Applicant: Kevin Dejeu Agenda Date: May 16, 2025

Application Number: 241447

Owner: Deborah Reichle Agenda Item #: 2
APN: 051-153-41 Time: After 9:00 a.m.

Site Address: 109 College Road, Watsonville

Project Description: Proposal to construct a detached 995 square foot Accessory Dwelling Unit (ADU) on a property with an existing single-family residence and demolish the existing garage.

Location: Property is located on the north side of College Road (109 College Rd.), approximately 200 feet east of the intersection of College Road and Cutter Drive in Watsonville.

Permits Required: A Variance to exceed the ADU height limit of 16 feet by about 2 feet 8 inches, to 18 feet 8 inches.

Supervisorial District: Supervisorial District 4 (District Supervisor: Felipe Hernandez)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241447, based on the attached findings and conditions.

Project Description & Setting

The proposed project is to demolish an existing nonconforming garage and build a detached 995 square foot ADU on a 10,846 square foot parcel within the Urban Services Line of the Pajaro Valley Planning Area. The subject parcel is centered within a neighborhood, known as "Interlaken" for the number of nearby lakes, developed with suburban single-family homes. The homes are mostly medium sized, with 3-4 bedrooms, on parcels of at least 6,000 square feet.

The proposed Accessory Dwelling Unit is a single-story manufactured home (MH), built to the Federal Housing and Urban Development Code (24 CFR Part 3280).

A Variance is required because the proposed ADU is located within the FEMA designated Special Flood Hazard Area (SFHA) Zones A and AE, and as such must comply with Federal and Local regulations for new construction in the flood hazard area (Santa Cruz County Code Section 16.13.460). To meet FEMA requirements for flood elevation, it is necessary to raise the finished floor of the manufactured ADU two (2) feet above the Base Flood Elevation of 64.5' (NAVD88), which is 6 feet 6 inches above ground level, and therefore puts the ADU above the standard height limit of 16 feet within the Urban Services Line (USL).

Application #: 241447 Page 2

APN: 051-153-41 Owner: Deborah Reichle

Zoning & General Plan Consistency

The subject property is located in the R-1-6 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed ADU is a principal permitted ancillary use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. The primary 2-bedroom single-family dwelling was built in 1941 (per Assessor's records; and supported by views of the home from Google Earth) and is considered legal nonconforming to current zoning setback standards.

SCCC 13.10.681(D) ADU Site Requirements

Standard	Requirement (under 1 acre within USL)	Proposed
Maximum square footage	1,000 SF	995 SF
Front yard setback (R-1-6)	20 feet	128 feet
Side yard setback	4 feet	9 feet / 29 feet
Rear yard setback	4 feet	13 feet
Rear yard setback if over 16 feet	8 feet	13 feet
Minimum distance to other structures	3 feet	51 feet
Maximum height	16 feet	18 feet 8 inches

The proposed square footage of the ADU is less than 1,000 square feet and conforms to the development size standard of a detached ADU on a parcel less than 1 acre. However, the proposed height of 18 feet 8 inches exceeds the maximum allowed height of 16 feet of a newly constructed detached ADU inside the USL.

While Planning Staff recommended that the applicant revise plans to incorporate a garage under the ADU and therefore qualify for the additional height allowed under SCCC 13.10.681(D)(7)(b), the manufactured home certification status prevented the alteration of the footings required for support, and a garage accommodating a vehicle was not possible; therefore a Variance is required. Consequently, to improve the potential visibility of the ADU from the street or other public areas, Staff has added a condition of approval to this permit that requires landscaping to help buffer the view of the ADU and screen the concrete foundation.

In addition to installing a manufactured home, the proposed scope of work includes demolishing the existing garage. To replace the parking lost by the removal of the garage, 4 off-street parking spaces will be provided, more than required for the existing and proposed dwellings on this site. 2 parking spaces are required for the existing 2-bedroom single-family residence, plus one additional designated off-street parking space for the ADU. (Note: this site also qualifies for the parking exemption for proximity to transit, per SCCC 13.10.681(D)(7)(d)(ii)(D).)

SCCC 13.10.681(F) ADU Design

ADUs are generally exempt from Design Review (SCCC 13.11.040), but ADUs that are visible from a road or other public area shall meet specific design criteria as listed in SCCC 13.10.681(F). While sited at the rear of the parcel and approximately 128 feet from College Road, the proposed ADU could be moderately visible from the public right-of-way. Therefore, the proposed ADU must comply with at least three of the following elements:

- Roof slope to match primary dwelling.
- Roof material matching primary dwelling.
- Primary siding material or color matching primary dwelling.
- Window and door trim matching primary dwelling.
- Porch, bay window, or other facade articulation to break up flat wall planes.

Application #: 241447

APN: 051-153-41 Owner: Deborah Reichle

The gabled roof of the proposed ADU will closely match the style and dominant roof slope primary dwelling. The ADU primary exterior material will be vertical siding, which is not identical to the existing shiplap siding of the primary dwelling, but complimentary. The paint color of the ADU body and trim will match the primary dwelling. Additionally, the ADU's double hung windows with shutters will closely match the windows of the primary dwelling. As such, the proposed ADU complies with these design criteria.

Page 3

The site includes several mature trees, including an over 100 foot tall Redwood at the rear of the parcel. No trees are proposed for removal. The preservation of the existing trees helps protect the views from the adjacent parcels and partially screen the new ADU.

SCCC 13.10.682 Permanent occupancy of manufactured homes

The proposed ADU will be a factory-built manufactured home. To regulate the permanent installation of manufactured homes, all manufactured homes shall be designed and located to be compatible with neighboring conventionally built dwellings.

A manufactured home must be permanently installed on a foundation to be permanently occupied as a single-family dwelling and must meet the specifications listed in SCCC 13.10.682(C).

As stated above, the ADU conforms to all of the residential site standards of the applicable zone district. The ADU will be manufactured within 10 years prior to the date of the application for the issuance of a permit to install the manufactured home and will be certified under the National Mobile Home Construction and Safety Standards Act. The site plans show that the proposed ADU is to be anchored to a permanent foundation in such a way as to withstand substantial wind and seismic forces.

The proposed manufactured home must also meet additional residential design standards. The proposed ADU will be 23 feet 8 inches wide, which is in keeping with the standard 20 to 28-foot width of double-wide manufactured homes. As previously described, the proposed exterior materials will closely match those of the existing primary dwelling, The exterior covering material will extend to the top of the concrete foundation.

Lastly, the manufactured home must be oriented for maximum solar access. The solar access clause both protects the sunlight available to the subject and neighboring parcels and sets a standard for proposed structures to incorporate passive heating/cooling systems and to preserve future opportunities for solar energy systems. While the ADU will be adjacent to a large Redwood, this tree sits to the northwest of the proposed ADU and will not cast shadows over the new structure during the morning and early afternoon. The only visible nearby solar energy system is on the roof of the detached garage at 8 Cutter Drive, the adjacent parcel to the west. Due to the existing trees and structures between the proposed ADU and the rooftop solar array, the shadows of the proposed ADU will not obstruct more than 10 percent of the sunlight available to this solar energy system during the middle of the day.

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.

Application #: 241447 Page 4

APN: 051-153-41 Owner: Deborah Reichle

Staff Recommendation

• Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

• APPROVAL of Application Number 241447, based on the attached findings and conditions.

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

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

Report Prepared By: Rebecca Rockom

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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. Salsipuedes Sanitary District Letter, May 20, 2024
- H. FEMA Elevation Certificate
- I. FEMA Map Marked with Site

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.

of CEQA for the reason(s) which have been specified in this document.
Application Number: 241447 Assessor Parcel Number: 051-153-41 Project Location: 109 College Road, Watsonville
Project Description: Proposal to construct a detached 995 square foot Accessory Dwelling Unit (ADU) on a property with an existing single-family residence.
Person or Agency Proposing Project: Kevin Dejeu
Contact Phone Number: 209-765-9795
A The proposed activity is not a project under CEQA Guidelines Section 15378. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
 C. Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment. D. Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. X Categorical Exemption
Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)
F. Reasons why the project is exempt:
Construction of an accessory dwelling unit on a parcel with an existing single-family dwelling within a residential zone. Per 15300.2, an exception to this exclusion must be made if the project is within a sensitive site and may have a significant environmental impact. In this case, the floodplain coordinator has determined that the project is consistent with FEMA regulations and will not have a significant effect on flood levels.
Pebecca Rakon
Date: March 20, 2025

Rebecca Rockom, Project Planner

Discretionary Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. The manufactured home will be built in conformance with the Federal Housing and Urban Development Code (24 CFR Part 3280) and associated construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. As such, the proposed project will not be materially injurious to properties or improvements in the vicinity.

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

This finding can be made, in that the proposed location of the ADU and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-Family Residential) zone district as the primary use of the property will be one ADU that meets all current site standards for the zone district.

SCCC 13.10.681(D) ADU Site Requirements

The proposed ADU meets the front, side and rear yard setbacks required for ADUs. The proposed ADU also complies with the maximum size standard for ADUs on parcels less than 1 acre.

While this site qualifies for the parking exemption for proximity to transit, per SCCC 13.10.681(D)(7)(d)(ii)(D), the proposal exceeds the off-street parking space requirement for the primary dwelling plus includes one additional designated off-street parking space for the ADU.

SCCC 13.10.681(F) ADU Design

ADUs that are visible from a road or other public area shall meet specific design criteria as listed in SCCC 13.10.681(F). While sited at the rear of the parcel and approximately 128 feet from College Road, the proposed ADU could be moderately visible from the public right-of-way. Therefore, the proposed ADU must comply with at least three of the following elements:

- Roof slope to match primary dwelling.
- Roof material matching primary dwelling.
- Primary siding material or color matching primary dwelling.
- Window and door trim matching primary dwelling.
- Porch, bay window, or other facade articulation to break up flat wall planes.

The gabled roof of the proposed ADU will closely match the style and dominant roof slope primary dwelling. The ADU primary exterior material will be vertical siding, which is not identical to the existing shiplap siding of the primary dwelling, but complimentary. The paint color of the ADU

body and trim will match the primary dwelling. Additionally, the ADU's double hung windows with shutters will closely match the windows of the primary dwelling.

The site includes several mature trees, including a redwood over 100 feet tall at the rear of the parcel. No trees are proposed for removal. The preservation of the existing trees helps protect the views from the adjacent parcels and partially screen the new ADU.

SCCC 13.10.682 Permanent occupancy of manufactured homes

The proposed ADU will be a factory-built manufactured home and this proposal meets the requirements set out in this ordinance for allow permanent occupancy.

The ADU will be manufactured within 10 years prior to the date of the application for the issuance of a permit to install the manufactured home and will be certified under the National Mobile Home Construction and Safety Standards Act. The site plans show that the proposed ADU is to be anchored to a permanent foundation in such a way as to withstand substantial wind and seismic forces.

The proposed manufactured home meets the additional residential design standards. The proposed ADU will be 23 feet 8 inches wide, corresponding to the standard 20–28 foot width of double-wide manufactured homes; the proposed exterior materials will closely match those of the existing primary dwelling; and the exterior covering material will extend to the top of a concrete foundation.

Lastly, the manufactured home has been oriented for maximum solar access. The proposed ADU is sited with access to full sun for the majority of the day and will not obstruct more than 10 percent of the sunlight available to other parcels during the middle of the day.

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

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

This proposal complies with General Plan Policies BE-2.3.1 and BE-2.3.3 which encourage the provision of context-appropriate ADUs associated with single-family dwellings, and increase residential options within the Urban Services Line, especially in areas alongside transit lines.

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

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

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

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

This finding can be made, in that the proposed ADU will add one residential unit to an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day. Such an increase will not adversely impact existing roads or intersections in the surrounding area.

In addition, the manufactured home will be built in conformance with the Federal Housing and Urban Development Code (24 CFR Part 3280) and associated construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

This finding can be made, in that the proposed ADU is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

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

This finding is not required, in that the project site is not located within the coastal zone.

Variance Findings

a) 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 as the property is located adjacent to and partially within SFHA Zone A and Zone AE. Strict application of the ADU height requirement as listed in the Santa Cruz County Code 13.10.681(D) would make it impossible to construct the detached Accessory Dwelling Unit as proposed. To comply with FEMA and NFIP flood zone regulations as described in Santa Cruz County Code 16.13.460, it is necessary to raise the ADU at least 2 feet above the Base Flood Elevation of 64.6, as stated by the district engineer for the Salsipuedes Sanitary District and in accordance with the FEMA Elevation Certificate.

b) That the granting of such 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; and

This finding can be made in that the proposed ADU will not negatively impact the quality of sunlight, air, and views from the adjacent parcels as the setbacks area greater than the minimum allowed for ADUs. The maximum peak height of the proposed ADU at 18 feet 8 inches is still less than the maximum allowed height of 28 feet for a single-family dwelling in the R-1-6 zone. The proposed ADU meets the required R-1-6 (5' and 8') side yard setbacks for standard dwelling and accessory structures and therefore would not have a greater effect on the side neighbors than if the proposal was an addition to the existing single-family residence. The proposed ADU will be set back 13 feet from the rear property line, and thus also conforms to SCCC 13.10.681(D)(7)(a)(ii)(A), which requires that ADUs over 16 feet in height need to be set back at least 8 feet from rear property line.

c) That the granting of such variance 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. [Ord. 5423 § 6, 2022; Ord. 5087 § 1, 2011; Ord. 4836 §§ 5, 6, 2006; Ord. 3632 §§ 3, 4, 1985; Ord. 3432 § 1, 1983].

This finding can be made in that the approval of the requested variance is not a special privilege and would also be granted to other parcels within the flood plain areas.

Conditions of Approval

Exhibit D: Project plans, prepared by Adore Homes, submitted on February 18, 2025.

- I. This permit authorizes the construction of a(n) ADU 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 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 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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.
- 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. All exterior materials and colors, including siding material and color, window and door design and trim color, shall match those

of the single-family dwelling.

- 3. Include on the site plans submitted for building permit review, the water-efficient landscaping proposed to screen the foundation of the ADU.
- 4. Details showing compliance with fire department requirements.
- 5. Details showing compliance with the Department of Public Works Driveway and Road Engineering standards.
 - a. ADU allows three parking spaces to be in tandem in a straight line.
 - b. Paved driveway to County standards for first 15 feet required.
 - c. Show driveway material, asphalt concrete required in the County right of way.
 - i. County right of way: 3" AC over 9" AB
 - ii. Private road: 2" AC over 6" AB
 - iii. Driveways/parking: 2" AC over 6" AB in ROW required, outside ROW alternative okay, see County Design Criteria
 - iv. AC: asphalt concrete, AB: aggregate base
 - d. Below are general comments to facilitate the above; use as applicable, check to make sure you've covered.
 - e. Existing Site Plan (separate sheet) shall include but not be limited to:
 - i. North arrow / scale
 - ii. Right-of-way boundaries, both sides of road double dash
 - iii. Parcel boundaries double dash
 - iv. Topography
 - v. Utilities
 - vi. Features including County roads, striping, private roads, driveways, parking areas, fences
 - vii. Please number each existing on-site parking space and show it's boundaries of 8.5 x 18 graphically.
 - viii. Provide legend for all hatching, shading, and line types.
 - f. Proposed Site Plan (separate sheet) shall include but not be limited to:
 - B. North arrow / scale
 - C. Right-of-way boundaries, both sides of road double dash
 - D. Parcel boundaries double dash
 - E. Finish grade topography
 - F. Relocated/new utilities
 - G. Proposed improvements
 - H. Reference Figures from County Design Criteria as appropriate, ie. driveway and trench details
 - I. Indicate number of required on-site parking spaces on the site plan.

- J. Please number each on-site parking space and show its boundaries of 8.5 x 18 graphically. Tandem spaces are required to be in-line.
- K. Required parking shall be on-site not in right of way.
- L. Provide legend for all hatching, shading, and line types.
- M. Show sawcuts
- g. For driveway, the plan view and profile/drainage requirements in the County Design Criteria are required to be met. Show driveway profile. See pgs 206-212 for standard driveways (Figure DW-1 through DW-7).
- h. Identify on plans which detail shall be used (Figure DW-1 through DW-7).
- i. Show proposed paved and concrete areas with different hatch or shading, indicate structural section:
 - i. County right of way: 3" AC over 9" AB
 - ii. Private road: 2" AC over 6" AB
 - iii. Driveways/parking: 2" AC over 6" AB in ROW required, outside ROW alternative okay, see County Design Criteria
 - iv. AC: asphalt concrete, AB: aggregate base
- 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 discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 - 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Pajaro Valley Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Salsipuedes Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - 1. The applicant shall provide a signed and stamped copy of the accepted soils report and update(s).

- 2. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
- 3. Building permit application plans shall clearly represent all proposed grading, including any over-excavation and re-compaction as recommended by the geotechnical engineer.
- 4. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStorm waterBMPManual-Oct%20312011version.pdf.
- 5. The applicant shall submit a drainage plan that complies with the requirements set forth in 2022 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
- 6. After plans are prepared that are acceptable to all reviewing agencies, please submit an original wet-signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Please note that the plan review form must reference the final plan set by last revision date. Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed plg-300 form. An electronic copy of this form may be found on our website: https://cdi.santacruzcountyca.gov/ under the "Unified Permit Center tab, "Environmental Permits & Technical Reviews", then "Find a form". Select the PLG-300 form.
- 7. Prior to finalization of the building permit the applicant shall submit a copy of a complete and correct elevation certificate for review and approval by the Environmental Resource Planner.
- F. Meet all requirements and pay any applicable plan check fee of the Pajaro Fire Protection District.
- G. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings.
- H. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
- I. Note that Roadside and Transportation fees only apply to Accessory Dwelling Units for which there is a parking requirement. This proposal is exempt from required parking as the ADU is within ½ mile walking distance of a public transit stop (SCCC 13.10.681(D)(7)(d)D).

- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
- K. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- L. 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. 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:
 - g. COUNTY bears its own attorney's fees and costs; and
 - h. COUNTY defends the action in good faith.
- C. <u>Settlement</u>. 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. <u>Successors Bound</u>. 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.

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.

APN: 051-153-41
Owner: Deborah Reichle

Effective Date:

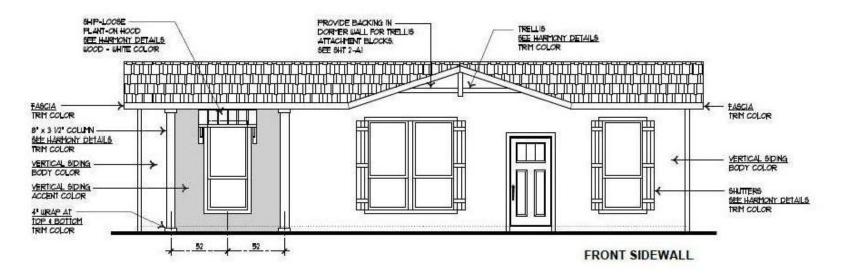
Expiration Date:

Application #: 241447

Deputy Zoning Administrator

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.

109 COLLEGE ROAD, WATSONVILLE, CA 95076 NEW DETACHED ACCESSORY DWELLING UNIT (ADU)



Scope of Work:

To install a new 995 SF detached, manufactured ADU on a property with an existing single-family dwelling and demolish an existing detached garage.

Note:

This is a manufactured home (MH) built to the federal Housing and Urban Development (HUD) code. All state building and local ordinances are pre-empted. This building has already been inspected and approved. The County of Santa Cruz will be issuing an installation/utility connection permit and final testing of all systems only.

Health and Safety Code 18551(a)(1)-(2) guides what information an applicant is required to show for a manufactured home (MH) installation permit and the process of installation acceptance that includes final approval of the MH and C of O. All MH pre-empt California (and local) requirements, so an Indiana or Arkansas engineer can approve the building plans (or installation handbook specifications), see [P. 2] of the installation handbook:

FEDERAL PREEMPTION

This home was engineered, constructed, and inspected in conformance with the FEDERAL Manufactured Home Construction and Safety Standards of the US Department of Housing and Urban Development (24 CFR Part 3280, commonly referred to as the "HUD Code") in effect on the date of manufacture. These Standards set forth minimum requirements for the design and construction of manufactured homes designed to be used as dwellings.

Individual states, counties and cities shall have no authority to establish standards regarding the construction or safety of a manufactured home. A metal certification label is affixed to each section of the home to certify that it has been constructed and inspected to comply with these Standards. The design plans and in-plant construction of all homes are inspected by independent third-party agencies to assure compliance with the Standards.

The installation of the home and any alterations made to the home shall conform to the requirements of the Federal Manufactured Home Construction and Safety Standards and the HUD Model Manufactured Home Installation Standards.

A minimum of 65% of the construction and demolition waste will be recycled, reused on the project, or salvaged for later use or sale. (CGBC 4.408.1)

Surge-Protective Device: All services supplying dwelling units shall be provided with a surge-protective device (SPD). The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto. CEC 230.67.

Smoke detectors and Carbon Monoxide alarms are required at the existing residence. Please note on plans. Smoke detectors are required in each sleeping room and on each floor level, and smoke and CO alarms outside each sleeping area on each floor level. Combination alarms are permitted. [CRC R314.3, R315.2]

Project Data:

- Address: 109 College Road, Watsonville, CA 95076
- APN: 051-153-41
- Zoning: R-1-6
- Occupany Type: R-3
- Construction Type: VB
- Lot Area: 10,720 SF
- Existing Number of Units: 1
- Proposed Number of Units: 2
- Proposed Gross Floor Area of ADU: 995 SF
- Existing Primary Dwelling Unit Building Height: 1

Proposed ADU Building Height:1

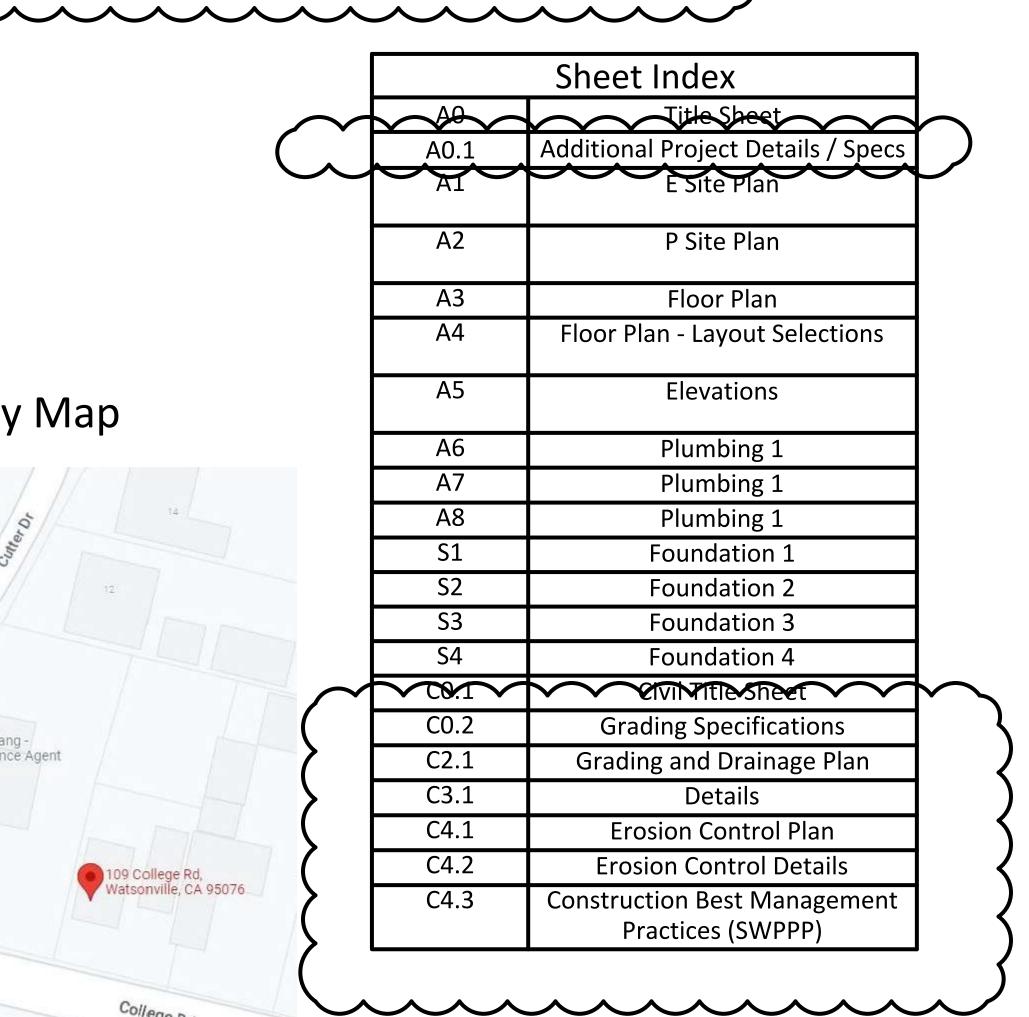
- Proposed ADU Building Height:1
- Existing Lot Coverage: 19.15%
- Proposed Lot Coverage: 20.45%
- Existing FAR: 0.19
- Proposed FAR: 0.20

Vicinity Map

Richard Millang -Aflac Insurance Agent

9 College Rd, atsonville, CA 95076

*Refer to Sheets A1 and A2 for Lot Coverage and FAR calculations.



Project Contact Information

Deborah Reichel

Deborah@karumba.com

109 College Road

Watsonville, CA 95076

Designer:

ADORE HOMES INC.

info@adore-homes.com

(646) 621-1230

Consultant: Ora Investments

orainvestments@yahoo.com

(510) 585-7358

Surveyor:

Osuna Engineering Inc.

