



Staff Report to the Zoning Administrator

Application Number: **251326**

Applicant: Marty Fiorovich

Owner: Drmanac

APN: 052-321-26

Site Address: 115 Cormorant Way, Watsonville

Agenda Date: December 5, 2025

Agenda Item #:

Time: After 9:00 a.m.

Project Description: Proposal to construct an additional 331 square feet of deck area at an existing residence under approved Coastal Development Permit 231493 (Proposal to construct a 781 square foot addition to an existing three story single family dwelling with a basement).

Location: Property located at 115 Cormorant Way in Pajaro Dunes

Permits Required: Coastal Development Permit Amendment

Supervisory District: 2nd District (District Supervisor: Kim De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251326, based on the attached findings and conditions.

Project Description & Setting

The subject property is located within the single family residential portion of Pajaro Dunes, a private beachside development located in the dunes beside the mouth of the Pajaro River. Homes in this area are accessed via private boardwalks from the access roadway (Cormorant Way). The predominant vegetative cover is dune grasses and associated vegetation, and the Pacific Ocean is located to the west of the development.

The structure is located on a sloped site with multiple levels within the building footprint. Coastal Development Permit 231493 authorized a remodel of the existing residence and an addition (total of approximately 781 square feet). The current proposal is to modify the approved plans to include an additional 331 square feet of deck area.

A Coastal Development Permit amendment is required due to the proposal to modify an approved Coastal Development Permit and the project is located on a beach dune within the appeals jurisdiction of the coastal zone.

Zoning & General Plan Consistency

County of Santa Cruz - Community Development & Infrastructure - Planning Division
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

The subject property is a parcel of approximately 6,490 square feet, located in the SU (Special Use) zone district, a designation which allows residential uses when paired with a residential General Plan land use designation. The existing residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. The subject property is located within a portion of the Pajaro Dunes Planned Unit Development (PUD) that allows structures up to 35 feet in height without limitation on the number of stories and where lot coverage and Floor Area Ratio do not apply for structures built within the approved building envelopes.

Resident and guest parking is provided on Cormorant Way, below the project site, and access to the dwellings is via stairways and boardwalks within the Pajaro Dunes community.

Local Coastal Program Consistency

The proposed modifications to the existing residence are 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, with additional review and oversight by the Pajaro Dunes Homeowners Association, and the design submitted is consistent with the existing range of styles in the development. The subject property is not identified as a priority acquisition site in the County's Local Coastal Program. The project site is located between the shoreline and the first public road, with private beach access available on a boardwalk located one property to the north of the subject property, and public beach access available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review & Scenic Resources

The subject property is located within a mapped scenic beach viewshed. The proposed additional deck area at the existing residence complies with the requirements of the County Design Review Ordinance and General Plan/Local Coastal Program policies to protect designated scenic resources. The proposed project will retain the style, character, and general form of the existing residence that will blend with the surrounding development in Pajaro Dunes to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Biotic Resources

The project site has been evaluated in a biotic report which has been reviewed and accepted by Environmental Planning staff. The biotic report review includes conditions which are incorporated into the project proposal to ensure protection of sensitive biotic resources in the beach dune area of the subject property.

Staff Recommendation

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

- **APPROVAL** of Application Number **251326**, based on the attached findings and conditions.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence
- H. Zoning Administrator Staff Report - November 1, 2024 public hearing

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: 251326
Assessor Parcel Number: 052-321-26
Project Location: 115 Cormorant Way, Watsonville

Project Description: Proposal to remodel and construct additions to an existing single family dwelling.

Person or Agency Proposing Project: Marty Fiorovich

Contact Phone Number: 831-212-2474

- 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:

Construction of a residential addition in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

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 SU (Special Use), a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low 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 surrounding neighborhood in terms of architectural style; the colors will be natural in appearance and complementary to the site; and the building will not increase in visual bulk, mass, or height.

- (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 available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the SU (Special Use) 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 are reviewed by the Pajaro Dunes Homeowners Association, which has accepted the proposed plans for this project, and the design submitted is consistent with the existing range of styles in the 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 the project site is located between the shoreline and the first public road, with public beach access available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road. Consequently, the proposed project will not interfere with public

Application #: 231493
APN: 052-321-26
Owner: Drmanac

access to the beach, ocean, or other 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.

- (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 modifications to the existing residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district and residential General Plan land use designation, as the primary use of the property will be one residence that meets complies with the site standards and requirements for the Pajaro Dunes Planned Unit Development.

- (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 existing single family residential use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan.

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. Conditions of approval of the accepted biotic report are included in the project plans; thus a CEQA exemption is appropriate.

- (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 project consists of modifications to an existing residence.

The expected level of traffic generated by the proposed project is anticipated to remain at only one peak trip per day (1 peak trip per dwelling unit). The project will not overload utilities or adversely impact existing roads or intersections in the surrounding area.

- (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 modifications to the existing single family dwelling are consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The design of the proposed project has been evaluated and accepted by the Pajaro Dunes Homeowners Association.

- (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

- (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.

- (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 modifications to the existing single family dwelling are in substantial conformance with the requirements of the County Design Review Ordinance. The design of the proposed project has been evaluated and accepted by the Pajaro Dunes Homeowners Association to ensure an appropriate scale and type of design within the surrounding community and natural landscape.

Conditions of Approval

Exhibit D: Project plans, prepared by Martha A. Fiorovich A.I.A., dated July 2025.

- I. This permit authorizes the modifications to approved Coastal Development Permit 231493 as indicated on the approved Exhibit "D" for this permit. This permit amends prior Coastal Development Permit 231493 all required conditions of approval for that permit are hereby incorporated into these conditions of approval by reference.
- II. 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.

III. 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.

IV. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

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

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.

DRMANAC RESIDENCE

115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

FIRE NOTES

- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODE (2019 EDITION) AND AS AMENDED AUTHORITY HAVING JURISDICTION.
- OCCUPANCY CLASSIFICATION IS R-3 AND CONSTRUCTION TYPE VB AS NOTED ON PROJECT DATA.
- THE ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED. A CHIMNEY MUST HAVE AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY, WIRE MESH NOT TO EXCEED 1/4".
- A 30'-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS SHORTER. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
- A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION.
- JOB COPIES OF THE BUILDING PERMITS MUST BE ON SITE DURING INSPECTIONS.
- AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES, AND ORDINANCES
- FIRE HYDRANT, MIN. 1000 GAL. FIRE FLOW.
- WHEN A FIRE ALARM SYSTEM IS PROPOSED IN LIEU OF 1-10 VIBRATORY BACKUP SMOKE DETECTORS, A SEPARATE FIRE ALARM AND FEE IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THREE SETS OF THE FIRE ALARM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO COMMENCING WORK.
- SEE FLOOR PLANS FOR SMOKE ALARM LOCATIONS: SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS AND APPROVED BY THE FIRE AGENCY AS A MINIMUM REQUIREMENT: ONE ALARM ADJ. TO EA. SLEEPING AREA (HALL, FOYER, BALCONY, OR ETC.) ONE ALARM IN EA. SLEEPING ROOM. ONE AT THE TOP OF EACH STAIRWAY OF 24" OR GREATER AND IN AN ACCESSIBLE LOCATION BY A LADDER. THERE MUST BE AT LEAST ONE SMOKE ALARM ON EA. FLOOR REGARDLESS OF AREA USAGE. THERE MUST BE A MINIMUM OF ONE SMOKE ALARM IN EVERY BASEMENT AREA.
- CARBON MONOXIDE ALARMS TO BE INSTALLED ACCORDING TO THE FOLLOWING LOCATIONS AND APPROVED BY THE FIRE AGENCY AS A MINIMUM REQUIREMENT: ONE ALARM ADJACENT TO EA. SLEEPING AREA (HALL, FOYER, BALCONY, OR ETC.) ONE AT THE TOP OF EA. STAIRWAY OF 24" RISE OR GREATER AND IN AN ACCESSIBLE LOCATION BY A LADDER. THERE MUST BE AT LEAST ONE CARBON MONOXIDE ALARM ON EA. FLOOR REGARDLESS OF AREA USAGE.

PROJECT DATA

APN NUMBER:	052-321-26	WATER DISTRICT:	FV-WAT-A
LOT SIZE:	6490 SQ.FT.	SRA:	LOW
OWNER/PROJECT ADDRESS:	DRMANAC RESIDENCE 115 CORMORANT WAY WATSONVILLE, CA 95076	CONSTRUCTION TYPE:	TYPE VB, NOT SPRINKERED.
ZONING:	SU, PUD	NUMBER OF STORIES:	(E) THREE STORY RESIDENCE
OUTSIDE USL:	PAJARO DUNES IS OUTSIDE THE USL.	CURRENT USE:	SINGLE FAMILY RESIDENCE
GENERAL PLAN:	R-11L Urban Low Residential SCENIC	PROPOSED USE:	SINGLE FAMILY RESIDENCE WITH TWO & THIRD STORY ADDITION & REMODEL
COASTAL:	YES, Not Exclusion Zone Coastal Zone Appeal Jurisdiction	DECKS:	FIRST FLOOR FRONT DECK: 162 SQ.FT. SECOND FLOOR REAR ROOF DECK: 90 SQ.FT. ENTRY DECK: 134 SQ.FT.
FLOODPLAIN:	VE PER FEMA AND NAVD 88, VE BFE IS 22'	THIRD FLOOR 4088 SQ.FT. DECKS (107 SQ.FT.)	FRONT DECK: 393 SQ.FT. DECKS: 617 SQ.FT. ROOF DECK: 420 SQ.FT.
OCCUPANCY GROUP:	R-3	HEATED:	EXISTING
OUTSIDE USL:	PAJARO DUNES IS OUTSIDE THE USL.	EXISTING HEATED:	1625 SQ.FT.
SANITATION:	SEWER	PROPOSED ADDITION:	781 SQ.FT.
		TOTAL:	2406 SQ.FT.

PROJECT DIRECTORY

OWNERS: ANA & RADA DRMANAC
115 CORMORANT WAY
WATSONVILLE, CA

ARCHITECT: MARTHA A. FIOROVICH
11 ASPEN WAY
WATSONVILLE, CA 95076
(831) 212-2474

LAND SURVEYOR: HANNAGAN LAND SURVEYING
305-C SOQUEL AVE
SANTA CRUZ, CA 95062
(831) 469-3428

GEOTECHNICAL ENGINEER: ROCK SOLID ENGINEERING, INC.
1100 MAIN STREET, SUITE A
WATSONVILLE, CA 95076
(831) 724-5868

PROFESSIONAL ENGINEER: ROBERT PATTERSON, P.E.
17953 BERKA CYN. RD
SALINAS, CA 93907
(831) 235-2253

BIOLOGIST: KATHLEEN LYONS
BIOTIC RESOURCES GROUP
251 S. RODEO GULCH RD. #12
SOQUEL, CA 95076
(831) 476-4803

SHEET INDEX

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A3.0	FOUNDATION PLAN & DETAILS

APPROVAL LETTER UPDATED

PAJARO DUNES ASSOCIATION

June 13, 2025

Rada and Ana Drmanac
27635 Red Rock Road
Los Altos Hills, CA 94022

Dear Rada and Ana:

Your submission of plans dated April 2025, received April 23, 2025, and considered complete on May 15, 2025, to add decking on the westerly side of the remodel and addition plan that was previously approved on March 21, 2023, has been approved as submitted with the following stipulations:

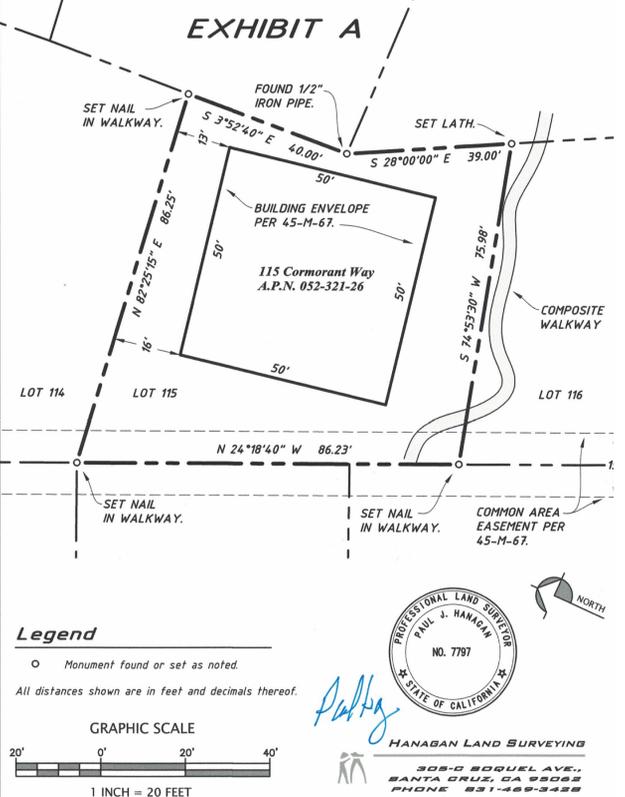
- Colors, materials, lighting, window coverings, etc. will be submitted to the Design Committee.
- A landscaping plan and drainage plan if needed, will be submitted to the Design Committee.
- Decking will not be enclosed with anything, including fabric, unless submitted to the Design Committee for consideration.
- Final plans, as approved by the County of Santa Cruz, must be submitted to the Design Committee for final approval with all changes from what has been approved as part of the remodel and addition, as well as the present deck addition that is approved hereunder.
- None of the decks will be enclosed, including with fabric, unless submitted to and approved by the Design Committee
- Story poles must be removed within two weeks of the date of this letter.

For the Board of Directors acting as the Design Committee

Carol Turley
Carol Turley
General Manager
Pajaro Dunes Association

2661 BEACH ROAD BLDG 1, WATSONVILLE, CA 95076 * 831 761-7744 FAX 831 728-0235
gatehouse.pajarodunes@gmail.com

PLOT PLAN SCALE 1"=10'-0"



PARCEL MAP



PROJECT DESCRIPTION

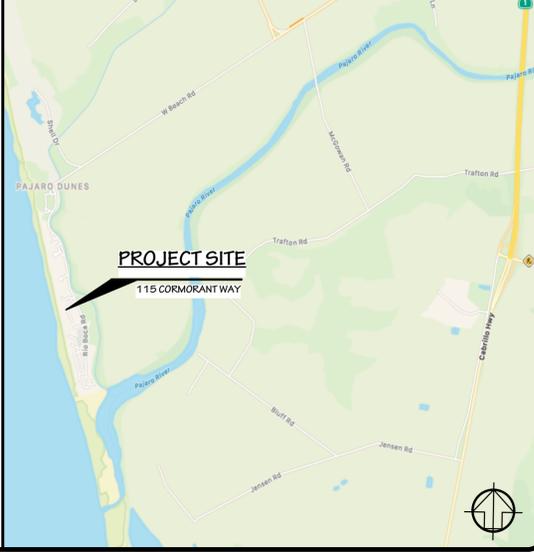
TWO STORY ADDITION AND REMODEL TO EXISTING THREE STORY RESIDENCE. ADDITION INCLUDES 2 ROOMS AND DECKS. RELOCATE & REFRAME ENTRY STAIRS TO CURRENT CODE AND CONFIGURATION. ADDITION TO EXISTING SECOND & THIRD LEVEL ROOMS.

COASTAL AMENDMENT TO DISCRETIONARY PERMIT #231493. ADD 58 SQ.FT. ADDITIONAL LOT COVERAGE WITH DECK. BIOTIC REPORT IS AMENDED WITH ADDITIONAL COVERAGE.

NOTES

- NO GRADING IS PROPOSED, WITH LESS THAN 30 CU.YDS OF SAND REMOVAL and/or REDISTRIBUTED EXISTING GRADES AND PLANTING TO REMAIN, PROTECTED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AND PER BIOTIC REPORT.
- CODE COMPLIANCE: JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST BE ON SITE DURING ALL INSPECTIONS.
- AND ALL CURRENT LOCAL ORDINANCES AND DISTRICT AMENDMENTS per the COUNTY OF SANTA CRUZ
- ALL (N) CONSTRUCTION TO CONFORM WITH:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CAL GREEN BUILDING STANDARDS
2022 CAL ENERGY CODE.
AND ALL CURRENT LOCAL ORDINANCES AND DISTRICT AMENDMENTS.

VICINITY MAP



REVISIONS	BY



Martha A. Fiorovich A.I.A.
Architect
11 Aspen Way
Watsonville, CA 95076
831-212-2474

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DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

TITLE SHEET. PLOT PLAN, DATA
VICINITY MAP

DRAWN
MF
JULY 2025
SCALE
AS NOTED

SHEET
T1.0
OF SHEETS

Application #: 231493
APN: 052-321-26
Owner: Drmanac

CONDITIONS OF APPROVAL

Conditions of Approval

Exhibit D: Project plans, prepared by Martha A. Fiorovich A.I.A., revised 1/28/24.

I. This permit authorizes the remodel and construction of additions to a single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

- 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 - 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2 x 11" format for Santa Cruz County Planning review and approval.
 - 3. Grading, drainage, and erosion control plans.
 - 4. 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 35 feet.
 - 5. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 - 6. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
 - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.

- 1. All requirements of the approved Biotic Report Review (REV231215) shall be met.
- D. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).
- E. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per new square foot for single family dwellings.
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for new single family dwellings.
- H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling between 2,001 and 2,500 square feet is \$3 per new square foot.
- I. 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 requirements of the approved Biotic Report Review (REV231215) shall be installed/implemented.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- E. A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
- 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 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.

Application #: 231493
APN: 052-321-26
Owner: Drmanac

Approval Date: 11/1/24

Effective Date: 11/15/24

Expiration Date: 11/15/27


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.

EXHIBIT C

Conditions of Approval – Biotic Report Review (REV231215)

In order to conduct development activities on APN 052-321-26, the Conditions of Approval I through XI below shall be adhered to. These Conditions shall be incorporated into all phases of development for this project (231493) and shall also apply to all future development activities proposed on the property. Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species. Environmental Planning Staff shall review all future development plans and building permit applications to ensure conformance with the Conditions below.

General Conditions

I. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:

- A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active.
- B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
- C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky.

II. All temporary and permanent disturbance associated with the project shall be shown on the final project plans as the 'development footprint'. The development footprint shall be delineated on the final project plans with a thick bold solid line and must encompass all grading, buildings, retaining walls, utilities, landscaping, patios, vegetation removal, access routes, and deposition of refuse or debris associated with the project.

- A. All areas outside of the development footprint shall be labeled on the development plans as sensitive habitat and fenced for avoidance during construction.
- B. Within the development footprint, the area of permanent disturbance shall be clearly labeled and the final square footage of this area included on the plans.

III. To compensate for impacts to Coastal Dune habitat, and habitat for special-status species, and to comply with the Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), the following shall be adhered to:

- A. The project shall compensate for permanent impacts to dune habitat through native dune habitat restoration on site at a 3:1 ratio of restoration to permanent impacts. Final permanent impact numbers and required area of compensatory restoration shall be verified during Environmental Planning Review of the building plans.
- B. All temporarily impacted areas must be restored at a 1:1 ratio.
- C. Habitat enhancement and/or restoration activities (i.e. removal and ongoing management of invasive species) commensurate with the proposed development shall occur on the remainder of the parcel.

Prior to Issuance of the Building Permit

IV. A Habitat Restoration Plan prepared by a qualified biologist or restoration professional shall be included with the building permit application for review and approval by Environmental Planning Staff. The Restoration Plan shall be focused on restoring the native plant structure and species composition of local Coastal Dune habitat on the subject parcel and must include the following minimum elements:

- A. A map of all designated restoration areas on the parcel including locations where temporary disturbance and re-establishment of native habitat shall occur and locations designated for restoration or establishment of native habitat intended to compensate for permanently impacted sensitive habitats at 3:1 ratio. This map shall delineate and label all restored areas as "Protected Habitat Area".
- B. A planting plan with species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native habitat while maximizing plant health and survivability of individual plants.
- C. Plan for removal of non-native species and a management strategy to control re-establishment of invasive non-native species on the entire parcel to help prevent the spread and continued encroachment of invasive species.
- D. Methods for establishment of local Coastal Dune habitat including specific restoration treatments to promote natural re-establishment of native species and active planting.
- E. Information regarding any seed collection and transplantation strategies that might be utilized for establishment or re-establishment of plant species.
- F. Information regarding the methods of irrigation for restoration plantings.
- G. Information regarding the placement and location of permanent protective signs used to delineate Protected Habitat Areas in the field.
- H. The Habitat Restoration Plan shall include a 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.

V. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us by December 31 of each monitoring year.

VI. In addition to the required 5-year annual monitoring and reporting, a 10-year monitoring report shall be prepared and submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us outlining the continued implementation and results of annual Coastal Dune Scrub Management over the 10-year period.

VII. Any seed mix used for erosion control purposes on exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.

VIII. The designated restoration areas on the parcel shall be preserved as Protected Habitat Areas through recording of a Declaration of Restriction on the parcel. The Declaration of Restriction shall be finalized and recorded as part of the Environmental Planning review of the final project plans. Once all reviewing agencies have reviewed and accepted the permit application, the Declaration of Biotic Restriction will be emailed to the owner with instructions.

