



## Staff Report to the Zoning Administrator

Application Number: **241408**

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**Applicant:** Matson Britton Architects

**Owner:** Ziggy LLC

**APN:** 033-151-25

**Site Address:** 4570 Opal Cliff Drive, Santa Cruz

**Agenda Date:** June 6, 2025

**Agenda Item #:** 3

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

**Project Description:** Public hearing to consider a proposal for a remodel and addition to an existing 1,950 square foot single-family dwelling. Project includes a 739 square foot addition, a 618 square foot basement, and a 675 square foot ADU, resulting in a 3,282 square foot dwelling with 3 bedrooms, 3.5 bathrooms, and 675 square foot attached ADU. Requires a Variance to construct an enclosed stairway within the front yard setback, Coastal Development Permit, Site Development Permit with Design Review, and a Preliminary Grading Review.

Consider a determination that the project is exempt from further analysis under the California Environmental Quality Act.

Property is located on the ocean side of Opal Cliff Drive, approximately 0.25 miles from the intersection of Opal Cliff Drive.

**Location:** Property is located on the ocean side of Opal Cliff Drive, approximately 0.25 miles from the intersection of Opal Cliff Drive and Cliff Drive (4570 Opal Cliff).

**Permits Required:** Coastal Development Permit, Variance, Site Development Permit

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Manu Koenig)

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241408, based on the attached findings and conditions.

### **Project Description & Setting**

The project site is an 11,107 square foot parcel located on the ocean side of Opal Cliff Drive, approximately a quarter of a mile southwest of the intersection of Opal Cliff Drive and Cliff Drive. Roughly 4,000 square feet of the property are comprised of coastal bluff and shoreline. Development on the remaining 7,000 square feet consists of a 2,023 square foot, three-bedroom single-family dwelling with a 482 square foot attached garage. Records indicate that the home was initially constructed in 1977 and additional improvements to date have been limited to minor repairs, siding replacement, and a kitchen remodel.

The proposed project includes remodel of the existing dwelling and addition of a basement, a bedroom addition on the first floor, an accessory dwelling unit (ADU) on the second floor, and a new courtyard deck located between the proposed ADU and the second floor of the existing home. The proposed 1,942 square foot addition increases the habitable square footage in the structure from 2,022 square feet to 3,965 square feet.

The proposal requires a Variance to allow an enclosed stairway to be constructed within the front yard setback, a Minor Site Development Permit for an addition greater than 500 square feet on a sensitive site, and a Coastal Development Permit.

### **General Plan Consistency**

Where structures are developed in locations known to present an elevated risk of hazards, such as areas prone to flooding, wave inundation, landslides, and bluff erosion, policies have been developed to discourage or prevent development that is exposed to risk over a decided interval. In areas exposed to bluff retreat, the geologic setback delineates the area where development is limited in acknowledgement of the elevated risk of hazard over 100 years.

This practice is implemented through General Plan Objective 6.2 (Slope Stability):

*“To reduce safety hazards and property damage caused by landslides and other ground movements affecting land use activities in areas of unstable geologic formations, potentially unstable slopes and coastal bluff retreat.”*

Policy 6.2.13 acknowledges the necessity to consider significant measures as an alternative to continued development within the geologic setback, granting exceptions to foundation repairs of existing structures located within the setback only when the repair does not exceed 25% of the area of the structure and when relocation of the structure is not feasible due to lack of available site area.

Additional context is provided in Policy 6.2.20, which establishes a policy of encouraging the “relocation to a new footprint” structures damaged by disaster, disallowing reconstruction of significantly damaged structures (repairs exceeding 50 percent of the value of the structure) located within the Geologic Setback, and allowing only in-kind repairs.

### **Geologic Hazards Compliance**

The aforementioned General Plan policies are implemented by Santa Cruz County County Code Chapter 16 (Geologic Hazards). Specifically, SCCC 16.10.040 establishes a definition for “development” to indicate project types which are subject to the Geologic Hazards regulations. Most relevant to the proposed project is the following category of development:

*(c) The addition of habitable square footage to any structure, where the addition increases the habitable square footage by more than 50 percent or 500 square feet, whichever is greater, over the existing habitable space within a consecutive five-year period. This allows a total increase of up to 50 percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions over a consecutive five-year period*

By definition, the project is considered “development” in that the proposed addition (1,942 square

feet) increases habitable square footage of the existing structure (2,022 square feet) by more than 50 percent (96 percent increase).

For projects located on coastal bluffs and beaches subject to coastal bluff erosion, SCCC 16.10.070 (H) (1) (a) mandates:

- (a) *For all development and for nonhabitable structures, demonstration of the stability of the site, in its current, pre-development application condition, for a minimum of 100 years as determined by either a geologic hazards assessment or a full geologic report.*

SCCC 16.10.070 (H)(1)(b) further mandates that all projects constituting “development” are required to meet the geologic setback:

- (b) *For all development, including that which is cantilevered, and for nonhabitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater.*

The Geologic and Geotechnical reports submitted with the application and reviewed and accepted by the County Geologist and Engineer, established a geologic setback of approximately 100 feet which is inland of the existing structure (Exhibit D, Sheet 17). Therefore, the existing home does not conform to the 100-year geologic setback.

Since the building site is anticipated to experience an elevated level of risk from slope instability over the next 100 years, the project is inconsistent with the Public Safety Element of the General Plan. An alternative project with the scope reduced to the extent that it falls below the threshold for “development” would allow for a similar design concept as that proposed. Therefore, a conditional of approval is recommended to allow the project to move forward in concept.

### **Conditional Approval**

Notwithstanding noncompliance of the overall proposed development, staff recommends conditional approval including the requirement to reduce the project scope to comply with the Geologic Hazards regulations by falling below the threshold for “development”. Thus, the total habitable square footage of the project cannot exceed 1,012 square feet or 50 percent of the existing habitable square footage.

The current project proposal includes 530 square feet of new first floor area, a 14 square foot second floor addition, a 618 square foot basement addition, and a 779 square foot second story ADU addition.

As detached habitable structures are not considered additions in the Geologic Hazards Ordinance, and in that State law prohibits local jurisdictions from establishing a front yard setback requirement that precludes development of at least an 800 square foot ADU, the revised project scope could retain all of the elements of the proposed project (ADU, basement, and bedroom additions) by constructing the ADU as a detached structure in the front yard (and outside of the geologic setback) and distributing the remaining/allotted 1,012 square feet between the basement and bedroom additions. This allows the original concept to move forward with minor changes to the project

overall.

### **Variance Approval**

The front yard setback in the R-1-5 zone district is 15 feet, and the project includes an enclosed stairway within the setback (12-feet from the front property line). This 3-foot encroachment into the front yard is supported by Staff based on the previously discussed geologic constraints at the site, and in that that new development on the inland side of the structure is expected to be compliant with the projected 100-year geologic setback shown on Sheet 17 of the Project Plans (Exhibit D) Variance findings are included in Exhibit B.

ADU's under 800 square feet are exempt from lot coverage and floor area ratio (FAR). Therefore, a design revision to locate an ADU in the front yard would not require Variance approval for setbacks, lot coverage, or floor area ratio, and would not affect the other determinations included in this report.

### **Design Review**

The project was evaluated for and determined to be consistent with the design standards and guidelines of Chapter 13.11 of County Code and design criteria for Coastal Zone developments described in 13.20.130. The proposed design is consistent with the scale of development found at other sites along Opal Cliff Drive and is consistent with range of architectural styles used in the vicinity. The range of materials used at the exterior of the structure will provide an interesting and attractive built environment.

As the majority of new development is on the inland side of the existing structure, the project would not substantially increase the prominence of the dwelling when viewed from the shoreline. There would be no impacts to the public viewshed resulting from construction of the proposed project, as the shoreline is not visible from the street in this location.

### **Local Coastal Program Consistency**

The proposed single family dwelling, as conditioned, is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Neither construction nor the completed project will interfere with public access to the beach, ocean, or other nearby body of water.

### **Conclusion**

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

### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the



California Environmental Quality Act.

- **APPROVAL** of Application Number **241408**, based on the attached findings and conditions.

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

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

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**Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project Plans
- E. Project Data Reference Sheet
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information
- H. Report review letters, REV251047, REV241206

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 241408

Assessor Parcel Number: 033-151-25

Project Location: 4570 Opal Cliff Drive, Santa Cruz

**Project Description: Proposal for a remodel and addition to an existing single-family dwelling. Project includes a basement bedroom addition, a ground level bedroom addition, and an ADU**

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

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

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

Specify type: Class 1 - Existing Facilities (Section 15301), Class 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Remodel and addition to an existing single-family dwelling in an area designated for residential uses. The project includes construction of a basement and bedroom addition and proposes a less than 800 square foot ADU.

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

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

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

## **Variance Findings**

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

This finding can be made, in that the site is constrained for development by a potentially geologically hazardous area (“geologic setback”) in which new development is precluded by County Code and General Plan policies. The geologic setback is determined to extend to within 27-feet of the front property line, therefore, the ability to construct conforming development is limited.

Properties across the street from the subject property, which share the R-1-5 zoning designation, are not subject to geologic hazards from bluff retreat and therefore are not subject to the limits of development at the subject property.

- (2) 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 proposed project has been determined to be substantially in compliance with the intent of the Zoning Objectives and General Plan. The project was evaluated for consistency with the Design Review Standards and Guidelines of Chapter 13.11 of Santa Cruz County Code. Other than a three-foot encroachment into the front yard setback, the project is consistent with the development standards (lot coverage, FAR, maximum building height, number of stories, etc.) for the R-1-5 zone district. The variance to reduce the front yard setback from 15-feet to 12-feet would not be detrimental to adjacent properties and would not be injurious to property or improvements in the vicinity.

At the applicant’s discretion, a revised project design would establish an ADU in the front yard setback. State law disallows local jurisdictions from establishing a setback requirement that would preclude an 800 square foot ADU and up to 800 square feet of an ADU are exempt from lot coverage and FAR, therefore, a revised design which includes an ADU in the front yard would not require a Variance to the development standards for the zone district.

- (3) 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. 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 variance approvals are common for properties encumbered with documented hazards including approvals to reduce setbacks and increase building height to develop outside of hazards areas. Properties with similar constraints as the subject property could also be considered for a reduction of site standards if it was demonstrated that the reduction improved compliance with other elements of County Code and which would result in increased public safety and welfare.

## **Coastal Development Permit Findings**

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

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

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

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

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

This finding can be made, in that the development is consistent with the range of architectural style surrounding neighborhood; the site is surrounded by lots developed to an urban density; and the colors will be natural in appearance and complementary to the site.

Although the development is on a bluff, the majority of new development is on the inland side of the existing structure so the project would not substantially increase the prominence of the dwelling when viewed from the shoreline. There would be no impact on the public viewshed resulting from construction of the proposed project, as the shoreline is not visible from the street in this location.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is 300 feet west of the site at 4520 Opal Cliff Drive (Private's Beach).

- (E) That the project conforms to all other applicable standards of the certified LCP.

The project, as conditioned, complies with the adopted policies in the certified LCP, including Policies for limited development in hazardous areas on coastal bluffs. As conditioned, development attached to the existing structure would not exceed a 50 percent increase in new habitable square footage and would comply with the County's adopted Geologic Hazards regulations development on coastal bluffs.

The structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (single-family residential, 5,000 square foot parcel size) zone district, as well as the General Plan and

Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that although the project site is located between the shoreline and the first public road, the site is separated from the shoreline by a bluff. There is no public access to the shoreline through the site, so the proposed single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

## **Discretionary Permit Findings**

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

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

The proposed additions, as conditioned, will be located outside of the geologic setback, which reduces risk of damage from geologic hazards over an anticipated 100-year period.

- (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 single family dwelling 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-1-5 (single-family residential, 5,000 square foot parcel size) zone district as the primary use of the property will be one single family dwelling that, except for the front yard setback, meets all current site standards for the zone district.

As conditioned, the project will comply with the limits of ‘development’ as defined in SCCC 16.10.

- (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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The project, as conditioned, complies with General Plan Policy 6.2.10 (Site Development to Minimize Hazards) and Policy 6.2.12 (Setbacks from Coastal Bluffs) in that all the proposed additions to the structure have been conditioned below the threshold for “development”, and the square footage added to the structure will be developed outside of the geologic setback, in a location that is considered a stable building site over the 100-year lifetime of the structure.

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 project represents a bedroom and ADU addition to a dwelling on an existing developed lot. No additional traffic is anticipated as a result of construction, and the project would not adversely impact existing roads or intersections in the surrounding area. In addition, all 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 single family dwelling 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 can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

### **Site Development Permit Findings for Discretionary Permits**

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

This finding can be made, in that the proposed single family dwelling is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The proposed development is substantially consistent with the site and development standards prescribed for the R-1-5 zone district, except where a slight reduction in front yard setback is required (from 15-feet to 12-feet). Resulting development would be consistent with the development patterns found along Opal Cliff Drive. Variance findings are attached

While the proposed home design is distinct among neighboring properties, the scale of the development is consistent in the range of homes in the neighborhood. Except for where a portion of the structure encroaches into the setback, the proposed development meets the site and development standards for the zone district. Materials proposed, including stone veneer, stucco, wood siding, and standing seam metal roofing are design aspects found, to varying degrees, in newer homes throughout the neighborhood.

The design does not include features that inordinately loom, shadow, or otherwise infringe on adjacent properties. Adjacent parcels are separated from the subject property, to some extent, by vegetation which softens the potential impacts from new second story windows.

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

This finding can be made, in that the proposed single family dwelling is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property. Lighting from the proposed project will not be visible from or shine onto adjacent properties. The site will be conditioned to meet the landscaping standards described in the County Design Standards. The project is largely compliant with the Design Criteria of the Coastal zone in that a variety of materials are utilized, the project will not be prominently visible from any public or shoreline viewsheds, and the architecture used in the project includes indentations, varied rooflines, offsets, and projection to provide an interesting aesthetic.



## Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated 10/16/24.

- I. This permit authorizes a remodel and addition to an existing single-family dwelling. 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.
- 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. Plans shall include a reduction in scope of the project to comply with the Geologic Hazards Ordinance. New square footage attached to the single-family dwelling shall not exceed 1,012 square feet (50% of the existing square footage).
      - a. Revised plans may utilize a reduced front yard setback to 12-feet, except for the two-car garage, which is required to maintain an 18-foot minimum setback.

Plans shall include a complete Modification Worksheet (PLG-215) and accompanying modification plan diagrams as specified in the List of Required Information. Modification to the existing major structural components exceeding 50% of the total structural components are prohibited.

3. Project plans shall reflect a maximum driveway width of 24 feet.
  4. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
  5. Grading, drainage, and erosion control plans.
  6. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  7. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management.
1. Drainage fees will be assessed on the net increase in impervious area.
  2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
- C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer and Geologist.

- G. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 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. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 4,000 square feet is \$10 per square foot.
  - 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 four 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 geologic and geotechnical (soils) reports.
  - D. Final landscaping consistent with the standards described in 13.11.070.
  - E. The concrete driveway and wall within the County right-of-way may be required to be relocated if property development includes a bedroom addition or greater.
  - F. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

V. Indemnification

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

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

Application #: 241408  
APN: 033-151-25  
Owner: Ziggy LLC

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.**

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

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

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

\_\_\_\_\_  
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.

