



## Staff Report to the Zoning Administrator

Application Number: **221027**

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**Applicant:** Kazem Rezayat

**Owner:** Rezayat

**APN:** 044-142-56

**Site Address:** 502 Loma Prieta Drive, Aptos

**Agenda Date:** November 3, 2023

**Agenda Item #:** 1

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

**Project Description:** Proposal to construct a new 1,300 square foot single family dwelling on a vacant parcel. Project includes grading of approximately 150 cubic yards of material in the Coastal Zone. Requires a Coastal Development Permit, Variances to reduce the required front yard setback from 20 feet to five feet to the dwelling, and reduce the required setback to the garage opening from 20 feet to eight feet, and an over height wall permit for the construction of retaining walls in excess of three feet in height within the front yard.

**Location:** Project located on the south side of Loma Prieta Drive approximately 200 feet south of the intersection with Alta Drive (502 Loma Prieta Drive).

**Permits Required:** Coastal Development Permit, Variance, and over-height wall approval

**Supervisory District:** Second District (District Supervisor: Zach Friend)

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221027, based on the attached findings and conditions.

### **Project Description & Setting**

The subject property is approximately 10,000 square feet in size containing a steep uphill slope along a narrow right of way (Loma Prieta Drive). The project site is densely vegetated with mature pine and oak trees. Previously developed with a single family residence and garage, the parcel is currently vacant with the exception of a retaining wall and dilapidated foundation which fronts Loma Prieta Drive where the original home existed.

The project site is entirely within the mapped Salamander Protection Zone, an area that is known habitat for the Santa Cruz Long-toed Salamander (SCLTS). The SCLTS is a State and Federally designated endangered species. Development within the SP Combining district is subject to specific site and development standards pertaining to percentage of site disturbance in order to minimize potential adverse impacts to Salamander habitat.

The project proposes to remove the existing retaining wall and foundation and excavate approximately 150 cubic yards of material from the hillside. One 27-inch diameter at breast height Oak tree is to be removed during the excavation activities to allow for the construction of a new retaining wall and foundation system serving as support for a new 1,300 square foot two story single family dwelling with garage at the first floor.

Due to the project location within the mapped Coastal zone, as well as the project site being a designated sensitive habitat and a mapped scenic resource in the County General Plan, a Coastal Development Permit is required for the construction of a new single family dwelling, grading in excess of 100 cubic yards, and removal of a 27 inch dbh Oak tree. Further, a Variance to reduce the required front yard setback and over height wall permit are required for the proposed improvements adjacent to Loma Prieta Drive.

### Variance

The project proposes to reduce the required 20-foot front yard setback to five feet for the construction of the new dwelling, and eight feet to the garage opening. Due to the topography of the site and restrictions on site disturbance and grading activities within the SCLTS habitat, special site conditions exist to support the granting of a variance.

The proposed reductions to the front yard setback would be in harmony with the intent of the zoning ordinance in that the reduced site disturbance and grading activities are specifically called out in the SP Combining district site and development standards contained in SCCC 16.32.

The granting of the variance to reduce the required front yard setback would not result in a granting of special privileges in that many of the properties along Loma Prieta Drive contend with similar topographic constraints and are developed in close proximity to right of way and within the required front yard.

### Over-height wall

SCCC 13.10.525 (Fence and Retaining walls) limits the height of fencing and retaining walls within the required front yard to a maximum height of three feet. As proposed, the project would include construction of new retaining walls that are five feet in height within the front yard. The increased height of the retaining walls requires an over-height wall approval.

As proposed, the retaining walls would not exceed three feet in height within the required 10-foot sight distance triangle to ensure the project would not result in adverse impacts to sight distance for vehicles or pedestrians. The proposed retaining walls are intended to retain the cut slope and serve as the primary support and foundation for the proposed home.

In conjunction with the proposed variances, the project would be sited and designed to minimize site disturbance for the construction of a modest home. Similar retaining walls can be found in the vicinity of the project due to the topography of the surrounding area.

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

The subject property is a 10,000 square foot lot, located in the R-1-10-SP (Single Family

Residential (10,000 square foot minimum parcel) Salamander Protection Combining District) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Residential Density) General Plan designation.

#### Salamander Protection Combining District

The project site is located within the Santa Cruz Long-Toed Salamander's (SCLTS) breeding ponds and terrestrial habitat. To ensure the survival of this endangered animal subspecies, specific site and development standards have been adopted for parcels within the SP Combining District.

A SCLTS Assessment letter, prepared by Wildlife Biologist Mark Allaback, dated March 22, 2017, was reviewed by County staff in conjunction with the proposed application materials. As indicated in Biotic Assessment, the project site has low likelihood of being SCLTS habitat due to the density of surrounding development and proximity to the nearest known breeding pond. Further, the project site is covered in dense non-native vegetation.

Though likelihood of the site being SCLTS habitat is low, existence of SCLTS was not ruled out. The project has been conditioned to ensure the project would not adversely impact potential SCLTS habitat. As proposed, the project would comply with all site and development standards for the R-1-10-SP zone district.

#### Parking

The proposed project entails construction of a two-bedroom single family dwelling requiring three parking spaces pursuant to SCCC 13.10.323. Whereas two of the required parking spaces would be located within the proposed attached garage at the lower level, one additional parking space would be located within the front yard. Sufficient area would be available adjacent to the home to accommodate the required 8.5 feet wide x 18 feet long parking space, parallel to Loma Prieta Drive.

The proposed retaining walls would not adversely impact sight distance in that no portion of the retaining walls would exceed three feet in height within the required 10 foot sight distance triangle. Further, the proposed parking access and drive aisle would not make up more than 50% of the property frontage.

#### **Local Coastal Program Consistency**

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain 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 not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Existing public beach access is available at Hidden Beach County Park approximately one mile southwest of the project site. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **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 **221027**, 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](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. Report review letters
- H. Comments & Correspondence



# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 221027

Assessor Parcel Number: 044-142-56

Project Location: 502 Loma Prieta Drive, Aptos

**Project Description: Proposal to construct a new single family dwelling.**

**Person or Agency Proposing Project: Kazem Rezayat**

**Contact Phone Number: (408) 410-2889**

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

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Construction of a new single family residence in an area designated for residential uses.

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

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

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts 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-1-10-SP (Single Family Residential (10,000 square foot minimum parcel) Salamander Protection Combining District), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Residential Density) General Plan designation. The project has been conditioned to minimize potential adverse impacts to potential SCLTS habitat.

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 the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the 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 at Hidden Beach County Park approximately one mile southwest of the project site.

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-1-10-SP (Single Family Residential (10,000 square foot minimum parcel) Salamander Protection Combining District) 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.

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 the project site is not located between the shoreline and the first public road. Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Existing public beach access is available at Hidden Beach County Park approximately one mile southwest of the project site. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

### **Variance Findings**

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the topography of the subject parcel and location within the SP Combining District creates a special circumstance for which a variance to reduce the required front yard setback can be supported. Development of the site toward the front of the parcel will result in a project that reduces the amount of overall site disturbance and grading necessary to accommodate construction of a modest, 1,300 square foot home.

The project proposes to grade approximately 150 cubic yards of material by cutting into the toe of the hillside at the front of the subject parcel. Additional grading would require a further cut into the hillside, construction of a taller retaining wall at the back of the proposed residence, and additional site disturbance on a parcel located within the Salamander Protection Combining District, a designation which limits site disturbance to 10% of the parcel size. As proposed, the project complies with the SP combining district site and development standards.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that proposed reductions to the front yard result in reductions in site disturbance and grading activities which are specifically called out as objectives in the SP Combining district site and development standards contained in SCCC 16.32. Consequently, the project will be in harmony with the intent of the zoning ordinance.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the proposed project entails construction of a modest, two story single family dwelling that contains 1,300 square feet of habitable space. The proposed reduction to the required front yard setback will not constitute a granting of special privileges in that many of the homes and site improvements in the vicinity are constructed close to the right of way (Loma Prieta) due to the topography off the surrounding area. The proposed development will be consistent with the surrounding pattern of development.

## **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.

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-1-10-SP (Single Family Residential (10,000 square foot minimum parcel) Salamander Protection Combining District) 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 with exception to the front yard setback for which a variance to reduce the required front yard can be supported.

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-UL (Urban Low Residential Density) 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-1-10-SP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities, and will not generate more than the

acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area.

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

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

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

This finding can be made, in that the proposed single family dwelling, though not subject to design review in accordance with SCCC 13.11.070, will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit D: Project plans, prepared by Roy Horn, revised 5/24/23.

- I. This permit authorizes the construction of a new approximately 1300 square foot 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to 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.
  - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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 Santa Cruz County Planning review and approval.

3. Grading, drainage, and erosion control plans.
  4. 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 the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
  2. A maintenance schedule shall be provided prior to building permit approval. The maintenance schedule shall contain detailed instructions for the long-term maintenance of the stormwater mitigations and shall include inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
- C. Meet all requirements of the Soquel Creek 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.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning. See Conditions III.A.B.C.D for additional requirements.
1. Remove the existing cement retaining walls to allow free movements of small wildlife species onto undeveloped portions of the lot.
  2. Remove invasive non-native plants from undeveloped portions of the lot, and replant with only appropriate native vegetation when required.
  3. The project biologist shall be onsite during rough grading operations. A letter from the biologist shall be submitted (to the County Resource Planner) upon the completion of rough grading operations.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Submit a plan review letter prepared and stamped by the project Geotechnical Engineer.
- I. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per

square foot for single family dwellings.

- J. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings.
  - K. Pay the current fees for Roadside and Transportation improvements for two (2) bedroom(s). Please contact the Department of Public Works Road Engineering Division for a list of current fees.
  - L. 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.
  - M. Provide required off-street parking for three (3) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
  - N. 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. Prior to any site disturbance, complete a pre-construction meeting with Environmental Planning Resource Planner, project biologist and grading contractor.
  - B. Identify and designate a disturbance coordinator. A 24-hour contact number and/or email address 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.
  - C. A "Final Project Conformance Letter" from the project biologist shall be submitted prior to final building inspection signoff.
  - D. Perform surface disturbance activities (grading) only during the dry season when adult Santa Cruz Long-toed Salamander (SCLTS) are not active above ground (April 15- October 15).
  - E. All site improvements shown on the final approved Building Permit plans shall be installed.
  - F. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.



- G. The project must comply with all recommendations of the approved soils reports.
- H. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

#### V. 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: \_\_\_\_\_

\_\_\_\_\_  
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.


### SCOPE OF WORK

- |  |         |              |
|--|---------|--------------|
| C. GARAGE                                  |         | 546 SQ.FT    |
| 3. LOT COVERAGE                            |         |              |
| a. LOT AREA                                | APPROX. | 10,461 SQ.FT |
| b. LOT COVERAGE                            |         | 1046 SQ.FT   |
| c. PARCEL COVERAGE                         |         | 10%          |
| d. FLOOR AREA RATION                       |         | 13%          |
| e. DECKS                                   |         | 420 SQ.FT    |
| ABOVE GROUND W/ 1/2' SPACE BETWEEN DECKING |         |              |

- NOTES: VARIANCE REQUIRED FOR THE FOLLOWING

- |    |                     |                         |
|----|---------------------|-------------------------|
| 1. | HOUSE & GARAGE      | 1012 SQ FT              |
| 2. | GRADE BEAMS & PIERS | <u>34 SQ FT</u>         |
|    |                     | 1046 SQ FT = 10% OF LOT |

SPI SITE PLAN  
SHT 1 PLOT PLAN

- |       |   |
|-------|---|
| SHT 2 | EROSION CONTROL & SOIL AMENDMENT  |
| SHT 3 | ELEVATIONS & CROSS SECTIONS   |
| SHT 4 | ELEVATIONS & CROSS SECTIONS -<br>NORTH & SOUTH  |
| SHT 5 | FLOOR PLANS - EAST & WEST   |
| C1    |  COVER SHEET GEO TECHNICAL |
| C2    | DRAINAGE PLAN   |
| C3    | CROSS SECTIONS AND DETAILS  |
| C4    | EROSION CONTROL PLAN AND NOTES  |

DESIGNER: ROY HORN DESIGN & CONSTRUCTION, 3090  
PASEO DEL SOL, SOQUEL, CA. 95073

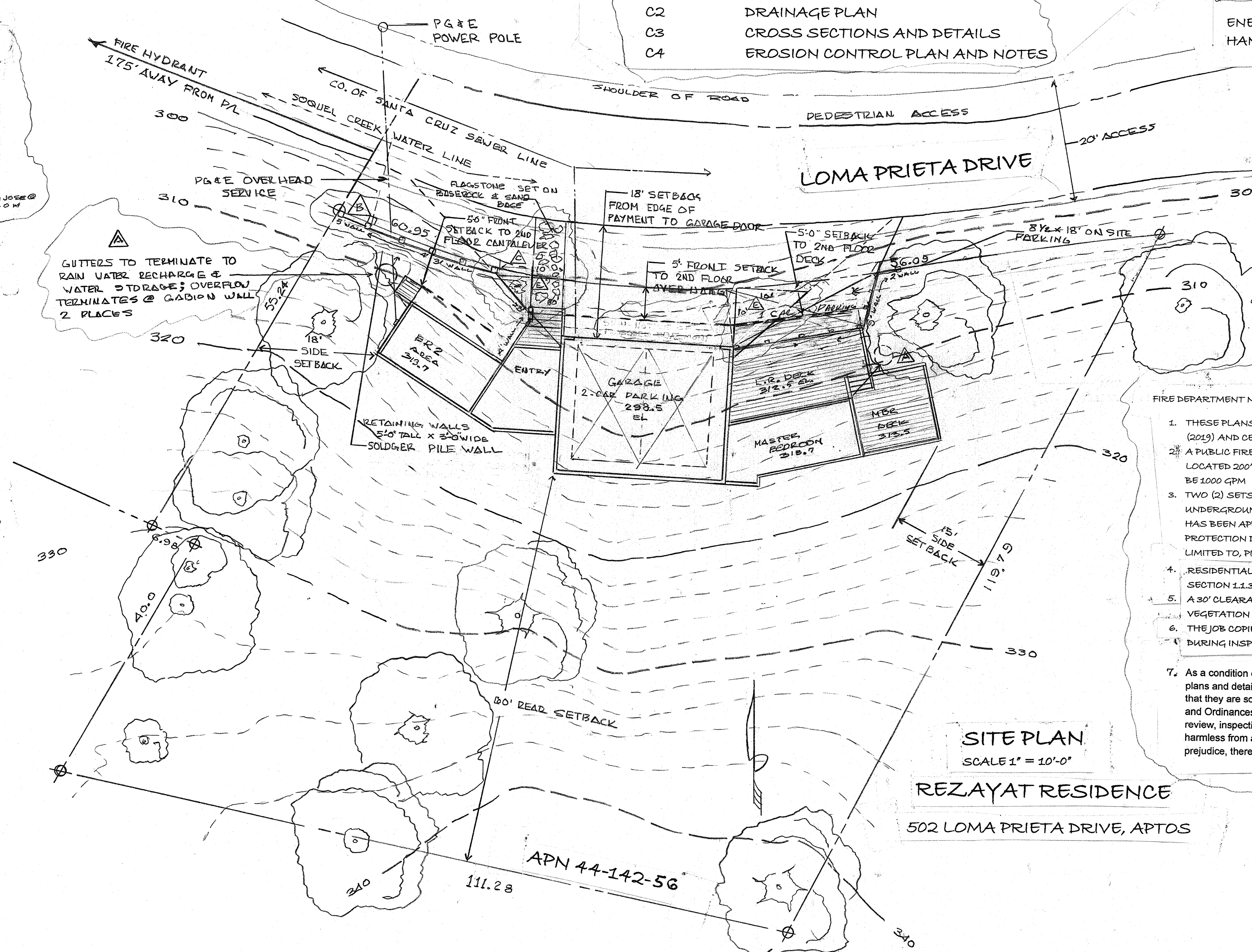
STRUCTURAL ENGINEER: DONALD URFER AND  
ASSOCIATES, 2715 PORTER STREET, SOQUEL, CA 95073

SOIL ENGINEER: ASSOCIATED TERRA CONSULTANTS, INC,  
1725 DELL AVE, CAMPBELL, CA 95008

SURVEYOR: MID COAST ENGINEERS, 70 PENNY LANE,  
WATSONVILLE, CA 95076

ENERGY CALCS: A PLUS GREEN ENERGY SERVICES, 41  
HANGER WAY, WATSONVILLE, CA 95076

REVISIONS	BY
30 JAN 22 RAIN WATER REPLACING #30	<del>11</del>
27 FEB 23 PUMP CHG	27 FEB 23
24 MAY 23 BACKFLOW	4 MAY 23



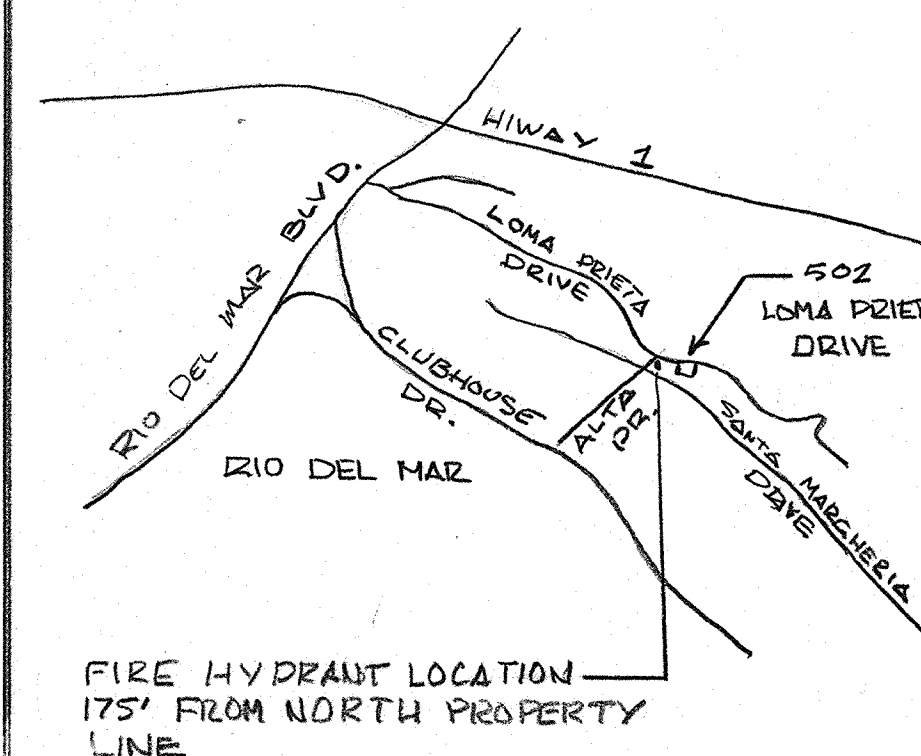
# SITE PLAN

SCALE 1" = 10'-0"

