercising any rights granted by this Approval, the 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.

II. A Final Map for this subdivision shall be recorded prior to the sale, lease, or financing of any lots.

The Final Map shall be submitted to the County Surveyor (Department of Community Development and Infrastructure, Public Works) for review and approval prior to recordation and shall be in general conformance with the approved Tentative Map and



**EXHIBIT D**

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. No improvements, vegetation removal, or site disturbance shall be initiated prior to recording the Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division).

III. Prior to recording the Final Map, the following requirements shall be satisfied:

A. All easements and dedications shall be recorded prior to recordation of the Final Map.

B. All existing easements created as a part of MLD 17-1353 shall be quitclaimed prior to the recordation of the Final Map.

C. Pay any outstanding balance due to the Planning Department.

D. Submit a letter of certification from the Tax Collector's office that there are no outstanding tax liabilities affecting the subject parcels.

E. Final Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to CDI Planning and Public Works for review and approval. The approved CC&Rs shall be recorded concurrently with, or prior to, recordation of the Final Map.

1. The CC&Rs shall include provisions for the perpetual maintenance of all common improvements and shared facilities serving the subdivision, including, but not limited to, private roadways, emergency vehicle access improvements, associated landscaping, drainage facilities, water and sewer infrastructure, fences, silt and grease traps, and any other shared improvements identified on the approved plans.

F. The Final Map shall include the following:

1. Building envelopes, setback lines, and locations of easements shall be located according to the approved Tentative Map permit conditions of approval.

2. The building envelopes for the residential units shall conform to the dimensioned building footprints indicated on the Tentative Map.

3. Show the site area of each lot to nearest square foot.

4. Provide a table with the applicable development standards approved under the adopted PUD Ordinance.

5. Note that any development standard not expressly modified by the PUD shall be subject to the applicable zone district standards at the time of building permit submittal.

6. A note stating: "This subdivision is subject to Covenants, Conditions, and

Restrictions (CC&Rs) recorded as Instrument No. ___, Official Records of the County of Santa Cruz."

7. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this subdivision:

   a. New parcel numbers for all of the parcels shall be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless this requirement is waived by the Building Official.

   b. Lots shall be connected for water service to the City of Santa Cruz Water District. All regulations and conditions of the water district shall be met.

   c. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.

   d. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, as stated or depicted in the approved Exhibit "E". Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards established for the R-1-6 zone district.

   e. All future development on the lots shall comply with the requirements of the approved geotechnical report(s).

   f. 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 in which the project is located.

   g. The interior driveway shall be designated as a fire lane. The fire lane shall be painted and posted as a fire lane meeting the requirements of Section 22500.1 of the California Vehicle Code.

   h. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted.

   i. Any changes from the approved Exhibit "E", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans,

must be submitted for review and approval by the Planning Department.

G. Meet all requirements of the Road Engineering Division of CDI Public Works, including:

1. All improvements are to adhere to the standards set by the County Design Criteria.

2. Lots 1-5 shall have a public ingress and egress easement for the portion of the shared driveway along their parcels.

3. Proposed driveways for Lots 1-6 shall have an Emergency Vehicle Access Easement (EVAE)

4. Proposed driveway approach shall have 3' of clearance from the existing driveway approach serving the neighboring parcel

H. Roadside and Transportation improvements for six units shall be paid. Currently, this fee is $6,000 per single-family dwelling.

1. Any prior TIA fees paid as a part of MLD 17-1353 will serve as fee credit towards the current TIA fees. Fees will be calculated at the time of Final Map submittal.

I. Meet all requirements of the County Department of Public Works, Stormwater Management, including:

1. Prior to final map recordation and approval of the subdivision improvement plans, and/or issuance of any building/grading permits, the project shall demonstrate compliance with the County Design Criteria (CDC) June 2024 edition, Part 3 and Appendix D and the following:

a. Final Project Information & Threshold Determination Form (see CDC Part 3 Appendix A)

b. Please clearly describe what stormwater facilities, grading, and other improvements will be built with the land division and which will be deferred to building permits with the single-family homes. This shall be clearly shown on the final improvement plans. The plans shall show how all roof and impervious and semi-impervious runoff will be directed to the surface of the bioretention/planter facilities.

c. List relevant prior permit information (such as a minor land division, subdivision, or prior grading/building permit near the project location).

2. Submit Final Plans which include the following:

   a. Provide final stormwater management/civil plans that are adequately detailed for construction and that demonstrate compliance with the CDC. Design should include provisions for safe overflow, flow control sizing, capacity analysis, treatment, pollution prevention, drain time and vector control assessment.

   b. Update both the bioretention and planter box details to meet the minimum requirements for biofiltration treatment systems specified in the CDC Part 3 Section D.3.b.iii. (depth of soil, depth of rock, perforated pipe location, etc.). Add requirements to both details to include surface infiltration testing. The requirement shall specify test method to be used and minimum acceptable infiltration rate of at least 5 inch/hour.

   c. Provide material specifications, testing, etc. to ensure that void ratio in soil and rock storage areas will be provided consistent with the analysis. The rock should be washed and angular.

   d. Provide detail/s for orifice elevations, proposed surface elevations, overflow elevations, and dimensions of each bioretention and planter box. Safe overflow shall be accommodated on site without overflow to the south.

   e. Plans shall include call out and detail for a County Standard GO inlet (per SWM-8a and b) in Thurber Lane at the project frontage.

   f. Plans shall include detail Fig SWM-9 for the proposed storm drain pipe connection to the existing inlet in Thurber Lane.

   g. Provide detail/s for water tight cleanouts at the end of each perforated pipe section. Provide access points at each pipe horizontal angle point, change in grade or pipe size and storm drain connection.

   h. Provide spot elevations, grades, slopes, etc that show how runoff from all impervious areas will be routed consistent with the final analysis and watershed maps. This shall include details on how roof and roadway runoff will be routed to the surface of the mitigation facilities. Provide detail/s for the pipe outlets into the planter and bioretention areas.

   i. Provide detail/s for proposed pop-up emitter/s. These shall be located away from the overflow inlets.

j. For locations where fences cross a drainage easement provide detail/s for how fence design will accommodate runoff under the fence without obstruction.

k. All proposed inlets (on and off site) shall include markings "No Dumping – Drains to Bay" or equivalent.

l. If the mitigations and improvements for the MLD 17-1353 shown on sheet C3.0 have not been completed then these shall be completed as part of the current subdivision, or replaced with equivalent facilities.

m. Include pipe type, sizes on the final drainage plan sheet. Provide detail/s for proposed landscape inlets, drop inlets, catch basins, etc.

n. Provide adequate information to show that the through pipe in the southern drainage easement will not conflict with the proposed retaining walls or required detention volumes.

3. The tentative map shall be updated to address the following:

a. Identify existing and proposed easements on the plan and include reference to associated recorded document/s. Private drainage easements (minimum 5 feet wide) or common area parcel/s shall be provided for all common drainage facilities, for facilities that accommodate offsite runoff, and for stormwater mitigation facilities that need to be maintained and reported on as part of this large development project. Easement widths shall be adequate for maintenance, repair and replacement without impact to structures or other permanent facilities, or encroachment to offsite areas (minimum of 5 feet wide).

b. The final map shall update labels, so all drainage easements are called private drainage easements. The proposed private street areas shall be updated to be called out as private drainage easement area as well as EVAE and PUE.

c. Provide language to keep private drainage easements/common areas free and clear of buildings or structures of any kind (including retaining walls and fences).

d. Acknowledgement that no additional impervious area coverage beyond the limits shown shall be constructed without prior permitting by the County of Santa Cruz. Provide an accounting for each lot for total impervious area allowed (including concrete swale areas).

e. The final CC&Rs shall be updated to specify the single point of contact responsible for annual reporting on the inspection and maintenance of all common facilities and stormwater mitigation facilities and for submitting the annual oversight fee. The CC&Rs and final map shall provide adequate provisions for the single responsible party to access, inspect and maintain all proposed stormwater mitigations (all planter box and biofiltration facilities) and all common drainage facilities. The CC&Rs can include or reference the recorded stormwater management maintenance agreement (SWM-25B).

4. Submit a Final Stormwater Management Report.

a. Provide final signed and stamped stormwater report and analysis demonstrating compliance with the CDC.

b. Provide analysis utilizing Figures SWM-6 and 7 for the proposed storm drain in Thurber Lane demonstrating compliance with the CDC.

c. Provide details for detention volume analysis describing the design void ratio of both the bioretention soil and rock storage areas used. Provide dimensions for each planter/bioretention facility used for sizing.

d. The final analysis and watershed area boundaries shall be consistent with the proposed grading for the private roadway. Given the grades shown, the watershed boundaries will not follow proposed lot lines as shown in the preliminary report and analysis.

e. Provide landscape and architectural plans with surfacing, grading, and drainage information for review for consistency with the civil plans.

5. Provide a draft stormwater management maintenance agreement in addition to CC&Rs, road maintenance agreements, easements, and/or other legally enforceable document/s that establishes responsibility for the operation and maintenance of the stormwater facilities, source control measures, mitigation features, storm drain markings/signage, drainage patterns, and impervious area limits established with the project and which is consistent with and includes all required attachments as specified in Part 3 Section D.3.d of the CDC. An acceptable draft is required prior to approval of the final map and improvement plans and the final recorded agreement is required prior to acceptance and final of the subdivision improvements.

a. The recorded maintenance agreement shall identify a single entity who is responsible for submitting the annual maintenance report and paying associated annual oversight fees.

b. Include a figure showing the project site, location of each stormwater facility (with unique ID's for each facility) and associated drainage areas as an attachment to the maintenance agreement.

c. Include attached tables/checklists that detail management activities, maintenance requirements, schedule, signs of system failure, maintenance intervals, photo documentation (labelled with unique id) for each type of stormwater facility.

d. Include appropriate source control BMPs and operation procedures/restrictions needed for compliance with the CDC.

e. If mitigations rely on subsurface or surface infiltration, annual infiltration testing and result reporting requirements shall be included in the checklist (required for planter box and bioretention facilities).

f. The maintenance agreement shall also include the standard language provided in Fig. SWM-25B of the CDC.

g. The first year annual report with photo and infiltration test result documentation is required prior to acceptance of subdivision improvements and final of any building permit/s.

h. If improvements are built in phases this agreement may need to be updated/replaced over time.

6. Provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design. The geotechnical engineer should approve of the bioretention locations relative to building foundations (both on and offsite).

7. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at final map approval/building permit issuance. The fees are currently $1.67 per square foot, and are subject to increase based on the amount applicable at permit issuance date. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 5 in 1969.

J. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning, including the following project specific requirements:

1. Prior to acceptance of improvement plans, provide a note on the plans that cites the soils report by author and preparation date, provides soils engineer contact information, and states that all construction must comply with the recommendations of the soils report.

   a. Plans shall clearly delineate the lateral extents of over excavation and recompaction beneath and adjacent to the residence, as required by the soils report. Also provide notes regarding the required depth of over excavation and recompaction, acceptable fill materials and relative compaction requirements for engineered fill.

2. The applicant shall submit a drainage plan that complies with the requirements set forth in 2022 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer. Plans shall include all proposed hardscape and drainage details. Include construction details for all drainage features and provide a typical section for the driveway.

3. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf.

K. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

1. The submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and reviewing agency.

IV. All future development shall comply with the following requirements:

A. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

B. All required improvements shall be installed and inspected by the Department of Public Works and Planning Department prior to final inspection clearance for any

new structure on the new lots.

C. Meet all requirements of the Santa Cruz County Sanitation District. Prior to building permit submittal, plans shall be revised to reflect:

1. On Sheet C-4, revise private sewer lateral serving lot 6 to be a 4" sewer line at 2% slope. Private sewer lateral shall tie into the sewer main, not the existing manhole.

2. On Sheet C-4, provide profiles of proposed sewer collector serving lots 1-5.

3. Include Design Criteria SS-2, SS-5, SS-10, SS-11, SS-12.

4. Include notes that the proposed sanitary sewer shall be privately maintained.

5. Sewer connection fees shall be owed in accordance with the most recently approved resolution referenced by Santa Cruz County Sanitation District Code at the time of building permit application.

D. Affordable housing impact fees (AHIF) fees pursuant to SCCC 17.10 at the rates in effect at the time of payment, as shown in the Unified Fee Schedule and Affordable Housing Guidelines. The AHIF for this project is based on the 5+ Home AHIF rate schedule for the single-family homes. The total AHIF is due from owner/developer prior to occupancy or prior to completion of a final building permit inspection, whichever occurs first, for first home or any other habitable structure in the project.

1. Process for payment: Prior to building permit issuance for the first home in the project, or prior to sale or transfer of any newly created parcel in the project following recordation of the parcel map (if such sale or transfer occurs prior to building permit issuance), owner/developer shall sign an acknowledgement form to be provided by Housing staff, acknowledging the requirement to pay AHIF fees for the project at the AHIF rates in effect at time of payment, based on the floor area of each unit in the project, as calculated by Building staff from the final approved building plans, prior to occupancy of any habitable structure in the project. If owner would like to pay the AHIF through an escrow company handling sales of the property, owner shall provide Housing staff with escrow officer contact information, and will be required to sign escrow instructions to arrange for payment of the AHIF fees.

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.

V. 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.

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, it 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: _____

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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.



**EXHIBIT D**

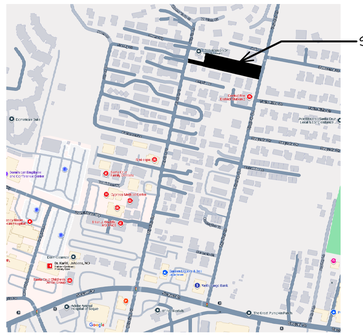
# SIX NEW HOMES

## 3522 MISSION DRIVE
## SANTA CRUZ, CALIFORNIA

BY

## SWARNA BAHIRAVA LLC

### VICINITY MAP




### SITE ADDRESS

3522 MISSION DRIVE
SANTA CRUZ, CA 95065

### ASSESSOR'S PARCEL NUMBER

025-032-33, 025-032-34, 025-032-35

### ZONING DISTRICT

R-1-6 - EXISTING
1 P.U.D. - PROPOSED

### GENERAL PLAN LAND USE DISTRICT

R-UL (4.4 - 7.2 UNITS PER ACRE)
PLANNING AREA: "LIVE OAK"

### RESIDENTIAL DENSITY

SITE = 33,864 S.F = 0.77741 ACRE
6 UNITS / 0.77741 ACRE = 5.597 UNITS / ACRE
0.77741 X 7.2 = 5.597 UNITS
PER COUNTY POLICY, UNITS > 0.5 CAN BE ROUNDED UP.
5.597 --> 6 UNITS

### SHEET INDEX


**ARCHITECTURAL PLANS**

| | |
|---|---|
| CS | COVER SHEET |
| A0.1 | ARCHITECTURAL SITE PLAN |
| A1.1 | PLAN ONE FLOOR PLANS |
| A1.2 | PLAN ONE ROOF PLAN |
| A1.3 | PLAN ONE EXTERIOR ELEVATIONS |
| A2.1 | SITE ANALYSIS PERSPECTIVE RENDERINGS |
| A2.2 | SHADOW PLAN |
| A2.3 | NEIGHBOR USES AND PHOTOS |
| A3.1 | COLOR SCHEMES |

**CIVIL ENGINEERING PLANS** IENGCO

| | |
|---|---|
| G-1.0 | COVER SHEET |
| G-1.1 | NOTES SHEET |
| T-1.0 | TOPOGRAPHIC SURVEY |
| C-1.0 | PROPOSED TENTATIVE PARCEL MAP |
| C-2.0 | SITE IMPROVEMENT PLAN |
| C-3.0 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| C-3.1 | SECTION-1 |
| C-3.2 | SECTION-2 |
| 1 C-3.3 | ROOF PLAN |
| C-4.0 | UTILITY PLAN |
| C-5.0 | STORMWATER MANAGEMENT PLAN |
| C-6.0 | EXISTING SITE CONDITIONS WITHIN 100 FEET |
| C-6.1 | FIRE ACCESS & PROTECTION PLAN |
| C-7.0 | EROSION AND SEDIMENT CONTROL PLAN |
| C-8.0 | DETAILS - 1 |
| C-8.1 | DETAILS - 2 |
| C-8.2 | DETAILS - 3 |

**JOINT TRENCH PLANS** GIACALONE DESIGN SERVICES

| | |
|---|---|
| INT1 | JOINT TRENCH INTENT TITLE SHEET |
| INT2 | JOINT TRENCH INTENT |

**LANDSCAPE PLANS** WILSON & ASSOCIATES

| | |
|---|---|
| L-1.0 | PRELIMINARY PLANTING PLAN |

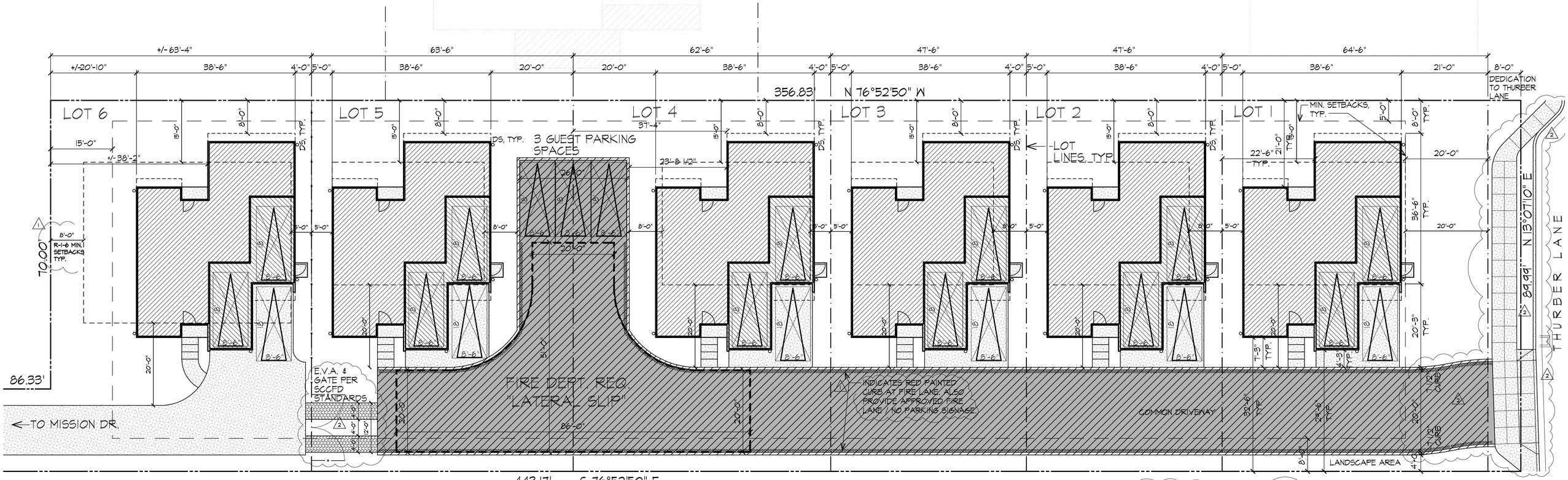

### SCOPE OF WORK

SUBDIVIDE THREE EXISTING VACANT PARCELS INTO SIX RESIDENTIAL LOTS AND AN ASSOCIATED PRIVATE STREET AND UTILITY EASEMENT OVER PORTIONS OF FIVE OF THEM. SIX SINGLE-FAMILY HOUSES ARE PROPOSED, ONE ON EACH LOT. THE HOUSES WILL BE TWO STORY SPLIT LEVEL PLANS IN ORDER TO CONFORM TO THE SLOPE OF THE SITE AS CLOSELY AS POSSIBLE AND MINIMIZE IMPACTS ON THE NEIGHBORS. EACH HOUSE WILL HAVE THREE OFF-STREET PARKING SPACES (TWO COVERED) AND APPROXIMATELY 2,421 S.F. OF LIVING SPACE WITH FOUR BEDROOMS AND FOUR BATHROOMS.

Exhibit E
Project Plans
Application 251276


AJS Architecture | Planning
Livermore, California
925.980.4103
Anthony Sarboraria, AIA

Swarna Bahirava LLC
Santa Cruz, California
417.350.5853
Atri Macherla




# ARCHITECTURAL SITE PLAN

SEE CIVIL PLANS FOR ADDITIONAL INFO.

0 2 4 6 8 16 24 48

## FIRE DEPARTMENT NOTES:

1. THE COUNTY OF SANTA CRUZ EMERGENCY SERVICES DEPARTMENT/ADDRESSING MUST APPROVE OR ASSIGN ADDRESSES BEFORE FIRE DISTRICT APPROVAL IS OBTAINED.
2. THESE PLANS SHALL BE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022 EDITION) AND REFERENCE CENTRAL FIRE DISTRICT AMENDMENTS.
3. CONSTRUCTION SHALL BE TYPE V-B WITH SPRINKLERS PER NFPA 13-D.
4. REQUIRED FIRE FLOW SHALL BE 500 G.P.M. FOR 20 MINUTES. PER WATER COMPANY, 949 G.P.M. IS AVAILABLE.
5. THE FIRE SPRINKLER SYSTEM DRAWINGS MUST BE PREPARED AND SUBMITTED FOR APPROVAL BY A CALIFORNIA STATE LICENSED CONTRACTOR (CLASS A OR C-16) MEETING THE REQUIREMENTS OF NFPA-13D, "STANDARD FOR THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS". DESIGNER/INSTALLER SHALL SUBMIT TWO SETS OF PLANS AND CALCULATIONS TO THE AGENCY OF REFERENCE FOR APPROVAL.
6. BUILDING NUMBERS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF SIX (6) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY AND THE STREET.
7. THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION.
8. A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES TO THE PROPERTY LINE, WHICHEVER IS A SHORTER DISTANCE.

## LEGEND

- ACCESS & UTILITY EASMENT
- HOUSE FOOTPRINT
- GARAGE FOOTPRINT
- LANDSCAPE AREA
- CONCRETE
- PAVEMENT

## PROJECT DATA (SQUARE FEET, UNLESS OTHERWISE NOTED)

| LOT NUMBER | WHOLE SITE | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| SITE AREA - GROSS | 33,841 | 5,805 | 4,215 | 4,215 | 5,625 | 5,715 | 7,426 |
| NET SITE AREA (MINUS DEDICATION TO THURBER LANE) | 33,121 | | | | | | |
| LOT AREA - NET | 23,115 | 4,176 | 3,075 | 3,075 | 3,310 | 3,779 | 5,100 |
| TOTAL LOT COVERAGE | 8,988 | 1,498 | 1,498 | 1,498 | 1,498 | 1,498 | 1,498 |
| GROSS LOT COVERAGE (%) | 27.14 | 25.81 | 35.04 | 35.04 | 26.63 | 26.21 | 20.17 |
| NET LOT COVERAGE (%) | 38.88 | 35.87 | 48.72 | 48.72 | 45.26 | 39.64 | 26.28 |
| FIRSTFLOOR AREA | 8,318 | 1,053 | 1,058 | 1,053 | 1,053 | 1,053 | 1,053 |
| SECOND FLOOR AREA | 8,244 | 1,374 | 1,374 | 1,374 | 1,374 | 1,374 | 1,374 |
| TOTAL LIVING AREA | 14,562 | 2,421 | 2,421 | 2,421 | 2,421 | 2,421 | 2,421 |
| GARAGE AREA | 2,670 | 445 | 445 | 445 | 445 | 445 | 445 |
| PROPOSED HOUSE + GAR. FLOOR AREA | 17,232 | 2,812 | 2,812 | 2,812 | 2,812 | 2,812 | 2,812 |
| GARAGE AREA EXEMPT FROM F.A.R. CALC.: | 1,350 | 225 | 225 | 225 | 225 | 225 | 225 |
| TOTAL MINUS GARAGE EXEMPTION: | 15,882 | 2,647 | 2,647 | 2,647 | 2,647 | 2,647 | 2,647 |
| LIVING SPACE W/ CLG. >16': | 594 | 99 | 99 | 99 | 99 | 99 | 99 |
| TOTAL INCLUDING SPACE W/ CLG. >16': | 16,476 | 2,746 | 2,746 | 2,746 | 2,746 | 2,746 | 2,746 |
| GROSS FLOOR AREA RATIO (%) | 44.74 | 47.30 | 64.23 | 64.23 | 48.82 | 48.05 | 36.98 |
| NET FLOOR AREA RATIO (%) | 71.28 | 65.76 | 84.30 | 84.30 | 82.96 | 72.66 | 48.18 |
| BACK YARD AREA | | 469 | 469 | 469 | 687 | 469 | 1,301 |

## COMPARISON: R-1-6 vs. PROPOSED P.U.D. (FEET, UNLESS OTHERWISE NOTED)

| PARCEL SPECIFIC CONDITION → | R-1-6 STD. | PROP. P.U.D. | WHOLE SITE | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 |
|---|---|---|---|---|---|---|---|---|---|
| FRONT SETBACK | 20 | **4.25** | 21 | **4.25** | **4.25** | **4.25** | **4.25** | **4.25** | 24.5 |
| SIDE SETBACKS | 5 & 8 | **5 & 4** | 29.5 & 8 | N.A. | **5 & 4** | **5 & 4** | **6.3 & 4** | **5 & 6.3** | **20.75 & 4** |
| SIDE SETBACKS AT NEW CORNER PARCEL | 5 & 20 | 5 & 20 | N.A. | 5 & 21 | N.A. | N.A. | N.A. | N.A. | N.A. |
| REAR SETBACK | 15 | **8** | 20.75 | **8** | **8** | **8** | **8** | **8** | **8** |
| MAX. PARCEL COVERAGE (%) | 40 | * | GROSS: 27.14 | 25.81 | 35.04 | 35.04 | 26.63 | 26.21 | 20.17 |
| | | | NET: 38.88 | 35.87 | **48.72** | **48.72** | **45.26** | 39.64 | 26.28 |
| MAX. FLOOR AREA RATIO (%) | 50 | ** | GROSS: 44.74 | 47.30 | **64.23** | **64.23** | 48.82 | 48.05 | 36.98 |
| | | | NET: **71.28** | **65.76** | **84.30** | **84.30** | **82.96** | **72.66** | 48.18 |
| MAX. HEIGHT | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 |
| MAX. NUMBER OF STORIES | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| MIN. LOT WIDTH (PARCELS <4,800 - >5,999) | 60 | **47.5** | 90 | N.A. | **47.5** | **47.5** | N.A. | N.A. | 63.25 |
| MIN. LOT WIDTH (PARCELS >4,800 - <5,999) | --- | --- | N.A. | 64.5 | N.A. | N.A. | 62.5 | 63.5 | N.A. |
| MIN. FRONTAGE (PARCELS <4,800 - >5,999) | 60 | **47.5** | 90 | N.A. | **47.5** | **47.5** | N.A. | N.A. | N.A. |
| MIN. FRONTAGE (PARCELS >4,800 - <5,999) | --- | --- | N.A. | 64.5 | N.A. | N.A. | 62.5 | 63.5 | N.A. |