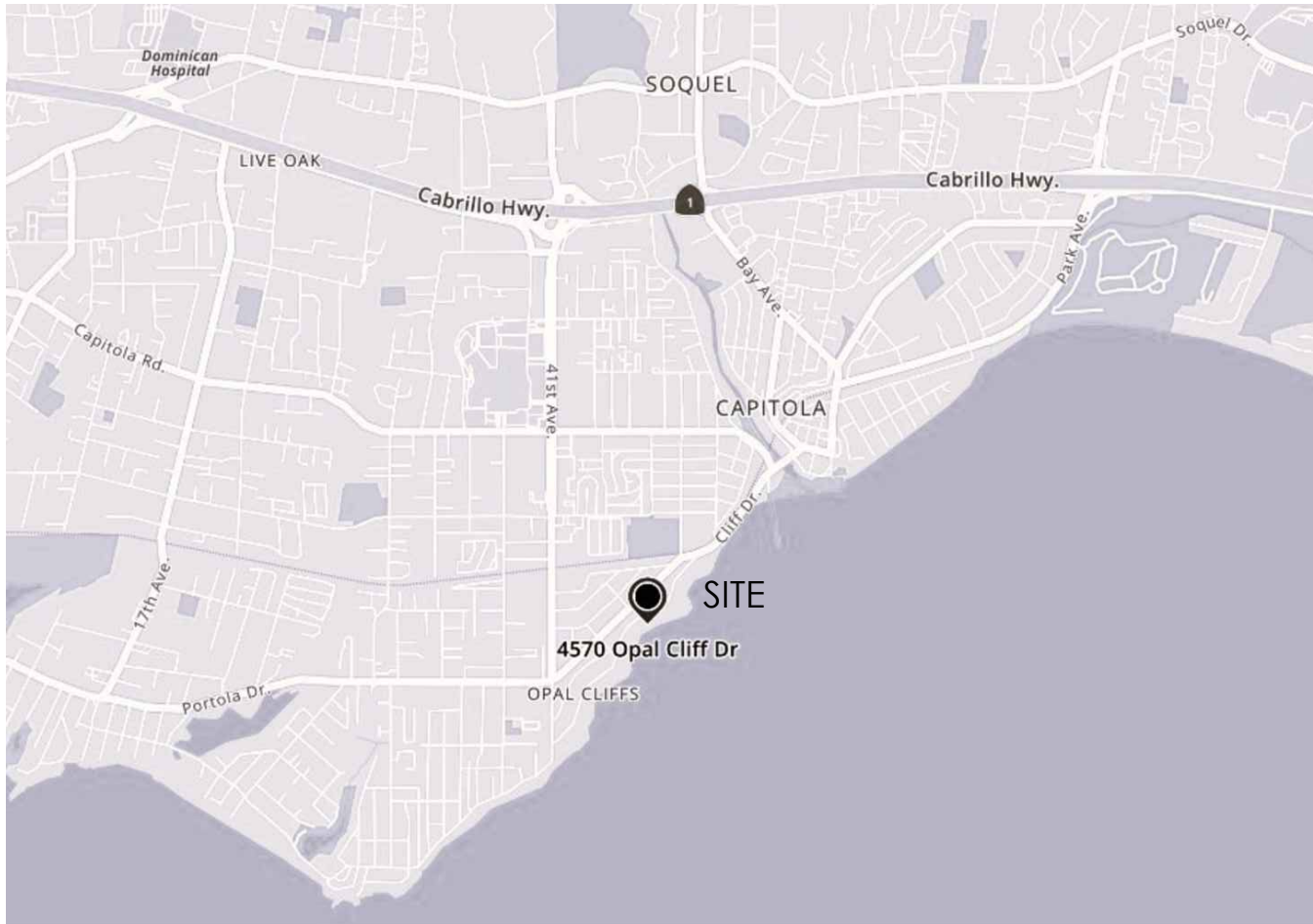


GIRI REMODEL & ADU  
APN# 033-151-25

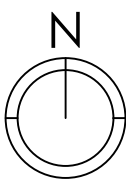
ABBREVIATIONS

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

GIRI  
REMODEL ADDITION AND ADU  
4570 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062



VICINITY MAP



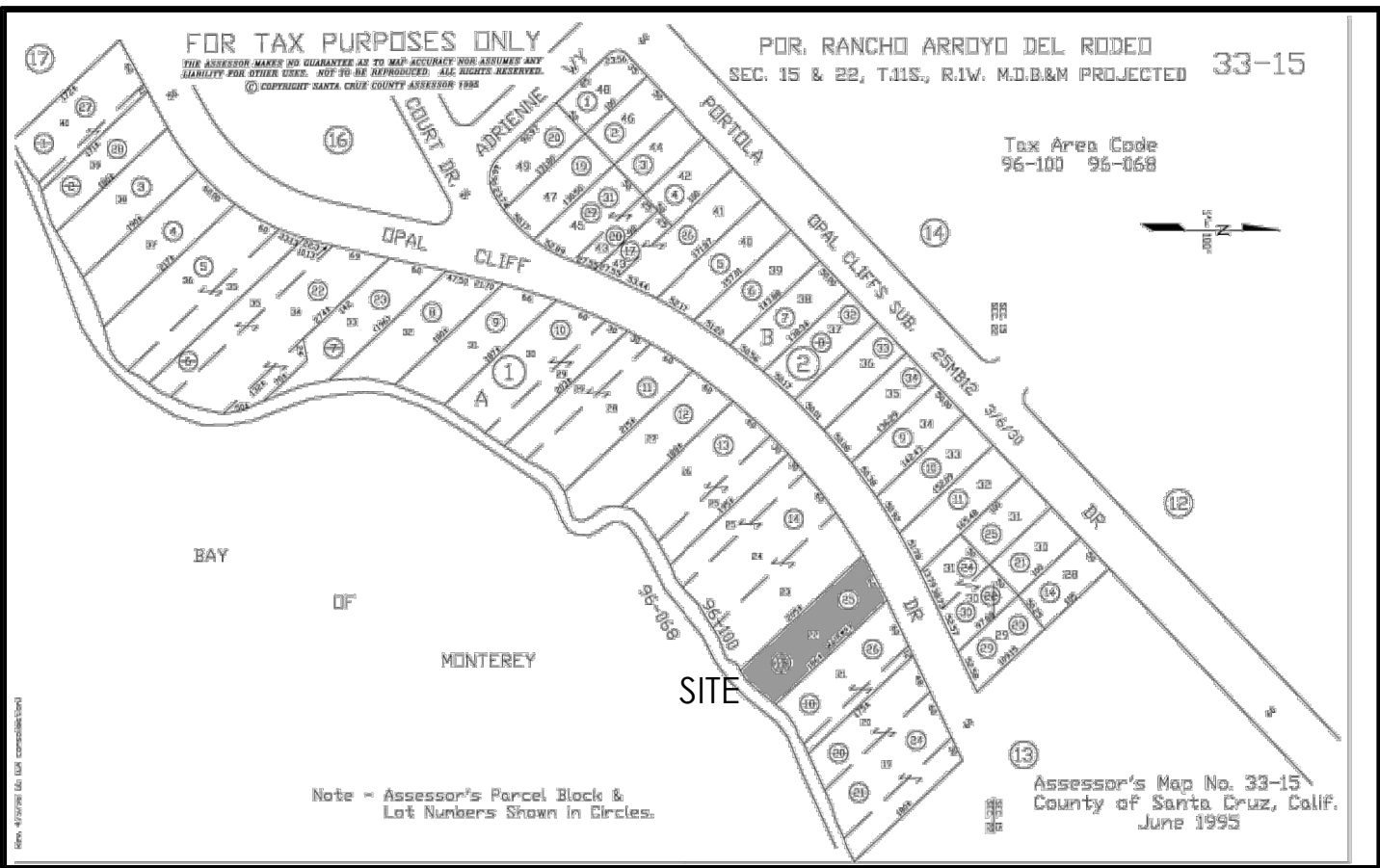
CODE COMPLIANCE

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

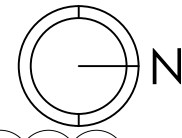
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CEnc)

FIRE NOTES

- THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
- ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- ROOF COVERING SHALL BE NO LESS THAN CLASS "A" RATED.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 320' FROM BUILDING.
- ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.



PARCEL MAP



PROJECT CALCULATIONS

<u>TOTAL LOT SIZE:</u>	GROSS: 11,107.8 SQ. FT. (0.255 ACRE)	
	NET: 7,565.6 SQ. FT.	
<u>MAX LOT COVERAGE (40% OF NET LOT SIZE):</u>		
	7,565.6 S.F. X .40 = 3,026.24 S.F.	
<u>PROPOSED LOT COVERAGE - FAR</u>		
FIRST FLOOR:	1,684.79	S.F.
GARAGE (ADJUSTED):	472.10	S.F.
COVERED PORCH (UNDER DECK):	356.60	S.F.
TOTAL AREA FOOTPRINT:	2,513.49	S.F.
LOT COVERAGE: (2653.15 / 7565.6)= .3506 (40% MAX)	35	%
<u>EXISTING</u>		
EXISTING GARAGE:	482.0	S.F.
EXISTING RESIDENCE:		
FIRST FLOOR LIVING AREA:	1,098.55	S.F.
SECOND FLOOR LIVING AREA (INCLUDING 2-STORY AREA):	924.65	S.F.
	2,023.2	S.F.
<u>PROPOSED GARAGE:</u>		
(E)482.7 - 126.25 CONVERTED TO LIVING + 115.66 ADDITION	472.1	S.F.
<u>ADU (675.2) + STAIRS (104.3) (FAR EXEMPT):</u>	779.5	S.F.
<u>RESIDENCE</u>		
(N) BASEMENT: (618.3 S.F. NOT COUNTED)	N/A	S.F.
(E) FIRST FLOOR:	1,098.55	S.F.
(N) 126.24 SF (CONVERTED GARAGE AREA) + (N) 460.0SF (ENTRY & BEDROOM 1) = TOTAL 1ST FLOOR ADD (NEW AREA):	586.24	S.F.
<u>TOTAL FIRST FLOOR LIVING AREA (E) 1098.55 SF + (N) 586.24 SF:</u>	1,684.79	S.F.
(E) SECOND FLOOR LIVING AREA 924.65 + 13.29:	937.94	S.F.
<u>PROPOSED TOTAL LIVING</u>		
BASEMENT 618.3 + 1ST FLOOR 1684.79 + 2ND FLOOR 937.94:	3,241.0	S.F.
<u>PROPOSED FAR</u>		
GARAGE (472 SF - 225 SF GARAGE CREDIT):	247.0	S.F.
FAR CALCULATION (GARAGE 247 SF + LIVING AREA 3,241):	3,488.0	S.F.
3488 SF / NET SITE AREA 7565.6 SF = .4610	FAR 46.1	%
<u>DECKS</u>		
UNCOVERED 915.2 S.F.		
COVERED 356.3 S.F.		
<u>PARKING:</u>	2 COVERED, 2 UNCOVERED	

PROJECT INFORMATION

OWNER:	NEEHAR AND RADICA GIRI 4570 OPAL CLIFF DRIVE SANTA CRUZ, CA 95062
A. P. N.:	033-151-25
ZONING:	R-1-5
OCCUPANCY GROUP:	R-3 & U (PER 2022 CRC)
CONSTRUCTION TYPE:	VB (SPRINKLERED)

PROJECT DESCRIPTION:  
A REMODEL AND ADDITION TO AN EXISTING 2023 SQ FT TWO-STORY, 3 BEDROOM, 2.5 BATH SINGLE-FAMILY RESIDENCE. THE ADDITIONS OF A 586 S.F. MAIN FLOOR ADDITION, A 780 S.F. ADU ADDITION AND STAIRS, AND A 618 S.F. BASEMENT ADDITION WILL RESULT IN A 3,240 S.F. TWO-STORY SINGLE FAMILY RESIDENCE CONSISTING OF 3 BEDROOMS, 3.5 BATHS AND ATTACHED ADU. THE REMODELED AREA WILL RESULT IN A MODEST S.F. DECREASE TO THE GARAGE. PROPOSED MODERN UPGRADES THROUGHOUT. THE EXTERIOR TO BE COMPLETELY UPGRADED, REMODELED WITH A CONTEMPORARY DESIGN.

CONSULTANTS

ARCHITECTS: MATSON BRITTON ARCHITECTS 728 N. BRANCIFORTE SANTA CRUZ, CA 95062 PHONE: 831-425-0544 FAX: 831-425-4795	SURVEYING: HANAGAN LAND SURVEYING, INC 305-C SOQUEL AVE SANTA CRUZ, CA 95062 PHONE: 831-469-3428 FAX: 831-469-3400
ENGINEERING: R.I. ENGINEERING, INC. 303 POTRERO STREET, STE. 42-202 SANTA CRUZ, CA 95060 PHONE: 831-425-3901 FAX: 831-425-1522	GEOLOGICAL: PACIFIC CREST ENGINEERING, INC 444 AIRPORT BLVD WATSONVILLE, CA 95076 PHONE: 831-722-9446 ERIC ZINN
GEOTECHNICAL: PACIFIC CREST ENGINEERING, INC 444 AIRPORT BLVD WATSONVILLE, CA 95076 PHONE: 831-722-9446 FAX: 831-722-9158	OWNER MAILING ADDRESS: NEEHAR AND RADICA GIRI 15124 SOBEY RD SARATOGA, CA 95070
NOTE: PROJECT SHALL CONFORM TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS	

SHEET INDEX

ARCHITECTURAL DRAWINGS

P1	TITLE SHEET
P2	SITE PLAN
P3	FIRST FLOOR PLAN
P4	SECOND FLOOR PLAN
P5	BASEMENT FLOOR PLAN
P6	ROOF PLAN
P7.1	BUILDING ELEVATIONS
P7.2	BUILDING ELEVATIONS
P8.1	AS-BUILT FIRST FLOOR PLAN
P8.2	AS-BUILT SECOND FLOOR PLAN
P8.3	AS-BUILT BUILDING ELEVATIONS

CIVIL DRAWINGS

C-1	GRADING & DRAINAGE PLAN (WITH APPENDIX-A FORM)
C-2	DETAILS
C-3	STORMWATER POLLUTION CONTROL PLAN
C-4	DRAINAGE BASIN MAPS

SURVEY

SU1	SURVEY PLAN
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GEOLOGICAL

PLATE 1 PREDICTED 100-YEAR TOP OF COASTAL BLUFF MAP

Exhibit D

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ARCHITECTS

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

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02/03/25 PLANNING  
04/07/25 PLANNING

GIRI RESIDENCE  
REMODEL/ADDITION & ADU  
4570 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-151-25

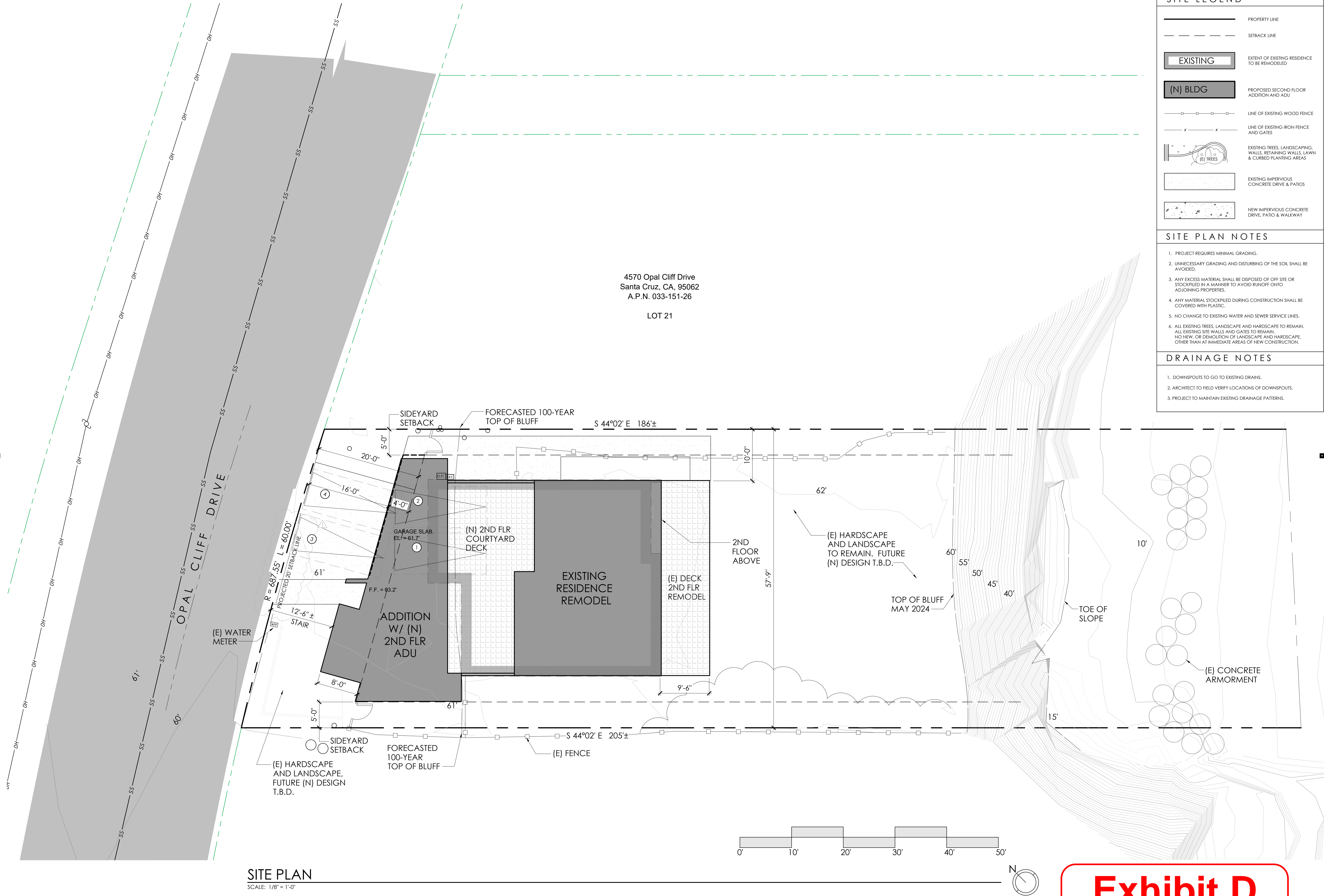
TITLE SHEET

APPROVED ARCHITECT  
NO. C-23616  
8/31/25  
PENNSYLVANIA  
STATE OF CALIFORNIA

D A T E  
10 / 16 / 24  
D R A W N  
FK  
J O B  
GIRI  
S H E E T

P1





SITE LEGEND

PROPERTY LINE

SETBACK LINE

EXISTING

(N) BLDG

LINE OF EXISTING WOOD FENCE

LINE OF EXISTING IRON FENCE AND GATES

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

EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS

NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

EXTENT OF EXISTING RESIDENCE TO BE REMODELED

PROPOSED SECOND FLOOR ADDITION AND ADU

EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS

NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES

1. PROJECT REQUIRES MINIMAL GRADING.

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

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

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

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

6. ALL EXISTING TREES, LANDSCAPE AND HARDSCAPE TO REMAIN. ALL EXISTING SITE WALLS AND GATES TO REMAIN. NO NEW, OR DEMOLITION OF LANDSCAPE AND HARDSCAPE, OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.

DRAINAGE NOTES

1. DOWNSPOUTS TO GO TO EXISTING DRAINS.

2. ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.

3. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.