6920 Santa Teresa Blvd. 206

San Jose, CA 95119

APPROVED BY

Submittal 1

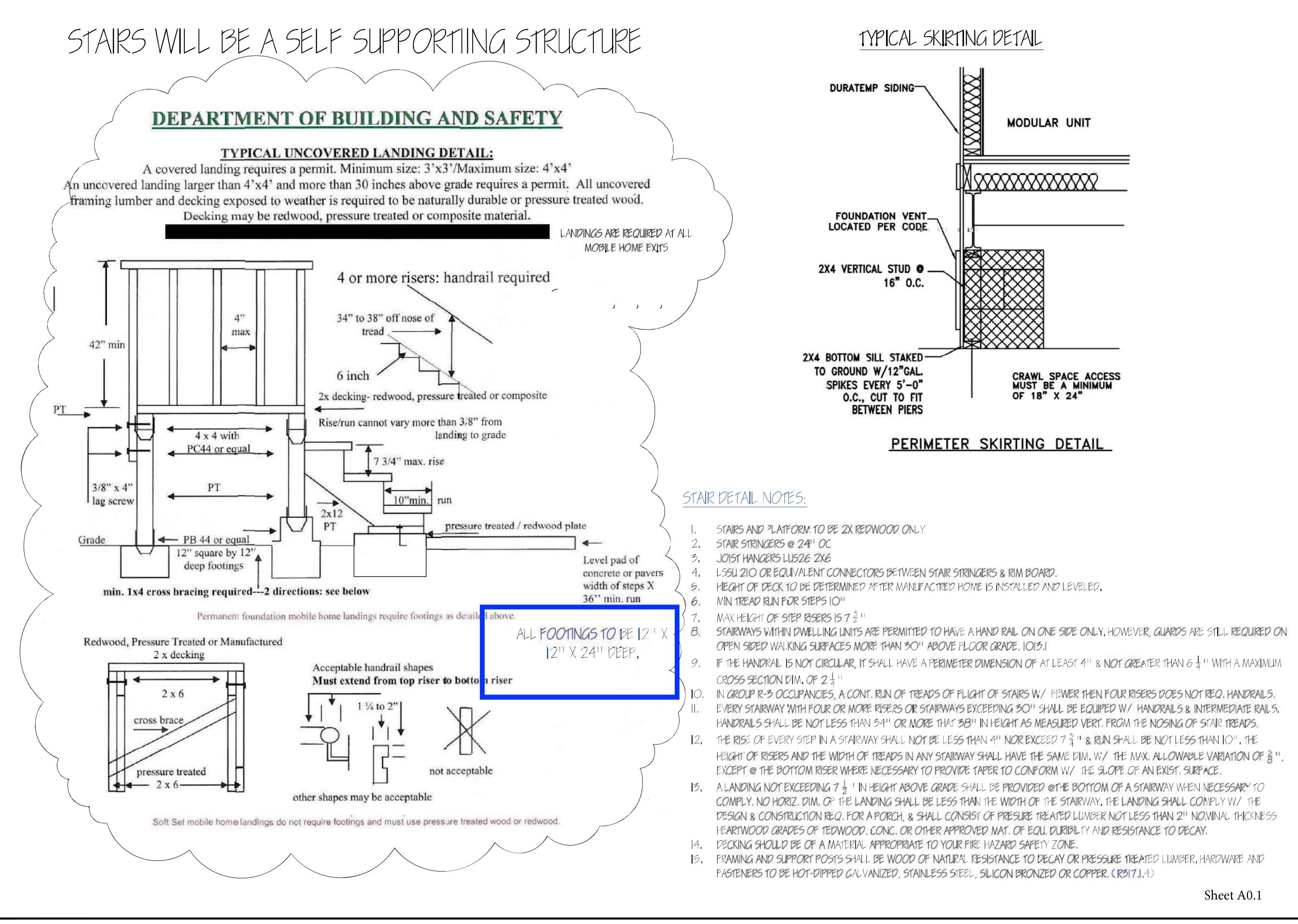


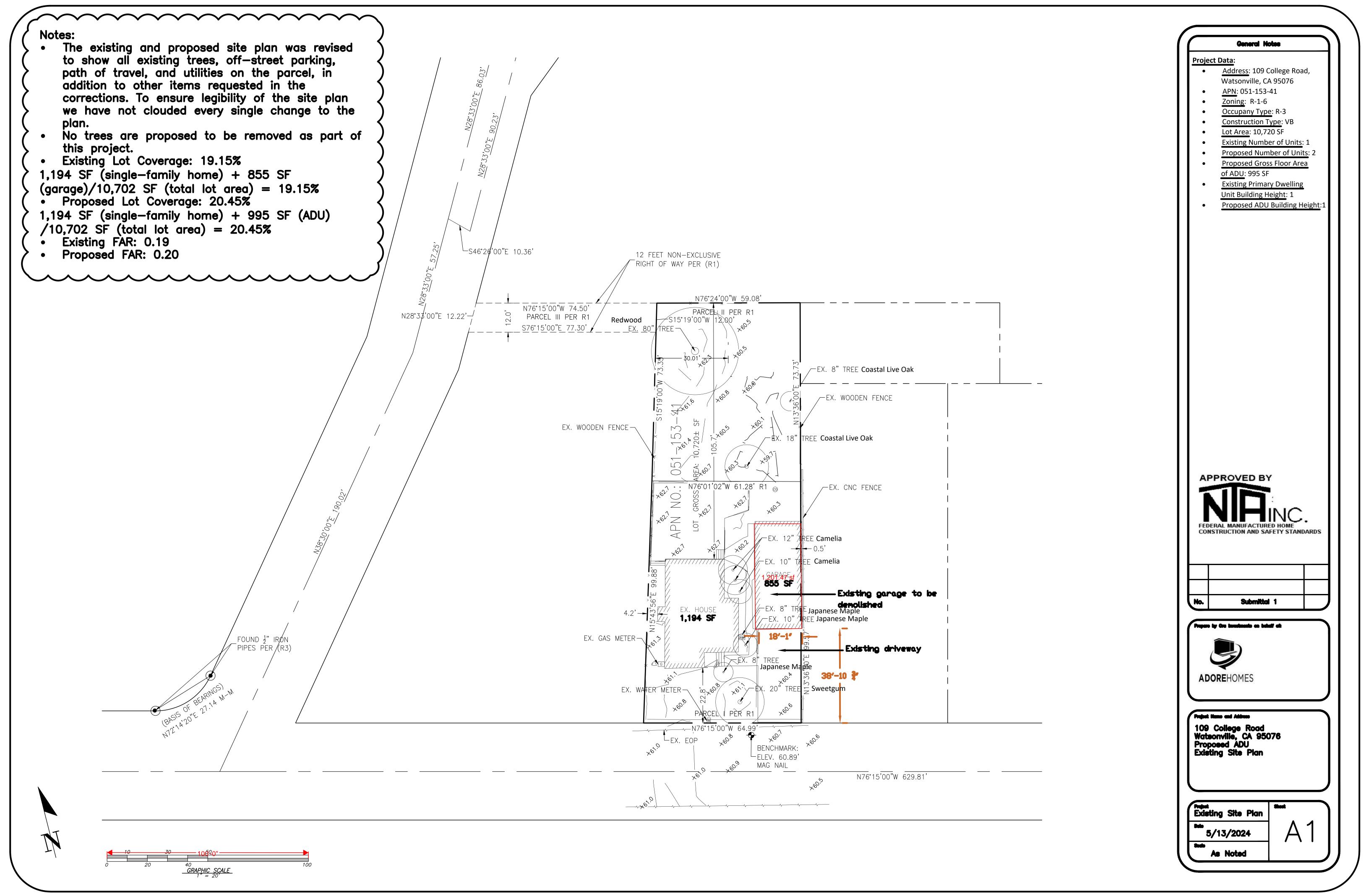
ADOREHOMES

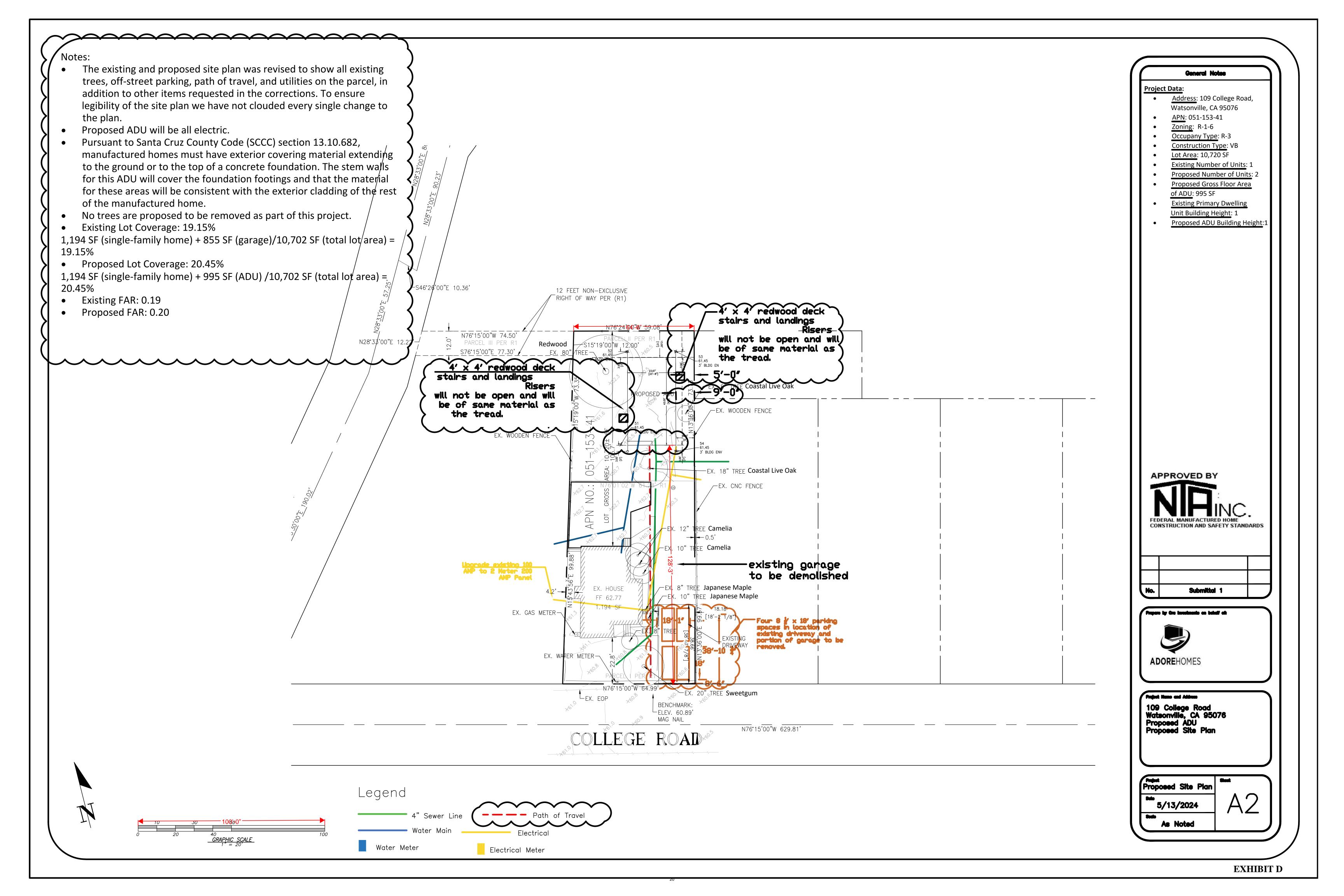
109 College Road Watsonville, CA 95076 Proposed ADU Title Sheet

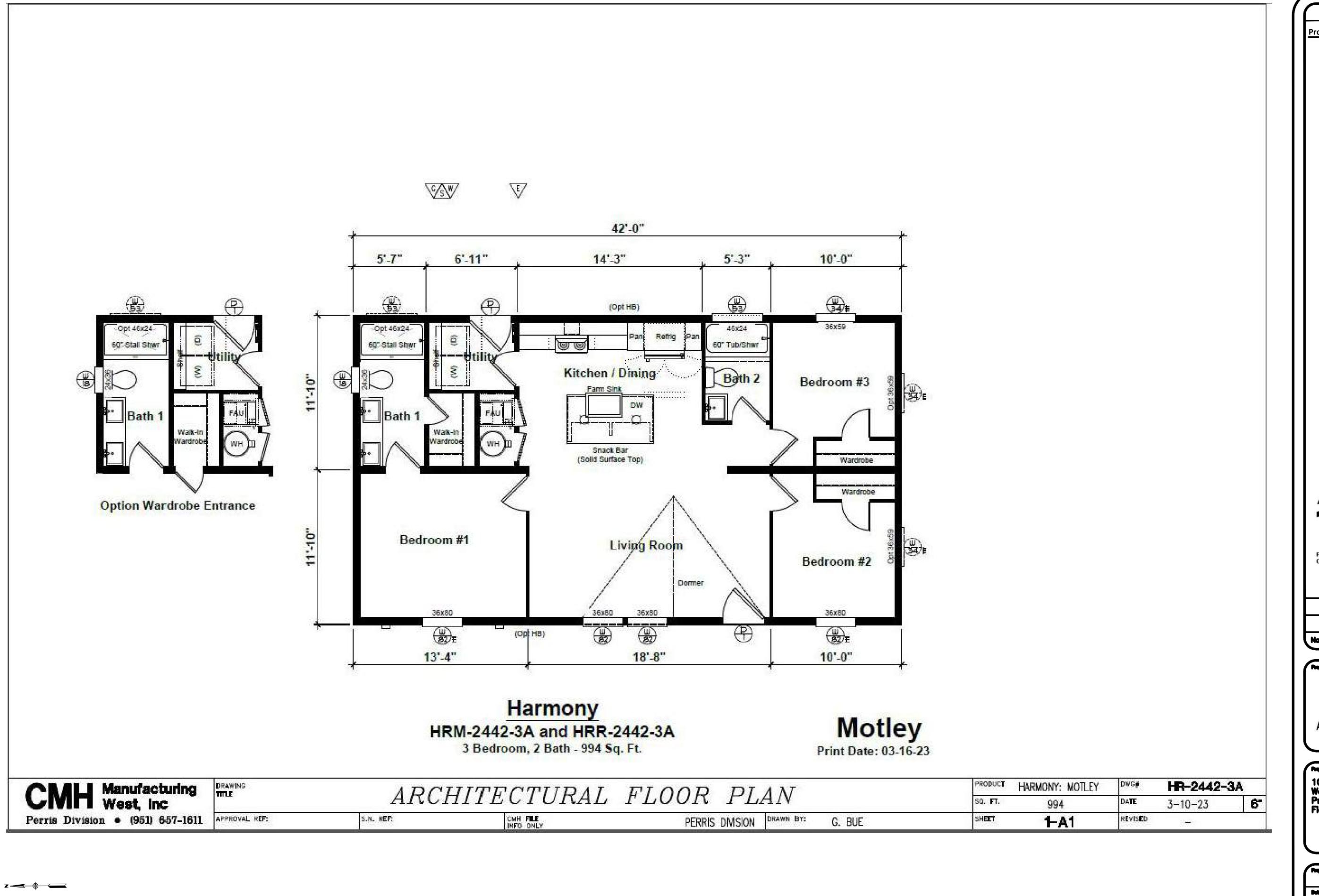
Title Sheet 7/1 2/2024

As Noted



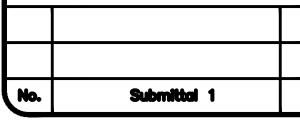






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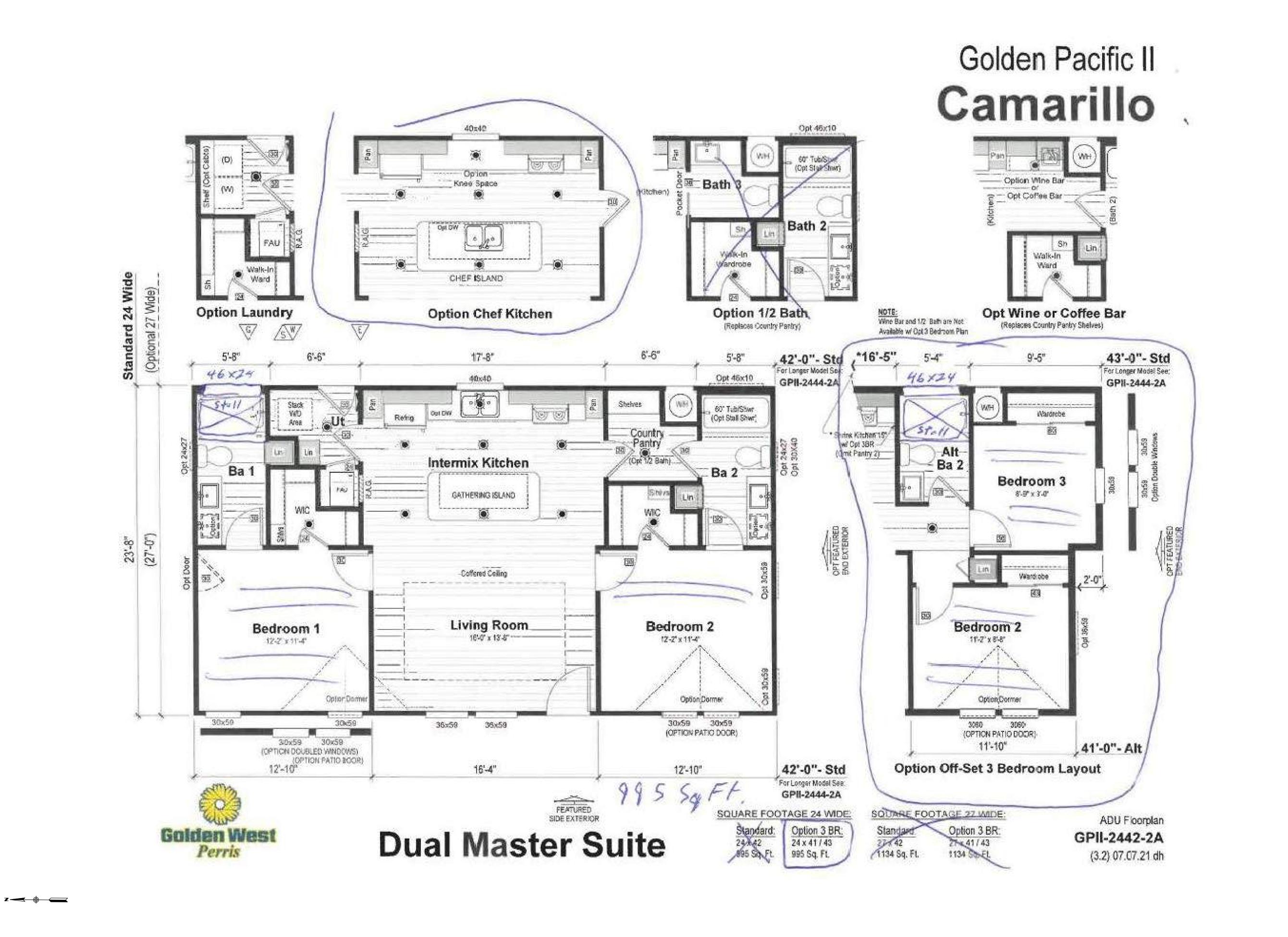


ADOREHOMES

Project Home and Address

109 College Road Watsonville, CA 95076 Proposed ADU Floor Plan

Floor Plan	Shi
5/13/2024	
Sub As Noted	



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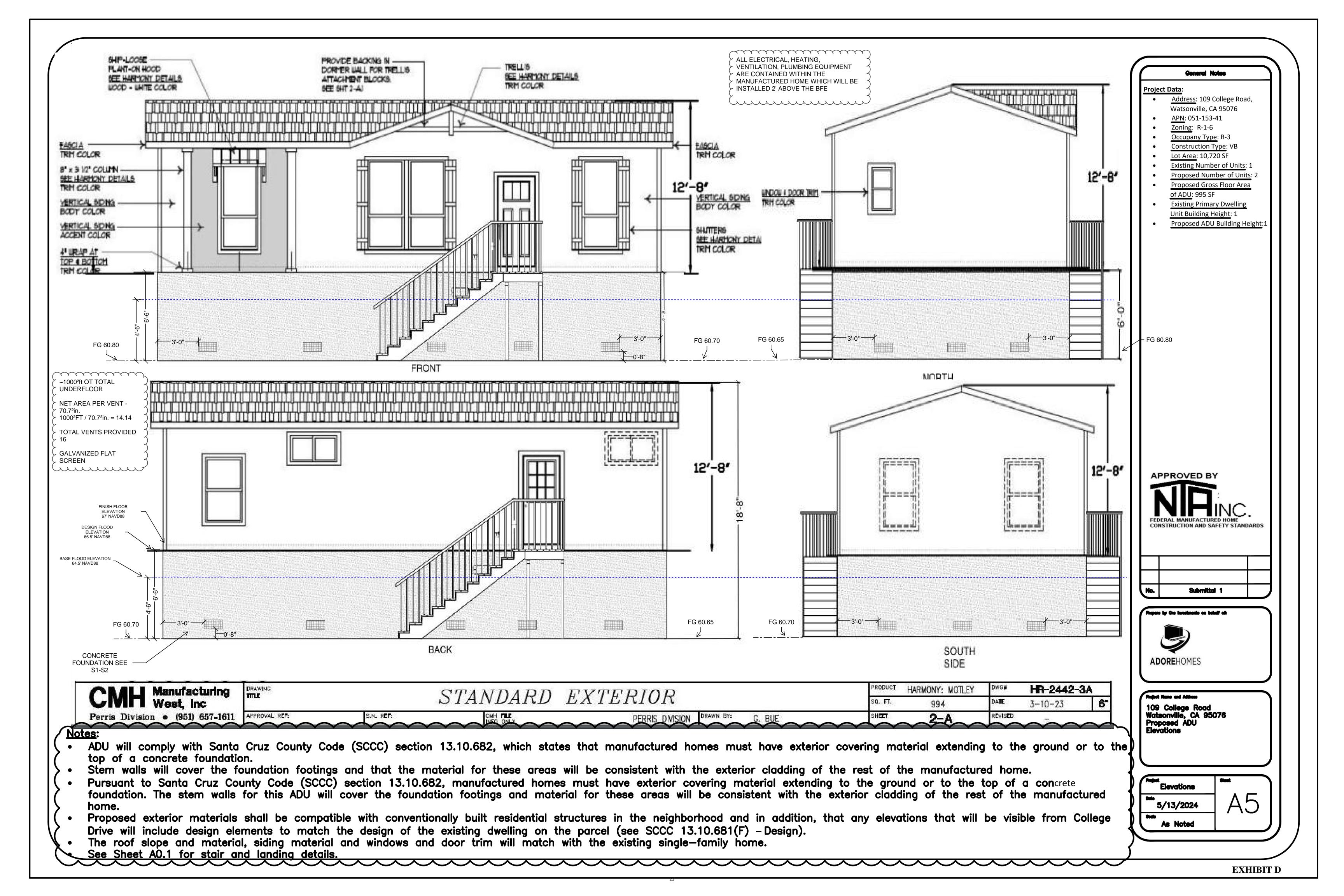
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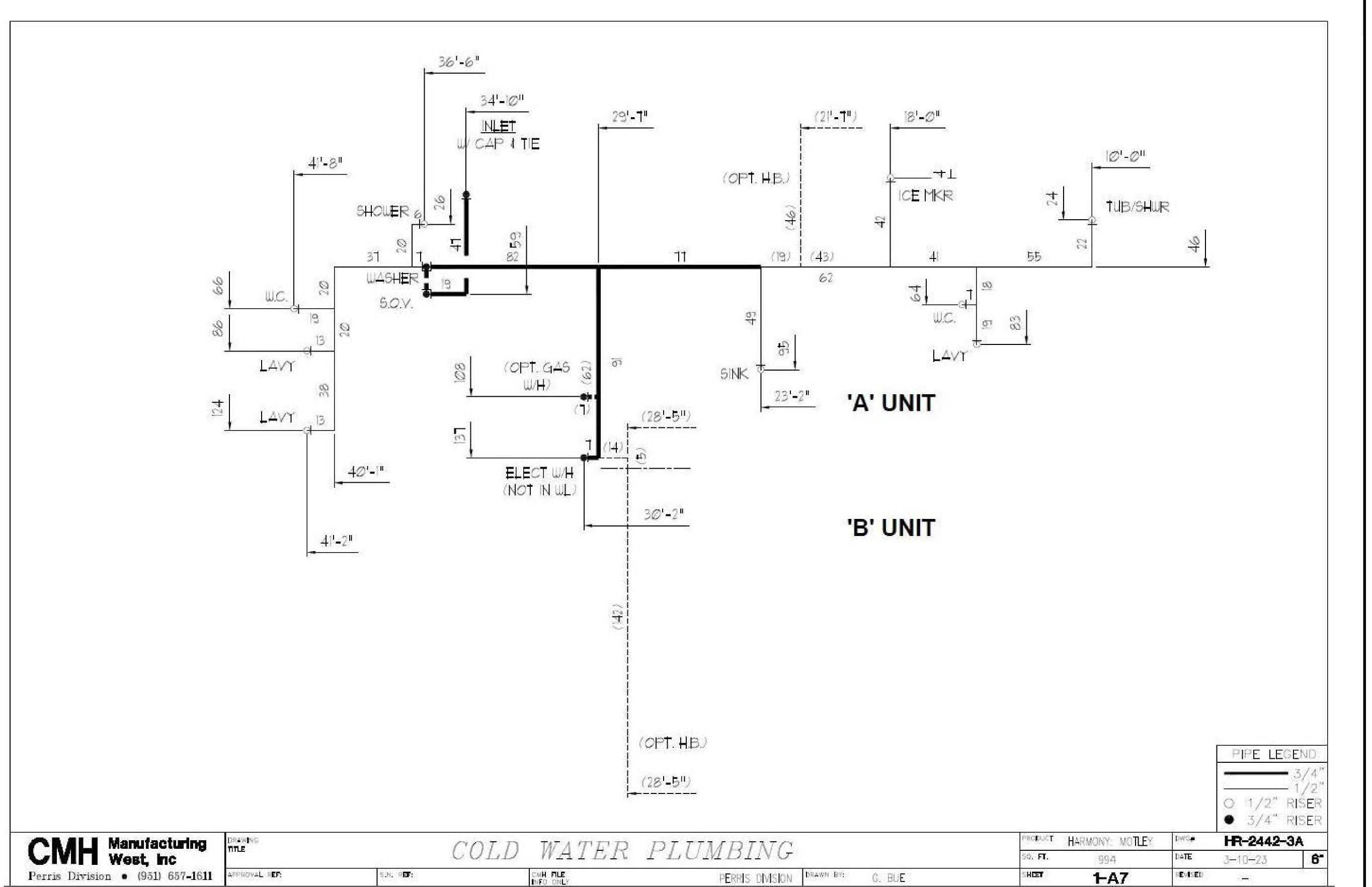