The Declaration of Restriction shall include the following:

- A. Identification of a "Protected Habitat Areas" where development shall not occur in the future.
- B. Specific management strategies to ensure that the Protected Habitat Areas are properly managed to maintain quality native dune habitat.
- C. Specific restrictions regarding activities that are not allowed within the Protected Habitat Areas in the future.

IX. Proof of recording of the final Declaration of Restriction shall be required prior to issuance of the building permit.

Construction Conditions

X. To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to:

- A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
- B. Recommended Avoidance and Minimization measures BIO-1 through BIO-7 and BIO -9 through BIO-12 of the attached Biotic Report dated May 20, 2024 prepared by Biotic Resources Group and Bryan Mori Biological Consulting Services shall be adhered to.
- C. Every individual working on the Project must attend biological awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time (see also BIO-4).
- D. Within 30 days prior to commencement of construction, the location and boundaries of existing special-status plant species identified on the property shall be re-confirmed by a qualified biologist. High visibility construction fencing and/or other protective measures shall be installed around these plants as indicated in Condition 7 below.
 - 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition 10 below.
- E. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas (see also BIO-1 & BIO-9).
 - 1. Intact native dune plants on the parcel shall be protected as sensitive habitat and avoided during construction to the maximum extent possible.
 - 2. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
 - 3. Special-status plants located near or within the project impact area shall be identified and protected with high visibility fencing or flagging and through installation of any other protective barriers (such as silt fencing) identified as necessary by the biologist in the field.
 - 4. The fencing/flagging shall be inspected and maintained daily until project completion.
- F. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. All sightings of special-status species shall be reported to the County Environmental Coordinator and submitted to the CNDDDB.
- G. To avoid impacts to nesting birds, the following shall be adhered to (See also BIO- 10 through BIO-12):
 - 1. Schedule construction during the non-nesting season (September 1st- February 1st) if possible. If commencement of project activity begins outside of the February 1st to August 31st nesting season, there will be no need to conduct a preconstruction survey for active nests.
 - 2. If project activities are to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds, 250 feet for birds of prey.
 - 3. If no active bird nest is found, then no further avoidance and minimization measures are necessary.
 - 4. If active nest(s) are found within the survey area the County Environmental Coordinator shall be notified immediately. The biologist shall establish an avoidance buffer that will provide adequate protection specific to the species, will monitor the nest as needed, and advise the applicant and the County when all young have fledged the nest. Commencement of work may begin only after fledging is complete.
 - 5. If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to the County Environmental Coordinator for review and approval prior to removal of vegetation, use of heavy equipment, or other construction activities.
 - 6. If construction activity stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.

- 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition 10 below.
- E. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas (see also BIO-1 & BIO-9).
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 - 6. If construction activity stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.

XI. Prior to final building inspection the following shall occur:

- A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration Plan and placement of protective signs around the Protected Habitat Areas shall be inspected and approved by Environmental Planning staff. A copy of this biotic approval, including all attachments, should be submitted with any future permit applications.

EXHIBIT C

REVISIONS	BY



Martha A. Fiorovich A.I.A.
Architect
11 Agate Way
Watsonville, CA 95076
051-212-2474
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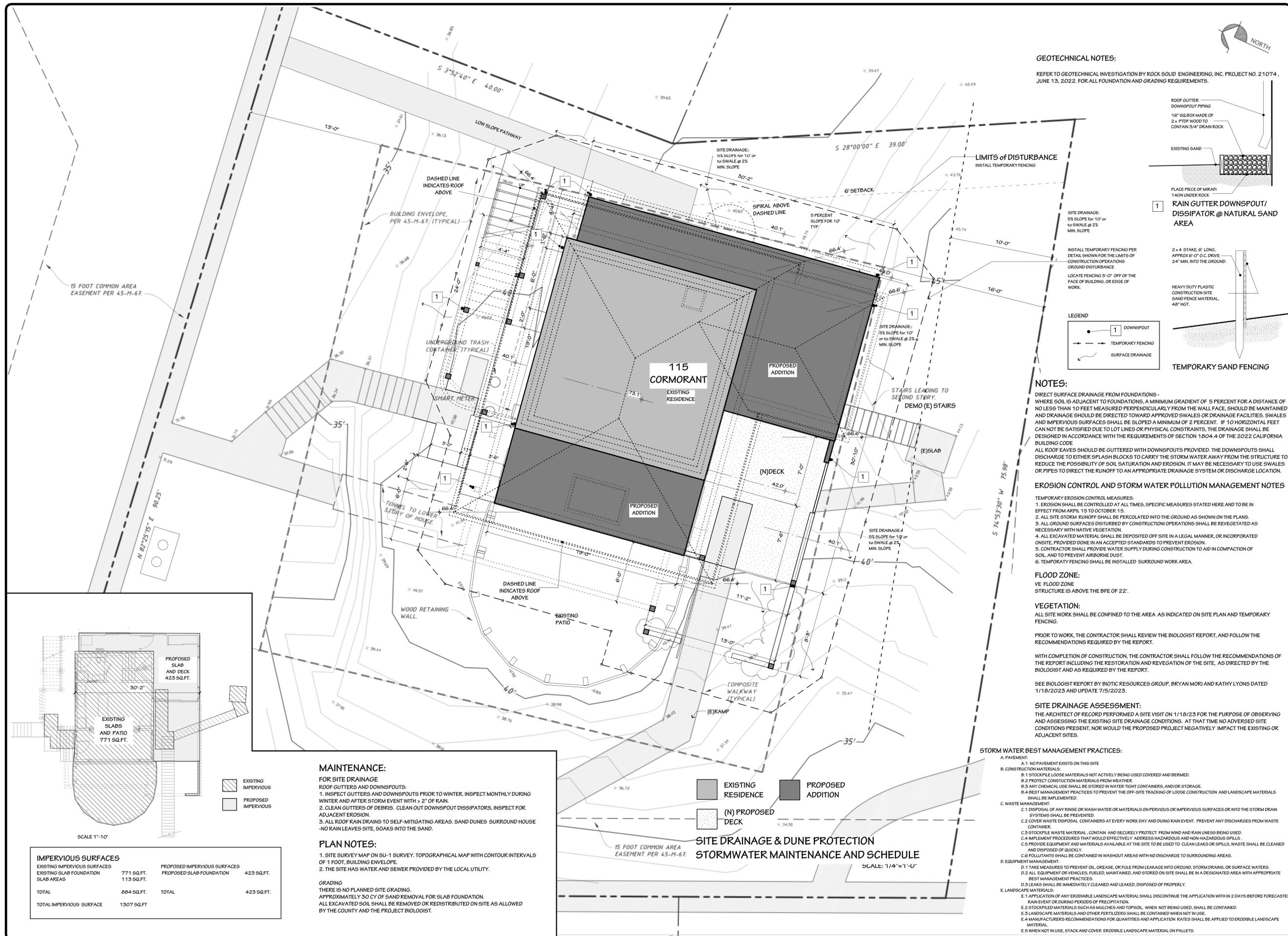
DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

CONDITIONS OF APPROVAL

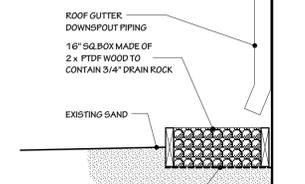
DRAWN
MF
FEBRUARY 2025
SCALE
AS NOTED

SHEET
C.O.
OF SHEETS

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.



GEOTECHNICAL NOTES:
 REFER TO GEOTECHNICAL INVESTIGATION BY ROCK SOLID ENGINEERING, INC. PROJECT NO. 21074, JUNE 13, 2022. FOR ALL FOUNDATION AND GRADING REQUIREMENTS.



LEGEND
 1 DOWNSPOUT
 --- TEMPORARY FENCING
 --- SURFACE DRAINAGE

NOTES:
 DIRECT SURFACE DRAINAGE FROM FOUNDATIONS - WHERE SOIL IS ADJACENT TO FOUNDATIONS, A MINIMUM GRADIENT OF 5 PERCENT FOR A DISTANCE OF NO LESS THAN 10 FEET MEASURED PERPENDICULARLY FROM THE WALL FACE, SHOULD BE MAINTAINED AND DRAINAGE SHOULD BE DIRECTED TOWARD APPROVED SWALES OR DRAINAGE FACILITIES. SWALES AND IMPERVIOUS SURFACES SHALL BE SLOPED A MINIMUM OF 2 PERCENT. IF 10 HORIZONTAL FEET CAN NOT BE SATISFIED DUE TO LOT LINES OR PHYSICAL CONSTRAINTS, THE DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1804.4 OF THE 2022 CALIFORNIA BUILDING CODE.
 ALL ROOF LEAVES SHOULD BE GUTTERED WITH DOWNSPOUTS PROVIDED. THE DOWNSPOUTS SHALL DISCHARGE TO EITHER SPLASH BLOCKS TO CARRY THE STORM WATER AWAY FROM THE STRUCTURE TO REDUCE THE POSSIBILITY OF SOIL SATURATION AND EROSION. IT MAY BE NECESSARY TO USE SWALES OR PIPES TO DIRECT THE RUNOFF TO AN APPROPRIATE DRAINAGE SYSTEM OR DISCHARGE LOCATION.

EROSION CONTROL AND STORM WATER POLLUTION MANAGEMENT NOTES
 TEMPORARY EROSION CONTROL MEASURES:
 1. EROSION SHALL BE CONTROLLED AT ALL TIMES, SPECIFIC MEASURES STATED HERE AND TO BE IN EFFECT FROM APRIL 15 TO OCTOBER 15.
 2. ALL SITE STORM RUNOFF SHALL BE PERCOLATED INTO THE GROUND AS SHOWN ON THE PLANS.
 3. ALL GROUND SURFACES DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REVEGETATED AS NECESSARY WITH NATIVE VEGETATION.
 4. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED OFF SITE IN A LEGAL MANNER, OR INCORPORATED ON-SITE, PROVIDED DONE IN AN ACCEPTED STANDARDS TO PREVENT EROSION.
 5. CONTRACTOR SHALL PROVIDE WATER SUPPLY DURING CONSTRUCTION TO AID IN COMPACTION OF SOIL, AND TO PREVENT AIRBORNE DUST.
 6. TEMPORARY FENCING SHALL BE INSTALLED SURROUND WORK AREA.

FLOOD ZONE:
 VE FLOOD ZONE
 STRUCTURE IS ABOVE THE BFE OF 2'.

VEGETATION:
 ALL SITE WORK SHALL BE CONFINED TO THE AREA AS INDICATED ON SITE PLAN AND TEMPORARY FENCING.

PRIOR TO WORK, THE CONTRACTOR SHALL REVIEW THE BIOLOGIST REPORT, AND FOLLOW THE RECOMMENDATIONS REQUIRED BY THE REPORT.

WITH COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE REPORT INCLUDING THE RESTORATION AND REVEGETATION OF THE SITE, AS DIRECTED BY THE BIOLOGIST AND AS REQUIRED BY THE REPORT.

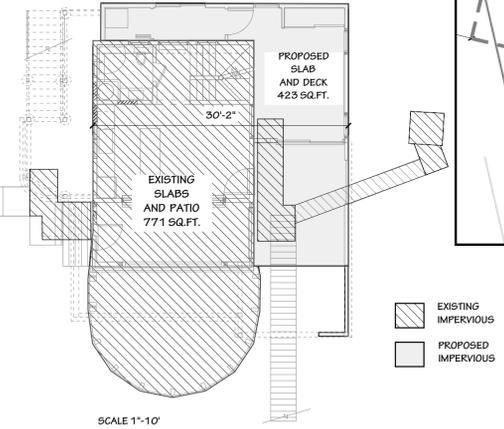
SEE BIOLOGIST REPORT BY BIOTIC RESOURCES GROUP, BRYAN MORI AND KATHY LYONS DATED 1/18/2023 AND UPDATE 7/5/2023.

SITE DRAINAGE ASSESSMENT:
 THE ARCHITECT OF RECORD PERFORMED A SITE VISIT ON 1/18/23 FOR THE PURPOSE OF OBSERVING AND ASSESSING THE EXISTING SITE DRAINAGE CONDITIONS. AT THAT TIME NO ADVERSE SITE CONDITIONS WERE OBSERVED, NOR WOULD THE PROPOSED PROJECT NEGATIVELY IMPACT THE EXISTING OR ADJACENT SITES.

STORM WATER BEST MANAGEMENT PRACTICES:
 A. PAVEMENT:
 A.1 NO PAVEMENT EXISTS ON THIS SITE
 B. CONSTRUCTION MATERIALS:
 B.1 STOCKPILE LOOSE MATERIALS NOT ACTIVELY BEING USED COVERED AND BERMED.
 B.2 PROTECT CONSTRUCTION MATERIALS FROM WEATHER.
 B.3 ANY CHEMICAL USE SHALL BE STORED IN WATER TIGHT CONTAINERS, AND/OR STORAGE.
 B.4 BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
 C. WASTE MANAGEMENT:
 C.1 DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON PERVIOUS OR IMPERVIOUS SURFACES OR INTO THE STORM DRAIN SYSTEMS SHALL BE PREVENTED.
 C.2 COVER WASTE DISPOSAL CONTAINERS AT EVERY WORK DAY AND DURING RAIN EVENT. PREVENT ANY DISCHARGES FROM WASTE CONTAINER.
 C.3 STOCKPILE WASTE MATERIAL, CONTAIN AND SECURELY PROTECT FROM WIND AND RAIN LEAKS BEING USED.
 C.4 IMPLEMENT PROCEDURES THAT WOULD EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS.
 C.5 PROVIDE EQUIPMENT AND MATERIALS AVAILABLE AT THE SITE TO BE USED TO CLEAN LEAKS OR SPILLS, WASTE SHALL BE CLEANED AND DISPOSED OF QUICKLY.
 C.6 POLLUTANTS SHALL BE CONTAINED IN WASHOUT AREAS WITH NO DISCHARGE TO SURROUNDING AREAS.
 D. EQUIPMENT MANAGEMENT:
 D.1 TAKE MEASURES TO PREVENT OIL, GREASE, OR FUEL FROM LEAKAGE INTO GROUND, STORM DRAINS, OR SURFACE WATERS.
 D.2 ALL EQUIPMENT OR VEHICLES, FUELED, MAINTAINED, AND STORED ON SITE SHALL BE IN A DESIGNATED AREA WITH APPROPRIATE BEST MANAGEMENT PRACTICES.
 D.3 LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED, DISPOSED OF PROPERLY.
 E. LANDSCAPE MATERIALS:
 E.1 APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL SHALL DISCONTINUE THE APPLICATION WITH IN 2 DAYS BEFORE FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
 E.2 STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL, WHEN NOT BEING USED, SHALL BE CONTAINED.
 E.3 LANDSCAPE MATERIALS AND OTHER FERTILIZERS SHALL BE CONTAINED WHEN NOT IN USE.
 E.4 MANUFACTURERS RECOMMENDATIONS FOR QUANTITIES AND APPLICATION RATES SHALL BE APPLIED TO ERODIBLE LANDSCAPE MATERIAL.
 E.5 WHEN NOT IN USE, STACK AND COVER ERODIBLE LANDSCAPE MATERIAL ON PALLETS.

MAINTENANCE:
FOR SITE DRAINAGE
 ROOF GUTTERS AND DOWNSPOUTS:
 1. INSPECT GUTTERS AND DOWNSPOUTS PRIOR TO WINTER. INSPECT MONTHLY DURING WINTER AND AFTER STORM EVENT WITH > 2" OF RAIN.
 2. CLEAN GUTTERS OF DEBRIS. CLEAN OUT DOWNSPOUT DISSIPATORS, INSPECT FOR ADJACENT EROSION.
 3. ALL ROOF RAIN DRAINS TO SELF-MITIGATING AREAS. SAND DUNES SURROUND HOUSE - NO RAIN LEAVES SITE, SOAKS INTO THE SAND.

PLAN NOTES:
 1. SITE SURVEY MAP ON SJ-1 SURVEY. TOPOGRAPHICAL MAP WITH CONTOUR INTERVALS OF 1 FOOT, BUILDING ENVELOPE.
 2. THE SITE HAS WATER AND SEWER PROVIDED BY THE LOCAL UTILITY.
GRADING
 THERE IS NO PLANNED SITE GRADING.
 APPROXIMATELY 30 CY OF SAND REMOVAL FOR SLAB FOUNDATION.
 ALL EXCAVATED SOIL SHALL BE REMOVED OR REDISTRIBUTED ON SITE AS ALLOWED BY THE COUNTY AND THE PROJECT BIOLOGIST.



IMPERVIOUS SURFACES	
EXISTING IMPERVIOUS SURFACES	771 SQ.FT.
EXISTING SLAB FOUNDATION SLAB AREAS	113 SQ.FT.
TOTAL	884 SQ.FT.
PROPOSED IMPERVIOUS SURFACES	423 SQ.FT.
PROPOSED SLAB FOUNDATION	
TOTAL	423 SQ.FT.
TOTAL IMPERVIOUS SURFACE	1307 SQ.FT.

REVISIONS	BY



Martha A. Fiorovich A.I.A.
 Architect
 11 Argon Wy
 Watsonville, CA 95076
 831-212-2474
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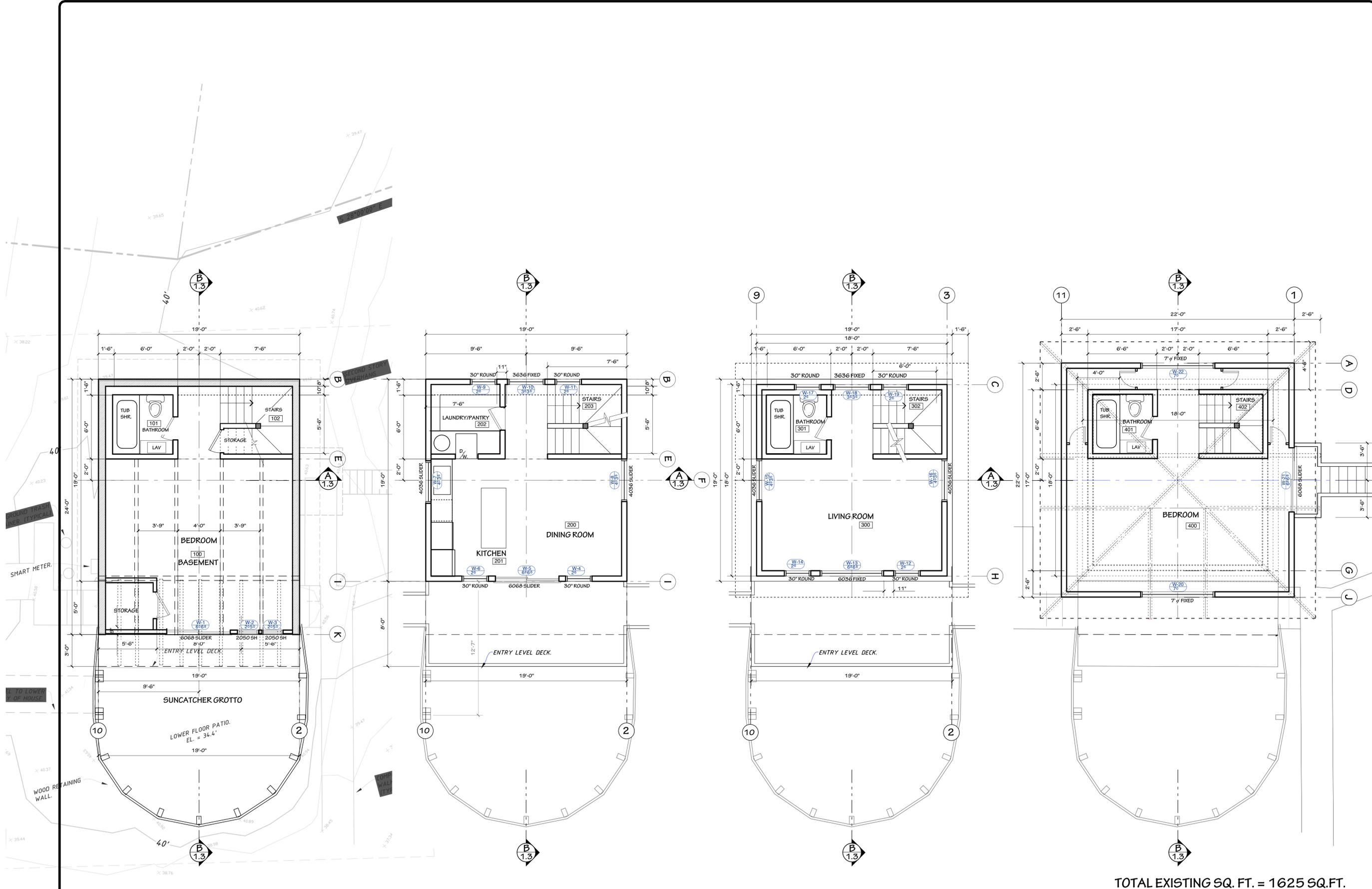
DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

SITE DRAINAGE & DUNE PROTECTION
STORMWATER MAINTENANCE AND SCHEDULE

DRAWN
 MF
 JULY 2025
 SCALE
 AS NOTED

SHEET
T1.2
 OF SHEETS

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.