* 40% OVERALL NET & INDIVIDUAL LOT GROSS; 48% INDIVIDUAL LOT NET
** 50% OVERALL GROSS; UP TO 90% INDIVIDUAL LOT NET


**AJS Architecture | Planning**
Livermore, California
925.980.4103
Anthony Sarboraria, AIA

**Swarna Bahirava LLC**
Santa Cruz, California
417.350.5853
Atri Macherla


# 3522 MISSION DRIVE

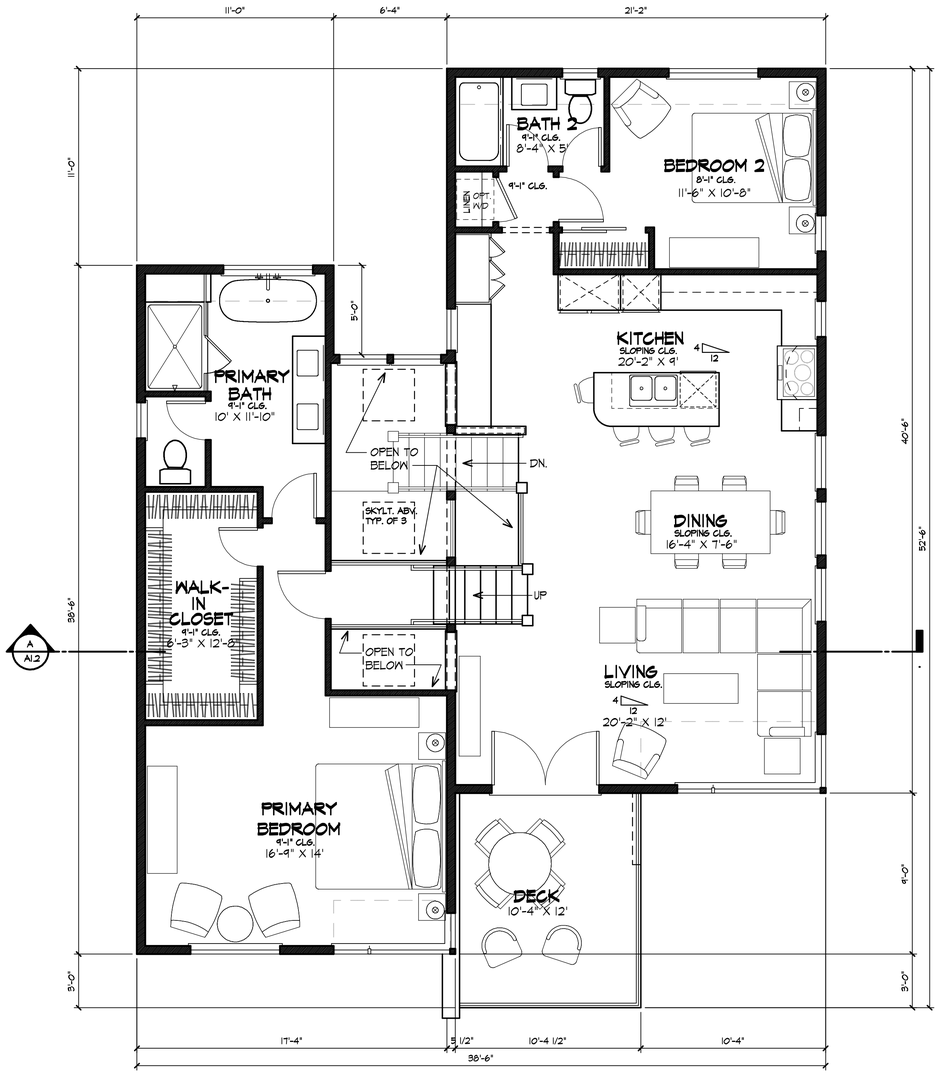
APNs: 025-032-33, 025-032-34, 025-032-35

SANTA CRUZ, CALIFORNIA

Exhibit E
Project Plans
Application 251276

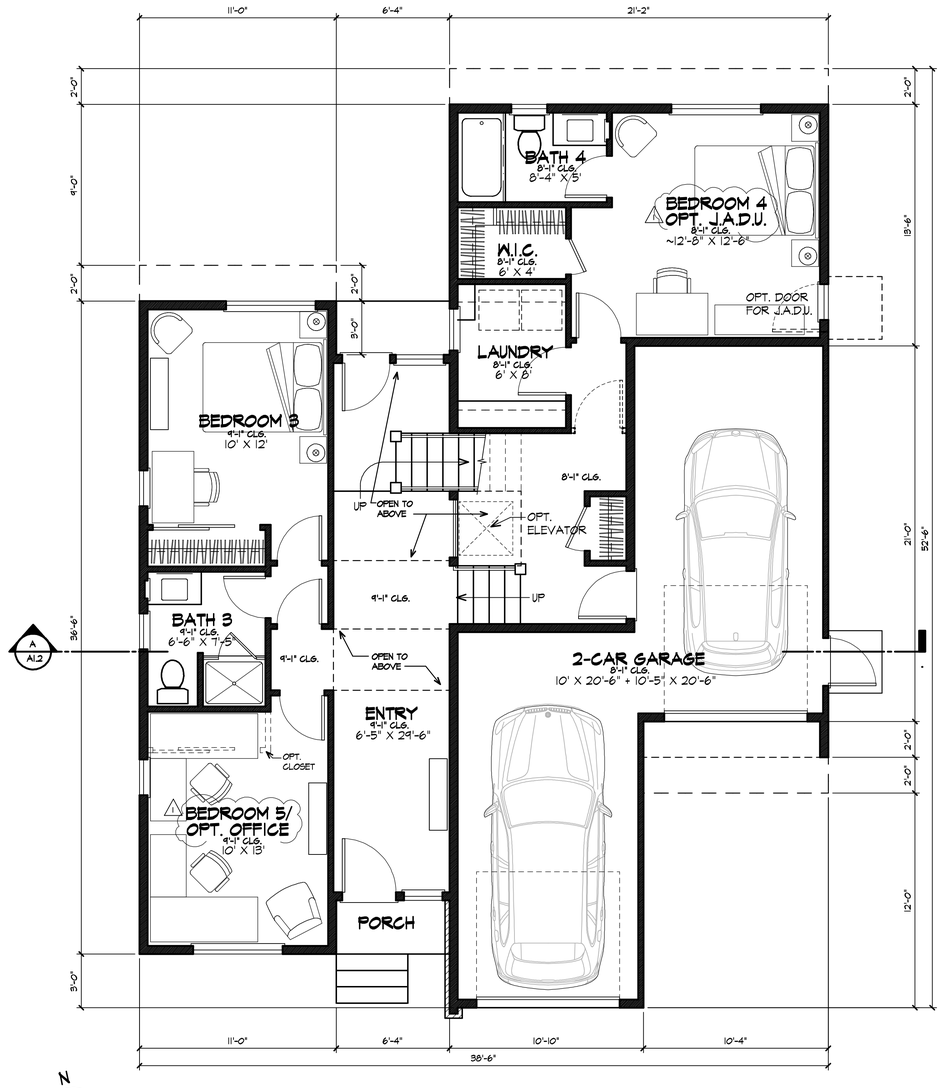
JANUARY 7, 2026
Project No.: 111.008

A0.1




SECOND FLOOR PLAN

0 1 2 3 4 8 12




FIRST FLOOR PLAN

0 1 2 3 4 8 12

## PLAN 1 | SQUARE FOOTAGE (SQ. FT.)

| | | |
|---|---|---|
| FIRST FLOOR: | 1,053 | |
| SECOND FLOOR: | 1,374 | |
| TOTAL: | 2,427 | |
| GARAGE: | 445 | |
| LIVING SPACE + GARAGE: | 2,872 | 2,872 |
| GARAGE AREA EXEMPT FROM F.A.R. CALC.: | | 225 |
| TOTAL MINUS GARAGE EXEMPTION: | | 2,647 |
| LIVING SPACE W/ CLG. >16': | | 99 |
| TOTAL INCLUDING SPACE W/ CLG. >16': | | 2,746 |

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Livermore, California
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Anthony Sarboraria, AIA

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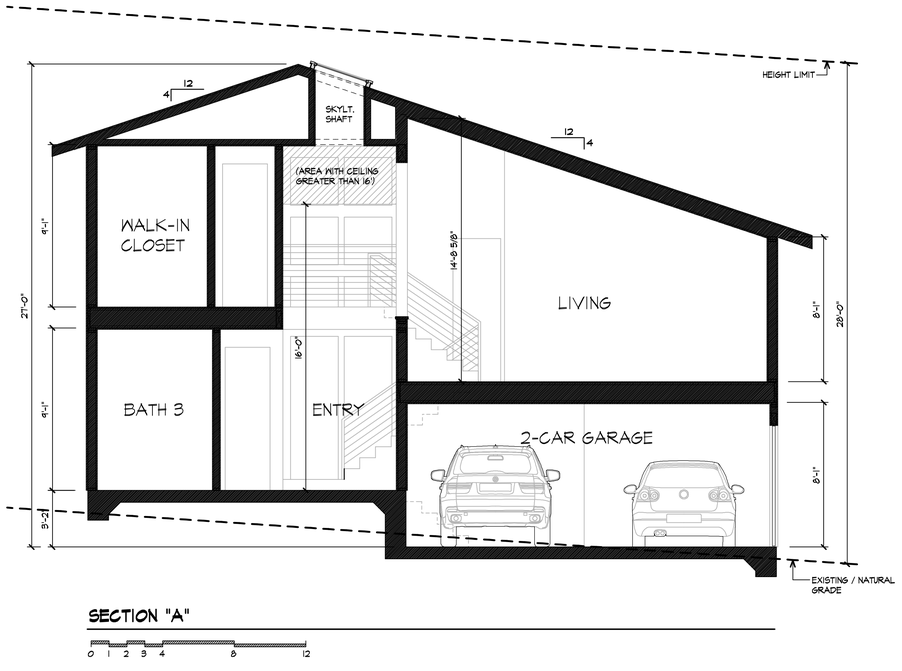
APNs: 025-032-33, 025-032-34, 025-032-35

## SANTA CRUZ, CALIFORNIA

PLAN ONE - FLOOR PLANS

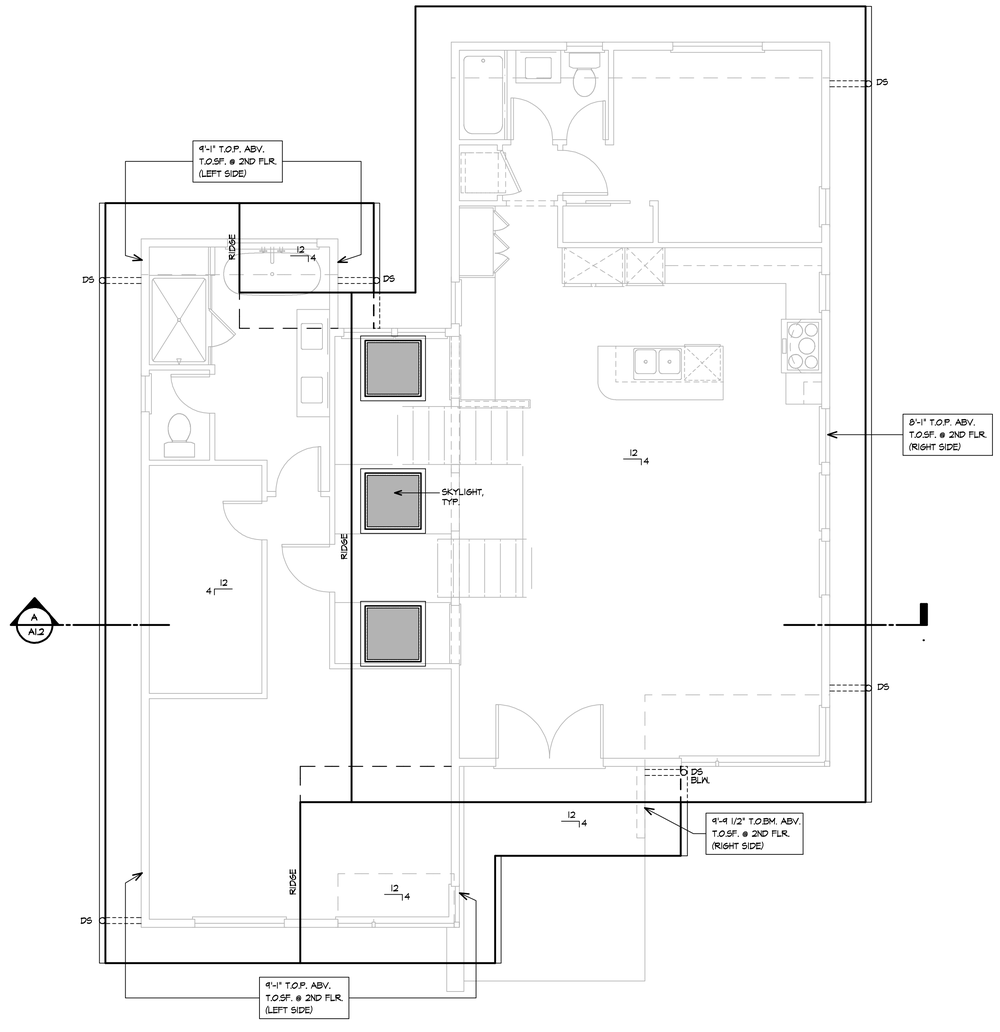
JANUARY 7, 2026
Project No.: 111.008

A1.1




SECTION "A"

0 1 2 3 4 8 12




N
W
E
S

ROOF PLAN

0 1 2 3 4 8 12

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925.980.4103
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Swarna Bahirava LLC
Santa Cruz, California
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APNs: 025-032-33, 025-032-34, 025-032-35

## SANTA CRUZ, CALIFORNIA

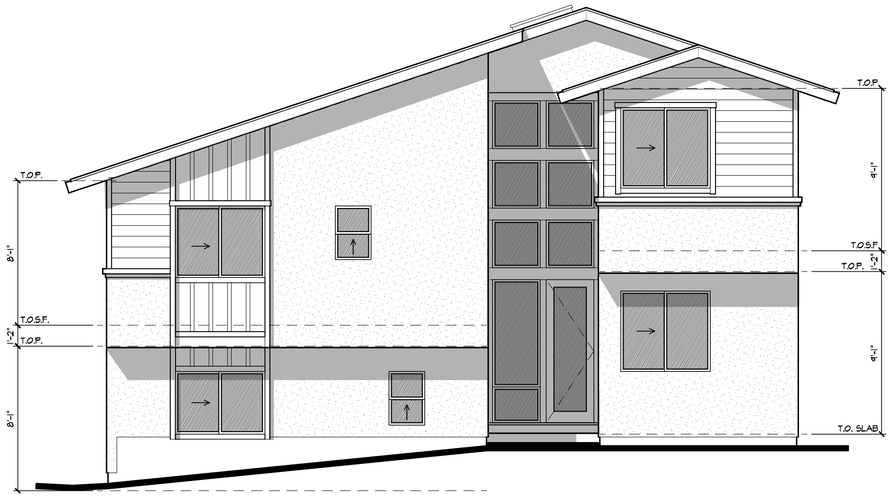
PLAN ONE - ROOF PLAN

OCTOBER 20, 2025
Project No.: 111.008

A1.2

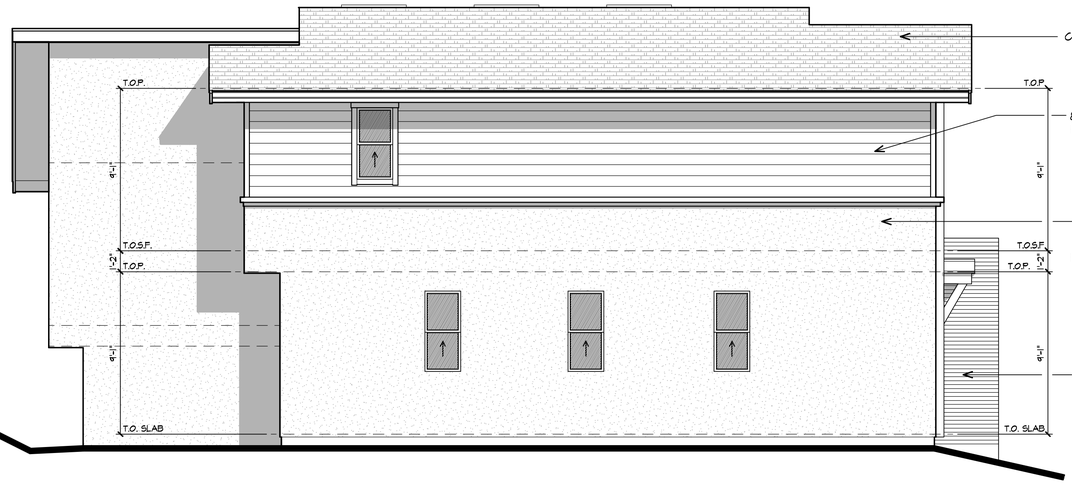



RIGHT SIDE ELEVATION




REAR ELEVATION

0 1 2 3 4 8 12




LEFT SIDE ELEVATION




FRONT ELEVATION

0 1 2 3 4 8 12

## ABBREVIATIONS

| | |
|---|---|
| L.F. | LINEAR FOOT |
| O.C. | ON CENTER |
| PAD | TOP OF GRADED PAD |
| SQ. FT. | SQUARE FOOT |
| SQ. IN. | SQUARE INCH |
| T.O.P. | TOP OF PLATE |
| T.O.C. | TOP OF CURB |
| T.O.S. | TOP OF SLAB |
| T.O.S.F. | TOP OF SUBFLOOR |
| U.O.N. | UNLESS OTHERWISE NOTED |

Exhibit E
Project Plans
Application 251276

AJS Architecture | Planning
Livermore, California
925.980.4103
Anthony Sarboraria, AIA

Swarna Bahirava LLC
Santa Cruz, California
417.350.5853
Atri Macherla

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## SANTA CRUZ, CALIFORNIA

PLAN ONE - ELEVATIONS

OCTOBER 20, 2025
Project No.: 111.008



A1.3



VIEW FROM NORTHBOUND THURBER LANE




VIEW FROM SOUTHBOUND THURBER LANE

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925.980.4103
Anthony Sarboraria, AIA

Swarna Bahirava LLC
Santa Cruz, California
417.350.5853
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## SANTA CRUZ, CALIFORNIA

SITE ANALYSIS PERSPECTIVE RENDERINGS

MAY 30, 2025
Project No.: 111.008

A2.1

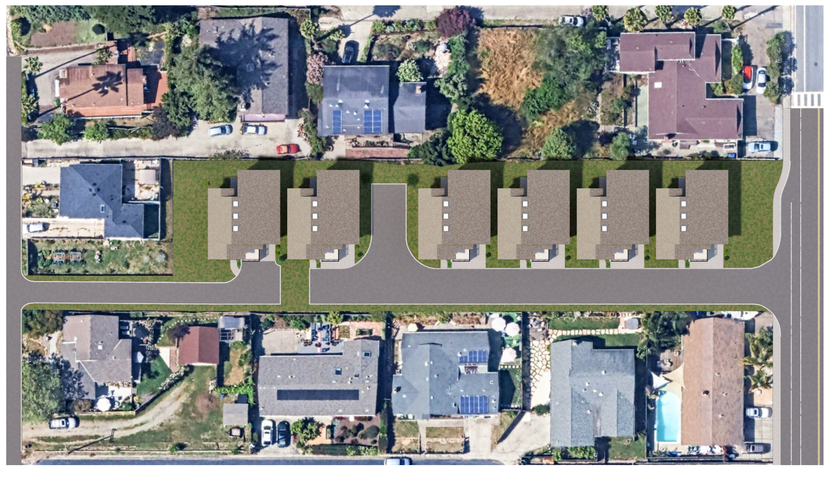


JUNE 21st - 10AM



DECEMBER 21st - 10AM

NOTE: THESE SHADOW DIAGRAMS ARE RENDERED BASED ON WHERE THE SHADOWS FROM THE PROPOSED HOUSES WOULD FALL AT THE DESIGNATED TIME ON THE DESIGNATED DATE ON A CONSISTENT HORIZONTAL GROUND PLANE MATCHING THAT UNDER THE HOUSE. THE EXISTING HOUSES TO THE NORTH ARE, IN REALITY, SEVERAL FEET HIGHER UPHILL THAN THE PROPOSED HOUSES (AND ARE ALSO TWO STORIES), MAKING IT GEOMETRICALLY IMPOSSIBLE FOR THE PROPOSED HOUSES TO CAST SHADOWS ON THEIR ROOFS .



JUNE 21st - 2PM



DECEMBER 21st - 2PM

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Anthony Sarboraria, AIA

Swarna Bahirava LLC
Santa Cruz, California
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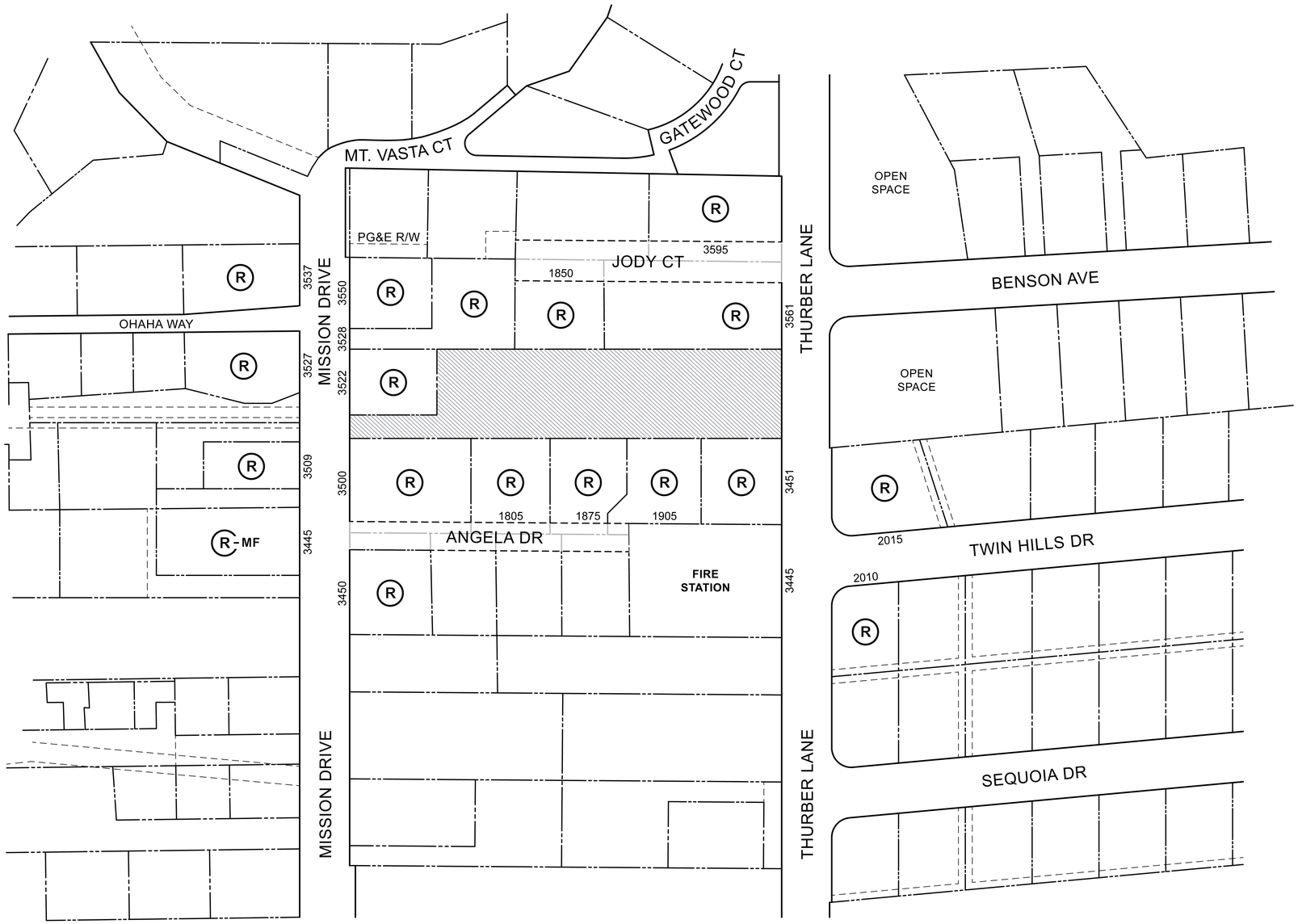
APNs: 025-032-33, 025-032-34, 025-032-35

## SANTA CRUZ, CALIFORNIA

SHADOW PLAN

OCTOBER 20, 2025
Project No.: 111.008

A2.2




**SITE LEGEND:** R-MF Residential - Multi Family | R Residential | ——— Property Line | #### Property Address Number

1"= N 100'


3445 MISSION DRIVE


3509 MISSION DRIVE

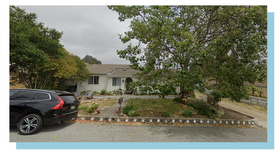

3527 MISSION DRIVE


3537 MISSION DRIVE


3550 MISSION DRIVE


3528 MISSION DRIVE

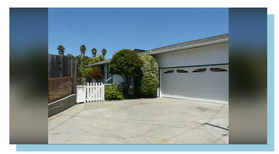

3522 MISSION DRIVE


3500 MISSION DRIVE


3450 MISSION DRIVE


1805 ANGELA DRIVE

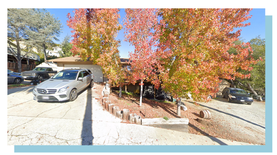

1875 ANGELA DRIVE

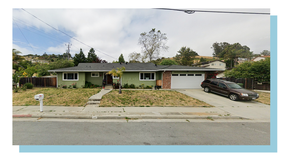

1905 ANGELA DRIVE


3451 THURBER LANE


3561 THURBER LANE


1850 JODY COURT


3595 JODY COURT


2015 TWIN HILLS DRIVE


2010 TWIN HILLS DRIVE


AJS Architecture | Planning
Livermore, California
925.980.4103
Anthony Sarboraria, AIA

Swarna Bahirava LLC
Santa Cruz, California
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# 3522 MISSION DRIVE

APNs: 025-032-33, 025-032-34, 025-032-35

NEIGHBOR PHOTOS

SANTA CRUZ, CALIFORNIA

Exhibit E
Project Plans
Application 251276

MAY 7, 2025
Project No.: 111.008










## SCHEME 'A'

| | |
|---|---|
| Horizontal Siding: | SW6131 Chamois |
| Vertical Siding: | SW9124 Verde Marron |
| Stucco: | SW7012 Creamy |
| Trim: | SW7054 Oak Leaf Brown |
| Accent: | SW6208 Pewter Green |
| Roofing: | Weathered Wood |
| Masonry: | Norfolk Centurion |

## SCHEME 'B'

| | |
|---|---|
| Horizontal Siding: | SW7731 San Antonio Sage |
| Vertical Siding: | SW7039 Virtual Taupe |
| Stucco: | SW7694 Dromedary Camel |
| Trim: | SW7054 Oak Leaf Brown |
| Accent: | SW6265 Quixotic Plum |
| Roofing: | Weathered Wood |
| Masonry: | Norfolk Centurion |

## SCHEME 'C'

| | |
|---|---|
| Horizontal Siding: | SW7503 Sticks & Stones |
| Vertical Siding: | SW6199 Rare Gray |
| Stucco: | SW7567 Natural Tan |
| Trim: | SW7645 Thunder Gray |
| Accent: | SW7591 Red Barn |
| Roofing: | Weathered Wood |
| Masonry: | Norfolk Centurion |

NOTE: All colors are by Sherwin Williams, roofing is Certainteed Landmark shingles, and masonry is McNear Centurion thin brick veneer.

