



## Staff Report to the Zoning Administrator

Application Number: **211298**

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**Applicant:** Matson Britton Architects

**Agenda Date:** April 15, 2022

**Owner:** David Hoyle

**Agenda Item #:** 2

**APN:** 033-132-02

**Time:** After 9:00 a.m.

**Site Address:** 4630 Opal Cliff Drive, Santa Cruz

**Project Description:** Proposal to demolish an existing 2,696 square foot family dwelling and to construct a new 3,033 square foot single-family dwelling and 433 square foot accessory dwelling unit (ADU).

**Location:** Ocean side of Opal Cliff Drive, approximately 900 feet south of the intersection of Opal Cliff Drive.

**Permits Required:** Coastal Development Permit

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

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211298, based on the attached findings and conditions.

### Project Description & Setting

The subject property is located approximately 900 feet south of the Opal Cliff Drive, Cliff Drive, and Portola Drive intersection. The parcel is situated between Opal Cliff Drive to the west and the ocean to the west. The rear of the property has minimal vegetation, preserving views onto the Monterey Bay. Approximately 3,400 square feet of the 10,280 square foot parcel extend onto the bluff and beach below.

The property has been remodeled and redeveloped at various times throughout its history. A 1,160 square foot second story addition, originally approved in 1993 under Coastal Development Permit 93-0610 and amended under 96-0231, was constructed in 1997. Currently, the site is developed with an approximately 2,700 square foot, two-story, three-bedroom single-family dwelling. The existing home is situated towards the front portion of the property, approximately 44 feet from the bluff edge. The rear portion of the home has abundant windows facing the ocean and a large, ground-level deck spanning the property.

The proposed replacement home is a 3,033 square foot, two-story, two-bedroom home with a 538 square foot attached garage and 433 square foot accessory dwelling unit. In terms of appearance, the home will be a strong departure from existing architecture. The existing shingle siding will be replaced with a mixture of stucco, horizontal cedar planks, and stone; copper standing seam metal roofing will replace the asphalt shingle roof. In addition to changing the architectural style of the structure, the proposal will create a patio courtyard on the south side of the property and reconfigures site access by moving the existing driveway from the south property line to the north property line. The ground level deck at the rear of the home will be retained. Landscaping at the front of the property will be removed and replaced with drought tolerant plantings. The home will expand seaward by approximately 13-feet, ultimately ending 29.5 feet from the bluff edge and once completed, will be about 15 feet closer to the bluff edge than the existing structure ).

The project site is located on a Coastal Bluff and is subject to technical studies, as required by the policies described in Santa Cruz County LCP Chapter 6.2 and Santa Cruz County Zoning Code Chapter 16.10. The geological report provided by the applicant (REV211488) establishes a 100-year setback based on the existing site conditions (including the presence of the existing seawall). The proposed expansion is built up to, but does not cross, the 100-year geologic setback identified in the report. County Environmental Planning Staff accepted the report (Exhibit G) and all development proposed as part of the project complies with the established 100-year setback.

The proposed development does not qualify for a residential exclusion (SCCC 13.20.071), as the site is located both between the sea and the first public through road and is within 300 feet of the top of the seaward face of a coastal bluff. Therefore, the proposed project requires a Coastal Development permit and is appealable to the Coastal Commission.

### **Zoning & General Plan Consistency**

The subject property is a 10,280 square foot lot, located in the R-1-5 (Single family residential - 5,000 square foot parcel size) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation. Approximately 3,400 square feet of the 10,280 square foot parcel are deducted from the site area, a result of the County Code definitions of net site area (13.10.700-S), which deducts Coastal bluff, beaches, and all land seaward of the mean high tide line of Monterey Bay. The resulting net site area, approximately 6,900 square feet, results in a parcel that remains conforming with the minimum site area for an R-1-5 zoned parcel and as such, the development standards for the R-1-5 zone district still apply.

The proposed lot coverage (36.14%) and floor area ratio (49.9%) are in compliance with the development standards for the R-1-5 zone district. The project proposes two, five-foot side yard setbacks, which is consistent with the requirement for parcels less than 60 feet wide as described in Santa Cruz County Code 13.10.323. The proposed ADU is substantially smaller than what could be allowed (433 square feet versus 800 square feet), is integrated into the design of the primary dwelling, reads as part of the structure, and is not subject ADU specific height requirements.

### **Local Coastal Program Consistency**

The proposal is in conformance with the County's certified Local Coastal Program, in that the

structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road, but the site does not provide access to the shoreline; public access is available approximately 650 feet to the west of the project area at Private's Beach. The site is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

The design of the home incorporates elements that comply with Coastal Design criteria described in SCCC 13.20.130, including a structure that emphasizes aesthetic value using contrasting and complementary elements distributed across the entirety of the building. A range of materials are used on the façade of the structure; a copper roof tops the wood, stone, and stucco walls. Horizontal wood siding provides contrast to the vertical lines found on the windows, walls, and garage door. The curved roof elements are unique features that provide visual interest in the top portions of the structure. Examples of the proposed barrel roof can be found in the vicinity of the project. The structure is set back from the bluff edged minimizing adverse impacts on the public viewshed. The project is not readily visible from a public beach.

## **Design Review**

Pursuant to SCCC 13.11.040, projects located on coastal bluffs are subject to Design Review. The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as building articulation, architectural surface treatment, and building character. The design uses a variety of materials and unique architectural elements to provide an attractive building.

SCCC 13.11.075 (Landscaping) requires that "mature trees over six inches in diameter at five feet above ground level shall be incorporated into the site and landscape plan". The proposed project includes the removal of a 14" DBH (diameter at breast height) tree located in the front yard to facilitate the construction of a new driveway. As a condition of approval for this project (Condition III(D)), no removal would be permitted without a written recommendation by a certified arborist to ensure reasonable measures are considered to retain the tree including slight modifications to the proposed driveway. The subject tree is not considered a significant tree per Chapter 16 of County Code and thus is not protected by the County significant tree removal regulations.

## **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

## **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **211298**, based on the attached findings and

conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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## **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Acceptance Letter for Geotechnical Investigation (REV211488)



# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 211298  
Assessor Parcel Number: 033-132-02  
Project Location: 4630 Opal Cliff Drive

**Project Description: Proposal to demolish an existing single family dwelling and to construct a replacement single family dwelling**

**Person or Agency Proposing Project: Matson Britton Architects Attn Cove Britton**

**Contact Phone Number: 831-425-0544**

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

Specify type: Class 2 - Replacement or Reconstruction (Section 15302); Class 3 - New Construction or Conversion of Small Structures (Section 15303)

**F. Reasons why the project is exempt:**

Proposed home is a replacement to an existing single-family dwelling located on a parcel designated for residential uses.

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

\_\_\_\_\_  
Evan Ditmars, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-5 (Single family residential - 5,000 square foot parcel size), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

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

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

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and, although the site is on blufftop, the development is set back from the edge of the bluff to minimize potential impacts on the public view and the project site is not visible from a public beach or located in a designated scenic resource area.

The design of the home incorporates elements that comply with Coastal Design criteria described in SCCC 13.20.130, including a structure that emphasizes aesthetic value using contrasting and complementary elements distributed across the entirety of the building. A range of materials are used on the façade of the structure; a copper roof tops the wood, stone, and stucco walls. Horizontal wood siding provides contrast to the vertical lines found on the windows, walls, and garage door. The curved roof elements are unique features that provide visual interest in the top portions of the structure. Examples of the curved (barrel) roof can be found in the vicinity of the project.

The project site is not located in one of the special communities specified in SCCC 13.20.140 through 13.20.149.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available approximately 650 feet south of the project site at Private's Beach.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are

allowed uses in the R-1-5 (Single family residential - 5,000 square foot parcel size) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

The project site is located on a Coastal Bluff and is subject to technical studies, as required by the policies described in Santa Cruz County LCP Chapter 6.2 and Santa Cruz County Zoning Code Chapter 16.10. The geotechnical report provided by the applicant (REV211488) establishes a 100-year setback based on the existing site conditions (including the presence of the existing seawall). The proposed expansion is built up to, but does not cross, the 100-year geologic setback identified in the report. County Environmental Planning Staff accepted the report (Exhibit G) and all development proposed as part of the project complies with the established 100-year setback.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that although the project site is located between the shoreline and the first public road, the proposed single-family residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program. See also Finding 2 above.

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

The geologic report provided by the applicant (REV211488) establishes a 100-year setback based on the existing site conditions (including the presence of the existing seawall). The proposed expansion is built up to, but does not cross, the 100-year geologic setback identified in the report.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single family residential - 5,000 square feet) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

The proposed ADU will be incorporated into the design of the proposed home and will be consistent with the size, height, and location allowed by the County Accessory Dwelling Unit Ordinance (SCCC 13.10.681).

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

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

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

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that

could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed dwelling is to be constructed on an existing developed lot. The expected level of traffic is anticipated to stay at the same level generated by the existing dwelling, i.e., one peak trip. As such, the project will not adversely impact existing roads or intersections in the surrounding area or overload existing utilities serving the site.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family residence is consistent with the land use intensity and density of the neighborhood. Homes along Opal Cliff Drive range in architectural style. The proposed dwelling is not readily visible from the beach therefore will not appear to loom or hang into the beach and will visually read as integrated into the existing built environment.

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

This finding can be made, in that the proposed single-family residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

A range of materials are used on the exterior of the structure; wood, stucco, and stone are used on the walls and standing metal seam copper is used on the roof. The architecture provides visual interest. The curved roof design provides visual relief from the rectangular design in the rest of the structure.

To ensure compliance with SCCC 13.11.075, a condition of approval for the project prohibits the removal of a 14-inch DBH tree without a written recommendation/verification from a certified arborist to ensure reasonable measures have been considered to retain the tree. Any removal would be accompanied by two new replacement trees. Landscaping in the front yard will be replaced with drought tolerant plants.

## Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated 10/25/21.

- I. This permit authorizes the construction of a single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
    1. The proposed driveway shall conform to figure DW-5 of the Santa Cruz County Design Criteria. Please include figure DW-5 on the plans
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The application submittal shall adhere to Part 3 Section C of the CDC and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
  2. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- C. Meet all requirements of the Soquel Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
1. A sewer lateral abandonment permit shall be secured by the applicant and completed/inspected prior to demolition of the structure.
  2. A sewer lateral inspection video, completed by a licensed plumber, shall be submitted prior to OR in concurrence with the building permit application for review by DPW Sanitation staff. If defects or other issues are identified, a no-cost Sanitation permit, will be required to complete the necessary repairs to the private lateral prior to building permit issuance. Work will be inspected by DPW Sanitation staff.
  3. SCCSD sewer service, connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.080 “New Facilities” and Section 5.04.160 “Sewer Service Charges” of the SCCSD code
- E. Meet all requirements of the Environmental Planning section of the Planning

Department.

- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single-family dwellings.
  - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
  - J. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. The 14" tree located in the front yard is required to be retained unless removal is recommended by a certified arborist. If removed, two replacement trees (15-gallon minimum box size) must be planted prior to the final inspection.
  - E. A "Notice of Geologic Hazards, Acceptance of Risk, Liability Release, and Indemnification" shall be recorded on the parcel with the format and content of that document to be reviewed and accepted by the County of Santa Cruz prior to recordation. The Notice will provide for property owner (and all successors and assigns) agreement to an acknowledgement of coastal and geologic hazards, an acceptance of and assumption of risk, a waiver of liability against the County, and an indemnification of the County; the final language of such provisions will be consistent with the following:
    - 1. Coastal Hazards. The site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, wave impacts, storm surge, tsunami, tidal scour, coastal flooding and inundation,



earthquakes, landslides, and the interaction of same;

2. Assume Risks. To assume and accept the risks to the Applicant and the properties that are the subject of this Coastal Development Permit of injury and damage from such coastal hazards in connection with the permitted development;
  3. Waive Liability. To unconditionally waive any claim of damage or liability against the County of Santa Cruz, its officers, agents, and employees for injury or damage from such coastal hazards in connection with this permitted development;
  4. Indemnification. To indemnify and hold harmless the County of Santa Cruz, its officers, agents, and employees with respect to the County's approval of the development against any and all liability, claims, demands, damages, costs, including costs and fees incurred in defense of such claims, expenses, and amounts paid in settlement arising from any injury or damage in connection with the permitted development;
  5. Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner. That cost of abatement and/or future removal of structures shall be the responsibility of the property owner.
- F. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Requirement for Geotechnical and Coastal Hazards Reports: Ten-foot Trigger. In the event that in the future the blufftop edge recedes to within ten feet of the single-family dwelling, the property owner shall undertake the following:
  1. Notify the Santa Cruz County Geologist, and
  2. Retain a licensed geologist or civil engineer with experience in coastal processes and hazard response to prepare a geologic and/or geotechnical assessment that addresses whether all or any portions of the residence and related development are threatened by coastal hazards, and that identifies

actions that should be taken to ensure safe use and occupancy.

3. Agree to undertake activities to pursue an appropriate response to address safety issues, consistent with these Conditions of Approval and in accordance with adopted and applicable County of Santa Cruz and California Coastal Commission regulations. The geotechnical investigation and geologic and/or geotechnical assessment shall be submitted to the Planning Director, Chief Building Official and County Geologist of Santa Cruz County.

#### V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant

and/or the owner.

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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: \_\_\_\_\_

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

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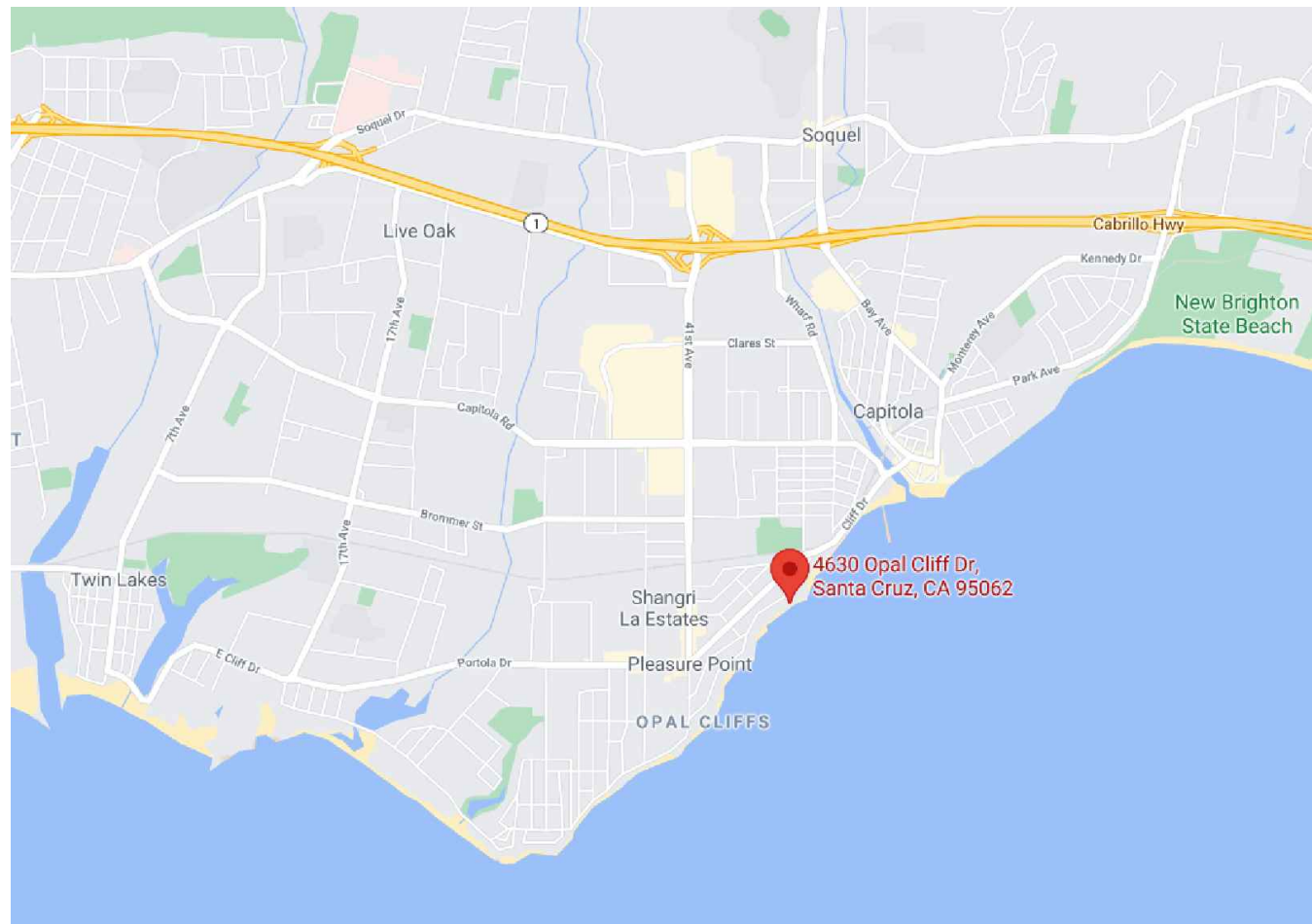
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