BASEMENT
24 x 19 = 456 SQ.FT.

FIRST FLOOR
19 x 19 = 361 SQ.FT.

SECOND FLOOR
18 x 18 = 324 SQ.FT.

THIRD FLOOR
22 x 22 = 484 SQ.FT.

TOTAL EXISTING SQ. FT. = 1625 SQ.FT.

SCALE 1/4" = 1'-0"

REVISIONS	BY



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Architect
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DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-521-26

EXISTING FLOOR PLANS
SCALE 1/4" = 1'-0"

DRAWN
MF
OCT 2023
SCALE
AS NOTED

SHEET
A1.0
OF SHEETS

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REVISIONS	BY



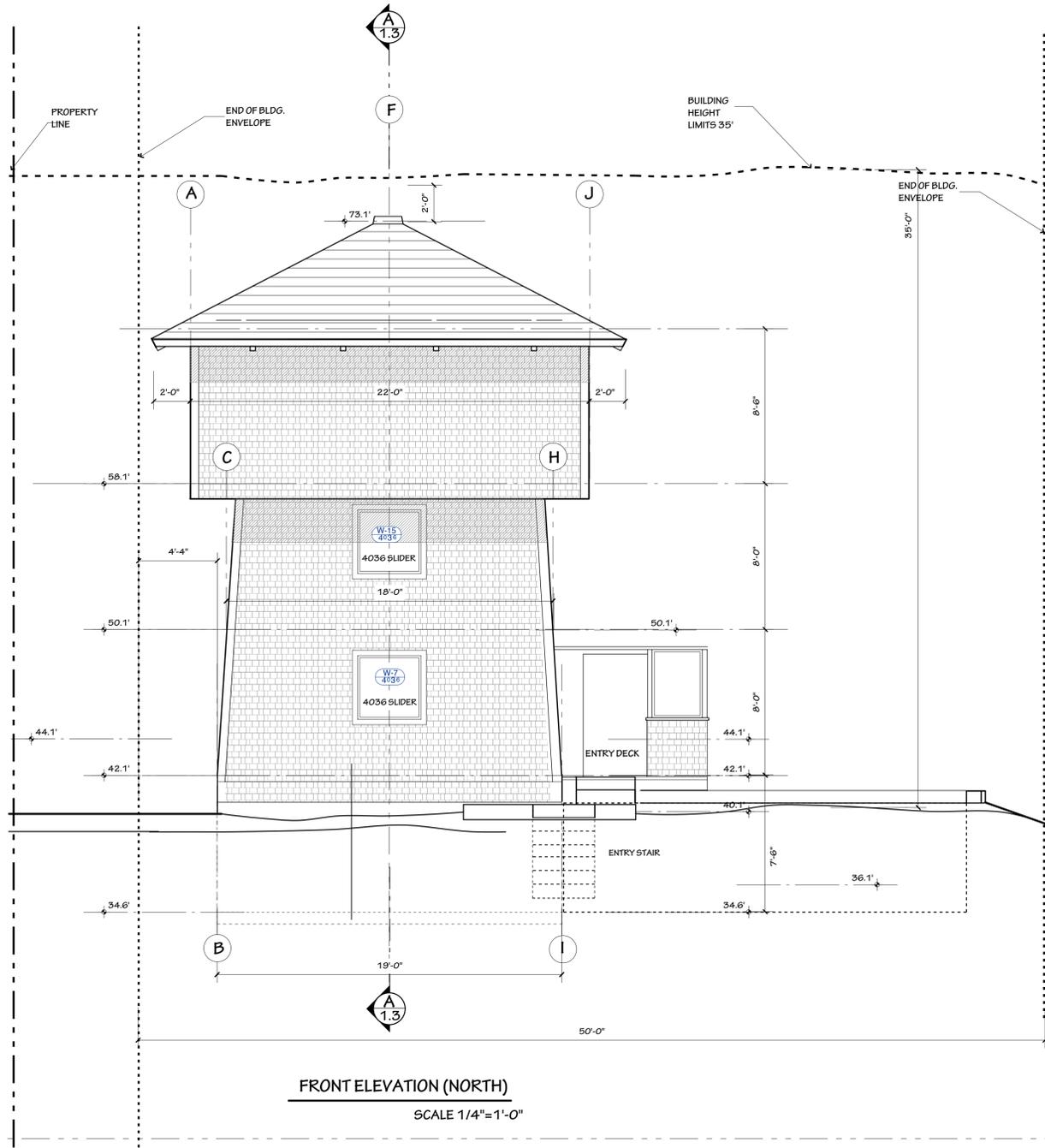
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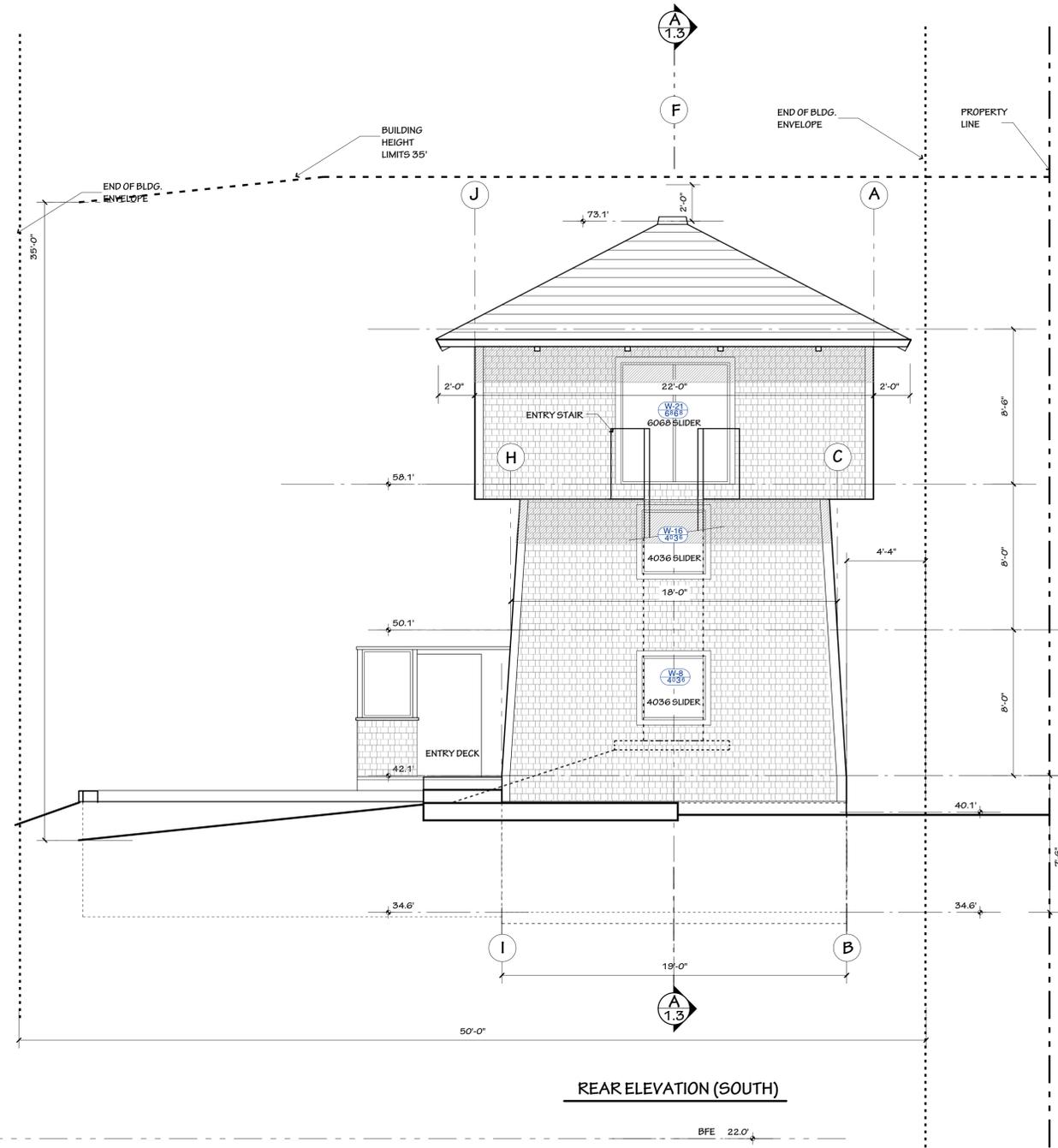
EXISTING ELEVATIONS
 FRONT (NORTH) REAR (SOUTH)

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A1.1
 OF SHEETS

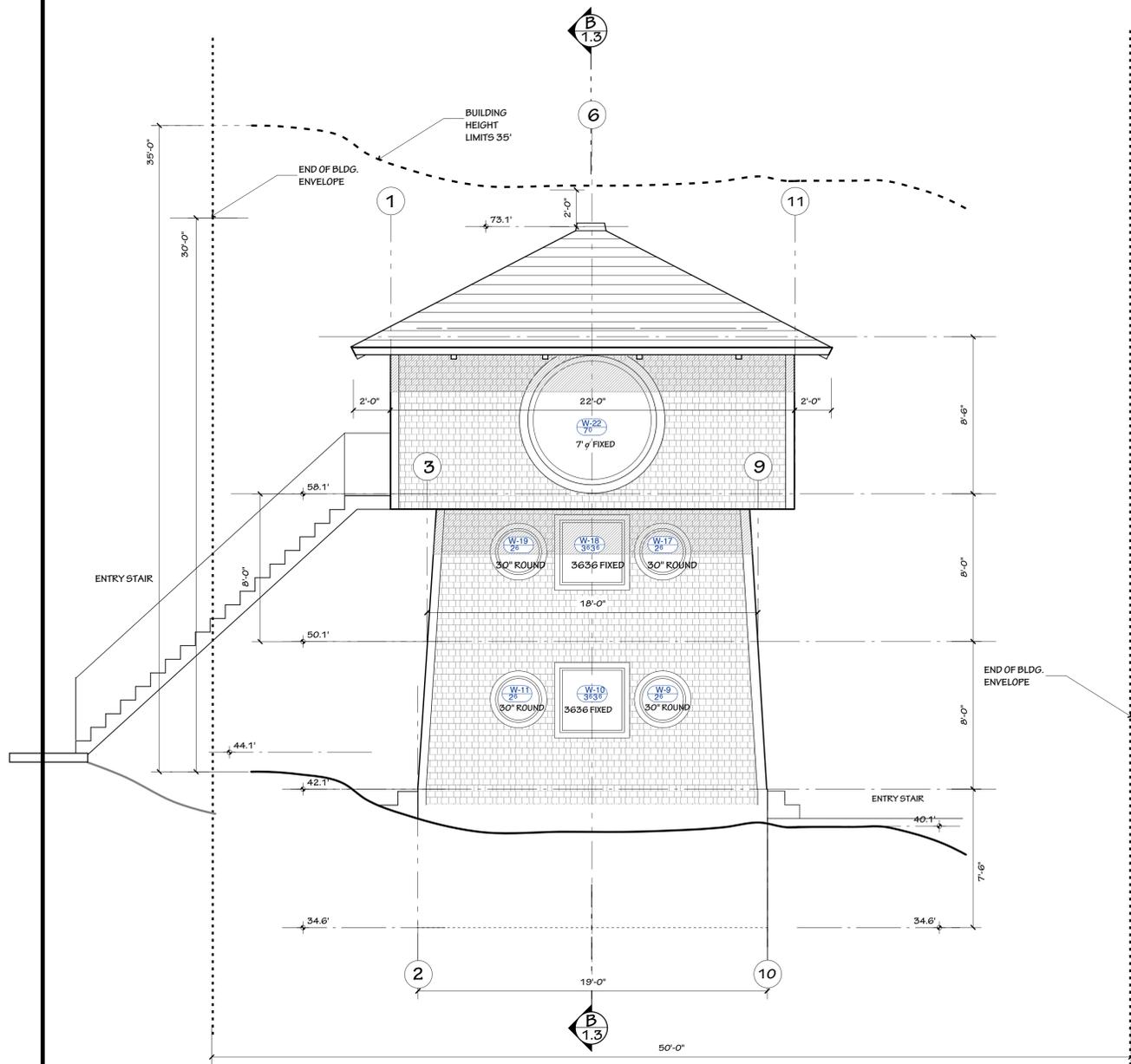


FRONT ELEVATION (NORTH)
 SCALE 1/4"=1'-0"

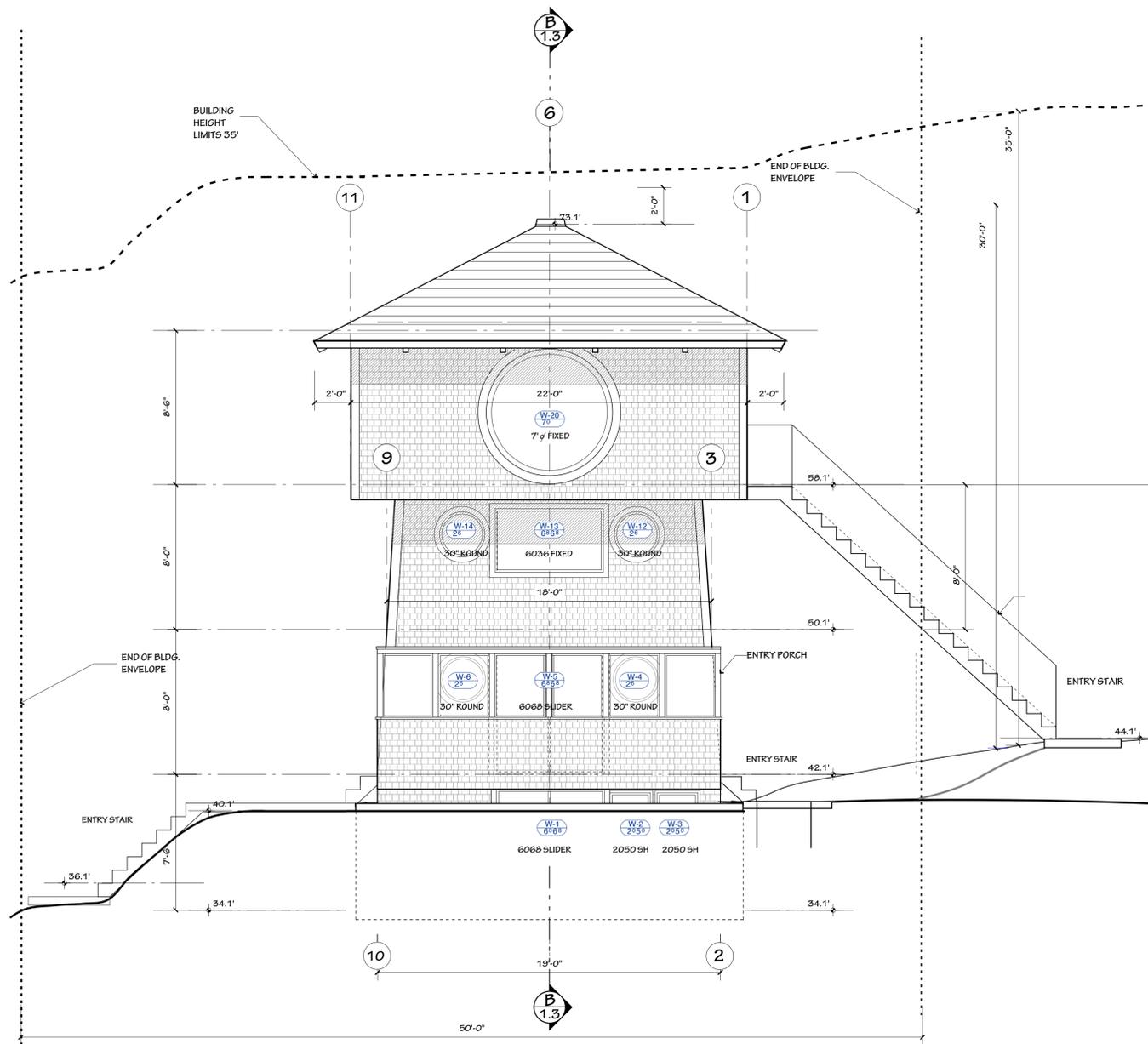


REAR ELEVATION (SOUTH)

EXTERIOR FINISHES:
 SIDING: WOOD SHINGLES
 ROOFING: WOOD SHINGLES
 STAIRS: WOOD STEP & RAILINGS



LEFT ELEVATION (EAST)



RIGHT ELEVATION (WEST)

SCALE 1/4"=1'-0"

BFE 22'-0"

EXTERIOR FINISHES:
 SIDING: WOOD SHINGLES
 ROOFING: WOOD SHINGLES
 STAIRS: WOOD STEP & RAILINGS

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

REVISIONS	BY



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 115 CORMORANT WAY
 WATSONVILLE, CA
 APN: 052-321-26

EXISTING ELEVATIONS
 LEFT (EAST) RIGHT (WEST)

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A1.2
 OF SHEETS

REVISIONS	BY



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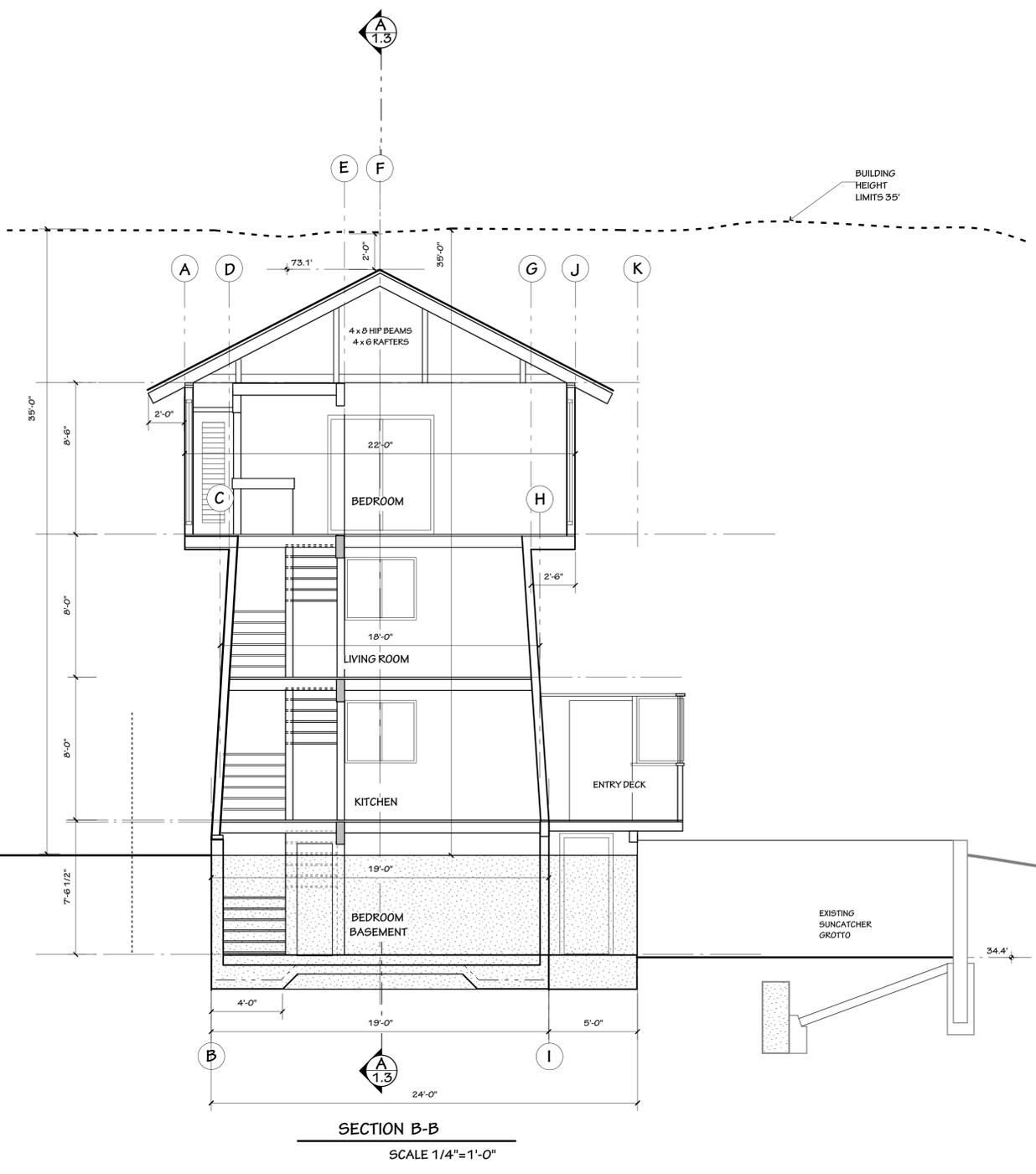
DRMANAC RESIDENCE
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 APN: 052-321-26