REZAYAT RESIDENCE

502 LOMA PRIETA DRIVE, APTOS

# VICINITY PLAN



FIRE HYDRANT LOCATION —  
175' FROM NORTH PROPERTY  
LINE

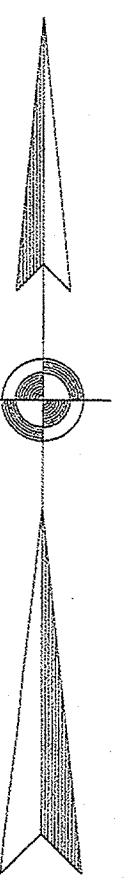
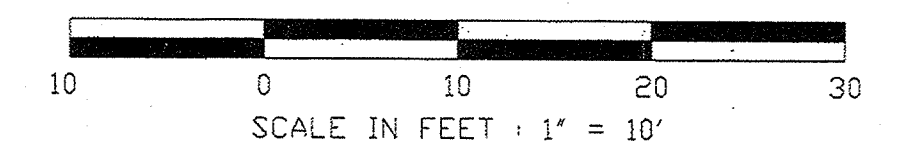
- FIRE DEPARTMENT NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.
2. A PUBLIC FIRE HYDRANT WITH A FLOW RATE OF 1500 GPM PER MINUTES IS LOCATED 200' NORTH OF LOMA PRIETA DRIVE. FLOW RATE OF RESIDENCE SHALL BE 1000 GPM
3. TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM HAS BEEN APPROVED. INSTALLATION SHALL FOLLOW CENTRAL FIRE PROTECTION DISTRICT GUIDE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO, PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.
4. RESIDENTIAL OCCUPANCY GROUP (R-3) CONSTRUCTION TYPE (VB) PER CRO SECTION 1.1.3.11
5. A 30' CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTABLE VEGETATION AROUND ALL STRUCTURES TO THE PROPERTY LINE.
6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS SHALL BE ON SITE DURING INSPECTIONS.
7. As a condition of submittal of these plans, 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, inspector or other source. Further, the submitter, designer, and installer agree to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, thereafter and this agency.



# LEGEND:

SET 1/2" PIPE, LS 3233, AT PROPERTY CORNER.  
 EXISTING CONTOUR  
 EXISTING GRADE  
 EXISTING FENCE  
 SSMH  
 SANITARY SEWER MANHOLE  
 DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 CONTOUR INTERVAL EQUALS TWO FEET.  
 BENCHMARK FOR THIS SURVEY IS COUNTY OF SANTA CRUZ NO. 29  
 LOCATED AT THE INTERSECTION OF CLUBHOUSE DR AND ALTA DR.  
 ELEVATION = 228.22 DATUM = NAVD 1988



SSMH  
298.4 RIM  
291.5 INV

SSMH  
297.0 RIM  
292.6 INV

R=115.00'  
 L=60.95'  
 D=30°22'

(30' WIDE)

THIS MAP IS A REDRAW OF A SURVEY  
 PERFORMED BY MID COAST ENGINEERS  
 IN 1999 (JOB NO 99.038). ALL INFORMATION  
 SHOWN HEREON REFLECTS THE SURVEY  
 CONDITIONS OF THAT TIME.

TOPOGRAPHIC SURVEY	
LANDS OF KAZEM REZAYAT	
SCALE: 1"= 30'	APN 044-142-56
MID COAST ENGINEERS	
CIVIL ENGINEERS AND LAND SURVEYORS	
70 PENNY LN. SUITE A, WATSONVILLE, CA 95076	
DATE: JUNE 30, 2016	REVISION: 16065
SANTA CRUZ COUNTY, CALIFORNIA	
SHEET NO. 1 OF 1	





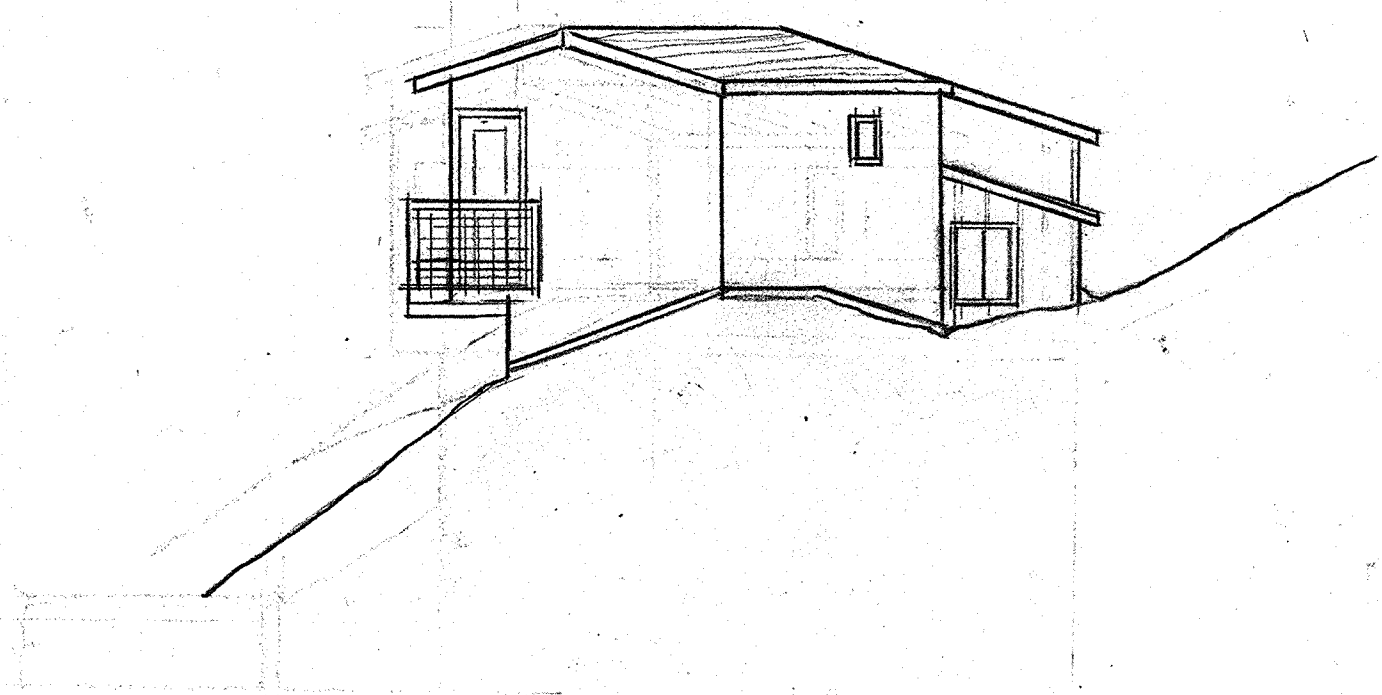


REVISIONS	BY
30 JAN 22	BAW/ATC
01 NOV 22	BAW/ATC
24 MAY 23	BAW/ATC

NOT TO SCALE  
 AND  
 DESIGN  
 FOR  
 ROY

Date	12 Sept 21
Scale	Noted
Drawn	BAW
Job	REZAYAT RESIDENCE
Sheet	1 of 2
Of	Sheets

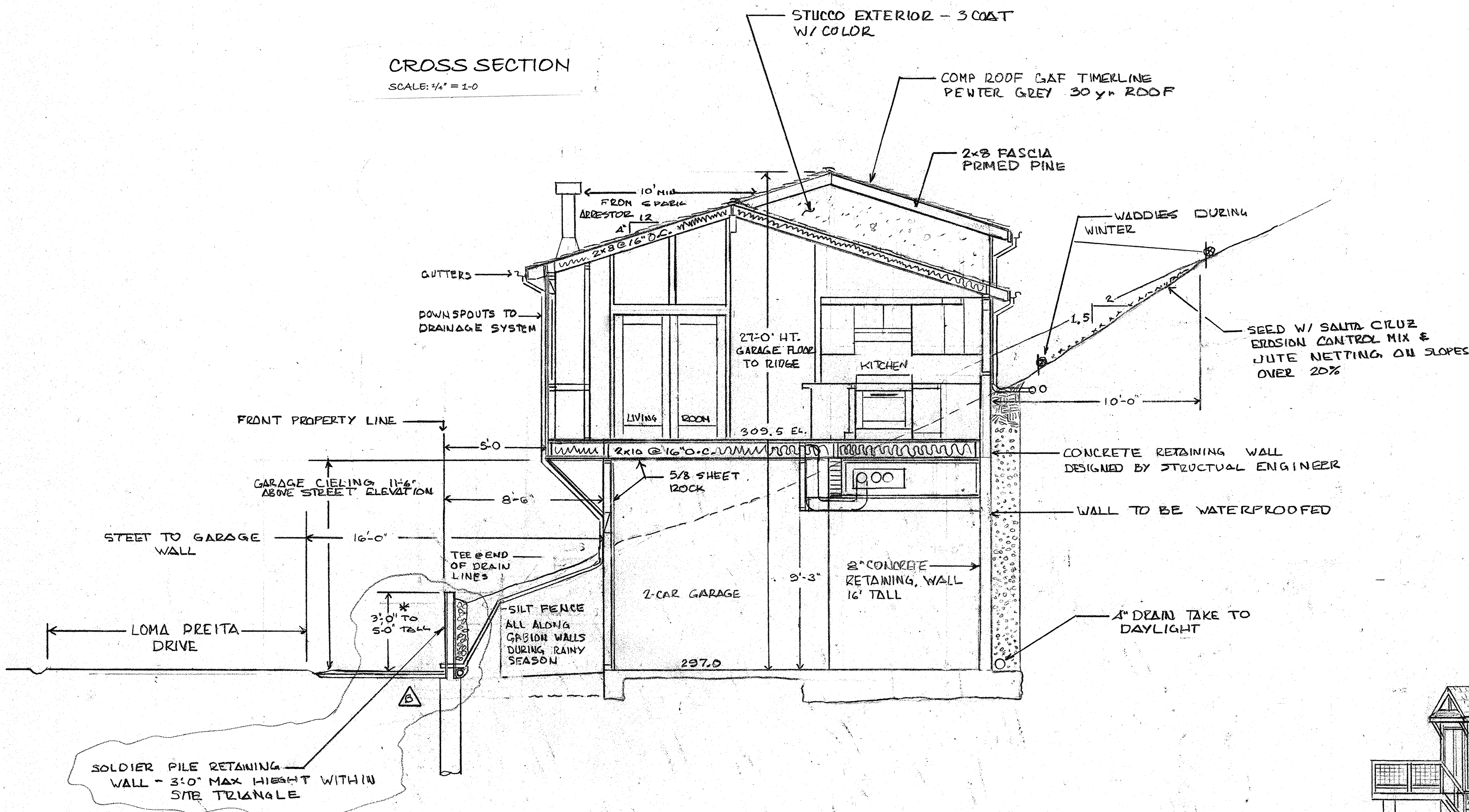
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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



REZAYAT RESIDENCE  
502 LOMA PRIETA DRIVE, APTOS



REVISIONS	BY
30 JAN 22	REDAVAT
3 NOV 22	REDAVAT
24 MAY 23	REDAVAT

NOT FOR CONSTRUCTION  
AND  
REGISTERED  
PROFESSIONAL  
ENGINEER

Date 12 SEPT 21

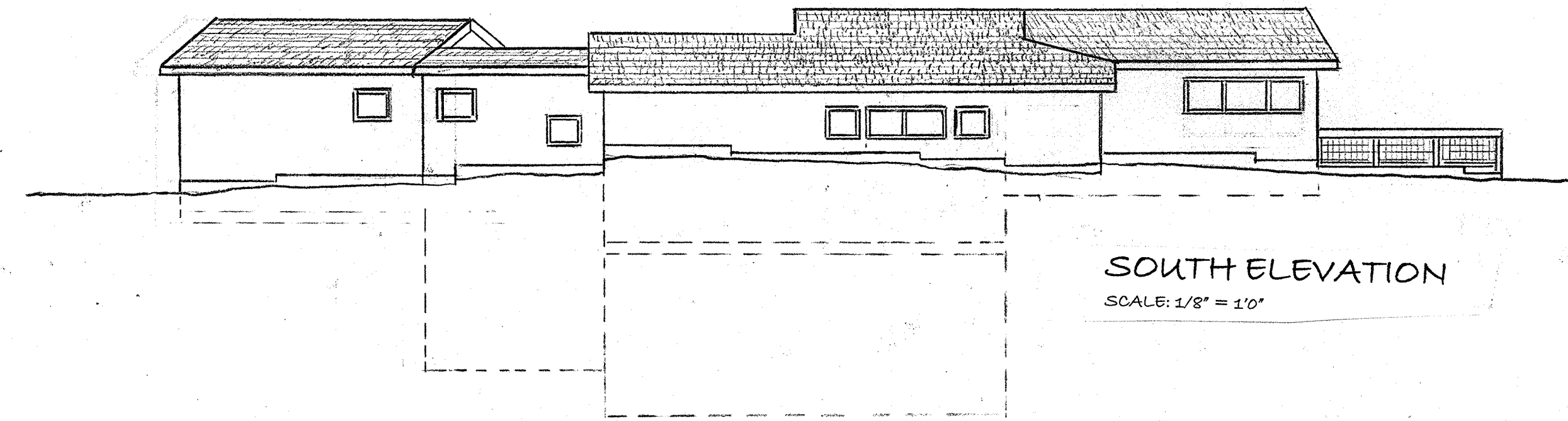
Scale 1/8" = 1'-0"

Drawn REDAVAT

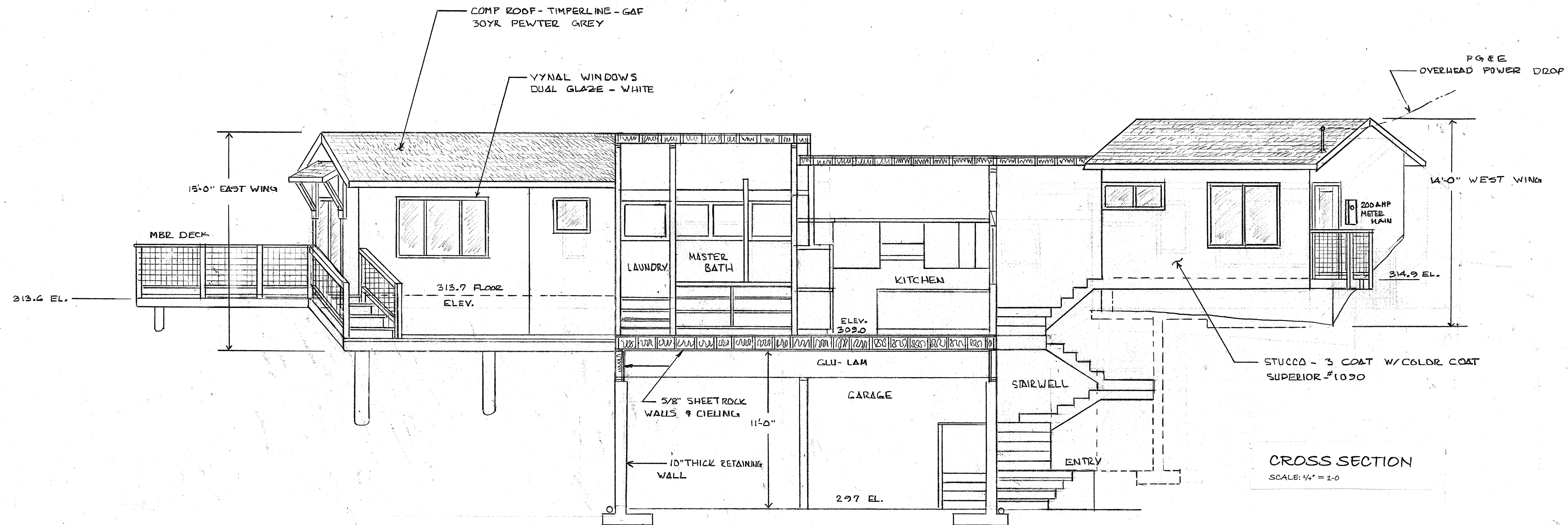
Job REZAYAT RESIDENCE

Sheet 4 of 5

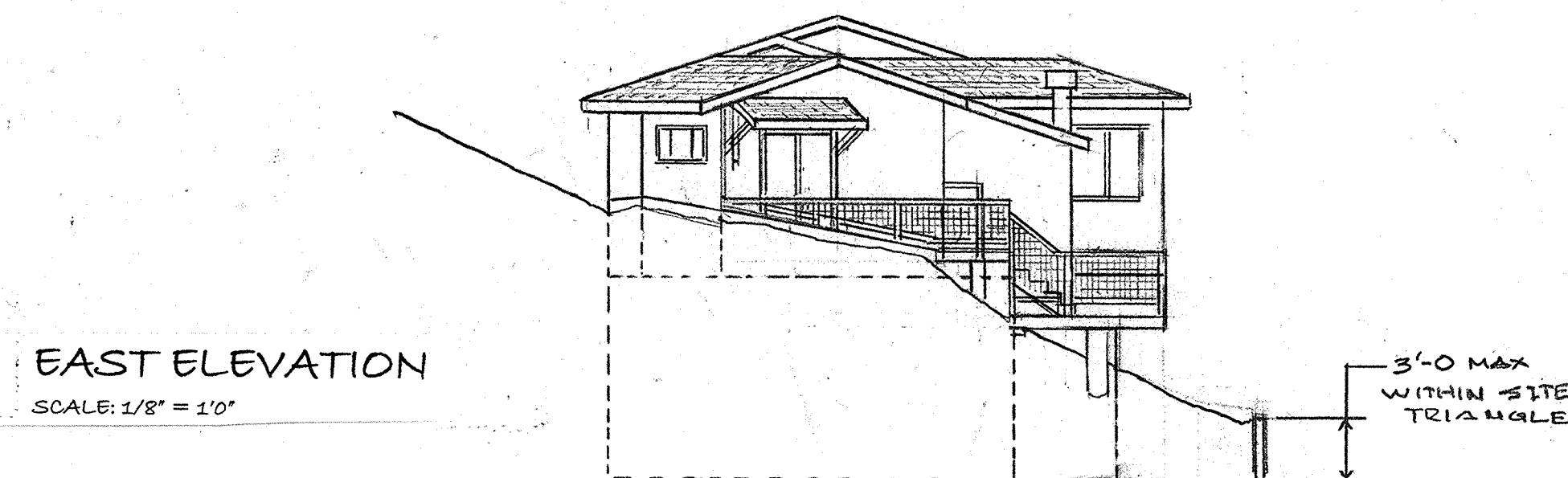
Of Sheets



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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