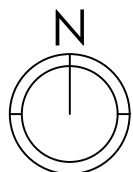
ABBREVIATIONS

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
°	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.I.	AMERICAN CONCRETE	IN.	INCH(ES)
	INSTITUTE	INSUL.	INSULATION
ADJ.	ADJACENT	INT.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	JT.	JOINT
		K.P.	KING POST
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	L.	LENGTH
		LIN.	LINEAR
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.B.	MACHINE BOLT
APPROX.	APPROXIMATELY	MEMB.	MEMBRANE
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
(B)	BELOW	MTL.	METAL
BD.	BOARD	MW.	MICROWAVE
BLDG.	BUILDING	N.	NORTH
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	N.T.S.	NOT TO SCALE
B.N.	BOUNDARY NAILING	O/	OVER
B.O.	BOTTOM OF	O.C.	ON CENTER
BOT.,	BOTTOM	O.D.	OUTSIDE DIAMETER
		O.H.	OPPOSITE HAND
BOTT.		OV.	OVEN
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	PL.	PLATE
C.B.	CEILING BEAM	PLYWD.	PLYWOOD
C.J.	CEILING JOIST	PKG.	PARKING
CLG.	CEILING	P.S.F.	POUNDS PER SQUARE FOOT
CLR.	CLEAR		
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE		
CONT.	CONTINUOUS	QTY.	QUANTITY
CTR.	CENTER	RAD.	RADIUS
CL	CENTERLINE	R.B.	ROOF BEAM
Db	BAR DIAMETER	RCP.	REFLECTED CEILING PLAN
DBL.	DOUBLE		
DEG.	DEGREE	RE:	REFERENCE
DEMO.	DEMOLISH	REF.	REFRIGERATOR
DET., DTL.	DETAIL	REINF.	REINFORCED
D.W.	DISHWASHER	REQ'D.	REQUIRED
DWG.	DRAWING	RM.	ROOM
DWN.,	DOWN	R.O.	ROUGH OPENING
DN.		R.R.	ROOF RAFTER
(E)	EXISTING	SCHED.	SCHEDULE
EA.	EACH	SF.,	SQUARE FOOT
E.N.	EDGE NAILING	SQ. FT.	
EL.,	ELEVATION	SHTG.	SHEATHING
		SHT.	SHEET
ELEV.	ELEVATOR	SIM.	SIMILAR
ENG.	ENGINEER	SL.	SLOPED
EQ.	EQUAL	SPKL.	SPRINKLER
EXT.	EXTERIOR	SQ.	SQUARE
E.W.	EACH WAY	STAGG.	STAGGER
F.B.	FLOOR BEAM	STD.	STANDARD
F.F.	FINISHED FLOOR	STL.	STEEL
FIN.	FINISH(ED)	STR.,	STRUCTURAL
F.J.	FLOOR JOIST	STRUCT.	
FL.	FLUSH	T&B	TOP & BOTTOM
FLR.	FLOOR	T&G	TONGUE & GROOVE
F.N.	FIELD NAILING	THK.	THICK
FND.	FOUNDATION	T.O.	TOP OF
F.O.	FACE OF	T.P.	TOILET PAPER
FP.	FIREPLACE	TYP.	TYPICAL
F.R.	FIRE RATED	U.B.C.	UNIFORM BUILDING CODE
FT.	FOOT OR FEET		
FTG.	FOOTING	VERT.	VERTICAL
FZR.	FREEZER	W.	WIDTH
GA.	GAUGE	WD.	WOOD
GALV.	GALVANIZED	WH.	WATER HEATER
G.B.	GRADE BEAM		
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYPSUM WALL BOARD		
G.W.B.			

HOYLE  
NEW RESIDENCE  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN 033-132-02 LOT 16



VICINITY MAP



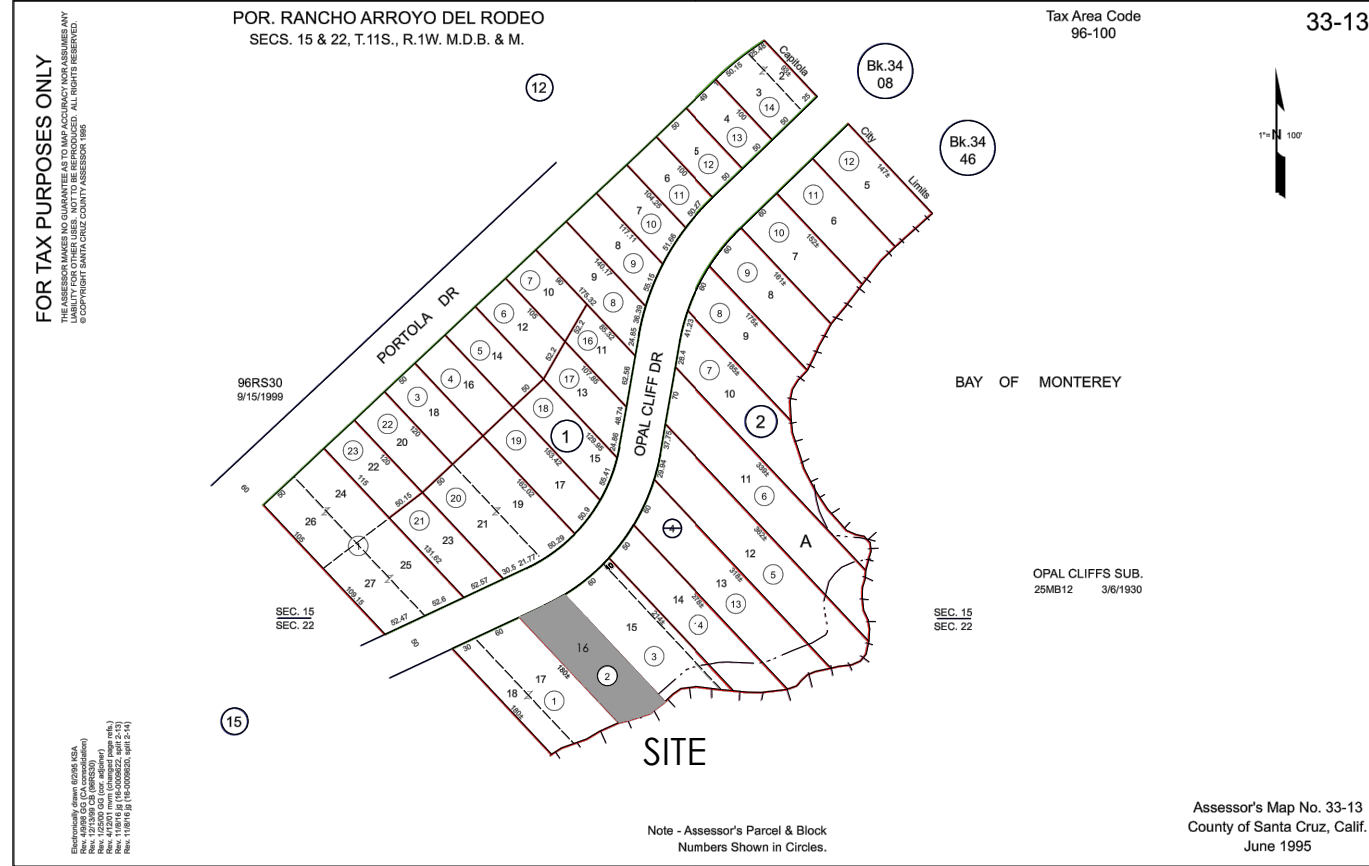
CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:

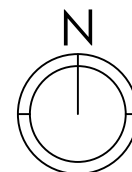
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (CEnc)

FIRE NOTES

- THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
- ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANTS (WHARF) APPROXIMATELY 400' AND 450' FROM BUILDING.
- ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.



PARCEL MAP



PROJECT CALCULATIONS

TOTAL LOT SIZE:  
GROSS AREA: 8,285.0 SQ.FT.  
NET AREA (TOP OF BLUFF): 6,808.8 SQ.FT.

MAX LOT COVERAGE (40% OF NET LOT SIZE)  
6,808.8 S.F. X .40 = 2,723.5 SQ.FT.

PROPOSED FOOTPRINT (LOT COVERAGE)  
(N) FIRST FLOOR AREA: 1,520.5 SQ.FT.  
(N) GARAGE: 538.8 SQ.FT.  
(N) ADU: 401.5 SQ.FT.  
TOTAL: 2,460.8 SQ.FT.

PROPOSED LOT COVERAGE  
2,460.8 S.F. / 6,808.8 S.F. = 36.14%

MAX FLOOR AREA RATIO (FAR) (50% OF NET LOT SIZE)  
6,808.8 S.F. X .50 = 3,404.4 SQ.FT.

PROPOSED RESIDENCE FAR:  
FIRST FLOOR CONDITIONED AREA: 1,520.5 SQ.FT.  
SECOND FLOOR CONDITIONED AREA: 1,513.2 SQ.FT.  
OPEN AREAS GREATER THAN 16' IN HEIGHT: 55.4 SQ.FT.  
GARAGES AND SHOP 538.8 S.F. - (225 S.F.CREDIT) = 313.8 SQ.FT.  
1st FLOOR COVERED PORCH - 48 S.F. (140 S.F. CREDIT): 0 SQ.FT.  
"SURF" COVERED SIDE PORCH - 45 S.F. (140 S.F. CREDIT): 0 SQ.FT.  
2nd FLOOR UNCOVERED DECKS (80.5 + 182 S.F.) = N/A

TOTAL SQ.FT. (W/ CREDITS TAKEN) : 3,402.9 SQ.FT.

FLOOR AREA RATIO (FAR):  
3,402.9 S.F. / 6,808.8 S.F. = 49.9 %

ADU (ATTACHED): 433.33 SQ.FT.

PARKING SPACES PROVIDED: 2 COVERED, 2 UNCOVERED

PROJECT INFORMATION

OWNER: DAVID HOYLE and SARA WELCH  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062

A. P. N.: 033-132-02  
LOT 16  
ZONING: R-1-6

OCCUPANCY GROUP: R-3 & U (PER 2019 CRC)  
CONSTRUCTION TYPE: VB (SPRINKLERED)

PROJECT DESCRIPTION:  
COMPLETE DEMOLITION OF EXSTING RESIDENCE. CONSTRUCT A NEW 3,033 SF TWO-STORY REPLACEMENT RESIDENCE WITH ATTACHED 539 SF GARAGE/WORKSHOP AND 433 SF ADU.

THIS PROJECT CONSISTS OF THE FOLLOWING:  
THE CONSTRUCTION OF A NEW 3,033.7 SF TWO-STORY REPLACEMENT RESIDENCE, 1,520.5 SF FIRST FLOOR WITH COVERED PORCH AND PATIO WITH A 1,513.2 SF SECOND FLOOR AND OPEN DECKS; ATTACHED 539 SF 2-CAR GARAGE & WORKSHOP WITH AN ATTACHED 433 SF ACCESSORY DWELLING UNIT (FIRST FLOOR).

CONSULTANTS

ARCHITECTS:  
MATSON BRITTON ARCHITECTS  
728 N. BRANCIFORTE  
SANTA CRUZ, CA 95062  
PHONE: 831-425-0544  
FAX: 831-425-4795

ENGINEERING:  
R.I. ENGINEERING, INC.  
303 POTRERO STREET, STE. 402-202  
SANTA CRUZ, CA 95060  
PHONE: 831-425-3901  
FAX: 831-425-1522

GEOLOGICAL:  
ERIC ZINN GEOLOGY  
112 SAGE HEN DRIVE  
LEWISTON, MT 59457  
PHONE: 831-334-4833

SURVEYING:  
HANAGAN LAND SURVEYING, INC  
305-C SOQUEL AVE  
SANTA CRUZ, CA 95062  
PHONE: 831-469-3428  
FAX: 831-469-3400

GEOTECHNICAL:  
PACIFIC CREST ENGINEERING, INC  
444 AIRPORT BLVD  
WATSONVILLE, CA 95076  
PHONE: 831-722-9446  
FAX: 831-722-9158

ENERGY COMPLIANCE:  
INTELLIGENT HOUSE DESIGN  
124 OTIS ST  
SANTA CRUZ, CA 95060  
PHONE: 831-345-1028

NOTE: PROJECT SHALL CONFORM TO  
GEOTECHNICAL SOILS REPORT RECOMMENDATIONS

SHEET INDEX

ARCHITECTURAL DRAWINGS

- |      |                     |
|------|---------------------|
| P0   | TITLE SHEET         |
| P1   | SITE PLAN           |
| P2.1 | FIRST FLOOR PLAN    |
| P2.2 | SECOND FLOOR PLAN   |
| P2.3 | ROOF PLAN           |
| P3.1 | EXTERIOR ELEVATIONS |
| P3.2 | EXTERIOR ELEVATIONS |
| P4.1 | SECTION             |

CIVIL DRAWINGS

- |    |                                   |
|----|-----------------------------------|
| C1 | GRADING & DRAINAGE PLAN           |
| C2 | DETAILS                           |
| C3 | STORMWATER POLLUTION CONTROL PLAN |

SURVEY

- |     |             |
|-----|-------------|
| SU1 | SURVEY PLAN |
|-----|-------------|

Exhibit D



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REVISIONS

10/25/21 PLANNING

HOYLE RESIDENCE  
NEW RESIDENCE  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-132-02

TITLE SHEET



D	A	T	E	
08 / 30 / 21				
D	R	A	W	N
FK				
J	O			E
HOYLE				
S	H	E	E	T

P0



NOTE:  
ALL EXISTING TREES, LANDSCAPE AND HARDSCAPE FEATURES TO BE REMOVED AS NOTED. ALL EXISTING SITE WALLS, FENCES AND GATES TO REMAIN WHERE NOTED.

DEMOLITION OF LANDSCAPE AND HARDSCAPE AT IMMEDIATE AREAS OF NEW CONSTRUCTION.

SITE LEGEND

PROPERTY LINE

SETBACK LINE

1ST FLOOR

2ND FLOOR

LINE OF EXISTING WOOD FENCE

EXISTING TREES, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS

NEW IMPERVIOUS COURT TILE

NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

NEW STRUCTURE - FIRST FLOOR

NEW STRUCTURE - SECOND FLOOR

NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

- SITE PLAN NOTES

EXISTING STRUCTURE TO BE DEMOLISHED AND SITE GRUBBED IN PREPARATION OF NEW RESIDENCE, HARDSCAPE AND LANDSCAPE.

1. PROJECT REQUIRES MINIMAL GRADING.

2. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.

3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJONING PROPERTIES.

4. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.

5. NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.

6. ALL EXISTING TREES, LANDSCAPE AND HARDSCAPE TO BE REMOVED. ALL EXISTING SITE WALLS AND GATES TO BE REMOVED.

- DRAINAGE NOTES

1. DOWNSPOUTS TO DRAIN PER CIVIL ENGINEERING DRAWINGS.

2. ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.

3. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.

HEIGHT TARGETS

HEIGHT TARGET

91.16' ROOF TO 64.50' GRADE

26.66' HEIGHT

HEIGHT TARGET

91.16' ROOF TO 65.54' GRADE

26.62' HEIGHT

HEIGHT TARGET

91.16' ROOF TO 64.50' GRADE

26.66' HEIGHT

\*NOTE: SPOT ELEVATIONS ARE NOT AVAILABLE AT THE EXACT LOCATIONS TARGETED; THEREFORE, AN INTERPOLATED ELEVATION IS USED, ADDING TWO CLOSELY ADJACENT SPOT ELEVATIONS - AND FINDING THE AVERAGE.