Exhibit D

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CA 95062

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REMODEL/ADDITION & ADU

4570 OPAL CLIFF DRIVE

SANTA CRUZ, CA 95062

APN: 033-151-25

SITE PLAN

STATE OF CALIFORNIA

REGISTERED ARCHITECT

NO. C-23616

8/31/25

RENEWAL

D A T E

10 / 16 / 24

D R A W N

FK

J O B

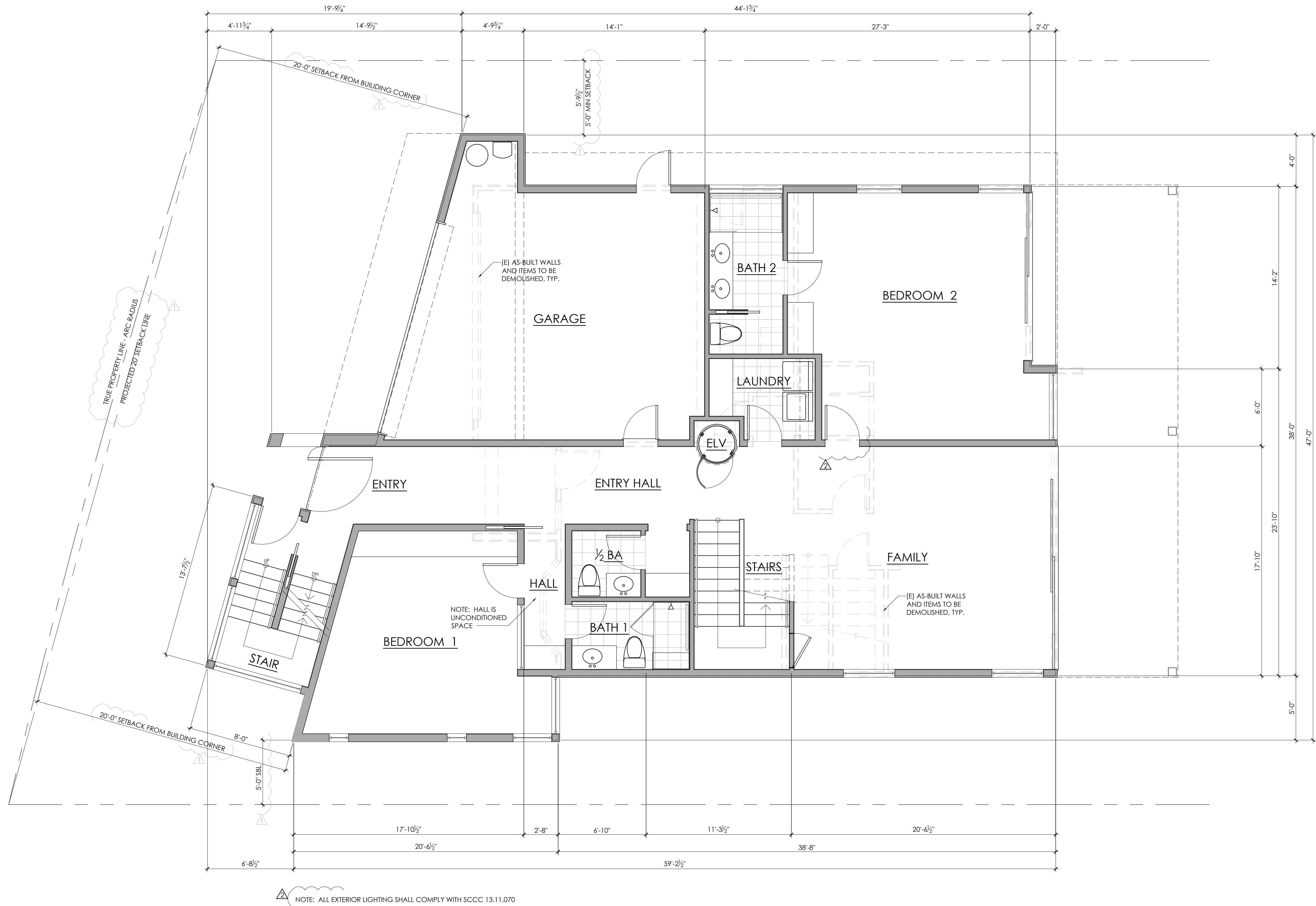
GIRI

S H E E T

P2

19





FIRST FLOOR PLAN

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

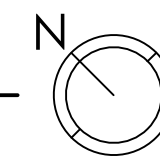
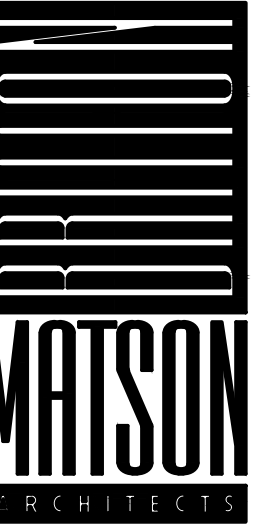


Exhibit D



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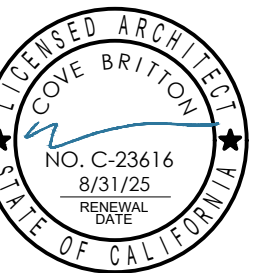
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SANTA CRUZ, CA 95062  
APN: 033-151-25

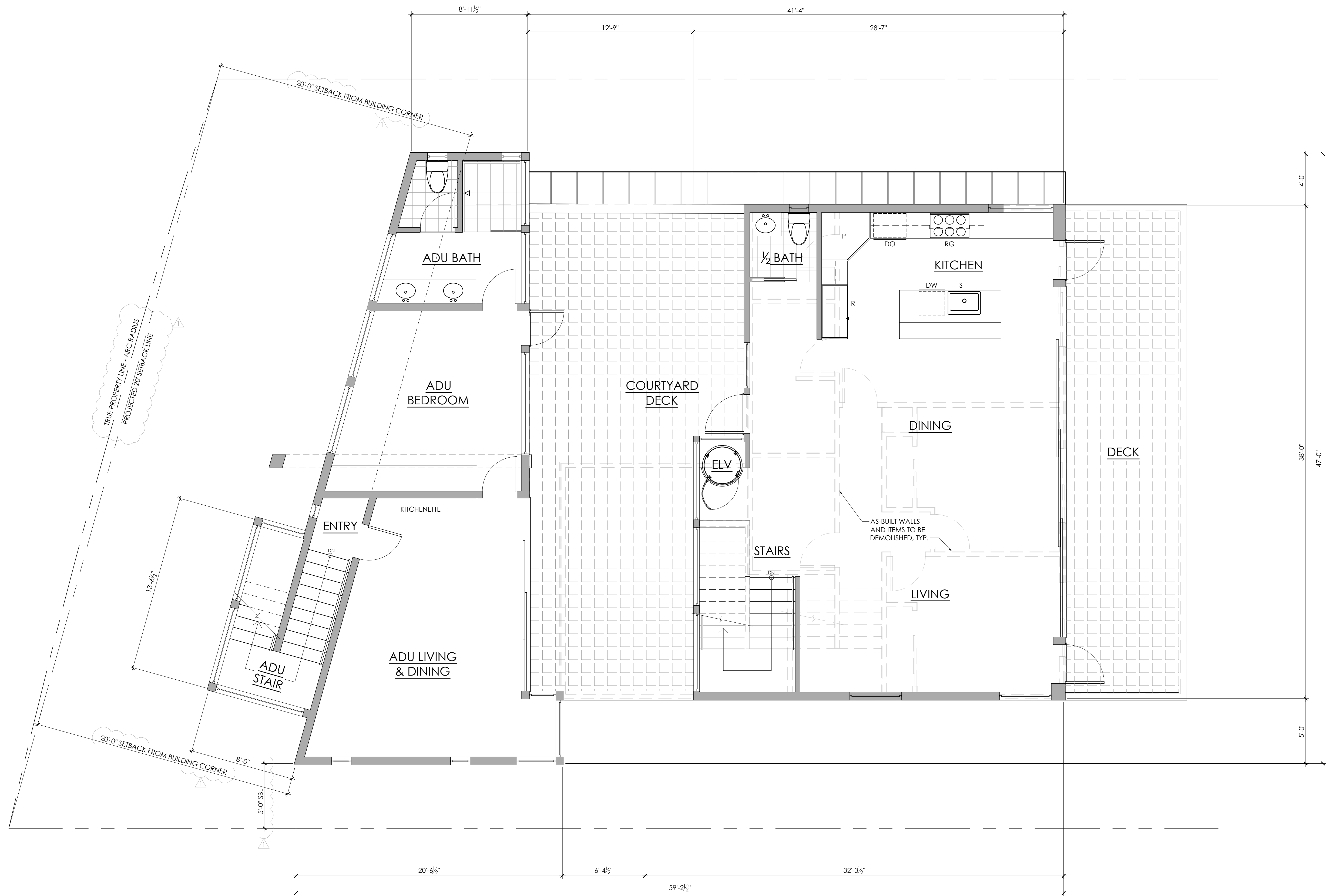
FIRST FLOOR PLAN



A	T	E	
10 / 16 / 24			
R	A	W	N
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O		B	
GIRI			
H	E	E	T

P3





SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

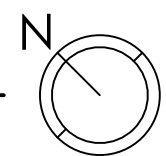
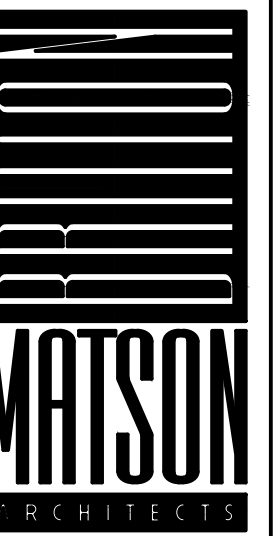


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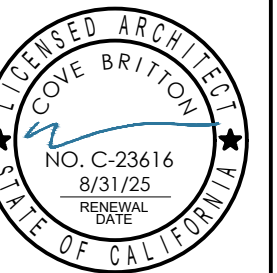
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04/07/25 PLANNING

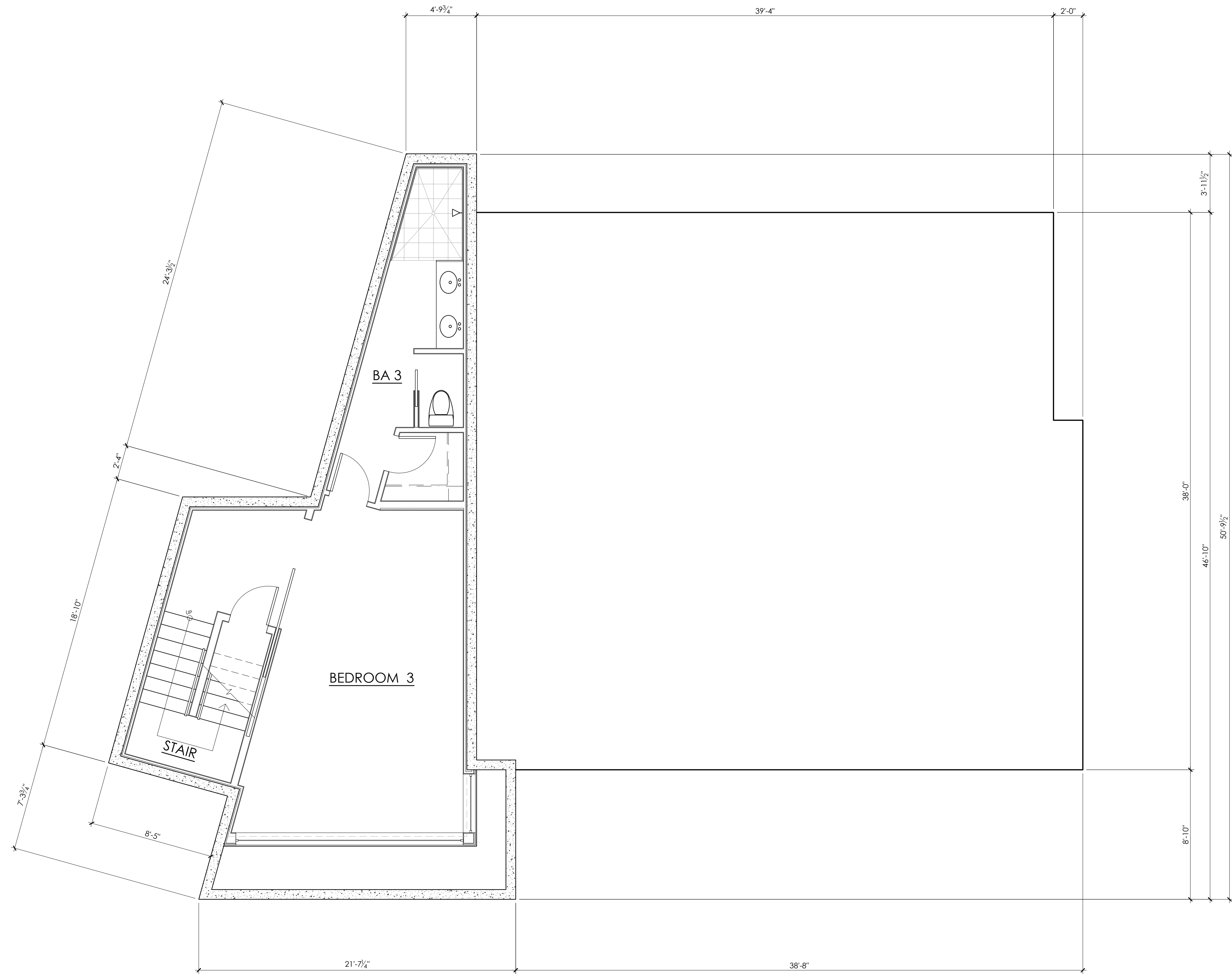
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REMODEL/ADDITION & ADU  
4570 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-151-25

SECOND FLOOR PLAN



A	T	E	
10 / 16 / 24			
R	A	W	N
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P4



BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

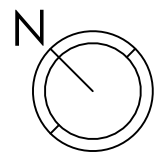


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CA 95062  
831-425-0544

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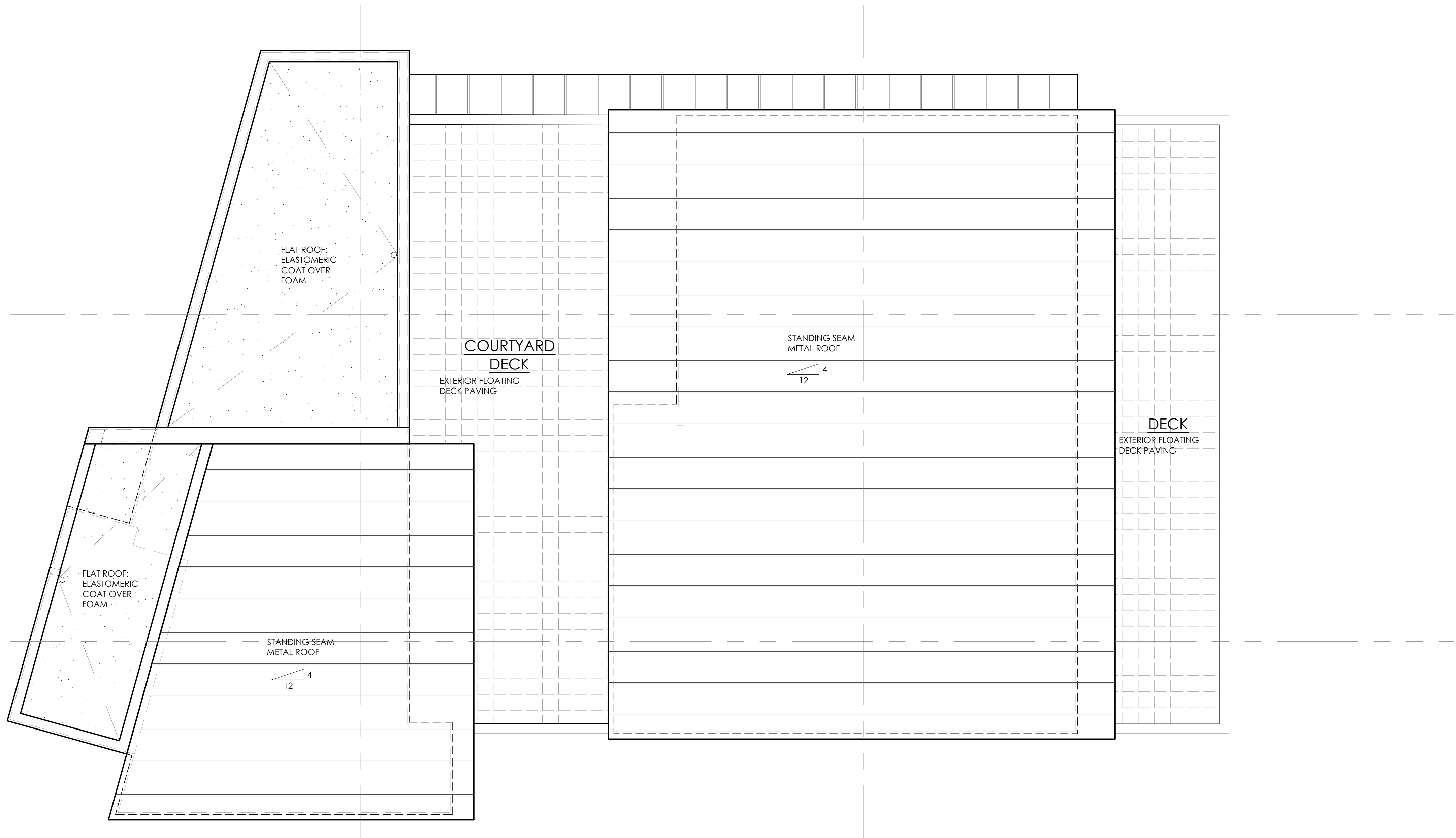
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4570 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-151-25

BASEMENT FLOOR PLAN

EXERCISED ARCHITECT  
NICOLE BRITTON  
NO. C-23616  
8/31/25  
RENEWAL  
STATE OF CALIFORNIA

D	A	T	E	
10 / 16 / 24				
D	R	A	W	N
FK				
J	O	B		
GIRI				
S	H	E	E	T

P5



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

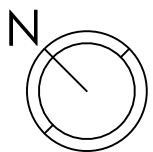


Exhibit D



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

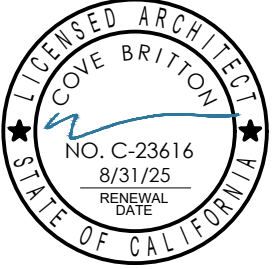
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REVISIONS