Exhibit E
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Application 251276

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Anthony Sarboraria, AIA

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# 3522 MISSION DRIVE

APNs: 025-032-33, 025-032-34, 025-032-35

COLOR SCHEMES

SANTA CRUZ, CALIFORNIA

MAY 2, 2025
Project No.: 111.008

A3.1

# TENTATIVE PARCEL MAP FOR

## SWARNA BHAIRAVA LLC - TRACT 1625

## 3522 MISSION DRIVE

## SANTA CRUZ, CA 95065

## APN: 025-032-33,

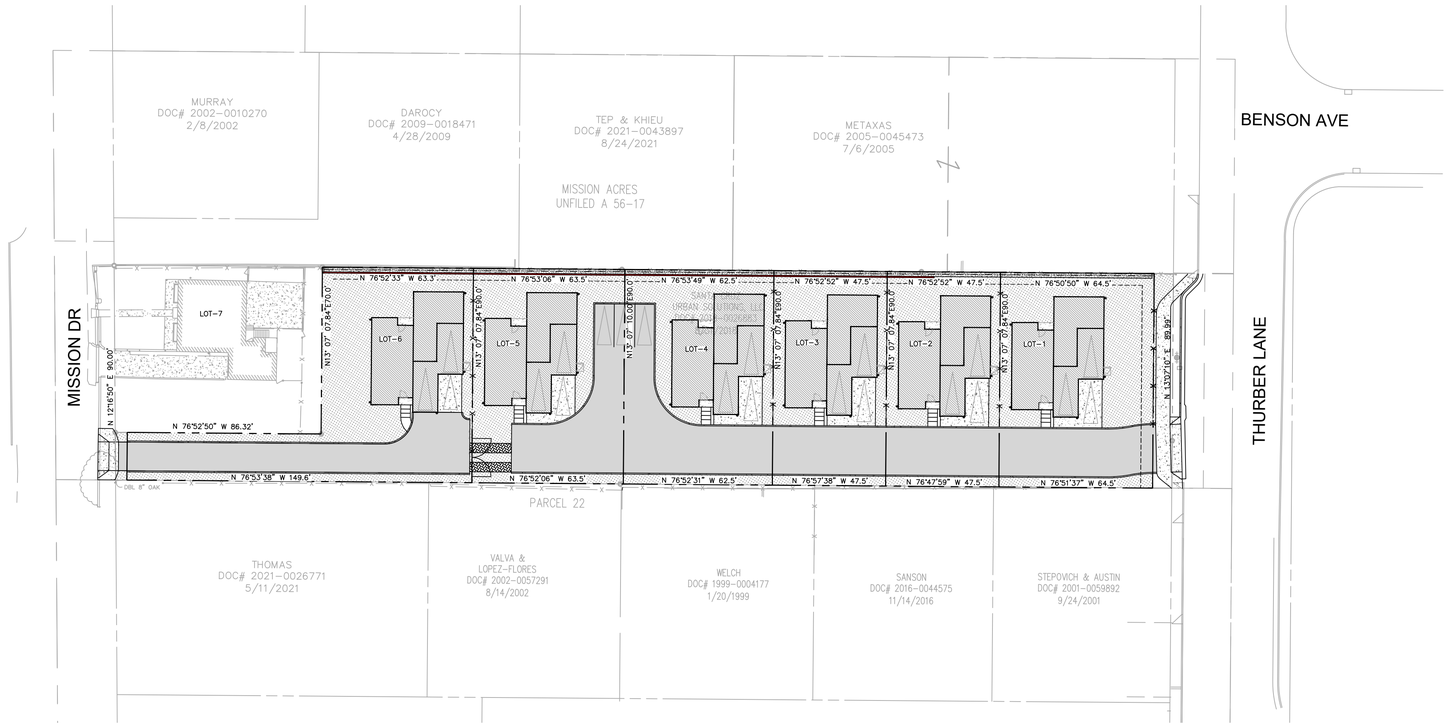
## 025-032-34, 025-032-35

## LEGEND

| | |
|---|---|
| ——— — — ——— | PROPERTY BOUNDARY |
| | EX BUILDING |
| | (N) CONCRETE |
| | (N) ASPHALT |
| | EX CONCRETE |
| — — — — | SETBACK LINE |
| ——x——x——x—— | EX FENCE |
| ——— W ——— | EX WATER LINE |
| ——— SS ——— | EX SANITARY SEWER |
| ———OH——— | EX OVERHEAD LINE |
| ———SD——— | EX STORM DRAIN |

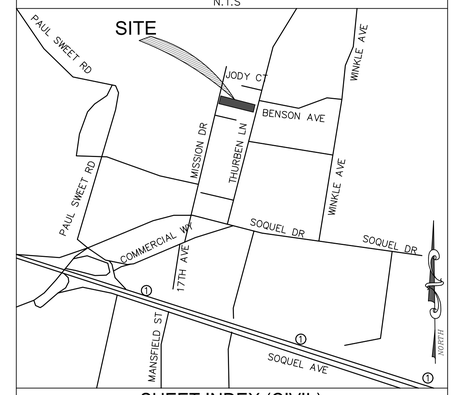
## ABBREVIATIONS

| | |
|---|---|
| A.P.N. | ASSESSOR'S PARCEL NUMBER |
| AC PAVE | ASPHALT CONCRETE PAVEMENT |
| AD | AREA DRAIN |
| CBX | COMMUNICATION BOX |
| CO | CLEAN OUT |
| CB | CATCH BASIN |
| CONC | CONCRETE |
| E | EAST |
| ELEV | ELEVATION |
| EX | EXISTING |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| GM | GAS METER |
| GS FF | GARAGE SLAB FINISH FLOOR |
| HP | HIGH POINT |
| INV | INVERT |
| LG | LIP OF GUTTER |
| LS | LANDSCAPE SURFACE |
| (N) | NEW |
| P.L. | PROPERTY LINE |
| SS | SANITARY SEWER |
| SD | STORM DRAIN |
| SW | SIDEWALK |
| TW | TOP OF WALL |
| 12"TREE | TREE W/SIZE |
| W | WATER LINE |
| WM | WATER METER |
| WV | WATER VALVE |
| +– | PLUS OR MINUS (NOT EXACT) |
| W/ | WITH |




## VICINITY MAP

N.T.S




## SHEET INDEX (CIVIL)



| | |
|---|---|
| G–1.0 | COVER SHEET |
| G–1.1 | NOTES SHEET |
| T–1.0 | TOPOGRAPHIC SURVEY |
| C–1.0 | PROPOSED TENTATIVE PARCEL MAP |
| C–2.0 | SITE IMPROVEMENT PLAN |
| C–3.0 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| C–3.1 | SECTION–1 |
| C–3.2 | SECTION–2 |
| C–3.3 | ROOF PLAN |
| C–4.0 | UTILITY PLAN |
| C–5.0 | STORMWATER MANAGEMENT PLAN 1 |
| C–6.0 | EXISTING SITE CONDITIONS WITH IN 100 FEET |
| C–6.1 | FIRE ACCESS & PROTECTION PLAN |
| C–7.0 | EROSION AND SEDIMENT CONTROL PLAN |
| C–8.0 | DETAILS – 1 |
| C–8.1 | DETAILS – 2 |
| C–8.2 | DETAILS – 3 |



## PROPERTY DETAILS

| | |
|---|---|
| APN | 025–032–33, 025–032–34, 025–032–35 |
| AREA | 0.77 AC (33,846 sf) |
| ZONING | R–1–6 |
| ADDRESS | 3522 MISSION DR, SANTA CRUZ, CA 95065 |

## PROJECT DIRECTORY



### CIVIL ENGINEER OF RECORD:

MANJIT SAINI, PE
597 ROUGH AND READY RD
SAN JOSE, CA 95133

Phone: –(408) 313–5400
Email: – manjit.saini@engco.com

### OWNER CONTACT:

SWARNA BAHIRAVA LLC
ATRI MACHERLA
3008 ANE WAY
SANTA CRUZ, CA 95062

Phone: –(417)–350–5853
Email: – atrimacherla@gmail.com

### ARCHITECTURE INFO:

ANTHONY J. SARBORARIA AIA
AJS ARCHITECTURE | PLANNING

Phone: –(925) 980–4103
Email: – Tony@AJSArchitecturePlanning.com

### LANDSCAPE INFO:

CHARLES WILSON
WILSON & ASSOCIATES, LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD, BERKELEY, CA 94707

Phone: –(510)–644–9602
Email: – cwilson815@gmail.com



## TOPOGRAPHIC AND BOUNDARY SURVEY

TOPOGRAPHIC SURVEY COMPLETED BY OTHERS SEE SHEET T–1.0.

THESE PLANS ARE IN THE COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES 2022V EDITION AND REFERENCE.

### GEOTECHNICAL NOTE

A GEOTECHNICAL INVESTIGATIONS WAS PREPARED FOR THIS PROJECT, DATED DECEMBER 30–2024. ALL RECOMMENDATIONS INCLUDING THEREIN ARE HEREBY INCORPORATED IN THE PLANS. INSPECTIONS AND TESTING DURING CONSTRUCTIONS SHALL BE REQUIRED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED WITHIN THE REPORT. THE FOLLOWING REPORTS FOR THIS PROJECT ARE IN FILE IN THE DESIGN ENGINEER OFFICE:

TITLE: SWARNA BHAIRAVA LLC
3522 MISSION DRIVE
SANTA CRUZ, CA 95065

DATE: DECEMBER 30 2024
PROJECT NO.: SCR–1930
PREPARED BY: DEES & ASSOCIATES, INC.

### NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

### UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL 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 DESIGN PROFESSIONAL.

0 30' 60'

SCALE: 1" = 30'

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

COVER SHEET

Exhibit E
Project Plans
Application 251276

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

G-1.0

## GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOB SITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPENCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE OWNER'S REPRESENTATIVE.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
5. ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY AND UNDER CURB AND GUTTER SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF NEW CURB, GUTTER AND PAVEMENT.
6. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM THE OWNER AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO THE START OF WORK.
8. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
9. THE PROJECT SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING STUDY, MISSION DRIVE 6–LOT SUBDIVISION 3522 MISSION DRIVE SANTA CRUZ, CALIFORNIA, DATED DECEMBER 30, 2024 PREPARED BY DEES AND ASSOCIATES, INC.
10. IMPROVEMENTS IN THE COUNTY ROW REQUIRE AN ENCROACHMENT PERMIT AND ARE TO BE INSPECTED BY THE ENCROACHMENT INSPECTOR.
11. IMPROVEMENTS SHALL BE INSPECTED BY DPW CONSTRUCTION INSPECTOR. PRE–CONSTRUCTION MEETING IS REQUIRED BEFORE WORK BEGINS.
12. ALL REQUIRED SUBDIVISION IMPROVEMENTS SHALL BE INSTALLED AND INSPECTED PRIOR TO FINAL INSPECTION CLEARANCE FOR ANY NEW STRUCTURE ON THE NEW LOTS.
13. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE COUNTY CONSTRUCTION INSPECTOR (831–454–2160) AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
14. SHADING IN PLAN INDICATES NEW ASPHALT CONCRETE PAVING.
15. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA.
16. 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.
17. DESIGNATE A DISTURBANCE COORDINATOR 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.
18. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA.
19. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
20. 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.
21. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED PROM 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.
22. 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.
23. MAILBOXES SHALL BE PROVIDED PER U.S. POSTAL SERVICE REQUIREMENTS.
24. 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.
25. FOR ROAD WORK INVOLVING A PAVEMENT CONFORM SECTION BETWEEN THE LIP OF GUTTER AND THE EXISTING PAVED ROAD THE CONFORM SHALL BE EXTENDED AS FAR AS NECESSARY TO ACHIEVE A STREET CROSS SLOPE OF 2% – 4%.
26. MONUMENTATION WILL BE VERIFIED BY THE COUNTY CONSTRUCTION INSPECTOR. LOCATION OF EXTERNAL MONUMENTS WILL BE VERIFIED FOR ALL TRACTS. LOCATION OF OTHER MONUMENTATION WILL BE VERIFIED AT RANDOM.
27. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUP'P'ICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
28. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
29. GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY DEES AND ASSOCIATES, INC. PROJECT NO.–SCR–1930 DATED DECEMBER 30, 2024 THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY IN WRITING THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONPORMANCE WITH THE GEOTECHNICAL REPORT.
30. 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 REMAIN&. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100 SHALL BE OBSERVED.
31. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAINS AND WATER LINES SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER.
32. FOR DESIGN AND CONSTRUCTION PURPOSES, GUTTER FLOW LINES AS SHOWN ON THESE PLANS SHALL BE DEFINED AS THE CONTROL LINE PROM WHICH THE LOCAL AGENCY REQUIRES THE STREET WIDTH TO BE DETERMINED.
33. THE TOP 8" OF SUB–GRADE UNDER ALL PAVED SURFACES, EXCLUDING PERVIOUS SURFACES, SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION. THE CONTRACTOR'S ATTENTION IS ALSO REFERRED TO FIG. SS–2 "SANITARY SEWER – STANDARD TRENCH BACKFILL", FOR ADDITIONAL BACKFILL AND COMPACTION STANDARDS.
34. LATERAL UTILITY TRENCHES IN COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL BE BACKFILLED WITH 2–SACK CEMENT/SAND SLURRY, PER FIG.SD–11, OR AS DIRECTED BY THE COUNTY INSPECTOR.
35. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
36. SANITARY SEWER MANHOLE COVERS SHALL HAVE CLOSED PICKHOLES. SANITARY SEWER MANHOLES, SUBJECT TO SURFACE OR STORM WATER, SHALL HAVE WATER–TIGHT LIDS.
37. IF SIDEWALK IS NOT PLACED MONOLITHICALLY WITH CURB AND GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 3" BELOW TOP OF CURB, 6" INTO CONCRETE, AS PER STANDARD FIG. ST·4A.
38. 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.
39. 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.
40. 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.
41. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL" AND "CONSTRUCT" MEAN THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.

## CONCRETE CONSTRUCTION NOTES

1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. THE CONCRETE FOR THE RETAINING WALLS SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 2500 PSI. THE USE OF ANY ADMIXTURE SHALL BE APPROVED BY THE PROJECT ENGINEER THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH FOR PUMP DELIVERED CONCRETE.
3. CONCRETE CURBS AND GUTTERS SHALL BE CONSTRUCTED PER C.O.S.C FIG. ST–4A, TYPE A.
4. IF SIDEWALK IS NOT PLACED MONOLITHICALLY WITH CURB AND GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 3" BELOW TOP OF CURB, 6" INTO CONCRETE.
5. REFER TO COUNTY STANDARD DETAIL FIGURES SS–2A & –2B AND EP–1 & 2 FOR BACKFILL REQUIREMENTS. REFER TO SS–11 FOR CONCRETE CAP AND ENCASEMENT REQUIREMENTS.

## CITY OF SANTA CRUZ WATER DEPARTMENT NOTES

1. ALL WORK ON THE WATER SYSTEM MUST BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST VERSION OF CITY OF SANTA CRUZ WATER DEPT (SCWD) STANDARD SPECIFICATIONS,.
2. A MINIMUM OF 2 WORKING DAYS NOTICE SHALL BE GIVEN TO THE SCWD BEFORE CONSTRUCTION ON ANY PORTION OF THE WATER SYSTEM. OBTAIN ALL APPLICABLE WATER SYSTEM PERMITS AT THE SCWD OFFICE. CALL (831) 420–5210 FOR INFORMATION AND TO SCHEDULE WATER SERVICE, FIRE HYDRANT AND BACKFLOW ASSEMBLY INSPECTIONS.
3. MINIMUM SEPARATIONS FROM OTHER PARALLEL AND CROSSING UTILITIES MUST BE MAINTAINED PER CURRENT STANDARD TECHNICAL SPECIFICATIONS.
4. UTILITY LOCATIONS ARE APPROXIMATE. VERIFICATION OF ACTUAL UTILITIES AND LOCATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CALL UNDERGROUND SERVICE ALERT AT LEAST TWO WORKING DAYS BEFORE DIGGING AT (800) 227–2600.
5. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO WORKING DAYS NOTICE TO SCWD FOR INSPECTION OF SERVICES THAT ARE TO BE RETIRED, MODIFIED OR RELOCATED. CONTRACTOR SHALL EXPOSE CORPORATION STOPS FOR SCWD STAFF TO OPERATE. AN ACTIVE WATER METER MAYBE RELOCATED UP TO 8' HORIZONTALLY USING THE PIPE FREEZE METHOD OR BY TEMPORARILY CLOSING THE CORPORATION STOP. RETIRED METER BOXES ARE TO BE REMOVED BY CONTRACTOR AND ALL SIDEWALK & PAVING RESTORED. SERVICE LINES SHALL NOT BE CRIMPED AS A METHOD OF RETIREMENT OR SERVICE LINE MODIFICATION OR RELOCATION.
6. APPROVAL BY THE SCWD FOR THE FIRE SERVICE INSTALLATION SHALL BE FOR THE SERVICE LINE LOCATION AND THE CONNECTION TO THE CITY WATER SYSTEM. THE FIRE SERVICE SIZE AND DESIGN APPROVAL ARE THE RESPONSIBILITY OF THE LOCAL FIRE PROTECTION AGENCY.
7. TEMPORARY REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY INSTALLATION(S) PER SCWD STANDARDS ARE REQUIRED FOR ALL CONSTRUCTION WATER USE.
9. BUILDING PERMITS & PLAN REVIEWS ARE REQUIRED TO REQUEST NEW WATER SERVICES.
10. BACKFLOW REQUIREMENTS TO BE DETERMINED.
11. IRRIGATION & LANDSCAPE PLANS SHALL BE REVIEWED BY SCWD ENGINEERING & WATER CONSERVATION.

## CONSTRUCTION NOTES

1. TO MINIMIZE NOISE, DUST AND NUISANCE IMPACTS ON 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:
   A. GRADING ACTIVITIES ARE PROHIBITED DURING PERIODS OF WIND EXCEEDING 15 MPH.
   B. EACH DAY IT DOES NOT RAIN, WET ALL EXPOSED SOILS FREQUENTLY ENOUGH TO PREVENT SIGNIFICANT AMOUNTS OF DUST FROM LEAVING THE SITE. THE MINIMUM WATERING SCHEDULE FOR GRADED/EXCAVATED AREAS SHALL BE AT LEAST TWICE DAILY. STREET SWEEPING ON ADJACENT OR NEARBY STREETS MAY BE REQUIRED TO CONTROL THE EXPORT TO EXCESS DUST AND DIRT.
   C. THE TEMPORARY ACCESS DRIVEWAY(S) AND ROAD(S) SHALL BE SURFACED WITH ROCK AND WHEEL WASHERS SHALL BE INSTALLED AT THE ENTRANCE FOR ALL TRUCKS LEAVING THE SITE TO AVOID DIRT AND DUST LEAVING THE SITE.
   D. CHEMICAL SOIL STABILIZERS SHALL BE APPLIED ON INACTIVE CONSTRUCTION AREAS (DISTURBED LANDS WITHIN THE CONSTRUCTION PROJECT THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS.)
   E. NON–TOXIC BINDERS SHALL BE APPLIED TO EXPOSED CUT AND FILL AREAS OR EXPOSED SLOPES AFTER CONSTRUCTION AND SHALL BE HYDROSEEDED.
   F. ALL INACTIVE STOCKPILES SHALL BE COVERED AT ALL TIMES.
   G. DURING GRADING AND CONSTRUCTION, A TEMPORARY BARRIER SHALL BE PLACED ALONG THE PERIMETER WESTERN AND NOTHERN PROPERTY LINES TO MINMIZE DUST, NOISE AND TRESPASS ISSUES ONTO THE ADJACENT DEVELOPED PROPERTIES.

## UNDERGROUND NOTES

1. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA MANUAL."
2. STORMDRAIN PIPE SHALL BE SDR 26 P.V.C., A.D.S. N–12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLANS. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.
3. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATION. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
4. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASIN THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
5. STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO C.O.S.C. FIG. SWM–13 AND SWM–14.
6. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
7. ALL WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL ALL VALVES, ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
8. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS.
9. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

## SANTA CRUZ COUNTY SANITATION DISTRICT NOTES

A. A MINIMUM 72–HOUR ADVANCED NOTICE SHALL BE PROVIDED FOR PRE–CONSTRUCTION MEETING (NOTE 2).
B. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
C. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
D. 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.
E. THE CONTRACTOR SHALL NOTIFY THE SANITATION DISTRICT INSPECTOR (831 454–2895) BEFORE 9:00 A.M. AT LEAST 2 WORKING DAYS (48 HOURS MIN.) PRIOR TO THE CONNECTION OF ANY BUILDING SEWER TO THE SEWER LATERAL, OR TO THE ABANDONMENT THEREOF (IN THE CASE OF ABANDONMENTS, NO DEMOLITION PERMITS WILL BE ISSUED UNTIL SAID SEWER LINE HAS BEEN ABANDONED).

E. THE CONTRACTOR SHALL NOTIFY THE SANITATION DISTRICT INSPECTOR (831 454–2895) BEFORE 9:00 A.M. AT LEAST 2 WORKING DAYS (48 HOURS MIN.) PRIOR TO THE CONNECTION OF ANY BUILDING SEWER TO THE SEWER LATERAL, OR TO THE ABANDONMENT THEREOF (IN THE CASE OF ABANDONMENTS, NO DEMOLITION PERMITS WILL BE ISSUED UNTIL SAID SEWER LINE HAS BEEN ABANDONED).

F. ALL SANITARY SEWERS WITHIN THE ROADWAY OR UNDER CURB, GUTTER OR SIDEWALK SHALL BE IN PLACE, INSPECTED, VIDEO–RECORDED, AND APPROVED FOR ACCEPTANCE PRIOR TO PLACING THE PERMANENT PAVING ON SAID ROADWAY OR PLACING ANY CURB, GUTTER OR SIDEWALK THEREON.
G. PRIOR TO CONSIDERATION FOR FORMAL APPROVAL OF THE IMPROVEMENTS, THE APPLICANT SHALL PREPARE AS BUILT PLANS TO BE SUBMITTED TO THE COUNTY. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS MAY REQUIRE ADJUSTMENT TO THE SATISFACTION OF THE COUNTY AND IS SUBJECT TO REJECTION AND REQUIREMENT OF REPLACEMENT.
H. AFTER RECEIPT OF THE AS–BUILTS, THE PUBLIC WORKS SURVEY CREW, AT THE DEVELOPER'S EXPENSE, WILL FIELD SURVEY THE INSTALLATION AND PREPARE RECORD DRAWINGS FOR INCLUSION IN THE COUNTY RECORDS.
I. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES IN THE WORK AREA AND POTHOLE WHERE POTENTIAL CONFLICTS ARE LIKELY OR WHERE DATA IS OTHERWISE INCOMPLETE. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DAMAGE DONE TO ANY EXISTING UTILITY. IF THERE IS A CONFLICT WITH AN EXISTING UTILITY AND THE APPROVED SEWER WORK, NOTIFY THE SANITATION DISTRICT INSPECTOR IMMEDIATELY. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
J. TEN FEET OF SEPARATION IS REQUIRED BETWEEN WATER AND SEWER MAINS. WHERE THIS IS NOT POSSIBLE, CONTRACTOR SHALL CONSTRUCT THE SEWER AND WATER MAINS IN ACCORDANCE WITH WATER DISTRICT REQUIREMENTS GIVEN FOR THE PARTICULAR SITUATION. STRONGER PIPE, INCREASED SUPPORT, ENCASEMENT, ETC. MAY BE REQUIRED BY THE WATER DEPARTMENT, AND THOSE REQUIREMENTS MAY SUPERSEDE SANITATION DISTRICT DETAILS. CONFIRM MATERIALS AND DETAILS WITH THE WATER DISTRICT AND, IN THE CASE OF REVISIONS TO THE APPROVED PLANS, WITH THE SANITATION DISTRICT.
K. INSULATED COPPER WIRE (10–GUAGE, WITH A MINIMUM 21% CONDUCTIVITY) SHALL BE PLACED ALONG TOP OF ALL SEWER MAINS. THE WIRE SHALL RUN BETWEEN MANHOLES, CLEANOUTS, OR OTHER APPROPRIATE FACILITIES, BROUGHT TO THE SURFACE AND BOLTED OR OTHERWISE SECURELY AFFIXED TO THE MANHOLE OR CLEANOUT COVER OR OTHER APPROPRIATE METAL STRUCTURE. ANY DAMAGE CAUSED TO TRACER WIRES DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
L. EACH NEW SANITARY SEWER LATERAL NOT IMMEDIATELY CONNECTED TO A DWELLING UNIT SHALL BE MARKED ACCORDING TO FIG. SS–12. ALL LATERALS INSTALLED IN NEW DEVELOPMENTS SHALL ALSO BE MARKED BY STAMPING AN "S" IN THE CURB JUST ABOVE THE LATERAL.
M. REFER TO FIGURES SS 2 AND SS–11 FOR T–CUT AND BACKFILL REQUIREMENTS. C–900 PIPE MAY BE USED IN LIEU OF DUCTILE IRON PIPE.
N. ALL NEW SANITARY SEWER CLEANOUTS SHALL BE INSTALLED PER FIG. SS–10.
O. ALL NEW SANITARY SEWER LATERALS SHALL BE INSTALLED PER FIG. SS–12 AND SHALL BE THE MATERIAL SHOWN ON THE APPROVED IMPROVEMENT PLANS, AND IN ACCORDANCE WITH THE SANTA CRUZ COUNTY DESIGN CRITERIA.
P. SANITARY SEWER MANHOLES, SUBJECT TO SURFACE OR STORM WATER, SHALL HAVE WATER–TIGHT LIDS.
Q. FOLLOWING THE SUCCESSFUL COMPLETION OF CLEANING AND TESTING, ALL SANITARY SEWER MAINS WHICH ARE TO BE COUNTY MAINTAINED, OR PRIVATE LINES AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, SHALL FIRST BE FLUSHED, THEN VIDEO–RECORDED AT THE DEVELOPER'S EXPENSE. COMPLETED MAINLINE INSPECTION VIDEOS SHALL BE DELIVERED IN NASSCO PACP FORMAT. ACCEPTABLE DATA DELIVERY OPTIONS:– GRANITENET OR GRANITEXP NATIVE DATABASE, WITH PACP TEMPLATE DEPLOYED FOR INSPECTIONS OR– PACP–EXCHANGE DATABASE (MS ACCESS DATABASE WITH ALL RECORDS IN NASSCO FORMAT) THE CONTRACTOR SHALL REFER TO PART 4, "SANITARY SEWER DESIGN" OF THE DESIGN CRITERIA FOR SPECIFICATIONS ON PIPE LAYING, PIPELINE TESTING AND ALLOWABLE DESIGN TOLERANCES.
R. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL LATERALS WHERE THE LOWEST FINISHED FLOOR ELEVATION IS LESS THAN ONE FOOT ABOVE THE RIM ELEVATION OF THE NEAREST UPSTREAM MANHOLE OR CLEANOUT. THE DEVICES SHALL BE LOCATED TO PREVENT ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF SEWAGE RELEASED FROM THE DEVICE (FIGURE SS 14).

## PROJECT SPECIFIC CONDITIONS OF APPROVAL

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. PRIOR TO ANY SITE DISTURBANCE ON THE SUBJECT PROPERTY, THE FOLLOWING CONDITIONS SHALL BE MET:

1. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED 1–4 DAYS PRIOR TO COMMENCEMENT OF EARTHWORK. ATTENDEES SHALL INCLUDE ENVIRONMENTAL PLANNING STAFF, THE GRADING CONTRACTOR, THE SOILS ENGINEER AND THE CIVIL ENGINEER.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS.

E. 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 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 16.42.100, SHALL BE OBSERVED.

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 AND 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. CONSTRUCTION OF IMPROVEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT (BAULDRY ENGINEERING, DATED 1/2003). THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY IN WRITING THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.

H. ALL REQUIRED LAND DIVISION IMPROVEMENTS SHALL BE INSTALLED AND INSPECTED PRIOR TO FINAL INSPECTION CLEARANCE FOR ANY NEW STRUCTURE ON THE NEW LOTS.

### NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

### UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL 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 DESIGN PROFESSIONAL.

| NO. | BY | DATE | |
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| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

NOTES SHEET

Exhibit E
Project Plans
Application 251276

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

G-1.1

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALT CONCRETE | PA | PLANTING AREA |
| BS | BOTTOM OF STEP | PLG | PLUG |
| BW | BACK OF WALL | PVMT | PAVEMENT |
| CHISLD | CHISELED | R&M | RECORD & MEASURED |
| CL | CENTERLINE | RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE | RE | REGISTERED ENGINEER |
| CONC | CONCRETE | RET | RETAINING |
| DBL | DOUBLE | RSR | RISER |
| DWY | DRIVEWAY | RIM | RIM ELEVATION |
| FC | FACE OF CURB | SDCB | STORM DRAIN CATCH BASIN |
| FD | FOUND | SDMH | STORM DRAIN MANHOLE |
| FH | FIRE HYDRANT | SPK | SPIKE |
| FL | FLOWLINE | SSCO | SANITARY SEWER CLEANOUT |
| FS | FINISH SLAB | SSMH | SANITARY SEWER MANHOLE |
| FW | FACE OF WALL | ST | SET |
| HB | HOSEBIB | TC | TOP OF CURB |
| INV | INVERT | THRS | THRESHOLD |
| IP | IRON PIPE | TS | TOP OF STEP |
| JP | JOINT POLE | TW | TOP OF WALL |
| LF | LINEAL FEET | TYP | TYPICAL |
| LNDG | LANDING | VCP | VITRIFIED CLAY PIPE |
| LS | LAND SURVEYOR | W/ | WITH |
| MAG | MAGNETIC | WD | WOOD |
| NT | NO TAG | WM | WATER METER |
| ± | PLUS OR MINUS | WV | WATER VALVE |

## LEGEND

- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- ELECTROLIER
- FENCE LINE
- FIRE HYDRANT
- FOUND MONUMENT AS NOTED
- HOSEBIB
- JOINT POLE
- OVERHEAD LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SET RANDOM NAIL
- SPOT ELEVATION
- STORM DRAIN LINE
- TREE AS NOTED
- VALVE AS NOTED

CONTOUR INTERVAL = 1 FOOT

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

## UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY BOWMAN AND WILLIAMS IN JUNE 2017. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.

UTILITIES SHOWN WITH AN ASTERISK (*) FROM THE SANTA CRUZ COUNTY GIS WEBSITE

## REFERENCE DATA

| | |
|---|---|
| 100 | DISTANCE MEASURED |
| (100)[1] | RECORD DATA PER 2016-0029100 |
| (100)[2] | DATA PER UNRECORDED MAP A56-7 "MISSION ACRES" |

## TITLE REPORT

PREPARED BY: FIRST AMERICAN TITLE COMPANY
ESCROW OFFICER: SANDY REYNOLDS
ORDER NUMBER: 4408-5409313
DATED: APRIL 14, 2017 AT 7:30AM

## BASIS OF BEARINGS

BEARINGS FOR THIS MAP AREA BASED ON THE SOUTHERN BOUNDARY OF PARCEL 24 AS SHOWN ON THE UNFILED MAP ENTITLED "MISSION ACRES" A 56-7 SANTA CRUZ COUNTY SURVEYORS OFFICE AND ESTABLISHED BETWEEN FOUND MONUMENTS.
NORTH 76°52'50" WEST

## BASIS OF ELEVATIONS (BENCHMARK)

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK 44A.
DESCRIPTION: S EDGE OF SOQUEL AVE AT THE SOQUEL AVENUE SOQUEL DRIVE INTERCHANGE, 33.5' SOUTH FROM CENTERLINE OF SOQUEL AVENUE.
STANDARD BRASS CAP IN TOP OF CURB, WESTERLY EDGE OF DRIVEWAY APPROACH TO 2880 SOQUEL AVENUE

ELEV = 99.79 (NAVD88)

MURRAY
DOC# 2002-0010270
2/8/2002

DAROCY
DOC# 2009-0018471
4/28/2009

TEP & KHIEU
DOC# 2021-0043897
8/24/2021

METAXAS
DOC# 2005-0045473
7/6/2005

MISSION ACRES
UNFILED A 56-17

SANTA CRUZ
URBAN SOLUTIONS, LLC
DOC# 2018-0026883
8/31/2018

THOMAS
DOC# 2021-0026771
5/11/2021

VALVA &
LOPEZ-FLORES
DOC# 2002-0057291
8/14/2002

WELCH
DOC# 1999-0004177
1/20/1999

SANSON
DOC# 2016-0044575
11/14/2016

STEPOVICH & AUSTIN
DOC# 2001-0059892
9/24/2001

PARCEL 24

PARCEL 22

N 76°52'50" W 494.13' (494.31')[1]

N 76°52'50" W 443.10'

N 76°52'50" W 86.32'

N 12°16'50" E 90.00'

N 13°07'10" E 89.99'

0.65'

0.44'

0.19'

MISSION DR

THURBER LANE

BENSON AVE

CL MISSION DRIVE

SIDE MISSION DR

NO STORM DRAIN SHOWN ON GIS THIS PORTON OF MISSION DRIVE

1. 12" RCP INV=154.70 OUT
2. 12" RCP INV=154.24 IN
3. 12" CMP INV=152.79 OUT
4. 12x6 CMP INV=152.93 IN
5. 12x6 CMP INV=152.80 OUT
6. 12x6 CMP INV=150.53 IN
7. 12x6 CMP INV=149.02 OUT
8. 4" FW DRAIN INV=151.55
9. 1 1/2" FW DRAIN INV=151.60
10. 1 1/2" FW DRAIN INV=151.37
11. 1 1/2" FW DRAIN INV=151.11
12. 1 1/2" FW DRAIN INV=150.92

FL CONC CURB & GUTTER SIDEWALK NOT SURVEYED

FL CONC CURB & GUTTER NO SIDEWALK THIS SIDE

SSMH RIM=147.26

SSMH RIM=165.13

JP/ ELECTROLIER

8" VCP*

6" VCP*

CONC PORCH & STEP

CONC WALK

CONC PATIO

CONC REV WALL

CONC DWY

BRICK PA

WOOD STEPS

DOOR & LNDG

UPPER DECK CORK

8'GAR/FS THRS

6'± HIGH WOOD FENCE

5'± HIGH WOOD FENCE

4.5'± HIGH POST & WIRE FENCE

DBL 8" OAK

4 VENT RISER

2x12 WALL

FIELD/LAWN

AC PVMT

20.00

25.19' (12.0')

(12.0') 25.19'

POB: 2016-0029100 CL THURBER LANE

WESTERN SIDELINE OF THURBER LANE AS SHOWN ON THE UNRECORDED MAP OF "MISSION ACRES"

DOUBLE YELLOW LINE STRIPE

FOG STRIPE

BIKE LANE STRIPE

SSMH RIM=117.24 INV=111.24 6" IN INV=106.14 8" THRU

CB GR=119.11± INV=118.61± 3" OUT

CONC DWY APRON

SDCB GR=116.31± INV=114.31± 12" IN INV=113.91 12" OUT

TREAD

CB GR=116.94± INV=115.54± 12" OUT

APN 025-032-17

SDCB*

SSMH*

FL CONC CURB GUTTER & SIDEWALK NOT SURVEYED

DR-YELLOW LINE

BIKE LANE

DWY APRON

## SURVEYORS NOTE

THE WIDTH OF THURBER LANE AS DESCRIBED IN THE GRANT DEED (DOCUMENT NO. 2016-0029100) AND AS SHOWN ON THE UNRECORDED MAP A56-7 "MISSION ACRES", IS 24 FEET. THE PRELIMINARY TITLE REPORT LISTED ABOVE DOES NOT PROVIDE A DOCUMENT FOR THE WIDENING OF THURBER LANE. DURING RESEARCH FOR THIS SURVEY IT WAS FOUND THAT THE GRANT DEED (VOLUME 1372, PAGE 389 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY) DESCRIBES THE WIDTH OF THURBER LANE TO BE 50 FEET. WE CONTACTED FIRST AMERICAN TITLE AND NOTIFIED THEM OF THE DISCREPANCY IN WIDTHS OF THURBER LANE. FIRST AMERICAN TITLE FOUND NO CONVEYANCE OR OFFER OF DEDICATION FOR THE WIDENING OF THURBER LANE BY THE OWNER OF RECORD OF THE SUBJECT PARCEL. FOUND MONUMENTS WERE HELD ALONG THE WESTERN SIDELINE OF THURBER LANE TO ESTABLISH ITS WIDTH AS SHOWN HEREON. THE MONUMENTS FOUND AGREE WITH THE 50 FOOT WIDTH. AREA CALCULATIONS ARE BASED ON THURBER LANE BEING 50 FEET WIDE.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

LICENSED LAND SURVEYOR
BRYAN F. HAPPEE
8229
STATE OF CALIFORNIA

Exhibit E
Project Plans
Application 251276

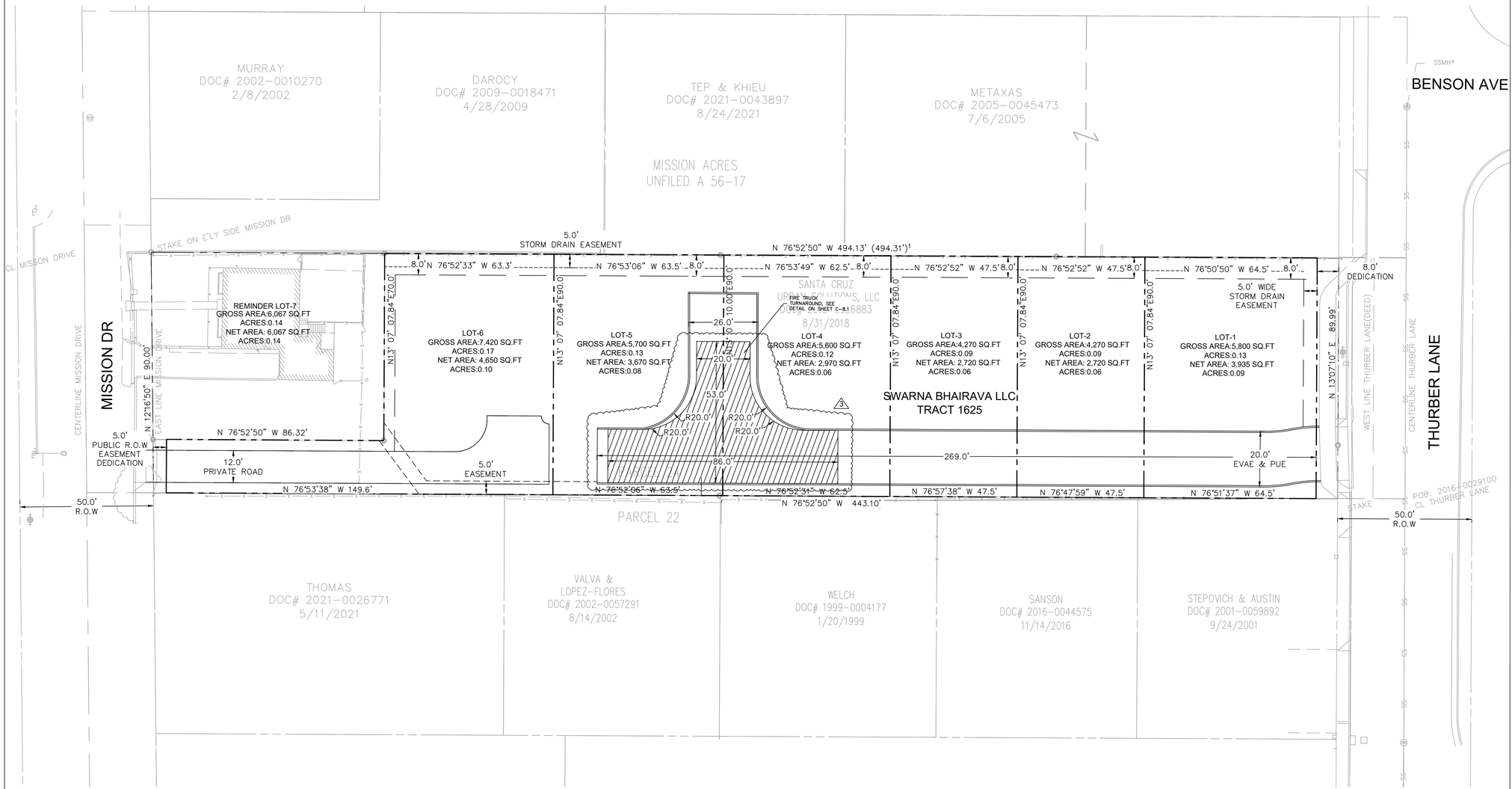
REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

TOPOGRAPHIC MAP

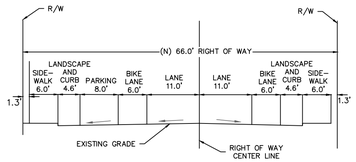
FRANK & JOYCE TOSTA TRUST
3522 MISSION DRIVE
SITUATE IN
SANTA CRUZ, CALIFORNIA

| | | | |
|---|---|---|---|
| SCALE 1" = 20' | DRAWN | JOB NO. 26808 | SHEET TP-1 |
| DATE SEPT. 26, 2017 | CHECKED BFH | INDEX LIVE OAK 3 | OF 1 |
| BDY ABF | DWG NAME 26808TPO | FILE NO. 26808 | |



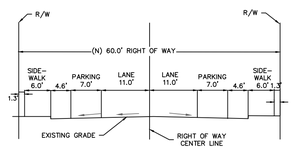

## LEGEND

- PROPERTY BOUNDARY
- EX BUILDING
- PROPOSED ACCESS ROAD
- SETBACK LINE
- EX FENCE
- EX WATER LINE
- EX SANITARY SEWER
- EX OVERHEAD LINE
- EX STORM DRAIN
- (N) FIRE ACCESS LANE




## STREET CROSS SECTION
## THURBER LANE

SCALE: 1"=15'




## STREET CROSS SECTION
## MISSION DRIVE

SCALE: 1"=10'

**NOTE TO CONTRACTOR:**

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**UNAUTHORIZED CHANGES & USES:**

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Exhibit E
Project Plans
Application 251276

0 20' 40'
SCALE: 1" = 20'

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

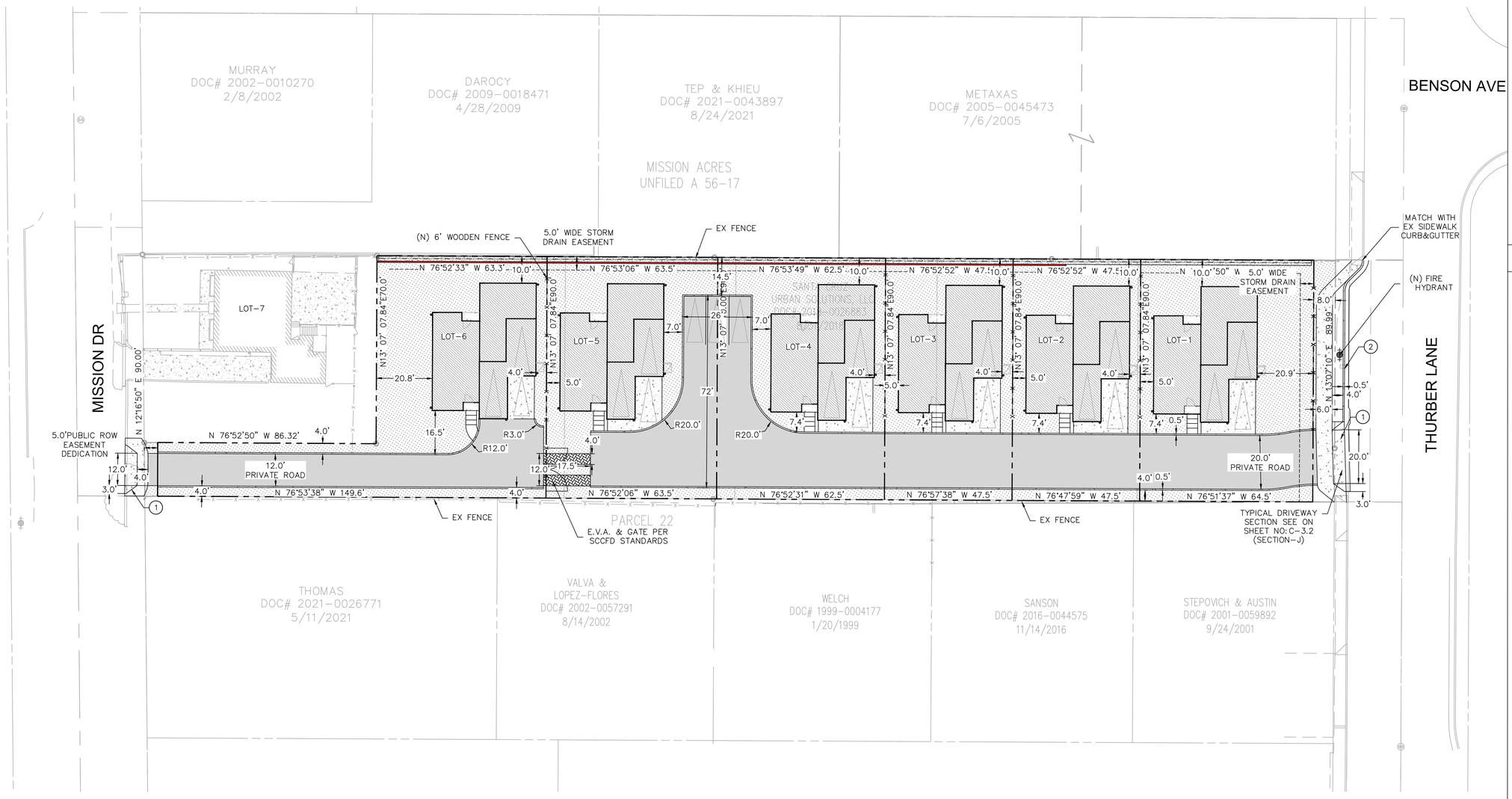
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

PROPOSED TENTATIVE MAP

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-1.0




## LEGEND

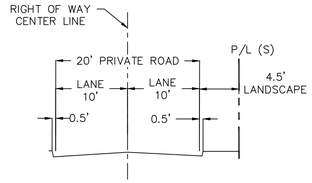
- PROPERTY BOUNDARY
- EX BUILDING
- (N) CONCRETE
- (N) ASPHALT
- (N) PAVERS
- SETBACK LINE
- EX FENCE
- (N) WOODEN FENCE
- W — EX WATER LINE
- SS — EX SANITARY SEWER
- OH — EX OVERHEAD LINE
- SD — EX STORM DRAIN

## KEY PLAN NOTES

1. 20' WIDE NEW CONCRETE DRIVEWAY AS PER COUNTY OF SANTA CRUZ STANDARD DWG: ST-6c.
2. EX CONCRETE DRIVEWAY REPLACE WITH SIDEWALK CURB&GUTTER AS PER COUNTY OF SANTA CRUZ STANDARD DWG: ST-4b

NOTE

ALL BUILDING AREAS SHALL BE OVEREXCAVATED 12" DEEP AND 5' BEYOND FOOTINGS, AND BACKFILLED WITH ENGINEERED FILL COMPACTED TO 90% PER ASTM D1557. ON-SITE SOILS REQUIRE GEOTECH APPROVAL; IMPORTED FILL MUST BE NON-EXPANSIVE AND APPROVED PRIOR TO USE




20' PRIVATE STREET SECTION
SCALE: 1"=10'

NOTE TO CONTRACTOR:

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0 20' 40'
SCALE: 1" = 20'

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PREPARED BY:
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ENGINEERING & INFRASTRUCTURE

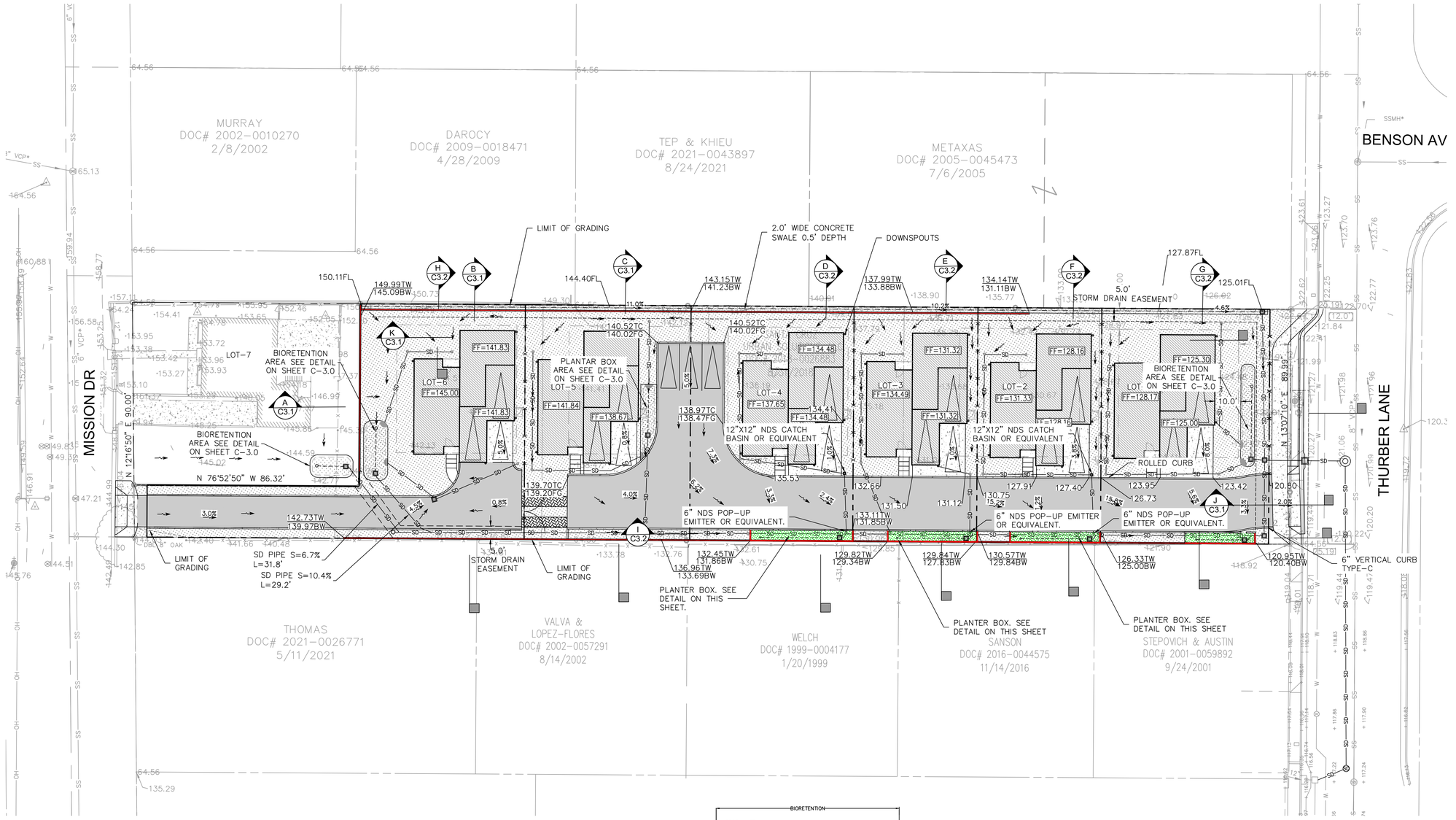
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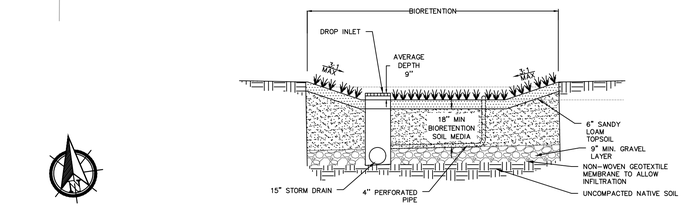
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SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:
SITE IMPROVEMENT PLAN

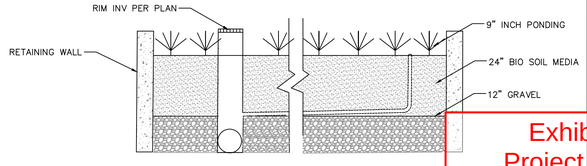
| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-2.0

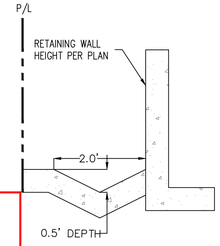



**BIORETENTION**
SCALE:N.T.S




TYPICAL PLANTER BOX DETAIL
SCALE: N.T.S.




CONCRETE SWALE DETAIL
SCALE: N.T.S.

0 20' 40'
SCALE: 1" = 20'

## LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- EX BUILDING
- (N) CONCRETE
- (N) ASPHALT
- (N) LANDSCAPE
- EX STORM DRAIN
- EX FENCE
- EX WATER LINE
- EX SANITARY SEWER
- EX OVERHEAD LINE
- (N) WATER LINE
- (N) SANITARY SEWER
- (N) PVC STORM DRAIN
- (N) BIORETENTION AREA
- PLANTER BOX
- (N) SANITARY SEWER MANHOLE
- (N) WATER METER
- (N) BACKFLOW PREVENTION
- (N) NDS CATCH BASIN
- (N) SANITARY SEWER CLEANOUT
- (N) BLOW OFF
- FLOW ARROW
- (N) NDS LAWN BASIN
- RETAINING WALL
- LIMIT OF GRADING

TOTAL DISTURBED AREA – 0.64 AC (28,000 SQ FT)

### EARTH WORK QUANTITIES

CUT: 1,795 CY
FILL: 930 CY

EXPORT: 865 CY
IMPORT: 0 CY

NOTE:
EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

NOTE:

1. AREAS RECEIVING STRUCTURAL FILL, FOUNDATIONS, SLABS, OR PAVEMENTS SHALL BE STRIPPED OF UNSUITABLE SOILS. WHERE REQUIRED, SOILS WILL BE OVER-EXCAVATED TO FIRM NATIVE AND REPLACED WITH ENGINEERED FILL COMPACTED TO 90% RELATIVE COMPACTION (ASTM D1557). FOR FOOTINGS IN FILL, PROVIDE AT LEAST 18" OF COMPACTED FILL BELOW THE BASE. FILL SLOPES >3 FT SHALL INCLUDE A 12" DEEP, 6' WIDE KEY. ENGINEERED FILL TO BE MOISTURE CONDITIONED, PLACED IN ≤8" LIFTS, AND ACCOUNT FOR 15-20% SHRINKAGE.
2. ENGINEERED FILL MAY CONSIST OF APPROVED ON-SITE NATIVE SOILS, PROVIDED THEY MEET GRADATION AND PLASTICITY REQUIREMENTS, OR IMPORTED GRANULAR SOILS IF NEEDED. ALL ENGINEERED FILL SHALL BE MOISTURE CONDITIONED AND COMPACTED TO 90% RELATIVE COMPACTION (ASTM D1557).
3. ROOF DOWNSPOUTS CONNECT TO THE STORM DRAIN SYSTEM, WHICH CONVEYS RUNOFF TO THE BIO-RETENTION FACILITY PER DESIGN.