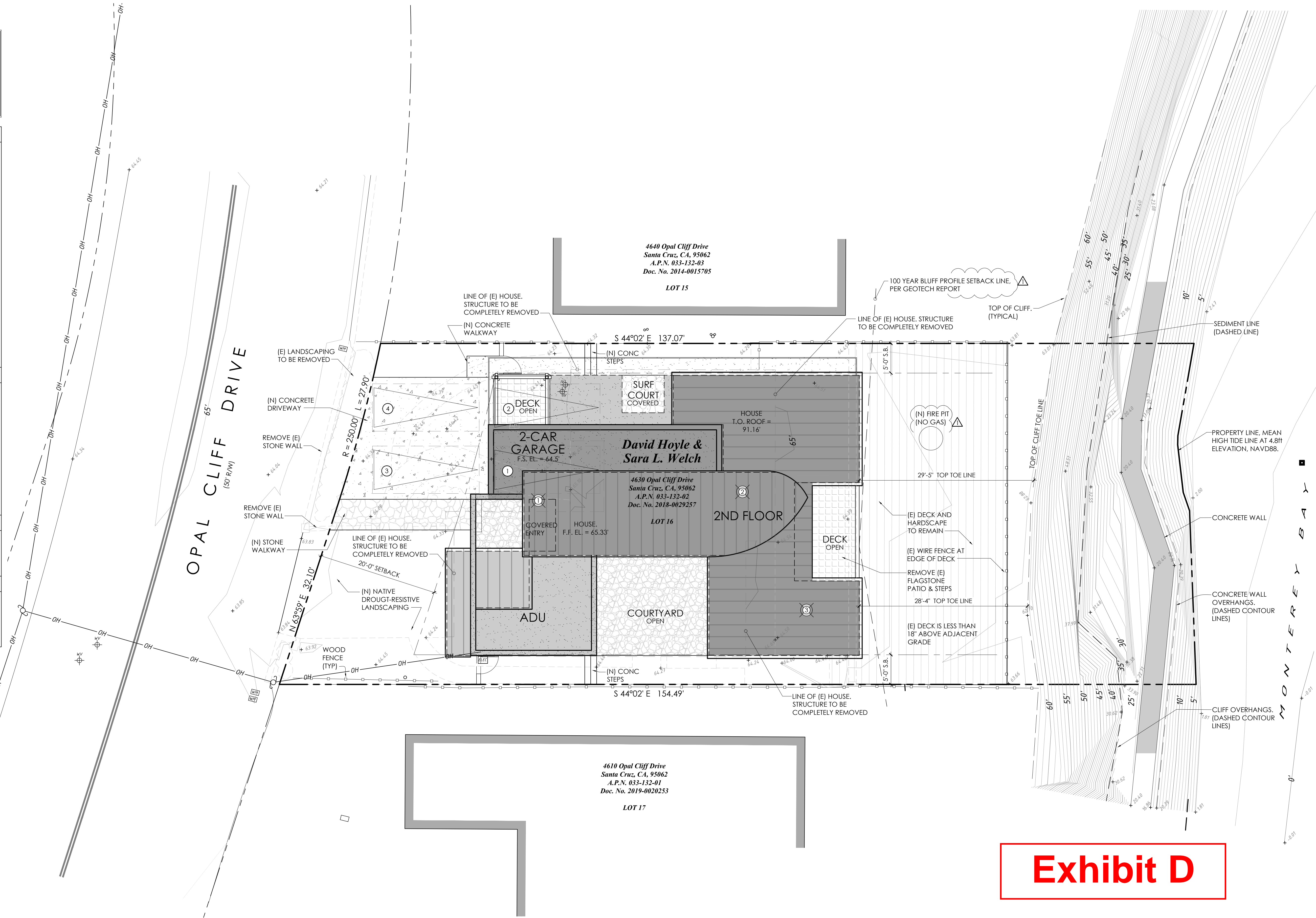
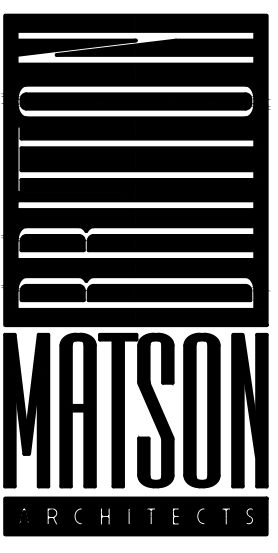


Exhibit D

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



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

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REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/21	PLANNING

HOYLE RESIDENCE  
NEW RESIDENCE  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-132-02

SITE PLAN

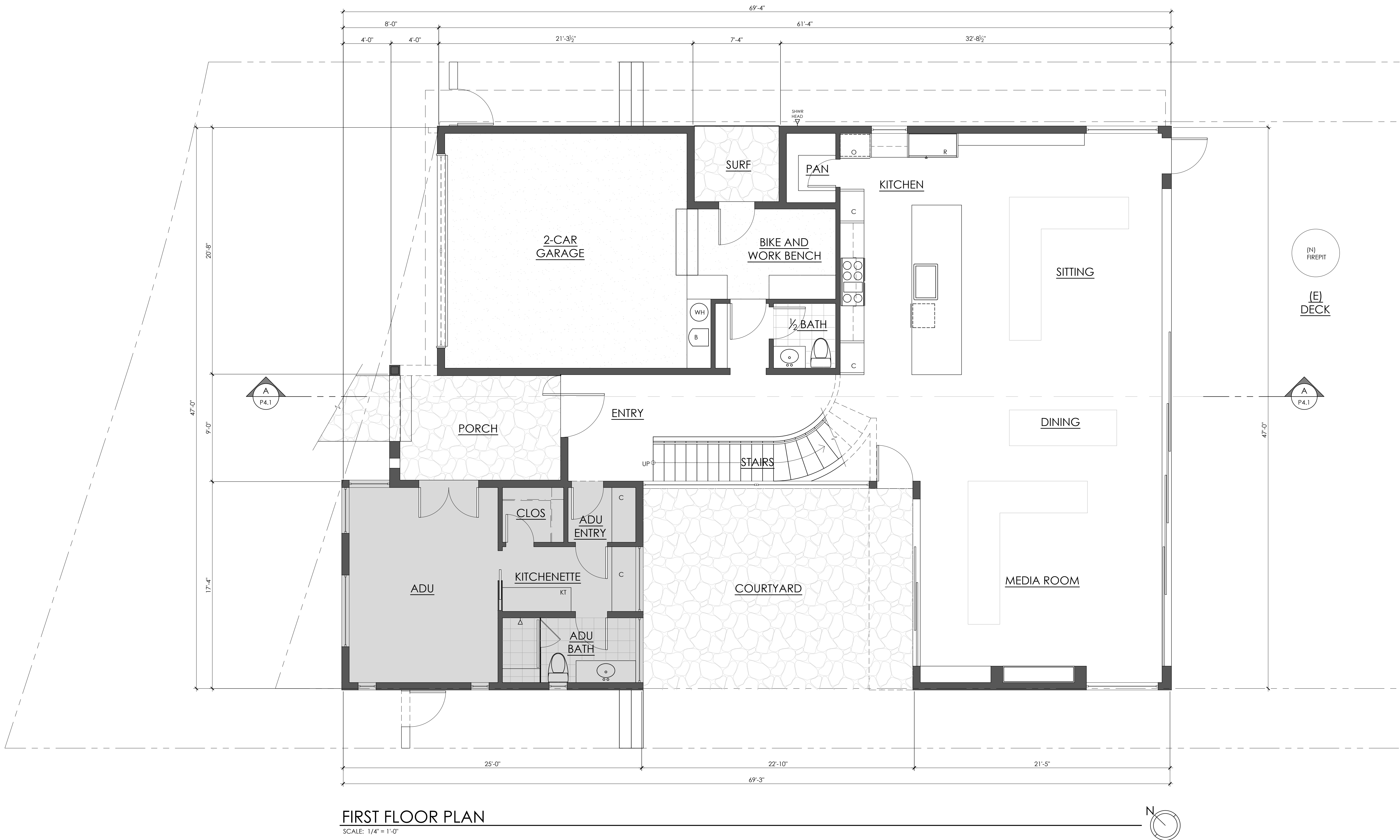


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FK				
J	O			B
HOYLE				
S	H	E	E	T

P1

This space reserved SCCO ePlan stamp





FIRST FLOOR PLAN

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

Exhibit D

This space reserved SCCO ePlan stamp

728 N BRANCIFORTE

SANTA CRUZ

CA 95062

831-425-0544

BRITTON

MATSON

ARCHITECTS

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REVISIONS


HOYLE RESIDENCE

NEW RESIDENCE

4630 OPAL CLIFF DRIVE

SANTA CRUZ, CA 95062

APN: 033-132-02

ARCHITECT

NO. C-23616

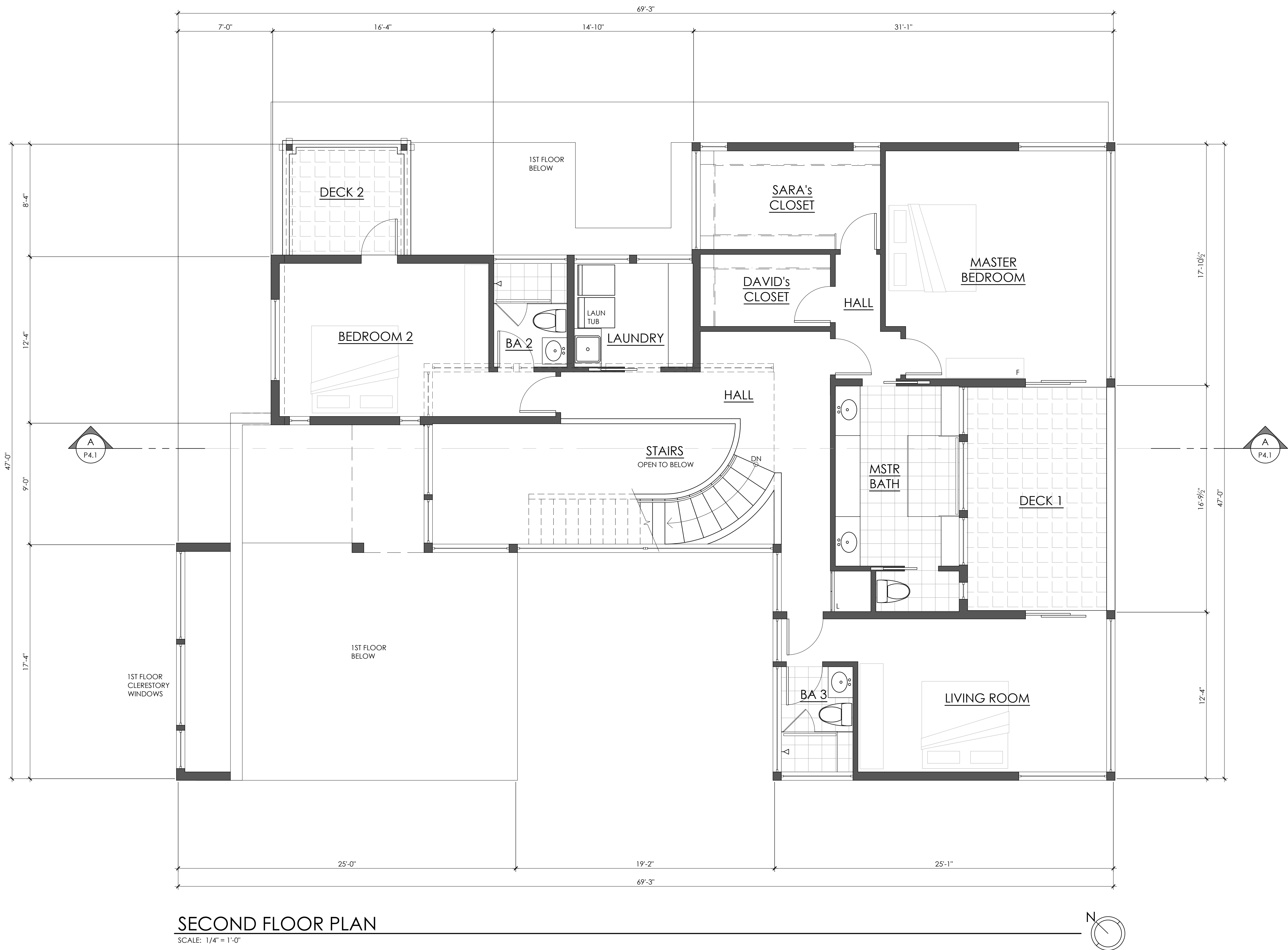
8/31/23

RENEWAL

STATE OF CALIFORNIA

D	A	T	E	
08	/	30	/	21
D	R	A	W	N
FK				
J	O	B		
HOYLE				
S	H	E	E	T

P2.1



SECOND FLOOR PLAN

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

Exhibit D

This space reserved SCCO ePlan stamp

728 N BRANCIFORTE

SANTA CRUZ

CA 95062

831-425-0544

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REVISIONS


HOYLE RESIDENCE

NEW RESIDENCE

4630 OPAL CLIFF DRIVE

SANTA CRUZ, CA 95062

APN: 033-132-02

SECOND FLOOR PLAN

REGISTERED ARCHITECT

COLE BRITTON

NO. C-23616

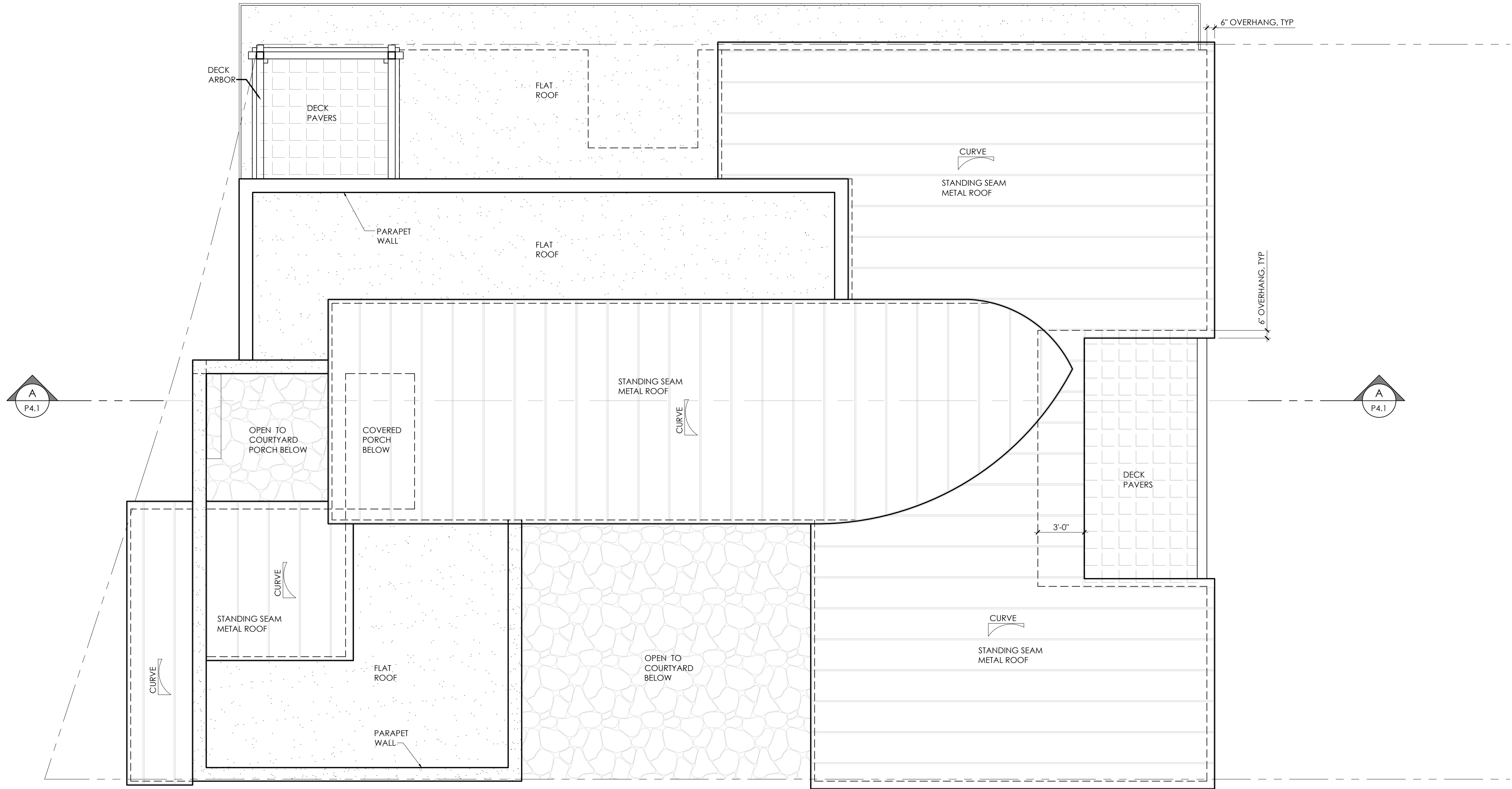
8/31/23

RENEWAL

STATE OF CALIFORNIA

D	A	T	E	
08	/	30	/	21
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J	O	B		
HOYLE				
S	H	E	E	T