02/03/25	PLANNING
04/07/25	PLANNING

GIRI RESIDENCE  
REMODEL/ADDITION & ADU  
4570 OPAL CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 033-151-25



D	A	T	E	
10 / 16 / 24				
D	R	A	W	N
FK				
J	O	B		
GIRI				
S	H	E	E	T

P6





NORTHWEST ELEVATION - ENTRY

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

EXTERIOR COLORS AND MATERIALS	
ROOF	STANDING SEAM METAL ROOF - GRAY
MAIN BODY	SI UCCO - LT. GRAY/BEIGE
ACCENT BODY	WOOD SIDING - BROWN
ACCENT PANELS	STONE VENEER - BEIGE



SOUTHWEST ELEVATION

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

Exhibit D



728 N. BRANCH FOSTE  
SANTA CRUZ  
CA 95062  
831.425.5544

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PROPOSED  
EXTERIOR ELEVATIONS



DATE
09 / 16 / 24
DRAWN
FK
JB
GIRI
SHEET

P7.1





SOUTHEAST ELEVATION

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



NORTHEAST ELEVATION

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

Exhibit D



228 N BRANCIORTE  
SANTA CRUZ  
CA 95062  
831.425.0544

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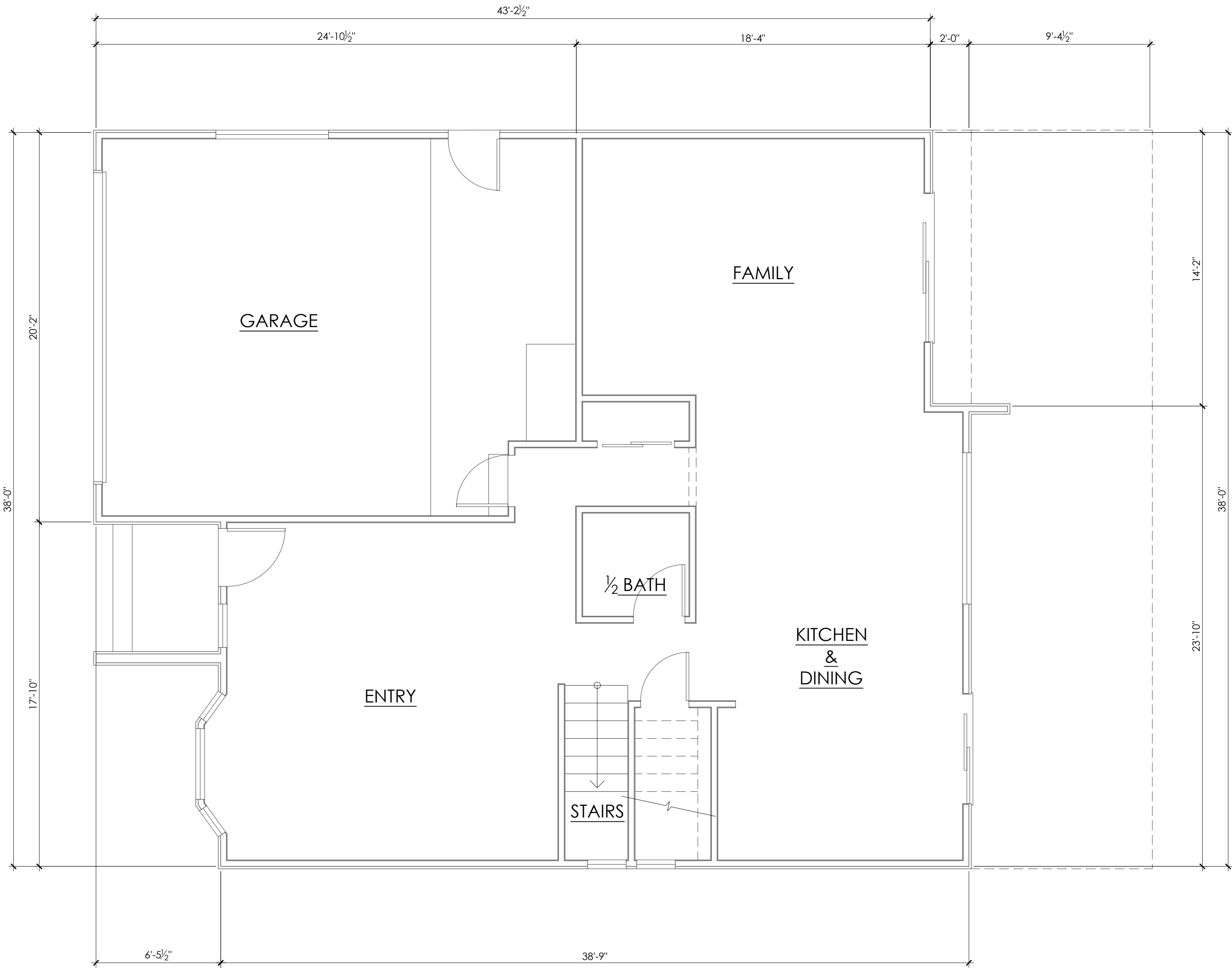

GIRI RESIDENCE  
REMODEL/ADDITION & ADU  
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SANTA CRUZ, CA 95062  
APN: 033-151-25

PROPOSED  
EXTERIOR ELEVATIONS



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P7.2



FIRST FLOOR AS-BUILT PLAN  
SCALE: 1/4" = 1'-0"

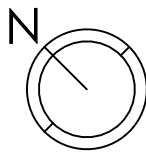
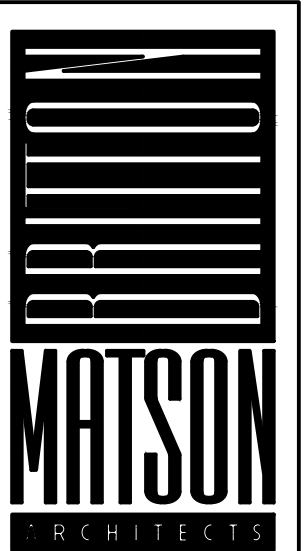


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CA 95062  
831-425-0544

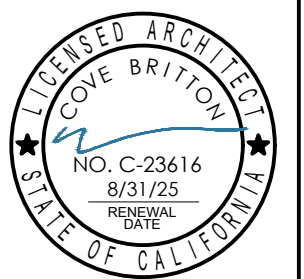
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02/03/25	PLANNING
04/07/25	PLANNING

GIRI RESIDENCE  
REMODEL/ADDITION & ADU  
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SANTA CRUZ, CA 95062  
APN: 033-151-25



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P8.1



SECOND FLOOR AS-BUILT PLAN

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

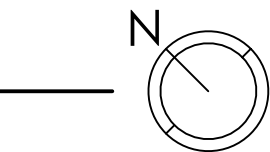
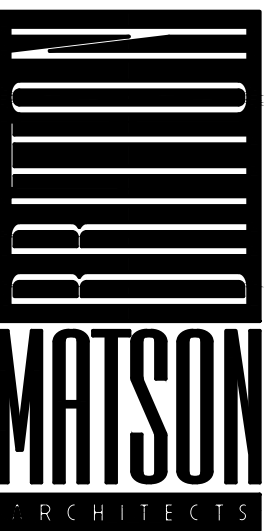


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04/07/25	PLANNING

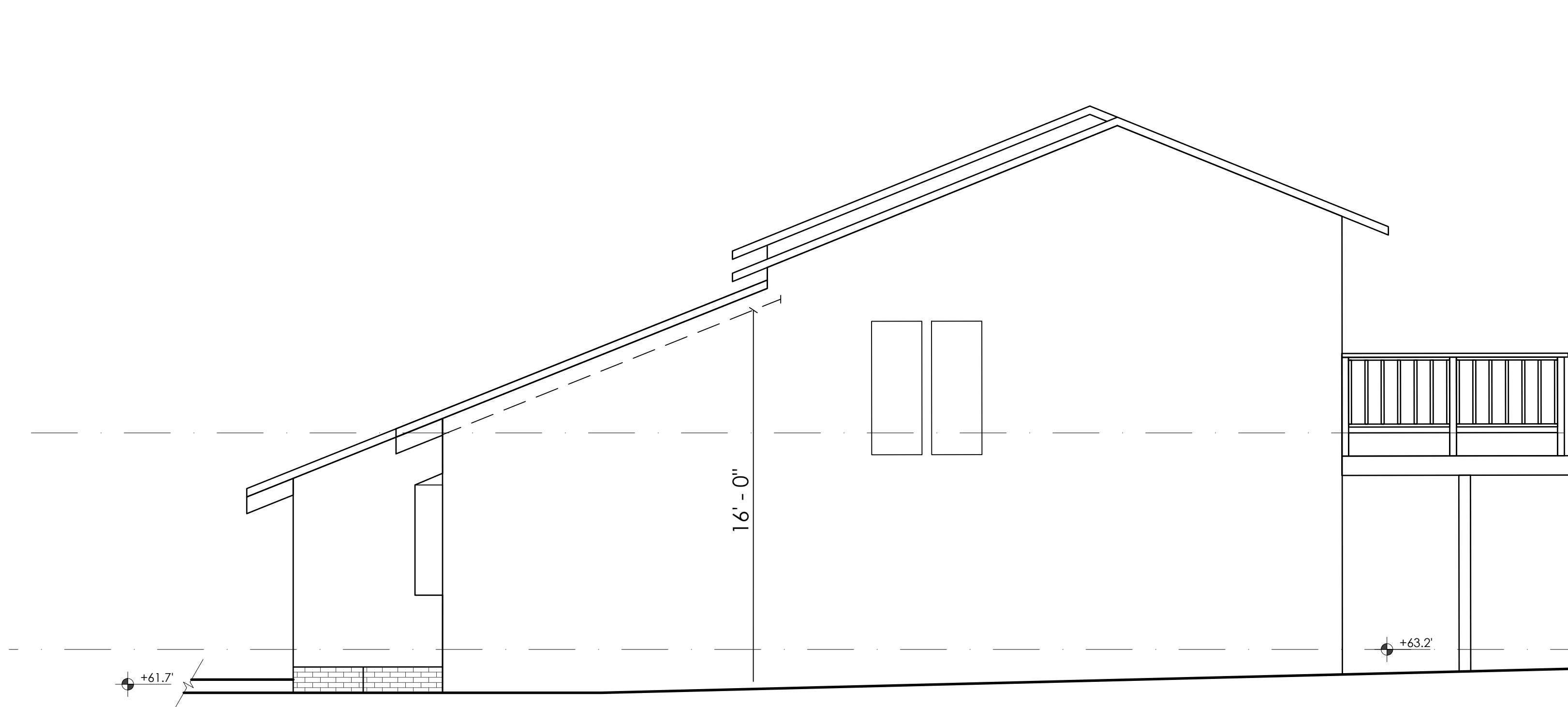
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SANTA CRUZ, CA 95062  
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P8.2

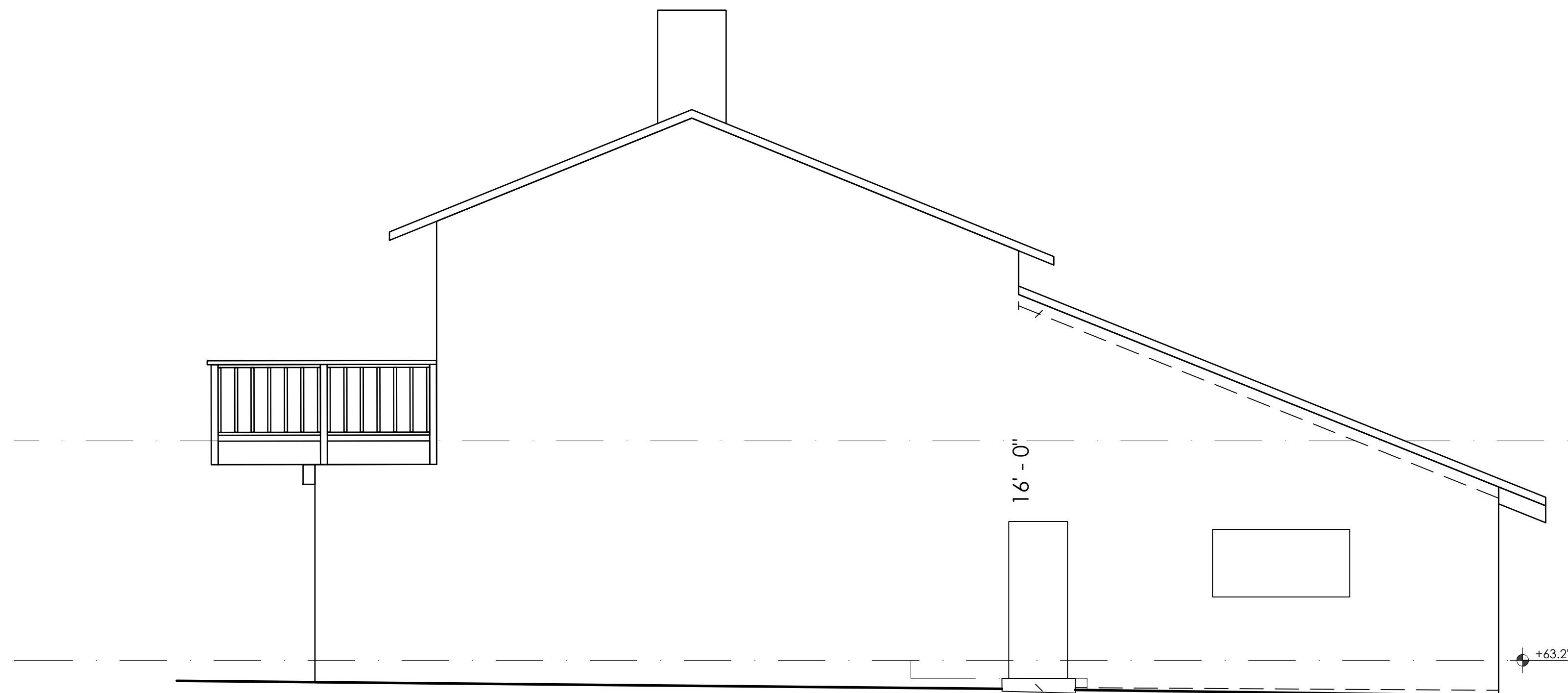




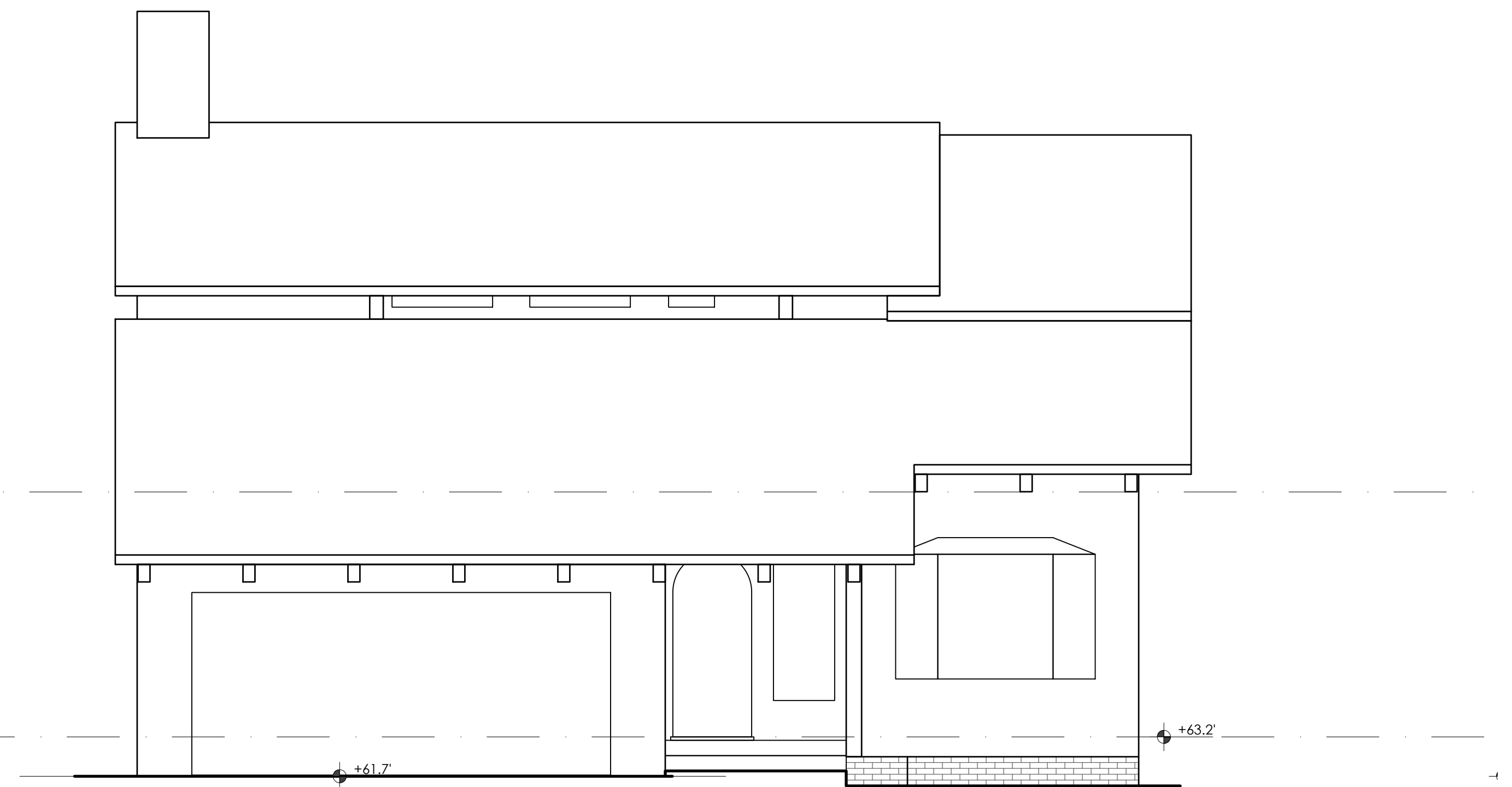
EXISTING SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING SOUTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"