Exhibit E
Project Plans
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PREPARED BY:
ENGCO
ENGINEERING & INFRASTRUCTURE

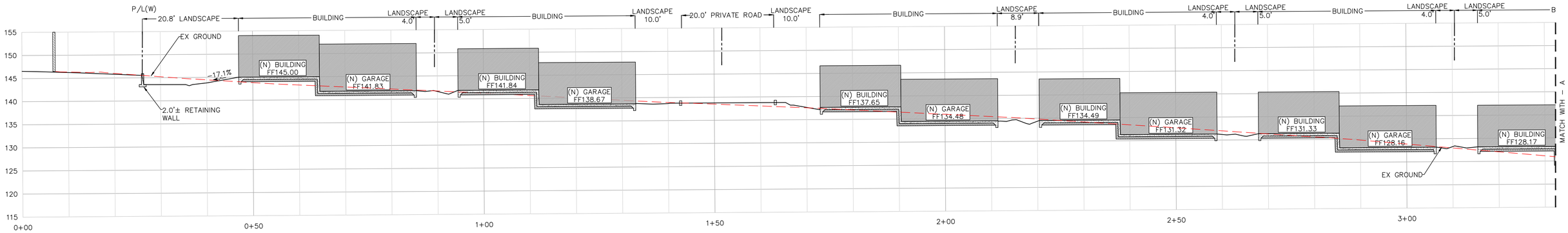
REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:
PRELIMINARY GRADING & DRAINAGE PLAN

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-3.0




## LEGEND

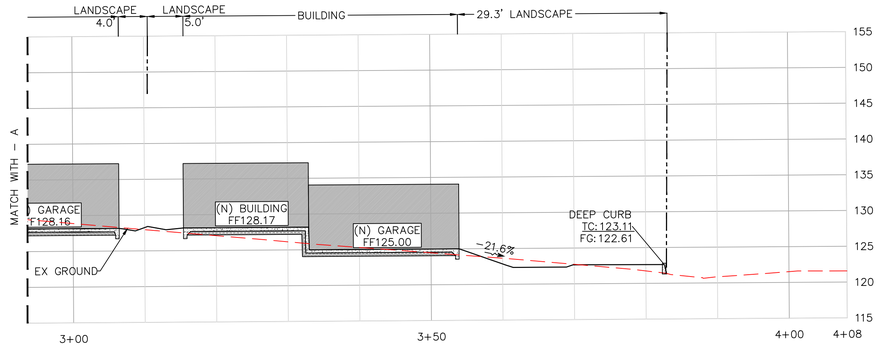
(N) GROUND

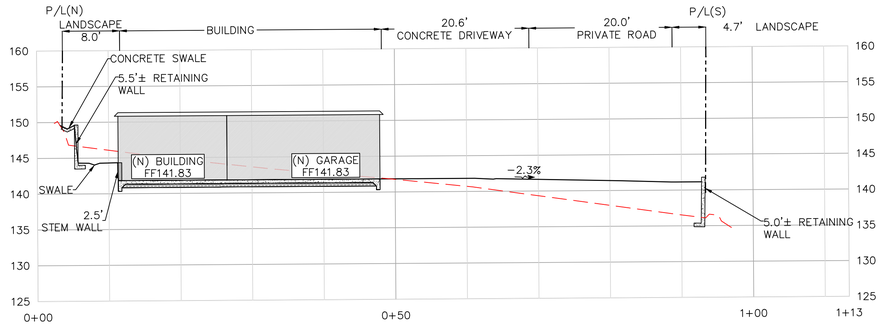
EX GROUND

| | |
|---|---|
| BW | BOTTOM OF WALL |
| FG | FINISHED GROUND |
| FF | FINISHED FLOOR |
| TS | TOP OF STEP |
| TW | TOP OF WALL |

SECTION (A) — A / 3.0

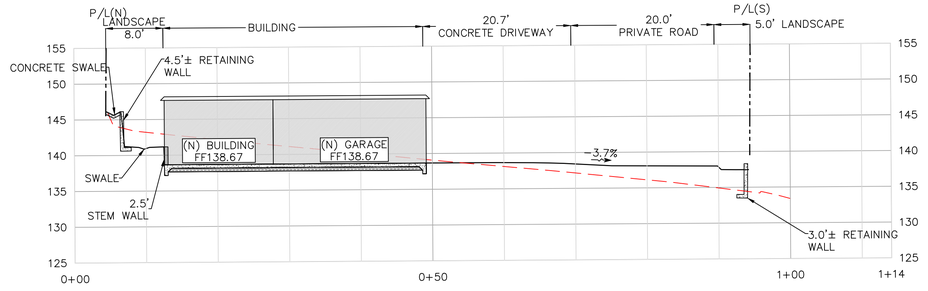
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'




SECTION (B) — B / 3.0

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'




SECTION (C) — C / 3.0

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

Exhibit E
Project Plans
Application 251276

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

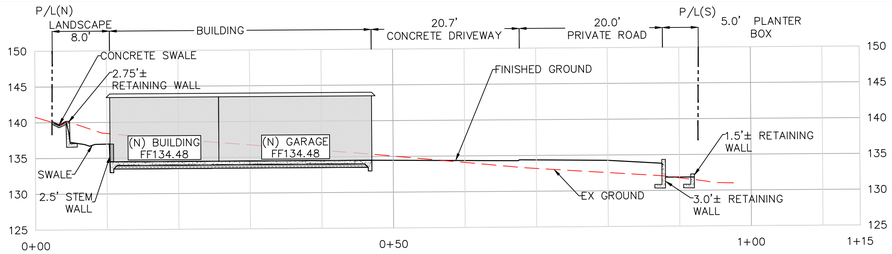
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

SECTION-1

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

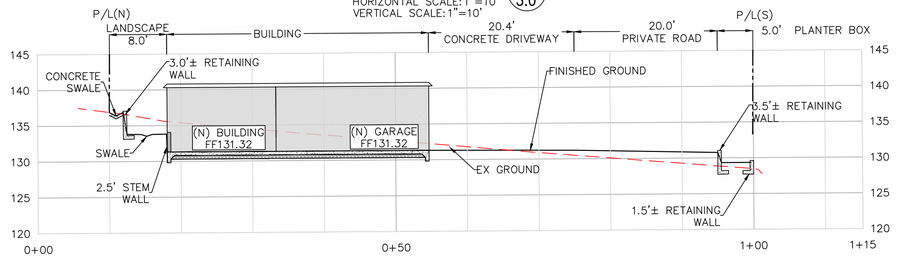
C-3.1




## SECTION (D)

D 3.0

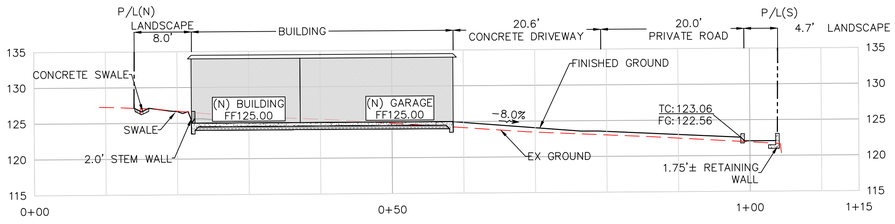
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VERTICAL SCALE: 1"=10'




## SECTION (E)

E 3.0

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'




## SECTION (G)

G 3.0

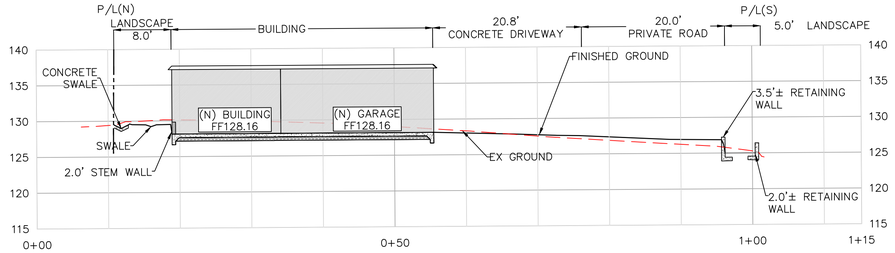
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

## LEGEND

(N) GROUND

EX GROUND

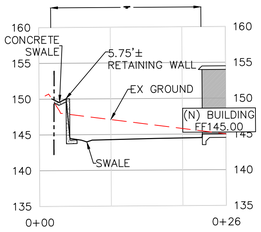
| | |
|---|---|
| BW | BOTTOM OF WALL |
| FG | FINISHED GROUND |
| FF | FINISHED FLOOR |
| TS | TOP OF STEP |
| TW | TOP OF WALL |




## SECTION (F)

F 3.0

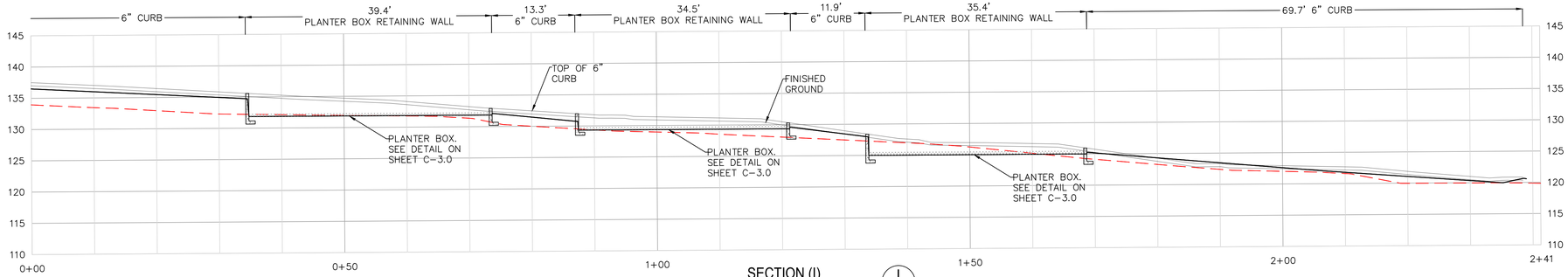
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'




## SECTION (H)

H 3.0

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'




## SECTION (I)

I 3.0

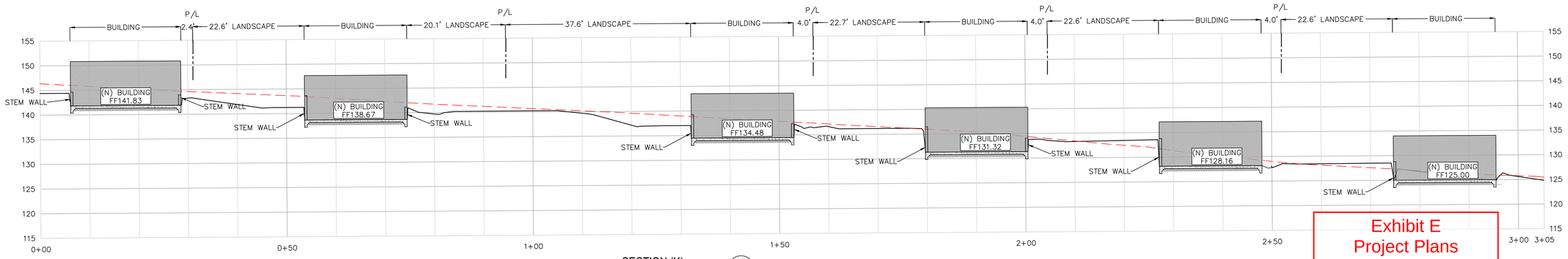
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'




## SECTION (J)

J 3.0

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'




## SECTION (K)

K 3.0

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

Exhibit E
Project Plans
Application 251276

| NO. | BY | DATE | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

SECTION-2

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-3.2




## LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- EX BUILDING
- (N) CONCRETE
- (N) ASPHALT
- (N) LANDSCAPE
- EX STORM DRAIN
- EX FENCE
- EX WATER LINE
- EX SANITARY SEWER
- EX OVERHEAD LINE
- (N) WATER LINE
- (N) SANITARY SEWER
- (N) PVC STORM DRAIN
- (N) BIORETENTION AREA
- PLANTER BOX
- (N) SANITARY SEWER MANHOLE
- (N) WATER METER
- (N) BACKFLOW PREVENTION
- (N) NDS CATCH BASIN
- (N) SANITARY SEWER CLEANOUT
- (N) BLOW OFF
- FLOW ARROW
- (N) NDS LAWN BASIN
- RETAINING WALL
- ROOF

SCALE: 1" = 20'

Exhibit E
Project Plans
Application 251276

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:
ENGCO
ENGINEERING & INFRASTRUCTURE

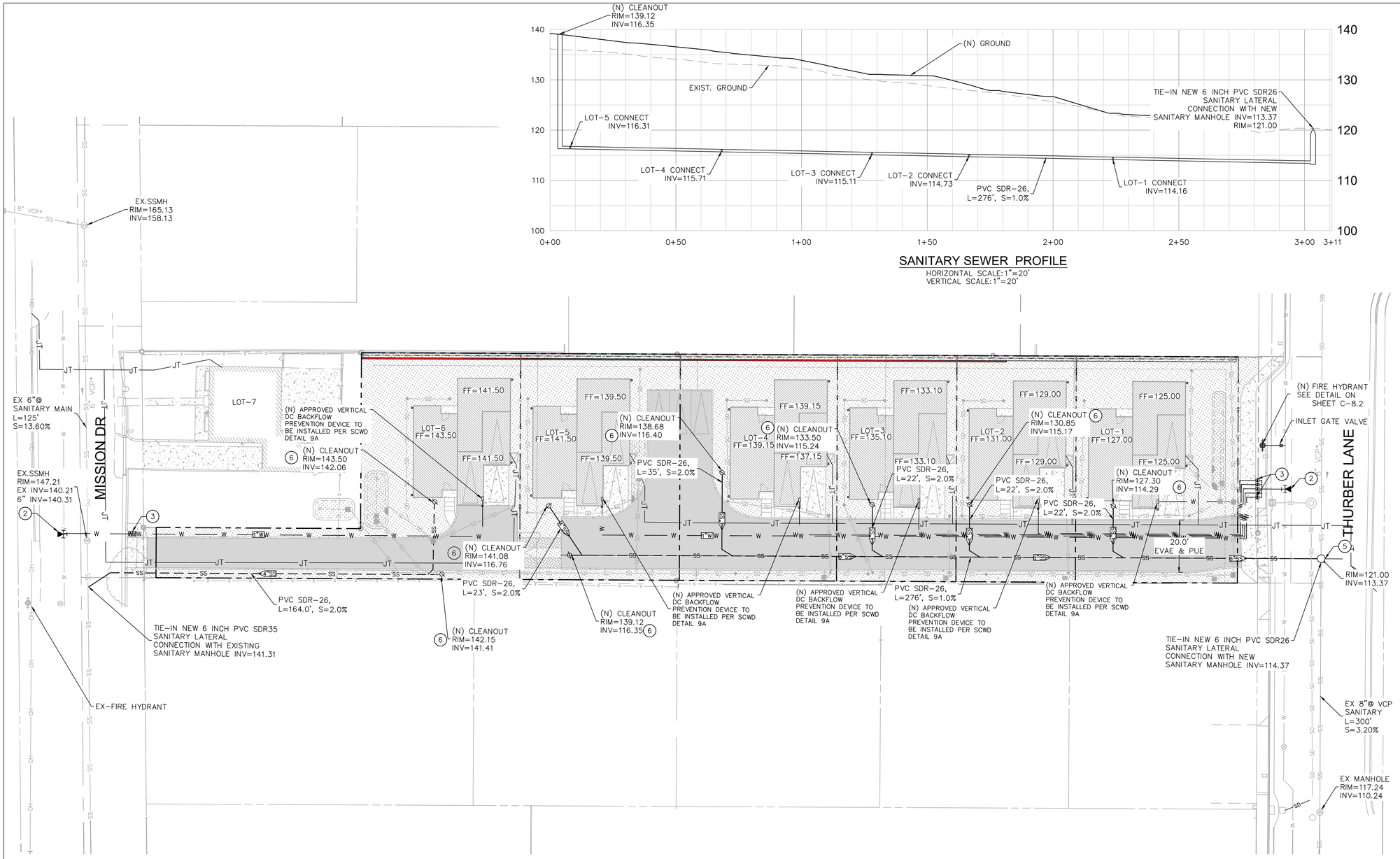
REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:
ROOF PLAN

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-3.3




## SANITARY SEWER PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

## LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- EX BUILDING
- (N) CONCRETE
- (N) ASPHALT
- (N) LANDSCAPE
- EX STORM DRAIN
- EX FENCE
- EX WATER LINE
- EX SANITARY SEWER
- EX OVERHEAD LINE
- (N) WATER LINE
- (N) SANITARY SEWER
- (N) SANITARY SEWER MANHOLE
- (N) WATER METER
- (N) SANITARY SEWER CLEANOUT
- (N) BLOW OFF
- EX FIRE HYDRANT

## GENERAL NOTES

1 THE OCCUPANCY CLASSIFICATION,BUILDING CONSTRUCTION TYPE/FIRE RATING AND SPRINKLERED OR NON SPRINKLEDRED AS DETERMINED BY THE BUILDING OFFCIALS AND OUTLINED IN THE CALIFORNIA BUILDING CODE.

2 FIRE FLOW REQUIREMENT FOR THIS PROJECT IS 500 GALLON PER MINUTE FOR 20 MINUTES.THE AVAILBLE FIRE FLOW INFORMATION CAN BE OBTAINED FROM THE WATER COMPANY.THE MINIMUM FIRE FLOW REQUIREMENT SHALL NOT BE LESS THAN THAT SPECIFIED IN APPENDIX TABLE B105.1 OF THE CALIFONIA FIRE CODE.

3 FIRE SPRINKLER SYSTEM DRAWINGS MUST BE PREPARED AND SUBMITTED FOR APPROVAL BY THE CALIFORNIA.STATE LICENSED CONTRACTOR (CLASS A OR CLASS-16 ) MEETING THE REEQUIREMENT OF NFPA-13D,"STANDARD FOR THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEM".

4 NUMBERS SHALL BE A MINIMUM OF (6) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.

5 THE DRIVEWAY/ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING COSTRUCTION,OR CONSTRUCTION WILL BE STOPPED.

6 A 30 FT CLEARENCE SHALL BE MAINTAINED WITH NON COMBUSTIBLE VEGETATION AROUND ALL STRUCTURE TO THE PROPERTY LINE WHICHEVER IS SHORTER DISTANCE.

7 THE PROPOSED SANITARY SEWER SHALL BE PRIVATELY MAINTAINED

## UTILITY NOTES

1. NOT USED.
2. WATER MAIN "CUT-IN" INSTALLATIONS AS PER COUNTY OF SANTA CRUZ STANDARD DRAWING NO. W-5A.
3. (N) 1-INCH DOMESTIC AND FIRE SERVICE TO BE INSTALLED PER SCWD DETAILS 1,2,4A AND 14.
4. NOT USED
5. NEW MANHOLE AS PER COUNTY OF SANTA CRUZ STANDARD DRAWING NO. SS-4.
6. CLEANOUT PER COUNTY OF SANTA CRUZ STANDARD DRAWING NO. SS-10.

NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL 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 DESIGN PROFESSIONAL.

Exhibit E
Project Plans
Application 251276

0 20' 40'
SCALE: 1" = 20'

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

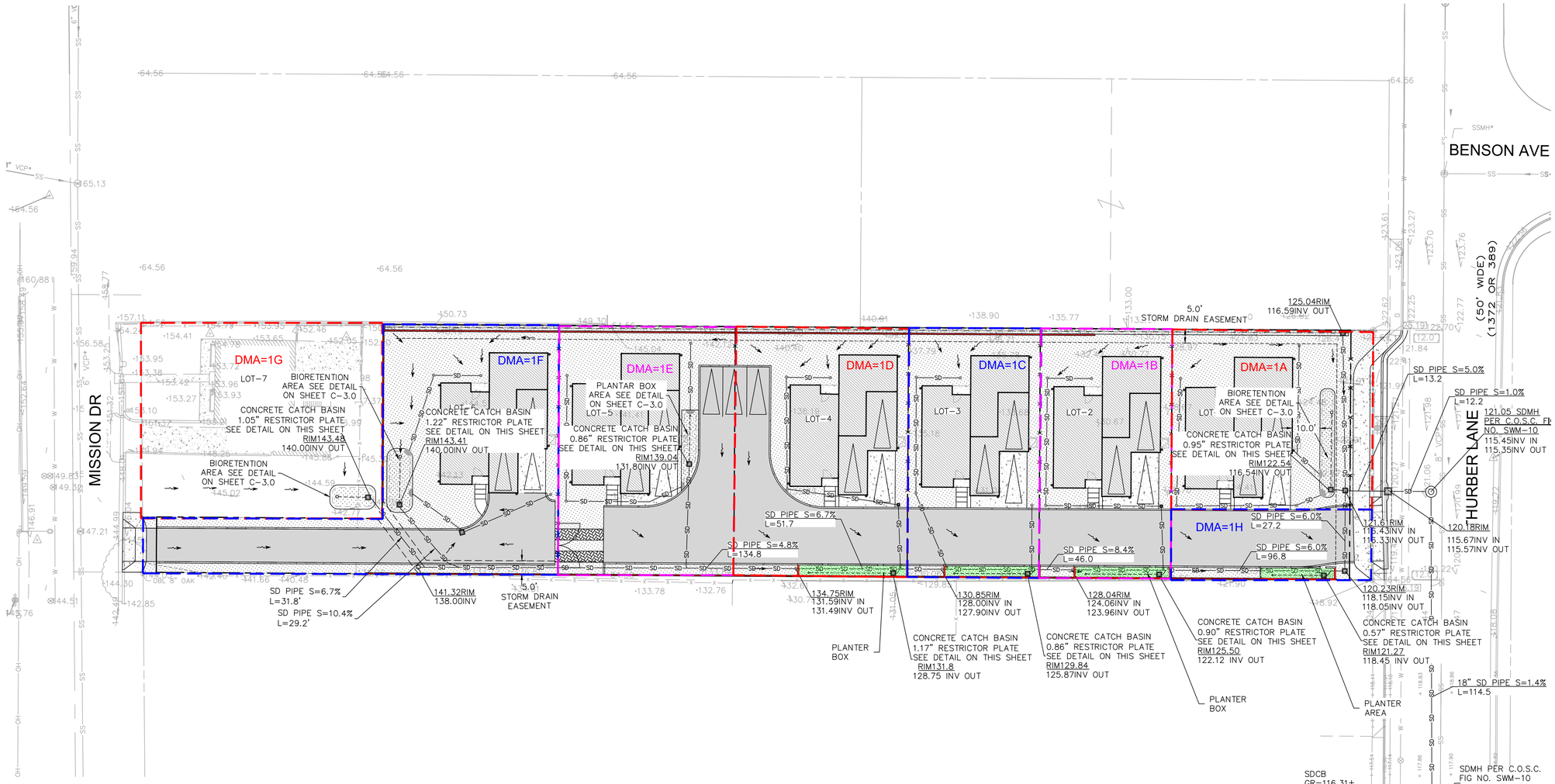
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

SEWER AND WATER PLAN

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

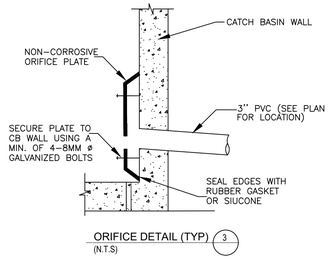
C-4.0




## LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- EX BUILDING
- (N) CONCRETE
- (N) ASPHALT
- (N) LANDSCAPE
- EX STORM DRAIN
- EX FENCE
- EX WATER LINE
- EX SANITARY SEWER
- EX OVERHEAD LINE
- (N) WATER LINE
- (N) SANITARY SEWER
- (N) STORM DRAIN
- (N) BIORETENTION AREA
- PLANTER BOX
- (N) SANITARY SEWER MANHOLE
- (N) WATER METER
- (N) BACKFLOW PREVENTION
- (N) CATCH BASIN
- (N) SANITARY SEWER CLEANOUT
- (N) BLOW OFF
- FLOW ARROW

| AREA DESCRIPTION | IMPERIOUS AREA (SF) | SEMI IMPERVIOUS AREA (SF) | TREATMENT AREA REQUIRED (SF) | TREATMENT AREA PROVIDED (SF) | TREATMENT TYPE |
|---|---|---|---|---|---|
| DMA=1B (LOT 2) | 2833 | 0 | 113 | 163 | PLANTER BOX |
| DMA=1C (LOT 3) | 2833 | 0 | 113 | 163 | PLANTER BOX |
| DMA=1D (LOT 4) | 3772 | 0 | 151 | 182 | PLANTER BOX |
| DMA=1E (LOT 5) | 3451 | 0 | 138 | 163 | PLANTER BOX |
| DMA=1H (DRIVEWAY OF LOT-1) | 1310 | 0 | 53 | 121 | PLANTER BOX |
| **PLANTER BOX (LINED)** | | | **568** | **792** | |
| DMA=1A (LOT 1 | 2070 | 0 | 83 | 158 | BIORETENTION |
| DMA=1F (LOT 6 & PRIVATE DRIVEWAY) | 3888 | 0 | 156 | 188 | BIORETENTION |
| DMA=1G (LOT 7) | 2370 | 0 | 95 | 105 | BIORETENTION |
| **BIORETENTION (LINED)** | | | **333** | **451** | |




ORIFICE DETAIL (TYP) (N.T.S) 3

Exhibit E
Project Plans
Application 251276

NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

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| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

STORM WATER MANAGEMENT PLAN

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-5.0




## LEGEND

PROPERTY BOUNDARY

**NOTE TO CONTRACTOR:**

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0 30' 60'
SCALE: 1" = 30'

Exhibit E
Project Plans
Application 251276

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| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

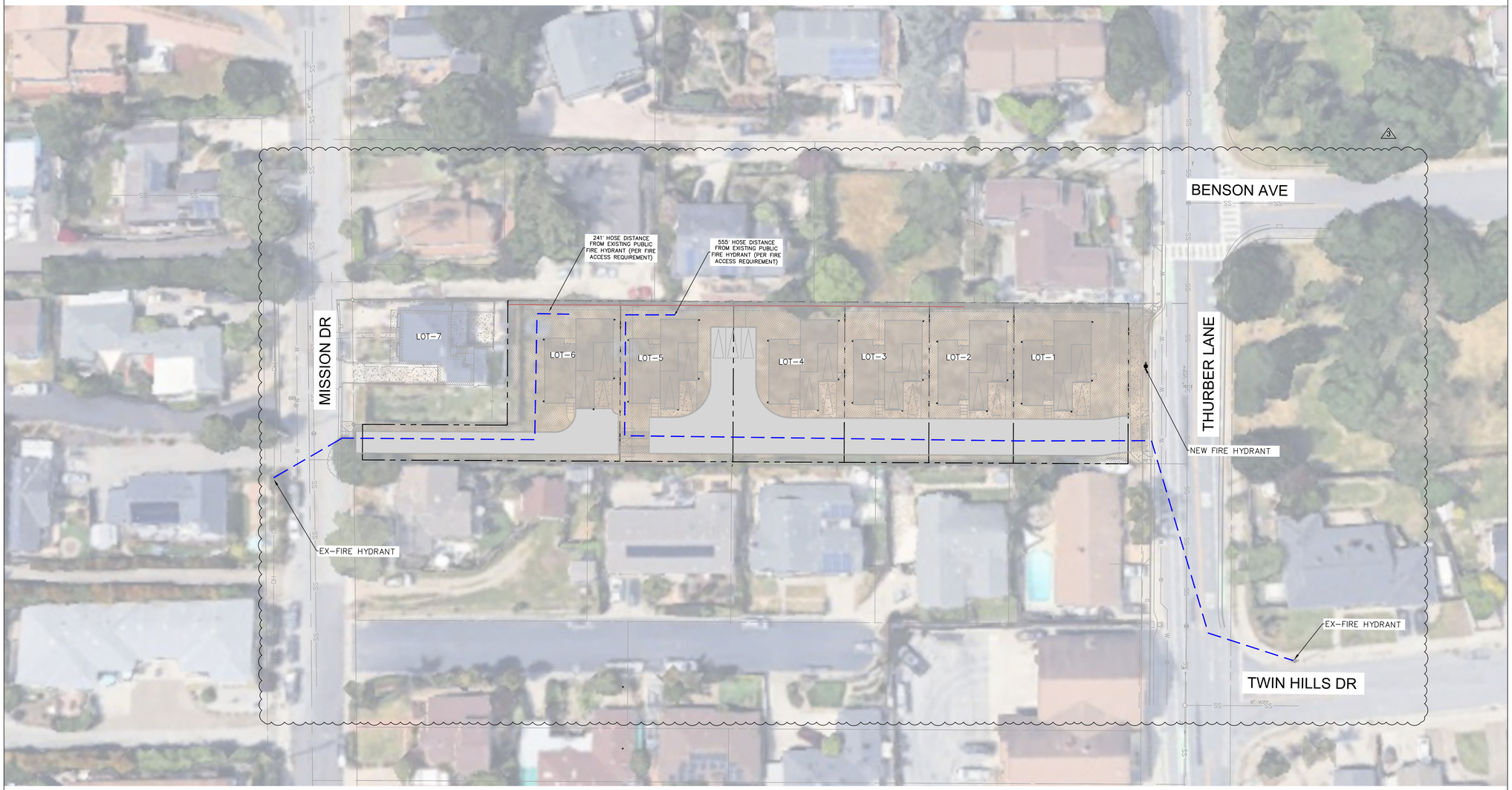
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

EXISTING SITE CONDITIONS
WITH IN 100 FEET

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-6.0




## LEGEND

PROPERTY BOUNDARY

**NOTE TO CONTRACTOR:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

**UNAUTHORIZED CHANGES & USES:**

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL 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 DESIGN PROFESSIONAL.