EXISTING SECTIONS

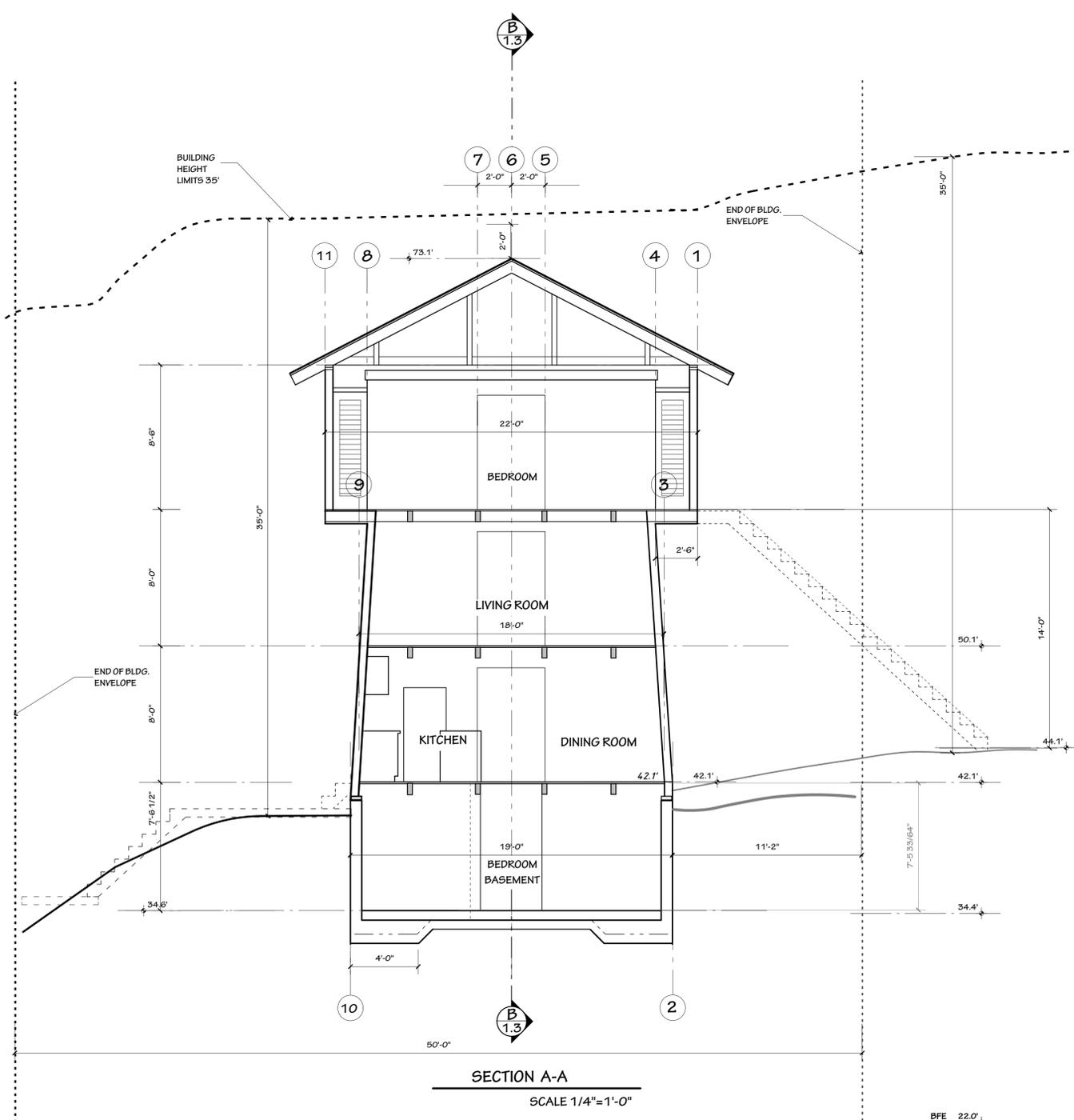
DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A1.3
 OF SHEETS

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SECTION B-B
 SCALE 1/4"=1'-0"



SECTION A-A
 SCALE 1/4"=1'-0"

REVISIONS	BY
1/28/2024	MF



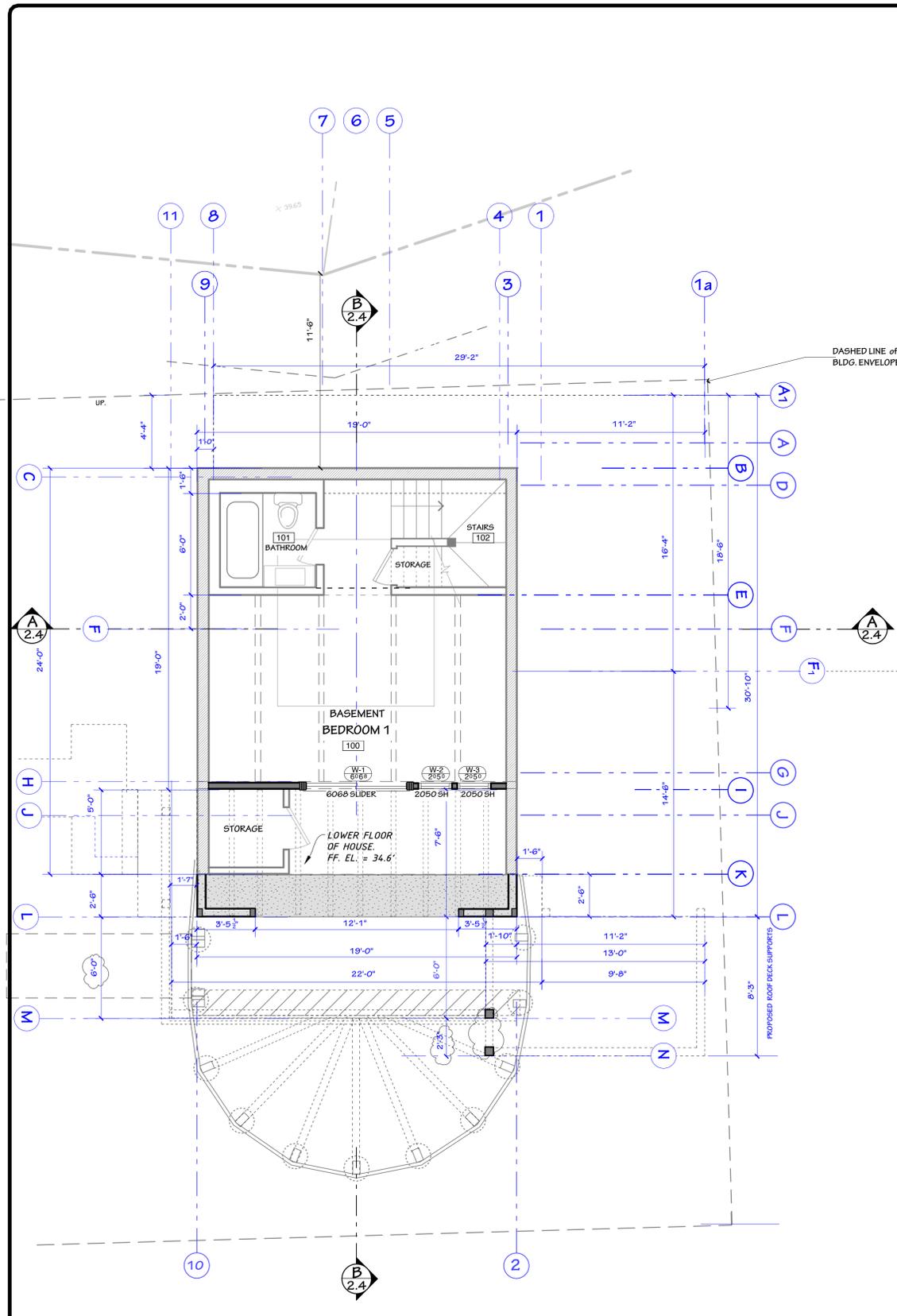
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 115 CORMORANT WAY
 WATSONVILLE, CA
 APN: 052-321-26

EXISTING FLOOR PLANS
 W/AREAS of REMODEL
 BASEMENT PLAN
 FIRST FLOOR PLAN

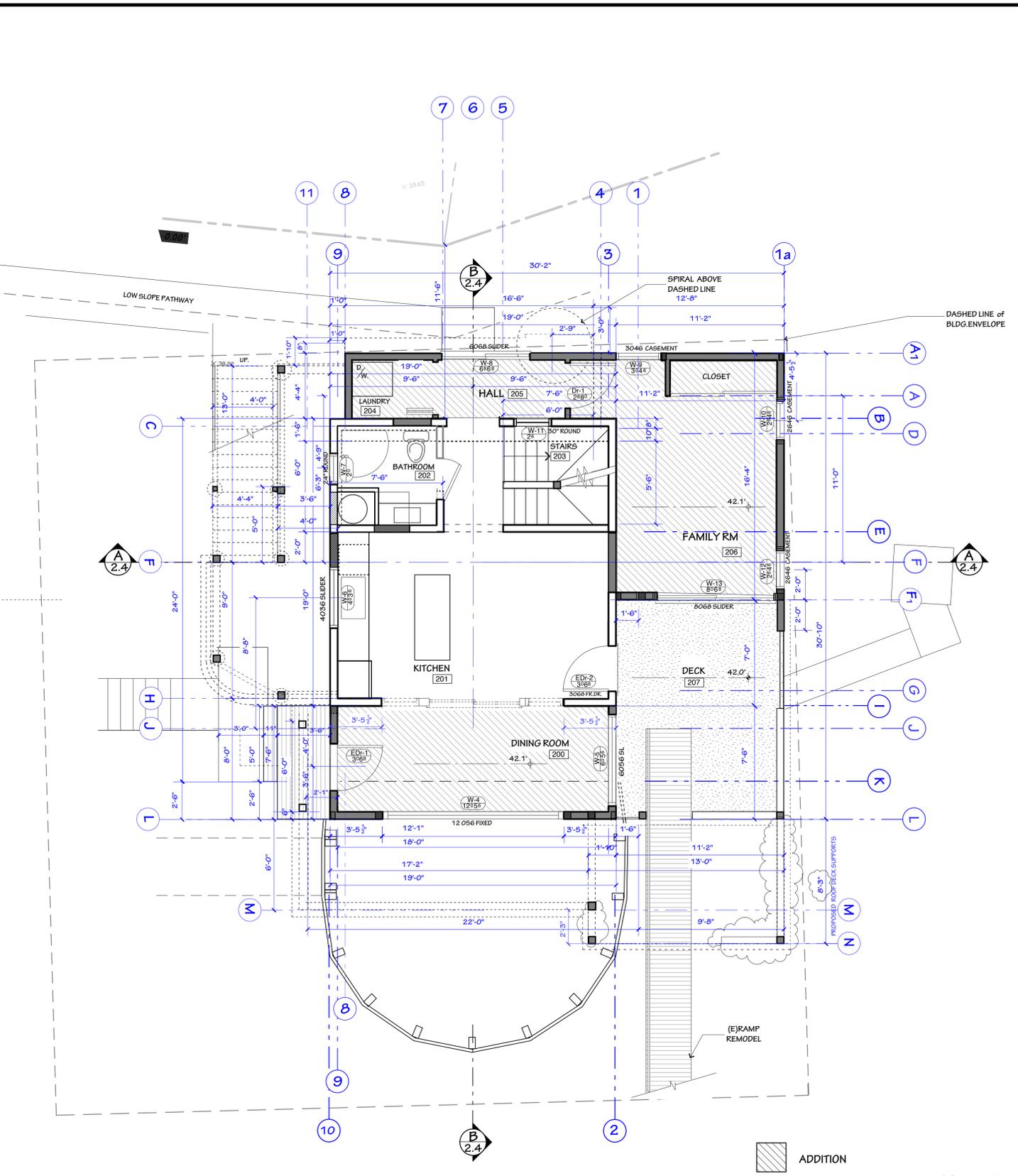
DRAWN
 MF
 (JULY 2025)
 SCALE
 AS NOTED

SHEET
A2.0
 OF SHEETS



LOWER LEVEL/BASEMENT TOTAL: 361 SQ.FT.
 SCALE 1/4"=1'-0"
 EXISTING SQ.FT.= 456 SQ.FT.
 REMOVED SQ.FT.: -95 SQ.FT.
 361 SQ.FT.

DECKS:	
FIRST FLOOR	FRONT DECK: 162 SQ.FT.
SECOND FLOOR	REAR ROOF DECK: 90 SQ.FT. ENTRY DECK: 134 SQ.FT.
FRONT DECK:	393 SQ.FT.
ADDED FRONT DECK	(234 SQ.FT.)
DECKS:	617 SQ.FT.
THIRD FLOOR	ROOF DECK: 420 SQ.FT.
ADDED ROOF DECKS	(107 SQ.FT.)
	1139 SQ.FT.
510 SQ.FT./1199 SQ.FT. ARE ROOF DECKS 43% of TOTAL SQ.FT. ARE ROOF DECKS	



FIRST FLOOR PLAN TOTAL: 762.7 SQ.FT.
 SCALE 1/4"=1'-0"
 EXISTING SQ.FT.: 361.0 SQ.FT. ADDED SQ.FT.: 401.7 SQ.FT.
 762.7 SQ.FT. FRONT DECK: 162 SQ.FT.

SQ.FOOTAGE	
TOTAL EXISTING SQ. FT.	= 1625 SQ.FT.
ADDED SQ.FT.	= 781 SQ.FT.
TOTAL SQ. FT.	= 2406 SQ.FT.

ADDITION
 DECK
 (N) 2 x 4 WALLS
 (N) 2 x 6 WALLS

REVISIONS	BY



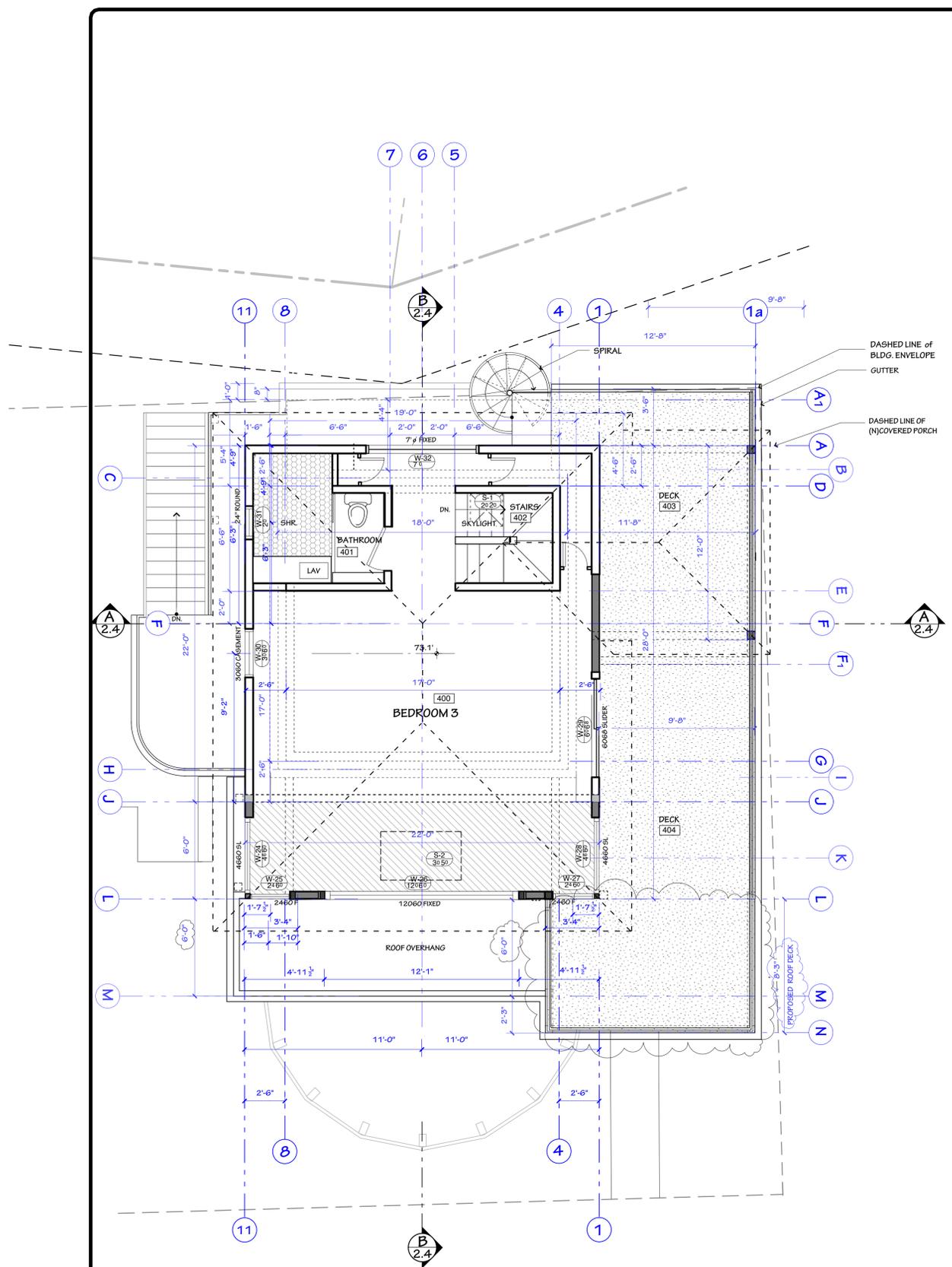
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EXISTING FLOOR PLANS
 W/AREAS of REMODEL
 SECOND FLOOR PLAN
 THIRD FLOOR PLAN

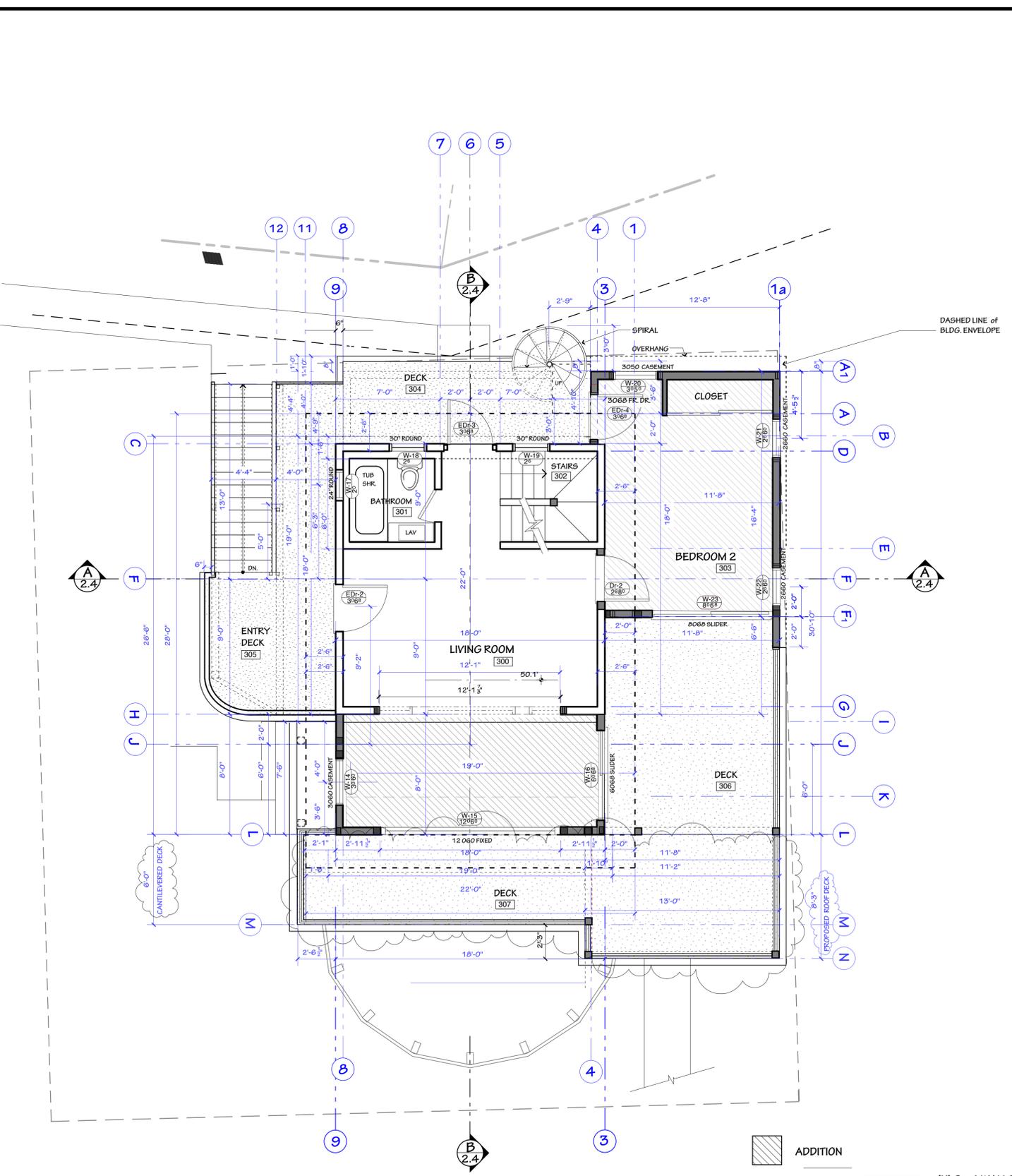
DRAWN
 MF
 JULY 2025
 SCALE
 AS NOTED

SHEET
A2.1
 OF SHEETS



SCALE 1/4"=1'-0" **THIRD FLOOR PLAN** TOTAL: 616 SQ.FT.
 ADDED SQ.FT.: 132 SQ.FT. EXISTING SQ.FT. = 484 SQ.FT.
 ROOF DECK: 420 SQ.FT. ADDED SQ.FT.: 132 SQ.FT.
 (ADDED ROOF DECK 107 SQ.FT.) 616 SQ.FT.