109 College Road Watsonville, CA 95076 Proposed ADU Floor Plan — Layout Selections

Project
Layout Selections 5/13/2024

As Noted







- Address: 109 College Road,
 - Watsonville, CA 95076
- APN: 051-153-41 Zoning: R-1-6
- Occupany Type: R-3
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- **Existing Primary Dwelling**
- Unit Building Height: 1

Proposed ADU Building Height:

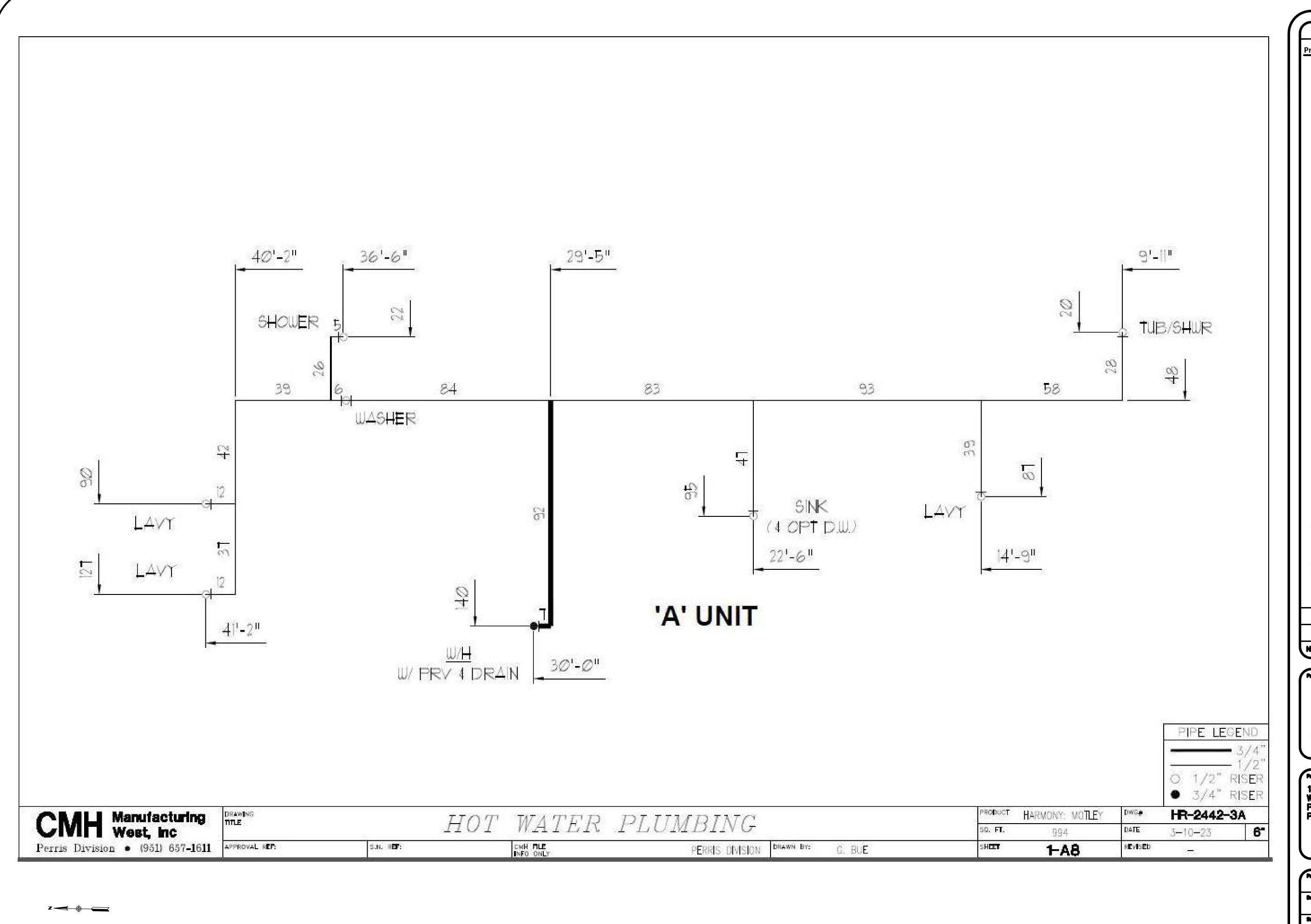
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Project Hamo and Address 109 College Road Watsonville, CA 95076 Proposed ADU Plumbing 1

Plumbing 1 5/13/2024 As Noted

z — — —



- Address: 109 College Road,
- Watsonville, CA 95076
- APN: 051-153-41
- Zoning: R-1-6 Occupany Type: R-3
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- **Existing Primary Dwelling**
- Unit Building Height: 1 Proposed ADU Building Height:

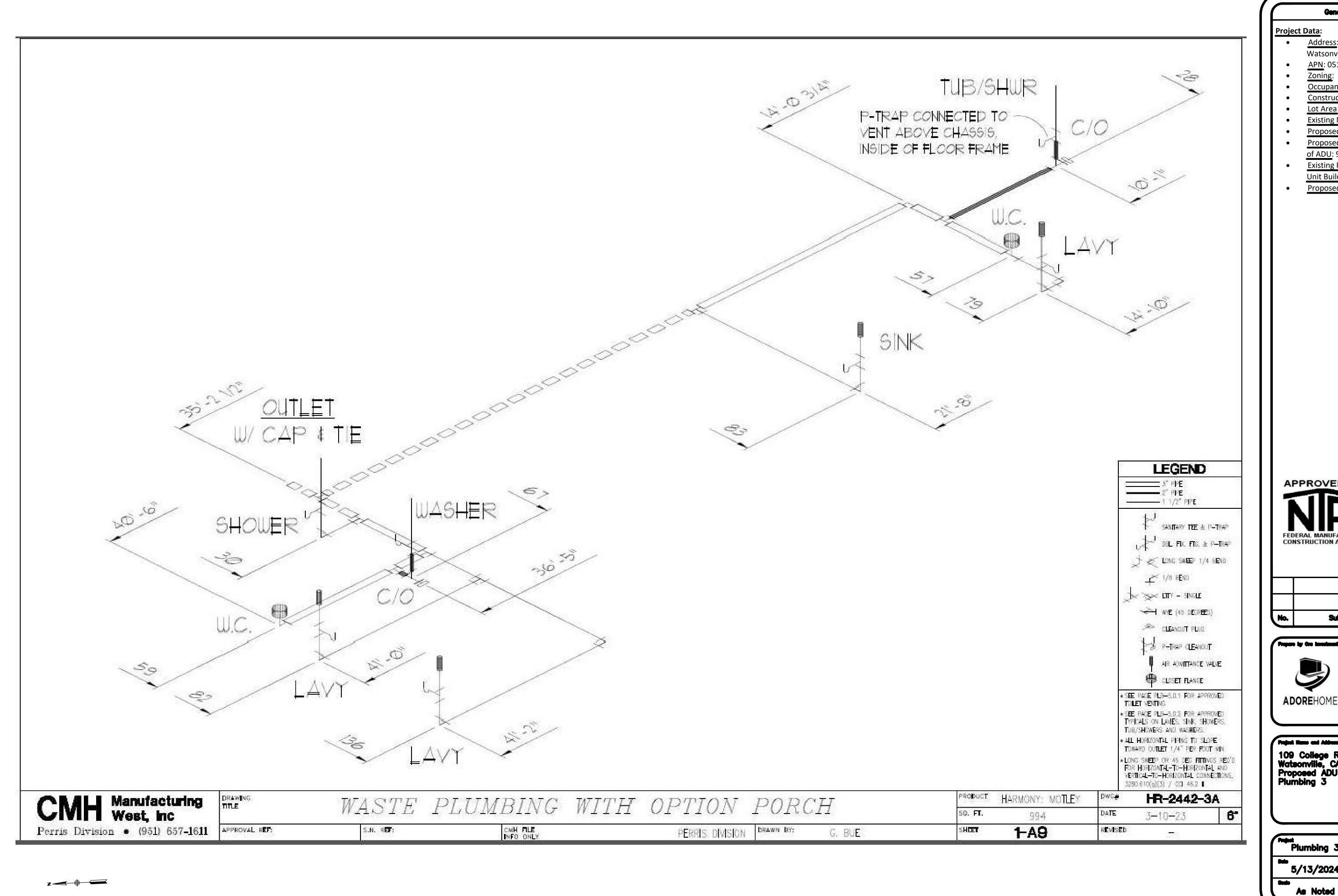
APPROVED BY

ADOREHOMES

Project Hamo and Address 109 College Road Watsonville, CA 95076 Proposed ADU Plumbing 2

Plumbing 2 5/13/2024

As Noted



- Address: 109 College Road,
- Watsonville, CA 95076
- APN: 051-153-41 Zoning: R-1-6
- Occupany Type: R-3
- Construction Type: VB
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- Proposed Gross Floor Area of ADU: 995 SF
- **Existing Primary Dwelling**
- Unit Building Height: 1
- Proposed ADU Building Height:





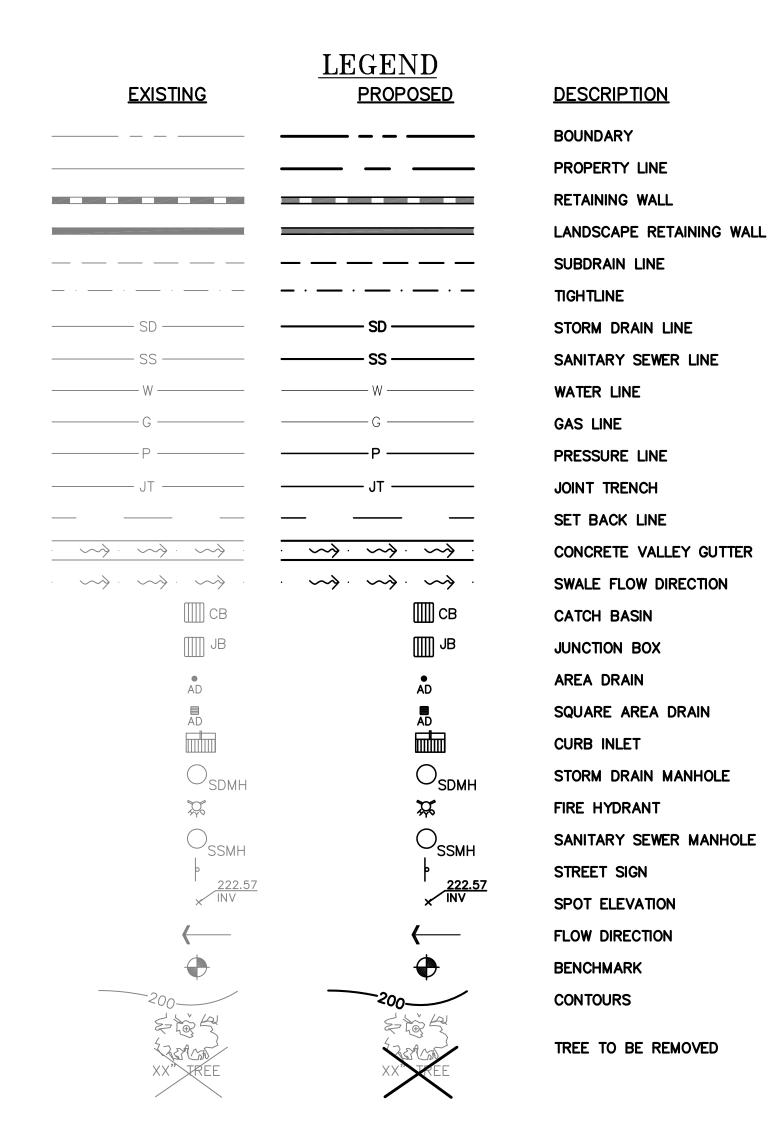


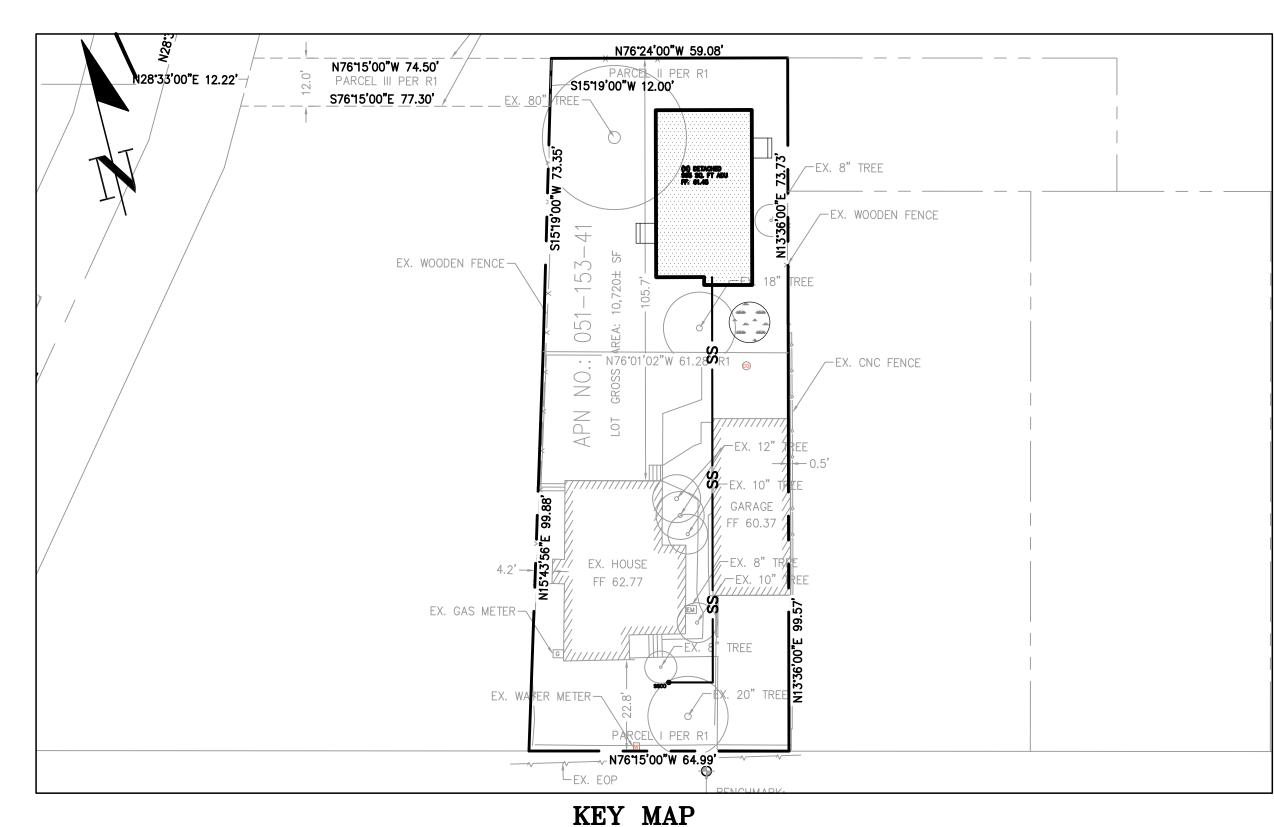
ADOREHOMES

Project Hame and Address 109 College Road Watsonville, CA 95076 Proposed ADU Plumbing 3

Plumbing 3 5/13/2024

109 COLELGE ROAD WATSONVILLE, CALIFORNIA





 $\frac{1}{1}$ " = 20

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
		MH	MANHOLE
AD	ACCESSIBLE AREA DRAIN	MIN	
BC	BEGINNING OF CURVE	MON.	
DC	DEGINATING OF CORVE	MOIN.	
B&U	BEARING & DISTANCE	(N)	NEW
	BENCHMARK	ŇÓ.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS O.C.	NOT TO SCALE
CB	CATCH BASIN '	O.C.	ON CENTER
C & G	CURB AND GUTTER	0/	OVER
	CENTED LINE	(DA)	PLANTING AREA
<u></u> CPP	CATCH BASIN CURB AND GUTTER CENTER LINE CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	(PA)	PERIODIAN
CPP	CORROGATED PLASTIC FIFE	PED	PEDESTRIAN
	(SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
CONC	(SMOOTH INTERIOR) CLEANOUT CONCRETE CONSTRUCT or —TION	P	PROPERTY LINE
CONST CONC COR CY	CONSTRUCT or —TION	Ρ̈́P	POWER POLE
CONC COR	CONCRETE CORNER CUBIC YARD DIAMETER DROP INLET	PUC	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	
Ď	DIAMETER	R	
DI		K ROD	
	DROP INLE!	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	
EA	EACH	RW	
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EACH END OF CURVE EXISTING GRADE ELEVATIONS EDGE OF PAVEMENT EQUIPMENT	s'	SLOPE
EL	ELEVATIONS	S.A.D.	
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SU	
ĒŴ	EQUIPMENT EACH WAY EXISTING FACE OF CURB FINISHED FLOOR FINISHED GRADE FIRE HYDRANT FLOW LINE	SDMFI	STORM DIVAIN
(E)	EVICTING	SUMIT	STORM DRAIN MANHOLE
(E)	EACE OF OURD	2H I	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FLOW LINE FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED	тс	TOP OF CURB
POLYETHYLE			
HORIZ	HORIZONTAL	TEMP	TEMPORARY
HI PT		TP	TOP OF PAVEMENT
	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID.	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH		
LNDG	LANDING	WM	WATER METER
		WWF	WELDED WIRE FABRIC



VICINITY MAP

NTS

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

- 1. TOPOGRAPHIC SURVEY BY:
 OSUNA ENGINEERING INC.
 6920 SANTA TERESA BLVD. 206
 SAN JOSE, CA 95119
 (408) 772-4381
- 2. ARCHITECTURAL PLANS BY: ADORE HOMES INC. (646) 621-1230

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
HOUSE AND ADU	1170 S.F.	2165 S.F.
GARAGE	875 S.F.	0 S.F.
NET INCREASE IN IMPERVIOUS SURFACE		120 S.F.