0 30' 60'
SCALE: 1" = 30'

Exhibit E
Project Plans
Application 251276

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:

ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
RANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

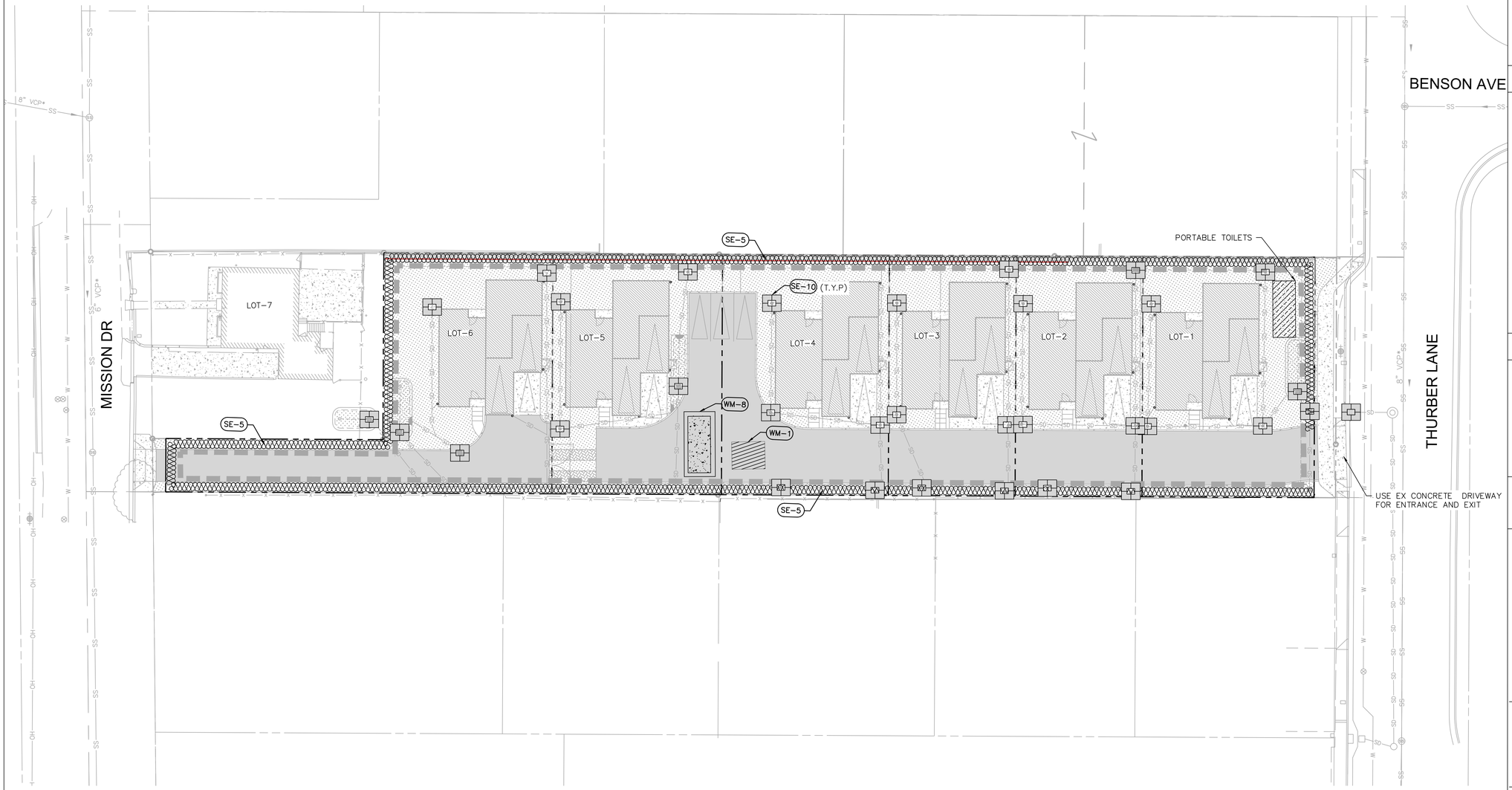
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

# FIRE ACCESS & PROTECTION PLAN

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-6.1




## BMP LEGEND

- DISTURBED AREA
- FIBER ROLL (SE-5)
- MATERIAL STORAGE (WM-1)
- CONCRETE WASHOUT AREA (WM-8)
- STORM DRAIN INLET PROTECTION (SE-10)

## BMP REFERENCE ID

| SEDIMENT CONTROL | CASQA ID |
|---|---|
| FIBRE ROLLS | SE-5 |
| INLET SEDIMENT CONTROL | SE-10 |

| WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL | CASQA ID |
|---|---|
| MATERIAL DELIVERY AND STORAGE | WM-1 |
| CONCRETE WASHOUT AREA | WM-8 |

NOTE:
FOR DETAILS ON CONSTRUCTION AND IMPLEMENTATION OF BMPs REFER CASQA MANUAL 2024

TOTAL AREA DISTURBED: 0.64 ACRES (28,000 SQ FT)

| BMPS | MAINTENANCE |
|---|---|
| FIBER ROLL | 1. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.<br>2. IF THE FIBRE ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP SHOULD BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS.SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD THE DESIGNATED STORAGE DEPTH. |
| MATERIAL & WASTE DISPOSAL LOCATION | 1. INSPECT SITE ON A WEEKLY BASIS TO EXAMINE CONSTRUCTION MATERIALS ARE PROPERLY STORED AND WASTE IS PROPERLY DISPOSED TO PREVENT WATER POLLUTION. |
| CONCRETE WASHOUTS | 1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4IN. FOR ABOVE GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHOULD BE REMOVED AND PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL, STATE OR LOCAL REGULATIONS.<br>2. CONCRETE WASHOUTS SHALL BE CLEANED WHEN THE WASTE VOLUME IN THE WASHOUT REACHES 75 PERCENT OF CAPACITY.<br>3. INSPECT WASHOUT FACILITIES FOR DAMAGE (E.G. TORN LINER, EVIDENCE OF LEAKS, SIGNAGE, ETC.). REPAIR ALL IDENTIFIED DAMAGE. |
| INLET SEDIMENT CONTROL | 1. INLET SEDIMENT CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR. MATERIAL SPILLING FROM SEDIMENT CONTROL DEVICES SHALL BE CLEANED UP AND DEVICE REPAIRED OR REPLACED IMMEDIATELY.<br>2. INSPECTION OF DEVICES SHALL BE WEEKLY AND PRIOR TO PREDICTED RAINFALL AND AFTER THE RAINFALL EVENT. SEDIMENT REMOVED FROM SEDIMENT DEVICES DURING MAINTENANCE OPERATIONS SHALL BE DISPOSED OF PROPERLY. |

## NOTES

ALL EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.

Exhibit E
Project Plans
Application 251276

0 20' 40'
SCALE: 1" = 20'

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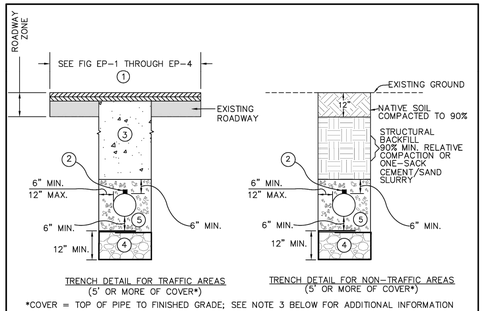
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:

EROSION SEDIMENT CONTROL PLAN

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-7.0




TRENCH DETAIL FOR TRAFFIC AREAS (5' OR MORE OF COVER*)

TRENCH DETAIL FOR NON-TRAFFIC AREAS (5' OR MORE OF COVER*)

*COVER = TOP OF PIPE TO FINISHED GRADE; SEE NOTE 3 BELOW FOR ADDITIONAL INFORMATION

(1) SEE FIGURE EP-1 THROUGH EP-4 FOR ROADWAY ZONE TRENCH SECTION DETAILS; SS-2 SUPERCEDES EP-1.

(2) TRACER WIRE: TRACER WIRE SHALL BE TIED TO ALL SEWER LINES AND RUN UP INTO ALL CONNECTING STRUCTURES FOR LOCATING ACCESS. FOR MANHOLES, PLACE WIRE UNDER MANHOLE COVER FRAME AND MAKE AN EASILY ACCESSIBLE LOOP WITHIN MANHOLE. LOCATING WIRE SHALL BE 10 GAUGE MINIMUM, FULLY ANNEALED, HIGH CARBON 1055 GRADE STEEL, HIGH STRENGTH COPPER CLAD STEEL, WITH 21% MINIMUM CONDUCTIVITY, AND AN RHoS COMPLIANT HDPE INSULTED JACKET (APWA UNIFORM COLOR CODE SEWER-GREEN).SEE SS-4/SS-5 FOR TERMINATION DETAILS.

(3) ONE-SACK CEMENT/SAND SLURRY BACKFILL.

(4) SELECT DRAINROCK AND APPROVED FILTER FABRIC IS REQUIRED AS "EXTRA WORK" WHERE SOIL OR GROUND WATER CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION OR AS CONTRACT WORK WHERE IT HAS BEEN SPECIFIED ON THE PROJECT PLANS (OVERLAP TOP 12" MIN.).

(5) 3/4" DRAIN ROCK (3/8" MINUS AGGREGATE MAY BE USED AS AN ALTERNATIVE FOR LATERALS ONLY)

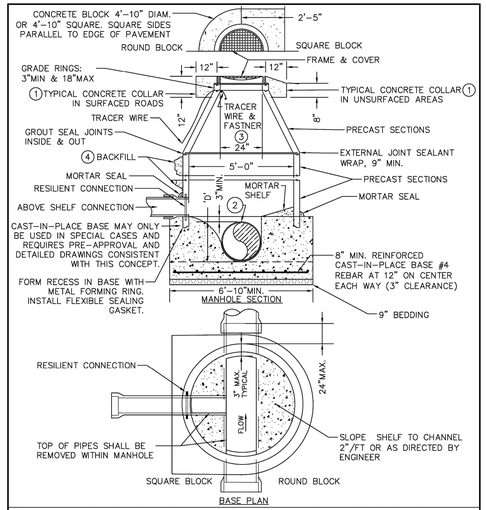
NOTES:

1. ALL PUBLICLY-MAINTAINED SEWERS OR PRIVATE LINES SHALL BE LAID WITH APPROVED CONTROLS. FOLLOWING CLEANING AND TESTING, PUBLIC SEWERS (OR PRIVATE SEWERS AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR) SHALL BE VIDEO RECORDED ENCODED WITH NASSCO'S PACP CODES (MDB FILE FORMAT PER DISTRICT STANDARDS) AFTER BACKFILLING, BUT PRIOR TO FINAL PAVING, FOG SEALING, SLURRY SEALING, AND ACCEPTANCE BY DISTRICT.
2. IN NON-PAVED, NON-COUNTY MAINTAINED TRAFFIC AREAS, STRUCTURAL BACKFILL MAY BE ALLOWED IF APPROVED BY THE DISTRICT.
3. PIPES WITH LESS THAN 5' OF COVER SHALL COMPLY WITH FIG. SS-11.
4. COUNTY RESERVES THE RIGHT TO REQUIRE PAVEMENT RESTORATION PER EP-5, WHERE WARRANTED.

**SANITARY SEWER MAIN & LATERAL**
STANDARD TRENCH BACKFILL
FIG. SS-2

REV.3/24






(1) POUR HIGH STRENGTH, REINFORCED, AND PIGMENTED (DRY SHAKE) CONCRETE TO TOP OF CASTING COVER SEE ALSO FIG. EP-9.

(2) LAY PIPE THROUGH MANHOLES WHEN POSSIBLE. OTHERWISE, FORM CHANNEL TO MAINTAIN PIPE SECTION FOR FULL PIPE DIAMETER

(3) COIL AND SECURE TRACER WIRE AROUND NON-CORROSIVE FASTENER. LEAVE ENOUGH WIRE TO EXTEND 18" ABOVE MANHOLE COVER.

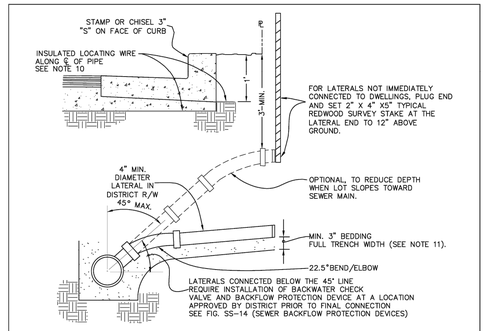
(4) SEE FIG. SS-2 FOR BACKFILL REQUIREMENTS.

SEE SECTION J.3 "SEWER MANHOLES" FOR ADDITIONAL DETAILS & REQUIREMENTS.

**STANDARD MAIN MANHOLE**
FOR 18" OR LARGER LINES
FIG. SS-5

REV.10/23






NOTES:

1. DESIGN ENGINEER SHALL CONTACT THE DISTRICT TO DETERMINE REQUIRED METHOD FOR CONNECTION TO THE PUBLIC MAIN (WYE OR SADDLE). SADDLES TO BE "ROMAC" TYPE OR APPROVED EQUAL.
2. ALL LATERALS WITHIN THE COUNTY-MAINTAINED RIGHT-OF-WAY OR SEWER EASEMENT SHALL BE 4" DIAMETER. ALL LATERALS SHALL HAVE A MINIMUM 2.0% SLOPE.
3. LATERALS SHALL BE INSTALLED WITH A STRAIGHT GRADE AND STRAIGHT ALIGNMENT FROM SEWER MAIN TO PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE DISTRICT.
4. LATERALS NOT IMMEDIATELY CONNECTED TO THE STRUCTURE ARE TO EXTEND A MINIMUM OF 5' BEYOND THE PUBLIC UTILITY EASEMENT OR PUBLIC RIGHT-OF-WAY, WHICHEVER IS GREATER.
5. NO PRIVATE SEWER LATERAL SHALL BE CONNECTED TO A PUBLIC SEWER MANHOLE OR CLEANOUT, EXCEPT FOR A CUL-DE-SAC MANHOLE, UNLESS APPROVED BY THE DISTRICT.
6. MINIMUM 3' SEPARATION BETWEEN SADDLE OR TAP CONNECTIONS ON ALL PIPE WITH THE EXCEPTION OF V.C.P. FOR V.C.P. MAINTAIN 5' SEPARATION (OR ONE CONNECTION PER PIPE SEGMENT IF V.C.P. IS STANDARD LENGTH).
7. REFER TO FIGURE SS-2 FOR BACKFILL REQUIREMENTS IN COUNTY MAINTAINED RIGHT-OF-WAY. REFER TO FIGURE SS-11 FOR ADDITIONAL REQUIREMENTS.
8. A SEPTIC ABANDONMENT PERMIT SHALL BE PROVIDED TO THE DISTRICT AS PROOF OF PUMPING AND FILLING OF ABANDONED SEPTIC TANKS, PRIOR TO SEWER MAIN CONNECTION. IF DISTRICT GIVES PRIOR APPROVAL FOR USE OF TANK AS A WET-WELL, THE TANK SHALL BE PUMPED AND MAY REQUIRE TESTING BY A METHOD APPROVED BY THE DISTRICT. THE DISTRICT SHALL HAVE FINAL DETERMINATION FOR USE OF THE TANK (SEE FIG. SS-13 FOR RESIDENTIAL PUMP STATION REQUIREMENTS).
9. INSPECTION OF ALL SEWER LATERAL INSTALLATIONS/CONNECTIONS BY THE DISTRICT INSPECTOR IS REQUIRED. CALL(831)454-2895 TO SCHEDULE INSPECTIONS.
10. LOCATING WIRE IS REQUIRED FOR NEW LATERALS AND SHALL BE 10 GAUGE MINIMUM, FULLY ANNEALED, HIGH CARBON 1055 GRADE STEEL, HIGH STRENGTH COPPER CLAD STEEL, WITH 21% MINIMUM CONDUCTIVITY, AND AN RHoS COMPLIANT HDPE INSULTED JACKET (APWA UNIFORM COLOR CODE SEWER-GREEN).
11. BEDDING SHALL BE 3/4" DRAIN ROCK, CLASS 2 PERMEABLE MATERIAL, OR 3/8" MINUS AGGREGATE.

SEWER LATERAL CONNECTION DETAILS
FIG. SS-12

REV. 10/23





NDS

## CATCH BASINS



NDS catch basins and grates collect surface water while minimizing the amount of debris entering the system

Available in a range of sizes from 6" round to 24" square, and with various grating and filter options for commercial and residential systems.

### NDS Drainage Solutions

NDS offers a complete line of catch basins and grates for residential and commercial stormwater management solutions. NDS catch basins have sump areas that collect debris and prevent clogging of the pipeline, and grates are available in a variety of patterns and colors to blend in with surrounding surfaces. Depending on the size of the round, square, or atrium grates, they may fit directly into a riser of pipe, sewer and drain fitting, or our catch basins.


Small Grates



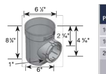
Spee-D® Basin


Large Catch Basin


Adapter

### Spee-D® Basins

Use our compact 6" round Spee-D Basins with grates to collect runoff water while its sump area collects debris and prevents clogging. Also use Spee-D Basins with 6" Pop-Up Emitters to provide a point of discharge or overflow in a drainage system.



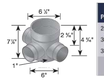

| Part No. | Description | Color | Pkg. Qty. | Wt. Ea. (lbs.) | Product Class | Specifications |
|---|---|---|---|---|---|---|
| 101 | One 3" and 4" Locking Outlet | Black | 10 | 1.60 | 10ND | 6" styrene catch basin with locking outlet. Up to ## GPM per outlet capacity. |
| 101GRKIT | Spee-D Basin with 6" Green Round Grate | Green Grate | 6 | 2.10 | 10ND | |
| 201 | Two 3" and 4" Locking Outlets | Black | 10 | 1.83 | 10ND | |

Spee-D Basins and kits fit 3" or 4" Sewer & Drain Pipe, 3" or 4" Corrugated Pipe, 4" SCH. 40 and 3" & 4" Triple Wall Pipe. Use new Spee-D Riser or 6" Sewer and Drain Pipe as a riser for all 6" round catch basins. Use waterproof silicone to make water-tight connections. Locking Outlet snaps on to most 3" and 4" corrugated pipe.




| Part No. | Description | Color | Pkg. Qty. | Wt. Ea. (lbs.) | Product Class | Specifications |
|---|---|---|---|---|---|---|
| 101R | Spee-D Basin Riser | Black | 12 | 1.07 | 10ND | 6" Riser for Spee-D Basin. Styrene. |

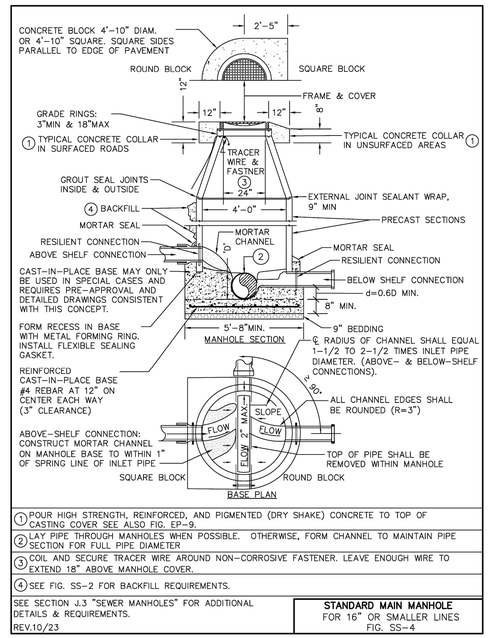
Use with any Spee-D Basin to add from 2" to 6" to top of basin. Can be cut to size and has guidelines in 1" increments. Compatible with all grates that fit Spee-D Basin.




| Part No. | Description | Color | Pkg. Qty. | Wt. Ea. (lbs.) | Product Class | Specifications |
|---|---|---|---|---|---|---|
| 250 | Two - 4" 90° Outlets | Black | 12 | 1.64 | 10ND | 6" styrene catch basin with pipe outlets. 83 GPM per outlet capacity. |
| 300 | Three - 4" Outlets | Black | 12 | 1.82 | 10ND | |
| 350 | Four - 4" Outlets | Black | 12 | 2.00 | 10ND | |

Fit 4" Sewer & Drain pipe and fittings, 4" SCH40 and Corrugated Pipes. Use Spee-D Basin Riser 101R or 6" Sewer & Drain pipe as riser extension.






(1) POUR HIGH STRENGTH, REINFORCED, AND PIGMENTED (DRY SHAKE) CONCRETE TO TOP OF CASTING COVER SEE ALSO FIG. EP-9.

(2) LAY PIPE THROUGH MANHOLES WHEN POSSIBLE. OTHERWISE, FORM CHANNEL TO MAINTAIN PIPE SECTION FOR FULL PIPE DIAMETER

(3) COIL AND SECURE TRACER WIRE AROUND NON-CORROSIVE FASTENER. LEAVE ENOUGH WIRE TO EXTEND 18" ABOVE MANHOLE COVER.

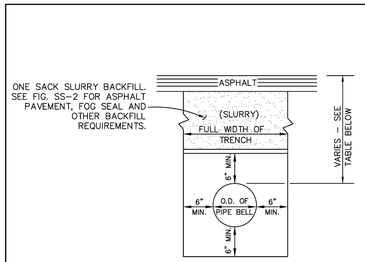
(4) SEE FIG. SS-2 FOR BACKFILL REQUIREMENTS.

SEE SECTION J.3 "SEWER MANHOLES" FOR ADDITIONAL DETAILS & REQUIREMENTS.

**STANDARD MAIN MANHOLE**
FOR 16" OR SMALLER LINES
FIG. SS-4

REV.10/23






SLURRY CAP

| COVER | LOCATION | SEWER MAINS: C900 PVC DR18 | SEWER MAINS: ALL OTHER APPROVED PIPE | PRIVATE LATERALS: C900 PVC DR18 | PRIVATE LATERALS: ABS | PRIVATE LATERALS: ALL OTHER APPROVED PIPE |
|---|---|---|---|---|---|---|
| 1.0-1.50 FEET | TRAFFIC AREA | NOT ALLOWED | NOT ALLOWED | SLURRY CAP | NOT ALLOWED | NOT ALLOWED |
| | NON-TRAFFIC AREA | NOT ALLOWED | NOT ALLOWED | NO ADDED REQUIREMENTS | SLURRY CAP | |
| 1.51-3.0 FEET | TRAFFIC AREA | NO ADDED REQUIREMENTS | NOT ALLOWED | SLURRY CAP | NOT ALLOWED | NOT ALLOWED |
| | NON-TRAFFIC AREA | SLURRY CAP | SLURRY CAP | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS |
| 3.01-5.0 FEET | TRAFFIC AREA | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS | NOT ALLOWED | NO ADDED REQUIREMENTS |
| | NON-TRAFFIC AREA | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS | NO ADDED REQUIREMENTS |

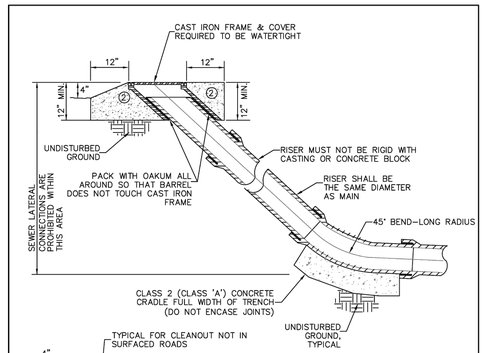
NOTES:

1. PRECAUTIONS SHALL BE TAKEN TO PREVENT FLOATING PIPE.
2. SLURRY SHALL BE CAST AGAINST UNDISTURBED EARTH.
3. SEE DESIGN CRITERIA PART 4, SECTION J.2 FOR GRAVITY PIPE MATERIAL REQUIREMENTS.

REV. 10/21

SLURRY CAP DETAIL
FIG. SS-11






NOTE:

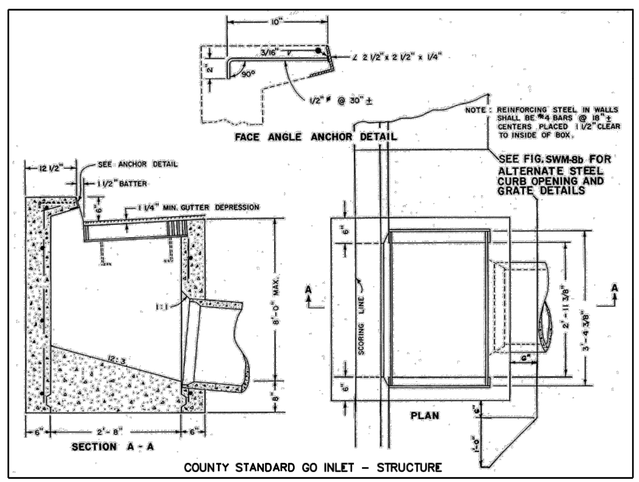
(1) THE INSTALLATION OF A CLEANOUT AT THE END OF A PUBLIC SEWER MAIN IS PROHIBITED. A SEWER MANHOLE SHALL BE CONSTRUCTED AT THE END OF ALL PUBLIC SEWER MAINS.

(2) POUR HIGH STRENGTH, REINFORCED, AND PIGMENTED CONCRETE TO TOP OF CASTING COVER PER FIG. EP-5. PIGMENT SHALL BE DRY SHAKE.

REV 10/21

STANDARD CLEANOUT
FIG. SS-10






COUNTY STANDARD GO INLET - STRUCTURE

Figures SWM-8a: County Standard GO Inlet



Exhibit E
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Application 251276

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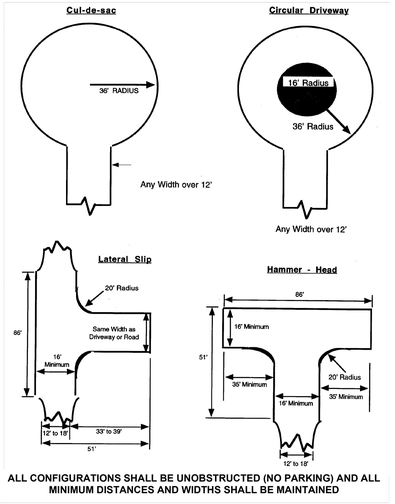
TITLE:
DETAILS - 1

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| CHECKED BY: | M. SAINI |
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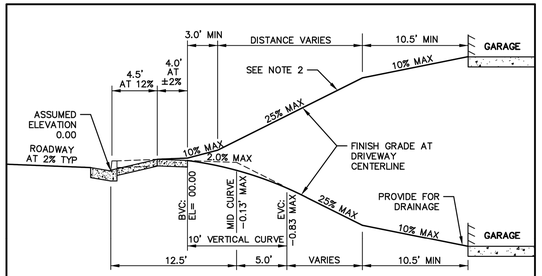
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Fire Chiefs Association of Santa Cruz County
FIRE PREVENTION OFFICERS SECTION

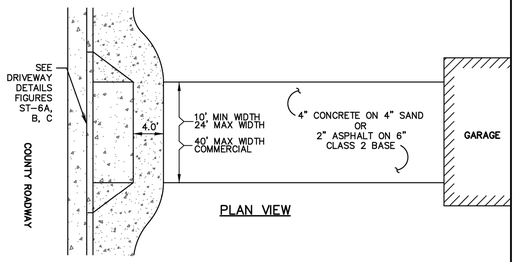
| | | |
|---|---|---|
| FIRE PREVENTION STANDARDS | DATE: 06/06/02 | NUMBER: FP0-015 |
| | APPROVED: M. Biddle SCO | REVISED: |
| | TITLE: **Turnarounds** (outside Urban Service Line) | |




ALL CONFIGURATIONS SHALL BE UNOBSTRUCTED (NO PARKING) AND ALL MINIMUM DISTANCES AND WIDTHS SHALL BE MAINTAINED




CENTERLINE PROFILE



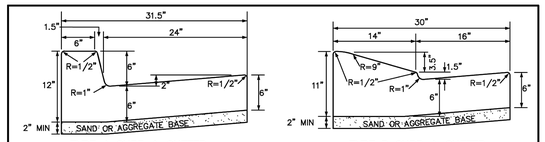

PLAN VIEW

NOTES:
1. SHOW EXISTING GROUND ON PROFILES SUBMITTED FOR APPROVAL.
2. RUNOFF SHALL BE CONTROLLED SUCH THAT IT DOES NOT CAUSE A NUISANCE TO COUNTY ROADWAY.
3. REMOVE EXISTING CONCRETE CURB, GUTTER, AND SIDEWALK PRIOR TO NEW DRIVEWAY CONSTRUCTION. DRIVEWAY DEPRESSION SHALL BE CONSTRUCTED PER FIGURES ST-6A, B, & C. ADJACENT SIDEWALK SECTIONS SHALL BE CONSTRUCTED PER FIGURE ST-4A. MINIMUM SECTION FOR DRIVEWAY DEPRESSION IS 6" CONCRETE OVER 6" AGGREGATE BASE. DOWELS SHALL BE PLACED AT ALL JUNCTIONS WITH EXISTING CONCRETE.