P2.2



ROOF PLAN  
SCALE: 1/4" = 1'-0"

Exhibit D

This space reserved SCCO ePlan stamp

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SANTA CRUZ  
CA 95062  
831-425-0544

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REVISIONS

NO.	DATE	DESCRIPTION

HOYLE RESIDENCE  
NEW RESIDENCE  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-132-02

ROOF PLAN

D	A	T	E	
08 / 30 / 21				
D	R	A	W	N
FK				
J	O	B		
HOYLE				
S	H	E	E	T

P2.3





EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**Exhibit D**



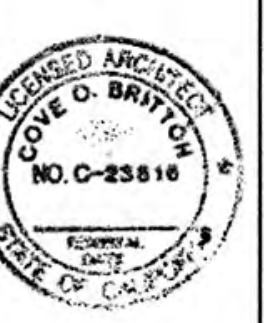
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REVISIONS

HOYLE RESIDENCE  
4630 Opal Cliff Drive  
Santa Cruz, CA 95062  
APN 033-132-02

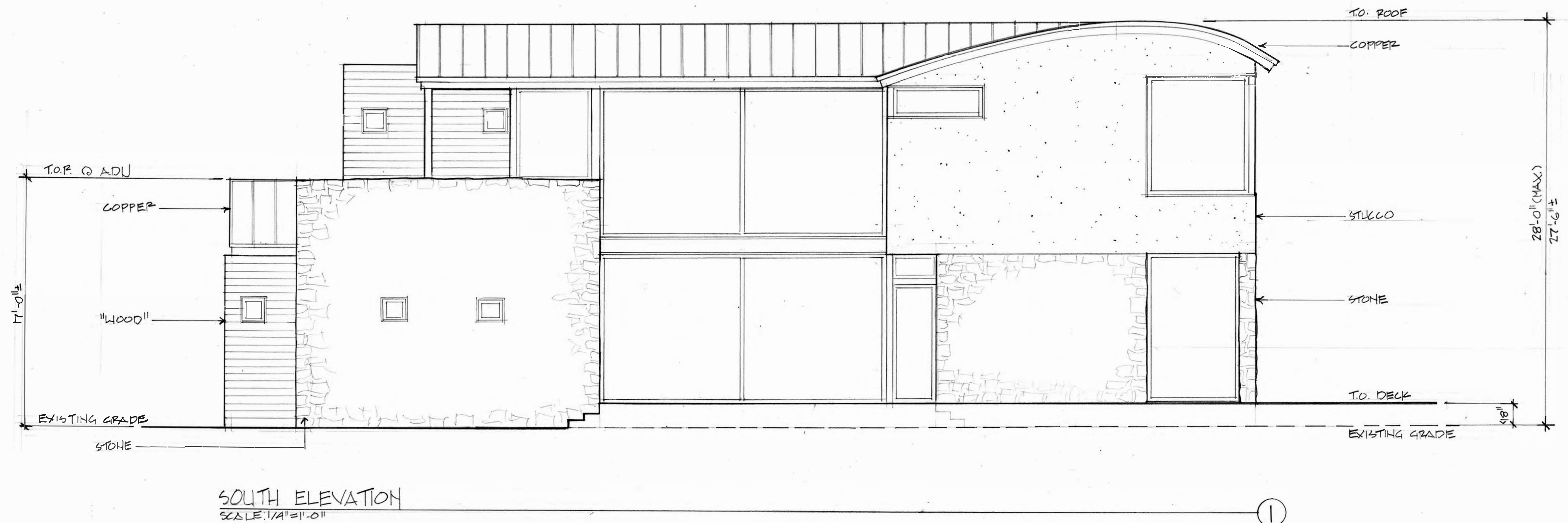
ELEVATIONS E/H



DATE  
8/18/21  
DRAWN  
CTB  
JOBB  
HOYLE  
SHEET

P3.1





#### COLOR & MATERIALS



ROOF  
STANDING SEAM METAL ROOF  
COPPER



DOORS AND WINDOWS  
WHITE



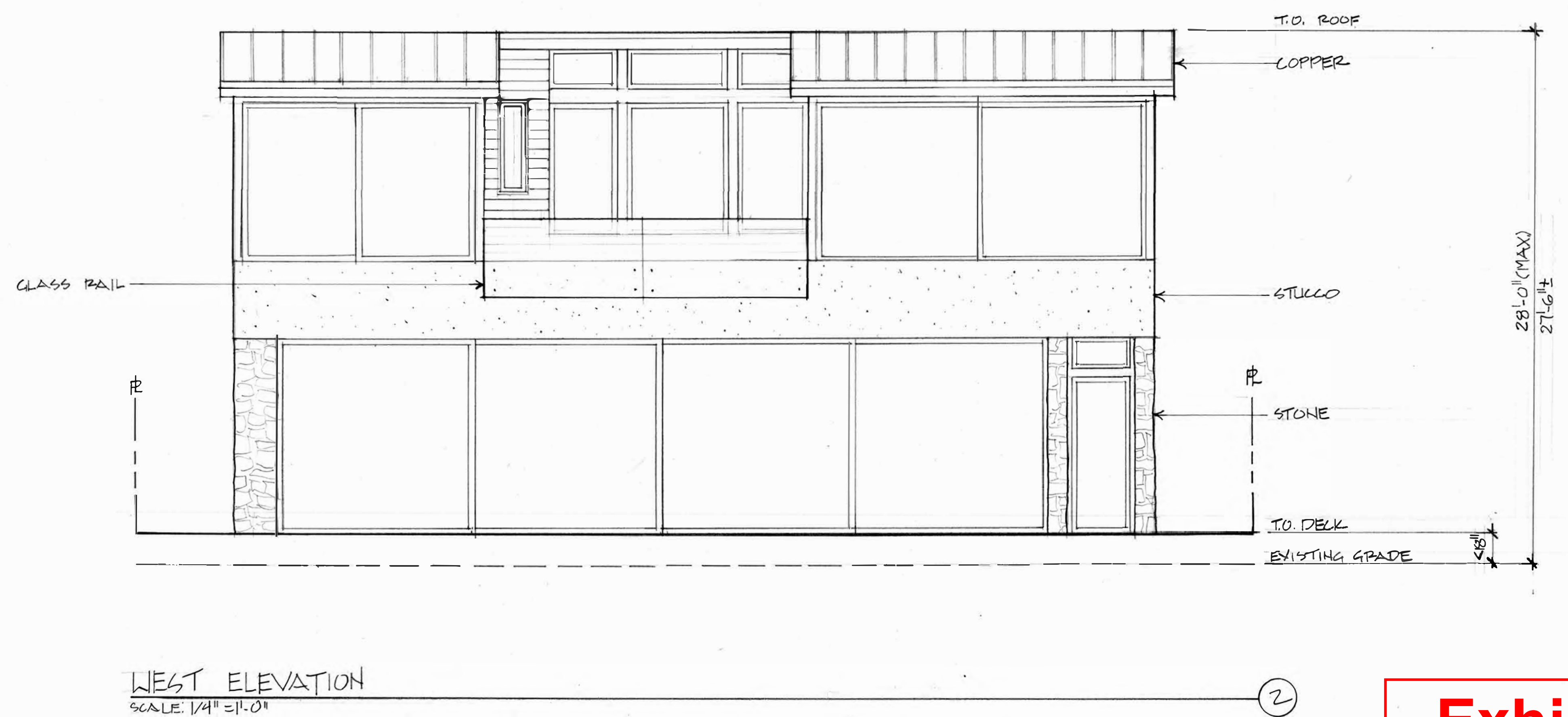
HORIZONTAL SIDING  
NATURAL CEDAR SIDING



STUCCO  
PAINTED WHITE - TO MATCH  
DOORS AND WINDOWS



STONE  
PRO-FIT TERRAIN  
LEDGESTONE - ARCTIC



728 N. BRANFLORE  
SANTA CRUZ  
CA 95062  
831-425-0544

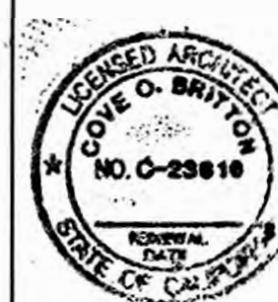
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#### REVISIONS

NO.	DESCRIPTION

HOYLE RESIDENCE  
4630 Opal Cliff Drive  
Santa Cruz, CA 95062  
APN 033-132-02

ELEVATIONS H/W



DATE	8/18/21
DRAWN	CB
JOBB	HOYLE
SHEET	P3.2

Exhibit D



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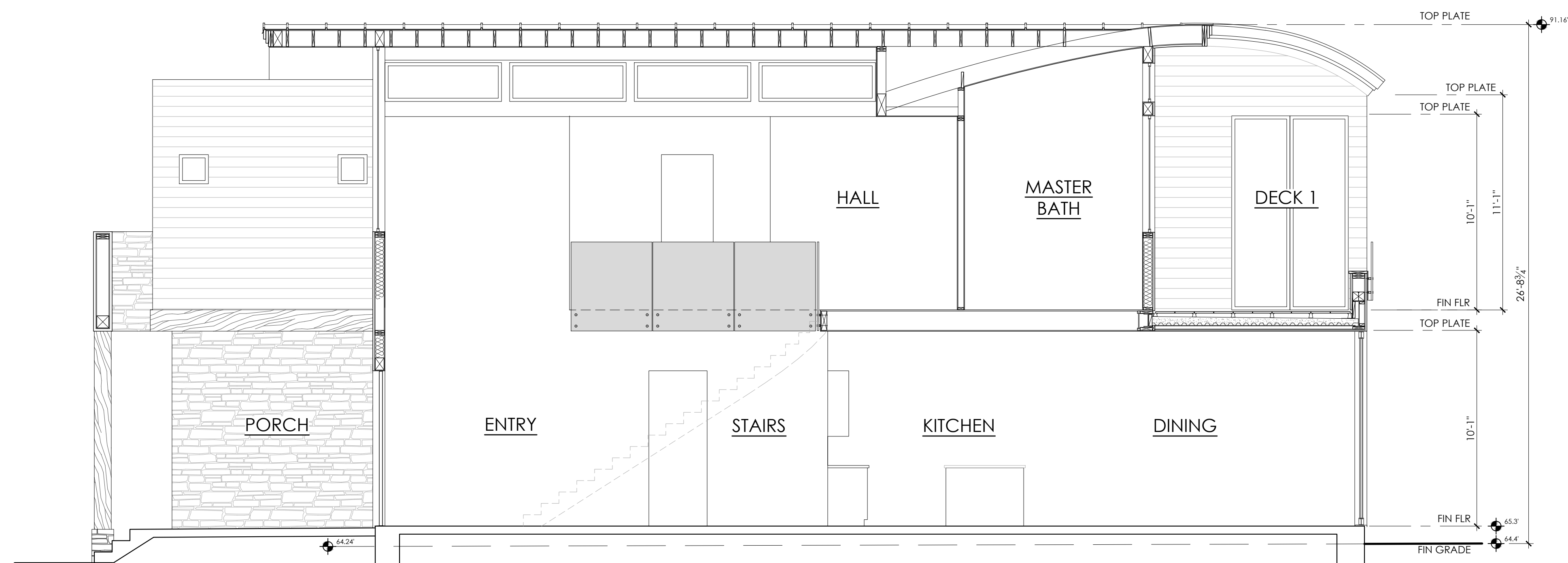
**HOYLE RESIDENCE**  
NEW RESIDENCE  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-132-02

## SECTIONS



D	A	T	E	
08 / 30 / 21				
D	R	A	W	N
FK				
J	O			B
HOYLE				
S	H	E	E	T

P4.1



SECTION A

---

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

# Exhibit D



GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. 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 DISCREPANCY 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 COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.

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, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS 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.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.

7. 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 ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

11. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."

12. 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.

13. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

14. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

18. 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.

19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POT HOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

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35. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POT HOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

APPROXIMATE EARTHWORK QUANTITIES

	CUT	FILL	NET
SITE GRADING	0	45	45 FILL
FOUNDATION GRADING	<20	<20	<20 CUT/FILL

NOTES:  
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.  
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.  
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING, RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN MONUMENTS FOUND ON THE SOUTHERLY SIDE OF OPAL CLIFF DRIVE.

BASIS OF ELEVATION

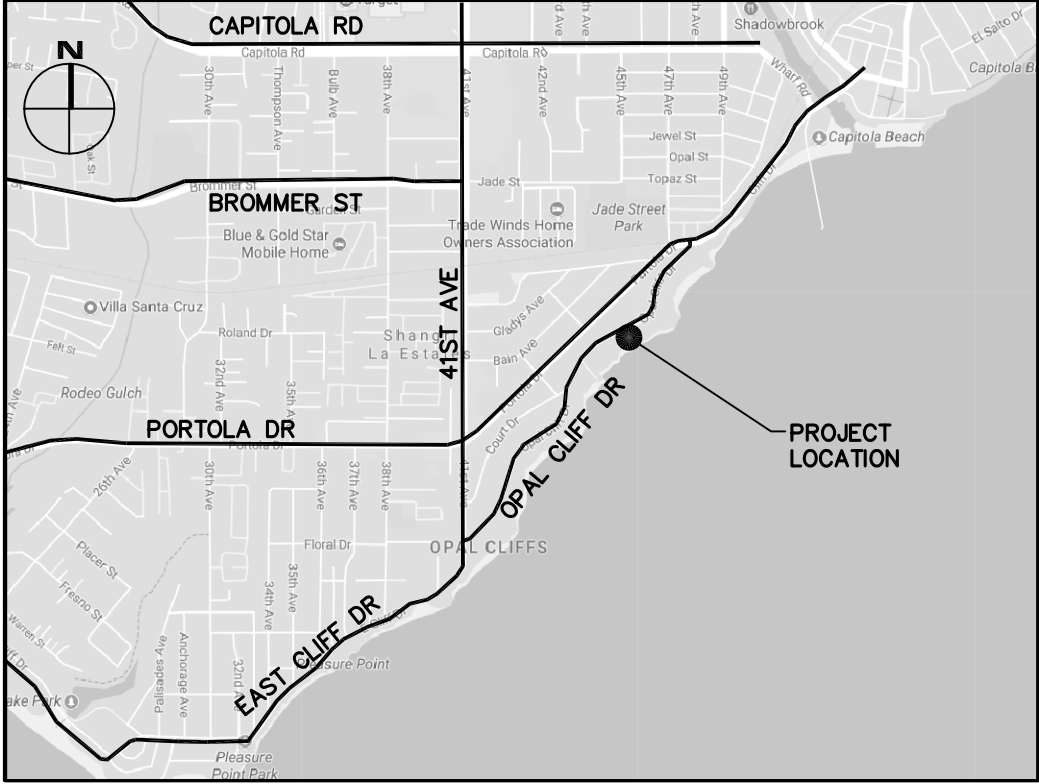
SANTA CRUZ COUNTY BENCHMARK #245, LOCATED ON TOP OF A CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 41ST AVE AND OPAL CLIFF DRIVE.