DECKS:	
FIRST FLOOR	FRONT DECK: 162 SQ.FT.
SECOND FLOOR	REAR ROOF DECK: 90 SQ.FT.
	ENTRY DECK: 134 SQ.FT.
FRONT DECK:	393 SQ.FT.
ADDED FRONT DECK:	(224 SQ.FT.)
ADDED ROOF DECKS:	(107 SQ.FT.)
THIRD FLOOR	ROOF DECK: 420 SQ.FT.
	(1199 SQ.FT.)
910 SQ.FT./1199 SQ.FT. ARE ROOF DECKS	
43% of TOTAL SQ.FT. ARE ROOF DECKS	



SCALE 1/4"=1'-0" **SECOND FLOOR PLAN** TOTAL: 666.0 SQ.FT.
 EXISTING SQ.FT. = 324.0 SQ.FT.
 ADDED SQ.FT.: 342.0 SQ.FT.
 666.0 SQ.FT.

ADDITION
 (N)DECK
 (N) 2 x 4 WALLS
 (N) 2 x 6 WALLS

SQ.FOOTAGE
 TOTAL EXISTING SQ. FT. = 1625 SQ.FT.
 ADDED SQ. FT. = 781 SQ.FT.
 TOTAL SQ. FT. = 2406 SQ.FT.

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

REVISIONS	BY



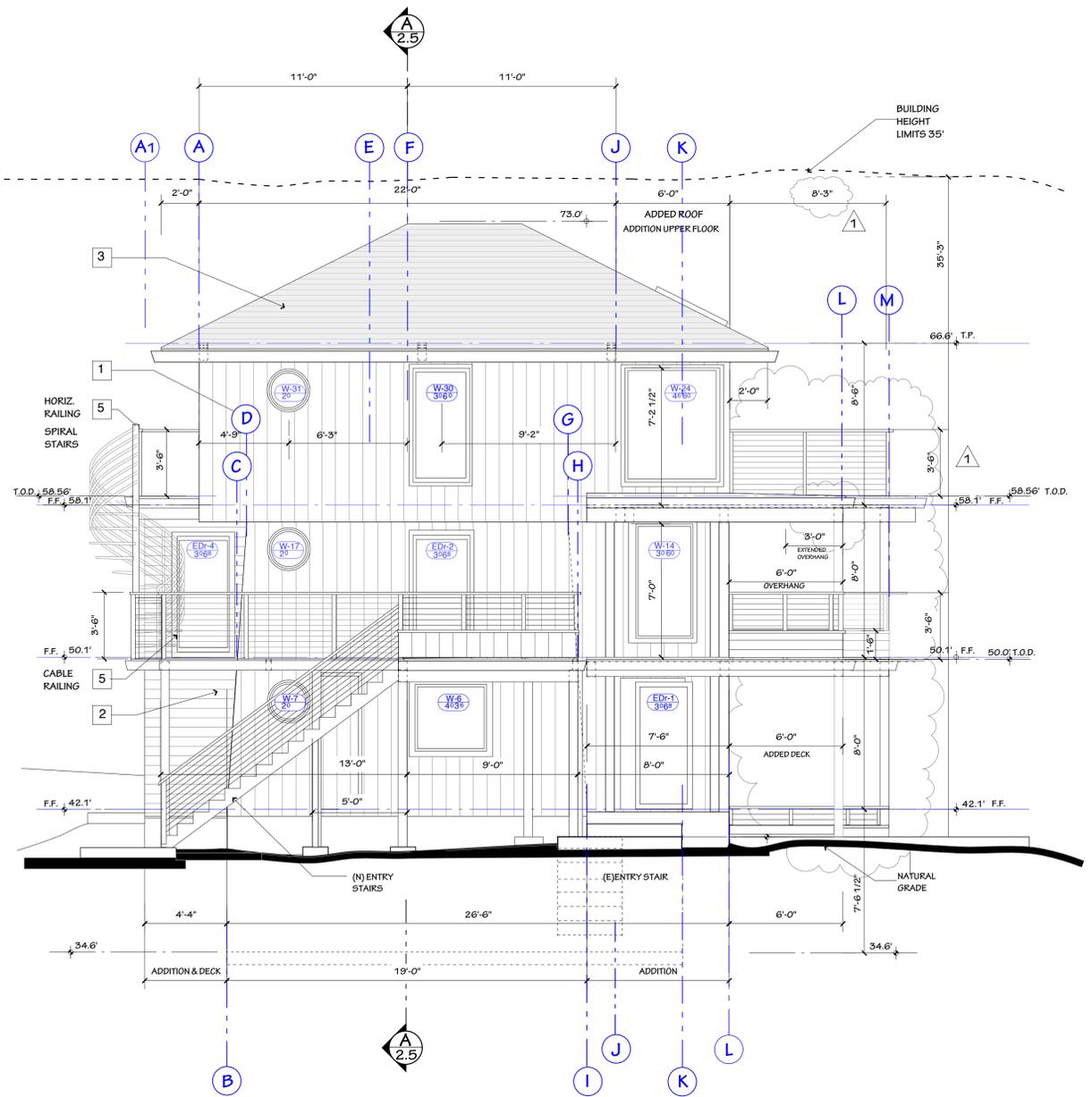
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REMODELED ELEVATIONS
 FRONT(NORTH) REAR (SOUTH)

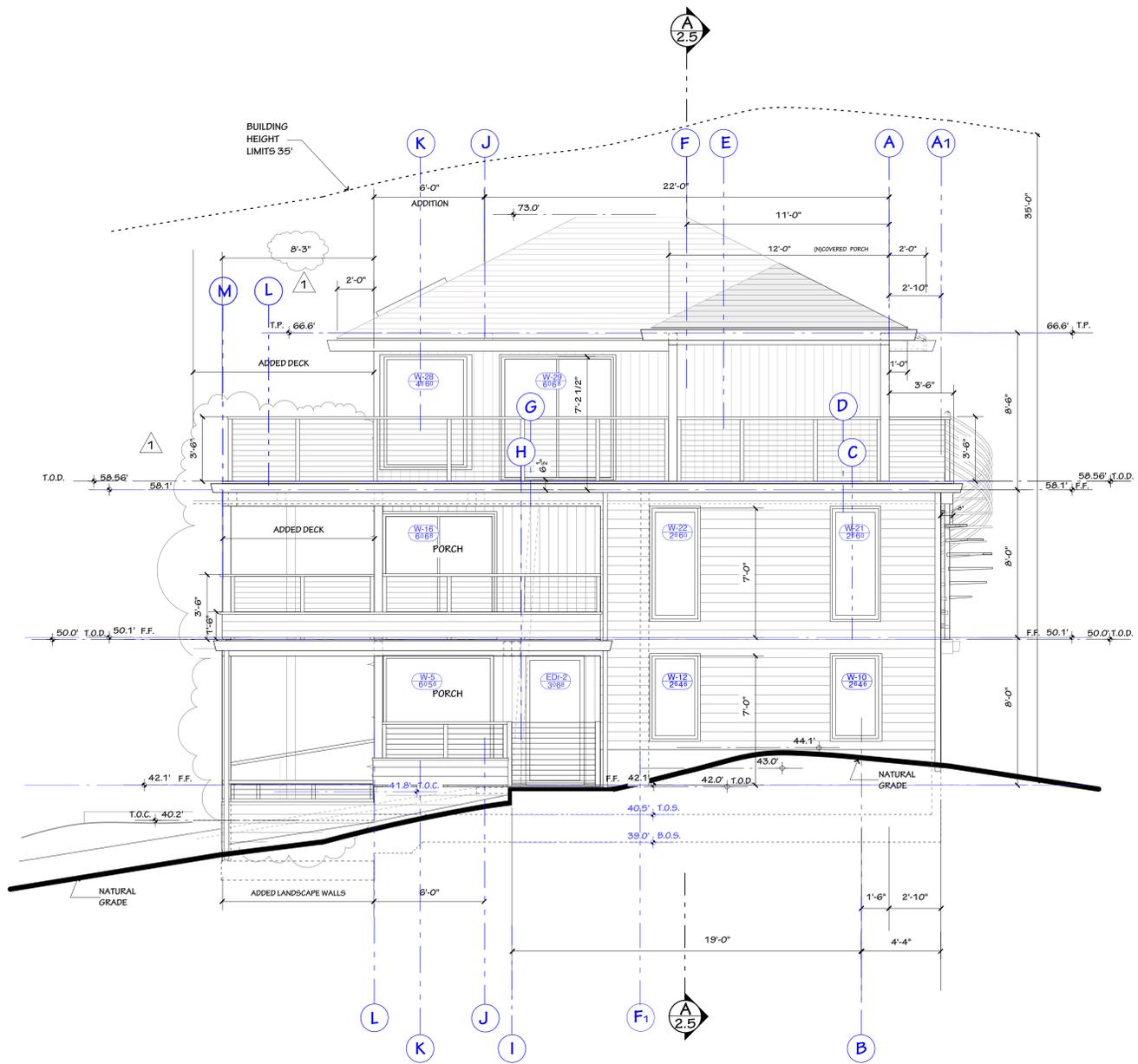
DRAWN
 MF
 JULY 2025
 SCALE
 AS NOTED

SHEET
A2.2
 OF SHEETS



FRONT ELEVATION (NORTH)

SCALE 1/4"=1'-0"



REAR ELEVATION (SOUTH)

SCALE 1/4"=1'-0"

SIDING		WINDOWS		EXTERIOR MATERIALS	
SIDING: JAMES HARDIE ASPYRE COLLECTION SQ. CHANNEL SIDING		WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS BRONZE:		1 SIDING ONE 2 SIDING TWO 3 COMPOSITION SHINGLES 4 WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS 5 RAILING ONE- CABLE RAIL or HORIZ. ROD	
ROOFING COMPOSITION: WEATHERWOOD (or APPROVED COLOR)		DECKS & RAILINGS HORIZ. ROD OR CABLE RAILINGS		MATERIALS	

BFE 22.0'

REVISIONS	BY



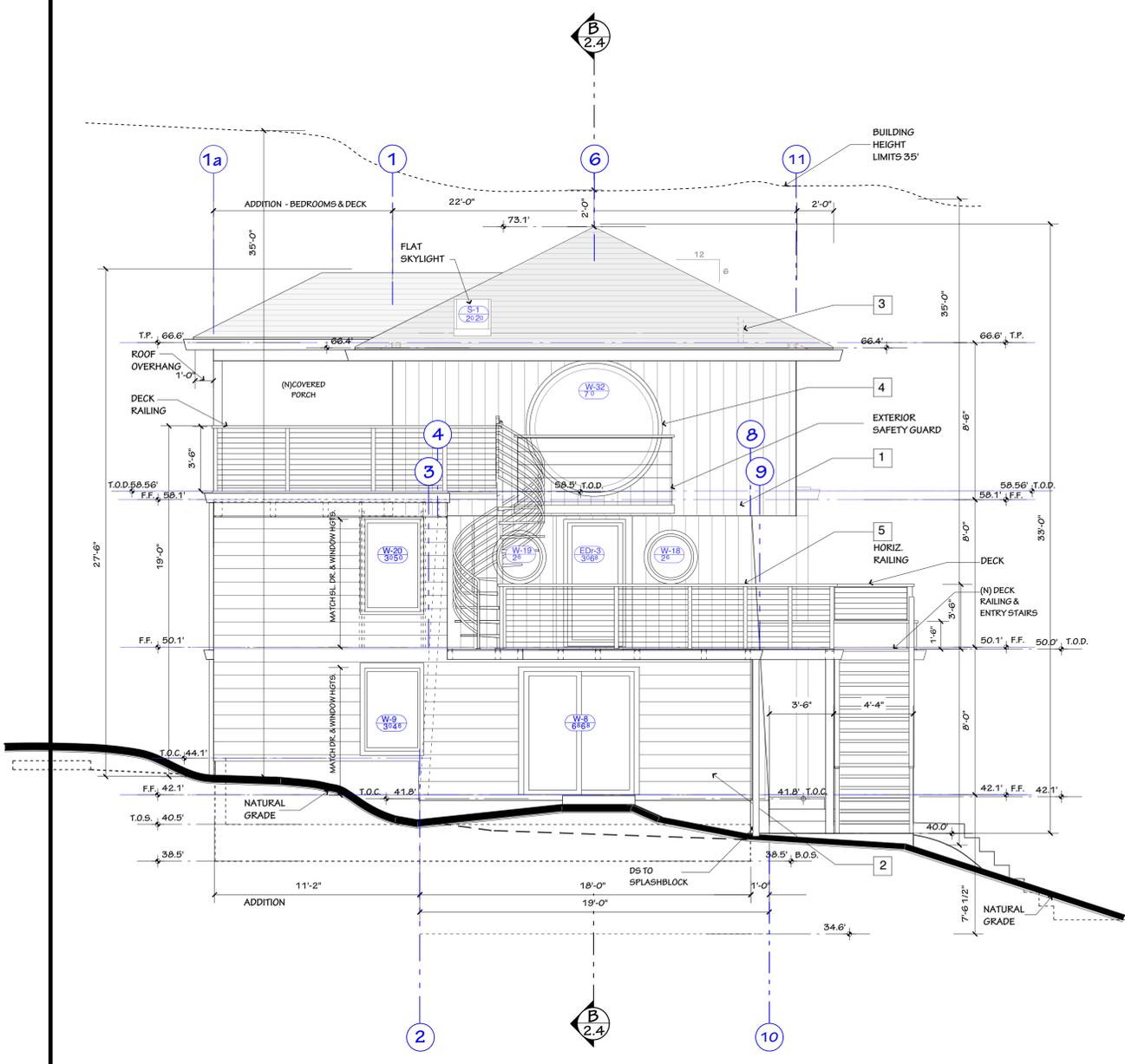
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DRMANAC RESIDENCE
 115 CORMORANT WAY
 WATSONVILLE, CA
 APN: 052-321-26

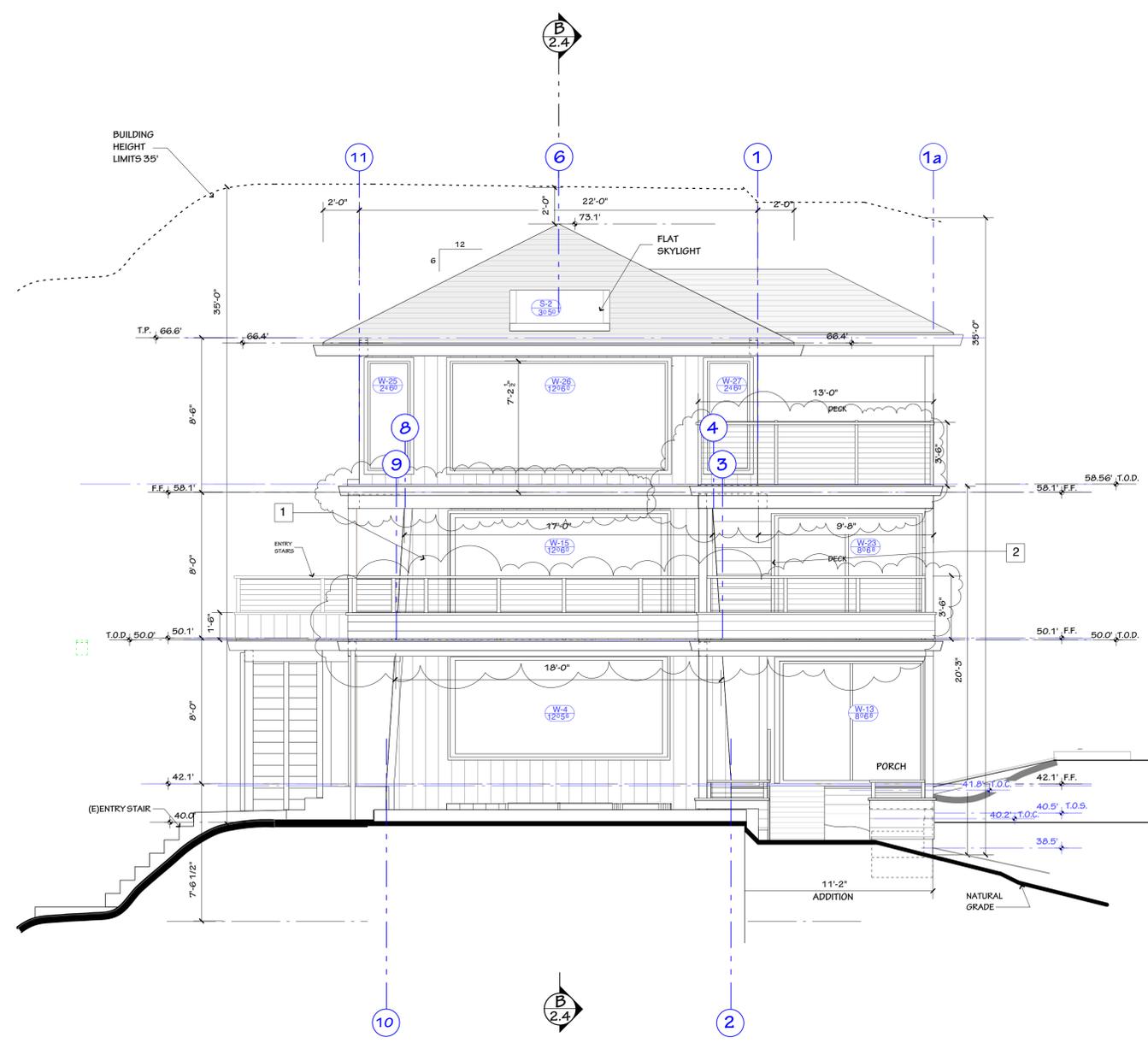
REMODELED ELEVATIONS
 RIGHT (WEST) LEFT (EAST)

DRAWN
 MF
 JULY 2025
 SCALE
 AS NOTED

SHEET
A2.3
 OF SHEETS



LEFT ELEVATION (EAST)
 SCALE 1/4"=1'-0"