ESTIMATED EARTHWORK QUANTITIES

CUT 5 C.Y. FILL 5 C.Y. EXPORT 0 C.Y.

NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN—SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER—EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES

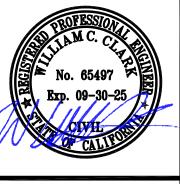


SHEET INDEX

C4.3

CO.1 TITLE SHEET
CO.2 GRADING SPECIFICATIONS
C2.1 GRADING & DRAINAGE PLAN
C3.1 DETAILS
C4.1 EROSION CONTROL
C4.2 EROSION CONTROL DETAILS

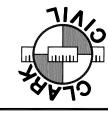
CONSTRUCTION BMP



CIVIL ENGINEERING
CONSULTING • SURVEY
Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

CLARK CIVIL
DESIGN • CONSU

5500 Nicasio Valley Ro



AD)5076

> TOS COLLEGE TSONVILLE, (

> > SHEET

03/20/24 RG
4-24-24 - - - REVISIONS BY

JOB NO: 223091

DATE: 1-9-24

SCALE: AS NOTED

DESIGN BY: RG

DRAWN BY: OD

SHEET NO:

CO.1

- 2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
- 4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN
- 5. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC..., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
- 6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES. CURB INLETS. CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
- 7. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER. THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY. REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
- 8. EXISTING PEDESTRIAN WALKWAYS. BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- 9. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL

- IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- 2. PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT. ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
- 3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM. AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
- 4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN. CONSULT WITH THE OWNER'S PROJECT MANAGER.
- 5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
- 6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL. MOTOR OIL. GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- 7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
- 9. TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT. MATERIALS STORAGE. OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL: CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED. WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE. WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE: WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

SITE MAINTENANCE:

- REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
- 3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
- 4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED. WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER. SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER. OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
- 5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- 6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- 7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT. TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
- 8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
- 9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS
- 10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
- 11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

STORMWATER POLLUTION PREVENTION NOTES:

- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS. INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- 4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD
- 6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS. SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- 8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- 9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS
- 10. AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS. STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING. HANDLING. AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.
- G. LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

WATER SYSTEM NOTES:

- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
- 2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND / OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- 3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- 4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- 5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
- 6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- 7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED. CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING
- 8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
- 9. ALL WATER VALVES SHALL BE PER CITY STANDARD.
- 10. ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
- 11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS. BENDS (HORIZONTAL AND VERTICAL). AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- 12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- 13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES:

- 1. ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS. REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
- 2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- 3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND, A "NO DUMPING"
- 4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
- 5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
- 6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- 7. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

SANITARY SEWER NOTES:

- 1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- 2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
- 3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS.

DEMOLITION NOTES:

- 1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELÉPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
- 3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT. GRADING. DEMOLITION. AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL
- 6. CONTRACTOR SHALL PAY DISPOSAL FEES.
- 7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
- 8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
- 9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC
- 10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- 12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 14. COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
- 15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
- 16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
- 17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN. IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

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03/20/24

SHEET NO:

REVISIONS BY

JOB NO: 223091

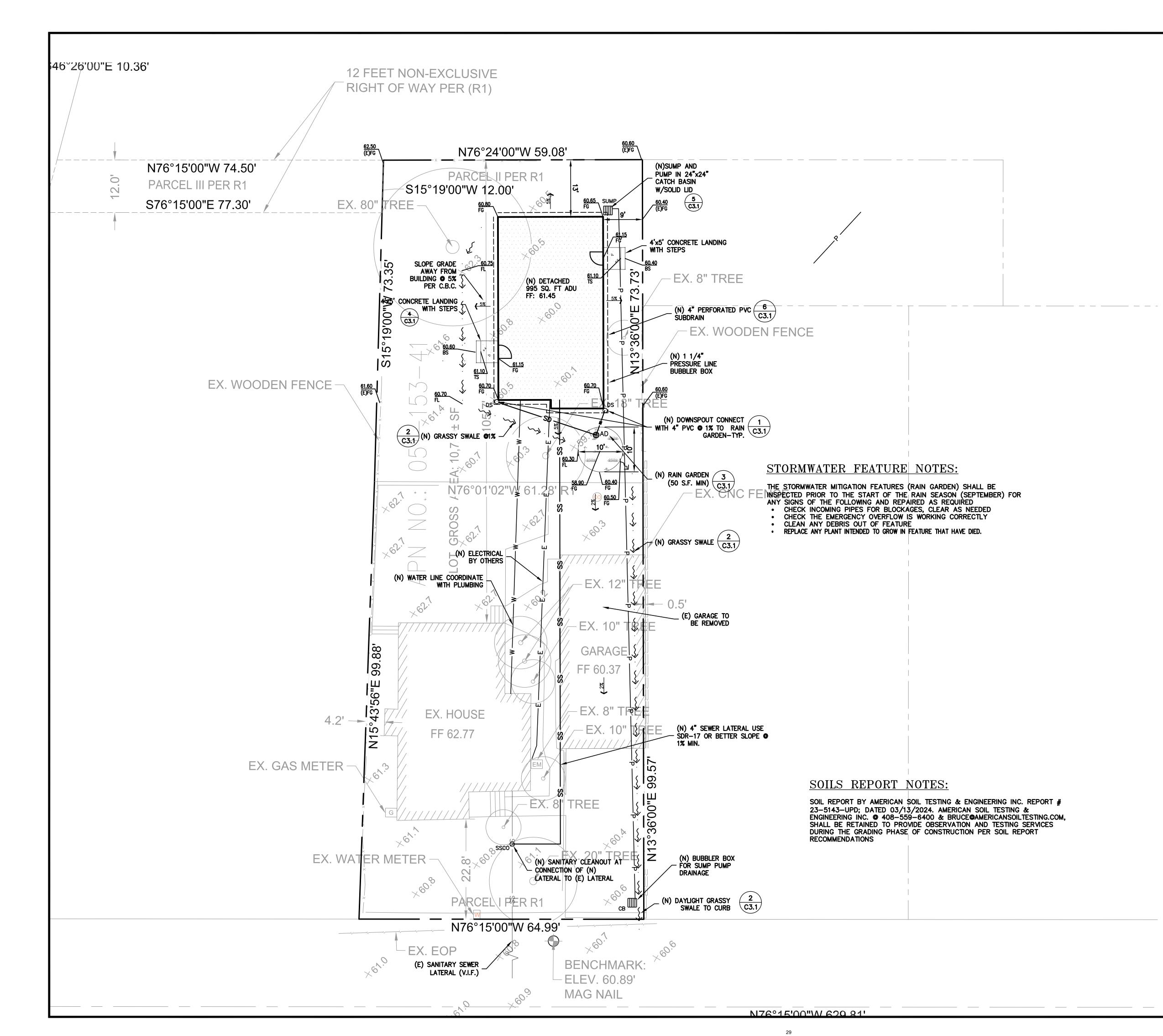
DATE: 1-9-24

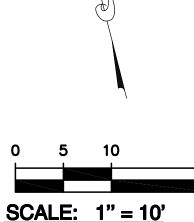
SCALE: AS NOTED

DESIGN BY: RG

DRAWN BY: OD SHEET NO:

C2.1





UTILITY NOTES:

STORM DRAIN PIPING SHALL BE PVC SDR-35 OR BETTER OR DOUBLE WALLED HDPE PIPING ADS N-12 OR APPROVED EQUAL. 6" MIN U.O.N.

CONTRACTOR SHALL VERIFY BUILDING CONNECTIONS AND ELEVATION. THIS INCLUDES RAIN WATER LEADER, SEWER CONNECTION AND WATER CONNECTION. NOTIFY ENGINEER OF ANY CONFLICTS.

DIMENSIONED & PIPE LENGTHS SHOWN ARE NOT MEANT TO PROVIDE BID QUANTITIES FOR CONTRACTOR, SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TRAPPING WATER. CONTRACTOR SHALL NOTIFY PROJECT REPRESENTATIVE IF PUDDLING IS SUSPECTED AND REDIRECT WORK SO AS TO AVOID DELAY WHILE AWAITING RESPONSE.

ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT, UNLESS NOTED OTHERWISE.

COORDINATE ALL EXISTING AND PROPOSED DRAINAGE SLEEVES, AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.

THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITY LINES ARE PROTECTED AND UNDAMAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.

CONTRACTOR IS TO ENSURE THAT ALL AREAS ARE GRADED TO PROVIDE POSITIVE DRAINAGE TO IDENTIFIED EXISTING AND PROPOSED DRAIN INLETS.

AREAS OF TRENCHING SHALL BE PATCHED TO MATCH EXISTING CONDITIONS TO LIKE NEW CONDITIONS, INCLUDING BUT NOT LIMITED TO SOD, CONCRETE AND ASPHALT

NOTE: CONTRACTOR
SHALL TAKE CARE TO
ESTABLISH GRADES AS
SHOWN TO ALLOW FOR
POSITIVE DRAINAGE
FLOW OF RUNOFF.

NOTE:
ANY UTILITIES, CURBS, GUTTERS, UTILITY
BOXES & SIDEWALKS TO REMAIN THAT ARE
DAMAGED DURING ANY PHASE OF
DEMOLITION OR CONSTRUCTION SHALL BE
REPAIRED AND/OR REPLACED TO LIKE NEW
CONDITION AT THE CONTRACTORS EXPENSE.

GRADING NOTES:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. UNDERGROUND FACILITIES DAMAGED DURING GRADING SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT NO ADDITIONAL COST TO CONTRACT. REFER TO TOPOGRAPHIC SURVEY AND UTILITY SURVEY FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

STANDARD TRUST ARCHAEOLOGICAL PROTOCOLS ISSUED THROUGH EXCAVATION CLEARANCE APPLICATION AND MONITORING WILL BE REQUIRED

CONTRACTOR VERIFY EXISTING UTILITY STUB LOCATIONS AND DEPTHS PRIOR TO COMMENCING CONSTRUCTION.

FINISHED GRADES SHALL BE SLOPED TOWARD INLETS OR POSITIVE RELEASE AT 0.5% MIN. FOR CONCRETE AND 1% MIN FOR ASPHALT AREAS.

REFER TO ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON FLAT

WORK, PAVING TYPE AND SCORING.

REFER TO ARCHITECTURAL PLANS FOR ACCESSIBLE PATH OF TRAVEL. GRADES SHALL BE DONE PER FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. IF CONTRACTOR BECOMES AWARE OF GRADES THAT ARE NOT CONFORMING TO ACCESSIBILITY REQUIREMENTS, HE SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER.

CUT AND FILL SLOPES AND GRADING TRANSITIONS AT THE OUTER EDGES OF THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED AT THREE HORIZONTAL TO ONE VERTICAL (3:1) UNLESS OTHERWISE NOTED.

DRAINAGE NOTES:

A SITE ASSEMENT BASED ON THE PROVIDED EXISTING TOPOGRAPHIC GRADES AND NEW PROPOSED GRADES. THE PROPOSED DEVELOPMENT AND GRADING DOES NOT SHOW TO HAVE ANY ADVERSE AFFECT ON NEIGHBORING PROPERTIES, ROADWAYS OR PATHWAYS.

JOB NO: 2230

DATE: 1-9
SCALE:

DESIGN BY: RG

DESIGN BY: RG
DRAWN BY: OD
SHEET NO:

C3.1

BUILDING
FOUNDATION
-TYP.

1% MIN

WYE" CONNECTION w/ CLEANOUT CAP
& 45° BEND CONNECTION TO
RAINWATER TIGHTLINE. SEE AS NOTED.

"WYE" CONNECTION AND
45° BEND CONNECTION
TO RAINWATER TIGHTLINE.
SEE AS NOTED.

EXISTING GROUND

FG FL.

SEE PLAN

2:1 MAX

FG FL.

SEE PLAN

FG FL.

SEE PLAN

FG FL.