BENCHMARK ELEVATION = 48.99' NA VD 88

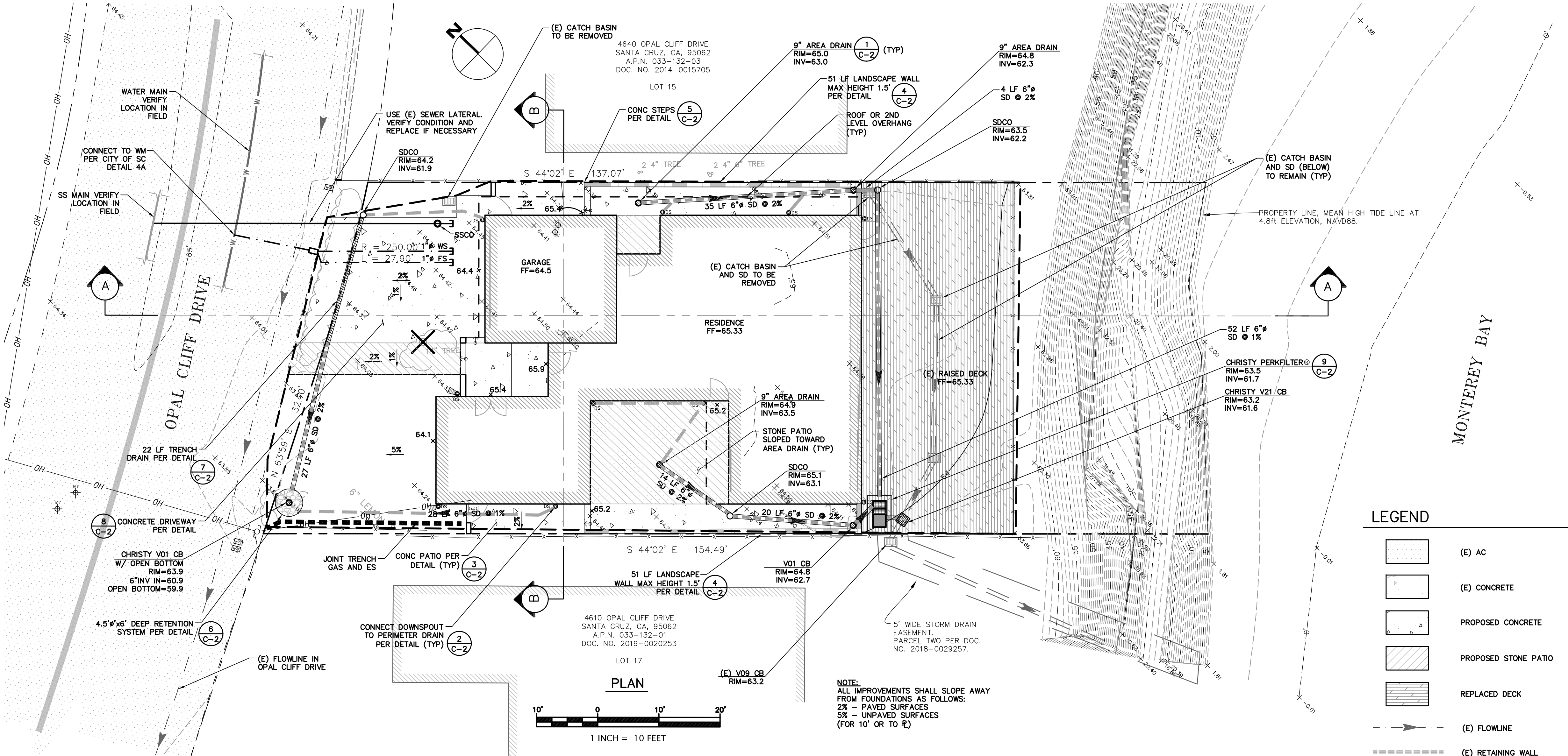
THE CONTOUR INTERVAL IS 1 FOOT.

ABBREVIATIONS

BW BOTTOM OF WALL  
CB CATCH BASIN  
CONST CONSTRUCT  
DIA, Ø DIAMETER  
DS DOWNSPOUT  
DTL DETAIL  
DWY DRIVEWAY  
(E) EXISTING  
EL ELEVATION  
EOP EDGE OF PAVEMENT  
FF FINISH FLOOR  
FG FINISH GRADE  
FS FIRE SERVICE  
HP HIGH POINT  
INV INVERT  
LF LINEAR FEET  
LP LOW POINT  
MAX MAXIMUM  
N.T.S. NOT TO SCALE  
RW RETAINING WALL  
RM RIM ELEVATION  
S SLOPE  
SSCO COUNTY OF SANTA CRUZ  
SSCO SANITARY SEWER CLEANOUT  
SDCO STORM DRAIN CLEANOUT  
TYP TYPICAL  
TW TOP OF WALL  
WS WATER SERVICE



VICINITY MAP  
NTS



EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC CREST ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION," DATED TBD. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC CREST ENGINEERING AT (831) 722-9446. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK

3. REFERENCE IS MADE TO THE GEOLOGICAL INVESTIGATIONS BY ZINN GEOLOGY, ENTITLED "GEOLOGICAL INVESTIGATION," DATED TBD. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT ERIK ZINN AT (831) 334-4833 FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.

6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY PACIFIC CREST ENGINEERING.

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
GRAVEL RETENTION PIT	ANNUAL	1. DISPLACEMENT OF GRAVEL 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE GRAVEL 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS
PERKFILTER™ STEEL CATCH BASIN W/ SINGLE CARTRIDGE	ANNUAL OR AS NEEDED	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS 3. BROKEN OR MISSING INTERNAL COMPONENTS 4. DARK GREY OR BLACK FILTER CARTRIDGE	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS 3. CALL OLDCASTLE (800) 579-8819 FOR REPLACEMENT PARTS 4. REPLACE FILTER CARTRIDGE

\*\* FOR MORE INFORMATION REGARDING PERKFILTER™ PRODUCT MAINTENANCE, PLEASE REFER TO THE "INSPECTION AND MAINTENANCE GUIDE" DOCUMENT AVAILABLE ON THE OLDCASTLE WEBSITE:  
[https://oldcastleinfrastructure.com/wp-content/uploads/2018/10/OSS\\_PerkFilter\\_InspMaint\\_Feb-2019\\_v1.pdf](https://oldcastleinfrastructure.com/wp-content/uploads/2018/10/OSS_PerkFilter_InspMaint_Feb-2019_v1.pdf) \*\*

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

- CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
- INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
- DISCHARGE ALL DOWNSPOUTS TO A 4" PVC PERIMETER DRAIN UNLESS OTHERWISE NOTED.

SEWER LATERAL NOTES

- SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR28) AND SHALL HAVE A SMOOTH INTERIOR.
- SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%

PROJECT DESCRIPTION

Lot Coverage (measured in square feet)	Actual (sq. ft.)	Adjusted (sq. ft.)*
A. Total lot size:	10,280	
B. Existing Permitted Impervious Area:	3,915	
C. Replaced permitted impervious area:	3,915	
D. Replaced permitted semi-impervious area:	0	
D. Proposed new self-treating area:		
E. Proposed new impervious area:	557	
F. Proposed new semi-impervious area:	0	

If 4.472 is > than 3.915, project shall will be required to mitigate the entire site.\*\*

Total replaced impervious & semi-pervious area: 3,915 sq.ft.

Total proposed impervious & semi-impervious area: 557 sq.ft.

Exhibit D

PLANNING SUBMITTAL



08/24/2021



RI Engineering, Inc.

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

PROPOSED RESIDENCE FOR  
DAVID HOYLE AND SARA WELCH  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ COUNTY, CALIFORNIA  
APN # 033-132-02

GRADING & DRAINAGE PLAN

project no.  
21-086-1

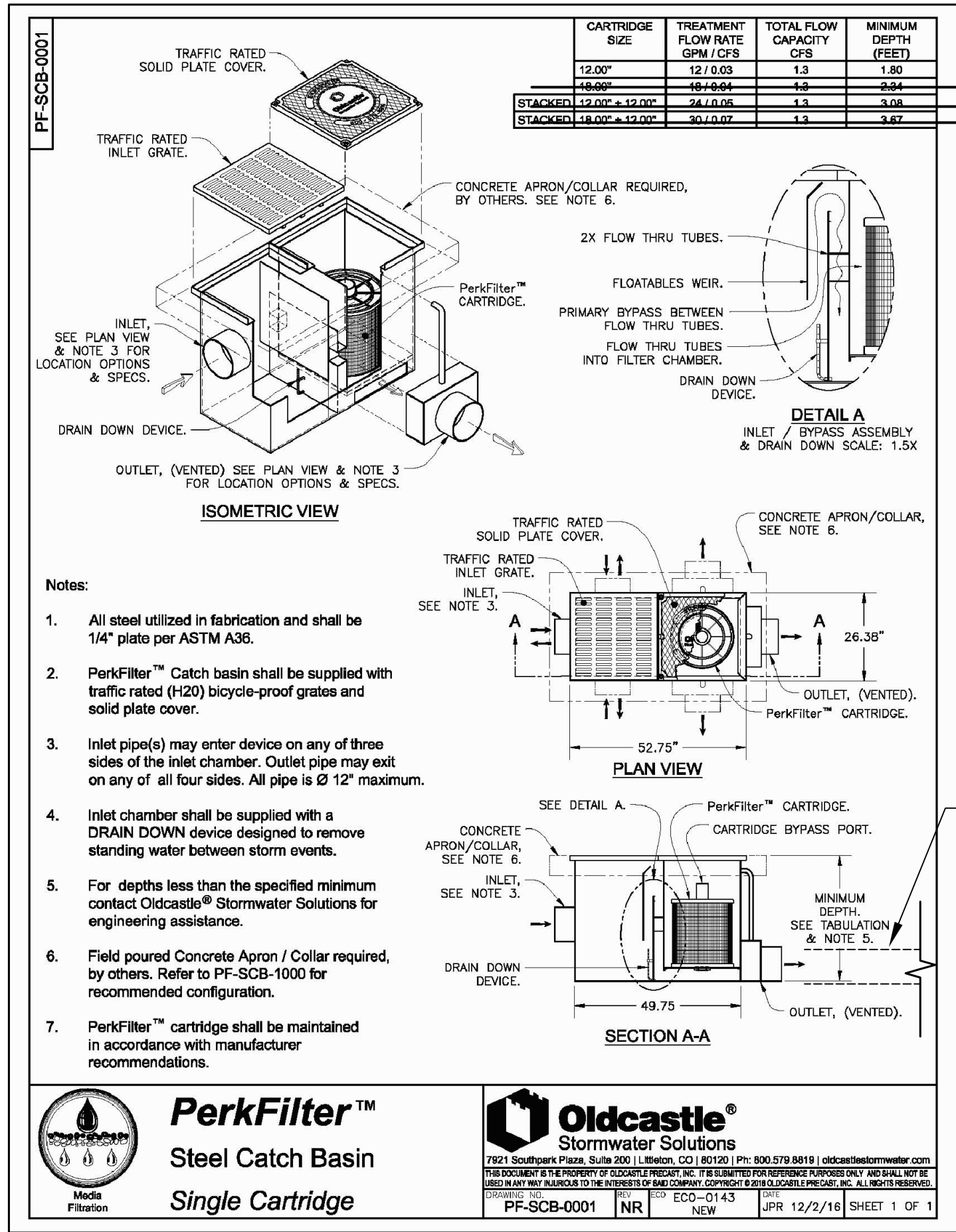
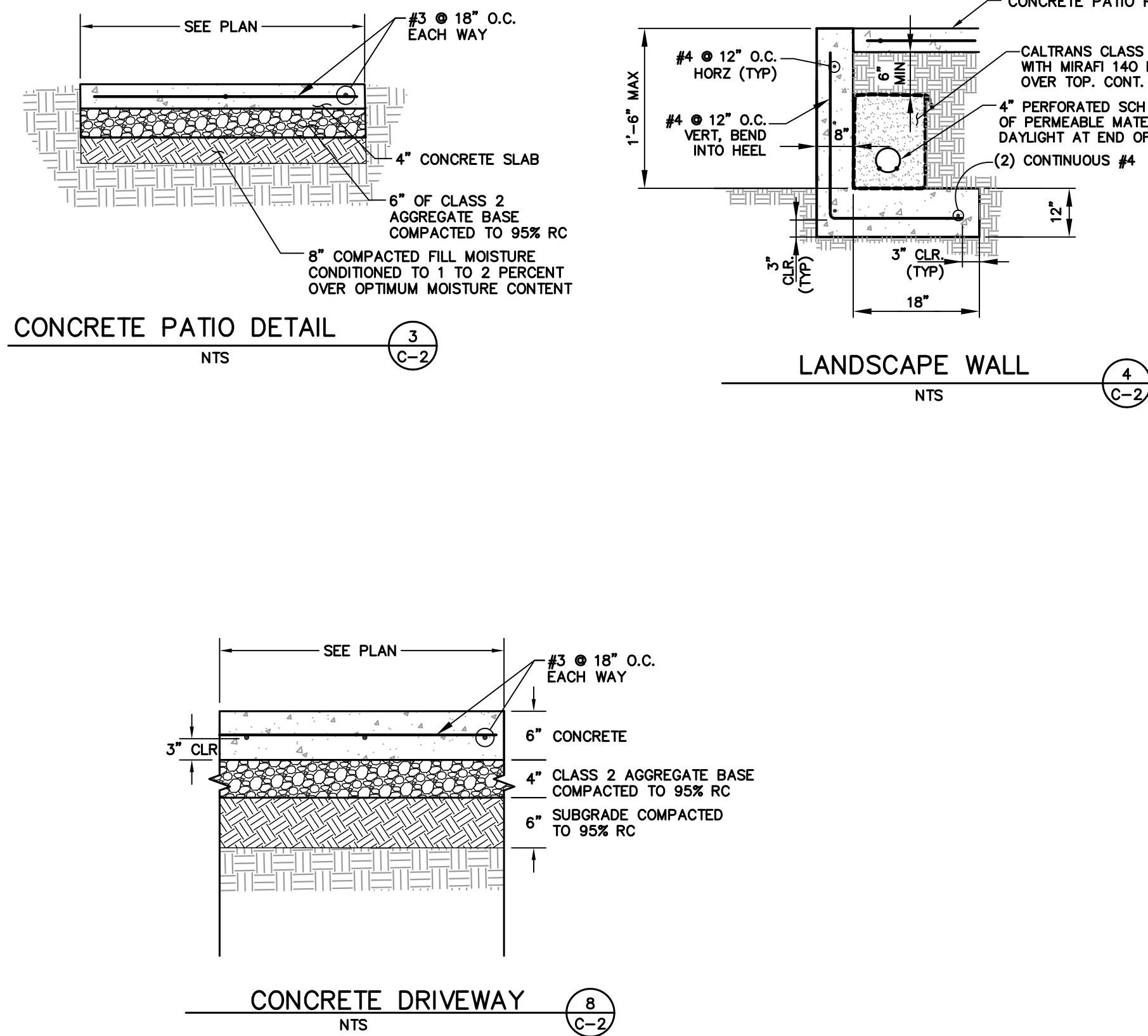
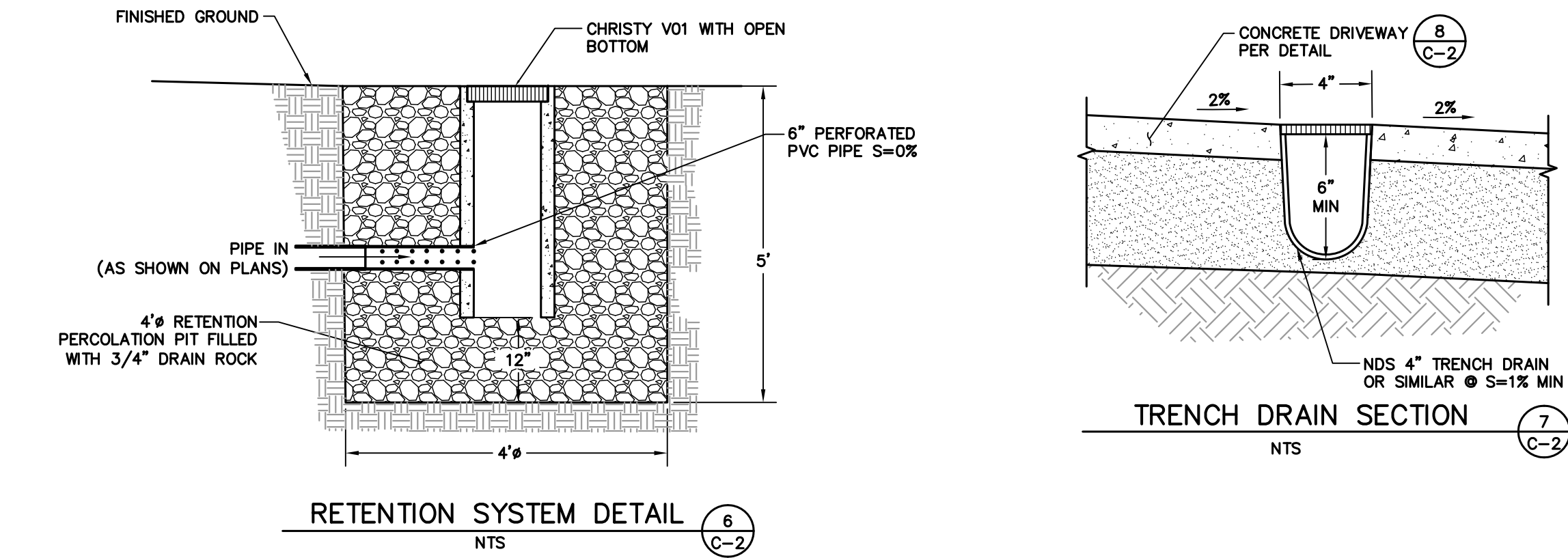
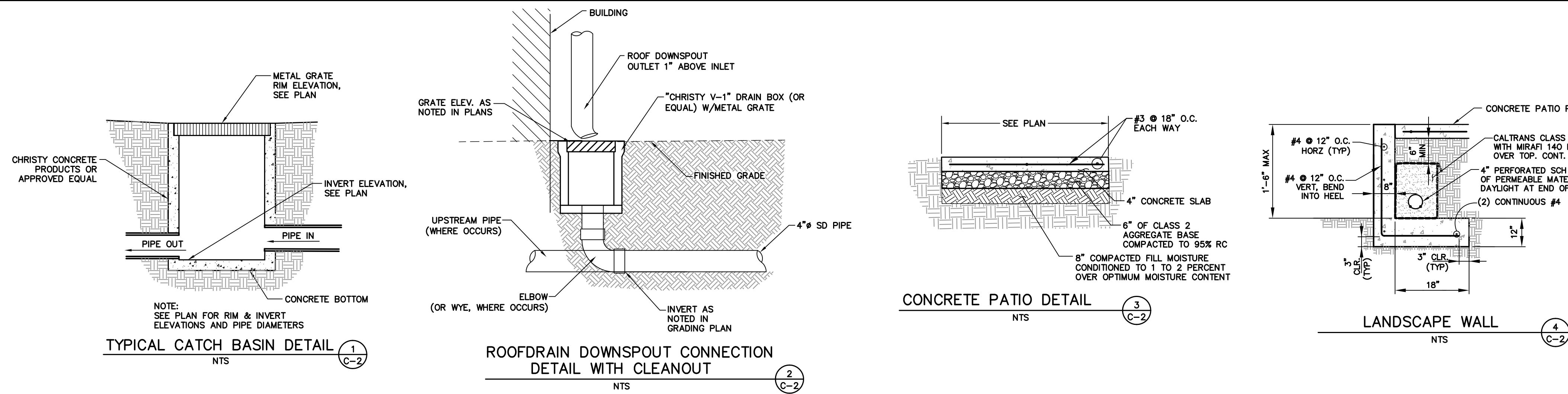
date  
AUGUST 2021

scale  
AS SHOWN

dwg name  
CIVIL1.DWG

C-1







TOTAL AREA OF DISTURBANCE = 0.15 ACRES  
= 6660 SF

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PEROUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON-SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