DRIVEWAY WITH TYPE A CURB, GUTTER, & SIDEWALK

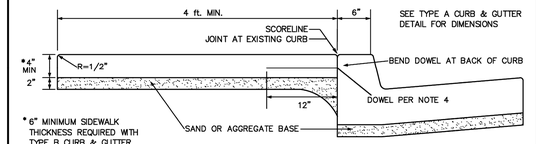
REV 10/22 FIG. DW-1






TYPE A CURB & GUTTER

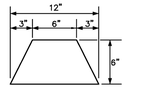
TYPE B CURB & GUTTER (SEE NOTE 3)



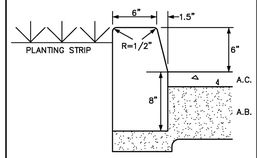

TYPICAL CURB, GUTTER, & SIDEWALK SECTION

NOTES

1. TYPE A, B, & C CURB, GUTTER, & SIDEWALK SHALL BE CONSTRUCTED OF CALTRANS STANDARD MINOR CONCRETE.
2. BASE MATERIAL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNDER SIDEWALK AND 95% RELATIVE COMPACTION UNDER CURB, GUTTER, AND ASPHALT.
3. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT MAXIMUM 12' INTERVALS.
4. TYPE B CURB SHALL BE USED ONLY TO CONFORM TO EXISTING TYPE B CURB WHERE SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
5. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" INTO CURB.
6. DOWELS SHALL BE PLACED AT ALL JUNCTIONS WITH EXISTING CONCRETE.
7. WHERE CURB AND GUTTER IS REQUIRED TO BE REPLACED, REMOVE AND REPLACE A MINIMUM OF 2' OF ASPHALT ADJACENT TO NEW GUTTER, UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS.




A.C. DIKE

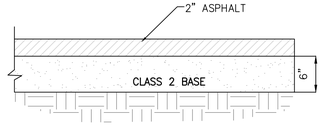



TYPE C CURB

CURB, GUTTER, SIDEWALK, AND DIKE DETAILS

REV 5/19 FIG. ST-4a

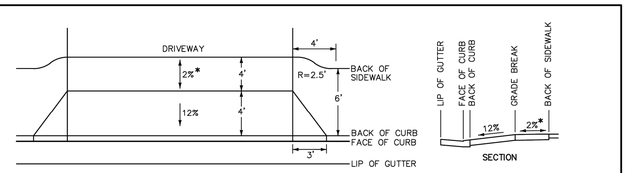




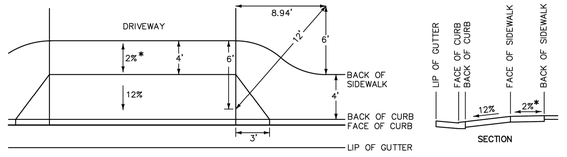

PREPARED SUBGRADE 90% COMPACTED

INTERIOR ROAD CROSS SECTION (TYP)
REFER STANDARD DW-1
N.T.S

REV 11/22




6' SIDEWALK WITH 4' PATHWAY BEHIND 4' DRIVEWAY DEPRESSION
N.T.S.




4' SIDEWALK WITH 4' PATHWAY BEHIND 4' DRIVEWAY DEPRESSION
N.T.S.

NOTES:
* 2% MAX. SLOPE CAN BE TOWARDS OR AWAY FROM STREET, DEPENDING UPON DRIVEWAY GRADES. ANY EXCEPTION TO SIDEWALK SLOPE SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

DRIVEWAY CURB DEPRESSION, 4' SIDEWALK, AND 6' SIDEWALK

FIG. ST-6c



Exhibit E
Project Plans
Application 251276

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:
ENGCO
ENGINEERING & INFRASTRUCTURE

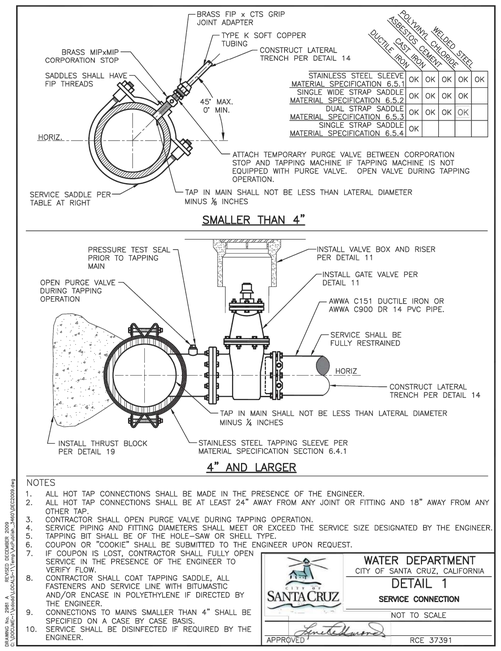
REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:
ATRI MACHERLA
SWARNA BHAIRAVA LLC - TRACT 1625
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

TITLE:
DETAILS - 2

| | |
|---|---|
| DATE: | 01/21/2026 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-8.1

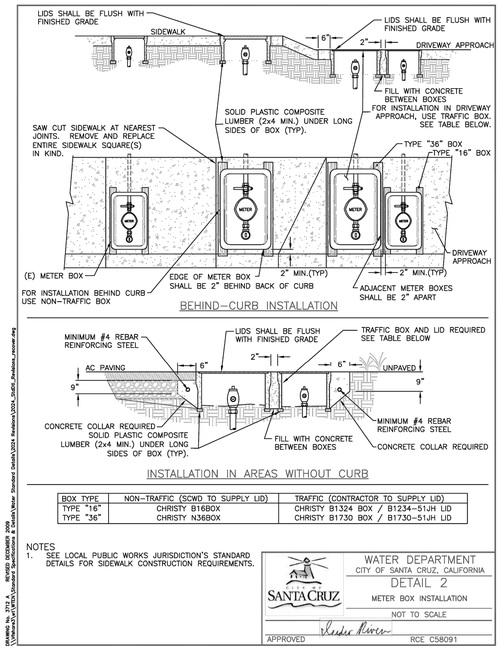



NOTES

1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
APPROVED RCE 37391

DRAWING No. 2591 A — REVISED: DECEMBER 2019
\\Water_N_VOL1\Users\Specifications & Details\Water Standard Details\2024 Revisions\2024_Draft_Revisions_record.dwg



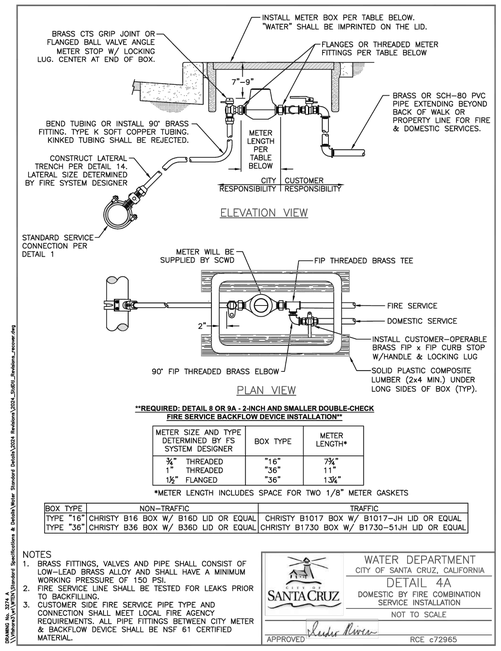

| BOX TYPE | NON-TRAFFIC (SCWD TO SUPPLY LID) | TRAFFIC (CONTRACTOR TO SUPPLY LID) |
|---|---|---|
| TYPE "16" | CHRISTY B16BOX | CHRISTY B1324 BOX / B1234-51JH LID |
| TYPE "36" | CHRISTY N36BOX | CHRISTY B1730 BOX / B1730-51JH LID |

NOTES

1. SEE LOCAL PUBLIC WORKS JURISDICTION'S STANDARD DETAILS FOR SIDEWALK CONSTRUCTION REQUIREMENTS.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 2
METER BOX INSTALLATION
NOT TO SCALE
APPROVED RCE C58091

DRAWING No. 2712 A — REVISED: DECEMBER 2024
\\Water_N_VOL1\Users\Specifications & Details\Water Standard Details\2024 Revisions\2024_Draft_Revisions_record.dwg




**"REQUIRED: DETAIL 8 OR 9A - 2-INCH AND SMALLER DOUBLE-CHECK FIRE SERVICE BACKFLOW DEVICE INSTALLATION""**

| METER SIZE AND TYPE DETERMINED BY FS SYSTEM DESIGNER | BOX TYPE | METER LENGTH* |
|---|---|---|
| ¾" THREADED | "16" | 7¾" |
| 1" THREADED | "36" | 11" |
| 1½" FLANGED | "36" | 13¾" |

*METER LENGTH INCLUDES SPACE FOR TWO 1/8" METER GASKETS

| BOX TYPE | NON-TRAFFIC | TRAFFIC |
|---|---|---|
| TYPE "16" | CHRISTY B16 BOX W/ B16D LID OR EQUAL | CHRISTY B1017 BOX W/ B1017-JH LID OR EQUAL |
| TYPE "36" | CHRISTY B36 BOX W/ B36D LID OR EQUAL | CHRISTY B1730 BOX W/ B1730-51JH LID OR EQUAL |

NOTES

1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICE LINE SHALL BE TESTED FOR LEAKS PRIOR TO BACKFILLING.
3. CUSTOMER SIDE FIRE SERVICE PIPE TYPE AND CONNECTION SHALL MEET LOCAL FIRE AGENCY REQUIREMENTS. ALL PIPE FITTINGS BETWEEN CITY METER & BACKFLOW DEVICE SHALL BE NSF 61 CERTIFIED MATERIAL.

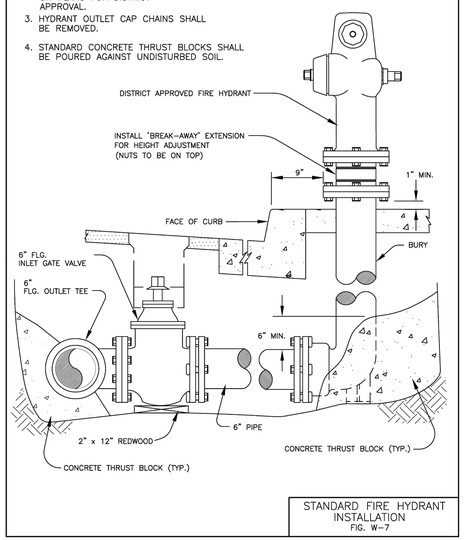
WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 4A
DOMESTIC BY FIRE COMBINATION SERVICE INSTALLATION
NOT TO SCALE
APPROVED RCE c72965

DRAWING No. 2274 A
\\Water_N_VOL1\Users\Specifications & Details\Water Standard Details\2024 Revisions\2024_Draft_Revisions_record.dwg



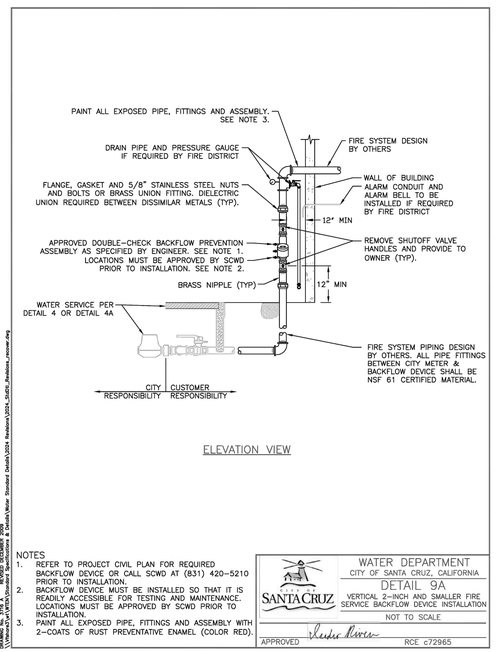
NOTES:

1. FIRE HYDRANT SHALL BE COVERED WITH BURLAP SACK UNTIL PUT INTO SERVICE.
2. PROVIDE VALVE BOX DETAIL ON PLANS FOR DISTRICT APPROVAL.
3. HYDRANT OUTLET CAP CHAINS SHALL BE REMOVED.
4. STANDARD CONCRETE THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL.




STANDARD FIRE HYDRANT INSTALLATION
FIG. W-7



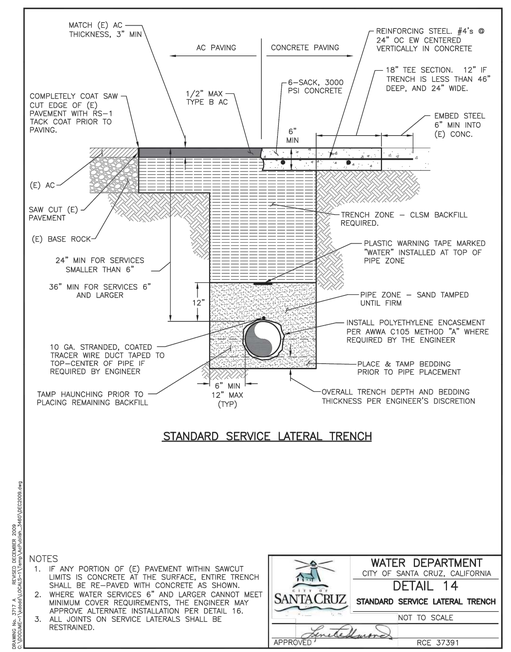



NOTES

1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED BACKFLOW DEVICE OR CALL SCWD AT (831) 420-5210 PRIOR TO INSTALLATION.
2. BACKFLOW DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE. LOCATIONS MUST BE APPROVED BY SCWD PRIOR TO INSTALLATION.
3. PAINT ALL EXPOSED PIPE, FITTINGS AND ASSEMBLY WITH 2-COATS OF RUST PREVENTATIVE ENAMEL (COLOR RED).

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 9A
VERTICAL 2-INCH AND SMALLER FIRE SERVICE BACKFLOW DEVICE INSTALLATION
NOT TO SCALE
APPROVED RCE c72965

DRAWING No. 2712 A — REVISED: DECEMBER 2024
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NOTES

1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER SERVICES 6" AND LARGER CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. ALL JOINTS ON SERVICE LATERALS SHALL BE RESTRAINED.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 14
STANDARD SERVICE LATERAL TRENCH
NOT TO SCALE
APPROVED RCE 37391

DRAWING No. 2717 A — REVISED: DECEMBER 2024
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Exhibit E
Project Plans
Application 251276

| NO. | BY | DATE | |
|---|---|---|---|
| 3 | M.S | 10/03/2025 | ISSUED FOR REVIEW |
| 2 | M.S | 06/25/2025 | ISSUED FOR REVIEW |
| 1 | M.S | 11/24/2024 | ISSUED FOR REVIEW |

PREPARED BY:
ENGCO
ENGINEERING & INFRASTRUCTURE

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

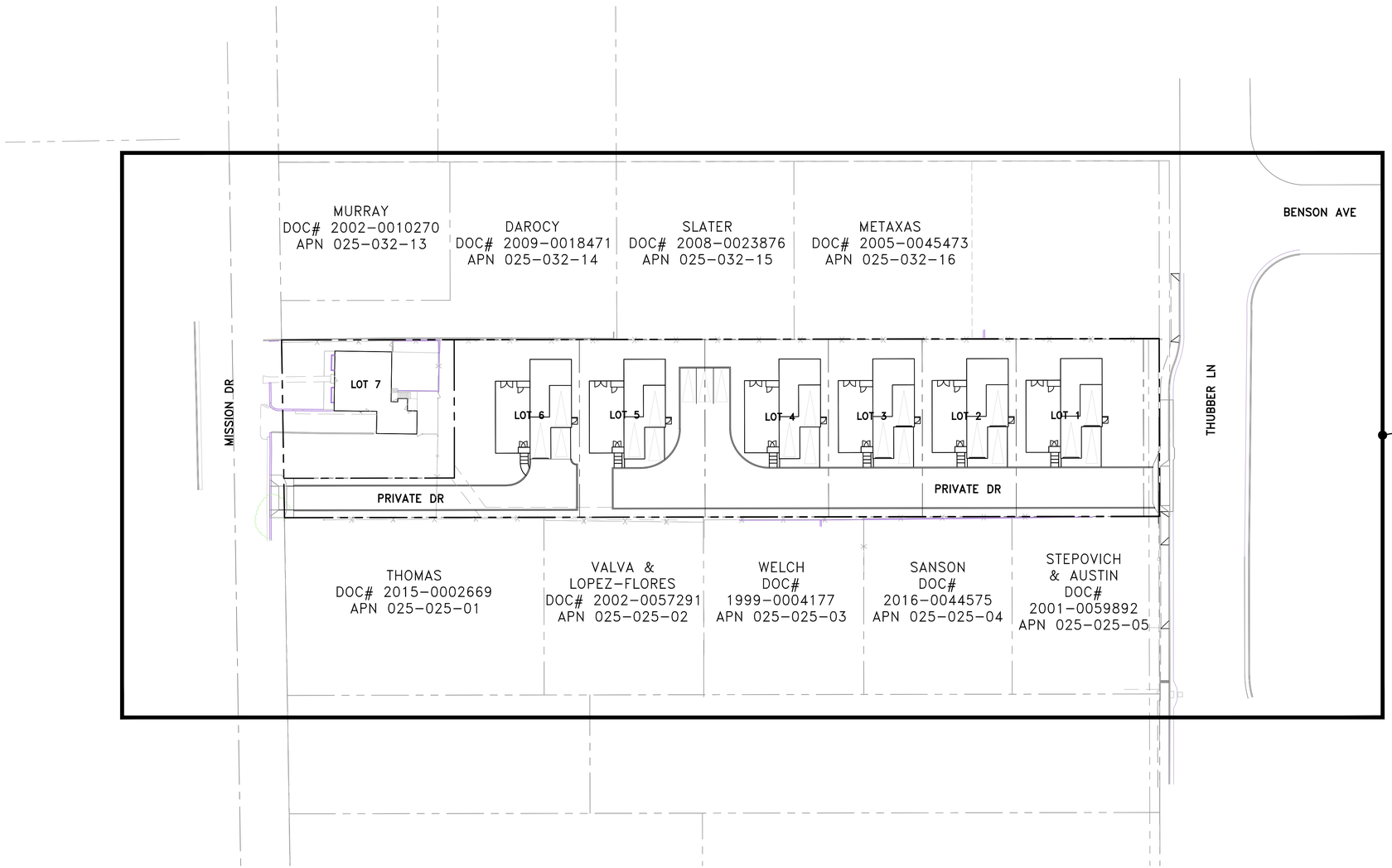
PREPARED FOR:
ATRI MACHERLA
SWARNA BHAIRAVA LLC
3522 MISSION DRIVE
SANTA CRUZ, CA 95065
APN: 025-032-33, 025-032-34, 025-032-35

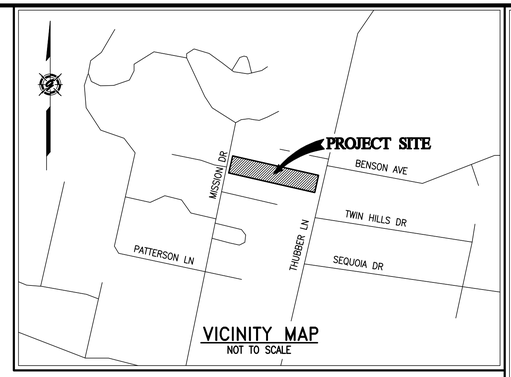
TITLE:
DETAILS - 3

| | |
|---|---|
| DATE: | 10/23/2025 |
| DESIGNED BY: | P. SINGH |
| DRAWN BY: | P. SINGH |
| CHECKED BY: | M. SAINI |
| APPROVED BY: | M. SAINI |

C-8.2

# BAY AREA HOME BUILDERS
# MISSION DRIVE
# 3522 MISSION DRIVE
# SANTA CRUZ, CALIFORNIA
# (JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)




VICINITY MAP
NOT TO SCALE

SEE SHEET INT2

INDEX MAP

30 0 15 30 60
( IN FEET )
1 INCH = 30 FT.

**NOTE**

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

| REVISIONS | | | |
|---|---|---|---|
| SYMBOL | DATE | DESCRIPTION | APPROVED |

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET

BAY AREA HOME BUILDERS
MISSION DRIVE
3522 MISSION DRIVEE
SANTA CRUZ CALIFORNIA

| | |
|---|---|
| PROJECT MANAGER: | M. YOUNG |
| DRAWN BY: | K. CANARIO/M. MORFIN |
| CHECKED BY: | DAVID CROWFOOT, P.E. |
| SCALE: | 1"=30' |
| JOB NUMBER: | 24-304 |
| DATE LAST MODIFIED: | 09-12-25 |
| SHEET | INT1 |
| OF | 2 SHEETS |

## PROJECT TEAM CONTACTS

| COMPANY: | CONTACT: | EMAIL: | PHONE: |
|---|---|---|---|
| BAY AREA HOME BUILDERS | ATRI MACHERTA | ATRIMACHERTA@GMAIL.COM | 415-350-5853 |
| IENGCO | MANJIT SAINI | manjit.saini@iengco.com | 408-313-5400 |
| PG&E | JESSE GONZALEZ | JESUS.GONZALEZ@PGE.COM | |
| AT&T | STEVE KRINGEN | SK2696@ATT.COM | 831-728-8637 |
| QUANTA | BENJAMIN LOPEZ | BLOPEZ@QUANTATELCOM.COM | 832-547-1603 |
| AJS ARCHITECT /PLANNING | ANTHONY SARBORARIA | Tony@AJSArchitectPlanning.com | 925-980-4103 |
| WILSON & ASSOCIATES | CHARLES WILSON | cwilson815@gmail.com | 510-644-9602 |
| GIACALONE DESIGN SERVICES, INC. | MARK YOUNG | MarkY@DryUtilityDesign.com | 925-467-1740 |

## PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

## LATEST FILES RECEIVED

| DESCRIPTION: | BY: | DATE: | STATUS: |
|---|---|---|---|
| GAS DESIGN | GSDI | | |
| ELECTRIC DESIGN | GDSI | | |
| TELEPHONE LAYOUT | AT&T | | |
| CATV LAYOUT | QUANTA | | |
| STREET LIGHT PLANS - PUBLIC | - | - | - |
| STREET LIGHT PLANS - PRIVATE | - | - | - |
| IMPROVEMENT PLANS (ELECTRONIC FILE) | C2G | 10-14-25 | - |

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

## PROJECT DESCRIPTION & SCOPE

- NEW SERVICE (ELEC., TELE. & CATV) TO 6 RESIDENTIAL LOTS (SFD).
- NEW SERVICE (ELEC., TELE. & CATV) TO 1 EXISTING RESIDENTIAL LOT (SFD).
- APPLICANT DESIGN / SHARED CONSTRUCTION

## SHEET INDEX

| SHEET | DESCRIPTION |
|---|---|
| INT1 | JOINT TRENCH INTENT TITLE SHEET |
| INT2 | JOINT TRENCH INTENT |

Exhibit E
Project Plans
Application 251276

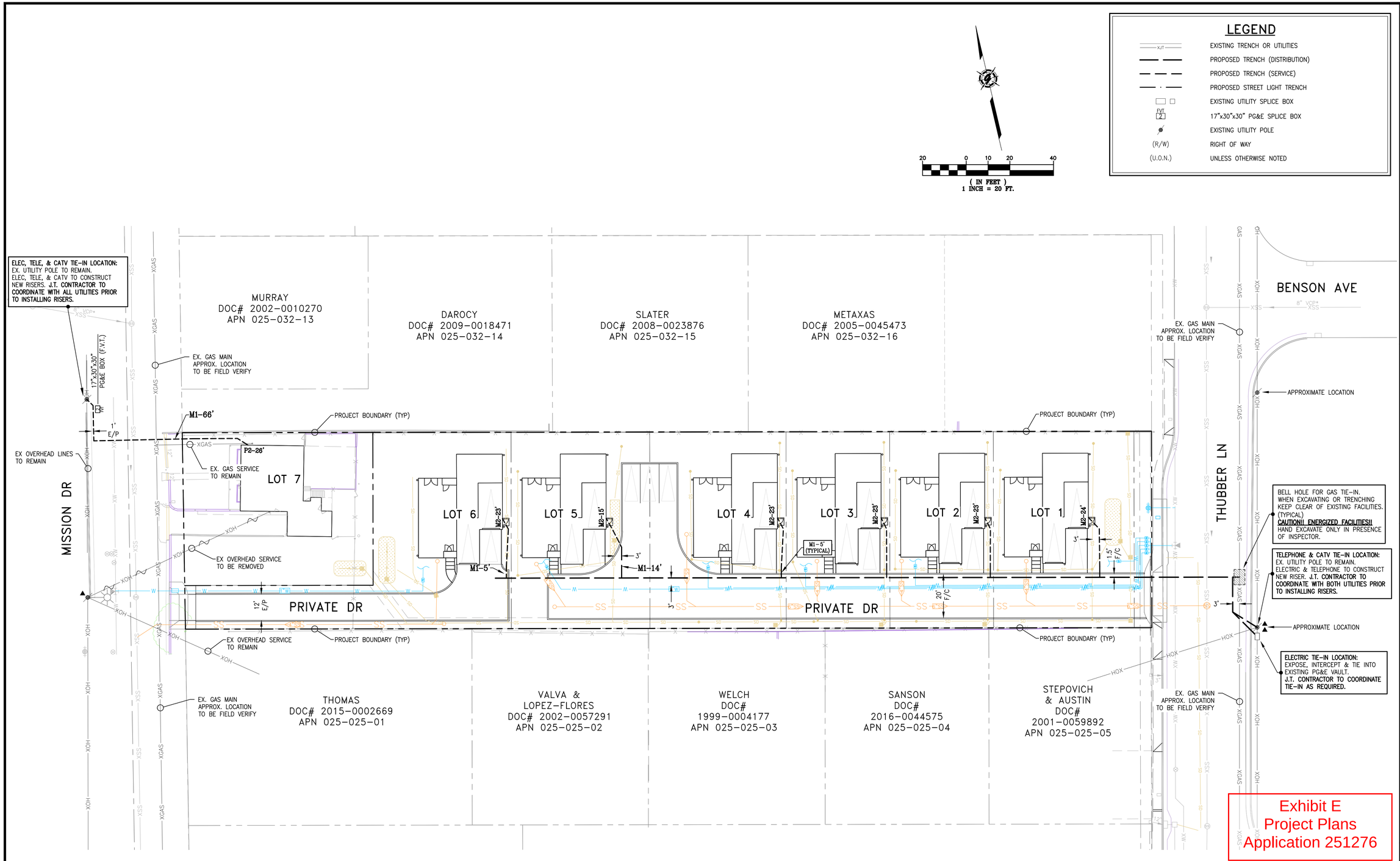



Exhibit E
Project Plans
Application 251276

**NOTE**

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

**R/W, P.U.E. & P.S.E. ACQUISITION NOTE:**

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

**NOTE TO UTILITIES:**

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

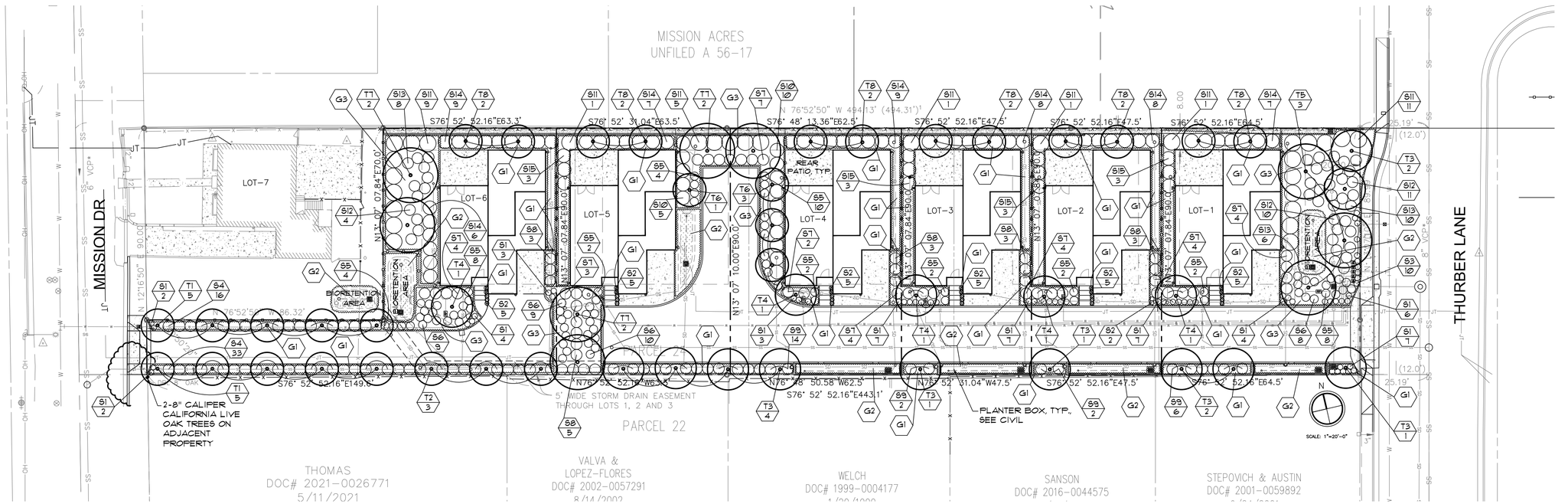
REVISIONS

| SYMBOL | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|
| | | | |

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.487.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT
BAY AREA HOME BUILDERS
MISSION DRIVE
3522 MISSION DRIVE
SANTA CRUZ CALIFORNIA