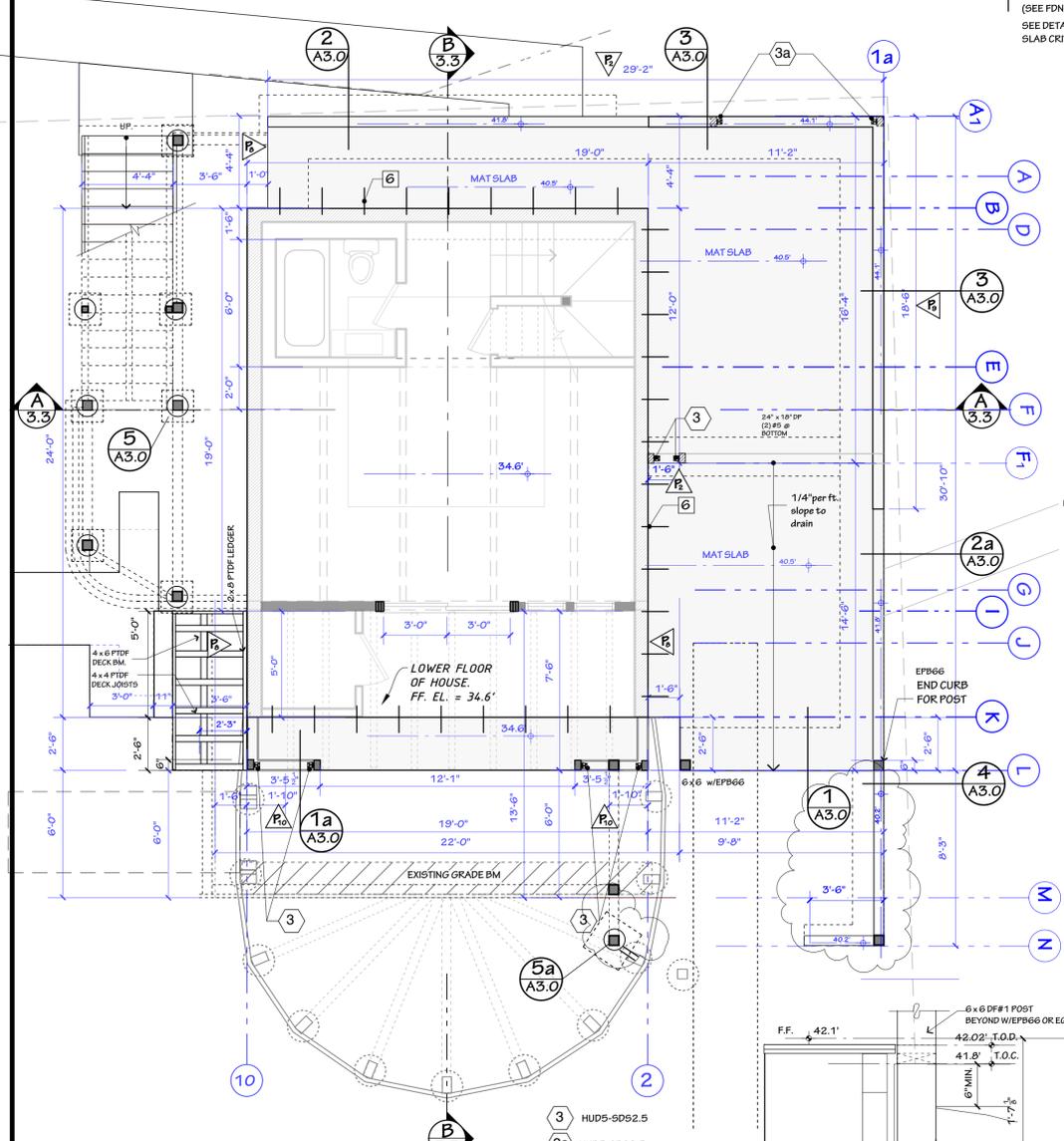
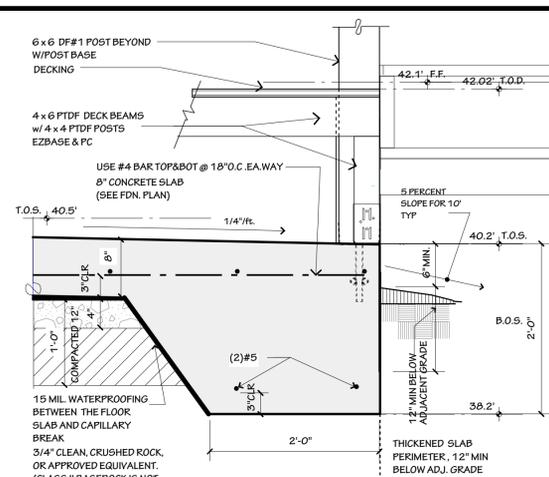
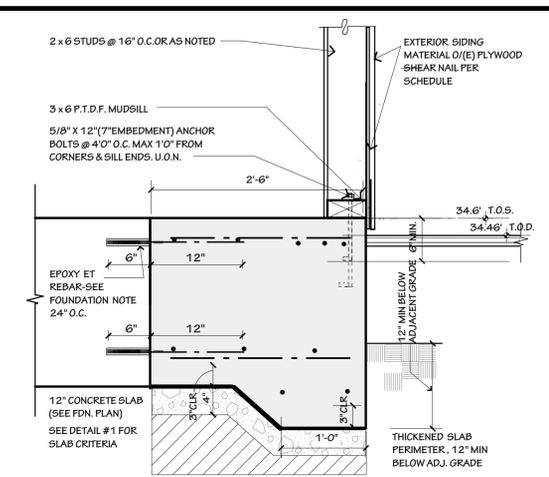
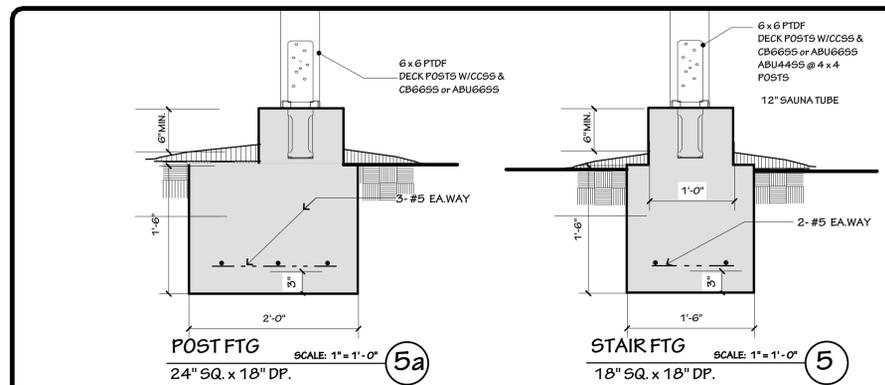


RIGHT ELEVATION (WEST)
 SCALE 1/4"=1'-0"

<p>SIDING SIDING: JAMES HARDIE ASPYRE COLLECTION SQ. CHANNEL SIDING</p> <p>ROOFING COMPOSITION: WEATHERWOOD (or APPROVED COLOR)</p>		<p>WINDOWS WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS BRONZE:</p> <p>DECKS & RAILINGS HORIZ. ROD or CABLE RAILINGS</p>	<p>EXTERIOR MATERIALS</p> <ul style="list-style-type: none"> 1 SIDING ONE 2 SIDING TWO 3 COMPOSITION SHINGLES 4 WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS 5 RAILING ONE - CABLE RAIL or HORIZ. ROD
--	--	--	---

MATERIALS

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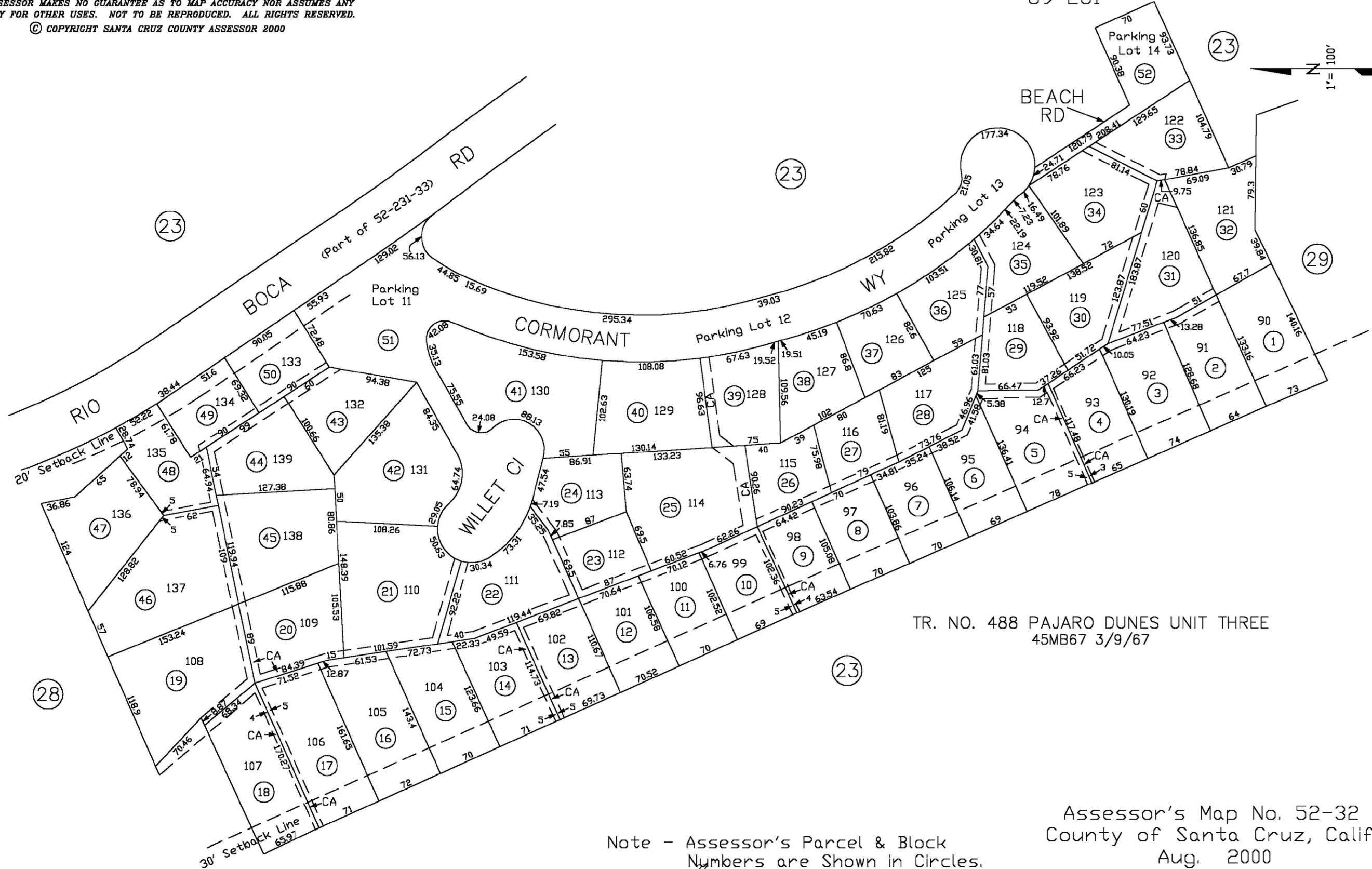
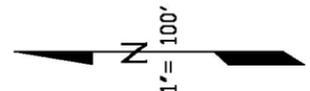
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POR. SEC. 25, T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-261

52-32

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TR. NO. 488 PAJARO DUNES UNIT THREE
45MB67 3/9/67

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

Assessor's Map No. 52-32
County of Santa Cruz, Calif.
Aug. 2000

Electronically redrawn 8/22/00 KSA
Rev. 1/30/02 mvm (st. name)

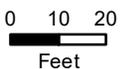
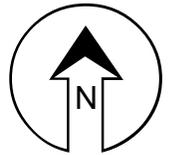


Parcel Location Map



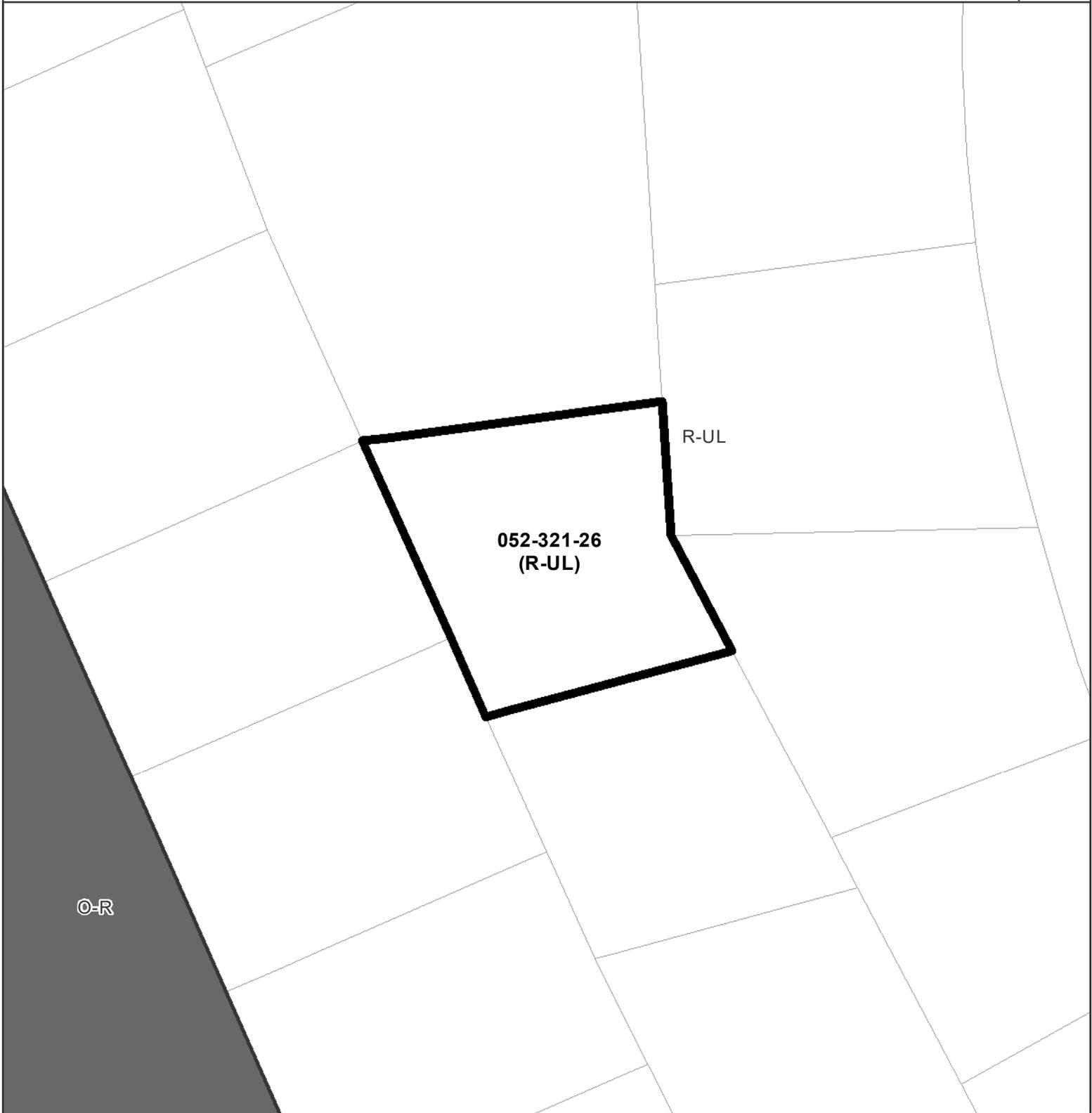
Parcel: 05232126

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

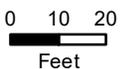
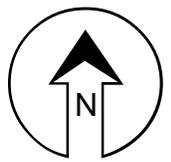




Parcel General Plan Map

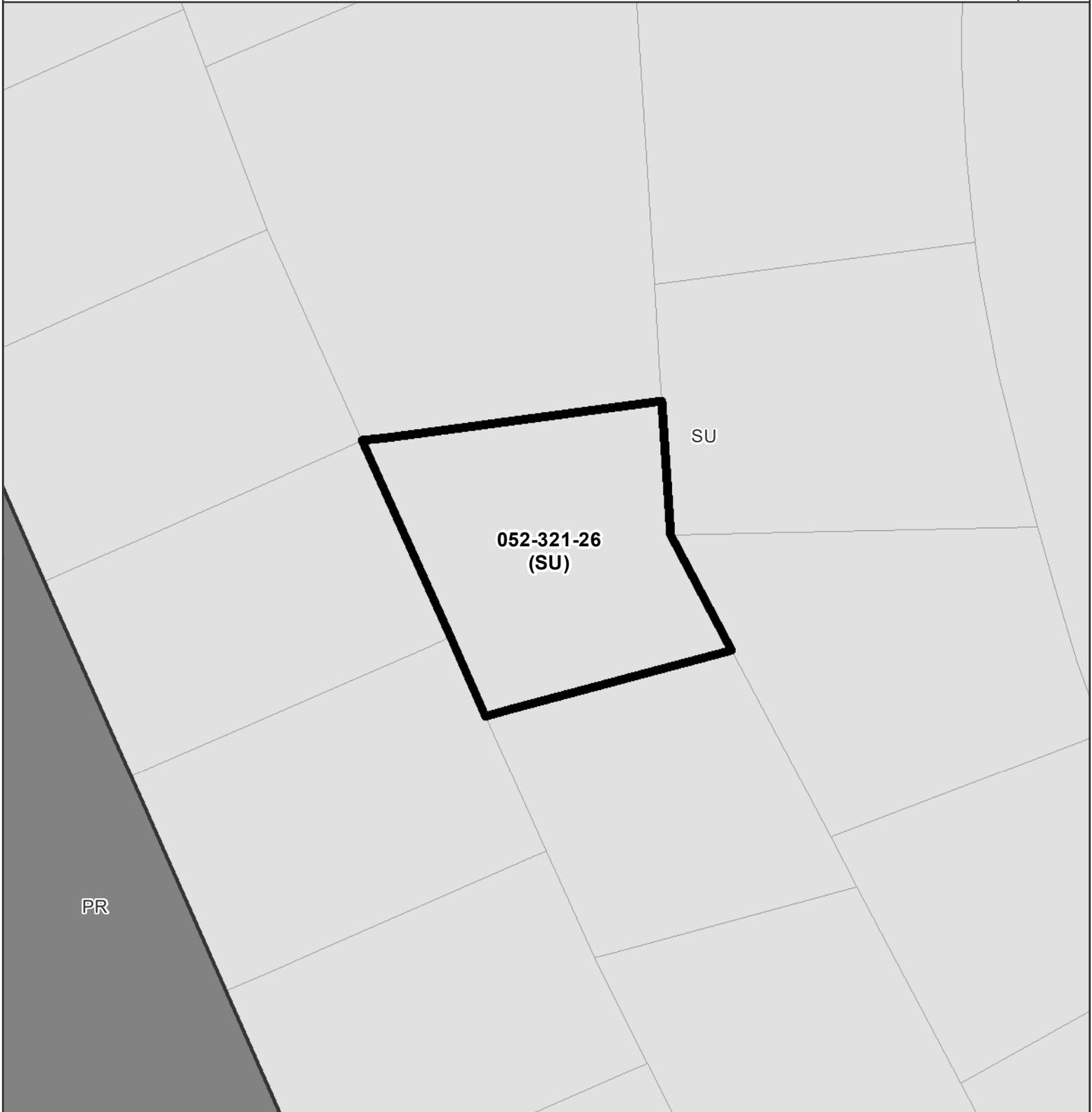


-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*

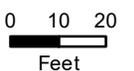
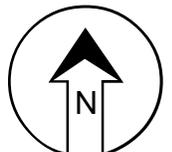




Parcel Zoning Map



-  PR Parks, Recreation, & Open Space
-  SU Special Use



Parcel Information

Services Information

Urban/Rural Services Line: Inside (RSL) Outside
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: CalFire
Drainage District: Zone 7 Flood Control District

Parcel Information

Parcel Size: 6,490 sq ft
Existing Land Use - Parcel: Single family dwelling
Existing Land Use - Surrounding: Pajaro Dunes residential neighborhood
Project Access: Cormorant Way
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: SU (Special Use)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Technical Reviews: Biotic Report Review (REV231215), Soils Report Review (REV231216)

Environmental Information

Geologic Hazards: Designated flood zone - coastal beach dunes
Soils: Report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 10-15%
Env. Sen. Habitat: Beach dunes
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Scenic beach viewshed
Drainage: Drainage review completed
Archeology: Not mapped/no physical evidence on site



PAJARO DUNES ASSOCIATION

June 13, 2025

Rada and Ana Drmanac
27635 Red Rock Road
Los Altos Hills, CA 94022

Dear Rade and Ana:

Your submission of plans dated April 2025, received April 23, 2025, and considered complete on May 15, 2025, to add decking on the westerly side of the remodel and addition plan that was previously approved on March 21, 2023, has been approved as submitted with the following stipulations:

- Colors, materials, lighting, window coverings, etc. will be submitted to the Design Committee.
- A landscaping plan and drainage plan if needed, will be submitted to the Design Committee.
- Decking will not be enclosed with anything, including fabric, unless submitted to the Design Committee for consideration.
- Final plans, as approved by the County of Santa Cruz, must be submitted to the Design Committee for final approval with all changes from what has been approved as part of the remodel and addition, as well as the present deck addition that is approved hereunder.
- None of the decks will be enclosed, including with fabric, unless submitted to and approved by the Design Committee
- Story poles must be removed within two weeks of the date of this letter.

For the Board of Directors acting as the Design Committee

A handwritten signature in blue ink that reads "Carol Turley". The signature is fluid and cursive, written in a professional style.

Carol Turley
General Manager
Pajaro Dunes Association

Randall Adams

From: Mark Chandler <markchandlerwdc@gmail.com>
Sent: Monday, October 6, 2025 5:03 PM
To: Randall Adams
Subject: FW: Application 251326, 115 Cormorant Way, Watsonville

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

And sorry, one correction to the below in Mr. O'Connell's email address, the version below at the signature line is correct.

From: Mark Chandler <markchandlerwdc@gmail.com>
Date: Monday, October 6, 2025 at 5:29 PM
To: randall.adams@santacruzcountyca.gov <randall.adams@santacruzcountyca.gov>
Cc: tomoconnell44@me.com <tomoconnell44@me.com>, doug_public@brents.com <doug_public@brents.com>, johnbcullen@comcast.net <johnbcullen@comcast.net>, Laurie Wingate <lauriewingate@gmail.com>
Subject: Application 251326, 115 Cormorant Way, Watsonville

October 6, 2025

Randall Adams
County of Santa Cruz
Planning Department
701 Ocean St., 4th Floor
Santa Cruz, CA 95060
By email: randall.adams@santacruzcountyca.gov

Re: Application Number 251325, APM 052-321-26, Notice postmarked September 25, 2025
Situs Address: 115 Cormorant Way, Watsonville CA 95076
Request for Minor Variation to Coastal Development Permit 231493

Dear Mr. Adams:

The undersigned are owners of five properties adjacent to or nearby the proposed project. We object to the proposal because the decks that are proposed will have a negative impact on views from the beach, as well as within the Pajaro Dunes Development; they are considerably larger and more intrusive than any others in the immediate vicinity. The massive decks, in particular the additional protrusion on the western (ocean facing) edge of the southern deck, will create an overbearing presence both for those walking along the boardwalk within the Pajaro Dunes development as well as for those on the beach. This is exactly the type of intrusive development that the County and the Coastal Commission should protect against, and not grant a variation to an approved coastal development permit.

The inside remodeling and additional square footage

of space interior to the house was deemed unproblematic by the Association, but the Association board rejected the massive decks, and the project was approved conditioned on the ocean-facing decks being removed. The undersigned also have no concerns about the effects of the additional space proposed internal to the house. The homeowners then sued, however, regarding the rejection of the decks, making a variety of claims regarding the Association's review and alleged malfeasance. These were rejected by Judge Schmal of the Santa Cruz County Superior Court on May 7, 2024, and the homeowners were ordered to pay the costs of the Pajaro Dunes Association.