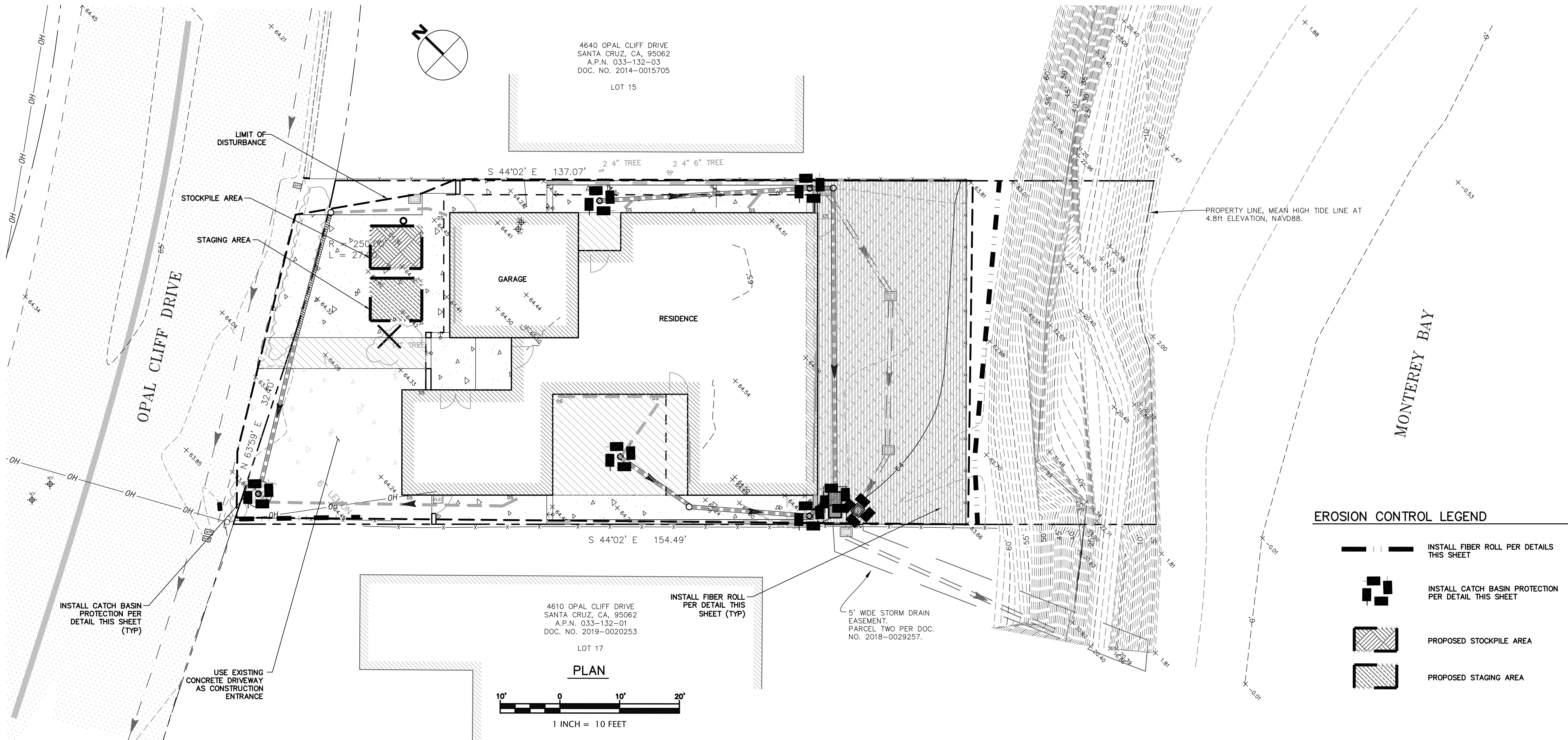
EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:  
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

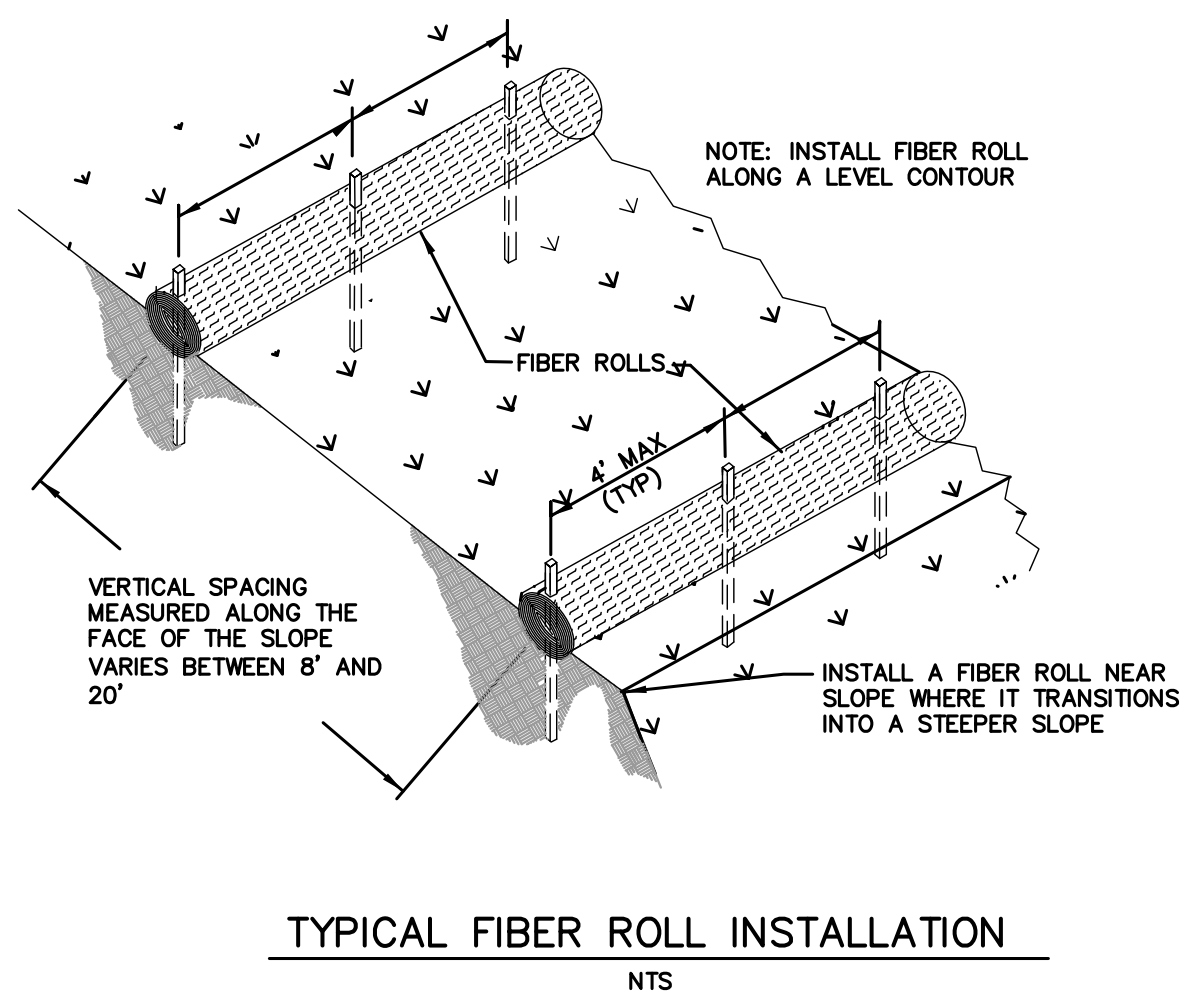
EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES  $\leq$  20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES  $>$ 20%.



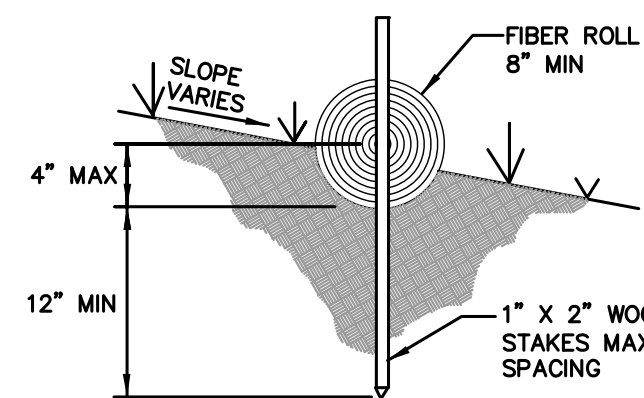
EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- PROPOSED STOCKPILE AREA
- PROPOSED STAGING AREA



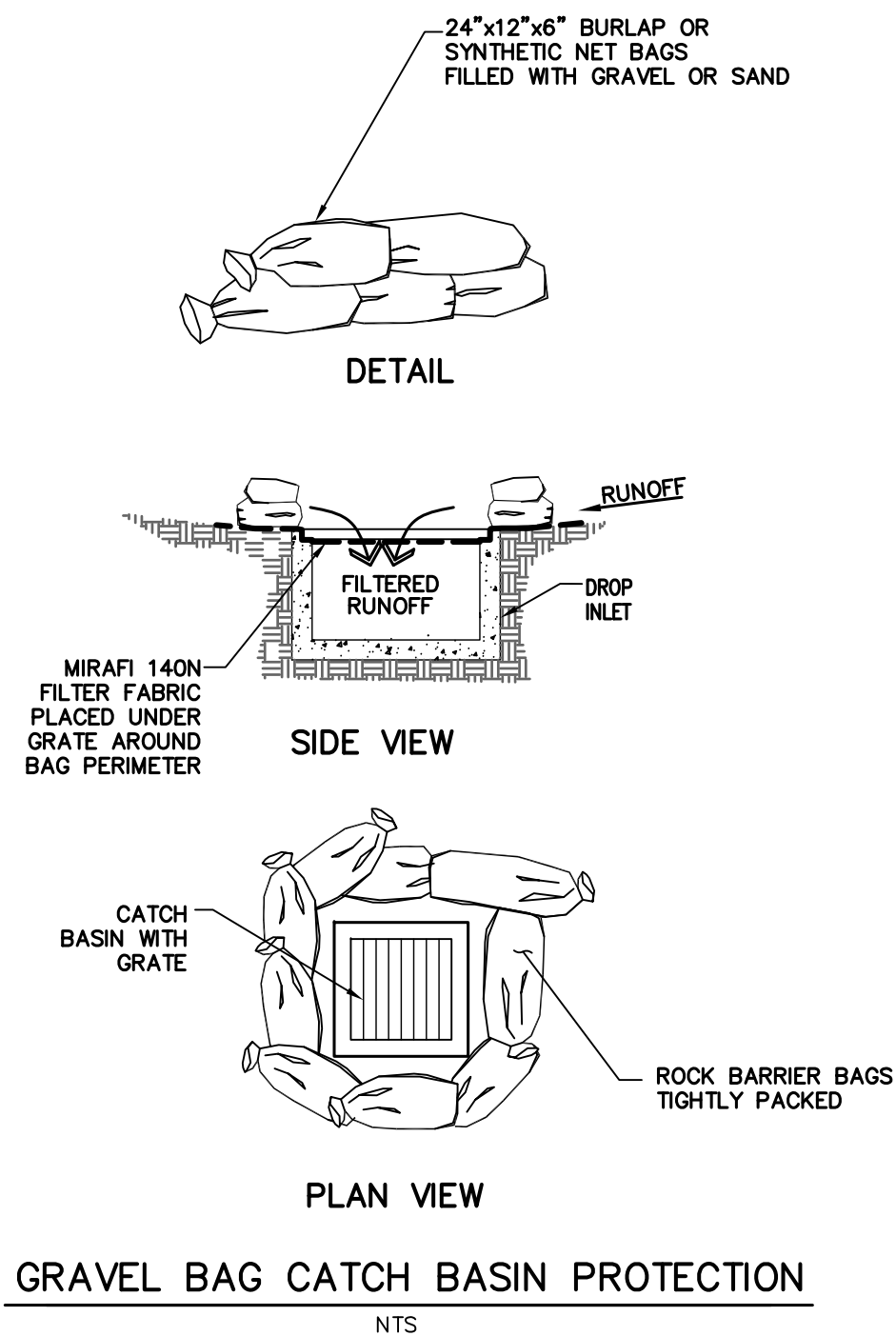
TYPICAL FIBER ROLL INSTALLATION

NTS



FIBER ROLL DETAIL IN SLOPE AREA

NTS



GRAVEL BAG CATCH BASIN PROTECTION

NTS

Exhibit D

PLANNING SUBMITTAL



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

PROPOSED RESIDENCE  
FOR  
DAVID HOYLE AND SARA WELCH  
4630 OPAL CLIFF DRIVE  
SANTA CRUZ COUNTY, CALIFORNIA  
APN # 053-132-02  
STORMWATER POLLUTION  
CONTROL PLAN