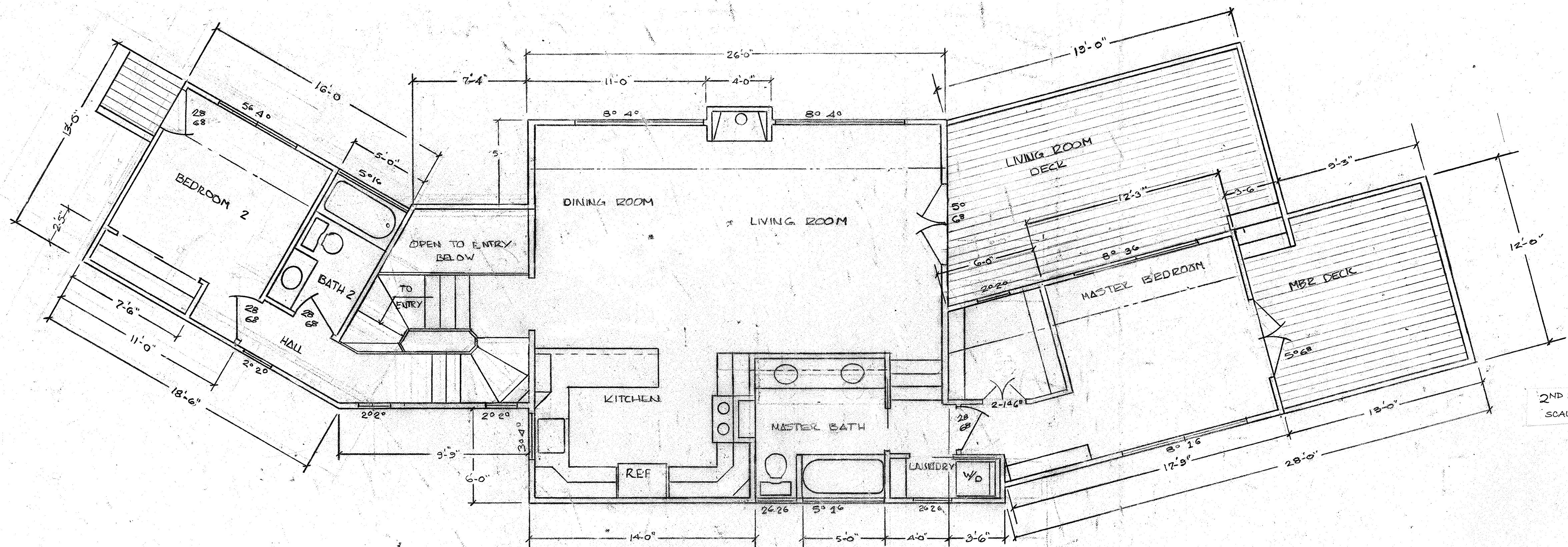
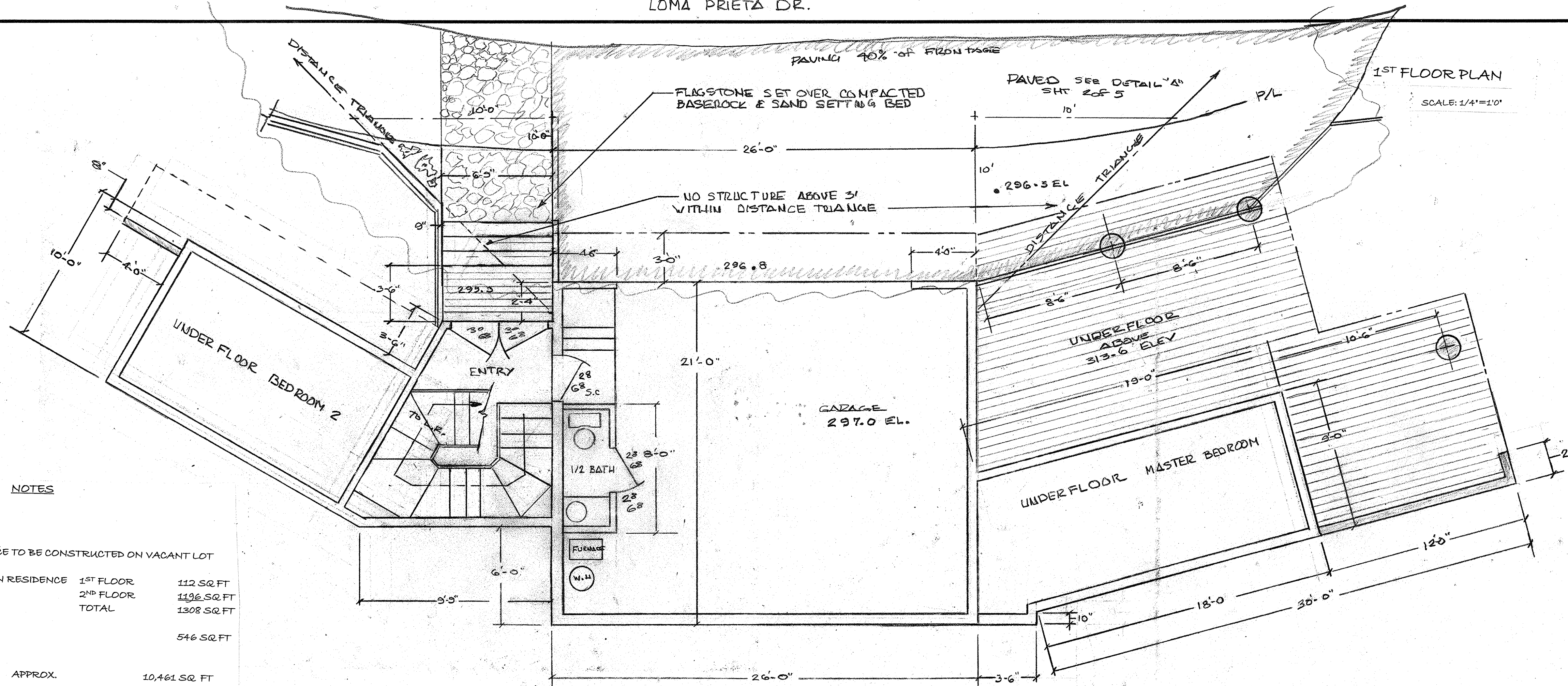


EAST ELEVATION  
SCALE: 1/8" = 1'-0"

REZAYAT RESIDENCE  
502 LOMA PRIETA DRIVE, APTOS

APN 44-142-56





REZAYAT RESIDENCE  
502 LOMA PRIETA DRIVE, APTOS  
APN 44-142-56

REVISIONS	BY
30 JAN 22	CHAC
RAIN WATER	
REVISIONS & BACK	
9 NOV 22	
DOCK CHECK	
24 MAY 23	
BACK CHECK	

NOTICE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION.

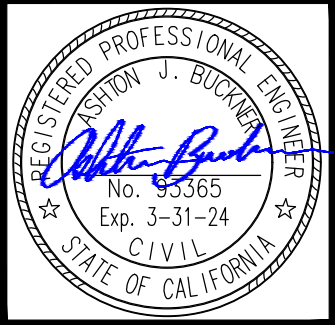
Date 12 SEPT 21  
Scale 1/4" = 1'-0"  
Drawn  
Job REZAYAT RESIDENCE  
Sheet  
Of Sheets



# 502 LOMA PRIETA DRIVE

## GRADING AND DRAINAGE PLAN

### 100% DESIGN PLANS



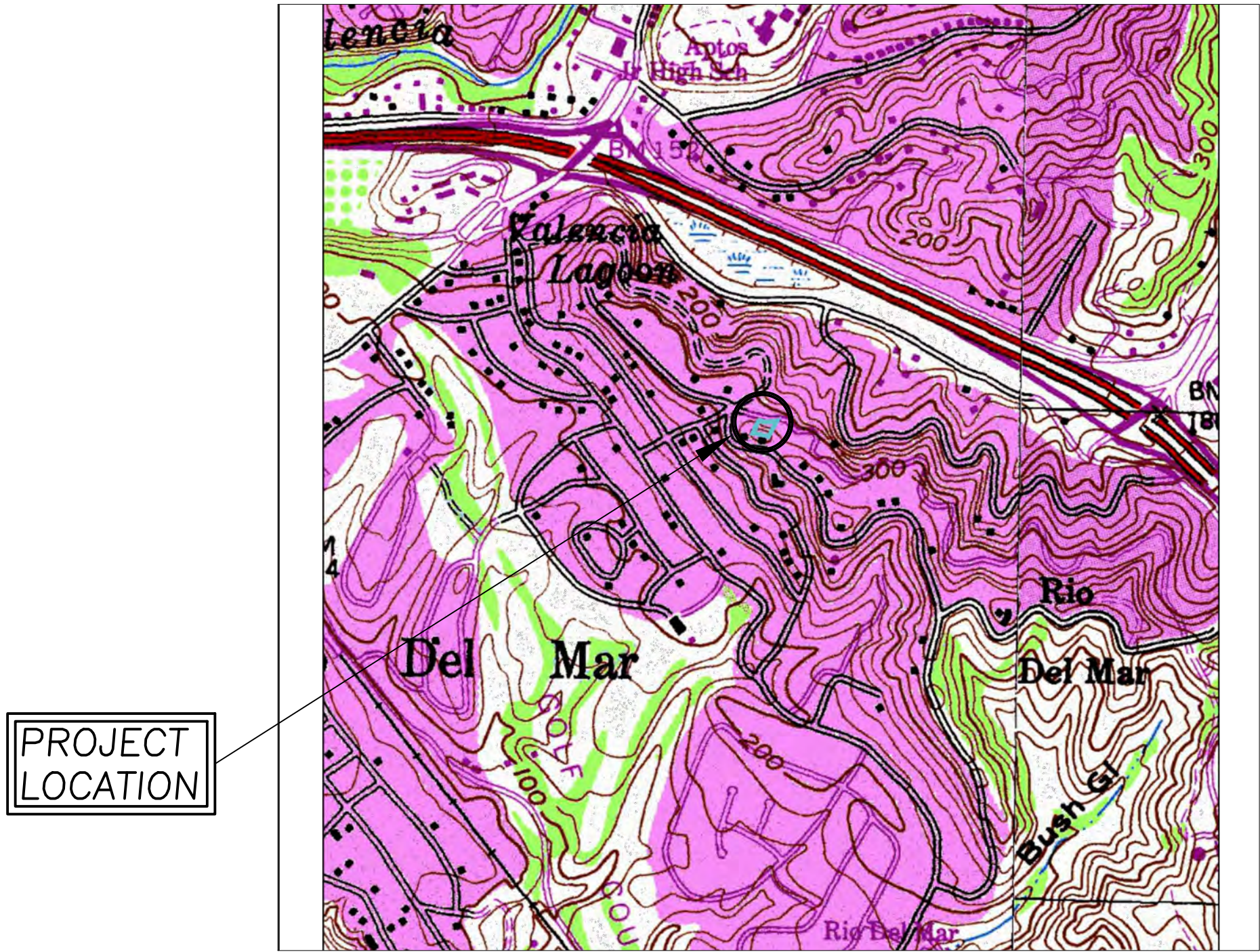
DATE	REVISION	BY
2/14/23	DESIGN/REVISION APPLICATION COMMENTS	
4/27/23	DESIGN/REVISION APPLICATION COMMENTS	

**HARO, KASUNICH & ASSOCIATES**  
GEOTECHNICAL AND COASTAL ENGINEERS  
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076  
(831) 722 4175 PHONE AND (831) 722-3202 FAX

**TITLE SHEET**  
KAZEM REZAYAT  
502 LOMA PRIETA DRIVE  
APTOS, CA 95003  
APN 044-142-56

PROJECT:	SC12144
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	AS SHOWN

C1



**VICINITY MAP**  
N.T.S. (SCC6 GIS)



**REGIONAL MAP**  
N.T.S. (GOOGLE)

#### SHEET INDEX

- C1 TITLE SHEET
- C2 GRADING PLAN
- C3 DRAINAGE PLAN
- C4 SECTIONS AND DETAILS
- C5 DRAINAGE CALCULATION AND DETAILS
- C6 EROSION CONTROL PLAN

#### GENERAL NOTES

- TOPOGRAPHIC SURVEY PREPARED BY:  
MID COAST ENGINEERS  
70 PENNY LANE, SUITE A  
WATSONVILLE, CA 95076  
REVISION DATED 31 AUGUST 2022  
CONTOUR INTERVAL = 2 FEET
- SITE PLAN WAS PREPARED BY:  
ROY HORN DESIGN AND CONSTRUCTION  
803 RIVERVIEW DRIVE  
CAPITOLA, CA 95010  
PLANS DATED: 30 JANUARY 2022
- GEOTECHNICAL INVESTIGATION PREPARED BY:  
ASSOCIATED TERRA CONSULTANTS, INC.  
1725 DELL AVENUE,  
CAMPBELL, CA 95008  
GI AND UPDATE GI DATED 16 NOVEMBER 2016 AND 9 MAY 2022
- PERCOLATION TEST PREPARED BY:  
HARO, KASUNICH & ASSOCIATES, INC.,  
116 EAST LAKE AVENUE,  
WATSONVILLE, CA 95076  
DATED 12 OCTOBER 2022
- ELEVATION DATUM: ASSUMED ELEVATION PER TOPOGRAPHIC SURVEY.
- BASIS OF BEARINGS: ASSUMED BEARING PER TOPOGRAPHIC SURVEY.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE 2019 EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, ISSUED BY THE DEPARTMENT OF TRANSPORTATION (HEREAFTER REFERRED TO AS "STANDARD SPECIFICATIONS").

#### ABBREVIATIONS

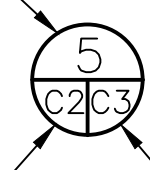
AVG.	AVERAGE
BFG	BELOW FINISH GRADE
CY	CUBIC YARDS
DIA.	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA
E	EXISTING
EG	EXISTING GROUND
EL.	ELEVATION
DI	DRAINAGE INLET
FF	FINISH FLOOR
FG	FINISHED GRADE
FS	FINISH SURFACE
FT	FEET
INV	INVERT
N	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
RC	RELATIVE COMPACTION
SF	SQUARE FOOT
T	TREE
T.B.D.	TO BE DETERMINED
TRM	TURF REINFORCEMENT MAT
ELEV.	TYPICAL
FG	FINISH GRADE
BFG	BELOW FINISH GRADE
DS	DOWN SPOUT
LF	LINEAR FEET
SD	STORM DRAIN
CO	STORM DRAIN CLEAN OUT
S	SLOPE (%)
SCM	STORM CONTROL MANAGEMENT
OD	OUTER DIAMETER
TB	TOP OF BANK
EOR	EDGE OF ROADWAY (BAYVIEW AVE)

#### PROJECT DESCRIPTION

THESE DRAWINGS PROVIDE 100% DESIGN LEVEL DETAILS FOR THE CONSTRUCTION OF STORM WATER INFILTRATION TRENCH, DRAINAGE IMPROVEMENTS, GRADING CUT SLOPE ELEVATIONS, AND SITE RETAINING WALLS FOR 502 LOMA PRIETA IN APTOS, CALIFORNIA.

#### SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION  
(NUMBER OR LETTER)



REFERENCE SHEET FROM WHICH  
DETAIL OR SECTION IS TAKEN.

REFERENCE SHEET ON WHICH  
SECTION OR DETAIL IS SHOWN.

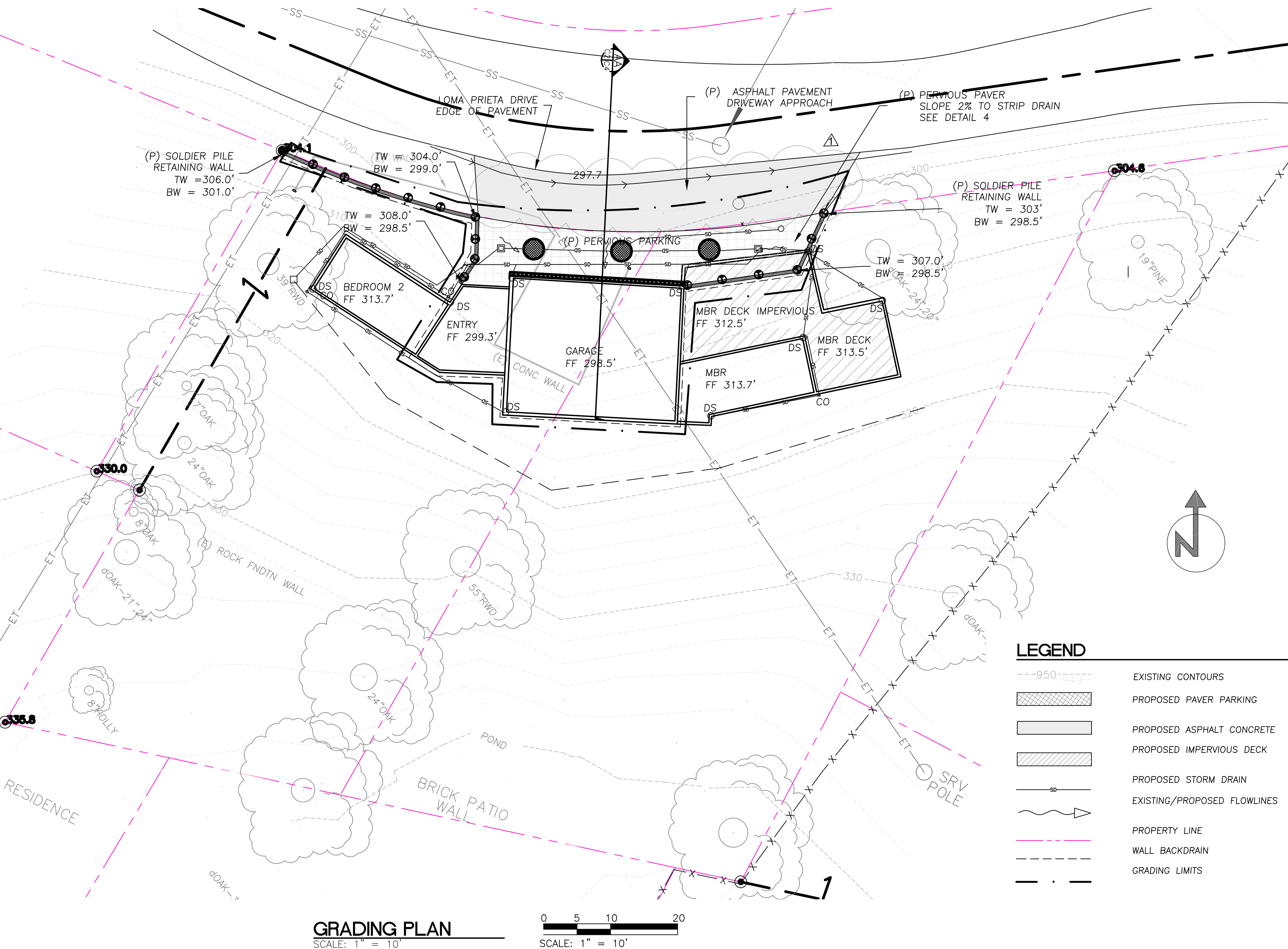


- NOTES:  
GENERAL NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND UPDATE REPORT PREPARED BY ASSOCIATED TERRA CONSULTANTS (ATC), INC. PROJECT NO. 257531, DATED 16 NOVEMBER 2016 AND 9 MAY 2022, AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
  2. DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS SHOULD BE DONE PRIOR TO COMMENCEMENT OF WORK. THE ENGINEER SHOULD BE NOTIFIED IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
  3. ALL WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREIN OR CONTAINED IN THE GEOTECHNICAL REPORT.
  4. ATC SHALL BE NOTIFIED AT LEAST (4) WORKING DAYS BEFORE BEGINNING WORK.
  5. ATC SHALL NOT BE RESPONSIBLE FOR WORK THAT HAS NOT BEEN OBSERVED AND DOCUMENTED BY ATC.
  6. THE CONTRACTOR SHALL OBTAIN INSPECTION OF ALL WORK BY THE CONTROLLING AGENCY.
  7. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGIST RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. SANTA CRUZ COUNTY - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.
  8. IF DISCREPANCIES ARE DISCOVERED BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE FULLY INFORMED OF AND TO COMPLY WITH ALL LAWS, ORDINANCES, CODES, REQUIREMENTS AND STANDARDS WHICH IN ANY MANNER AFFECT THE COURSE OF CONSTRUCTION OF THIS PROJECT, THOSE ENGAGED OR EMPLOYED IN THE CONSTRUCTION AND THE MATERIALS USED IN THE CONSTRUCTION.
  10. ANY TESTS, INSPECTIONS, SPECIAL OR OTHERWISE, THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR THESE PLANS, SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REQUIRED TESTS AND INSPECTIONS ARE PERFORMED.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, PERMITTING, INSTALLATION, AND MAINTENANCE OF ANY AND ALL TRAFFIC CONTROL MEASURES DEEMED NECESSARY.
  12. THE CONTRACTOR SHALL COMPLY WITH OSHA GUIDELINES AND BE RESPONSIBLE FOR GENERAL SAFETY DURING CONSTRUCTION. ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS AND CODES. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING ALL WARNING SIGNS AND DEVICES NECESSARY TO SAFEGUARD THE GENERAL PUBLIC AND THE WORK, AND PROVIDE FOR THE PROPER AND SAFE ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC DURING THE PERFORMANCE OF THE WORK.
  13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND LAYOUT, UNLESS OTHERWISE SPECIFIED.
  14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL SURVEY MONUMENTS OR PROPERTY CORNERS. DISTURBED MONUMENTS SHALL BE RESTORED BACK TO THEIR ORIGINAL LOCATION AND SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR AT THE SOLE EXPENSE OF THE CONTRACTOR.
  15. EXISTING UNDERGROUND UTILITY LOCATIONS:
    - A. CALL UNDERGROUND SERVICE ALERT (1-800-642-2444) TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
    - B. PRIOR TO BEGINNING WORK, CONTACT ALL UTILITIES COMPANIES WITH REGARD TO WORKING OVER, UNDER, OR AROUND EXISTING FACILITIES AND TO OBTAIN INFORMATION REGARDING RESTRICTIONS THAT ARE REQUIRED TO PREVENT DAMAGE TO THE FACILITIES.
    - C. EXISTING UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY THE APPROPRIATE UTILITY AGENCIES AND FROM FIELD MEASUREMENTS TO ABOVE GROUND FEATURES READILY VISIBLE AT THE TIME OF SURVEY. LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE DIMENSIONS, SIZES, MATERIALS, LOCATIONS, AND DEPTH OF UNDERGROUND UTILITIES.
    - D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE LOCATION AND/OR PROTECTION OF ALL EXISTING AND PROPOSED PIPING, UTILITIES, TRAFFIC SIGNAL EQUIPMENT (BOTH ABOVE GROUND AND BELOW GROUND), STRUCTURES, AND ALL OTHER EXISTING IMPROVEMENTS THROUGHOUT CONSTRUCTION.
    - E. PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION, DISCOVER OR VERIFY THE ACTUAL DIMENSIONS, SIZES, MATERIALS, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES AND POTHOLES THOSE AREAS WHERE POTENTIAL CONFLICTS ARE LIKELY OR DATA IS OTHERWISE INCOMPLETE.
    - F. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING UTILITIES DURING CONSTRUCTION OPERATIONS. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF REPAIR/REPLACEMENT OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
    - G. UPON LEARNING OF THE EXISTENCE AND/OR LOCATIONS OF ANY UNDERGROUND FACILITIES NOT SHOWN OR SHOWN INACCURATELY ON THE PLANS OR NOT PROPERLY MARKED BY THE UTILITY OWNER, IMMEDIATELY NOTIFY THE UTILITY OWNER AND THE CITY BY TELEPHONE AND IN WRITING.
    - H. UTILITY RELOCATIONS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT FACILITIES WILL BE PERFORMED BY THE UTILITY COMPANY, UNLESS OTHERWISE NOTED.

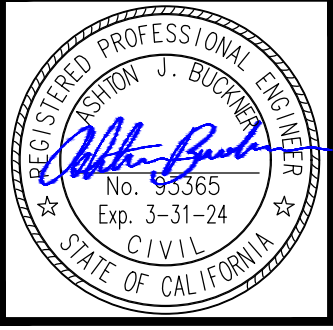
- EARTHWORK NOTES:
1. A REPRESENTATIVE OF ASSOCIATED TERRA CONSULTANTS, INC. SHOULD OBSERVE AND TEST FOUNDATION EXCAVATIONS, CUT SLOPES, COMPACTION OF ENGINEERED FILL AS SPECIFIED IN THE GEOTECHNICAL REPORT, PLACEMENT OF EROSION CONTROL BMPs, AND PLACEMENT OF DRAINAGE MATERIALS BEHIND RETAINING WALLS AND OTHER AREAS (RIP RAP, PIPES, ETC.).
  2. ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION AND WITH THE APPLICABLE REQUIREMENTS OF THE SANTA CRUZ COUNTY GRADING ORDINANCE.
  3. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL BE FAMILIAR WITH THE GEOTECHNICAL INVESTIGATION. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE HIS OWN INTERPRETATIONS WITH REGARD TO MATERIALS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT.
  4. GRADING SUMMARY:



TOTAL CUT VOLUME =	190 CY
TOTAL FILL VOLUME =	0 CY
EXPORT =	190 CY

- THE ABOVE QUANTITIES ARE APPROXIMATE IN-PLACE VOLUMES CALCULATED AS THE DIFFERENCE BETWEEN EXISTING GROUND AND THE PROPOSED FINISH GRADE, PREPARED FOR PERMITTING PURPOSES ONLY. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF WORK TO BE CONSTRUCTED. THE QUANTITIES HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION, AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING BID PRICES FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS OR UNSUITABLE EARTH MATERIALS.
5. FINE GRADING ELEVATIONS AND SLOPES NOT SHOWN SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO OBTAIN DRAINAGE IN THE DIRECTION INDICATED. ALL FINAL GRADING SHALL BE SUBJECT TO APPROVAL OF THE ENGINEER.
  6. BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN THIN LIFTS IN GOOD WORKMANSHIP MANNER ON HORIZONTAL BENCHES ON FIRM NATIVE GROUND. ORGANIC MATERIAL MUST FIRST BE REMOVED PRIOR TO PLACING FILL.
  7. THE OWNER/CLIENT AND THE CONTRACTOR SHOULD MAKE THEMSELVES AWARE OF, AND BECOME FAMILIAR WITH, APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS, EXCAVATION AND TRENCH SAFETY STANDARDS. CONSTRUCTION SITE SAFETY AND TEMPORARY SHORING GENERALLY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED BELOW BE INTERPRETED TO MEAN THAT HKA IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY FOR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT IMPLIED AND SHOULD NOT BE INFERRED.
  8. EXCAVATIONS MAY BE SUSCEPTIBLE TO SPALLING AND SLOUGHING. PROTECTION AND SAFETY OF WORKERS WILL BE A KEY ELEMENT THROUGHOUT CONSTRUCTION. EXCAVATION SHOULD NOT BE PERFORMED IN INCLEMENT WEATHER. EXCAVATIONS SHOULD NOT REMAIN OPEN FOR LENGTHY PERIODS OF TIME OR EXPOSED TO RUNOFF.
  9. SLOPE FINAL PACT GRADE TO PROPER DRAINAGE. DO NOT ALLOW RUNOFF OVER SLOPE.
  10. PRIOR TO COMMENCING WORK, ALL AREAS TO REMAIN UNDISTURBED SHALL BE ADEQUATELY PROTECTED WITH TEMPORARY FENCING.
  11. DO NOT DISTURB AREAS OUTSIDE OF THE DESIGNATED LIMITS OF DISTURBANCE, UNLESS AUTHORIZED IN WRITING BY THE ENGINEER. ALL WORK ASSOCIATED WITH RESTORATION AND REVEGETATION OF DISTURBED AREAS OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE, AS SHOWN ON THE DRAWINGS, SHALL BE BORN SOLELY BY THE CONTRACTOR.
  12. ALL EXCESS SOILS SHALL BE REMOVED TO AN APPROVED DUMP SITE OR DISPOSED OF ON SITE AT A LOCATION TO BE APPROVED BY THE ENGINEER, IN A MANNER THAT WILL NOT CAUSE EROSION.
  13. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE:
    - 13.1. ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD.
    - 13.2. SOILS CONTAINING EXPANSIVE CLAYS (EXPANSION POTENTIAL NOT GREATER THAN LOW; EI<20).
    - 13.3. MATERIAL CONTAINING EXCESSIVE MOISTURE.
    - 13.4. POORLY GRADED COURSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES (3 INCHES FOR ROCK AND COBBLES).
    - 13.5. MATERIAL WHICH WILL NOT ACHIEVE SPECIFIED DENSITY OR BEARING.
    - 13.6. SOIL CONTAINING DEBRIS OR OTHER DELETERIOUS MATERIAL.
    - 13.7. SOIL WITH A SOLUBLE SULFATE CONTENT GREATER THAN 150 PPM.
  14. FILL MATERIAL SHALL BE SPREAD IN LIFTS OF APPROXIMATELY 8 INCHES, MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED. THE MATERIALS FOR ENGINEERED FILL SHALL BE APPROVED BY A REGISTERED CIVIL ENGINEER. ANY IMPORTED MATERIALS MUST BE APPROVED BEFORE BEING BROUGHT TO THE SITE. THE MATERIALS USED SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS.
  15. ALL CONTACT SURFACES BETWEEN ORIGINAL GROUND AND RECOMPACTED FILL SHALL BE EITHER HORIZONTAL OR VERTICAL. ALL ORGANIC MATERIAL SHALL BE REMOVED AND THE REMAINING SURFACE SCARIFIED TO A DEPTH OF AT LEAST 12 INCHES, UNLESS DEEPER EXCAVATION IS REQUIRED BY THE ENGINEER.



MAXIMUM LOT DISTURBANCE		
MAXIMUM LOT DISTURBANCE	ALLOWED (SF)	ACTUAL (SF)
25% LOT DISTURBANCE AREA DURING CONSTRUCTION	2615	1608
15% LOT DISTURBANCE AREA AFTER CONSTRUCTION	1569	1455
10% LOT DISTURBANCE FROM IMPERVIOUS SURFACE	1056	1046



DATE	REVISION	BY
2/14/23	 DISCRETIONARY APPLICATION COMMENTS ROUTING 12	
4/27/23	 DISCRETIONARY APPLICATION COMMENTS ROUTING 19	

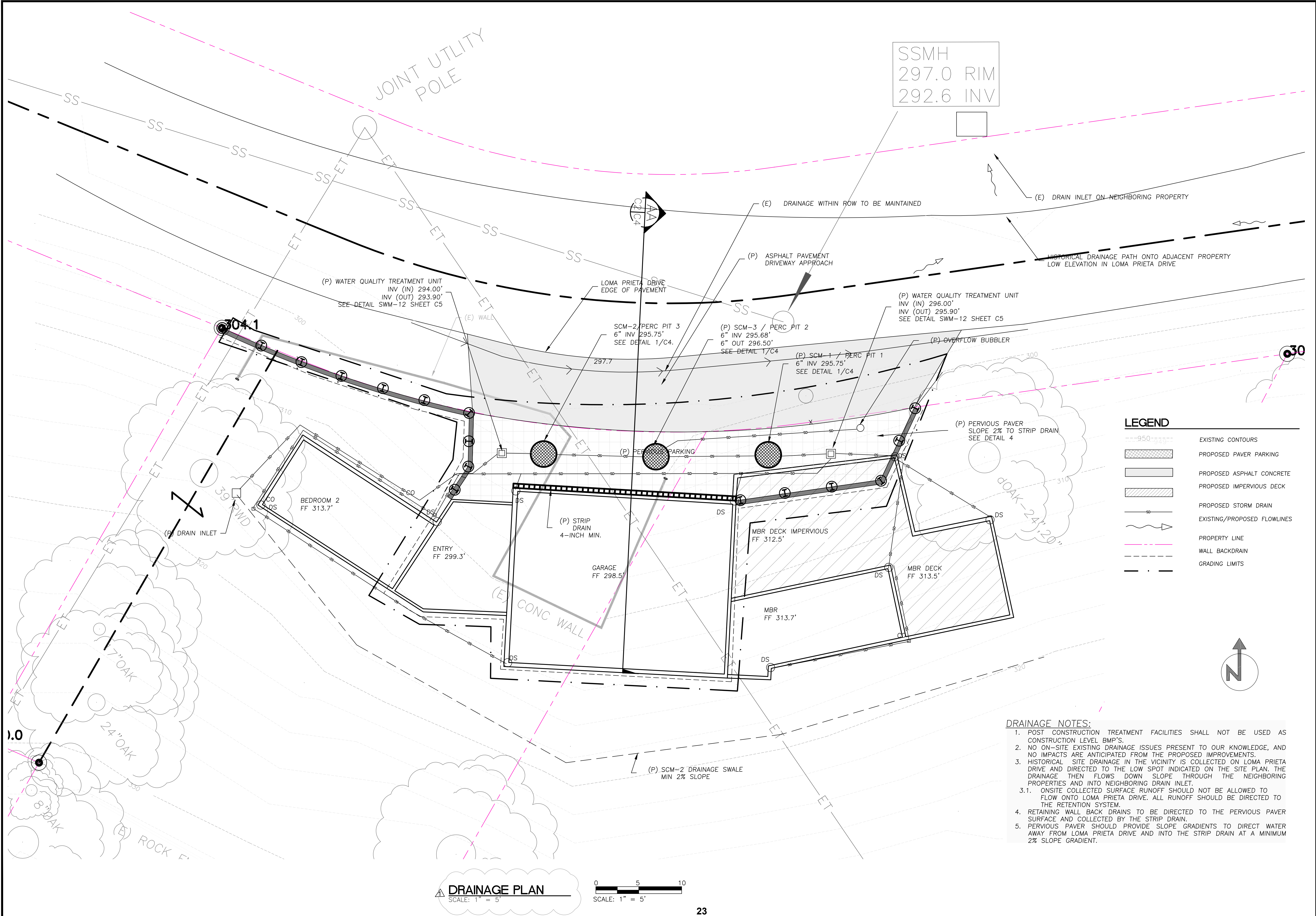
**HARO, KASUNICH & ASSOCIATES**  
GEOTECHNICAL AND COASTAL ENGINEERS  
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076  
(831) 722 4175 PHONE AND (831) 722-3202 FAX