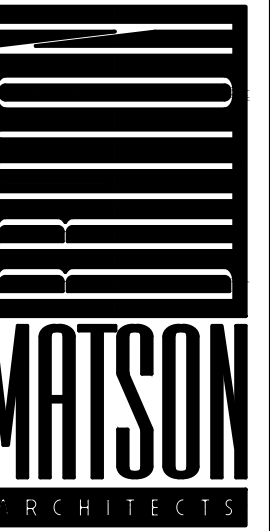


EXISTING NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

Exhibit D



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SANTA CRUZ  
CA 95062  
831-425-0544

NOTICE

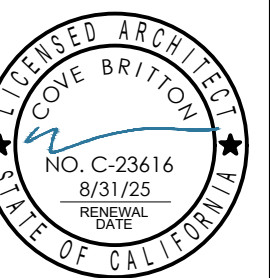
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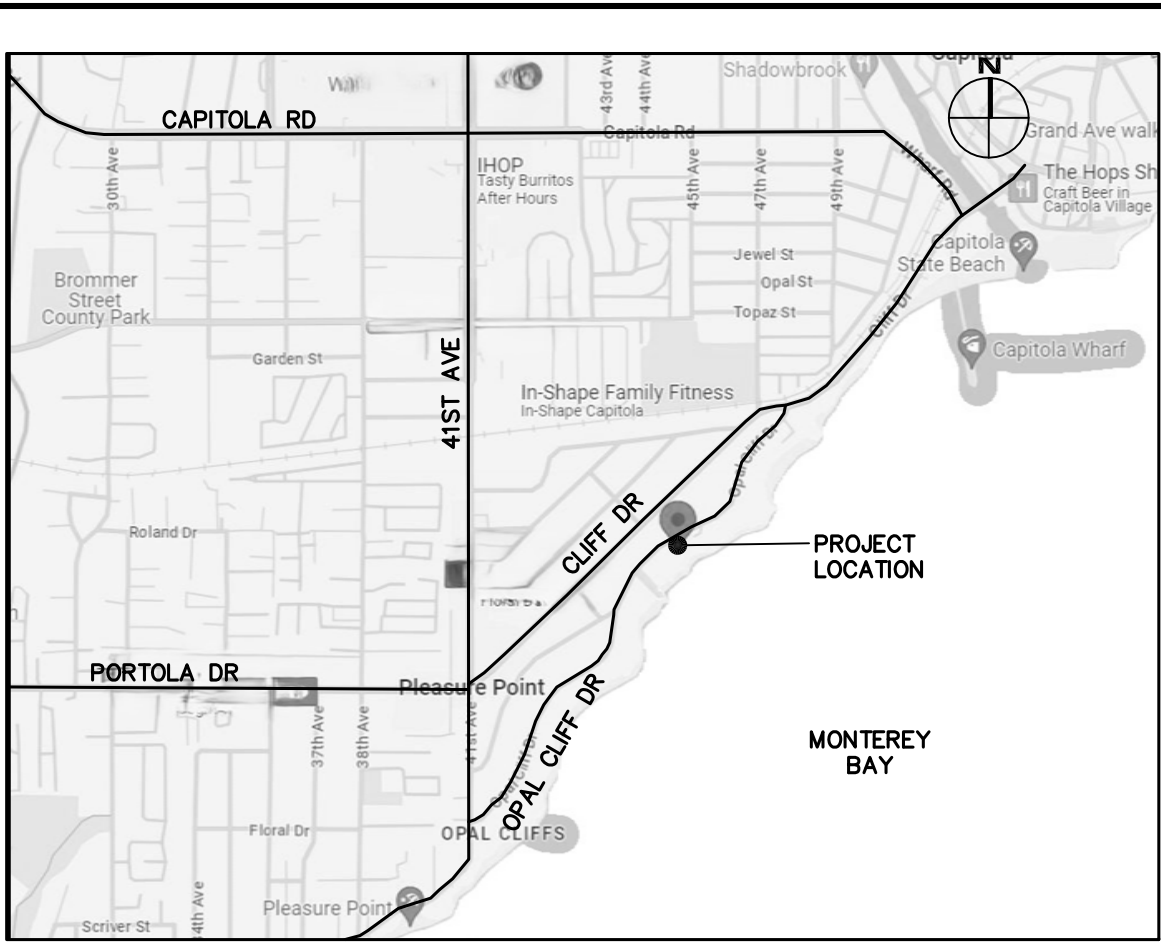
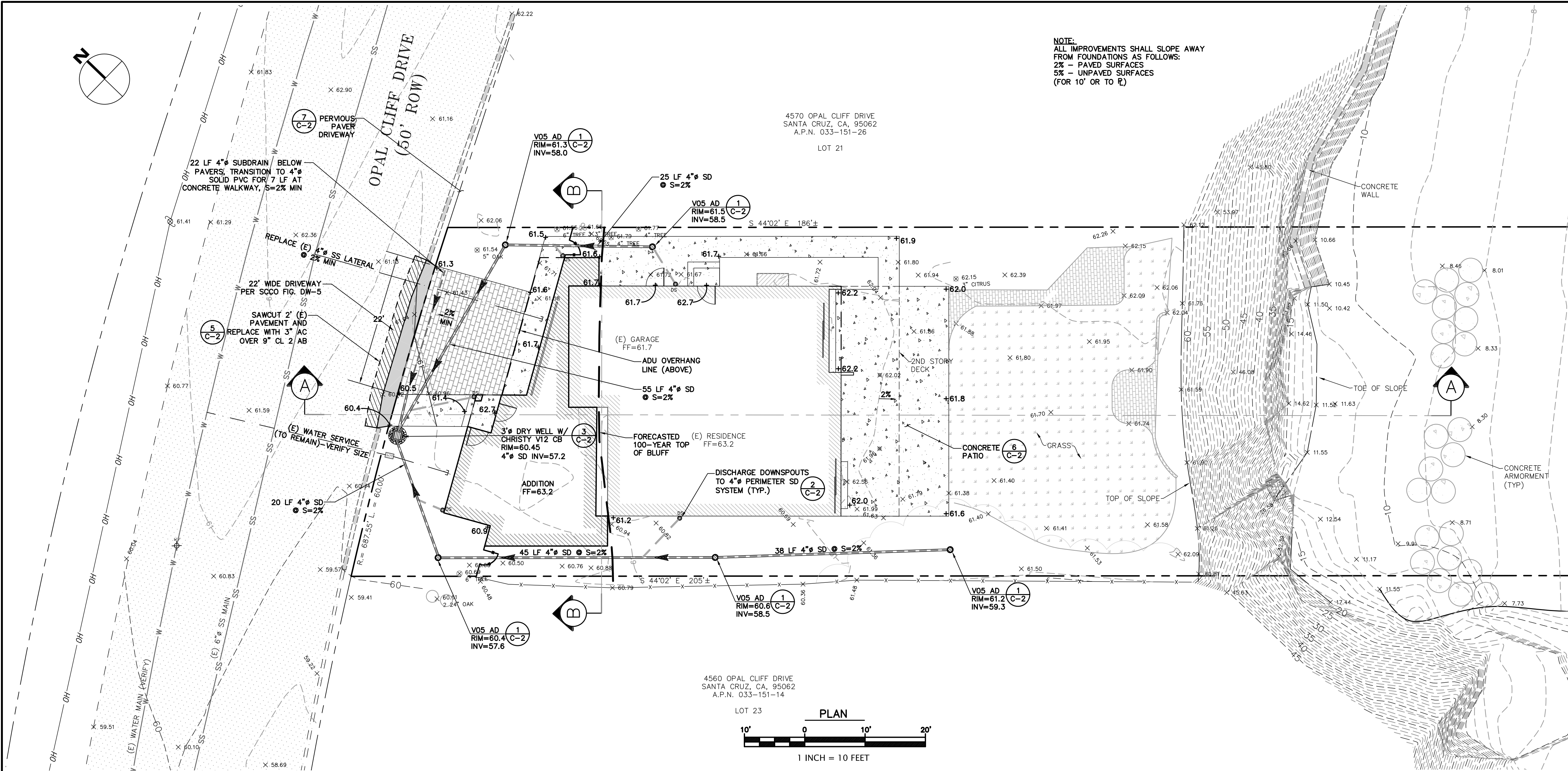
AS-BUILT EXISTING  
EXTERIOR ELEVATIONS



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P8.3





VICINITY MAP  
NTS

LEGEND

- (E) AB
- (E) AC
- (E) BRICK WALKWAY
- PROPOSED AC
- PROPOSED CONCRETE
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED AC BERM
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB

ABBREVIATIONS

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

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS	
	CUT	FILL
	<20	<20

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

Exhibit D

BUILDING PERMIT SUBMITTAL

GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW. BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

SEWER LATERAL NOTES

- SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR26) AND SHALL HAVE A SMOOTH INTERIOR.
- SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.

STORM DRAIN SYSTEM MAINTENANCE

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

STORM DRAINAGE NOTES

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

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
SWALES	ANNUAL	1. WASHOUTS 2. MISPLACED ROCK 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE TRANSPORTED ROCK 2. REMOVE TRASH & DEBRIS
GRAVEL RETENTION PIT	ANNUAL	1. DISPLACEMENT OF GRAVEL 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE GRAVEL 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS
PAVERS	ANNUAL	1. RAVELING OF PAVERS 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF SEDIMENT	1. REPLACE/RESET PAVERS 2. REPAIR CONCRETE RESTRAINT CURB 3. VACUUM/SWEEP PERMEABLE PAVEMENT

1/23/2025

**R.I. Engineering, Inc.**

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

RESIDENTIAL REMODEL FOR NEEHAR & RADICA GIRI 4570 OPAL CLIFF DRIVE SANTA CRUZ COUNTY APN 033-151-23

GRADING & DRAINAGE PLAN

project no. 24-057-1

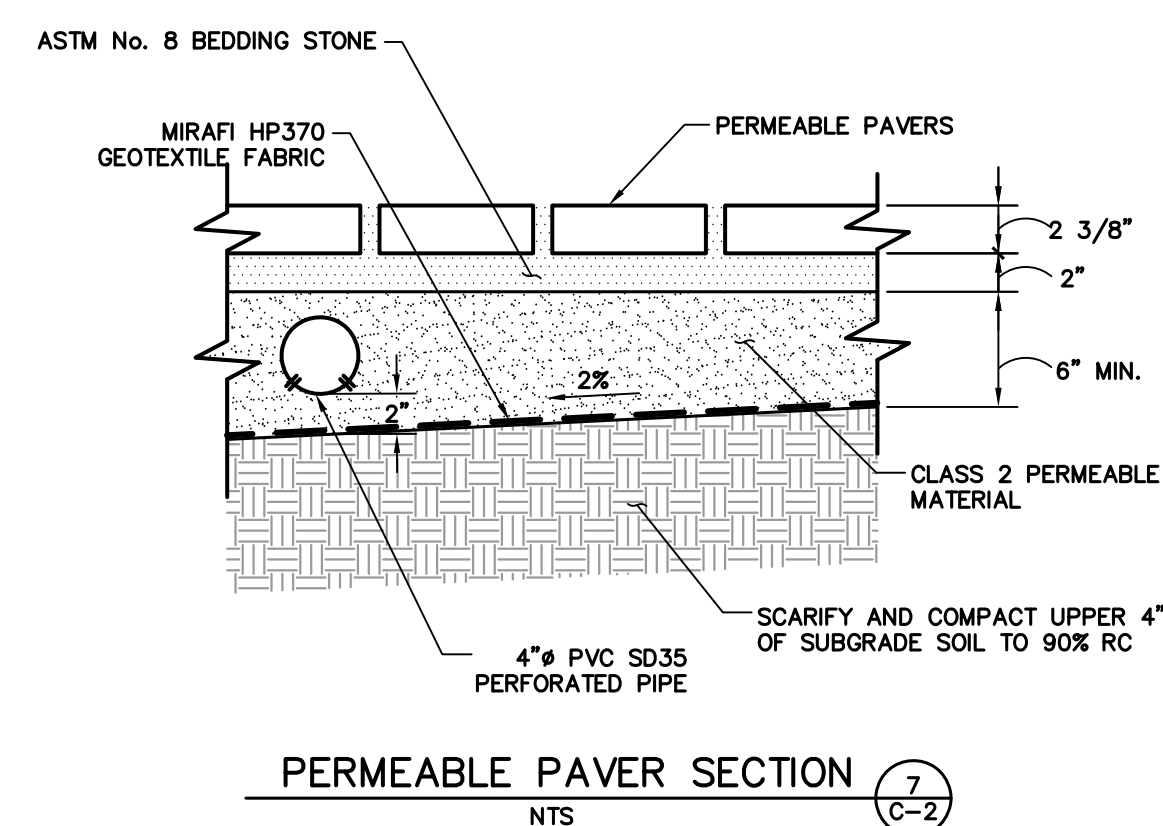
date JANUARY 2025

scale AS SHOWN

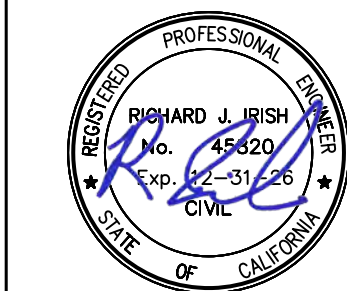
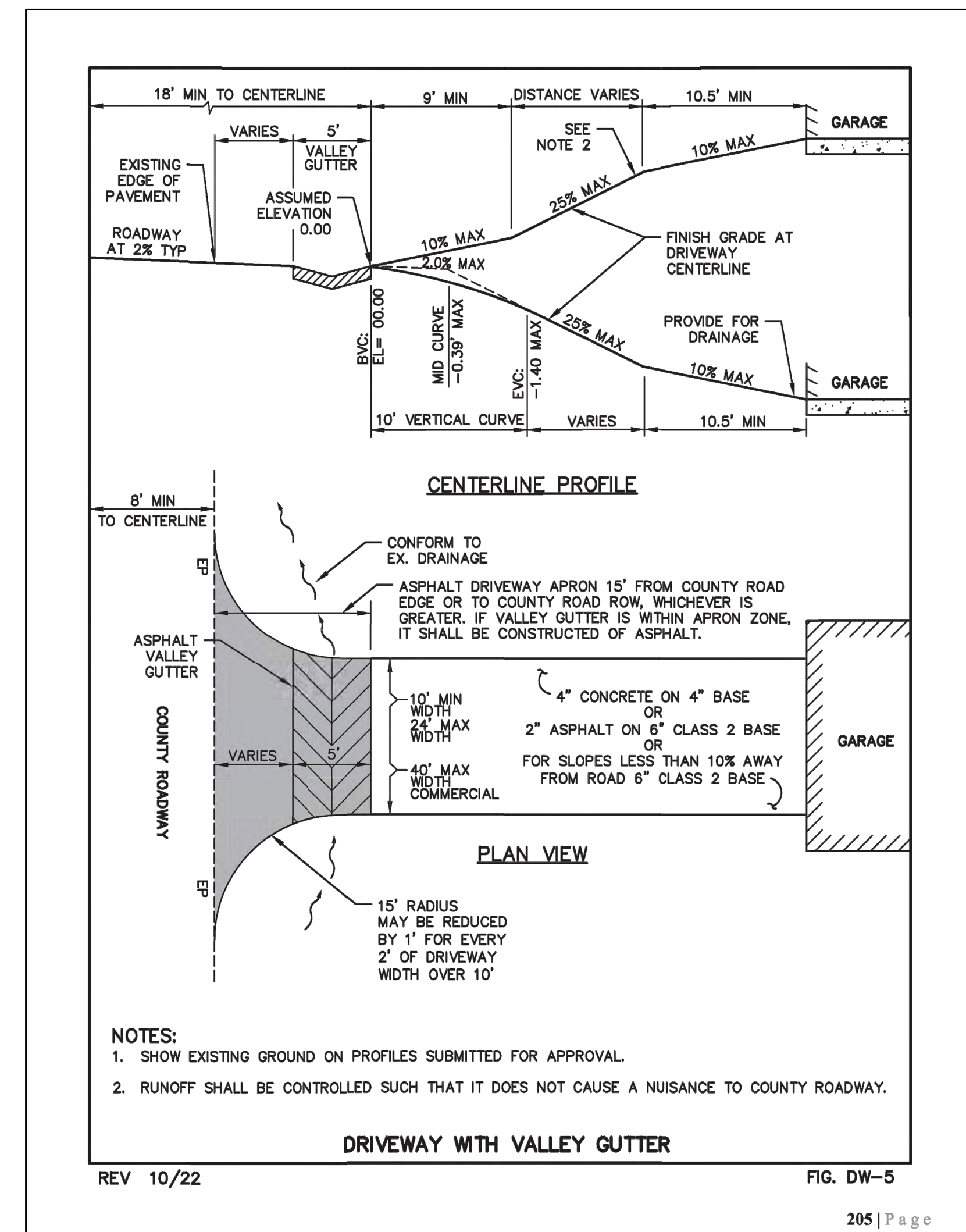
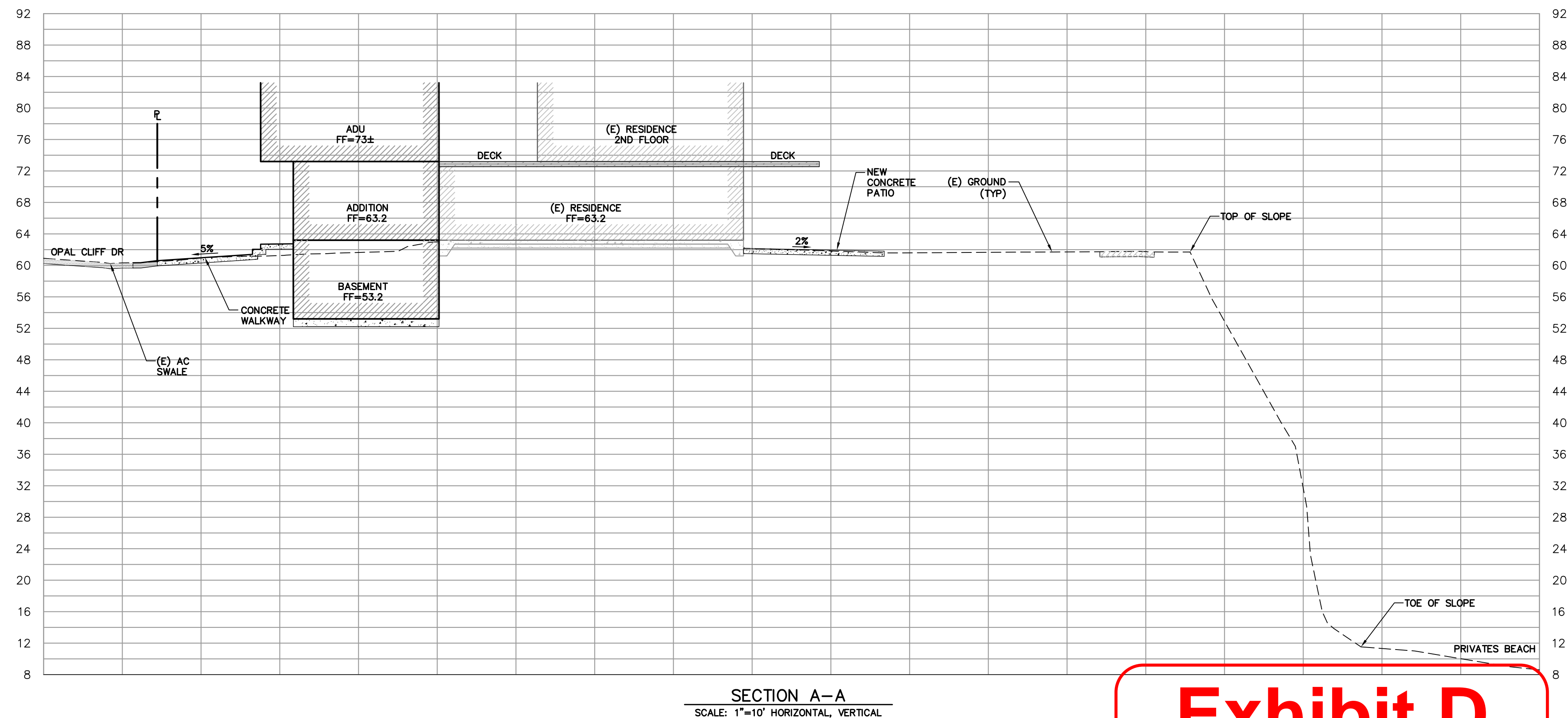
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C-1