The homeowners then submitted the current plan, making some aesthetic changes to the already-approved house design, but no substantive changes to the decking. They renewed the threat to litigate, and continued appeals of their prior loss. The Pajaro Dunes Association Board, we believe, faced with costs of litigation, decided to approve the decking. There was no effort by the Board in its public discussion to explain why decking that had been rejected previously after multiple hearings and discussion would now be summarily approved, and the only comments supportive of approval were regarding the house design itself, not the decking.

The County and the Coastal Commission should not allow the threat of litigation to force approval of a project that had in all material respects previously been rejected by the Association, one which has a deleterious impact on the public's and the surrounding homeowners' enjoyment of the coastal environment. Please confirm your receipt of this communication and consider this a request for a public hearing to preserve the right to appeal. Most importantly, please reject this proposal. Please notify all of us of any actions taken. Thanks so much!

Sincerely yours,

Mark Chandler, Managing Member, Daisy's Beach LLC and owner 114 Willet Circle,
markchandlerwdc@gmail.com

Laurie Wingate, Managing Member, Triangle House LLC and owner 104 Willet Circle,
lauriewingate@gmail.com

Tom O'Connell, Owner, 97 Cormorant Way, tomoconnell44@me.com

Douglas Brent, Owner, 128 Cormorant Way, doug_public@brents.com

John Cullen, Owner, 116 Cormorant Way, johnbcullen@comcast.net

To: Randall Adams
County of Santa Cruz
Planning Department

Re: Objection letter regarding application 251326

This letter misrepresents the facts related to and impact of our proposed decks and comprises false statements and exaggerations.
See detailed comments below.

From: Mark Chandler <markchandlerwdc@gmail.com>**Date:** Monday, October 6, 2025
at
5:29 PM**To:** randall.adams@santacruzcountyca.gov<randall.adams@santacruzcountyca.gov>**Cc:** tomoconnell44@me.com <tomoconnell44@me.com>, doug_public@brents.com<doug_public@brents.com>, johnbcullen@comcast.net<johnbcullen@comcast.net>, Laurie Wingate <lauriewingate@gmail.com>**Subject:** Application 251326, 115
Cormorant Way, Watsonville

October 6, 2025

Randall Adams
County of Santa Cruz
Planning Department
701 Ocean St., 4th Floor
Santa Cruz, CA 95060
By email: randall.adams@santacruzcountyca.gov

Re: Application Number 251325, APM 052-321-26, Notice postmarked September 25, 2025
Situs Address: 115 Cormorant Way, Watsonville CA 95076
Request for Minor Variation to Coastal Development Permit 231493

Dear Mr. Adams:

The undersigned are owners of five properties adjacent to or nearby the proposed project. We object to the proposal because the decks that are proposed will have a negative impact on views from the beach, as well as within the Pajaro Dunes Development; they are considerably larger and more intrusive than any others in the immediate vicinity. The massive decks, in particular the additional protrusion on the western (ocean facing) edge of the southern deck, will create an overbearing

presence both for those walking along the boardwalk within the Pajaro Dunes development as well as for those on the beach. This is exactly the type of intrusive development that the County and the Coastal Commission should protect against, and not grant a variation to an approved coastal development permit.

Comments:

We find these statements as fabricated by undersigned in an attempt to preserve more of their non-entitled views through our recorded building envelope as originally stated in their letters to Pajaro Dunes Association (PDA) design committee. The additional decks submitted for approval are not “massive” or “larger than any others in the immediate vicinity”. They are smaller than typical PDA decks attached to ocean-facing walls of the second row of houses. Our proposed decks are just 6-8 feet in size from the ocean-facing wall of the existing second and third floor levels. Furthermore, they are over 20’ from the pedestrian boardwalk that runs in front of the lots (much further than many other property owner’s decks).

They also are 10’ or more from the west border of our building envelope giving neighbors nice non-entitled views through our building envelope.

Only 60 sf of our lot is newly covering of scrub habitat by these decks and that would be compensated by restoring by with native plants 180 sf.

As such, these decks satisfy all requirements for coastal development permit and would not have any unacceptable impact on the habitat, beach, boardwalk, or neighbors. The undersigned neighbors all benefit from the use of the majority of their own building envelopes, three of them blocking our ocean views, yet object when our proposal for usage of our building envelope is only approx. 60%.

The inside remodeling and additional square footage

of space interior to the house was deemed unproblematic by the Association, but the Association board rejected the massive decks, and the project was approved conditioned on the ocean-facing decks being removed. The undersigned also have no concerns about the effects of the additional space proposed internal to the house. The homeowners then sued, however, regarding the rejection of the decks, making a variety of claims regarding the Association’s review and alleged malfeasance. These were rejected by Judge Schmal of the Santa Cruz County Superior Court on May 7, 2024, and the homeowners were ordered to pay the costs of the Pajaro Dunes Association.

Comments:

The rejected decks were not massive. They are only 10’ from the wall towards the ocean, and just 13’ in length, i.e., smaller than many PDA decks including some of the complaining neighbors. There was no rejection of any West-facing decks, only the proposed decks. Officially in the rejection letter they are rejected primarily as unbalanced (position and size). Part of the direction by the PDA Design Review Board was that when the house design was initially approved with a flush South-facing deck, we resubmit taking their comments into consideration (unbalanced design, etc.).

By our evaluation (and many others), they were unfairly rejected because of the fear of a lawsuit threatened by Mark Chandler, coupled with personal conflict of interests of

multiple board members serving in 2023, and the voting power of undersigned for the re-election of some directors. As an example of their power to control PDA board, the undersigned hired an architect that redesigned our proposal cutting our ocean-facing additions to their liking and wrote in a letter to our architect that if we accept their design, it will be immediately approved by the board. That's why in 2023 we filed a lawsuit and submitted revised deck plans for approval, but this application got stuck in PDA process.

By our and our legal team's judgment (including a preeminent expert in Anti-SLAP law), Judge Schmal's unfounded ruling using non-applicable Anti-SLAP law would not survive the appeal that we had initiated after ruling. We believe that at that point PDA Board realized that we are determined to fight for our unquestionable rights and that we would win. We assumed that the PDA Board would not repeat the same unfair decision under unfounded objections by undersigned neighbors. As a result, we settled the lawsuit where each party covers their expenses. We then applied for our revised decks (addressing the rejection letter concerns) through the normal PDA approval process. The settlement did not obligate PDA to approve them.

The homeowners then submitted the current plan, making some aesthetic changes to the already-approved house design, but no substantive changes to the decking. They renewed the threat to litigate, and continued appeals of their prior loss. The Pajaro Dunes Association Board, we believe, faced with costs of litigation, decided to approve the decking. There was no effort by the Board in its public discussion to explain why decking that had been rejected previously after multiple hearings and discussion would now be summarily approved, and the only comments supportive of approval were regarding the house design itself, not the decking.

Comments:

Contrary to this characterization, our revised and now approved decks were smaller and by any standards balanced. Instead of having only 10'x13" decks and no decks on the most of west-facing wall we now proposed 8'x13' portion and in continuation along the west-facing wall another 6'x20' portion to balance the design. Thus, even if the 2023 rejection was just for the officially stated reasons, our modified decks resolved them by balanced and smaller protrusion from the wall.

Also, there was no renewed threat to litigate after we've settled the lawsuit. Furthermore, contrary from the stated, our latest proposal went through the standard PDA approval process and voting. All owners were allowed to comment as many did, and Board and our architect answered many questions including what the differences of this proposal are relative to the rejected decks. The Board had multiple new members, resolving some of the old conflict of interests, in our opinion, and some of them explained why they would vote for our proposal after checking our story poles (e.g. stating that our proposed decks are typical for PDA). A new board member even explained that new members do not have to have the same opinion as the prior members, and in addition, the new proposal is different from the rejected.

Contrary to the stated, our decks were approved because the design satisfies all rules, requirements, and conditions. Thus, nothing non-complying was approved to avoid “cost of litigation”.

The County and the Coastal Commission should not allow the threat of litigation to force approval of a project that had in all material respects previously been rejected by the Association, one which has a deleterious impact on the public's and the surrounding homeowners' enjoyment of the coastal environment. Please confirm your receipt of this communication and consider this a request for a public hearing to preserve the right to appeal. Most importantly, please reject this proposal. Please notify all of us of any actions taken. Thanks so much!

Comments:

There is not any threat of litigation by the owners of H115 to anybody. The recent PDA Board approval was fair and by regular process without any threat from us. Mark Chandler was the one who initially hired a lawyer and threatened PD board with litigation before Board even started reviewing our 2023 and prior designs. We and our architect obtained official request from Mark's lawyers to preserve all pertaining information. Again, by our assessment, based in part on the fears expressed by some design committee and board members, the 2023 rejection of our decks was due to threat of litigation and other concerted actions of all undersigned to preserve more of their non-entitled ocean views through our building envelope. Note that our neighbors' homes and decks which are built in their building envelopes, block our views as well. Even an architect hired by PDA Board provided a written opinion, before our 2023 proposed decks were rejected, that the proposed decks satisfied all the PDA requirements. Despite his opinion, PDA Board rejected our west-facing decks under pressure of undersigned and expectation that we will not fight for our rights, we believe.

It appears there is again a threat by the undersigned, now to the coastal commission, a threat of an appeal if our decks are approved.

It is so disingenuous that this group of owners, all having similar or bigger West-facing decks as do many other PDA owners, with big houses that cover most of their building envelopes, now pretend that our proposed decks would somehow have big coastal impact. They probably know that just recently bigger decks than decks in this application were approved by coastal commission for house 21, similarly positioned as our house (not a front row house). Our west-facing decks in question for our second-row house (~8' from the wall for ~13' decks on the second and third floor 10' from the edge of our west building envelop + a ~6' from the wall for ~20' deck on the second floor with 6'x20' deck roof; only 60sf of the new land coverage, <1% of our lot) have no unacceptable coastal impact. This is just undersigned continued effort to preserve their non-entitled views through our building envelope. It is also a continuation of delay tactic to slow our project and make it more costly as revealed by Mark Chandler to some people.

In summary, our proposed modest ocean-facing decks are well within our building envelope, satisfy all rules and requirements, and would have no unacceptable impact on anything or anybody. The proposal was approved by PDA Board via standard process and fair voting as fully complying. The single reason for this objection letter, in our

opinion, is the renewed attempt of undersigned to preserve more of their non-entitled views through our building envelope at the expense of our building rights.

Sincerely yours,

Mark Chandler, Managing Member, Daisy's Beach LLC and owner 114 Willet Circle, markchandlerwdc@gmail.com

Laurie Wingate, Managing Member, Triangle House LLC and owner 104 Willet Circle, lauriewingate@gmail.com

Tom O'Connell, Owner, 97 Cormorant Way, tomoconnell44@me.com

Douglas Brent, Owner, 128 Cormorant Way, doug_public@brents.com

John Cullen, Owner, 116 Cormorant Way, johnbcullen@comcast.net

Comments:

Note that undersigned Douglas Brent is the owner of H127 not H128. H128 and two other neighbors had no issue with rejected or approved decks. Also note that Mark and Laurie are married. Hope we noticed all "coverups".

Ana and Rade Drmanac, owners of H115

A handwritten signature in black ink, appearing to read "Ana and Rade Drmanac". The signature is written in a cursive, flowing style.

10/28/2025

10/31/2025

Comments on the design submitted for the Coastal amendment.

October 2025 H115 Project Design Summary

The PD Design Process granted a design approval as submitted for this Coastal Amendment. The approval letter is on the cover sheet of the submitted plans. The PD design process gave full opportunity to any PD property owners to review the plans, the erected story poles, send in letters, attend the meetings, and speak, as the approval process was followed.

I am attaching the View Corridor diagram which was a part of the PD Design Review process, showing the building envelopes of H115 and some of the surrounding neighbors. This current application is only for the west wall decks shown by the crosshatching on the View Corridor plan attached. All other additions have coastal approval. Note that building envelopes are staggered, and how far the proposed decks on H115 are from the west edge of the H115 building envelope (10') and the boardwalk (22').

All the designs submitted for review to PD Design were in compliance with the PD Design Rules - there was never any variance asked. Previously, the aesthetic objection to a prior design was that the ocean facing elevation (west) was unbalanced. (13' of 10' decks followed by 20' of west wall without decks) It was suggested to resubmit.

The design cutting off the decks bluntly, flush with the house - which was the design submitted and given the existing Coastal Permit - has now been improved. The approved PD design submitted has decks that break down the 3-floor flatness of that west elevation, giving it the visual relief and integration that is needed.

Thank you,
Martha Fiorovich
Architect

DATE	BY
4/20/25	MF



Martha A. Fiorovich A.I.A.
 Architect
 11 Aspen Way
 Watsonville, CA 95076
 831.212.474

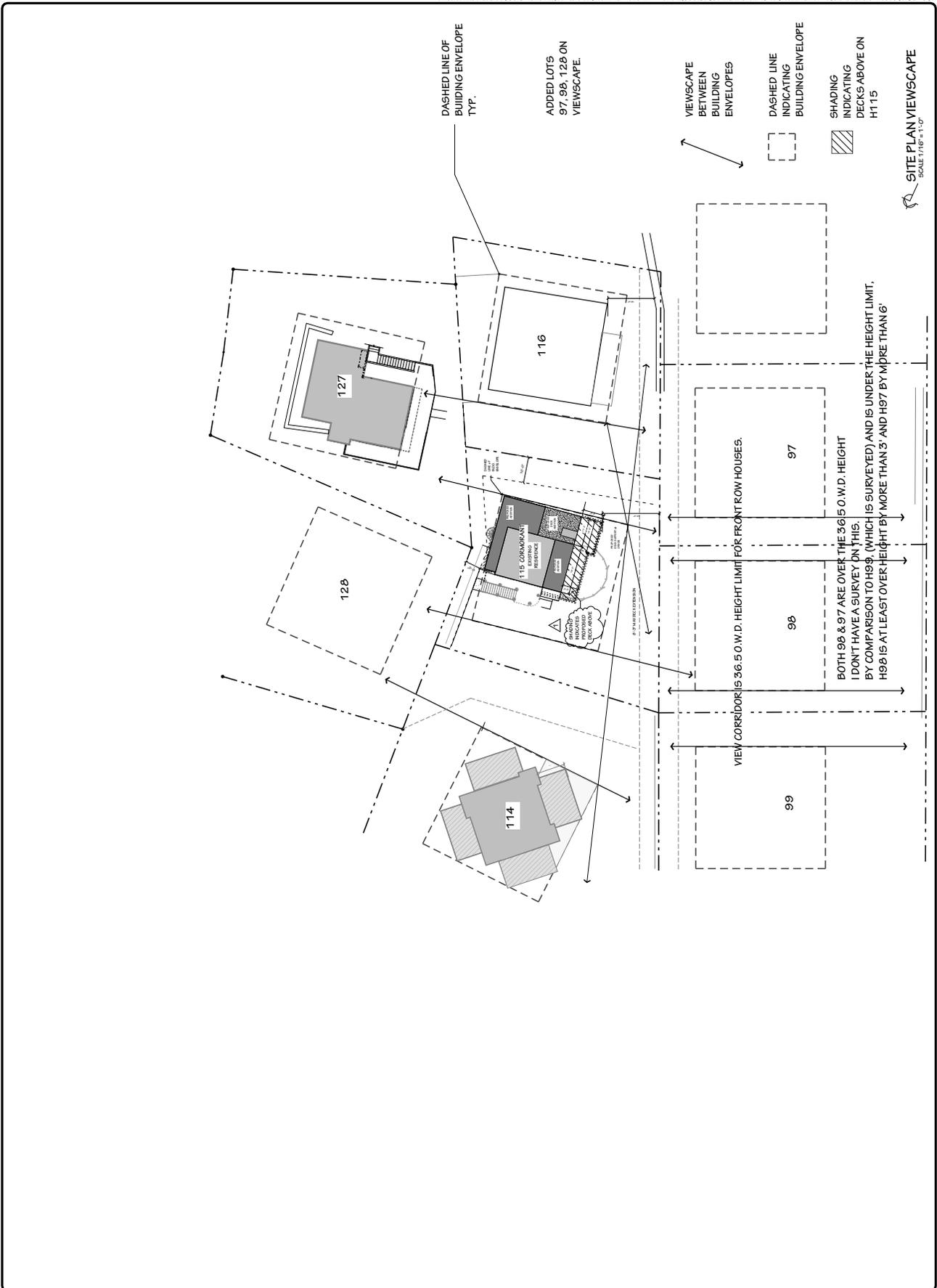
Martha A. Fiorovich A.I.A. expressly reserves the entire copyright and all other rights in these plans. These plans are to be used only for the project and site for which they are prepared. No other use, reproduction, or distribution is permitted without the written consent of Martha A. Fiorovich A.I.A.

DRMANAC RESIDENCE
 115 CORMORANT WAY
 WATSONVILLE, CA
 APN: 052-321-26

SITE PLAN VIEWSCAPE
 0'-3" MAX DECK EXTENSION

COUNTY MAP
 APRIL 20 2025
 AS NOTED

T1.2
 SHEET
 OF SHEETS







**Staff Report to the Zoning Administrator
Application 231493
(from 11/1/24 Public Hearing)**



Staff Report to the Zoning Administrator

Application Number: **231493**

Applicant: Marty Fiorovich

Owner: Drmanac

APN: 052-321-26

Site Address: 115 Cormorant Way, Watsonville

Agenda Date: November 1, 2024

Agenda Item #:

Time: After 9:00 a.m.

Project Description: Proposal to construct a 781 square foot addition to an existing three story single family dwelling with a basement.

Location: Property located at 115 Cormorant Way in Pajaro Dunes

Permits Required: Coastal Development Permit

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231493, based on the attached findings and conditions.

Project Description & Setting

The subject property is located within the single family residential portion of Pajaro Dunes, a private beachside development located in the dunes beside the mouth of the Pajaro River. Homes in this area are accessed via private boardwalks from the access roadway (Cormorant Way). The predominant vegetative cover is dune grasses and associated vegetation, and the Pacific Ocean is located to the west of the development.

The structure is located on a sloped site with multiple levels within the building footprint. The project proposal consists of a remodel of the existing residence and an addition (total of approximately 781 square feet) to create a more functional living space within the dwelling.

A Coastal Development Permit is required because the project is located on a beach dune within the appeals jurisdiction of the coastal zone.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 6,490 square feet, located in the SU (Special Use) zone district, a designation which allows residential uses when paired with a residential

General Plan land use designation. The proposed residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. The subject property is located within a portion of the Pajaro Dunes Planned Unit Development (PUD) that allows structures up to 35 feet in height; without limitation on the number of stories; and where lot coverage and Floor Area Ratio do not apply for structures built within the approved building envelopes.

Resident and guest parking is provided on Cormorant Way, below the project site, and access to the dwellings is via stairways and boardwalks within the Pajaro Dunes community.

Local Coastal Program Consistency

The proposed modifications to the existing residence are 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, with additional review and oversight by the Pajaro Dunes Homeowners Association, and the design submitted is consistent with the existing range of styles in the development. The subject property is not identified as a priority acquisition site in the County's Local Coastal Program. The project site is located between the shoreline and the first public road, with private beach access available on a boardwalk located one property to the north of the subject property, and public beach access available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review & Scenic Resources

The subject property is located within a mapped scenic beach viewshed. The proposed remodel and room addition at the existing residence complies with the requirements of the County Design Review Ordinance and General Plan/Local Coastal Program policies to protect designated scenic resources. The proposed project will retain the style, character, and general form of the existing residence that will blend with the surrounding development in Pajaro Dunes to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Biotic Resources

The project site has been evaluated in a biotic report which has been reviewed and accepted by Environmental Planning staff. The biotic report review includes conditions which are incorporated into the project proposal to ensure protection of sensitive biotic resources in the beach dune area of the subject property.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **231493**, based on the attached findings and conditions.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Biotic report review letter (REV231215)
- H. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 231493
Assessor Parcel Number: 052-321-26
Project Location: 115 Cormorant Way, Watsonville

Project Description: Proposal to remodel and construct additions to an existing single family dwelling.

Person or Agency Proposing Project: Marty Fiorovich

Contact Phone Number: 831-212-2474

- 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:

Construction of a residential addition in an area designated for residential uses.

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



Randall Adams, Project Planner

Date: 11/1/24

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 SU (Special Use), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low 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 surrounding neighborhood in terms of architectural style; the colors will be natural in appearance and complementary to the site; and the building will not increase in visual bulk, mass, or height.

- (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 available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road.

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the SU (Special Use) 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 are reviewed by the Pajaro Dunes Homeowners Association, and the design submitted is consistent with the existing range of styles in the 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 the project site is located between the shoreline and the first public road, with public beach access available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road. Consequently, the proposed project will not interfere with public

Application #: 231493
APN: 052-321-26
Owner: Drmanac

access to the beach, ocean, or other 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.

- (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 modifications to the existing residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district and residential General Plan land use designation, as the primary use of the property will be one residence that meets complies with the site standards and requirements for the Pajaro Dunes Planned Unit Development.

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

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

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. Conditions of approval of the accepted biotic report are included in the project plans; thus a CEQA exemption is appropriate.