PROJECT MANAGER: M. YOUNG
DRAWN BY: M. MORFIN
CHECKED BY: DAVID CROWFOOT, P.E.
SCALE: 1"=20'
JOB NUMBER: 24-304
DATE LAST MODIFIED: 10-22-25
SHEET INT2
OF 2 SHEETS




## PLANT LEGEND

51 INDICATES PLANT KEY
3 INDICATES PLANT QUANTITY

| KEY | WUCOLS | NATIVE | BOTANICAL/COMMON NAME | | SIZE | QTY. | REMARKS |
|---|---|---|---|---|---|---|---|
| | | | TREES | | | | |
| T1 | L | N | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM | 24" BOX | 10 | |
| T2 | L | N | SYAGRUS ROMANZOFFIANUM | QUEEN PALM | 24" BOX | 3 | |
| T3 | M | N | MAGNOLIA G. 'LITTLE GEM' | DWARF SOUTHERN MAGNOLIA | 24" BOX | 11 | |
| T4 | M | N | CITRUS LEMON 'LISBON' | LEMON | 24" BOX | 6 | |
| T5 | L | N | PHOENIX DACTYLIFERA 'MEDJOOL' | DATE PALM | 24" BOX | 3 | TWO FEMALE, ONE MALE |
| T6 | VL | N | OLEA EUROPAEA 'NOCELLARA DEL BELICE' | CASTELVETRANO OLIVE | 24" BOX | 4 | |
| T7 | M | N | MAGNOLIA CHAMPACA | CHAMPACA | 24" BOX | 6 | |
| T8 | M | N | ACER PALMATUM 'SANGO KAKU' | JAPANESE MAPLE | 24" BOX | 12 | SINGLE TRUNK |
| | | | SHRUBS, GRASSES AND PERENNIALS | | | | |
| S1 | M | N | HEMEROCALLIS VAR'S. | DAYLILY | 1 G.C. | - | MIXED EVRGRN VAR'S. |
| S2 | M | N | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 1 G.C. | - | |
| S3 | M | N | STIPA ARUNDINACEA | PHEASANT'S-TAIL GRASS | 1 G.C. | - | |
| S4 | M | N | VIBURNUM TINUS 'SPRING BOUQUET' | LAURUSTINUS | 5 G.C. | - | |
| S5 | L | N | LAVANDULA A. 'HIDCOTE' | ENGLISH LAVENDER | 5 G.C. | - | |
| S6 | L | N | ROSMARINUS O. 'LOCKWOOD DE FORES?'- | ROSEMARY | 5 G.C. | - | |
| S7 | M | N | ROSA 'FIRE' MEIDILAND | CARPET ROSE | 5 G.C. | - | |
| S8 | M | N | CAMELLIA H. 'SHISHI-GASHIRA' | CAMELLIA | 5 G.C. | - | |
| S9 | L | N | RIBES VIBURNIFOLIUM | CATALINA PERFUME | 5 G.C. | - | |
| S10 | L | N | LONICERA PERICLYMENUM 'BELGICA' | EARLY DUTCH HONEYSUCKLE | 5 G.C. | - | |
| S11 | L | N | HIBISCUS SYRIACUS 'ALBUS' | ROSE OF SHARON | 5 G.C. | - | |
| S12 | L | N | CISTUS X 'SKANBERGII | ROCKROSE | 5 G.C. | - | |
| S13 | VL | Y | SALVIA APIANA | CALIFORNIA WHITE SAGE | 5 G.C. | - | |
| S14 | M | N | VIBURNUM TINUS 'SPRING BOUQUET' | LAURUSTINUS | 5 G.C. | - | |
| S15 | M | N | TERNSTROEMIA GYMNANTHERA | N.C.N. | 5 G.C. | - | |
| | | | GROUNDCOVERS | | | | |
| G1 | - | N | BARK MULCH - MEDIUM GRIND 'WALK-ON' BARK | | - | AS REQ. | 3" DEPTH |
| G2 | L | N | DELTA BLUEGRASS COMPANY 'BIO-FILTRATION' NATIVE GRASS FESCUE MIX SOD- | | SOD | AS REQ. | |
| G3 | L | N | LAMPRANTHUS SPECTABILIS | TRAILING ICE PLANT | FLATS | AS REQ. | SPACE TRI. @ 12" O.C. |

## NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM CONFORMING TO ALL STATE AND LOCAL WATER CONSREVATION REQUIREMENTS AND STANDARDS WILL BE PROVIDED IN ALL LANDSCAPE AREAS.
2. "WUCOLS" REFERS TO "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" DATA. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH. ALL PROPOSED PLANT ARE VERY LOW, LOW OR MEDIUM.

Exhibit E
Project Plans
Application 251276

| NO | DATE | REVISIONS |
|---|---|---|
| 1 | 10.28.25 | COUNTY COMMENTS AND COORDINATION |
| 2 | 05.19.25 | COUNTY COMMENTS AND COORDINATION |

# 3522 MISSION DRIVE

SANTA CRUZ COUNTY, CA 95065


WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson815@gmail.com


PRELIMINARY PLANTING PLAN

BY: CW
JOB:
DATE: 01.14.25

L-1.0

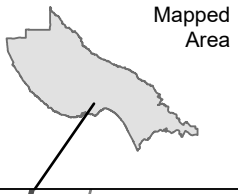
SHT. ____ OF ____

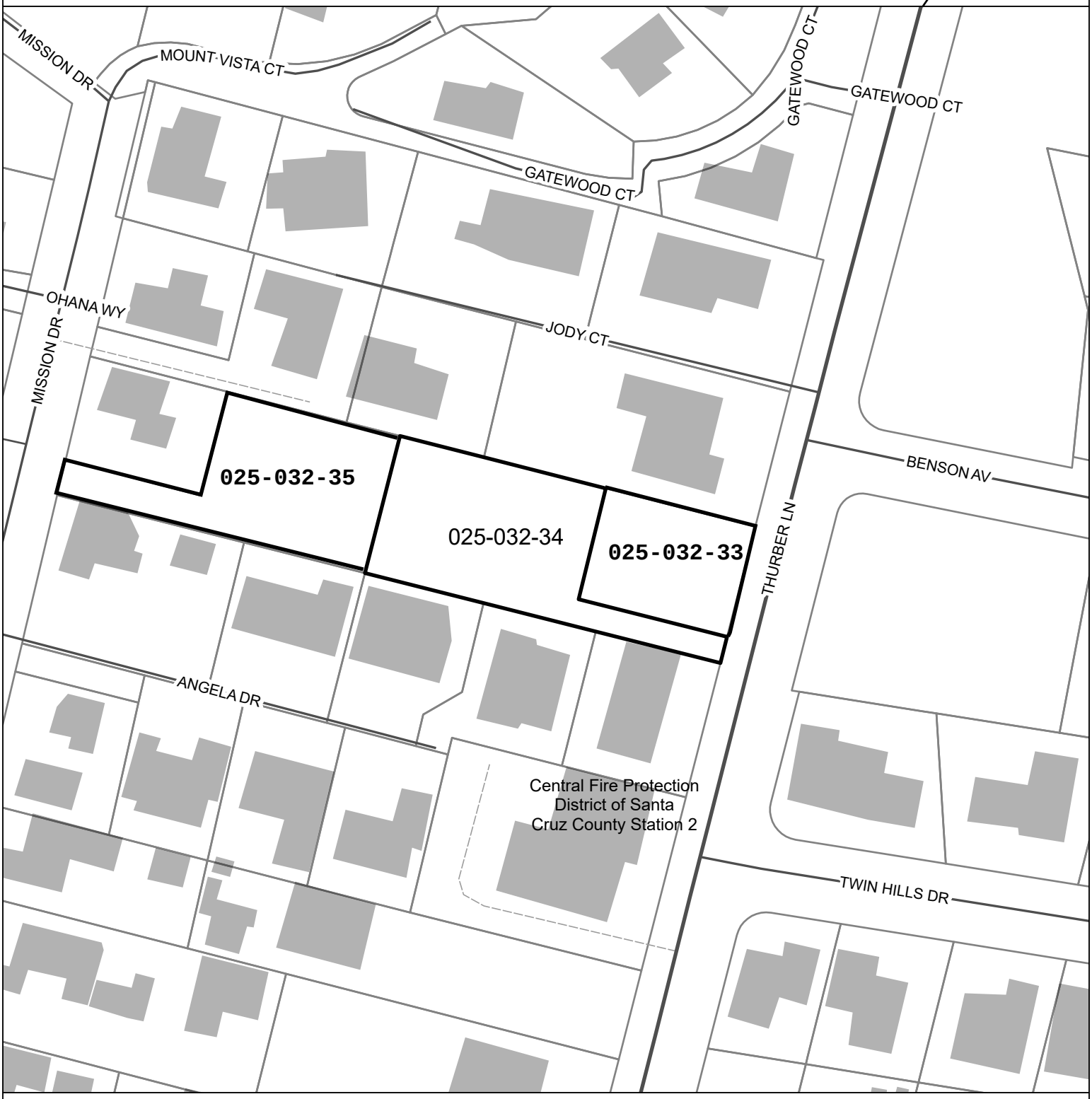
REVISIONS

LICENSED LANDSCAPE ARCHITECT
CHARLES WILSON
NO. 1682
Signature
Exp. 3-31-25
STATE OF CALIFORNIA

Santa Cruz County Planning Department

# Parcel Location Map




## Parcel: 02503233, 02503234, 02503235

Subject Parcels

0 50 100
Feet

Map printed: 12 Jul. 2026

Santa Cruz County Planning Department

# Parcel General Plan Map




MISSION DR
MOUNT VISTA CT
GATEWOOD CT
GATEWOOD CT
GATEWOOD CT
O-U
OHANA WY
R-UH
JODY CT
R-UL
MISSION DR
025-032-35
025-032-34
025-032-33
BENSON AV
THURBER LN
ANGELA DR
Central Fire Protection
District of Santa
Cruz County Station 2
P
TWIN HILLS DR

Subject Parcels

0 50 100
Feet

Santa Cruz County Planning Department

# Parcel Zoning Map




MISSION DR
MOUNT VISTA CT
GATEWOOD CT
GATEWOOD CT
GATEWOOD CT
SU-D
R-1-3.5
MISSION DR
R-1-6
JODY CT
025-032-35
025-032-34
025-032-33
BENSON AV
THURBER LN
ANGELA DR
Central Fire Protection
District of Santa
Cruz County Station 2
PF
TWIN HILLS DR

Subject Parcels

0 50 100
Feet

# Parcel Information

## Services Information

| | |
|---|---|
| Urban/Rural Services Line: | _X_ Inside __ Outside |
| Water Supply: | City of Santa Cruz |
| Sewage Disposal: | County Sanitation |
| Fire District: | Central Fire Protection District |
| Drainage District: | Zone 5 |

## Parcel Information

| | |
|---|---|
| Parcel Size: | 33,841 square feet |
| Existing Land Use - Parcel: | Residential |
| Existing Land Use - Surrounding: | Residential |
| Project Access: | Public via Thurber Lane and Mission Drive |
| Planning Area: | Live Oak |
| Land Use Designation: | R-UL (Urban Low Density Residential) |
| Zone District: | R-1-6 (single-family residential, 6,000 square foot parcel size) |
| Coastal Zone: | __ Inside _X_ Outside |
| Appealable to Calif. Coastal Comm. | __ Yes _X_ No |

**Technical Reviews**: Geotechnical Report Review REV251054, accepted 6/22/26

## Environmental Information

An Initial Study has been prepared (Exhibit B) that addresses the environmental review associated with this application.



**EXHIBIT G**

**WATER ENGINEERING**
212 Locust Street, Suite C, Santa Cruz, CA 95060 ◆ Ph: 831-420-5210

**This packet constitutes a Will-Serve Letter that shall meet the requirements of the County of Santa Cruz for a water will-serve letter. Described herein are the estimated scope of conditions of approval required to provide water service for the proposed project**

**Upon the development of the SCWD Water Service Information packet (WSI), the applicant will work independently with SCWD to fulfill all applicable requirements to proceed with securing the Water Service Installation Permit for the approved scope of work**

**Water Engineering**
**City of Santa Cruz | Water Department**
**212 Locust Street, Suite A, Santa Cruz, CA 95060**
**Phone: 831-420-5210**
**Email: waterengineering@santacruzca.gov**
**Web: www.cityofsantacruz.com**

Exhibit H
Will Serve Letter
Application 251276

CITY OF SANTA CRUZ
Water Department

Surf City Saves
Water For Our Future

## WATER SERVICE INFORMATION FORM

January 26, 2026

| | |
|---|---|
| **Owner:** | Swarna Bhairava Llc |
| **Site Address:** | 3522 Mission Dr |
| **Site APN:** | 025-032-33 |
| **Project Description:** | 6 new SFDs on subdivided lot |

Your project is located within the City of Santa Cruz Water Service area .The subject parcel is currently an undeveloped lot, without water service, and is subject to the following conditions:

1. Fire service as required by the Central Fire Protection District (CFPD). The next step is to complete the top section of the attached Fire Protection Requirements Form and submit it to the CFPD. Once the form has been completed, submit a copy to the Water Department prior to obtaining water permit. CFPD phone number: (831) 685-6698.

2. A new 1" domestic x fire combination service is required for each dwelling to be installed as per SCWD Details 1, 2, 4A, & 14.

3. A new fire service is estimated to be installed with an approved, minimum size, 1" DC backflow device assembly as per SCWD Detail 9A.

4. Plan Set Revisions:

   - At the location of new water meter boxes. Include the callouts show each new water service with its own independent connection to the water main.

   - Remove any callout or indication that a new fire hydrant is to be installed.

   - Provide proof of a public utility easment to allow water utilites access to parcels without frontage to water mains.

5. Please see the attached customer handout, standard Detail 4A, and list of certified water service installation contractors. All water permit fees are due prior to the issuance of the Water Service Installation Permit. All water service retrofit work must be completed for this project prior to signing off on the building permit final.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

Skyler Williams
City of Santa Cruz | Water Dept., Engineering
212 Locust Street, Suite C
Santa Cruz, CA 95060



Exhibit H
Will Serve Letter
Application 251276

**NEW WATER SERVICE -** *Permiti Fee Estimatie*

**WTP25-0174**

| Mtr Config | Use Type | Type/Size | Fee Description | Num of Units | Unit Cost | Sub Total |
|---|---|---|---|---|---|---|
| | MASTER WATER PERMIT | | WATER DEV FEE - 1 (2021) | 6 | $27,896.00 | $167,376.00 |
| | | | TAP INSPECTION FEE | 6 | $354.00 | $2,124.00 |
| | | | BACKFLOW DEVICE INSPECTION | 6 | $236.00 | $1,416.00 |
| | | | BACKFLOW DEVICE REVIEW | 6 | $236.00 | $1,416.00 |
| | | | MATERIAL FEE- 1 METER | 6 | $233.00 | $1,398.00 |
| | | | INSTALLATION FEE - 1 METER | 6 | $125.00 | $750.00 |
| | | | C/D PLAN REVIEW RESIDENTIAL PER UNIT | 6 | $118.00 | $708.00 |
| | | | GENERAL INSPECTION FEE | 6 | $118.00 | $708.00 |
| | | | 01-26-2026 TECHNOLOGY SURCHARGE - WATER | | | $427.32 |
| | | | | | **PERMIT FEE TOTALS:** | **$176,323.32** |

| **PERMIT FEE ESTIMATE**** | **TOTAL FEE** |
|---|---|
| | **$176,323.32** |

**SUBJECT TO CHANGE



Exhibit H
Will Serve Letter
Application 251276

**Santa Cruz Water Department**
212 Locust Street, Suite C
Santa Cruz, CA 95060
Phone: 831-420-5210
Email: waterengineering@santacruzca.gov
Web: cityofsantacruz.com

**WATER DEPARTMENT**
**Approved Water Service Installation Contractors List**

| COMPANY NAME | CA LICENSE # | ADDRESS | CITY | STATE | ZIP | OFFICE PH | Email |
|---|---|---|---|---|---|---|---|
| Anderson Pacific Engineering Construction Inc. | 245215 | 1370 Norman Ave | Santa Clara | CA | 95054 | 408-970-9900 | sm@andpac.com |
| Associated Plumbing Inc. | 577085 | 90 Leavesley Road | Gilroy | CA | 95020 | 408-847-4406 | as_plbg@msn.com |
| Basile Excavation & Grading | 888759 | 1758 King Street | Santa Cruz | CA | 95060 | 831-345-8056 | jpbasile6@sbcglobal.net |
| Betz Works Inc. | 1098361 | PO Box 2651 | Aptos | CA | 95007 | 831-400-8466 | allan@betzworks.us |
| Blackwell General Engineering Inc. | 394004 | 1199 E Taylor St. | San Jose | CA | 95133 | 408-441-1120 | markjr@blackwellge.com |
| D-Line Constructors Inc. | 944284 | 2744 E 11th St, H14 | Oakland | CA | 94601 | 510-251-6400 | jeremys@dlineconstructors.com |
| Durden Construction Inc. | 523203 | 410 3rd St (PO Box 966) | San Juan Bautista | CA | 95045 | 831-531-7752 | office@durdenconstruction.com |
| E&S Trucking | 713788 | 1770 El Rancho Drive | Santa Cruz | CA | 95060 | 831-332-1742 | ed@eandsusa.com |
| Geo H Wilson Mechanical Contractors | 950443 | 250 Harvey West Blvd | Santa Cruz | CA | 95060 | 831-423-3813 | dnorris@geohwilson.com |
| Granite Construction Company | 89 | 580 West Beach Street | Watsonville | CA | 95077 | 831-763-6100 | patricia.arnett@gcinc.com |
| Graniterock Company | 22 | 350 Technology Drive | Watsonville | CA | 95076 | 831-768-2000 | amcbride@graniterock.com |
| J Johnson & Company Inc. | 794964 | 600 Calabasas Road | Watsonville | CA | 95076 | 831-722-8452 | jay@jjohnsonandco.com |
| Kraemer Engineering Inc. | 394004 | 1880 N Main St | Salinas | CA | 93907 | 831-206-2183 | braden@kraemerenginc.com |
| Lindex Excavating | 654201 | 2725B S. Rodeo Gulch Road | Soquel | CA | 95073 | 831-212-3239 | cliff1@pacbell.net |
| Marshall Brothers Enterprises Inc. | 943565 | PO Box 2188 | Livermore | CA | 94551 | 925-449-4020 | dan@marshallbrothers.com |
| Reber Construction Company Inc. | 461535 | PO Box 273 | Santa Cruz | CA | 95061 | 831-429-9777 | reberconstruction@comcast.net |
| Sanco Pipelines Inc. | 160382 | 727 University Avenue | Los Gatos | CA | 95032 | 408-377-2793 | kimberly@sancopipelines.com |
| Santa Cruz Underground & Paving Inc. | 863687 | PO Box 699 | Aptos | CA | 95001 | 831-688-1382 | greg@santacruzup.com |
| Santos Excavating and Grading | 1114202 | 2727 South Rodeo Gulch Rd | Soquel | CA | 95073 | 831-515-2239 | santosexcavatingandgrading@gmail.com |
| The Don Chapin Co Inc. | 406512 | 560 Crazy Horse Canyon Rd | Salinas | CA | 93907 | 831-449-4273 | jsmith@donchapin.com |
| Trench Free Inc. | 971016 | 1941 Stone Ave | San Jose | CA | 95125 | 408-726-7926 | permits@trenchfree.com |

*Revised 12/08/2025*

Exhibit H
Will Serve Letter
Application 251276

**WATER DEPARTMENT**
212 Locust Street, Suite C, Santa Cruz, CA 95060 ◆ Ph: 831-420-5210

## New/Existing Combination Domestic and Fire Service for Residential Construction Projects

The City of Santa Cruz Water Department (SCWD) requires a single, small diameter water service to serve domestic demands and a residential fire sprinkler system. Where applicable, domestic and fire water will be provided from a single service as shown by Detail 4A. The following information is provided as a guideline for an applicant seeking water service for a new building or a remodel.

Planning for your water service:

- If you would like to convert an existing domestic service into a combination domestic and fire service, the service must be retrofitted to conform to all current Water Department specifications, details and policy. If the existing service is determined to be inadequate, your approved SCWD contractor will need to remove it, and install a new one.

- SCWD administers a "bucket test" to verify sufficient flow from an existing water service pipe. A bucket test fee is required to be paid by you prior to issuance of the test. A copy of the bucket test results are then submitted to you and the fire agency. It is the responsibility of your fire sprinkler system design professional to determine if an existing service pipe is adequate. If there is no existing water service the fire sprinkler system design professional will have to calculate the new system based off of nearby fire hydrant flow data which can be provided by the SCWD.

- You must provide SCWD with a completed and signed "Fire Protection Requirements Form" (attached). The form must state the service size that your fire sprinkler system design professional and fire agency has determined to be adequate for your system.

- You must provide SCWD with plans that show all existing and proposed plumbing fixtures. SCWD will determine the size of the service required to meet your domestic water demand and ensure accurate meter operation. The actual size of the water service will be determined by SCWD. The size will typically be the larger of that required for fire protection, or domestic use.

Installing your water service:

- Once the size of the service is finalized, SCWD will determine fees that you will be required to pay. You must pay all of the fees before SCWD will issue a permit to your approved SCWD contractor to install a new service, or retrofit an existing service.

- When installation is complete, your contractor must contact SCWD for a final inspection of the installation. Inspections must be scheduled at least 2 working days in advance.

- Once final inspection is completed, SCWD will supply and install the water meter, and turn on the service. If inside the City limits, the building permit can then be provided with a final clearance by SCWD.

If you have any questions regarding our procedures, or your particular project, please call the SCWD Engineering Division at 831-420-5210.

Exhibit H
Will Serve Letter
Application 251276

212 Locust Street, Suite C, Santa Cruz, CA 95060 • (831) 420-5200 • Fax (831) 420-5201

# FIRE PROTECTION REQUIREMENTS FORM FOR RESIDENTIAL

To be completed and returned to the Santa Cruz Water Department by the appropriate Fire Protection District for all building permit application submittals. Please provide Fire Dept approved plans for all new fire hydrants and commercial sprinkler systems.

**APPLICANT INFORMATION**-To be completed by Applicant

Name: _____ Email: _____

Mailing Address: _____

Phone No.: _____ Fax No.: _____

Owner's Agent/Representative (if applicable): _____ Phone No: _____

Property Address/Location: _____

Assessors Parcel Number: _____ Building Permit Application Number: _____

Proposed Land Use: (check one) ☐ Commercial ☐ Single-Family ☐ Multi-Residential ☐ MLD (less than 4 units) ☐ Subdivision (more than 4 units)

---

**FIRE PROTECTION DISTRICT INFORMATION**-To be completed by Fire District

The Fire District requires the following improvements to be made by the owner as a condition for project acceptance:

☐ COMBINATION FIRE X DOMESTIC SERVICE AS PER DETAIL 4A (3/4" or 1"): _____

_____

☐ 2" FIRE SERVICE INSTALLATION AS PER DETAIL 4: _____

_____

☐ FIRE HYDRANT (Quantity, Location(s)): _____

_____

COMMENTS: _____

_____

Exhibit H
Will Serve Letter
Application 251276

Signed _____ Date_____

Title _____ District _____

**Project Information**

Address: 3522 Mission Drive
APN: 025-032-33
Applicant/Owner: Atri Macherla
REV 251054 Review #: 3
Related Applications: 241163; 251276

*Reserved for County Stamp*

**Project Description**

Subdivision and Planned Unit Development to create six lots with SFDs

**Reports Reviewed** ☐ Geologic ☑ Geotechnical ☐ Combined Geologic & Geotechnical

Title: Geotechnical Investigation
Firm / Preparer: Dees & Associates, Inc. Date: 12/30/2024
Supplemental Documents Dates: 02/02/2026; revised 03/19/2026
Title:
Firm / Preparer: Date:
Supplemental Documents Dates:

**The Planning Division has accepted the subject reports in conformance with SCCC 16.10.060 (c).**
Please submit a copy of this acceptance form as a part of the supplemental (SUP) file in future discretionary and building permit applications associated with this project.

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

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

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

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

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

Exhibit I
Acceptance Letter, REV251054
Application 251276

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

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

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

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

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

☑ Figures provided within the report(s) reference prior site development concepts. The report should be updated to reflect the final layout of proposed improvements/lots. This updated report shall be submitted as part of the building permit package.

☐

☐ See attached page for additional conditions of acceptance.

Reviewed by: Craig Stewart CEG Position: County Geologist
Date: 06/05/2025 Email: craig.stewart@santacruzcountyca.gov

Reviewed by: Position:
Date: Email:

Exhibit I
Acceptance Letter,
REV251054
Application 251276

Copied:
Environmental Planning, Attn: Leah MacCarter
Dees & Associates, Inc., Attn: Becky Dees GE