**GRADING PLAN**  
KAZEM REZAYAT  
502 LOMA PRIETA DRIVE  
APTOS, CA 95003  
APN 044-142-56

PROJECT:	SC12/44
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	1" = 10'

C2



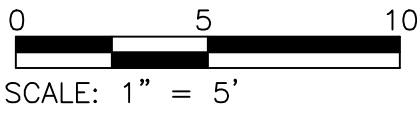


**LEGEND**

---	EXISTING CONTOURS
[Pattern]	PROPOSED PAVER PARKING
[Pattern]	PROPOSED ASPHALT CONCRETE
[Pattern]	PROPOSED IMPERVIOUS DECK
[Pattern]	PROPOSED STORM DRAIN
---	EXISTING/PROPOSED FLOWLINES
---	PROPERTY LINE
---	WALL BACKDRAIN
---	GRADING LIMITS

- DRAINAGE NOTES:**
1. POST CONSTRUCTION TREATMENT FACILITIES SHALL NOT BE USED AS CONSTRUCTION LEVEL BMP'S.
  2. NO ON-SITE EXISTING DRAINAGE ISSUES PRESENT TO OUR KNOWLEDGE, AND NO IMPACTS ARE ANTICIPATED FROM THE PROPOSED IMPROVEMENTS.
  3. HISTORICAL SITE DRAINAGE IN THE VICINITY IS COLLECTED ON LOMA PRIETA DRIVE AND DIRECTED TO THE LOW SPOT INDICATED ON THE SITE PLAN. THE DRAINAGE THEN FLOWS DOWN SLOPE THROUGH THE NEIGHBORING PROPERTIES AND INTO NEIGHBORING DRAIN INLET.
  - 3.1. ONSITE COLLECTED SURFACE RUNOFF SHOULD NOT BE ALLOWED TO FLOW ONTO LOMA PRIETA DRIVE. ALL RUNOFF SHOULD BE DIRECTED TO THE RETENTION SYSTEM.
  4. RETAINING WALL BACK DRAINS TO BE DIRECTED TO THE PERVIOUS PAVER SURFACE AND COLLECTED BY THE STRIP DRAIN.
  5. PERVIOUS PAVER SHOULD PROVIDE SLOPE GRADIENTS TO DIRECT WATER AWAY FROM LOMA PRIETA DRIVE AND INTO THE STRIP DRAIN AT A MINIMUM 2% SLOPE GRADIENT.

**DRAINAGE PLAN**  
SCALE: 1" = 5'



DATE	REVISION	BY
2/14/23	ROUTING IS	
4/27/23	ROUTING IS	

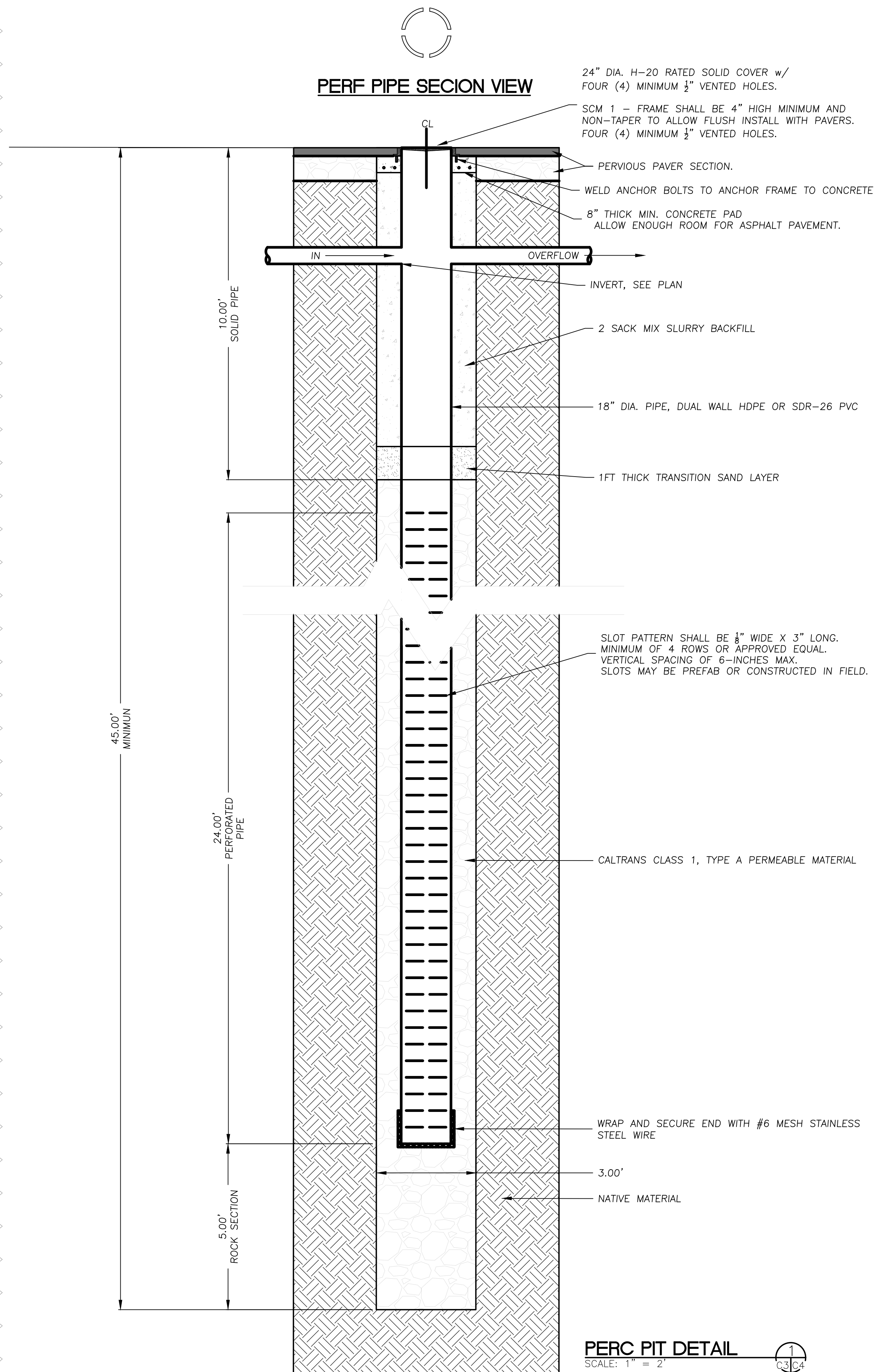
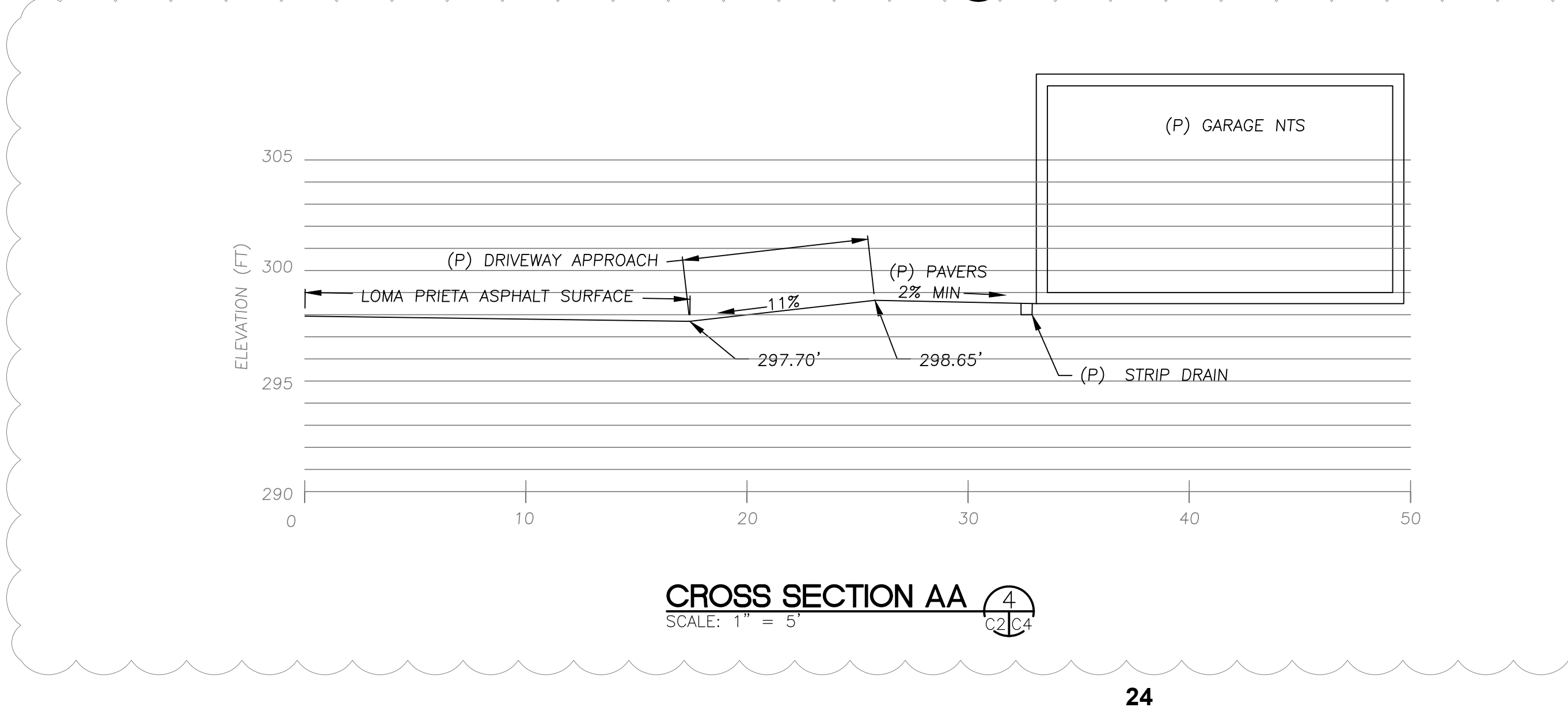
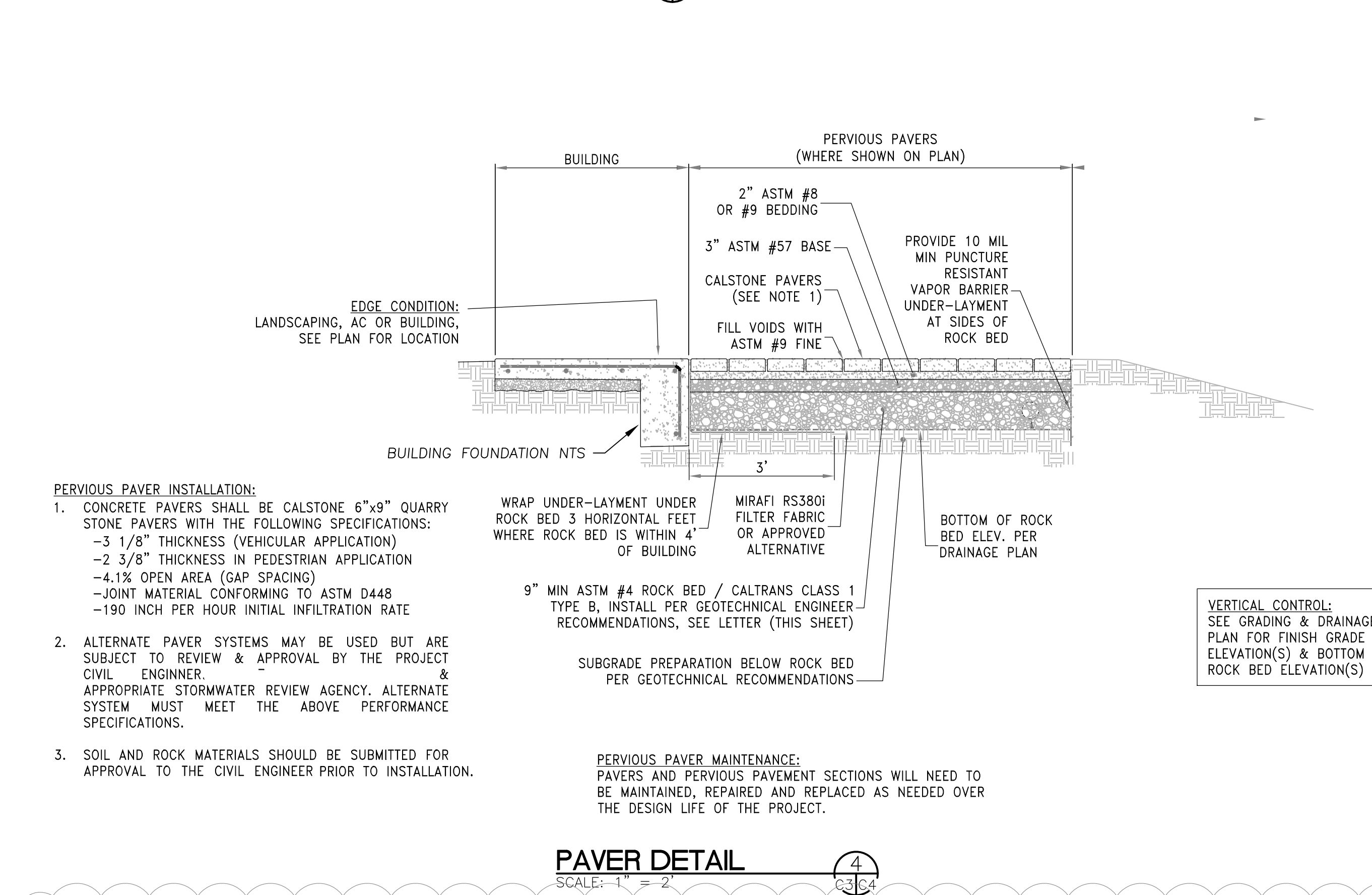
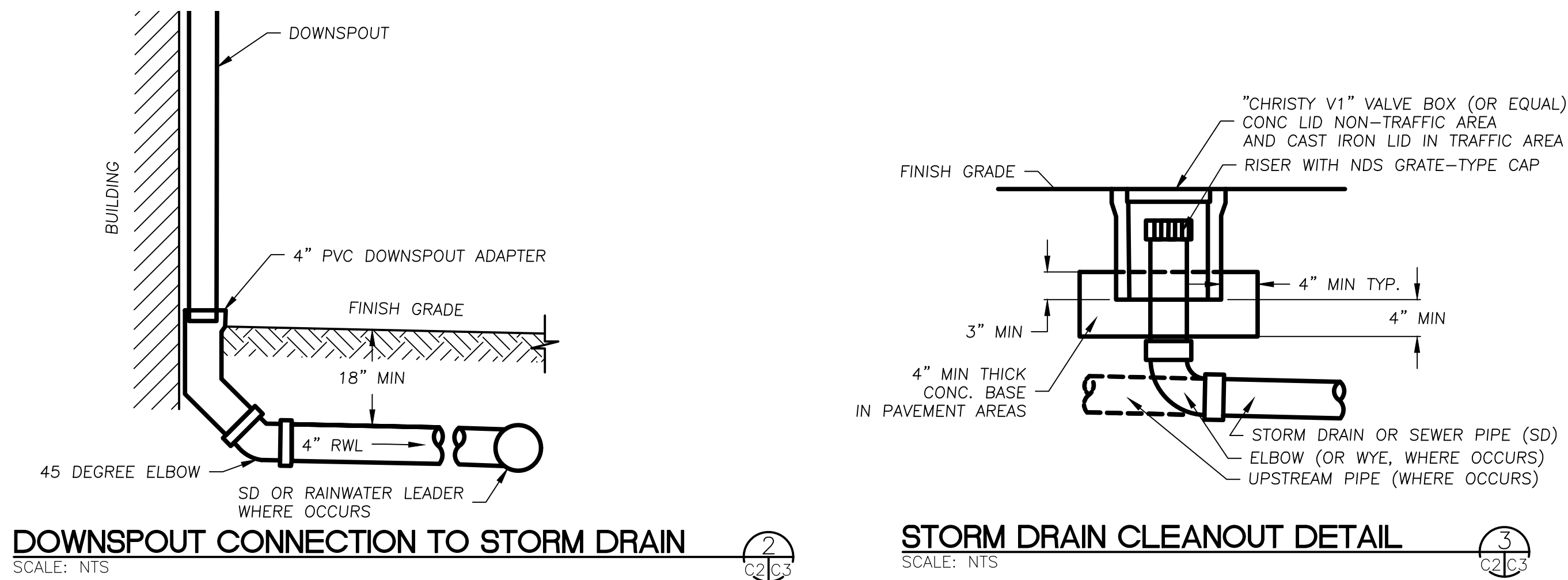
**HARO, KASUNICH & ASSOCIATES**  
GEOTECHNICAL AND COASTAL ENGINEERS  
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076  
(831) 722 4175 PHONE AND (831) 722-3202 FAX