SEE PLAN

SEE PLAN

RAIN WATER LEADER TO TIGHTLINE CONNECTION

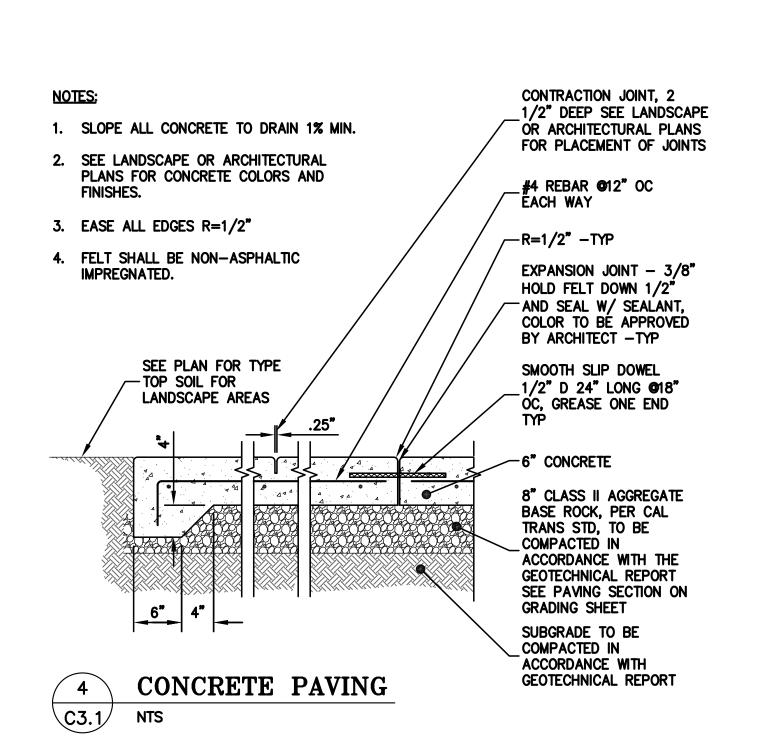
C3.1 NTS

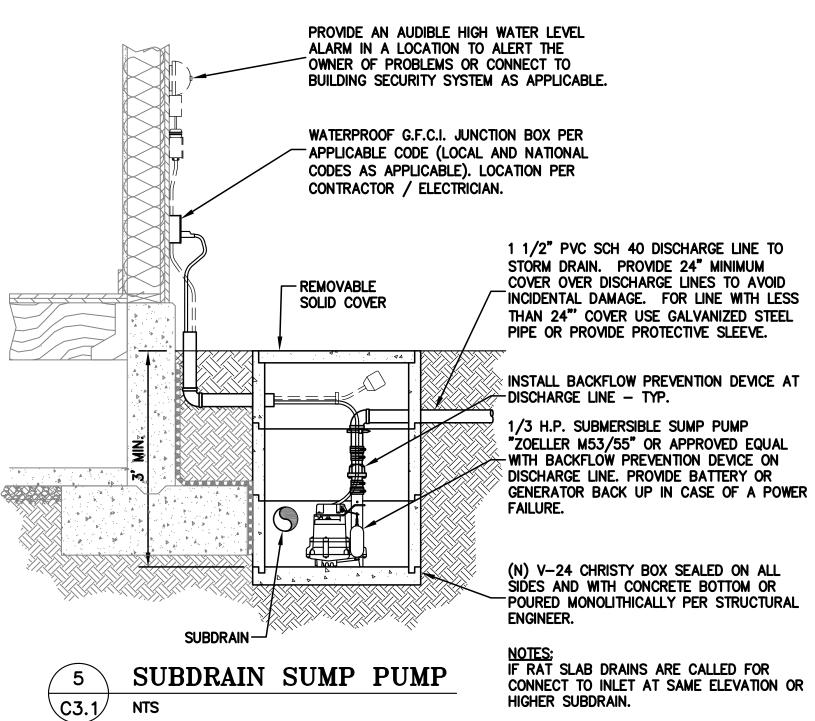
2 GRASSY SWALE DETAIL

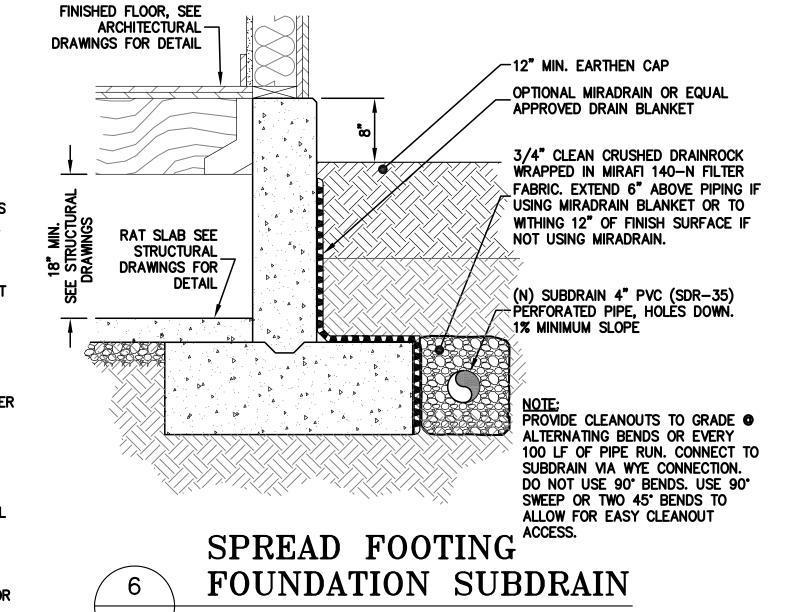
3 RAIN GARDEN DETAIL

C3.1/

NTS







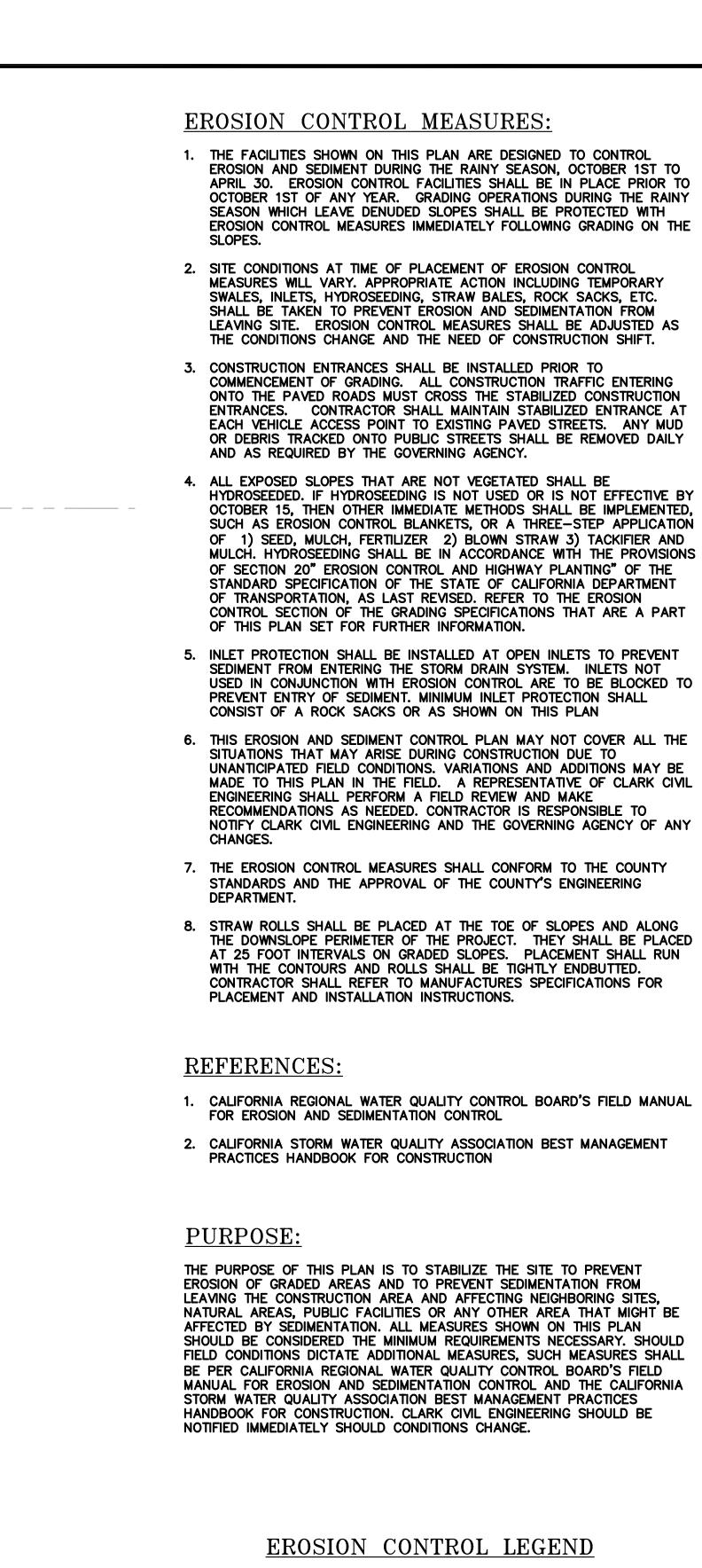
S

JOB NO: 1-9-24 SCALE: AS NOTE

DESIGN BY: RG

DRAWN BY: OD

SHEET NO: **C4.1**



- 1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- 2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

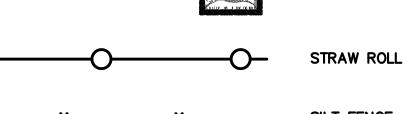
THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. CLARK CIVIL ENGINEERING SHOULD BE

EROSION CONTROL LEGEND

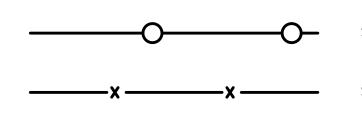
GRAVEL BAG



INLET PROTECTION



CONCRETE WASHOUT



N76°15'00"W 629.81'

SCALE: 1" = 10' 00 9

N76°15⁷00"W 74.50

III PER R1

EX. WOODEN FENCE-

EX. GAS METER-

EX. CNC FENCE

N76°24'00"W 59.08'

S15°19'00"W 12.00

II PER R1

(N) DETACHED 995 SQ. FT ADU

FF: 61.45

STRAW ROLL

UZ V> 61.46

5%

__EX. 8" TREE

-EX. WOODEN FENCE

GARAGE

EX. HOUSE FF 62.77

99.88

EX. WATER METER-

IPER R1

-N76°15'00"W 64.99' LEX. EOP BENCHMARK:

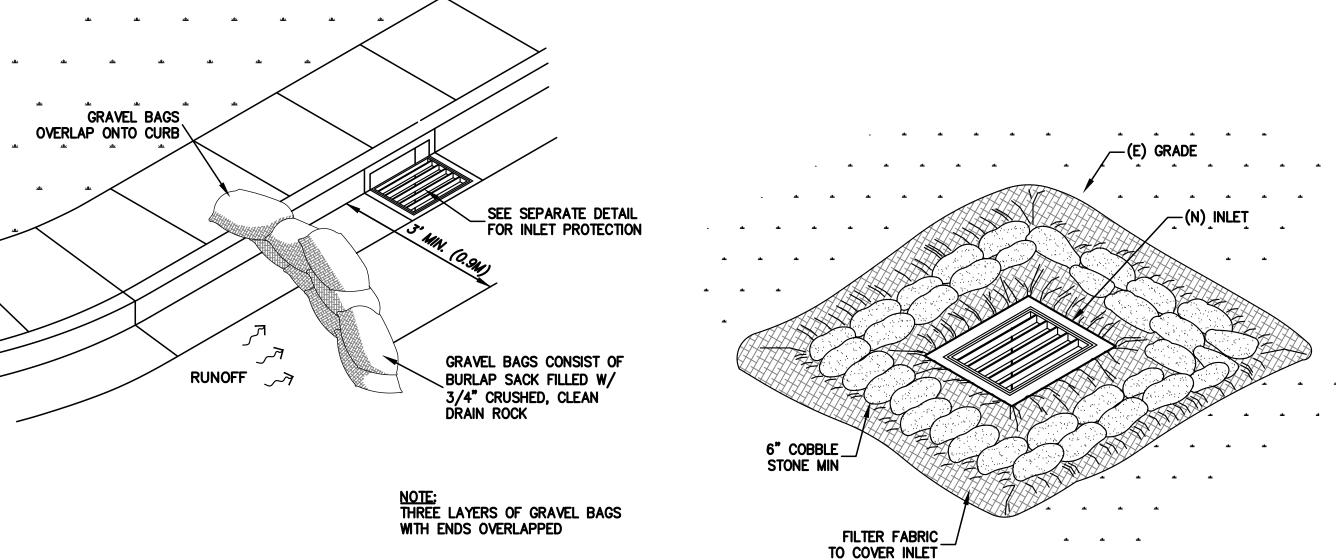
-ELEV. 60.89' MAG NAIL

COLLECT DOYD

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JOB NO: DATE: SCALE: AS NOTE DESIGN BY: RG DRAWN BY: OD

SHEET NO:



\C4.2/



GRAVEL BAGS

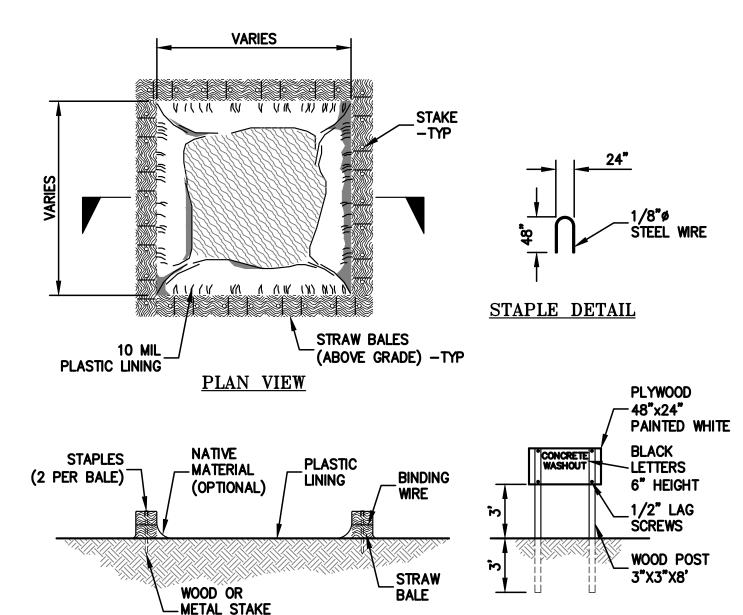
FLOW LINE

(2 PER BALE)

C4.2

SECTION

OVERLAP ON CURB



NOTES: ACTUAL LAYOUT DETERMINED CONCRETE WASHOUT

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT

SIGN DETAIL

GRAVEL BAG CONSISTS OF A

-BURLAP SACK FILLED WITH 3/4"

CRUSHED, CLEAN DRAIN ROCK

FILTER FABRIC

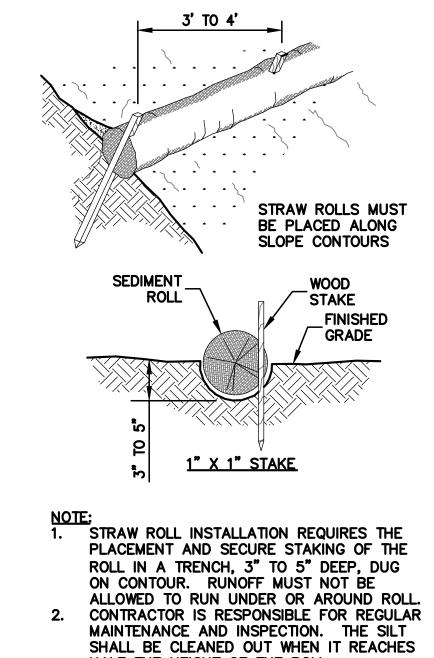
TO COVER INLET

GRAVEL BAGS SHALL

TO ACT AS A FILTER

OVERLAP EACH OTHER

GRAVEL BAG DIKE

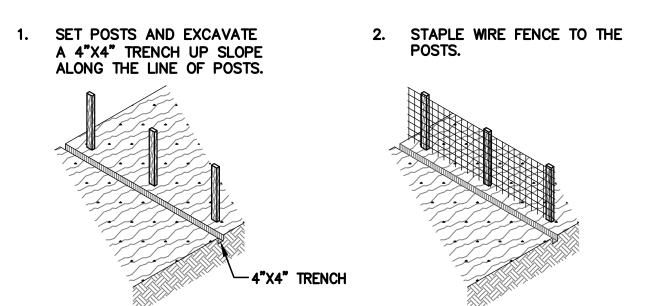


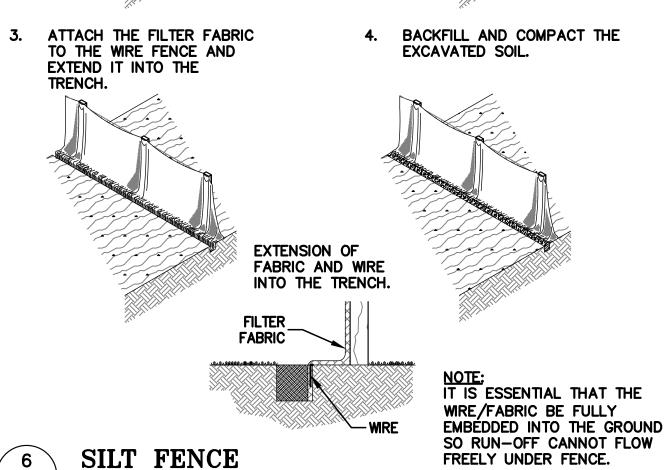
HALF THE HEIGHT OF THE ROLL. STRAW ROLLS

\C4.2 /

NTS

INLET PROTECTION





FREELY UNDER FENCE.

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.

C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.

D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.

FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH

FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH

5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.

6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL NOTES:

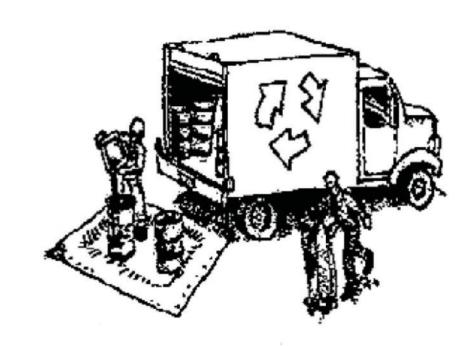
- 1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- 2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- 3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN
- 4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL
- 5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- 6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- 7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- 8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
- 9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30, WHICHEVER IS LONGER.
- 10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- 12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- 13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- 14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 30
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 30, WHICHEVER IS GREATER.

- A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.

- E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- F. RILLS AND GULLIES MUST BE REPAIRED.
- 2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- 3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER REACHED HALF THE HEIGHT OF THE ROLL.
- 4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER REACHES ONE FOOT IN HEIGHT.

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

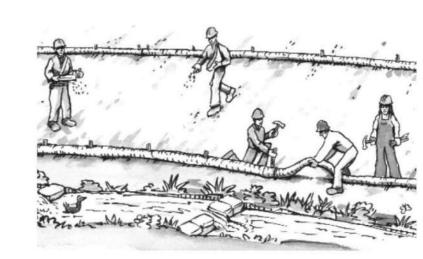
- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids.

 Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- □ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

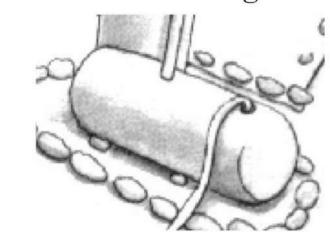
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!)
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



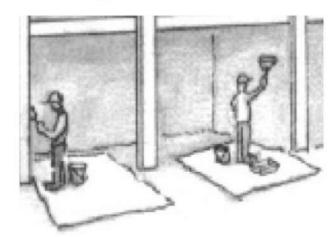
- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



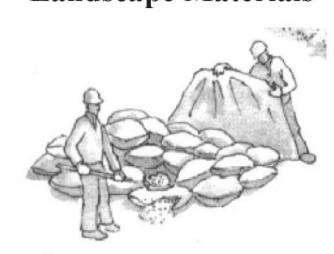
Painting cleanup

- □ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

No. 65497

Exp. 09-30-25

CALIFORNIA

C4.3

DRAWN BY: OD

SHEET NO:

ROJECT. NONE OF THESE PLANS AND IDEAS SHALL BE USED,

PLICATED, DISCLOSED, IN PART OR IN WHOLE, WITHOUT WRITTE ONSENT OF TA STRUCTURAL.

GENERAL NOTES

SHEET NUMBER

24" SQ FOOTING. SEE DETAIL 8/S2 12" WIDE x 3'-0" LONG 2x8 DECK P.T. 2X STAIR STRINGER @12"O.C. 4 AT EXT. WALL 30" SQ FOOTING. SEE DETAIL 5S2 30" SQ FOOTING. SEE DETAIL 5S2 MATING LINE 30" SQ FOOTING. SEE DETAIL 5S2 P.T. 2X STAIR STRINGER @12"O.C. CONCRETE FOOTING 2x8 DECK JOIST @16"o.c. 12" WIDE x 3'-0" LONG X 8" DEEP FTG 24" SQ FOOTING. SEE DETAIL 8/S2

41'-0"

MATE LINE SUPPORT NOTES 1. THE CONTRACTOR TO VERIFY MATE LINE SUPPORT LOCATIONS FOR POINT LOADS AS PROVIDED BY THE MANUFACTURER 2. FOOTING AND PIERS PER DETAIL 4/S3 SHALL BE PROVIDED AT LOCATIONS OF POINT LOADS IN NOTE 1 ABOVE.