1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL BE CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC CREST ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION," DATED OCTOBER 2024. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC CREST ENGINEERING, FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY PACIFIC CREST ENGINEERING.
9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT, NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



1/23/2025

RI

RJ Engineering, Inc.

3303 Potrero St., Suite 42-202, Santa Cruz, CA 95060

831-425-3901 [www.riengineering.com](http://www.riengineering.com)

**PRESIDENTIAL REMODEL  
FOR  
NEEHAR & RADICA GIRI  
4570 OPAL CLIFF DRIVE  
SANTA CRUZ COUNTY  
APN 033-151-25**

project no.	
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24-057-

date  
JANUARY 2025

scale

AS SHOWN

dwg name	CIVIL2.DWG
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C-2

# Exhibit D

~~BUILDING PERMIT SUBMITTAL~~



TOTAL AREA OF DISTURBANCE = 3,000 SQFT

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

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

LANDSCAPE MATERIALS

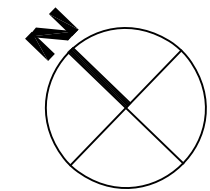
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR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

VEHICLE STORAGE AND MAINTENANCE

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

WASTE MANAGEMENT

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



INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON THIS SHEET

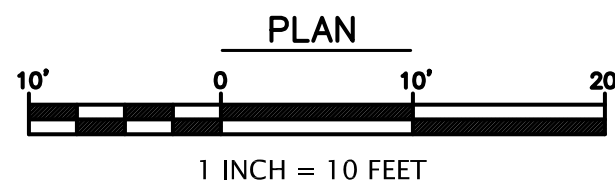
STAGING AND STOCKPILE AREA

LIMIT OF GRADING

OPAL CLIFF DRIVE  
(50' ROW)

INLET PROTECTION  
PER DETAIL THIS  
SHEET (TYP.)

FIBER ROLLS PER  
DETAIL THIS  
SHEET (TYP.)



EROSION CONTROL MEASURES

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

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

EXPOSED SLOPE MEASURES

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

EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA



County of Santa Cruz

Department of Community Development & Infrastructure

701 Ocean Street, 4th Floor, Santa Cruz, CA 95060-4070  
(831) 454-2160

Project Information & Threshold Determination - Appendix A

Completion of this form shall be used as a guidance by the applicant for determining the project stormwater requirements. Applicants are encouraged to contact the Stormwater Management staff with any questions.

PROJECT & CONTACT INFORMATION

Project Site Address:	Property Owner, Applicant, or Representative Name:
4570 Opal Cliff Drive, Santa Cruz CA 95062	Richard Irish, PE - RI Engineering, Inc.
Assessor's Parcel Number (APN):	Contact Phone Number:
033-151-25	831-425-3901
Building Permit No. / Discretionary Application:	Final Control District (additional permit fees for lot coverage may be assessed, refer to Unified Fee Schedule)
TBD	Zone 5

PROJECT DESCRIPTION

Lot Coverage	Actual	Adjusted
A. Total lot size:	11,105 sq.ft.	
B. Existing Permitted Impervious Area:	3,570 sq.ft.	
C. Replaced Permitted Impervious Area:	1,750 sq.ft.	
D. Replaced Permitted Semi-Impervious* Area:	0 sq.ft.	0 sq.ft.
E. Total proposed Self-Mitigating Area:	0 sq.ft.	
F. Proposed Impervious Area:	460 sq.ft.	
G. Proposed Semi-Impervious* Area:	0 sq.ft.	0 sq.ft.

Values in these tables are automatically calculated; user does not need to enter information here; if filled out electronically.

Total REPLACED Impervious & semi-Impervious area (C + D): 1,750 sq.ft.

Total NEW Impervious & semi-Impervious area (F + G): 460 sq.ft.

Project Threshold Classification

(Value will auto-sum if filled out electronically, otherwise add REPLACED and NEW to obtain total for determining project size below)

☐ Small Project (less than 500 sq.ft. created and/or replaced) - Use Appendix B "Small Project Submittal Requirements" for submittal requirement guidance.

☒ Medium Project (more than 500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use Appendix C "Medium Project Submittal Requirements" for submittal requirement guidance.

☐ Large Project (more than 5,000 sq.ft. created and/or replaced OR 50% increase in permitted impervious area\*\*) - Use Appendix D "Large Project Submittal Requirements" for submittal requirement guidance.

Project Submittal Requirements\* for submittal requirement guidance.

1. Application is part of a phased project OR master plan? Yes ☐ No ☐

2. No diversion is proposed and pre-development runoff patterns will be maintained. Yes ☐ No ☐

3. Application complies with Part 3 of the Design Criteria requirements. Yes ☐ No ☐

4. Drainage has been evaluated. There are no existing drainage issues on/over the site and none anticipated. Yes ☐ No ☐

5. Safe stormwater overflow has been incorporated into the project design. No adverse impacts to neighboring properties, drainage pathways, or roadways are anticipated. Yes ☐ No ☐

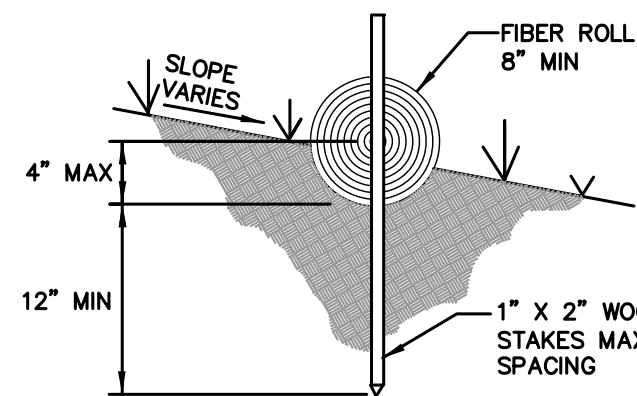
Signature Required

By signing this form, the signor agrees the information provided here represents, to the best of their knowledge, the scope of work being processed. Signor acknowledges this document is to be used as guidance for determining the project size and stormwater requirements; additional requirements and documentation may be required.

\*Form will apply a 50% credit for semi-impervious area, as final result. Applicant shall not apply the credit.

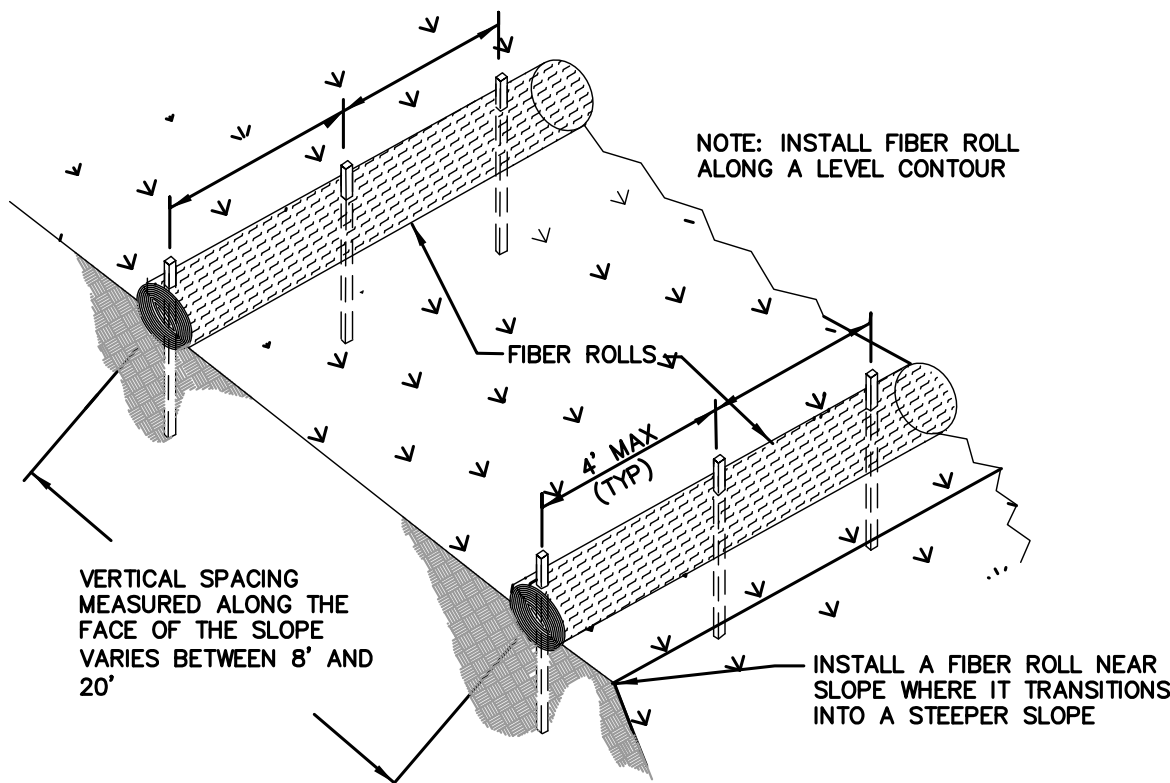
\*\* Projects that add more than 50% impervious area coverage are required to mitigate the entire site.

Version 2022 - County Design Criteria



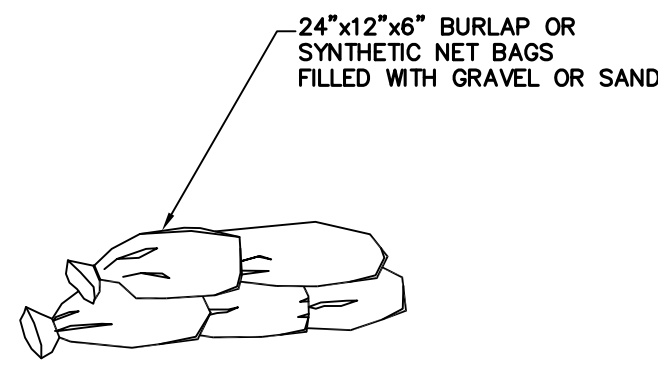
FIBER ROLL DETAIL IN SLOPE AREA

NTS

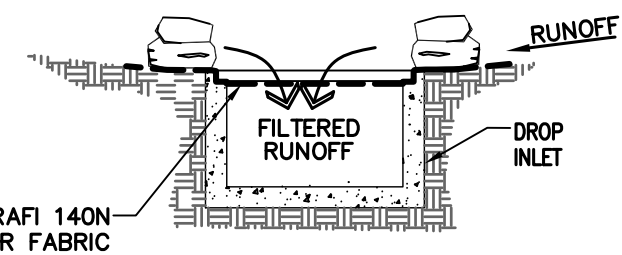


TYPICAL FIBER ROLL INSTALLATION

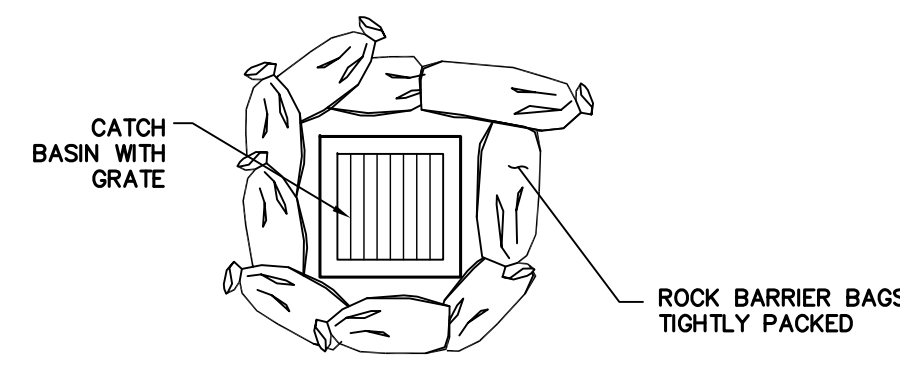
NTS



DETAIL



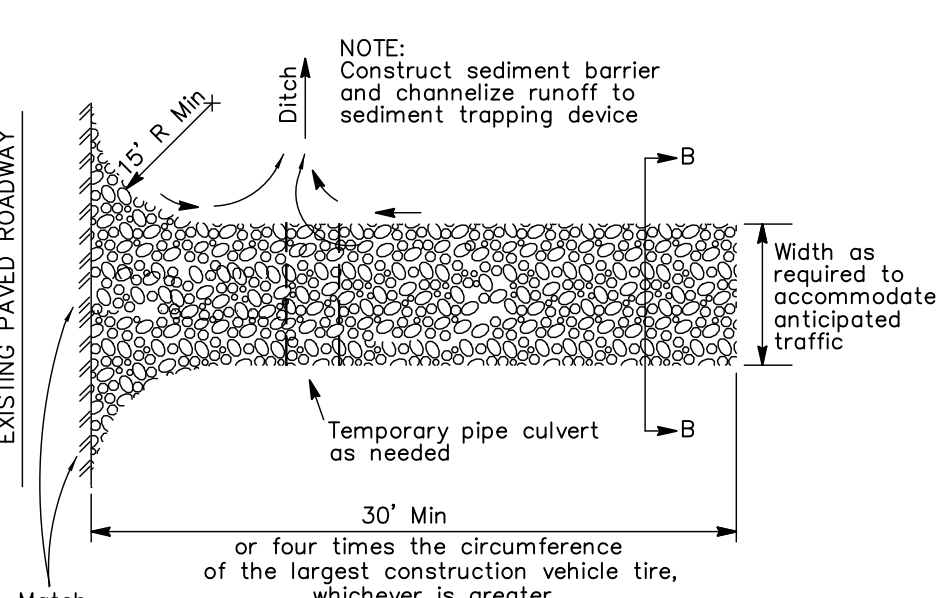
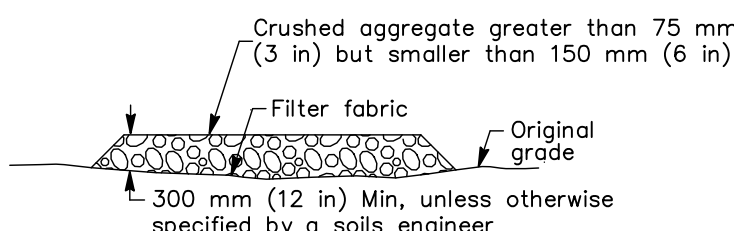
SIDE VIEW



PLAN VIEW

GRAVEL BAG CATCH BASIN PROTECTION

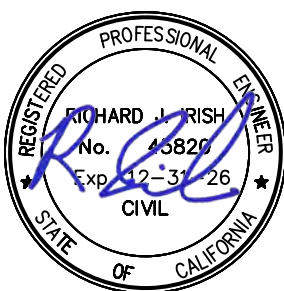
NTS



CONSTRUCTION DETAIL

Exhibit D

BUILDING PERMIT SUBMITTAL



1/23/2025



RI Engineering, Inc.