**DRAINAGE PLAN**  
KAZEM REZAYAT  
502 LOMA PRIETA DRIVE  
APTOS, CA 95003  
APN 044-142-56

PROJECT:	SC12/44
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	1" = 5'

C3





DATE	REVISION	BY
2/14/23	DISCREPANCY APPLICATION COMMENTS ROUTING B	
4/27/23	DISCREPANCY APPLICATION COMMENTS ROUTING B	

**HARO, KASUNICH & ASSOCIATES**  
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 116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076  
 (831) 722 4175 PHONE AND (831) 722-3202 FAX

**CROSS SECTIONS AND DETAILS**  
 KAZEM REZAYAT  
 502 LOMA PRIETA DRIVE  
 APTOS, CA 95003  
 APN 044-142-56

PROJECT: SC12144  
 DATE: 10/12/22  
 DESIGN: AJB  
 DRAWN: AJB  
 SCALE: AS SHOWN

**C4**



### DMA-1 SITE DRAINAGE PROPERTIES

### DMA-1 ON-SITE AREA SUMMARY TABLE

ON-SITE AREA SUMMARY TABLE		
	PRE (sf)	POST (sf)
ROOF	0	1046
PARKING (50% IMPERVIOUS)	0	198
DECK IMPERVIOUS	0	364
TOTAL IMPERVIOUS AREA	0	1608
PARKING (50% PERVIOUS)	0	198
DECK IMPERVIOUS	0	0
LANDSCAPE AREA	10461	8655
TOTAL PERVIOUS AREA	10461	8853
TOTAL AREA	10461	10461

### SCM-1 RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD

25 -Year Design Storm				Retention @ 120 min			
Storm Duration (min)	25 - Year Intensity (in/hr)	2-Year $Q_{pre}$ (cfs)	$Q_{post}$ (cfs)	Direct Rainfall (cfs)	Retention Rate to Storage (cfs)	Soil Infiltration Rate (cfs)	Required Storm Volume (cf)
1440	0.28	0.002	0.010	0.000	0.005	0.01	-889
1200	0.30	0.002	0.011	0.000	0.006	0.01	-864
960	0.33	0.002	0.012	0.000	0.007	0.01	-450
720	0.38	0.002	0.014	0.000	0.009	0.01	-249
480	0.45	0.003	0.017	0.000	0.012	0.01	-69
360	0.51	0.003	0.019	0.000	0.014	0.01	8
240	0.61	0.004	0.022	0.000	0.017	0.01	70
180	0.69	0.004	0.025	0.000	0.020	0.01	93
120	0.83	0.005	0.030	0.000	0.025	0.01	106
90	0.94	0.006	0.034	0.000	0.029	0.01	107
60	1.12	0.007	0.041	0.000	0.036	0.01	101
45	1.27	0.007	0.046	0.000	0.041	0.01	94
30	1.51	0.009	0.055	0.000	0.050	0.01	83
20	1.80	0.011	0.066	0.000	0.061	0.01	71
15	2.04	0.012	0.075	0.000	0.070	0.01	63
10	2.43	0.014	0.089	0.000	0.084	0.01	53
5	3.29	0.019	0.120	0.001	0.115	0.01	38

## DMA-2 SITE DRAINAGE PROPERTIES

### DMA-2 ON-SITE AREA SUMMARY TABLE

Rational Coefficients	
$C_{pre}$	0.3
$C_{post}$	0.33
Pervious Area (sf)	7268
P60 Isoleth	1.4
Return Period Factor, $I_a$	1.2
Soil Permeability (in/hr)**	2.5
Voids (%)	48

ON-SITE AREA SUMMARY TABLE		
	PRE (sf)	POST (sf)
ROOF	0	1046
PARKING (50% IMPERVIOUS)	0	198
DECK IMPERVIOUS	0	364
TOTAL IMPERVIOUS AREA	0	1608
PARKING (50% PERVIOUS)	0	198
DECK IMPERVIOUS	0	0
UPSLOPE LANDSCAPE AREA	7268	7268
DOWNSLOPE LANDSCAPE AREA	1387	1387
TOTAL PERVIOUS AREA	10461	8853
TOTAL AREA	10461	10461

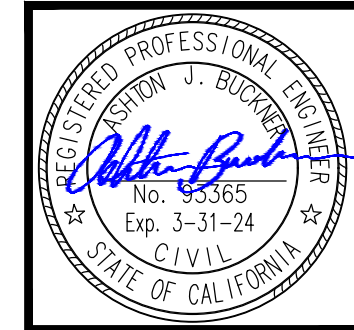
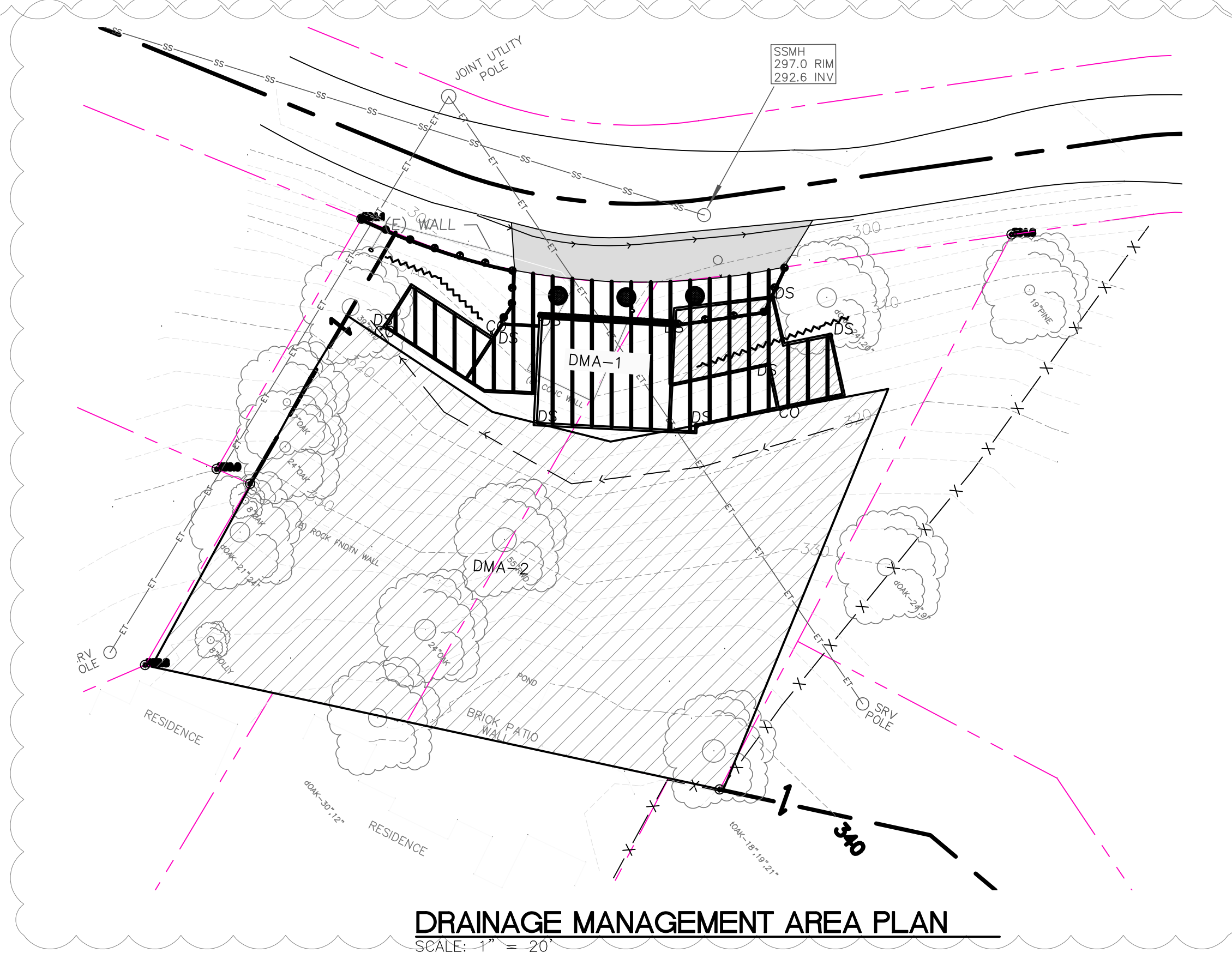
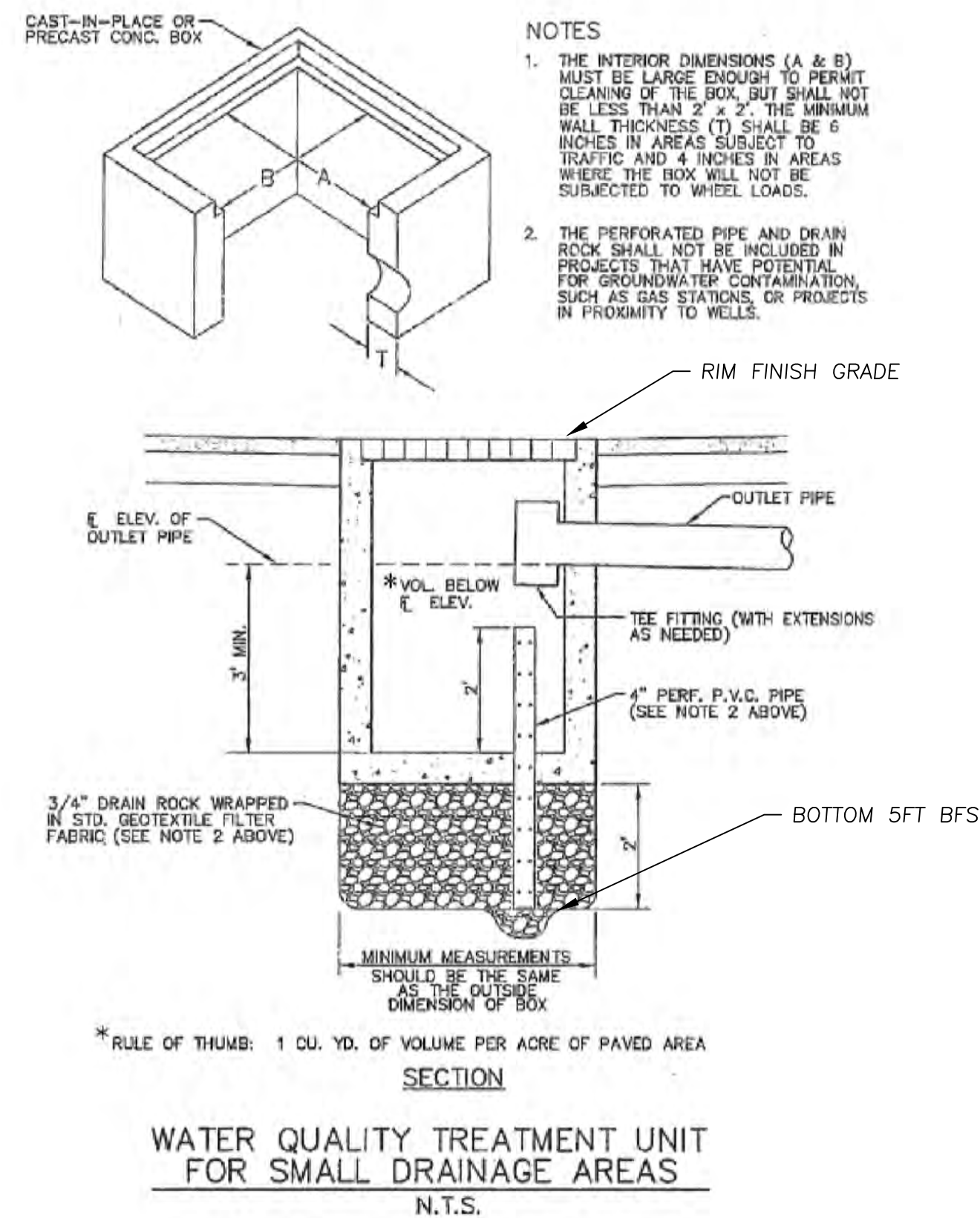
### SCM-2 RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD



25 -Year Design Storm				Retention @ 120 min			
Storm Duration (min)	25 - Year Intensity (in/hr)	2-Year $Q_{pre}$ (cfs)	$Q_{post}$ (cfs)	Direct Rainfall (cfs)	Retention Rate to Storage (cfs)	Soil Infiltration Rate (cfs)	Required Storm Volume (cf)
1440	0.28	0.007	0.015	0.000	-0.007	0.01	-2303
1200	0.30	0.008	0.017	0.000	-0.005	0.01	-1804
960	0.33	0.009	0.018	0.000	-0.004	0.01	-1320
720	0.38	0.010	0.021	0.000	-0.001	0.01	-857
480	0.45	0.012	0.025	0.000	0.003	0.01	-426
360	0.51	0.014	0.028	0.000	0.006	0.01	-230
240	0.61	0.016	0.034	0.000	0.012	0.01	-55
180	0.69	0.019	0.038	0.000	0.016	0.01	19
120	0.83	0.022	0.046	0.000	0.023	0.01	79
90	0.94	0.025	0.052	0.000	0.029	0.01	100
60	1.12	0.030	0.061	0.000	0.039	0.01	112
45	1.27	0.034	0.070	0.000	0.048	0.01	111
30	1.51	0.040	0.083	0.000	0.061	0.01	105
20	1.80	0.048	0.099	0.000	0.077	0.01	94
15	2.04	0.054	0.112	0.000	0.090	0.01	85
10	2.43	0.065	0.134	0.000	0.112	0.01	73
5	3.29	0.088	0.181	0.001	0.159	0.01	54
				Storage Volume Needed (cf) Excavated Volume Needed (cf)		112 233	
Structure Ratio	Length (ft)*	Width (ft)*	Depth (ft)	Surface Area (sf)	Surface Area (70%)		
	2.65	2.65	35	364.6	255.2		
Dimension (ft)	2.60	2.60	34.37	* For pipe use the square root of the section area.			

## DRAINAGE NOTES:

1. TREATMENT AREA CALCULATIONS BASED UPON COUNTY OF SANTA CRUZ DESIGN CRITERIA, JUNE 2019 EDITION. CALCULATIONS WERE PERFORMED USING A SIMILAR VERSION OF FIGURE SWM24 – RETENTION CALCULATION FORM – STORAGE PERCOLATION. THE FIGURE WAS USED AS THE BASIS TO CALCULATE REQUIRED VOLUME TO RETAIN THE 25 YEAR, 120 MINUTE STORM.
2. PERCOLATION RATE MEASURED ON SITE TO BE 7 INCHES PER HOUR (7 IN/HR) BY HARO, KASUNICH AND ASSOCIATES, INC., PER SC121444 PERCOLATION LETTER DATED 14 FEBRUARY 2023.
3. DMA-1 CONSIST OF ALL COLLECTED IMPERVIOUS AND IS DIRECTED INTO SCM-1 OR PERC PIT 1.
4. DMA-2 CONSISTS OF UPSLOPE PERVIOUS DRAINAGE COLLECTED BY THE EARTHEN SWALE (SCM-2) AND DIRECTED TO SCM-2 / PERC PIT 2.
5. SCM-3 / PERC PIT 3 IS OVERFLOW FOR SYSTEM.