CHASSIS I-BEAM AND SUPPORT NOTES

CROSS - BEAM SUPPORT LOCATION:

PIER HEIGHT:

PIER HEIGHT:

SINGLE STACK PIERS (8"X16") SHALL NOT EXCEED 54" HIGH (CAPACITY 7680 LB)

THE FACTORY BY A PIER TAG, LABEL, PAINT, OR OTHER MEANS.

FIRST SUPPORT SHALL BE LOCATED NOT MORE THAN 2'-" FROM THE HOME END.

SINGLE STACK PIERS (8"X16") SHALL NOT EXCEED 36" HIGH(CAPACITY 8000LB)

PIERS EXCEEDING 54" HIGH BUT NOT EXCEEDING 67" SHALL BE DOUBLE STACK INTERLOCKED (16X16*). (CAPACITY 15360LB)

1. THE CONTRACTOR TO VERIFY ACTUAL CHASSIS I-BEAM LOCATION BEFORE LOCATING BEAM SUPPORTS (DO NOT MEASURE FROM THE DRAWING)

PIERS EXCEEDING 36" HIGH BUT NOT EXCEEDING 67" SHALL BE DOUBLE STACK INTERLOCKED (16"X16"), (CAPACITY 15360LB)

PER MANUFACTURERS' INSTALLATION MANUAL, ALL PIER LOCATIONS REQUIRED AT ANY SPECIAL PIER SUPPORT INS WILL IDENTIFIED FROM

IN ADDITION TO SPECIAL PIER SUPPORT LOCATIONS MENTIONED ABOVE (IF ANY) PIER SPACING SHALL NOT EXCEED 8 FOOT ON CENTER

4. WHEN 2 PIERS OVERLAP AS A RESULT OF POINT LOADS CLOSER THAN PIER WIDTH, THE TWO PIERS WILL BE COMBINED INTO ONE INTERLOCKED PIER AND THE 2-FOOTINGS WILL MERGE INTO ONE SHARED FOOTING

5. WHEN TOW OR MORE FOOTINGS OF ANY TYPE OVERLAP, THE FULL REINFORCEMENT OF EACH FOOTING SHALL BE INSTALLED, EVEN WHEN

6. ADDITIONAL FOOTINGS AND PIERS WILL BE PROVIDED SO THAT CLEAR SPAN BETWEEN PIERS DOES NOT EXCEED 10 FEET.

UNDERFLOOR SPACE VENTILATION NOTES

1. PER CRC SECTIONS R408.1 AND R408.2, THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FET OF UNDER-FLOOR SPACE AREA ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE.

EXCEPTIONS:

THE TOTAL AREA OF VENTILATION OPENINGS SHALL de Permitted to BE Reduced TO 1/1,500 OF THE UNDER-FLOOR F RCA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL.

WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVDED THAT THE OPENINGS ARE MATERIAL, VENTILATION OPENINGS ARE NOT REQURIED TO BE WITHIN 3 FE ET OF EACH PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.

2. PER CRC SECTION 400.2, THE UNDERFLOOR VENTILATION OPENINGS Shall be COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH:

PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.

EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.

CAST-IRON GRILL OR GRATING.

EXTRUDED LOAD-BEARING BRICK VENTS.

HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.

CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 N

CRAWL SPACE ACCESS NOTES:

1. CRAWL SPACE ACCESS HOLES SHALL BE 18" x 24" PER DETAIL 4. CONTRACTOR TO LOCATE OR DETERMINE ACTUAL LOCATION ON-SITE

ANCHOR BOLT AND LPT4 NOTES:

1. ANCHOR BOLTS WILL BE ASTM F1554 GR. 36 OR ASTM A36

ANCHOR BOLTS WILL BE SPACED AT: LTP4 SPACING @ END WALL ANCHOR BOLT SPACING @ END WALL 32"o.c.

LTP4 SPACING @ SIDE WALLS 32"o.c. ANCHOR BOLT SPACING @ SIDE WALLS

PROVIDE MINIMUM OF 2 ANCHOR BOLTS PER SILL PLATE

4. LOCATE ANCHOR BOLTS 12" MAX AND 4.5" MIN. EACH END OF SILL PLATE.

5. PROVIDE 3" SQ. x 0.229" THICK WASHER FOR EA. ANCHOR BOLT.

GENERAL NOTES

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CRC, ASCE 7, ACI 318, TITLE 25, DIV. 1 CHAPTER 2 MOBILE HOME PARKS ACT, MOBILE HOME INSTALLATION GUIDE, STATE OF CALIFORNIA, STATE APPROVED MANUFACTURED HOME SITE INSTALLATION MANUAL

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL

ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.

AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.

6. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.

NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS, AND SHEAR WALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.

9. CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, RECESSED AND SEMI-RECESSED LIGHTING, MECHANICAL DUCTS AND PIPING, FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.

10. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE

DESIGN CRITERIA

1. FOUNDATION DESIGN PARAMETERS: a. SPREAD FOOTING PARAMETERS ALLOWABLE SOIL PRESSURE: DEAD LOADS: 1,500 PSF DEAD PLUS LIVE LOADS: 1,500 PSF 2,000 PSF DEAD PLUS LIVE PLUS SEISMIC: PASSIVE PRESSURE 250 PCF

FOUNDATION

INSTALLATION OF THE FOUNDATION FOOTINGS OR PIERS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS.

0.30

2. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE.

3. ALL WATER, SOIL, AND OTHER DEBRIS SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.

4. ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY, UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC CHAPTER 4 AND ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

ALL CONCRETE SHALL HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.48 FOR FOUNDATIONS AND ALL STRUCTURAL ELEMENTS AND 0.45 FOR SLABS, 4"±1" SLUMP, AND SHALL OBTAIN A 28 DAY MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS: FOOTINGS AND SLAB-ON-GRADE 2,500 PSI

MISCELLANEOUS, CURBS, HOUSEKEEPING PADS ETC. 2,500 PSI NON-STRUCTURAL CONCRETE TOPPING SLAB 2,000 PSI

3. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, NOT WEIGHING LESS THAN 145 PCF, UNLESS OTHERWISE NOTED.

CEMENT SHALL CONFORM TO ASTM C150, TYPE II (OR ENGINEERED MAXIMUM DESIGN TO STRENGTH). REPLACE A MINIMUM OF 25% AND A MAXIMUM OF 50% OF CEMENT CONTENT WITH FLYASH CONFORMING TO ASTM C618 CLASS C OR F, OR GROUND GRANULATED BLAST FURNACE SLAG CONFORMING TO ASTM C989, CLASS 100 OR 120.

HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 1 1/2 INCHES FOR FOUNDATION CONCRETE AND 1 INCH FOR STRUCTURAL CONCRETE ABOVE THE FOUNDATION. SEE ALSO THE REQUIREMENTS IN ACI STANDARD SPECIFICATIONS. NOMINAL MAXIMUM SIZE SHALL ALSO BE SELECTED SUCH THAT WORKABILITY AND PLACEABILITY OF CONCRETE ARE FACILITATED.

6. ALL ALTERNATE CONCRETE MIX DESIGN AND TEST STRENGTHS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO

7. CONCRETE COVER AT REINFORCING SHALL BE AS FOLLOWS: a. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH EXPOSED TO EARTH OR WEATHER BUT CAST AGAINST FORMS

3" CLEAR 2" CLEAR REBAR AT CENTER OF SLAB BARS PARALLEL TO COLD JOINTS 2" CLEAR ¾" CLEAR NOT EXPOSED TO WEATHER OR EARTH SLABS, WALLS, JOISTS

NOT EXPOSED TO WEATHER OR EARTH BEAMS AND COLUMN 1½" CLEAR 8. ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, PIPE SLEEVES AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF

CONCRETE. "WET SETTING" WILL NOT BE ALLOWED. 9. DO NOT PLACE CONCRETE WHILE RAIN IS FALLING UNLESS ADEQUATE PROTECTION IS PROVIDED. DO NOT ALLOW RAIN WATER TO INCREASE WATER-CEMENT RATIO IN CONCRETE OR DAMAGE THE SURFACE OF THE CONCRETE.

10. MAXIMUM VERTICAL DROP OF CONCRETE SHALL BE NO MORE THAN 2'-0" FROM END OF PLACEMENT DEVICE TO PLACEMENT SURFACE.

11. THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE AND EXPOSING CLEAN AGGREGATE SOLIDLY EMBEDDED IN MORTAR MIX.

12. EPOXY ADHESIVE WILL BE USED AT ALL LOCATIONS WHERE EITHER THREADED STEEL ROD OR REBAR IS BEING EMBEDDED INTO EXISTING HARDENED CONCRETE OR MASONRY, U.O.N..

REINFORCING BAR

REINFORCING STEEL SHALL BE DEFORMED BARS PER ASTM A615 WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATION SIZE, TYPE OF STEEL, AND YIELD STRENGTH DESIGNATION:

a. #3 BARS AND SMALLER GRADE 40 OR GRADE 60 b. #4 BARS AND LARGER GRADE 60 c. ALL BARS TO BE WELDED GRADE A706

REINFORCING SHALL HAVE A MINIMUM LAP IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. STAGGER SPLICES WHENEVER POSSIBLE. VERTICAL WALL REINFORCING BARS SHALL EITHER EXTEND INTO FOOTINGS OR LAP SPLICED WITH FOOTING DOWELS OF THE

BENDING OF REINFORCING SHALL BE IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. FIELD BENDING OF BARS THAT ARE IN PLACE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

4. ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

5. WELDED WIRE MESH (WWF) SHALL CONFORM TO ASTM A1064, EXCEPT AT SLABS ON GRADE WHICH MAY BE GR40. USE 6x6 W10/10 AND LAP 12" MIN.

ALTERNATIVE PIERS

AS AN ALTERNATE OT CMU PIERS, THE CONTRACTOR MAY USE CP SEISMIC PIERS, MANUFACTURED BY CENTRAL PIERS AS SUPPORTS FOR MANI RAILS AND MATE LINES.

2. THE C.P. SEISMIC PIER SHAL BE LISTED & LABELED BY BSK ASSOCIATES FOR ULTIMATEVERTICAL LOADS NOT LESS THAN 10,000 LB

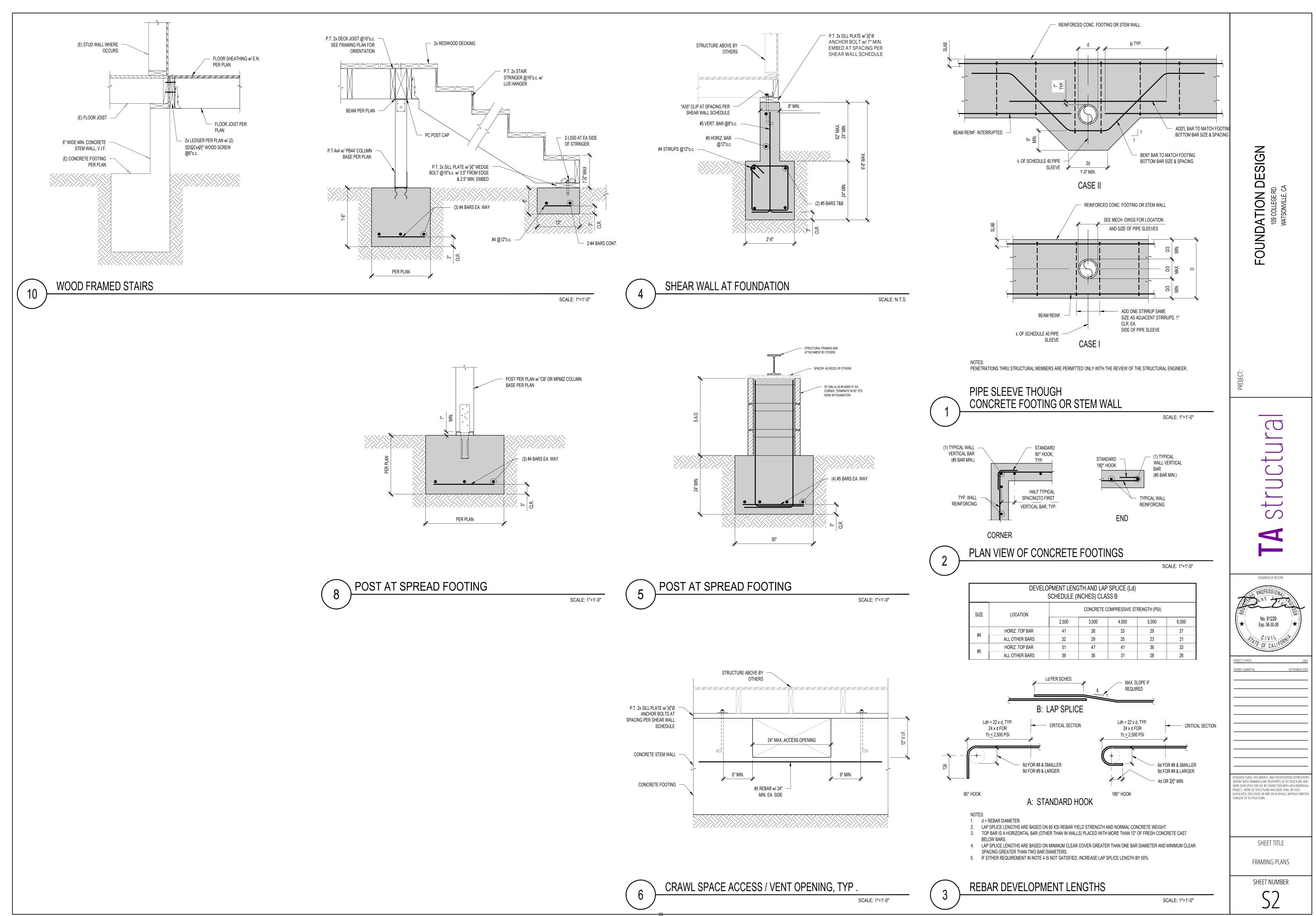
3. INSTALLATION OF CP SEISMIC PIERS SHALL BE ACCORDING TO MANUFACTURER RECOMMENDATIONS, LISTING PROVISIONS AND STATE APPROVED STANDARD PLAN APROVAL (SPA), APPROVAL NUMBER SPA 30-5F

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

COEFFICIENT OF FRICTION

IIN THESE DRAWINGS ARE PROPERTIES OF TA STRUCTURAL AI RE DEVELOPED FOR USE IN CONNECTION WITH EACH INDIVIDU

SHEET TITLE



FOR TAX PURPOSES ONLY

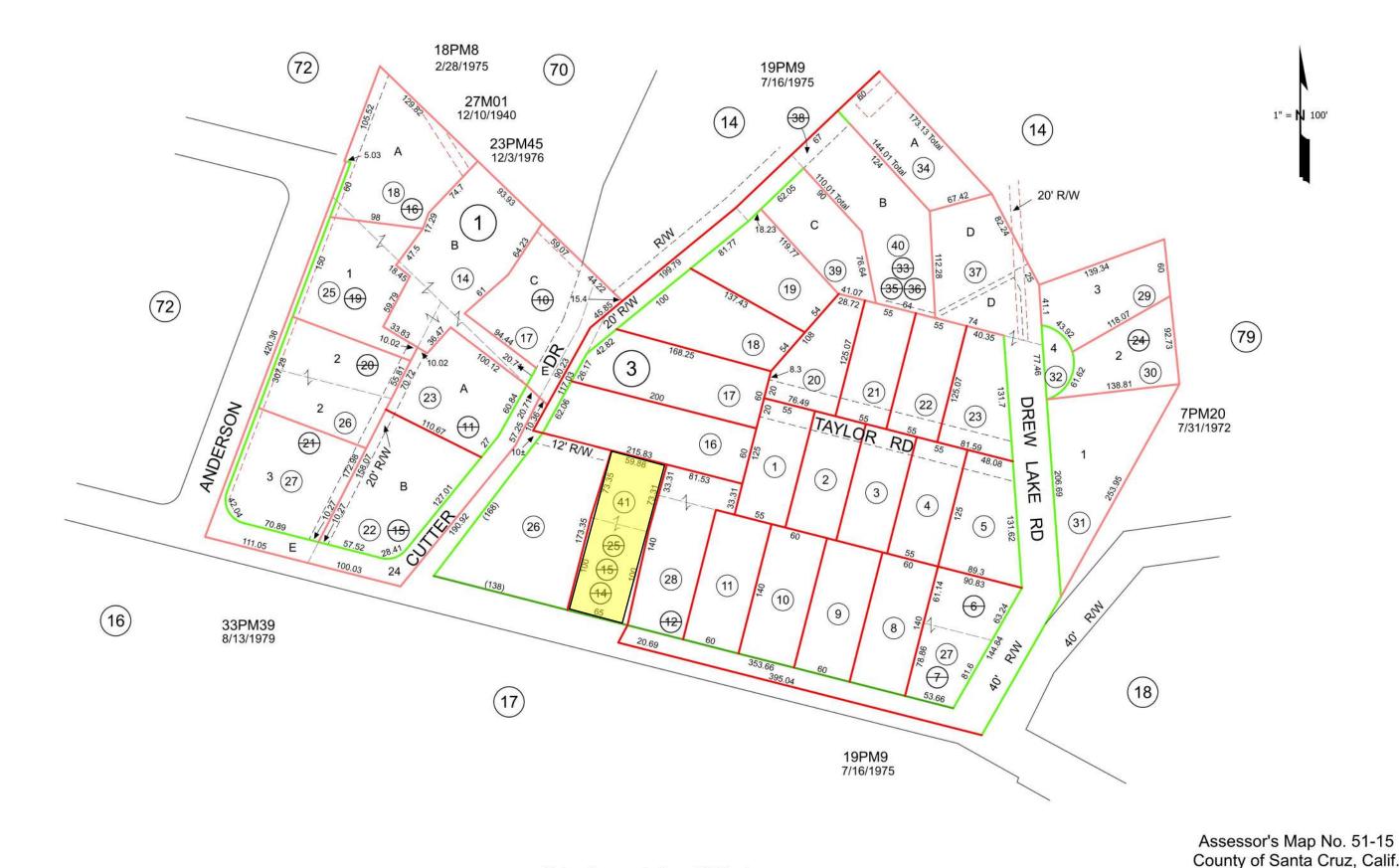
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POR. SALSIPUEDES RANCHO SEC. 34, T.11S., R.2E., M.D.B. & M.