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

RESIDENTIAL REMODEL FOR NEEHAR & RADICA GIRI 4570 OPAL CLIFF DRIVE SANTA CRUZ COUNTY APN 033-151-25

STORMWATER POLLUTION CONTROL PLAN

project no. 24-057-1

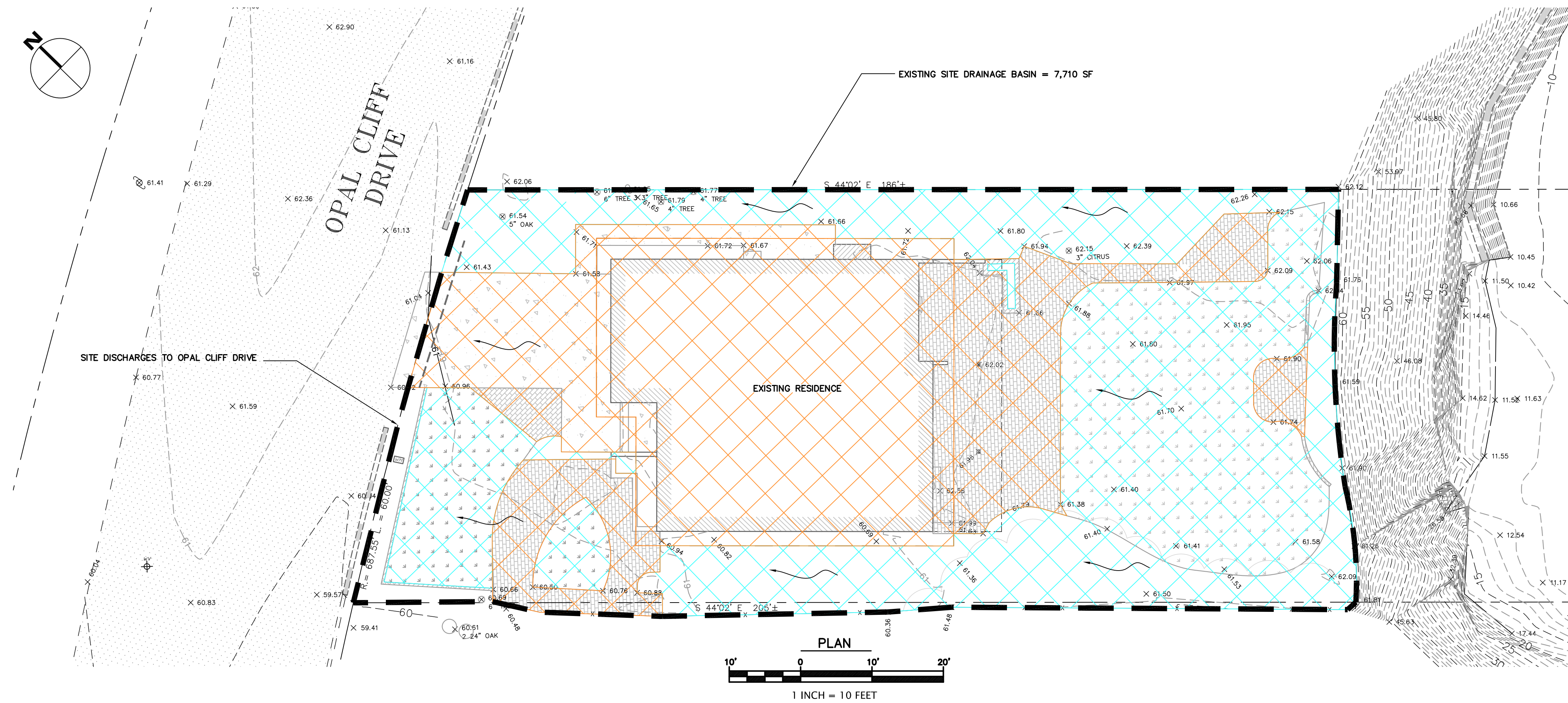
date JANUARY 2025

scale AS SHOWN

dwg name CIVIL2.DWG

C-3





PRE-DEVELOPMENT SITE PLAN

#### LEGEND

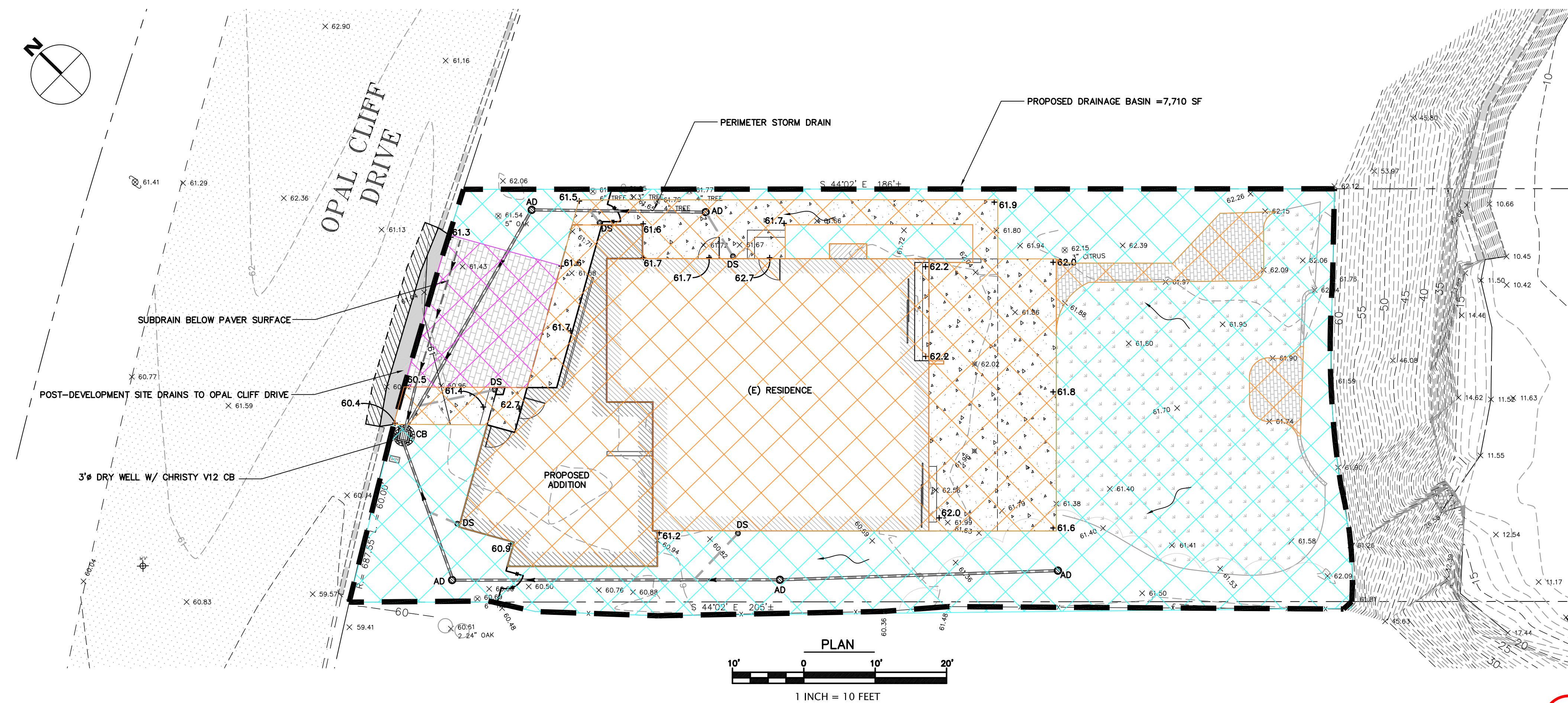
- IMPERVIOUS AREA
- SEMI-PERVIOUS AREA
- PERVIOUS AREA

#### ABBREVIATIONS

- AD AREA DRAIN
- CB CATCH BASIN
- DS DOWNSPOUT
- SD STORM DRAIN

#### SITE DRAINAGE AREAS

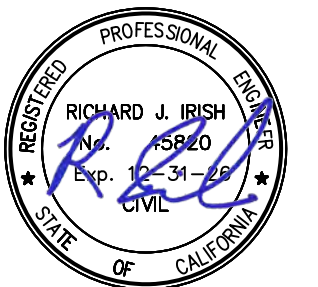
SITE CONDITION	IMPERVIOUS AREA	PERVIOUS AREA	SEMI-IMPERVIOUS AREA	Basin Area
EXISTING	3,740 SF	3,970 SF	-	7,710 SF
PROPOSED	3,685 SF	3,695 SF	330 SF	7,710 SF



PROPOSED SITE PLAN

**Exhibit D**

BUILDING PERMIT SUBMITTAL



1/23/2025



**RI Engineering, Inc.**

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

RESIDENTIAL REMODEL  
FOR  
NEEHAR & RADICA GIRI  
4570 OPAL CLIFF DRIVE  
SANTA CRUZ COUNTY  
APN 033-151-23

DRAINAGE BASIN MAPS

project no.  
24-057-1  
date  
JANUARY 2025  
scale  
AS SHOWN  
dwg name  
CIVIL2.DWG

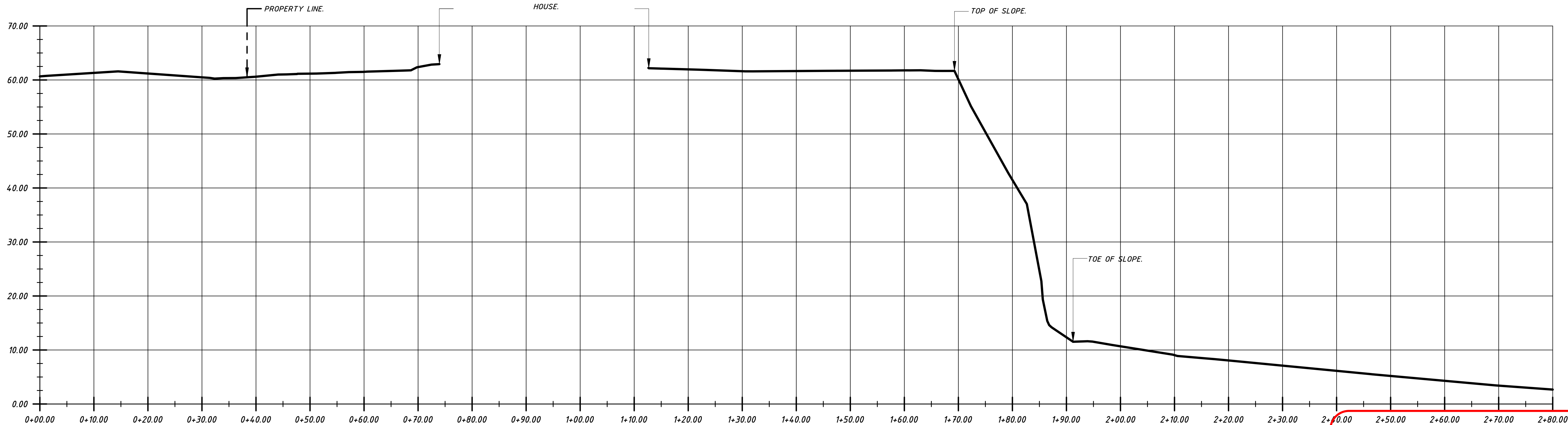
**C-4**



Disclaimer: This map and associated data were prepared by the company of Hanagan and Surveying, Inc. It is an instrument of service and is not a warranty, representation, or endorsement of any kind. It is the property of Hanagan and Surveying, Inc. and shall remain the property of Hanagan and Surveying, Inc. The proper use of this map is for the purpose intended. The user assumes all liability for any use of this map for any other purpose.

S:\PROJECTS\2024\24033 4570 Opal Cliff Drive\DWG\4570 Opal Cliff Drive.dwg, Plotted By: Josh, Plotted: Aug 05, 2024 - 9:01am

Elevation (NAVD 88)



Station

Exhibit D

### Legend

- |                        |              |
|------------------------|--------------|
| Electric Box           | Gas Meter    |
| Water Meter            | Fire Hydrant |
| Sanitary Sewer Manhole | Water Valve  |
| Storm Drain Manhole    | Utility Pole |

4570 Opal Cliff Drive  
Santa Cruz, CA, 95062  
A.P.N. 033-151-26  
LOT 21

25-M-12  
OPAL CLIFFS  
BLOCK A

4560 Opal Cliff Drive  
Santa Cruz, CA, 95062  
A.P.N. 033-151-14  
LOT 23

### Basis of Bearings

The basis of bearings for this map is between monuments found on Opal Cliff Drive per that certain subdivision map filed in Volume 25, at Page 12 of the Santa Cruz County Records.

### Basis of Elevation

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

Benchmark elevation = 48.99' NAVD 88

The contour interval is 1 foot.

<div>PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA</div>	
REVISION	
HANAGAN LAND SURVEYING 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428	
APPROVED <i>Paul Hanagan</i> Paul Hanagan LS 7797	
Topographic Map, The Lands Of: <b>Neehar Giri</b> 4570 Opal Cliff Drive, Santa Cruz, CA 95062	
Santa Cruz County A.P.N. 033-151-25	DESIGN DATE 4-11-2024 SCALE 1" = 10'
DRAWN J. Hanagan	
SHEET SU-1	
OF 1 SHEETS	
24033 JOB NO.	



Basis of Bearings

The basis of bearings for this map is between monuments found on Opal Cliff Drive per that certain subdivision map filed in Volume 25, at Page 12 of the Santa Cruz County Records.

Basis of Elevation

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

Benchmark elevation = 48.99' NAVD 88

The contour interval is 1 foot.

Legend

- Electric Box

Water Meter

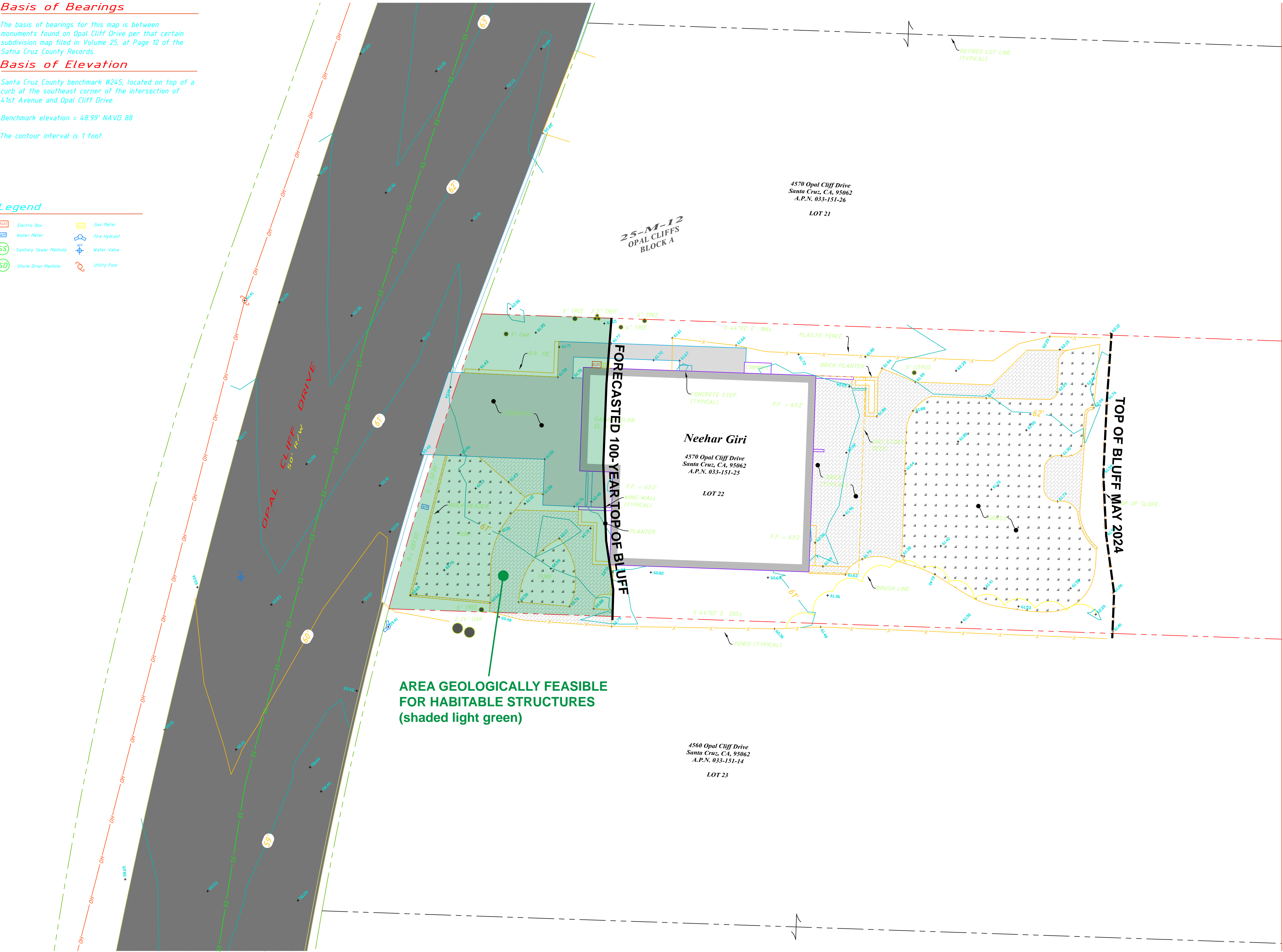
Sanitary Sewer Manhole

Storm Drain Manhole
- Gas Meter

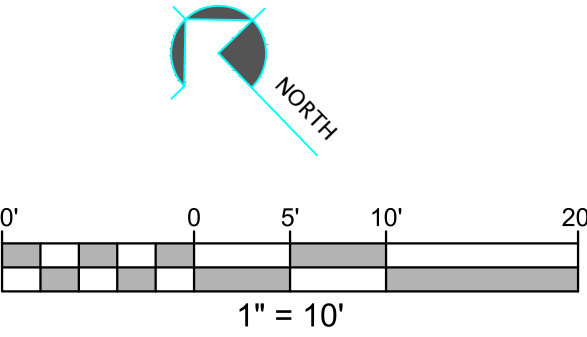
Fire Hydrant

Water Valve

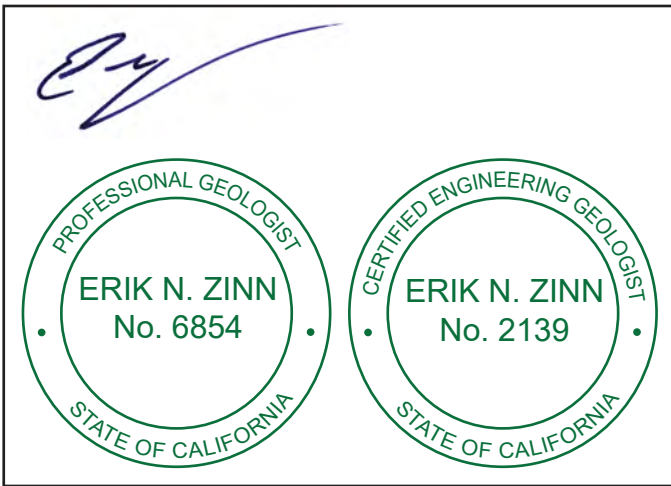
Utility Pole



AREA GEOLOGICALLY FEASIBLE  
FOR HABITABLE STRUCTURES  
(shaded light green)