**Figure SWM-12: Water Quality Treatment Unit in Inlet**



DATE	REVISION	BY
2/14/23	 DISCRETIONARY APPLICATION COMMENTS ROUTING #2	
4/27/23	 DISCRETIONARY APPLICATION COMMENTS ROUTING #8	

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 (831) 722 4175 PHONE AND (831) 722-3202 FAX

**DRAINAGE CALCULATIONS**

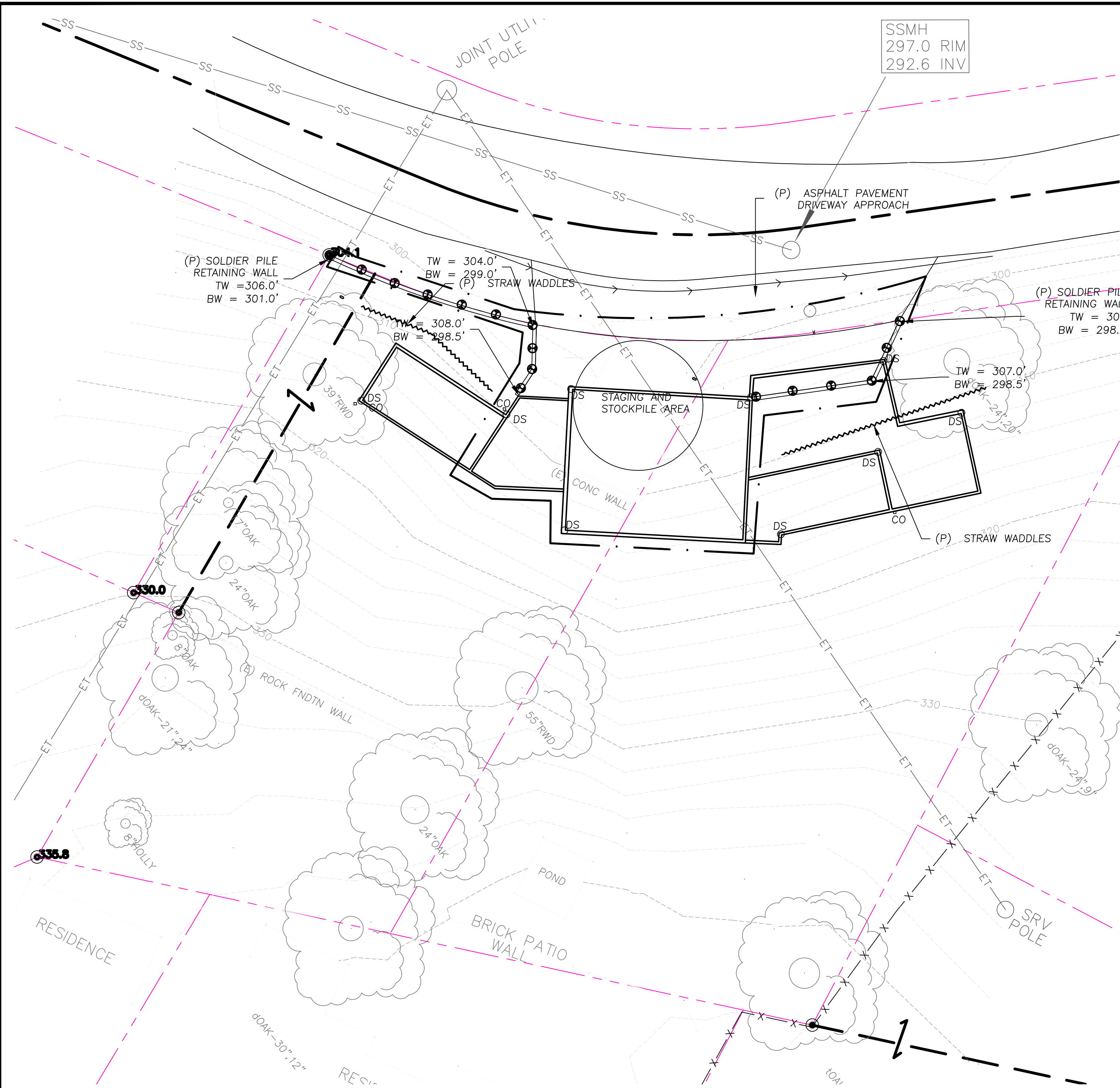
**AND DETAILS**  
KAZEM REZAYAT

502 LOMA PRIETA DRIVE  
APTOS, CA 95003  
APN 044-142-56

PROJECT:	SC12144
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	NTS

C5





EROSION CONTROL PLAN  
SCALE: 1" = 10'

### SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2016 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.		
ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE/FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
RETENTION TRENCH	YES	BY CIVIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/MECHANICAL TAMPING	YES	BY SOIL ENGINEER / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION

### BEST MANAGEMENT NOTES

- EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING**
- INSPECT EQUIPMENT AND VEHICLES FREQUENTLY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS, AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS AS QUICKLY AS POSSIBLE TO MINIMIZE RUN-OFF OR SOAK IN. THIS INCLUDES FUEL AND MOTOR OIL, HYDRAULIC FLUID, AND GLYCOL BASED ANTI-FREEZE FROM VEHICLES. USE DRY CLEANUP METHODS IF POSSIBLE. PERFORM MAJOR MAINTENANCE AND REPAIRS OFF-SITE.
  - IF REPAIR OR REFUELING OF VEHICLES AND EQUIPMENT MUST BE DONE ON-SITE, USE A DESIGNATED LOCATION AWAY FROM STORM DRAIN INLETS, WATER BODIES, AND OTHER SENSITIVE AREAS.
  - IF EQUIPMENT IS WASHED ON-SITE, WASH WATER MAY NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. IF POSSIBLE, WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY.
  - RECYCLE USED MOTOR OIL, OTHER VEHICLE FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.
- MATERIAL STORAGE AND SOIL STOCKPILES**
- LOCATE MATERIAL AND SOIL STOCKPILES AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES. IN ADDITION, KEEP STOCKPILES AWAY FROM STEEP SLOPES AND UNSTABLE SOIL IN ORDER TO MINIMIZE THE CHANCE OF AN ACCIDENTAL RELEASE TO THE ENVIRONMENT.
  - ALL LOOSE STOCKPILED MATERIAL THAT ARE NOT BEING ACTIVELY USED, SHALL BE UNDER COVER AND/OR BERMED AND PROTECTED FROM WIND, RAIN, AND RUNOFF.
  - STORE OPEN BAGS OF PARTICULATE, GRANULAR, OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE COVERED OR CLOSED, AND DURING THE RAINY SEASON THEY MUST BE KEPT WITHIN SECONDARY CONTAINMENT.
  - STORE PAINTS, CHEMICALS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS INSIDE OR WITHIN A SHED WITH DOUBLE CONTAINMENT.
  - KEEP DUMPSTER LIDS CLOSED AND SECURED. FOR DUMPSTERS OR BINS THAT DON'T HAVE A LID, COVER THEM WITH PLASTIC SHEETING OR A TARP DURING RAINY OR WINDY WEATHER.
- WASTE MANAGEMENT: BUILDING MATERIALS, DEMOLITION WASTE, AND VEGETATION**
- ONSITE STORAGE OF CONSTRUCTION MATERIALS. STORE WASTES IN CONTAINERS OR A DUMPSTER WHENEVER POSSIBLE. COVER PILES OF UNCONTAINED WASTES AND WASTES STORED IN OPEN CONTAINERS DURING WINDY CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE.
  - USE CONSTRUCTION PRODUCTS MADE FROM OR PACKAGED IN POLYSTYRENE/PLASTIC FOAM IN A MANNER PREVENTING THE POLYSTYRENE/PLASTIC FOAM FROM BEING RELEASED INTO THE ENVIRONMENT.
  - NEVER LEAVE OR ABANDON MATERIALS OR EXCAVATION SPOILS AT A PROJECT SITE. AT THE END OF A CONSTRUCTION PROJECT, COLLECT ALL UNUSED OR WASTE MATERIALS AND DISPOSE OF PROPERLY. DO NOT LEAVE DISCARDED BUILDING MATERIALS, DEMOLITION WASTES, WASTE VEGETATION, SOIL, MULCH, VEGETATION, AND OTHER LANDSCAPE PRODUCTS IN A STREET, GULLY, OR WATERWAY.
- PORTABLE TOILET FACILITIES**
- ALL SANITARY WASTES SHALL BE COLLECTED AND MANAGED THROUGH THE USE OF PORTABLE TOILET FACILITIES. ENSURE THAT THE LEASING COMPANY PROPERLY MAINTAINS THE TOILETS AND PROMPTLY MAKES REPAIRS AS NEEDED. CONDUCT VISUAL INSPECTIONS FOR LEAKS.
  - PLACE PORTABLE TOILETS ON A LEVEL SURFACE AND AT A SAFE DISTANCE AWAY FROM PAVED AREAS AND, TO THE EXTENT PRACTICAL, STORM DRAIN INLETS. SECURE THEM TO PREVENT BLOWING OVER.
  - PROVIDE SECONDARY CONTAINMENT FOR PORTABLE TOILETS LOCATED WITHIN 20 FEET OF A STREAM, STORM DRAIN, OR STREET.
  - DURING PUMP-OUT, TAKE APPROPRIATE MEASURES TO AVOID SPILLAGE. IF SPILLAGE OCCURS IT SHALL BE CLEANED UP IMMEDIATELY.
- SITE CLEANUP**
- WHEN CLEANING UP, SWEEP WHENEVER POSSIBLE. LITTER AND DEBRIS MUST BE PICKED UP AND DISPOSED OF PROPERLY.
  - IN THE ROADWAY AND/OR ON THE SIDEWALK, MATERIAL STOCKPILES MUST BE REMOVED AND CLEANED UP BY THE END OF EACH DAY.
  - SWEEP AND REMOVE ANY SOLID WASTE THAT ACCUMULATES AT EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS POSSIBLE.
  - DO NOT CLEAN THE STREET, SIDEWALK, OR OTHER PAVED AREAS BY WASHING OR BY DIRECTING SEDIMENT, CONCRETE, ASPHALT, OR OTHER PARTICLES INTO THE STORM DRAIN SYSTEM. IF USING WATER, DIRECT IT TO A LANDSCAPED OR GRASSY AREA LARGE ENOUGH TO ABSORB ALL THE WATER.
- MASONRY AND CONCRETE WORK**
- CONCRETE, CEMENT, AND MASONRY PRODUCTS MAY NEVER BE DISCHARGED INTO THE STORM DRAIN SYSTEM. CONCRETE, CEMENT, AND MASONRY MIXING CONTAINERS MAY NOT BE WASHED OR RINSED INTO THE STREET OR STORM DRAIN SYSTEM. IF A CONCRETE TRANSIT MIXER IS USED, A SUITABLE WASHOUT BOX, EXCAVATION OR SELF-WASHING MIXER ABLE TO CONTAIN THE WASTE MATERIAL SHALL BE PROVIDED ON-SITE.
  - DO NOT MIX FRESH CONCRETE OR CEMENT MORTAR IN A GUTTER, OVER A STORM DRAIN INLET, OR IMMEDIATELY ADJACENT TO A WATER BODY.
  - STORE MATERIALS UNDER COVER AND PROTECTED FROM WIND, RAIN, AND RUNOFF.
  - SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR MAY BE DISPOSED OF IN THE TRASH.
  - WASH OUT FROM CONCRETE MIXERS MAY NEVER BE DISPOSED OF IN THE STREET OR STORM DRAIN SYSTEM. IF POSSIBLE, PUMP THE WASHOUT BACK INTO THE MIXER FOR REUSE.
- SIDEWALK AND ROADWORK**
- IF IT RAINS UNEXPECTEDLY, TAKE APPROPRIATE ACTION TO PREVENT POLLUTION OF STORM WATER RUNOFF (E.G., DIVERT RUNOFF AROUND WORK AREAS, COVER MATERIALS).
  - THE DISCHARGE OF SLURRY TO THE STORM DRAIN SYSTEM IS PROHIBITED. TAKE MEASURES TO CONTAIN THE SLURRY AND, IF NECESSARY, PROTECT NEARBY CATCH BASINS OR GUTTERS. IF SLURRY ENTERS THE STORM DRAIN SYSTEM, REMOVE MATERIAL IMMEDIATELY.
  - PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS IF THEY HAVE A DRIP OR LEAK.
  - NEVER WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR A STORM DRAIN INLET. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE OR DISPOSE OF IN THE TRASH.
  - REMOVE AND CLEAN UP MATERIAL STOCKPILES (E.G., STEEL I-BEAMS, LAGGING, SAND) BY THE END OF EACH WEEK OR, IF DURING THE RAINY SEASON, THE END OF THE DAY. STOCKPILES MUST BE REMOVED BY THE END OF EACH DAY IF THEY ARE LOCATED IN A PUBLIC RIGHT-OF-WAY.

### EROSION CONTROL NOTES

- THE EROSION CONTROL PLAN SHOWN IS INTENDED FOR THE SUMMER CONSTRUCTION SEASON (APRIL 15TH TO OCTOBER 15TH). IF THE DRAINAGE FEATURES SHOWN ON THESE DRAWINGS ARE NOT COMPLETED AND DISTURBED AREAS STABILIZED BY OCTOBER 1ST, CONSULT THE ENGINEER FOR ADDITIONAL RAINY SEASON EROSION CONTROL MEASURES.
- 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.
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES.
- CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AND/OR AS DIRECTED BY THE ENGINEER TO CONTROL DRAINAGE WHICH HAS BEEN AFFECTED BY GRADING AND/OR TRENCHING OPERATIONS.
- THE CONTRACTOR SHALL INCORPORATE ADEQUATE DRAINAGE PROCEDURES DURING THE CONSTRUCTION PROCESS TO ELIMINATE EXCESSIVE PONDING AND EROSION.
- CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES TO PREVENT THE DISCHARGE OF EARTHEN MATERIALS TO WATERCOURSES FROM DISTURBED AREAS UNDER CONSTRUCTION AND FROM COMPLETED CONSTRUCTION AREAS.
- INSTALL ALL PROTECTIVE DEVICES AT THE END OF EACH WORK DAY WHEN THE FIVE-DAY RAIN PROBABILITY EQUALS OR EXCEEDS 50 PERCENT AS DETERMINED FROM THE NATIONAL WEATHER SERVICE FORECAST OFFICE: WWW.SRH.NOAA.GOV.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM INLETS, CATCH BASINS, SILT FENCES, FIBER ROLLS, ETC. AND INSPECTED FOR ANY DAMAGE. REPAIR ANY BMP THAT IS DAMAGED OR NOT FUNCTIONING.
- THE EROSION CONTROL DEVICES ON THIS PLAN ARE A SCHEMATIC REPRESENTATION OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED, OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED, AT THE DISCRETION OF THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO KEEP IN FORCE ALL EROSION CONTROL DEVICES AND TO MODIFY THOSE DEVICES AS SITE PROGRESS DICTATES.
- THE CONTRACTOR SHALL MONITOR THE EROSION CONTROL DEVICES DURING STORMS AND MODIFY THEM IN ORDER TO PREVENT PROGRESS OF ANY ONGOING EROSION.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER IN THE EVENT THAT THE EROSION CONTROL PLAN AS DESIGNED REQUIRES ANY SUBSTANTIAL REVISIONS.
- CONTRACTOR SHALL BE FAMILIAR WITH THE CONDITIONS OF APPROVAL OF ALL REQUIRED PROJECT PERMITS AND SHALL IMPLEMENT ALL REQUIRED BMP'S PRIOR TO COMMENCING GRADING OPERATIONS.
- EROSION AND SEDIMENT CONTROL BMPS SHALL BE IN PLACE AND IMPLEMENTED, AS APPROPRIATE, PRIOR TO COMMENCING GRADING OR VEGETATION REMOVAL. THESE MEASURES SHALL BE MAINTAINED ON ALL DISTURBED AREAS IN ORDER TO MINIMIZE THE RELEASE OF SEDIMENT IN A SITE'S STORM WATER DISCHARGE.
- PROTECT AND PRESERVE TOPSOIL TO MINIMIZE EROSION AND RETAIN INFILTRATION CAPACITY.
- MINIMIZE LAND DISTURBANCE SUCH AS CUTS AND FILLS. STABILIZE SLOPES AND ALL DISTURBED AREAS AS SOON AS GRADING IS FINISHED OR CUT-AND-FILLS ARE MADE.
- COVER BARE SOILS AND SLOPES AS SOON AS POSSIBLE. USE ONE OR MORE OF THE FOLLOWING TO REDUCE THE EROSION POTENTIAL FROM BARE, EXPOSED, OR DISTURBED SOIL: ROLLED EROSION CONTROL PRODUCTS (E.G. FILTER FABRIC, EROSION CONTROL BLANKETS, GEOTEXTILES), HYDRAULIC MULCH OR HYDROSEEDING, STRAW OR WOOD MULCH, SEEDING, VEGETATION PLANTING, OR OTHER APPROPRIATE COVER MATERIAL.
- ESTABLISH A UNIFORM VEGETATIVE COVER WITH A MINIMUM OF 70 PERCENT COVERAGE.
- PROPERLY INSTALL AND MAINTAIN ALL ON-SITE EROSION CONTROL MEASURES AND STRUCTURAL DEVICES, BOTH TEMPORARY AND PERMANENT. PROMPTLY REPAIR OR REINSTALL ANY EROSION CONTROL MEASURES AND STRUCTURAL DEVICES THAT ARE DAMAGED DURING CONSTRUCTION AND MAINTAIN THEM SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, ODORS, INSECT BREEDING, HEAVY ALGAE GROWTH, DEBRIS, AND/OR SAFETY HAZARDS.
- A QUALIFIED PERSON SHOULD CONDUCT INSPECTIONS OF ALL ON-SITE BMPS DURING EACH RAINSTORM, IF POSSIBLE, AND AFTER A STORM IS OVER TO ENSURE THAT THE BMPS ARE FUNCTIONING PROPERLY.