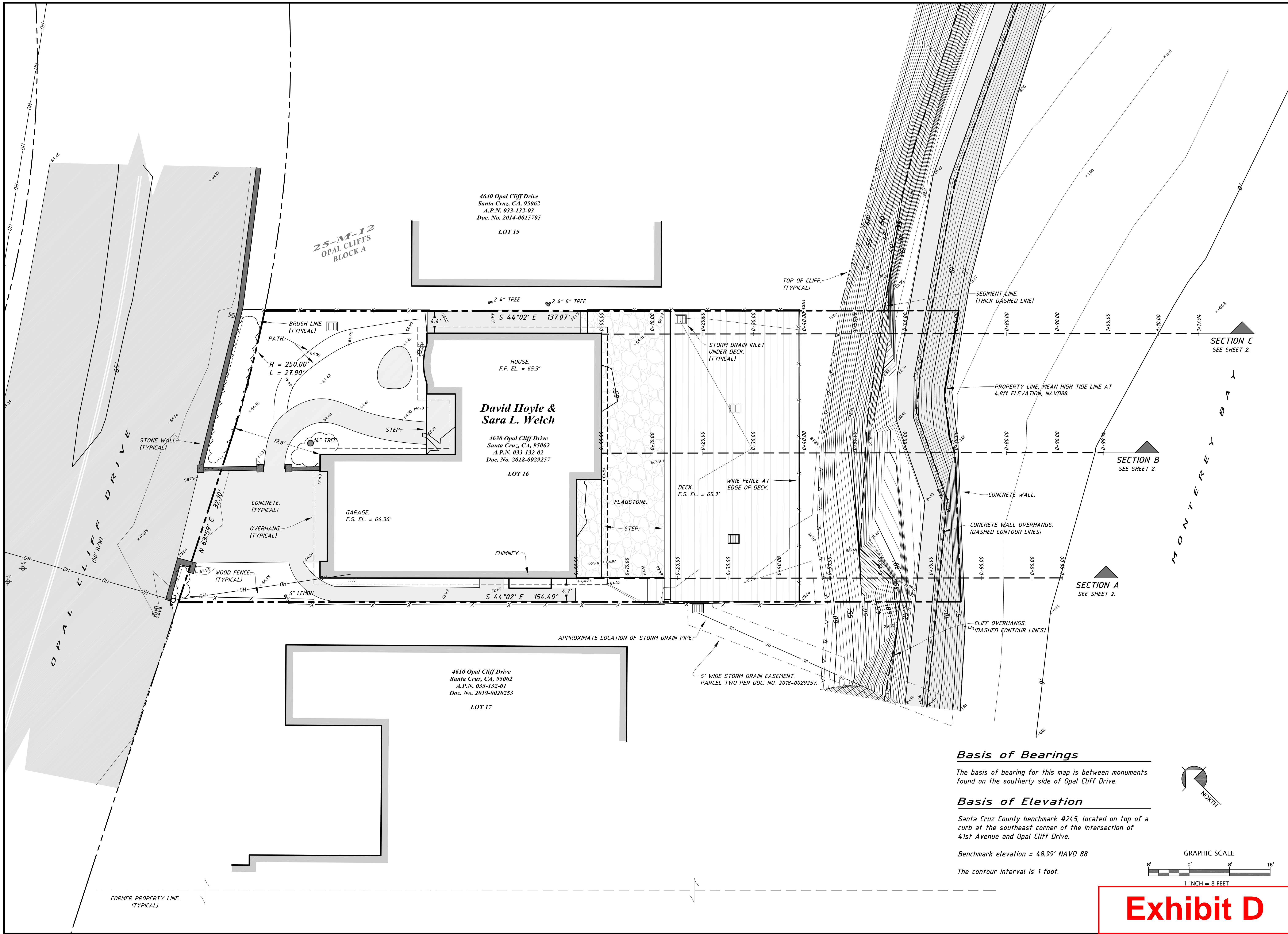
project no.  
21-086-1  
date  
AUGUST 2021  
scale  
AS SHOWN  
dwg name  
CIVIL1.DWG

C-3



The electronic data and paper data set forth on this sheet is the property of Hanagan Land Surveying, Inc. It is an instrument of service and is not transferable and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hanagan Land Surveying, Inc. The user assumes all liability for the accuracy of the electronic data and paper data set forth on this sheet. The user assumes all liability for the accuracy of the electronic data and paper data set forth on this sheet. The user assumes all liability for the accuracy of the electronic data and paper data set forth on this sheet.

S:\PROJECTS\2021\21046 Opal Cliff Drive.dwg, Plotted By: pauli, Plotted: Apr 07, 2021 - 11:50am



**Basis of Bearings**

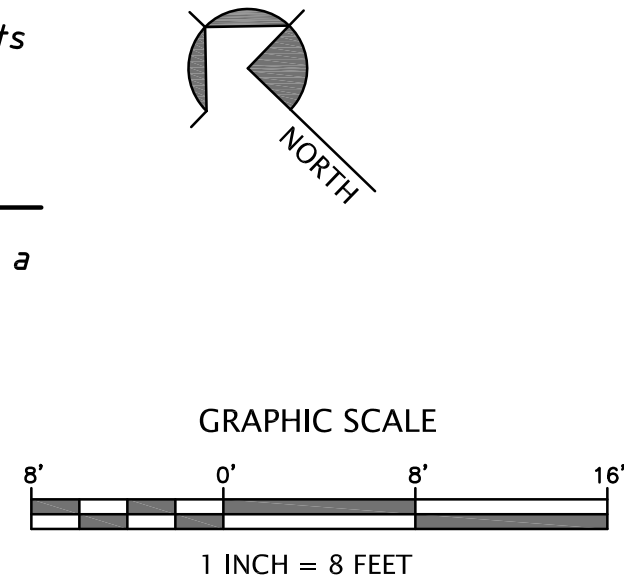
The basis of bearing for this map is between monuments found on the southerly side of Opal Cliff Drive.

**Basis of Elevation**

Santa Cruz County benchmark #245, located on top of a curb at the southeast corner of the intersection of 41st Avenue and Opal Cliff Drive.

Benchmark elevation = 48.99' NAVD 88

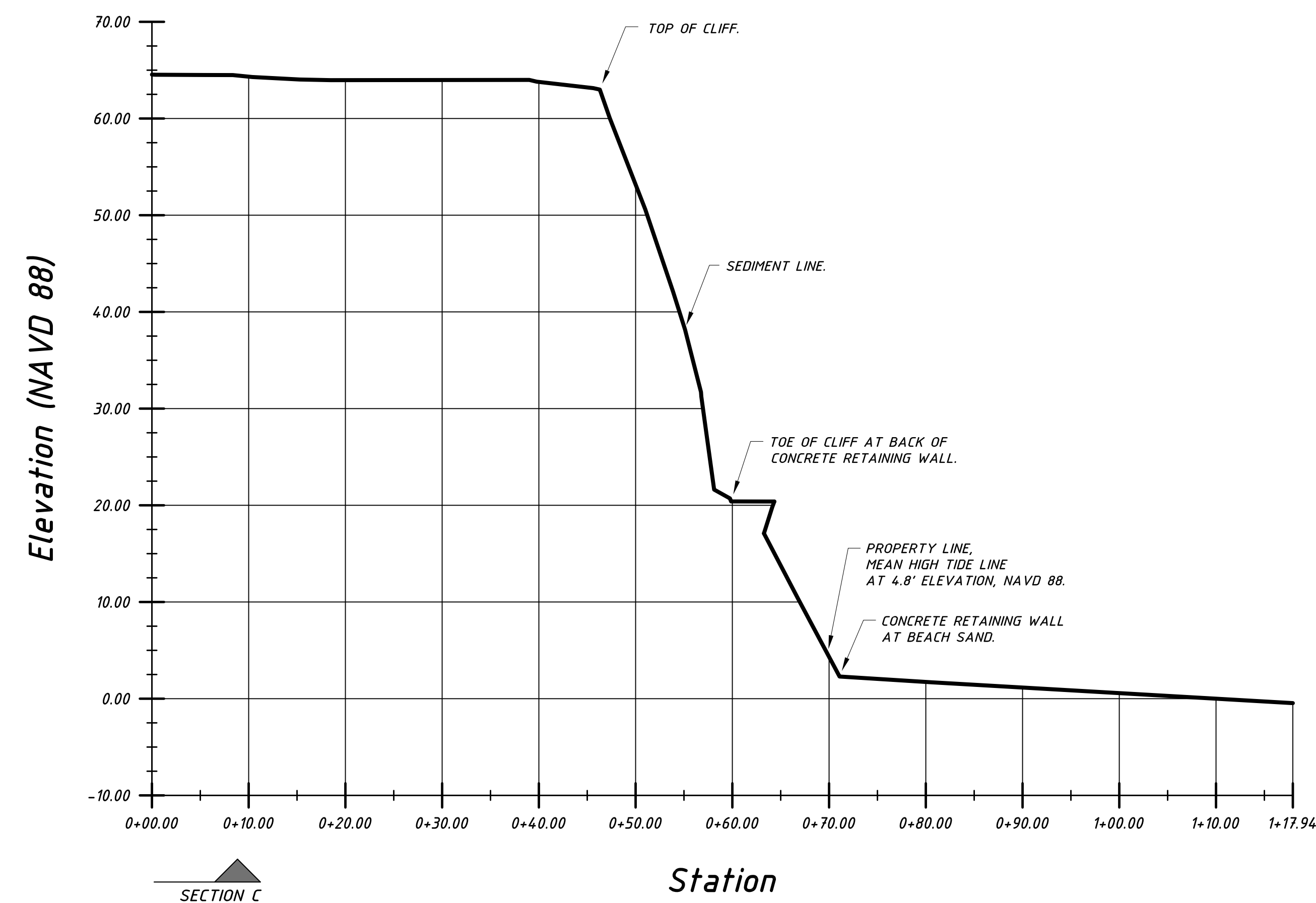
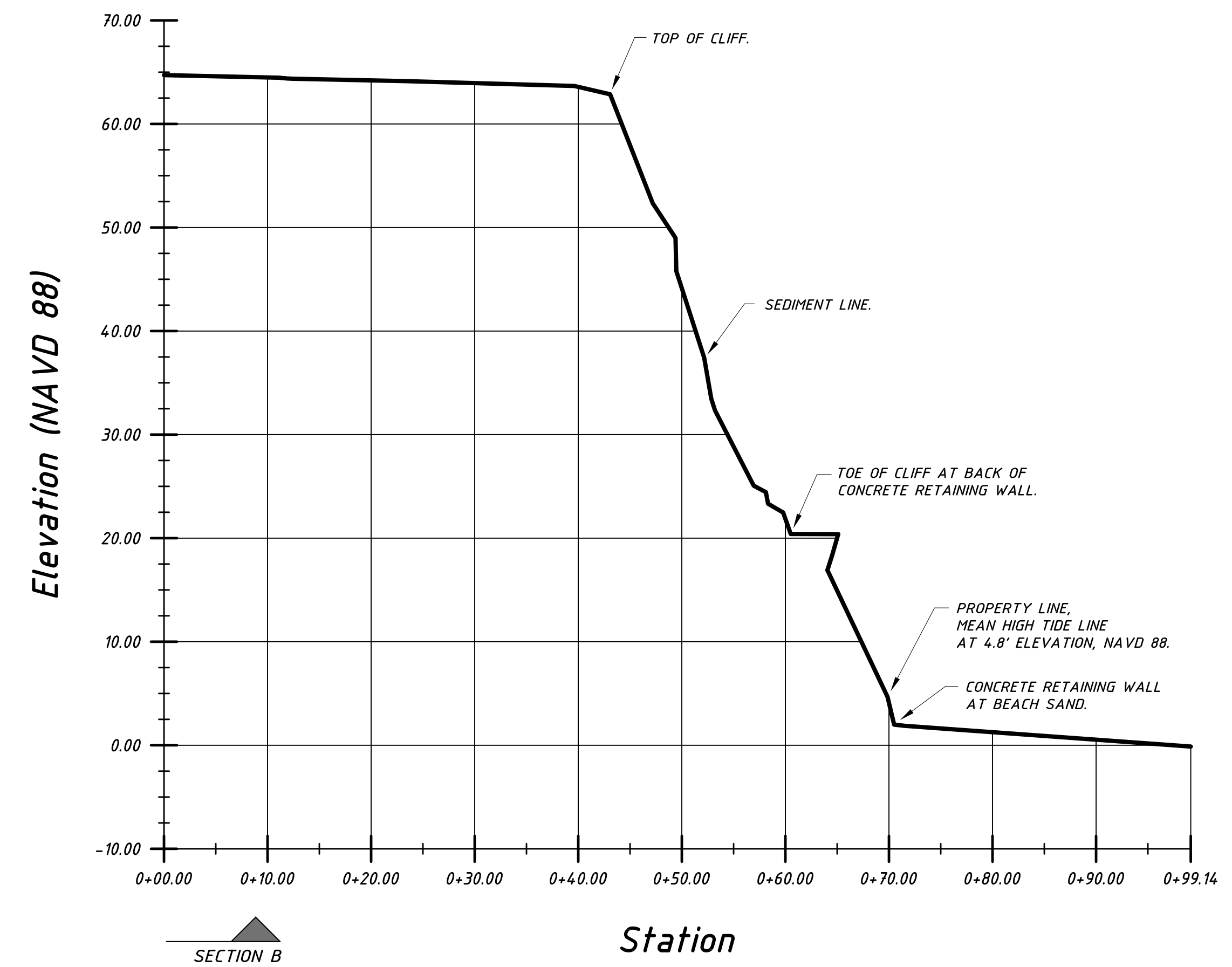
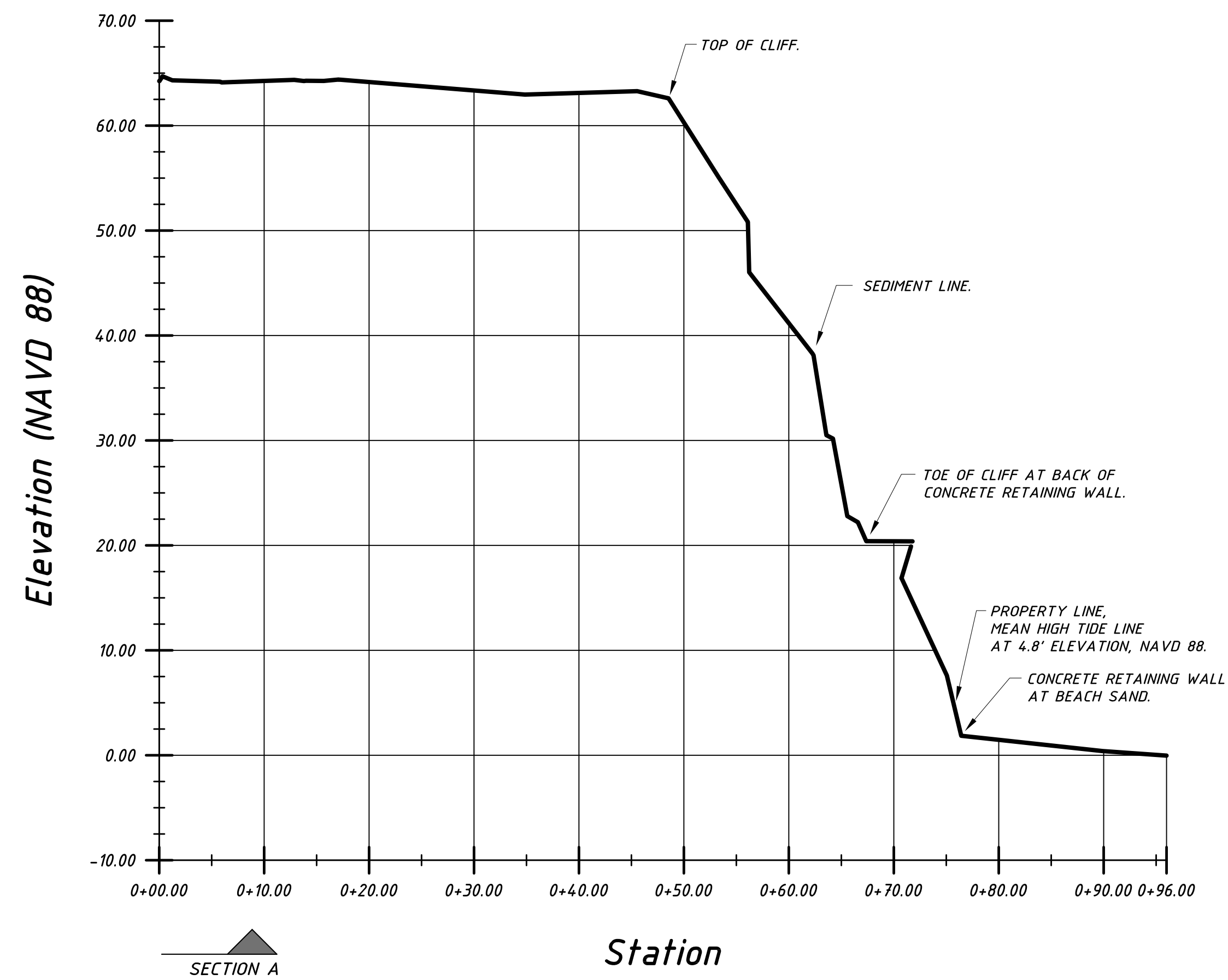
The contour interval is 1 foot.