BASE MAP: Digitally excerpted from "Topographic Map, The Lands of: Neehar Giri - 4570 Opal Cliff Drive, Santa Cruz, CA 95062", prepared by Hanagan Land Surveying, dated 4-11-2024, original intended publication scale: 1"=8'



**Pacific Crest**  
ENGINEERING INC.  
PREDICTED 100-YEAR TOP OF COASTAL BLUFF MAP  
Lands of Neehar Giri  
4570 Opal Cliff Drive  
Santa Cruz, California 95062  
County of Santa Cruz APN 033-151-25

Date: 7 May 2024	Revised:
Job #24037	
Scale: 1"=10'	PLATE 1
Drawn by: ENZ/enz	

Exhibit D

### 241408 Project Data and Values

	<u>Existing</u>	<u>Proposed</u>	<u>Difference</u>
1st Floor	1098.55	1789.3	690.75
2nd Floor	924.46	937.29	12.83
Basement	0	618.3	618.3
ADU	0	675.2	675.2
<b>Total:</b>	<b>2023.01</b>	<b>4020.09</b>	<b>1997.08</b>

**New Habitable Square Footage: 1997.1**

**Maximum new habitable square footage for  
compliance with 16.10 (50% of existing): 1011.5**

#### Lot & Coverage Details

Gross Lot Size	11,107.80	<u>Notes</u> via survey
Net Lot Size	7,565.60	bluff deducted
Max Lot Coverage (40% of Net)	3,026.24	

#### Existing

Existing Garage (482 sq. ft.)	0	464 sq. ft on as-built plans
First Floor Living Area	1098.55	
Second Floor Living Area	924.46	
<b>Total habitable square footage:</b>	<b>2023.01</b>	1950 sq. ft. in Assessor Data

#### Proposed Residence

Garage (472.1 sq. ft. non-habitable)	472	does not count towards FAR
Basement	618.3	
First Floor (existing)	1098.55	
Garage area converted to living	126.45	
New Entry and Bedroom	460	
Second Floor (existing)	924	
Second floor addition	13.29	
Stairs	104.3	
ADU	675.2	
<b>Total square footage:</b>	<b>4492.09</b>	
<b>Total habitable floor area:</b>	<b>4020.09</b>	

#### FAR Calcs

Total square footage	4492.09
Less Deductions for garage, basement, ADU	2973.59
<b>Total:</b>	<b>2973.59</b>
<b>FAR %</b>	<b>39.3</b>



FOR TAX PURPOSES ONLY

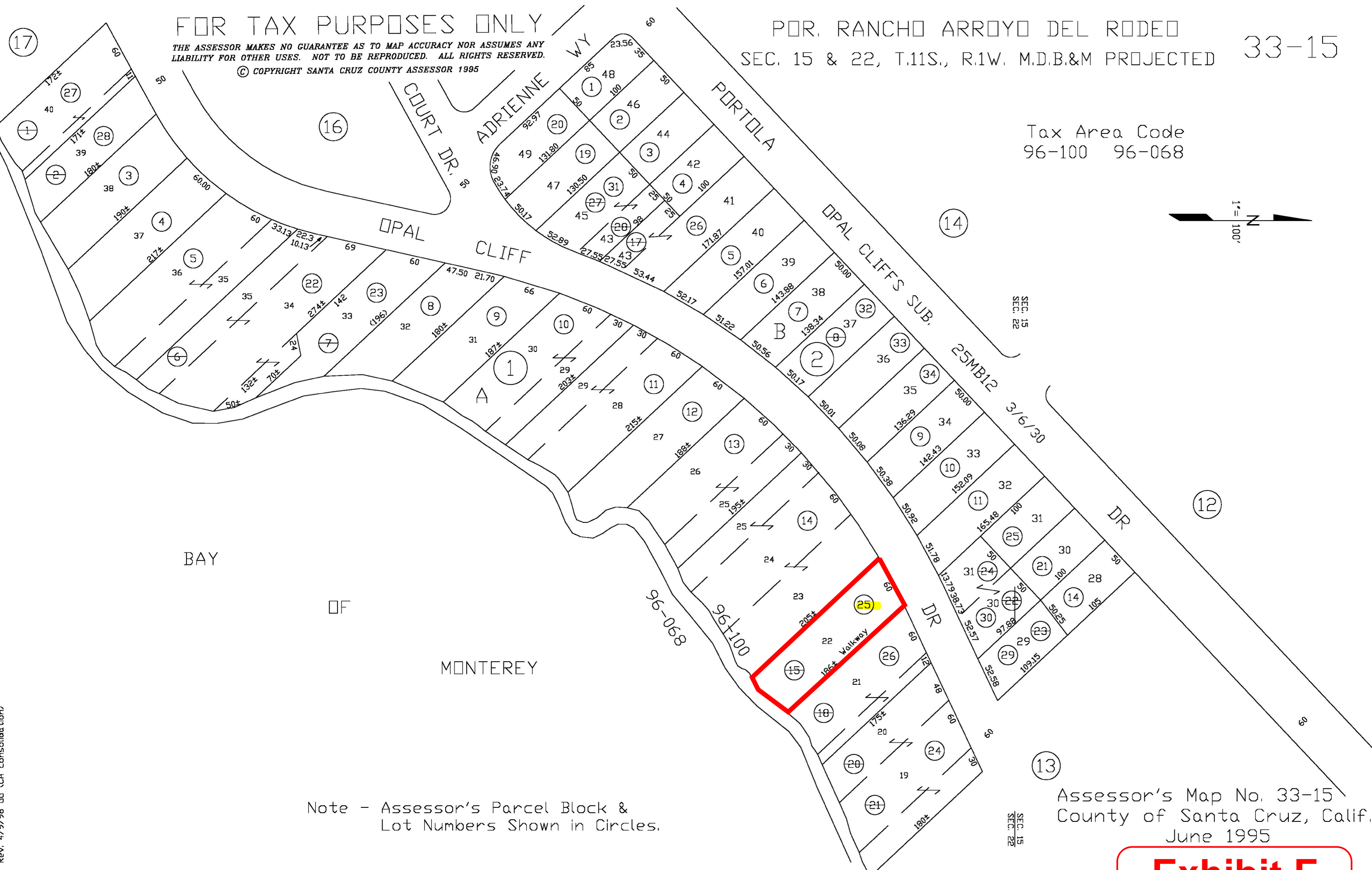
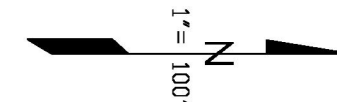
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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POR. RANCHO ARROYO DEL RODEO  
SEC. 15 & 22, T.11S., R.1W. M.D.B.&M PROJECTED

33-15

Tax Area Code  
96-100 96-068



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

Assessor's Map No. 33-15  
County of Santa Cruz, Calif.  
June 1995

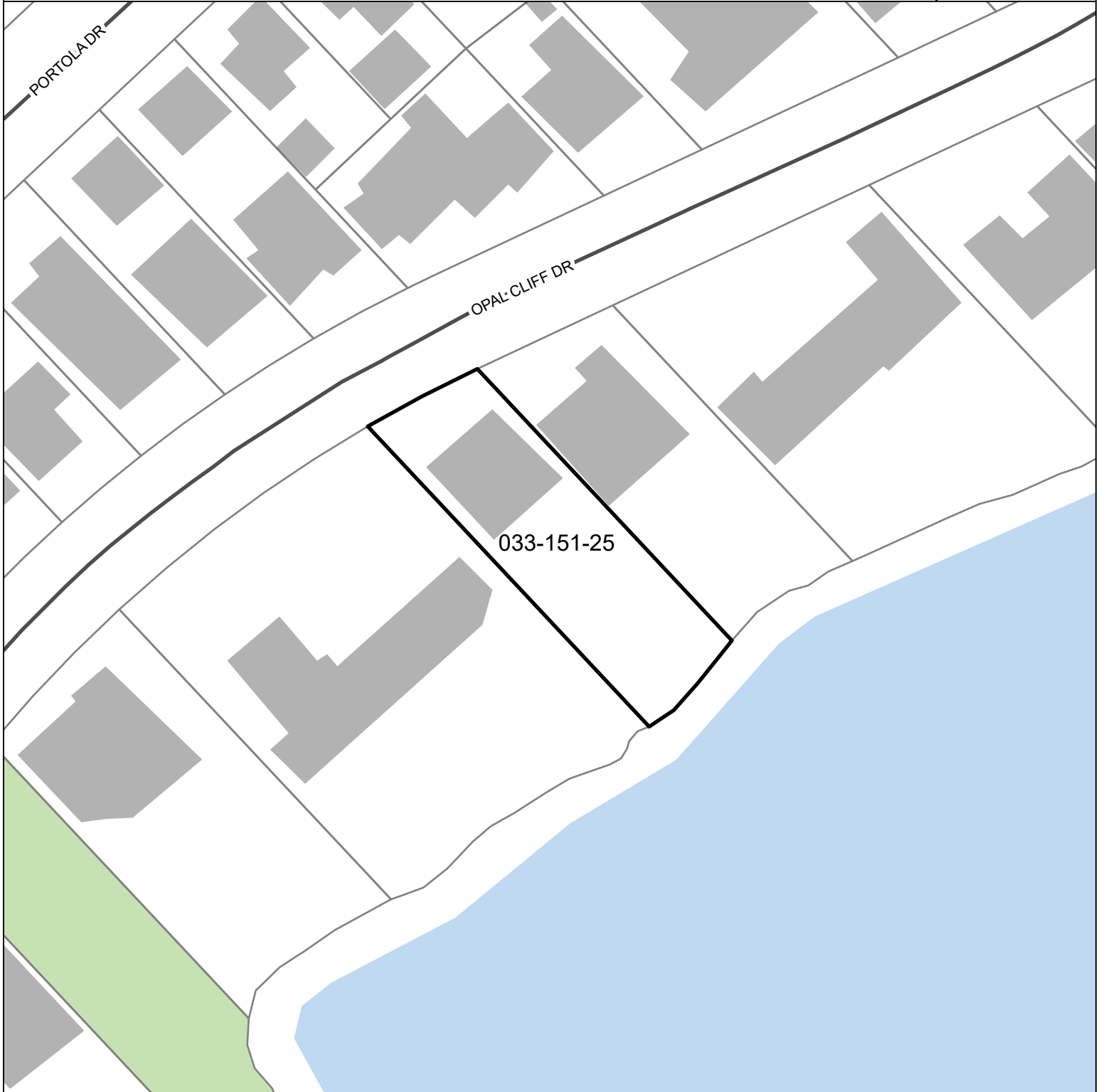
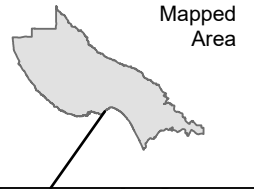
**Exhibit F**





Santa Cruz County Planning Department

## Parcel Location Map



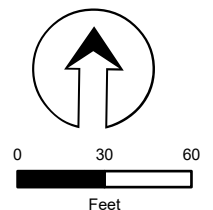
**Parcel: 03315125**

☐ Subject Parcel

Map printed: 21 May. 2025

**Exhibit F**

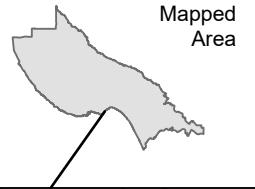
37





Santa Cruz County Planning Department

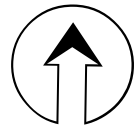
## Parcel General Plan Map



 Subject Parcel

38

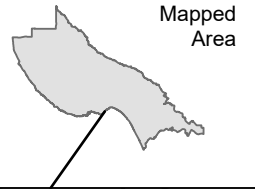
# Exhibit F



0 30 60  
Feet

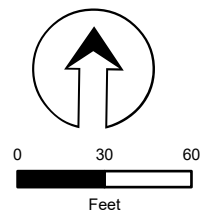


# Parcel Zoning Map



 Subject Parcel

## Exhibit F



## Parcel Information

### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Sewer  
Fire District: Central Fire Protection District  
Drainage District: Flood Control Zone 5

### Parcel Information

Parcel Size: 11,107 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential, Open Space  
Project Access: Public, via Opal Cliff Drive  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium Density Residential)  
Zone District: R-1-5 (single-family residential, 5,000 square foot parcel size)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

**Technical Reviews:** Soils Report Review (REV241206) and Geologic Report Review (REV251047)

### Environmental Information

Geologic Hazards: Coastal bluff retreat area, see Geologic Setback (Exhibit D, Sheet 17)  
Fire Hazard: Not a mapped constraint  
Slopes: None (Coastal bluff at rear of site)  
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: Not mapped/no physical evidence on site



## County of Santa Cruz

### Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060  
Planning (831) 454-2580      Public Works (831) 454-2160  
sccoplanning.com      dpw.co.santa-cruz.ca.us

14 April 2025

Matson Britton Architects  
Attn: Cove Britton, Architect  
728 N. Branciforte Ave.  
Santa Cruz, CA 95062

Subject: Review of the Geotechnical Investigation – Design Phase, Giri Residence, APN 033-151-25, 4570 Opal Cliff Drive, Santa Cruz, CA dated 8 October 2024 by Pacific Crest Engineering, Inc. Project No. 24037-SZ69-B45

Project Site: 4570 Opal Cliff Drive  
APN 033-151-25  
Application No. REV241206 (related to 241408)

Dear Applicant:

The Planning Division has accepted the subject geotechnical investigation report for the proposed project. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the project site geotechnical report;
2. Final plans shall reference the report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form (Form PLG-300) to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

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

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

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

**Exhibit H**

REV241206  
APN 033-151-25  
14 April 2025  
Page 2 of 3

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or  
rick.parks@santacruzcountyca.gov

Respectfully,



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

Cc: Jessica deGrassi  
Elizabeth Mitchell, GE  
Owner: Neehar Giri <neehar.giri@gmail.com>

Attachments: Notice to Permit Holders

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

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

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

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.



## County of Santa Cruz

### Department of Community Development and Infrastructure

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

04 April 2025

Matson Britton Architects  
Attn: Cove Britton, Architect  
728 N. Branciforte Ave.  
Santa Cruz, CA 95062

Subject:        Review of the Geological Investigation dated 29 January 2025 by Pacific Crest Engineering, Inc. Project No. 24037-SZ69-B45

Project Site:    4570 Opal Cliff Drive  
                      APN 033-151-25  
                      Application No. REV251047 (related to 241408)

Dear Applicant(s):

The purpose of this letter is to inform you that the Planning Division has accepted the subject report, and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the report. [SCCC 16.10.070]
2. Final plans shall reference the subject report by title, author, and date. Final Plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]
3. After plans are prepared that are acceptable to all reviewing agencies, please request your project geologist submit a completed Consultant Plan Review Form (PLG-300) to Environmental Planning. The author of the geologic report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date. [SCCC 16.10.070]
4. A Declaration of Geologic Hazards shall be recorded prior to issuance of building permit(s) for the proposed project. The declaration will be prepared upon submittal of the building permit application. [SCCC 16.10.070]

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

Electronic copies of all forms required to be completed by the Engineering Geologist and/or Geotechnical Engineer may be found on our website:

**Exhibit H**



<https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx>

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

Our acceptance of the report is limited to its technical content only. We understand the geotechnical report is being reviewed under a separate application (REV241206). Compliance with other resource protection requirements set forth in Chapter 16 of the Santa Cruz County Code, as well as other planning related regulations governing zoning, fire safety, septic or sewer are subject to approval by other agencies.

Please contact Craig Stewart at (831) 454-3175/email: [Craig.Stewart@santacruzcountyca.gov](mailto:Craig.Stewart@santacruzcountyca.gov) if we can be of any further assistance.

Sincerely,



Craig Stewart CEG 2779  
County Geologist  
County of Santa Cruz  
CDI - Planning Division



Cc: Environmental Planning, Attn: Jessica DeGrassi  
Permit Engineering, Attn: Rick Parks GE  
Pacific Crest Engineering, Inc., Attn: Erik Zinn CEG  
Owner: Neehar Giri

Attachments: Notice to Permit Holders

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

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

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

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