Tax Area Code 69-253

51-15



Note - Assessor's Parcel & Block

June 2000







Application #: 241447 APN: 051-153-41 Owner: Deborah Reichle

Parcel Information

Services Information

Urban/Rural Services Line: XX Inside Outside
Water Supply: Watsonville Water District
Sewage Disposal: Salsipuedes Sanitation District

Fire District: Pajaro Valley FPD
Drainage District: Flood Control Zone 7

Parcel Information

Parcel Size: 10,846 SF

Existing Land Use - Parcel: Single-family Residential Existing Land Use - Surrounding: Single-Family Residential

Project Access: College Road

Planning Area: Pajaro Valley Planning Area

Land Use Designation:

Zone District:

Coastal Zone:

Appealable to Calif. Coastal

R-UL (Urban Low Density Residential)

R-1-6 (Single-Family Residential)

_____ Inside _____ XX Outside

_____ Yes _____ XX No

Comm.

Technical Reviews: N/A

Environmental Information

Geologic Hazards: Mapped within a County fault zone

Fire Hazard: Not a mapped constraint

Slopes: N/A

Env. Sen. Habitat: Not mapped/no physical evidence on site

Grading: No grading proposed

Tree Removal: No trees proposed to be removed

Scenic: Not a mapped resource

Archeology: A preliminary surface investigation for archaeological resources was

completed by the Resource Planner. The survey determined the absence of potential archaeological resources to be found on the

parcel.

Salsipuedes Sanitary District

739 East Lake Avenue #2 Watsonville, CA 95076 (831) 722-7760 salsisanitary@gmail.com

Deborah Reichel 109 College Road Watsonville, CA 95076

May 20, 2024

Re: Reichel ADU 109 College Road, Watsonville B-236484, APN 051-153-41 Our Job No. 24033

The following are plan check comments for new ADU plans:

- 1. Apply for review by the Salsipuedes Sanitary District at the above contact information.
- 2. This parcel is with a FEMA flood plain. Elevate the new ADU finish floor 2 feet above the base flood elevation of 64.6. New finish floor must be 66.6 or higher, NAVD 1988 Datum. Provide FEMA Elevation Certificate.
- 3. A sewer lateral inspection report shall be filed with Salsipuedes Sanitary District. See attached ordinance.
- 4. Verify invert of existing sewer lateral at point of connection to verify sufficient cover over new sewer lateral to new ADU.
- 5. Provide sewer cleanouts at property line, at each building and in line at100 foot maximum intervals. See attached ordinance.

Jeff Roper
District Engineer
jeff@roperengineering.com

ORDINANCE NO. 107

ORDINANCE OF THE BOARD OF SALSIPUEDES SANITARY DISTRICT OF THE COUNTY OF SANTA CRUZ OF CALIFORNIA, REGARDING ACCESSORY DWELLING UNITS AND PROCEDURES FOR SEWER LATERALS FOR SUCH STRUCTURES.

The Board of Directors of Salsipuedes Sanitary District of the County of Santa Cruz, California, hereby finds and declares the following:

WHEREAS, Salsipuedes Sanitary District has endorsed that Accessory dwelling units (ADUs) are allowed on any parcel where the zoning district or General Plan allows residential uses, and there is an existing or proposed primary dwelling. ADUs can be attached or detached from the primary dwelling, new construction or converted from existing space, and can be standard or junior ADUs.

WHEREAS, On January 1, 2020, new state ADU laws went into effect that required updates to the County's ADU ordinance. These laws include AB 68, AB 587, AB 881 and SB 13. Key provisions contained in these laws cover the topics of streamlined ADU review, reduced fees, more lenient development standards, lower parking requirements, Junior ADUs (JADUs), multifamily dwelling ADUs, owner occupancy requirements, short-term rentals, nonconformities, code enforcement, and separate sale of ADUs.

WHEREAS, on November 15, 2023, the Board of Directors of the Salsipuedes Sanitary District held a duly-noticed public hearing and adopted this Ordinance No. 107, and has determined that it is appropriate to add the following requirements regarding the accessory dwelling units:

(A) New projects within the Salsipuedes Sanitary District that add new dwelling units such as an accessory dwelling unit (ADU) or residential additions that add bedrooms shall be required to comply with the following requirements:

- (1) The existing sewer lateral shall be video inspected per the Salsipuedes Sanitary District Inspection form.
- (2) A sewer cleanout shall be installed within 5 feet of all units being served by the sewer lateral if one does not already exist.
- (3) A sewer cleanout shall be installed at the street property line per Salsipuedes Sanitary District Detail SD5 if one does not already exist.
- (4) An accurate and detailed sketch shall be provided to the District office showing the locations of the buildings served, laterals and clean outs.
- (5) All Sewer Permits, Inspection Forms and Videos should be delivered to the District office at 739 East Lake Ave., Ste. 2, Watsonville, CA.
- (6) All sewer projects need to be inspected and approved by the District's Maintenance Operator or District Manager before backfilled.

It is hereby certified that the foregoing is a full, true and correct copy of Ordinance No. 107, duly and regularly adopted by the Sanitary Board of the Salsipuedes Sanitary District of the Santa Cruz County of California, at a meeting thereof duly held on the 15th day of November, 2023, by the following vote:

AYES: Ferracane, DeCosta, Dewig, Roberts, Rusler

NOES:

ABSENT:

APPROVED

David Ferracane - President

Delia N Brambila - Secretary to the Board

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION



U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB Control No. 1660-0008 Expiration Date: 06/30/2026

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). NOTE: Do not send your completed form to this address.

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate.

National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE						
A1. Building Owner's Name: Deborah Reichle	Policy Number:						
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 109 College Road	Company NAIC Number:						
City: Watsonville State: CA	ZIP Code: 95076						
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Num All that certain property described in Grant Deed: 2012-004662 APN: 051-153-14	nber:						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential - De	etached Accessory Dwelling Unit						
A5. Latitude/Longitude: Lat. N036° 56′ 03.79" Long. W121° 44′ 13.36" Horiz. Datum: NAD 1927 NAD 1983 WGS 84							
A6. Attach at least two and when possible four clear color photographs (one for each side) of the bu	uilding (see Form pages 7 and 8).						
A7. Building Diagram Number: 8							
A8. For a building with a crawlspace or enclosure(s):							
a) Square footage of crawlspace or enclosure(s): 995 sq. ft.							
b) Is there at least one permanent flood opening on two different sides of each enclosed area?	☐ Yes ⊠ No ☐ N/A						
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot Non-engineered flood openings:N/A Engineered flood openings:N/A							
d) Total net open area of non-engineered flood openings in A8.c:N/A sq. in.							
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instruction	ons): N/A sq. ft.						
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.							
A9. For a building with an attached garage:							
a) Square footage of attached garage: N/A sq. ft.							
b) Is there at least one permanent flood opening on two different sides of the attached garage?	Yes No No N/A						
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings:N/A Engineered flood openings:N/A							
d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.							
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instruction	ons): N/A sq. ft.						
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions):N/A sq. ft.							
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFOR	RMATION						
B1.a. NFIP Community Name: County of Santa Cruz B1.b. NFIP Com	munity Identification Number: 060353						
B2. County Name: Santa Cruz B3. State: CA B4. Map/Panel No.: C	06087C0411 B5. Suffix: E						
B6. FIRM Index Date: B7. FIRM Panel Effective/Revised Date: 05/16/20	12						
B8. Flood Zone(s): "X" and "AE" B9. Base Flood Elevation(s) (BFE) (Zone AO, use E	Base Flood Depth): 64.5						
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☐ FIRM ☐ Community Determined ☐ Other:							
B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other	/Source:						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?							
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)?	No						

OMB Control No. 1660-0008 Expiration Date: 06/30/2026

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box N	FOR INSURANCE COMPANY USE						
109 College Road	Policy Number:						
City: Watsonville State: CA ZIP Code: 95076		Company NAIC Number:					
SECTION C - BUILDING ELEVATION INFORMATION (S	SURVEY F	REQUIF	RED)				
C1. Building elevations are based on: Construction Drawings* Building Under *A new Elevation Certificate will be required when construction of the building is compared.		on* 🗌	Finished Construction				
C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), A A99. Complete Items C2.a–h below according to the Building Diagram specified in Ite Benchmark Utilized: NGS PID: GU4185 EL=71.58' Vertical Datum: NAV	em A7. In P						
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☑ NAVD 1988 ☐ Other:							
Datum used for building elevations must be the same as that used for the BFE. Conversion If Yes, describe the source of the conversion factor in the Section D Comments area.	n factor use		☐ Yes ☒ No Check the measurement used:				
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	6		☐ feet ☐ meters				
b) Top of the next higher floor (see Instructions):	6	1.45					
c) Bottom of the lowest horizontal structural member (see Instructions):		N/A	feet meters				
d) Attached garage (top of slab):		N/A	feet meters				
 e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 		N/A	☑ feet ☐ meters				
f) Lowest Adjacent Grade (LAG) next to building: Natural Finished	6	0.65					
g) Highest Adjacent Grade (HAG) next to building: Natural Finished	lighest Adjacent Grade (HAG) next to building: Natural Finished 60.8						
 Finished LAG at lowest elevation of attached deck or stairs, including structural support: 	60	0.40	⊠ feet □ meters				
SECTION D – SURVEYOR, ENGINEER, OR ARCHITEC	CT CERTII	FICATI	ON				
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.							
Were latitude and longitude in Section A provided by a licensed land surveyor? ⊠ Yes ☐ No							
☐ Check here if attachments and describe in the Comments area.							
Certifier's Name: Brian Cass License Number: LS 9629							
Title: Project Surveyor							
Company Name: NorthStar Survey LLC							
Address: 211 Hope St #391542							
City: Mountain View State: CA ZIP Code: 94041							
Telephone: (669) 250-7429 Ext.: Email: bcass@nssurvey.net							
Signature: Date: 11/26	/2024		Place Seal Here				
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.							
Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):							

Building Street Address (including Apt., Unit, Suit	te, and/or Bldg. No.)	or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE				
109 College Road			Policy Number:				
City: Watsonville	State: <u>CA</u>	ZIP Code: <u>95076</u>	Company NAIC Number:				
		IT INFORMATION (SURVEY O, AND ZONE A (WITHOUT					
For Zones AO, AR/AO, and A (without BFE), continued to support a Letter of Map Change remembers.							
Building measurements are based on: Co *A new Elevation Certificate will be required wh	_		n* Finished Construction				
E1. Provide measurements (C.2.a in applicabl measurement is above or below the natural			ppropriate boxes to show whether the				
 a) Top of bottom floor (including basemer crawlspace, or enclosure) is: 	nt, 		☐ above or ☐ below the HAG.				
 b) Top of bottom floor (including basemer crawlspace, or enclosure) is: 	nt, 		☐ above or ☐ below the LAG.				
E2. For Building Diagrams 6–9 with permanen next higher floor (C2.b in applicable Building Diagram) of the building is:	nt flood openings pro	ovided in Section A Items 8 and/or	r 9 (see pages 1–2 of Instructions), the ☐ above or ☐ below the HAG.				
E3. Attached garage (top of slab) is:			above or below the HAG.				
E4. Top of platform of machinery and/or equip servicing the building is:	ment		☐ above or ☐ below the HAG.				
E5. Zone AO only: If no flood depth number is floodplain management ordinance?	available, is the top Yes		ecordance with the community's ast certify this information in Section G.				
SECTION F - PROPERTY OWN	ER (OR OWNER	'S AUTHORIZED REPRESEN	TATIVE) CERTIFICATION				
The property owner or owner's authorized represign here. <i>The statements in Sections A, B, an</i> Check here if attachments and describe in	d E are correct to th	ne best of my knowledge	one A (without BFE) or Zone AO must				
Property Owner or Owner's Authorized Representative Name:							
Address:							
		State:	ZIP Code:				
	Email:						
Signature:		Date:					
Comments:							

Duilding Street Address (including Ant. Unit Suite and/or Did No.) or I	O Doute and Boy No	FOR INSURANCE COMPANY USE					
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or F 109 College Road							
City: Watsonville State: CA	ZIP Code: <u>95076</u>	Policy Number: Company NAIC Number:					
SECTION G – COMMUNITY INFORMATION (RECOMM	MENDED FOR COMMUNIT						
·		,					
The local official who is authorized by law or ordinance to administer t Section A, B, C, E, G, or H of this Elevation Certificate. Complete the							
G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)							
G2.a. A local official completed Section E for a building located i E5 is completed for a building located in Zone AO.	n Zone A (without a BFE), Zor	ne AO, or Zone AR/AO, or when item					
G2.b. A local official completed Section H for insurance purpose	S.						
G3.	ribes specific corrections to the	e information in Sections A, B, E and H.					
G4. The following information (Items G5–G11) is provided for a	community floodplain manager	ment purposes.					
G5. Permit Number: G6. Date Peri	mit Issued:						
G7. Date Certificate of Compliance/Occupancy Issued:							
G8. This permit has been issued for: ☐ New Construction ☐ S	Substantial Improvement						
G9.a. Elevation of as-built lowest floor (including basement) of the building:	feet	meters Datum:					
G9.b. Elevation of bottom of as-built lowest horizontal structural member:		meters Datum:					
G10.a. BFE (or depth in Zone AO) of flooding at the building site:	feet	meters Datum:					
G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member:	☐ feet	☐ meters					
G11. Variance issued?							
G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area. The local official who provides information in Section G must sign here. I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.							
Local Official's Name:	Title:						
NFIP Community Name:							
Address:							
City:							
Signature:	Date:						
Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):							

31(1)				117(020111		
Building Street Address (including Ap	ot., Unit, Suite,	and/or Bldg. No.) or P.O	. Route and Box No.:	FOR INSURANCE COMPANY USE		
109 College Road City: Watsonville State: CA ZIP Code: 95076				Policy Number:		
City: Watsonville		_ State: <u>CA</u> ZIF	Code: 95076	Company NAIC Number:		
SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)						
The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.						
H1. Provide the height of the top or	f the floor (as	indicated in Foundation	Type Diagrams) above the	e Lowest Adjacent Grade (LAG):		
 a) For Building Diagrams 1A floor (include above-grade floo crawlspaces or enclosure floor 	rs only for buil		feet [meters above the LAG		
b) For Building Diagrams 2A higher floor (i.e., the floor abov enclosure floor) is:			feet [meters above the LAG		
H2. Is all Machinery and Equipment H2 arrow (shown in the Founds Yes No				ed to or above the floor indicated by the propriate Building Diagram?		
SECTION I – PROPER	RTY OWNER	R (OR OWNER'S AU	THORIZED REPRESEN	TATIVE) CERTIFICATION		
	of my knowled			t sign here. <i>The statements in Sections</i> ial completed Section H, they should		
☐ Check here if attachments are p	orovided (inclu	ding required photos) a	nd describe each attachme	ent in the Comments area.		
Property Owner or Owner's Authori	zed Represen	tative Name:				
Address:	·					
City:			State:	ZIP Code:		
Telephone:	Ext.:					
Signature:			Date:			
Comments:						

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11 **BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:			FOR INSURANCE COMPANY USE	
109 College Road				Policy Number:
City: Watsonville	State:	CA	ZIP Code: 95076	
			-	Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View - 2024-11-16

Clear Photo One



Photo Two

Photo Two Caption: Rear View - 2024-11-16

Clear Photo Two

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11 **BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite,	and/or B l d	lg. No.) o	r P.O. Route a	and Box No.:	FOR INSURANCE	CE COMPANY USE
109 College Road			Policy Number:			
City: Watsonville	_ State: _	CA	_ ZIP Code: 9	95076	Company NAIC N	Number:
Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.						
		Pho	to Three			
		FIIO	to rinee			
Photo Three Caption:						Clear Photo Three
		Pho	oto Four			
		1 110	, to i oui			
Photo Four Caption:						Clear Photo Four