### SEDIMENT CONTROL NOTES:

- USE FIBER ROLLS AND SILT FENCES AS PERIMETER CONTROL TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE WINTER SEASON. USE STAKED HAY BALES INSTEAD OF FIBER ROLLS WHERE SLOPE IS STEEPER THAN 2H:1V.
- FIBER ROLLS ARE APPROPRIATE IN COMBINATION WITH EROSION CONTROL COVER ON SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW.
- SILT FENCES ARE NOT APPROPRIATE IN CONCENTRATED RUNOFF FLOW AREAS (STREAMS, SWALES, GULLIES, ETC.), IN AREAS WHERE FLOODING IS A CONCERN.
- SILT FENCES MUST BE PROPERLY STAKED IN TO BE EFFECTIVE. INSTALL SILT FENCES SO THAT THE DRAINAGE AROUND EACH FENCE DOES NOT CREATE EROSION AND RILLS DOWN-SLOPE OF THE FENCE. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT STORM WATER FROM FLOWING AROUND THE FENCE. IF NOT INSTALLED AT THE SAME ELEVATION THROUGHOUT, SILT FENCES WILL CREATE EROSION.
- LONG-TERM SEDIMENT CONTROL MEASURES ARE REQUIRED TO ENSURE THAT EROSION AND SEDIMENTATION DO NOT BECOME AN ISSUE ONCE THE PROJECT IS COMPLETED. THE FOLLOWING MEASURES CAN BE EFFECTIVE FOR LONG TERM SEDIMENT CONTROL ONCE THE PLANTINGS AND ROOTS HAVE GROWN TO SUFFICIENT SIZE:
  - SEEDING SLOPES BY HYDRO-SEEDING OR WITH SEEDED BLANKETS; PREFERABLY USING NATIVE SEEDS.
  - LANDSCAPING WITH PLANT SPECIES THAT GROW RAPIDLY AND HAVE ROOT SYSTEMS THAT ARE EFFECTIVE AT "HOLDING" SOIL.



BY	REVISION	DATE

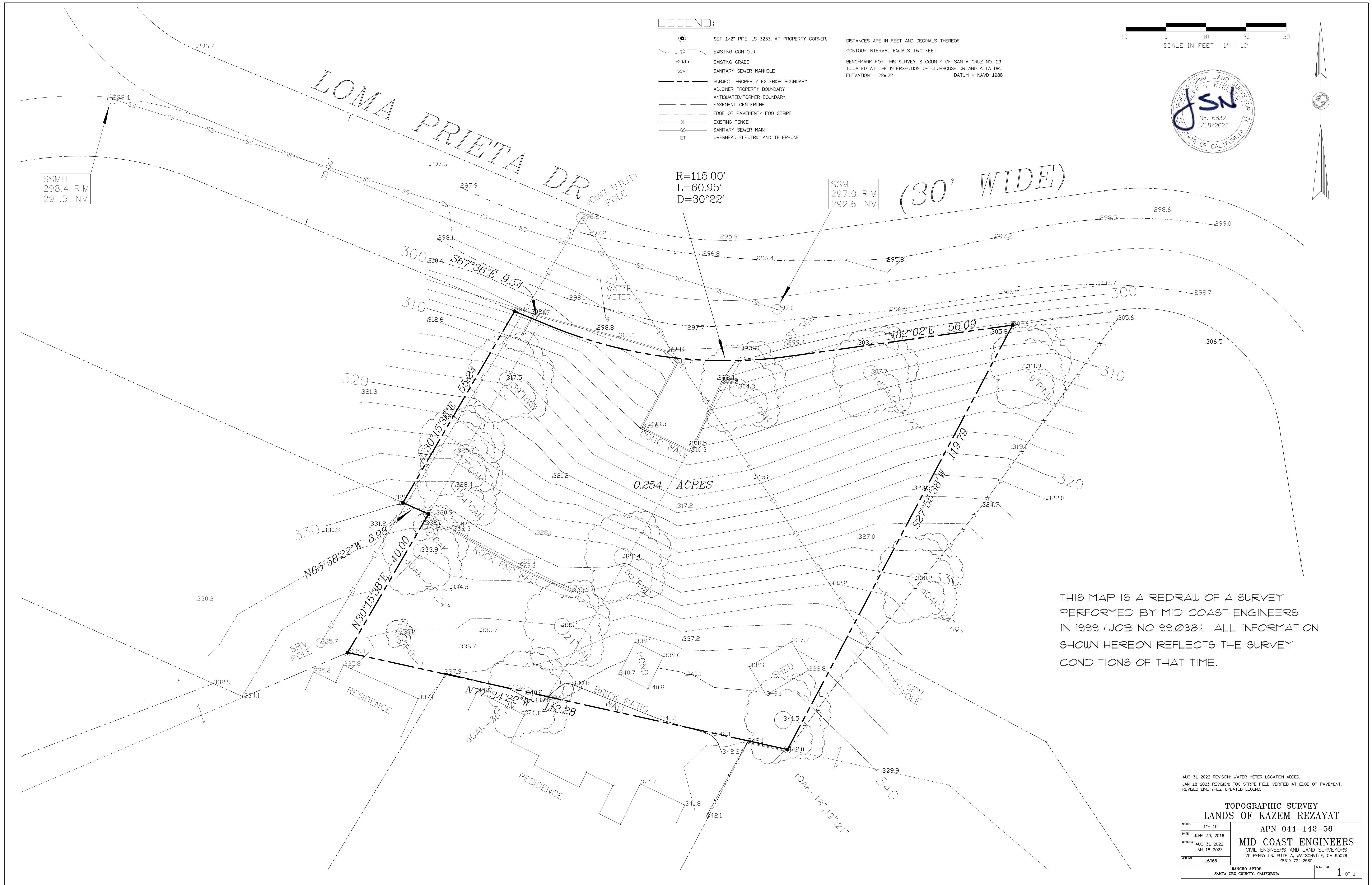
**HARO, KASUNICH & ASSOCIATES**  
GEOTECHNICAL AND COASTAL ENGINEERS  
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076  
(831) 722 4175 PHONE AND (831) 722-9202 FAX

**EROSION CONTROL PLAN AND NOTES**  
KAZEM REZAYAT  
502 LOMA PRIETA DRIVE  
APTOS, CA 95003  
APN 044-142-56

PROJECT:	SC12144
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	AS SHOWN

C6







FOR TAX PURPOSES ONLY

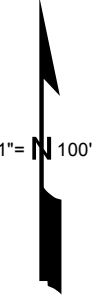
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POR. APTOS RANCHO  
S.E. 1/4 SEC. 17, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
69-136 69-273

44-14

DEER PARK VILLA SITES SUB. NO. 1  
18MB48 6/23/1924



81RS28  
12/21/1989

DEER PARK VILLA SITES SUB. NO. 2  
23MB2 7/16/1925

124RS31  
3/21/2016

77RS18  
9/3/1987

38RS68  
11/26/1962

Assessor's Map No. 44-14  
County of Santa Cruz, Calif.  
Nov. 1999

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

Electronically redrawn 11/13/99 KSA  
Rev. 11/12/99 KSA (Por. to Pg. 36)  
Rev. 7/22/14 CB (Combo Form, 2-55)  
Rev. 4/7/16 CB (Combo Form, 2-56)  
Rev. 4/7/16 CB (124RS31)





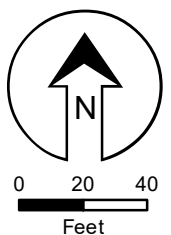


## Parcel Location Map



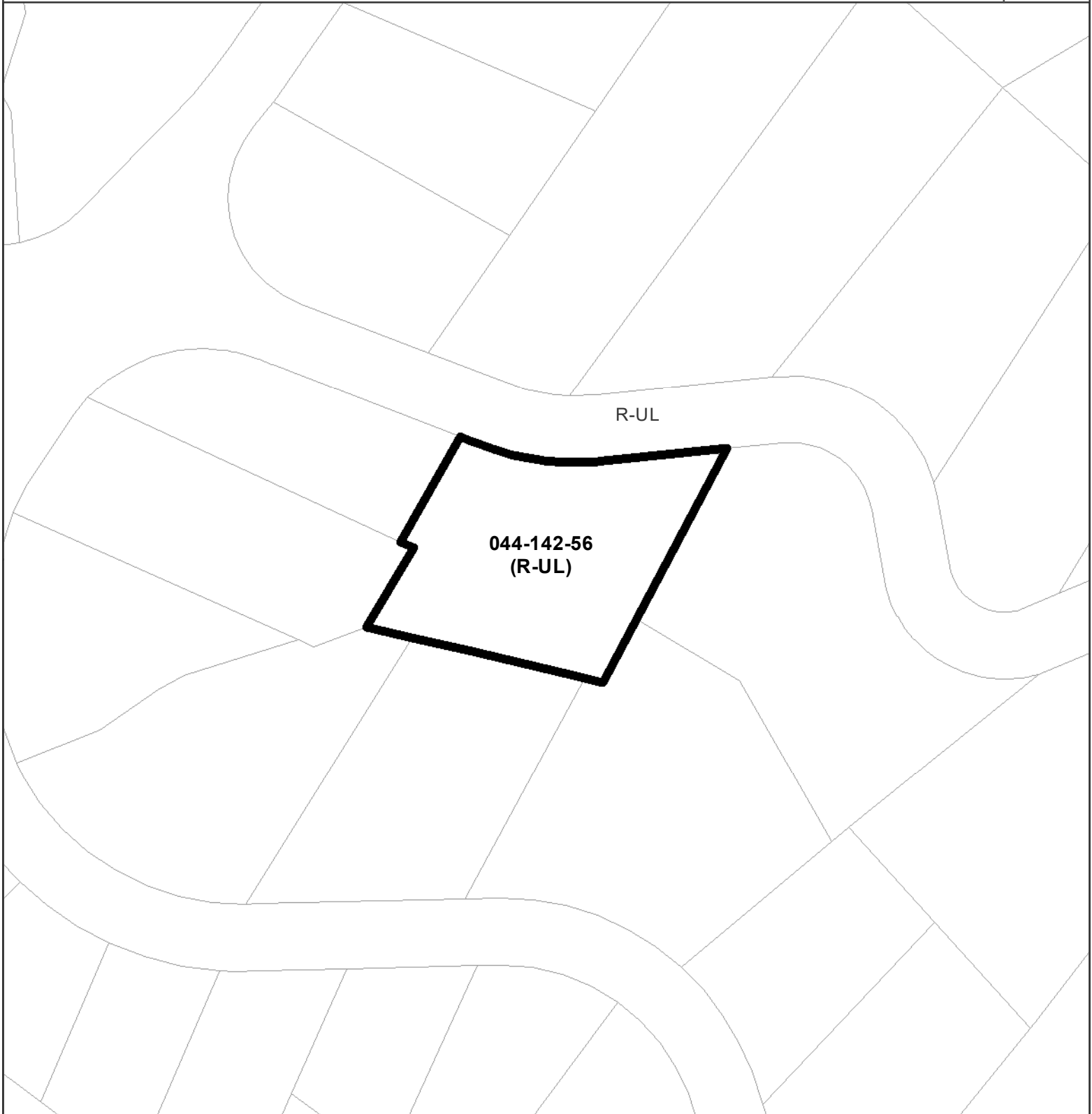
**Parcel: 04414256**

-  Study Parcel
-  Assessor Parcel Boundary

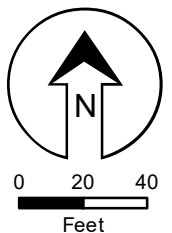




# Parcel General Plan Map

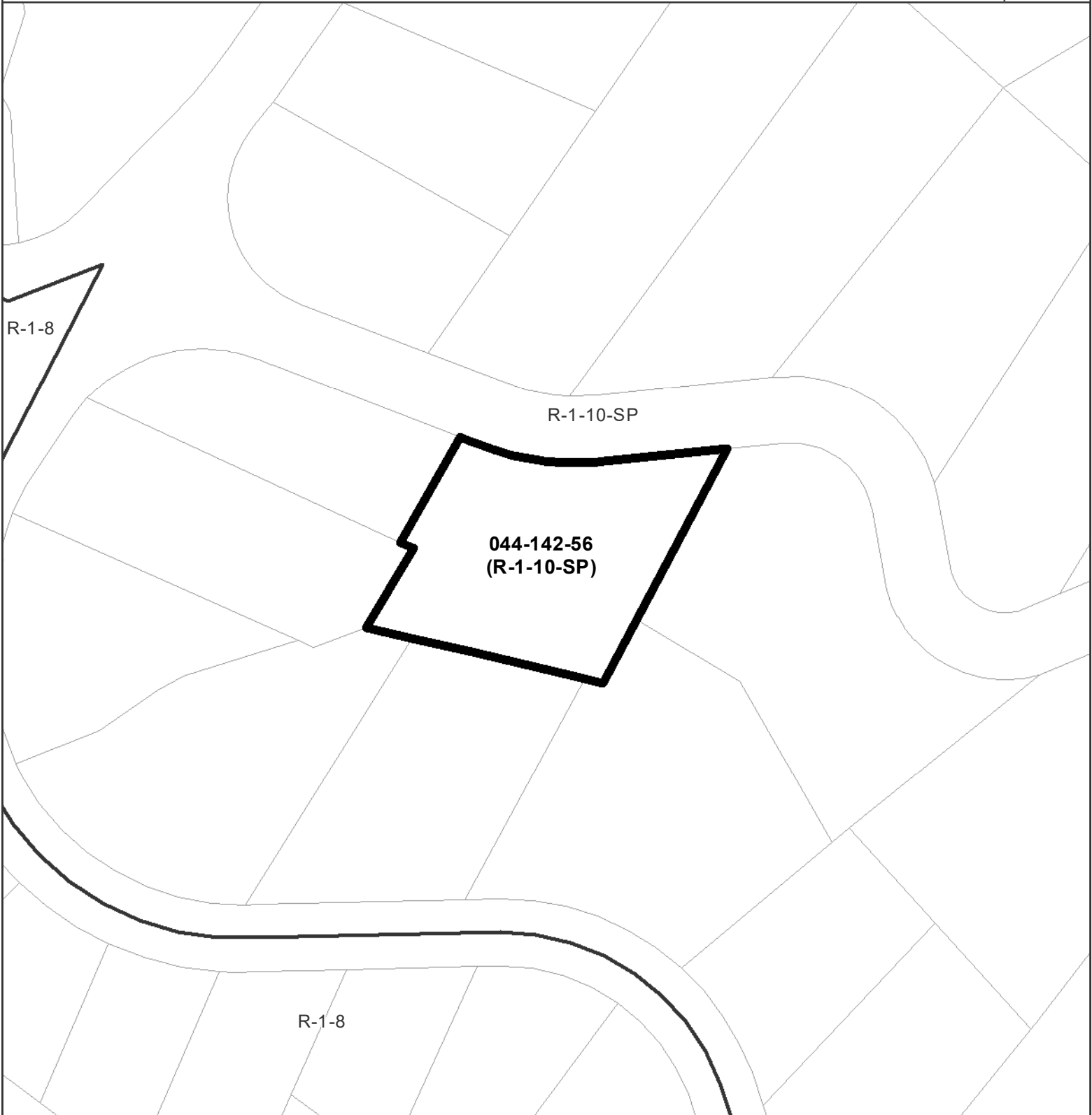



 R-UL *Res. Urban Low Density*

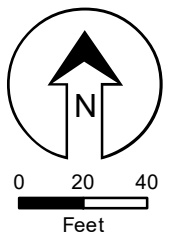




# Parcel Zoning Map



 R-1 *Single-Family Residential*



## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 10,500 square feet  
Existing Land Use - Parcel: Residential - Vacant  
Existing Land Use - Surrounding: Residential  
Project Access: Loma Prieta Drive  
Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Residential Density)  
Zone District: R-10-SP (Single Family Residential (10,000 square foot minimum parcel) Salamander Protection Combining District)  
  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.      Yes   X   No

**Technical Reviews:** Geotechnical and Geologic Report Review (REV221021)

### Environmental Information

Geologic Hazards: Not mapped  
Fire Hazard: Not a mapped constraint  
Slopes: Steep project site  
Env. Sen. Habitat: Mapped long-toed salamander habitat  
Grading: 150 cubic yards of grading proposed  
Tree Removal: 27 inch dbh Oak tree to be removed  
Scenic: Not a mapped resource  
Archeology: Not mapped



# County of Santa Cruz

## DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070  
PLANNING (831) 454-2580 PUBLIC WORKS (831) 454-2580

**Matt Machado, Deputy CAO, Director of Community Development and Infrastructure**

<b>Carolyn Burke</b> <i>Assistant Director</i> <i>UPC Division</i>	<b>Stephanie Hansen</b> <i>Assistant Director</i> <i>Housing &amp; Policy</i>	<b>Kent Edler</b> <i>Assistant Director</i> <i>Special Services</i>	<b>Steve Wiesner</b> <i>Assistant Director</i> <i>Transportation</i>	<b>Travis Cary</b> <i>Director</i> <i>Capital Projects</i>	<b>Kim Moore</b> <i>Assistant Director</i> <i>Administration</i>
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Kazem Rezayat <sharksanjose@yahoo.com>  
393 Sandalwood Drive  
Aptos, CA 95003

18 October 2022

Subject: Review of the Update of Geotechnical Investigation and Report (dated November 16, 2016) to CBC 2019 for APN 044-14-256, 502 Loma Prieta Drive dated 9 May 2022; and the Geotechnical Investigation and Report for 502 Loma Prieta Drive, Santa Cruz County, California dated 16 November 2016 by Associated Terra Consultants, Inc.

Project Site: 502 Loma Prieta Drive  
APN 044-142-56  
Application No. REV221021

Dear Applicant:

The Planning Department has accepted the project site geotechnical investigation reports. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports; and
2. Final plans shall reference the subject reports by titles, author, 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 submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils reports shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

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

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

REV221021  
APN 044-142-56  
18 October 2022  
Page 2 of 3

Our acceptance of the report is limited to its 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)

If we can be of any further assistance, please contact the undersigned at: 831.454.3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Respectfully,



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

Cc: Environmental Planning Department, Attn: Robert Loveland  
Associated Terra Consultants, Attn: Liiban Affi, PE

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,  
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer 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.