**Exhibit D**

Boundary Map & Topographic, The Lands Of:		David Hoyle & Sara Welch	
SANTA CRUZ COUNTY		4630 Opal Cliff Drive, Santa Cruz, CA, 95062	
A.P.N. 033-132-02		DESIGN	
DATE 4-6-2021		DRAWN J. Kaneg	
SCALE 1" = 8'		SHEET SU-1	
		OF 2 SHEETS	
		JOB NO. 21046	
REVISION		APPROVED	
HAGAN LAND SURVEYING		305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428	
PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA		Paul Hanagan LS 7797	



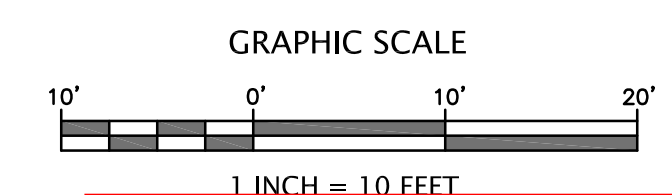


### *Basis of Elevation*

*Santa Cruz County benchmark #245, located on top of a curb at the south east corner of the intersection of 41st Avenue and Opal Cliff Drive.*

Benchmark elevation = 48.99' NAVD 88

*The contour interval is 1 foot.*



## Exhibit D

•  
•  
•  
•  
•  
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APPROVED *Paul Hanagan*  
Paul Hanagan LS 7797

# HANAGAN LAND SURVEYING

**SANTA CRUZ, CA 95062**  
**PHONE (831) 469-3428**



05/10/23

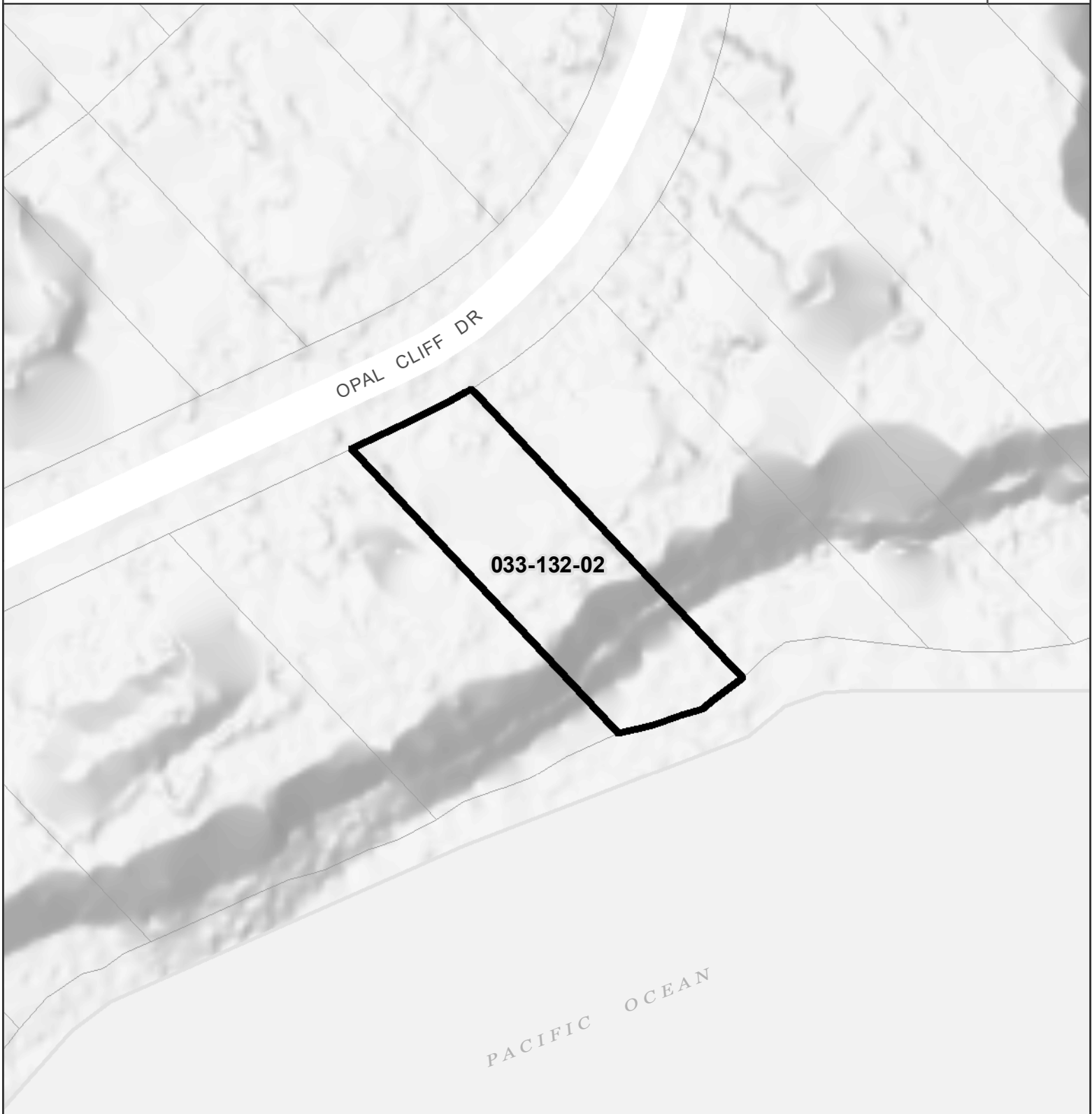
4630 Opal Cliff Drive, Santa Cruz, CA, 95062

Santa Cruz County	A.P.N. 033-132-02
DATE 4-6-2021	DESIGN
SCALE 1" = 10'	DRAWN J. K.







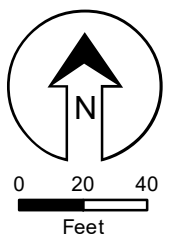
## Parcel Location Map



**Parcel: 03313202**

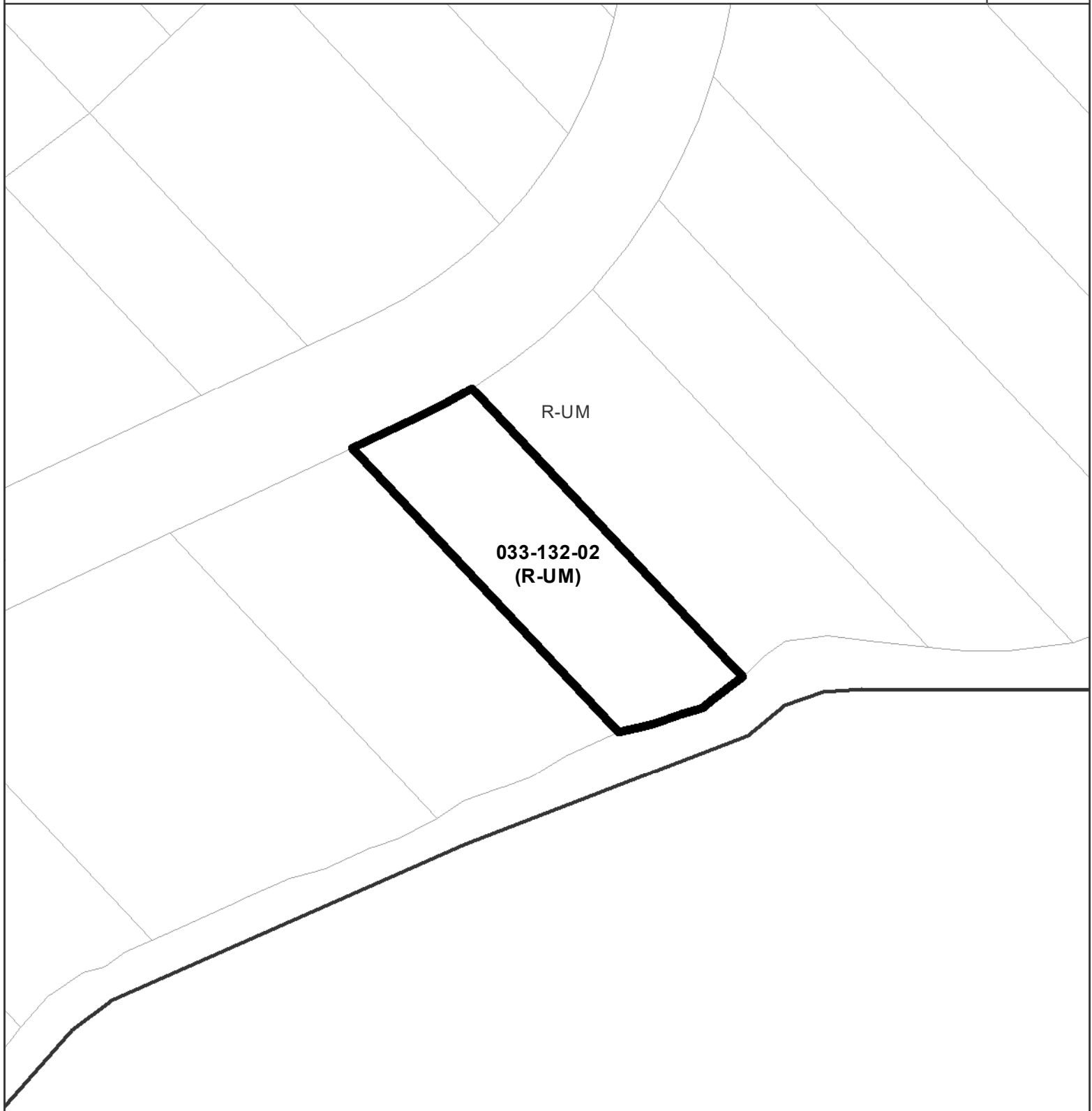
-  Study Parcel
-  Assessor Parcel Boundary


**Exhibit E**



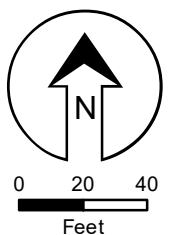


# Parcel General Plan Map



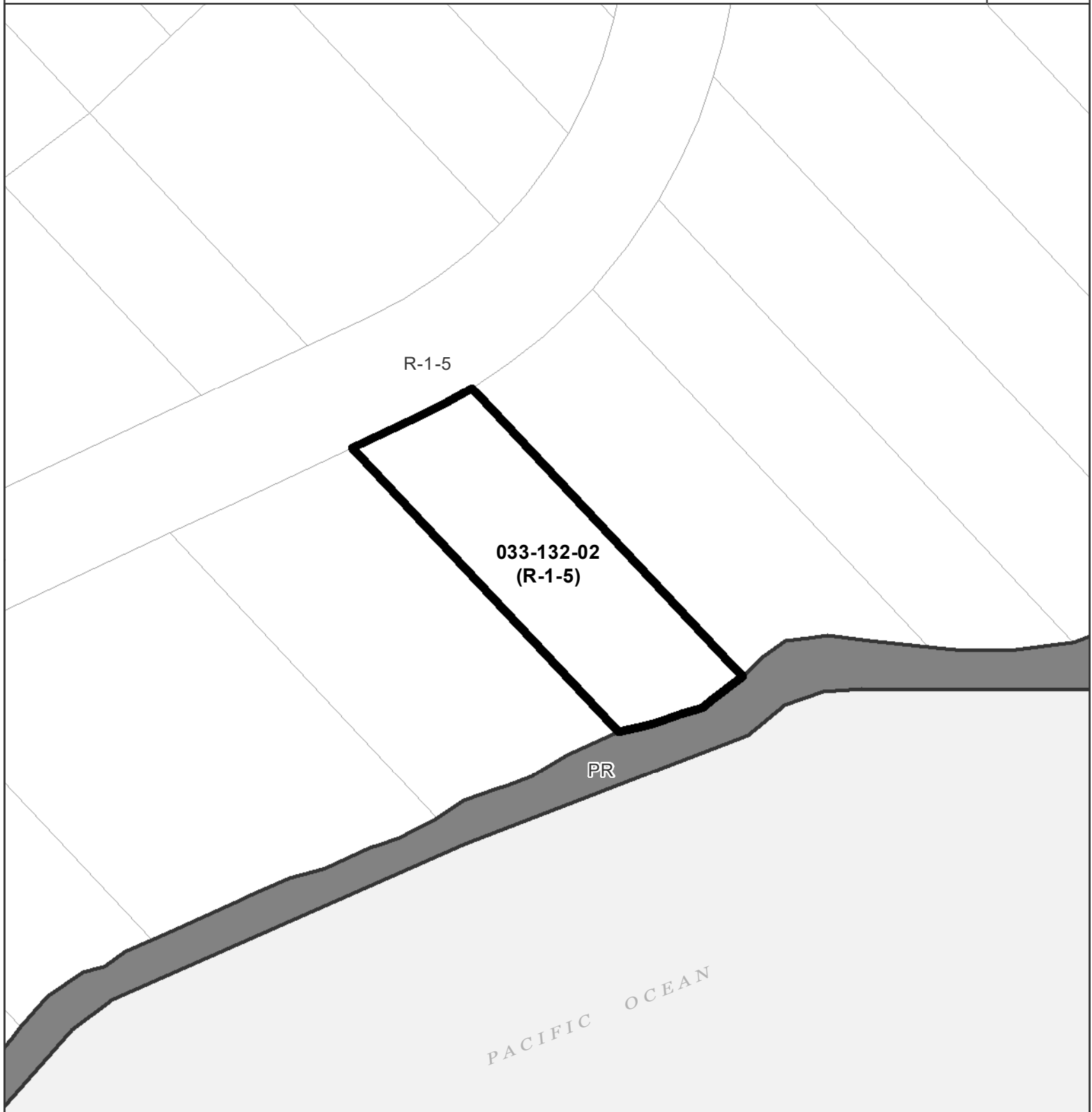
 R-UM *Res. Urban Medium Density*



**Exhibit E**



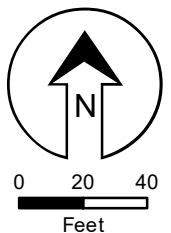


# Parcel Zoning Map



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*

**Exhibit E**



## Parcel Information

### Services Information

Urban/Rural Services Line:	<u>X</u> Inside    ___ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Aptos/Central Fire Protection District
Drainage District:	Flood Control Zone 5

### Parcel Information

Parcel Size:	10,280 square feet
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Public, via Opal Cliff Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-5 (Single family residential - 5,000 square feet)
Coastal Zone:	<u>X</u> Inside    ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes    ___ No

**Technical Reviews:** Combined Geologic and Soils Report Review (REV211488)

### Environmental Information

Geologic Hazards:	Coastal bluff
Fire Hazard:	Not a mapped constraint
Slopes:	Flat site with Coastal Bluff at the rear
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Foundation only
Tree Removal:	N/A
Scenic:	Not a mapped resource
Archeology:	Not mapped



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

7 March 2022

David Hoyle <provacdave@gmail.com>  
4630 Opal Cliff Drive  
Santa Cruz, CA 95062

Subject: Review of Geologic Investigation, Lands of Hoyle, 4630 Opal Cliff Drive, Santa Cruz, California, Santa Cruz County APN 033-132-02 by Zinn Geology dated 25 August 2021 and the 100-year slope angles in marine terrace deposits, 4630 Opal Cliff Drive, Santa Cruz, California, County of Santa Cruz APN 033-132-02 by Zinn Geology dated 1 March 2022, Job No. 2018016-G-SC

Review of the Geotechnical Investigation – Design Phase for the Hoyle Residence at 4630 Opal Cliff Drive/APN 033-132-02, Santa Cruz County, California by Pacific Crest Engineering, Inc. dated 26 August 2021, Project No. 2128-SZ69-B42

Project Site: 4630 Opal Cliff Drive  
APN 033-132-02  
Application No. REV211488

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the above referenced reports. The following items shall be required for the Building Permit Application:

1. All project design and construction shall comply with the recommendations of the reports.
2. 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.
3. After plans are prepared that are acceptable to all reviewing agencies, please request both your project engineering geologist and geotechnical engineer submit a completed Consultant Plan Review Form (PLG300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils and geology reports.

Electronic copies of all forms required to be completed by the Geotechnical Engineer and Geologist may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

**Exhibit G**

After building permit issuance the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

Please contact Rick Parks at (831) 454-3168/email: [Rick.Parks@santacruzcounty.us](mailto:Rick.Parks@santacruzcounty.us) or Jeff Nolan at (831) 454-3175/[Jeff.Nolan@santacruzcounty.us](mailto:Jeff.Nolan@santacruzcounty.us) if we can be of any further assistance.

Respectfully,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning  
County of Santa Cruz Planning Department



Jeffrey Nolan, CEG 2247  
County Geologist– Environmental Planning  
County of Santa Cruz Planning Department

Cc: County of Santa Cruz Planning Department, Attn: Jessica de Grassi  
Zinn Geology, Attn: Erik Zinn, CEG  
Pacific Crest Engineering, Inc., Attn: Elizabeth Mitchell, GE  
Cove Britton, Architect

Attachments: Notice to Permit Holders

**Exhibit G**

**NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN  
PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

1. **At the completion of construction,** a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* 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 soils and geology reports.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils 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 then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.