- (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 project consists of modifications to an existing residence.

The expected level of traffic generated by the proposed project is anticipated to remain at only one peak trip per day (1 peak trip per dwelling unit). The project will not overload utilities or adversely impact existing roads or intersections in the surrounding area.

- (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. The design of the proposed project has been evaluated and accepted by the Pajaro Dunes Homeowners Association.

- (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

- (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.

- (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 design of the proposed project has been evaluated and accepted by the Pajaro Dunes Homeowners Association to ensure an appropriate scale and type of design within the surrounding community and natural landscape.

Conditions of Approval

Exhibit D: Project plans, prepared by Martha A. Fiorovich A.I.A., revised 1/28/24.

- I. This permit authorizes the remodel and construction of additions to a single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.
 4. 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 35 feet.

5. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
6. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
 - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 1. All requirements of the approved Biotic Report Review (REV231215) shall be met.
- D. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).
- E. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per new square foot for single family dwellings.
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for new single family dwellings.
- H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling between 2,001 and 2,500 square feet is \$3 per new square foot.

- I. 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 requirements of the approved Biotic Report Review (REV231215) shall be installed/implemented.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
 - 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 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.

Conditions of Approval – Biotic Report Review (REV231215)

In order to conduct development activities on APN 052-321-26, the Conditions of Approval I through XI below shall be adhered to. These Conditions shall be incorporated into all phases of development for this project (231493) and shall also apply to all future development activities proposed on the property.

Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species.

Environmental Planning Staff shall review all future development plans and building permit applications to ensure conformance with the Conditions below.

General Conditions

- I. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:
 - A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active.
 - B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
 - C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky.
- II. All temporary and permanent disturbance associated with the project shall be shown on the final project plans as the ‘development footprint’. The development footprint shall be delineated on the final project plans with a thick bold solid line and must encompass all grading, buildings, retaining walls, utilities, landscaping, patios, vegetation removal, access routes, and deposition of refuse or debris associated with the project.
 - A. All areas outside of the development footprint shall be labeled on the development plans as sensitive habitat and fenced for avoidance during construction.
 - B. Within the development footprint, the area of permanent disturbance shall be clearly labeled and the final square footage of this area included on the plans.
- III. To compensate for impacts to Coastal Dune habitat, and habitat for special-status species, and to comply with the Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), the following shall be adhered to:
 - A. The project shall compensate for permanent impacts to dune habitat through native dune habitat restoration on site at a 3:1 ratio of restoration to permanent impacts.

Final permanent impact numbers and required area of compensatory restoration shall be verified during Environmental Planning Review of the building plans.

- B. All temporarily impacted areas must be restored at a 1:1 ratio.
- C. Habitat enhancement and/or restoration activities (i.e. removal and ongoing management of invasive species) commensurate with the proposed development shall occur on the remainder of the parcel.

Prior to Issuance of the Building Permit

- IV. A Habitat Restoration Plan prepared by a qualified biologist or restoration professional shall be included with the building permit application for review and approval by Environmental Planning Staff.

The Restoration Plan shall be focused on restoring the native plant structure and species composition of local Coastal Dune habitat on the subject parcel and must include the following minimum elements:

- A. A map of all designated restoration areas on the parcel including locations where temporary disturbance and re-establishment of native habitat shall occur and locations designated for restoration or establishment of native habitat intended to compensate for permanently impacted sensitive habitats at 3:1 ratio. This map shall delineate and label all restored areas as "Protected Habitat Area".
- B. A planting plan with species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native habitat while maximizing plant health and survivability of individual plants.
- C. Plan for removal of non-native species and a management strategy to control re-establishment of invasive non-native species on the entire parcel to help prevent the spread and continued encroachment of invasive species.
- D. Methods for establishment of local Coastal Dune habitat including specific restoration treatments to promote natural re-establishment of native species and active planting.
- E. Information regarding any seed collection and transplantation strategies that might be utilized for establishment or re-establishment of plant species.
- F. Information regarding the methods of irrigation for restoration plantings.
- G. Information regarding the placement and location of permanent protective signs used to delineate Protected Habitat Areas in the field.
- H. The Habitat Restoration Plan shall include a 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for

evaluating success.

- V. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us by December 31 of each monitoring year.
- VI. In addition to the required 5-year annual monitoring and reporting, a 10-year monitoring report shall be prepared and submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us outlining the continued implementation and results of annual Coastal Dune Scrub Management over the 10-year period.
- VII. Any seed mix used for erosion control purposes on exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.
- VIII. The designated restoration areas on the parcel shall be preserved as Protected Habitat Areas through recording of a Declaration of Restriction on the parcel. The Declaration of Restriction shall be finalized and recorded as part of the Environmental Planning review of the final project plans. Once all reviewing agencies have reviewed and accepted the permit application, the Declaration of Biotic Restriction will be emailed to the owner with instructions. The Declaration of Restriction shall include the following:
 - A. Identification of a “Protected Habitat Areas” where development shall not occur in the future.
 - B. Specific management strategies to ensure that the Protected Habitat Areas are properly managed to maintain quality native dune habitat.
 - C. Specific restrictions regarding activities that are not allowed within the Protected Habitat Areas in the future.
- IX. Proof of recordation of the final Declaration of Restriction shall be required prior to issuance of the building permit.

Construction Conditions

- X. To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to:
 - A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
 - B. Recommended Avoidance and Minimization measures BIO-1 through BIO-7 and BIO -9 through BIO-12 of the attached Biotic Report dated May 20, 2024 prepared

by Biotic Resources Group and Bryan Mori Biological Consulting Services shall be adhered to.

- C. Every individual working on the Project must attend biological awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time (see also BIO-4).
- D. Within 30 days prior to commencement of construction, the location and boundaries of existing special-status plant species identified on the property shall be re-confirmed by a qualified biologist. High visibility construction fencing and/or other protective measures shall be installed around these plants as indicated in Condition 7 below.
 - 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition 10 below.
- E. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas (see also BIO-1 & BIO-9).
 - 1. Intact native dune plants on the parcel shall be protected as sensitive habitat and avoided during construction to the maximum extent possible.
 - 2. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
 - 3. Special-status plants located near or within the project impact area shall be identified and protected with high visibility fencing or flagging and through installation of any other protective barriers (such as silt fencing) identified as necessary by the biologist in the field.
 - 4. The fencing/flagging shall be inspected and maintained daily until project completion.
- F. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. All sightings of special-status species shall be reported to the County Environmental Coordinator

and submitted to the CNDDDB.

- G. To avoid impacts to nesting birds, the following shall be adhered to (See also BIO-10 through BIO-12):
1. Schedule construction during the non-nesting season (September 1st-February 1st) if possible. If commencement of project activity begins outside of the February 1st to August 31st nesting season, there will be no need to conduct a preconstruction survey for active nests.
 2. If project activities are to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds, 250 feet for birds of prey.
 3. If no active bird nest is found, then no further avoidance and minimization measures are necessary.
 4. If active nest(s) are found within the survey area the County Environmental Coordinator shall be notified immediately. The biologist shall establish an avoidance buffer that will provide adequate protection specific to the species, will monitor the nest as needed, and advise the applicant and the County when all young have fledged the nest. Commencement of work may begin only after fledging is complete.
 5. If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to the County Environmental Coordinator for review and approval prior to removal of vegetation, use of heavy equipment, or other construction activities.
 6. If construction activity stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.

XI. Prior to final building inspection the following shall occur:

- A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration Plan and placement of protective signs around the Protected Habitat Areas shall be inspected and approved by Environmental Planning staff.

A copy of this biotic approval, including all attachments, should be submitted with any future permit applications.

DRMANAC RESIDENCE

115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

REVISIONS	BY
1	MF
2/28/2024	



Martha A. Fiorovich A.I.A.
Architect
11 Aspen Way
Watsonville, CA 95076
831-212-2474
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DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

TITLE SHEET: PLOT PLAN, DATA
VICINITY MAP

DRAWN	MF
DATE	OCT 2023
SCALE	AS NOTED
SHEET	T1.0
OF SHEETS	

FIRE NOTES

- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODE (2019 EDITION) AND AS AMENDED AUTHORITY HAVING JURISDICTION.
- OCCUPANCY CLASSIFICATION IS R-3 AND CONSTRUCTION TYPE VB AS NOTED ON PROJECT DATA.
- THE ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED. A CHIMNEY MUST HAVE AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY, WIRE MESH NOT TO EXCEED 1/4".
- A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS SHORTER. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
- A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION.
- JOB COPIES OF THE BUILDING PERMITS MUST BE ON SITE DURING INSPECTIONS.
- AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES, AND ORDINANCES.
- FIRE HYDRANT: MIN. 1000 GAL. FIRE FLOW.
- WHEN A FIRE ALARM SYSTEM IS PROPOSED IN LIEU OF 1 1/2 V-BATTERY BACKUP SMOKE DETECTORS, A SEPARATE FIRE ALARM AND FEE IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THREE SETS OF THE FIRE ALARM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO COMMENCING WORK.
- SEE FLOOR PLANS FOR SMOKE ALARM LOCATIONS: SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS AND APPROVED BY THE FIRE AGENCY AS A MINIMUM REQUIREMENT:
ONE ALARM ADJ. TO EA. SLEEPING AREA (HALL, FOYER, BALCONY, OR ETC.)
ONE ALARM IN EA. SLEEPING ROOM.
ONE AT THE TOP OF EACH STAIRWAY OF 24" OR GREATER AND IN AN ACCESSIBLE LOCATION BY A LADDER.
THERE MUST BE AT LEAST ONE SMOKE ALARM ON EA. FLOOR REGARDLESS OF AREA USAGE. THERE MUST BE A MINIMUM OF ONE SMOKE ALARM IN EVERY BASEMENT AREA.
- CARBON MONOXIDE ALARMS TO BE INSTALLED ACCORDING TO THE FOLLOWING LOCATIONS AND APPROVED BY THE FIRE AGENCY AS A MINIMUM REQUIREMENT:
ONE ALARM ADJACENT TO EA. SLEEPING AREA (HALL, FOYER, BALCONY, OR ETC.)
ONE AT THE TOP OF EA. STAIRWAY OF 24" RISE OR GREATER AND IN AN ACCESSIBLE LOCATION BY A LADDER.
THERE MUST BE AT LEAST ONE CARBON MONOXIDE ALARM ON EA. FLOOR REGARDLESS OF AREA USAGE.

PROJECT DATA		PARAJO DUNES PLANNED UNIT DEVELOPMENT		PROJECT DIRECTORY	
APN NUMBER:	052-321-26	WATER DISTRICT:	FV-WAT-A	BUILDING ENVELOPE:	50 x 50 RECORDED
LOT SIZE:	6490 SQ.FT.	SRA:	LOW	NO GRADING:	CUT <30 CU.YDS
OWNER/PROJECT ADDRESS:	DRMANAC RESIDENCE 115 CORMORANT WAY WATSONVILLE, CA 95076	CONSTRUCTION TYPE:	TYPE VB, NOT SPRINKERED.	HEIGHT LIMIT:	35' OFF GRADE
ZONING:	SU, PUD	NUMBER OF STORIES:	(E) THREE STORY RESIDENCE		
GENERAL PLAN:	R-UL Urban Low Residential SCENIC	CURRENT USE:	SINGLE FAMILY RESIDENCE		
COASTAL:	YES, Not Exclusion Zone Coastal Zone Appeal Jurisdiction	PROPOSED USE:	SINGLE FAMILY RESIDENCE WITH TWO & THIRD STORY ADDITION & REMODEL		
FLOODPLAIN:	VE PER FEMA AND NAVD 88, VE BFE IS 22'			DECKS: FIRST FLOOR FRONT DECK: 162 SQ.FT. SECOND FLOOR REAR ROOF DECK: 90 SQ.FT. FRONT DECK: 169 SQ.FT. 169 SQ.FT.	
OCCUPANCY GROUP:	R-3	HEATED:	EXISTING	THIRD FLOOR ROOF DECK: 313 SQ.FT.	
OUTSIDE USL:	PAJARO DUNES IS OUTSIDE THE USL.	EXISTING HEATED:	1625 SQ.FT.		
SANITATION:	SEWER	PROPOSED ADDITION:	781 SQ.FT.		
		TOTAL:	2406 SQ.FT.		

OWNERS: ANA & RADA DRMANAC
115 CORMORANT WAY
WATSONVILLE, CA

ARCHITECT: MARTHA FIOROVICH
11 ASPEN WAY
WATSONVILLE, CA 95076
(831) 212-2474

LAND SURVEYOR: HANNAGAN LAND SURVEYING
305-C SOQUEL AVE
SANTA CRUZ, CA 95062
(831) 469-3428

GEOTECHNICAL ENGINEER: ROCK SOLID ENGINEERING, INC.
1100 MAIN STREET, SUITE A
WATSONVILLE, CA 95076
(831) 724-5868

PROFESSIONAL ENGINEER: ROBERT PATTERSON, P.E.
17955 BERKELEY RD
SALINAS, CA 93907
(831) 235-2253

BIOLOGIST: KATHLEEN LYONS
BIOTIC RESOURCES GROUP
2511 S. RODEO GULCH RD. #12
SOQUEL, CA 95076
(831) 476-4803

SHEET INDEX

T1.0	TITLE SHEET, VICINITY MAP, PARCEL MAP, PLOT MAP, PROJECT DATA
SU-1	SURVEY MAP
T1.1	SITE PLAN W/PROPOSED ADDITION
T1.2	SITE DRAINAGE & DUNE PROTECTION STORMWATER MAINTENANCE AND SCHEDULE
A1.0	EXISTING FIRST FLOOR PLANS
A1.1	EXISTING EXTERIOR ELEVATIONS
A1.2	EXISTING EXTERIOR ELEVATIONS
A1.3	EXISTING SECTIONS
A2.0	REMODELED FLOOR PLANS
A2.1	REMODELED FLOOR PLANS
A2.1a	SCHEDULES
A2.2	REMODELED EXTERIOR ELEVATIONS - EXTERIOR MATERIALS
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A3.0	FOUNDATION PLAN & DETAILS
A3.1	FRAMING PLANS: BASEMENT & FIRST FLOOR FRAMING PLANS
A3.2	FRAMING PLANS: SECOND FLOOR & ROOF FRAMING PLANS
A3.3	STRUCTURAL SECTIONS
A3.4	WALL ELEVATIONS: FRONT (NORTH) REAR (SOUTH)
A3.5	WALL ELEVATIONS: RIGHT (WEST) LEFT (EAST)
A3.6	SHEAR PLANS
A3.7	SHEAR PLANS

APPROVAL LETTER

 **PAJARO DUNES ASSOCIATION**

3/21/23 House 115 - Preliminary Approval of Plans

Rada and Ana Drmanac
27635 Red Rock Road
Los Altos Hills, CA 94022

Dear Rada and Ana Drmanac:

The Pajaro Dunes Association Design Committee (PDADC) has granted preliminary approval of your design submission (dated January 2023 and noted as revision #4) that was presented at their March 14th, 2023 meeting. This plan presents a deck that is flush with the proposed building on the ocean side.

After obtaining permits from Santa Cruz County please return to the PDADC for final approval and include any modifications to the present plans and final materials and colors selections.

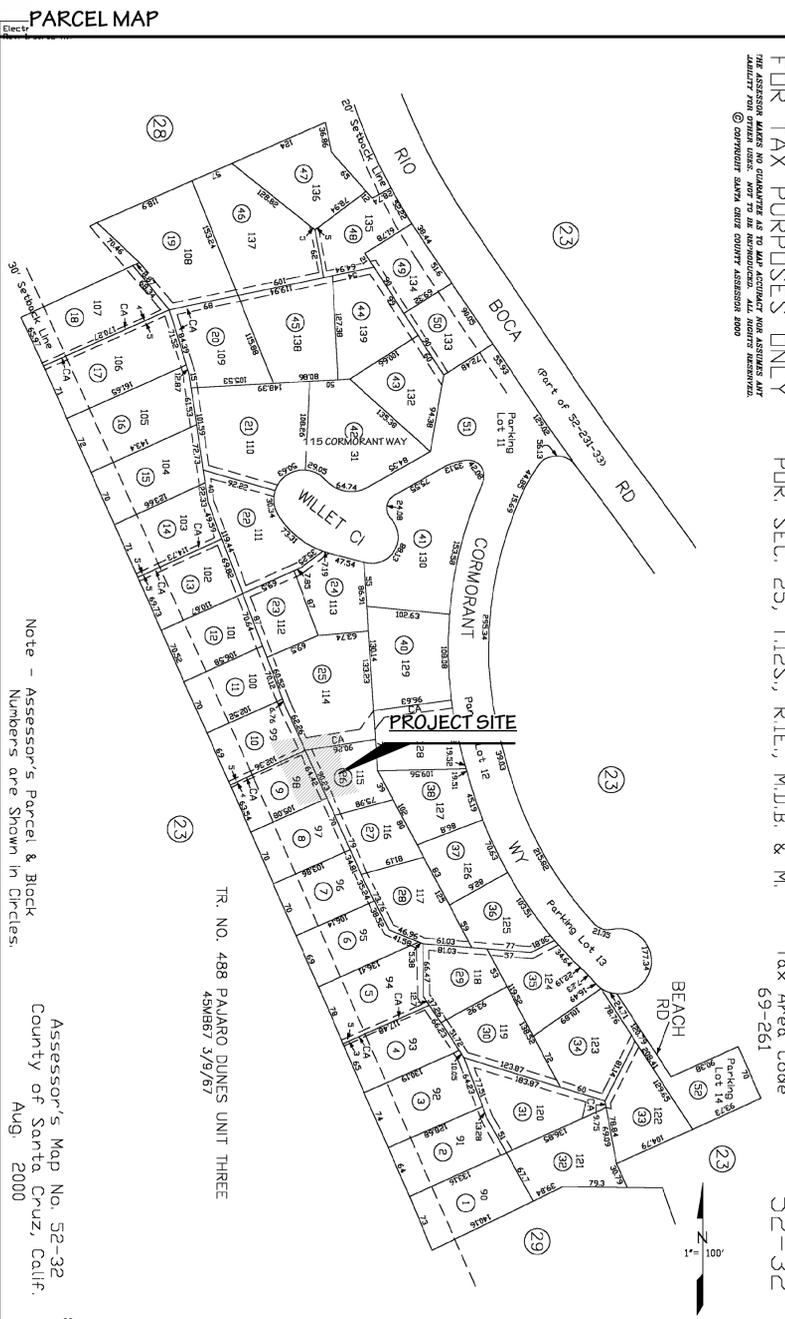
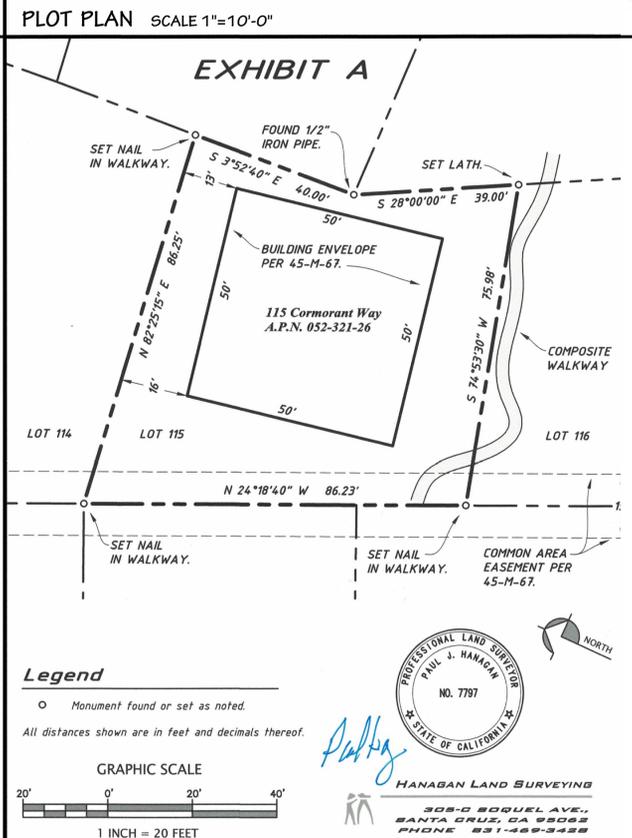
The Design Committee reviews the design and aesthetics of submitted plans. Permitting, engineering and other hazard mitigations are the responsibility of the homeowner. We thank you for working with us through this process and hope that you enjoy the updates to your home.

Sincerely,

FOR THE DESIGN COMMITTEE:


Sarah Mansergh
Secretary
Pajaro Dunes Association Design Committee
dc.pajarodunes@gmail.com
831-818-9253

2661 BEACH ROAD BLDG 1, WATSONVILLE, CA 95076 * 831 761-7744 FAX 831 728-0235
gatehouse.pajarodunes@gmail.com



PROJECT DESCRIPTION

TWO STORY ADDITION AND REMODEL TO EXISTING THREE STORY RESIDENCE. ADDITION INCLUDES 2 ROOMS AND DECKS. RELOCATE & REFRAME ENTRY STAIRS TO CURRENT CODE AND CONFIGURATION. ADDITION TO EXISTING SECOND & THIRD LEVEL ROOMS.

NOTES

NO GRADING IS PROPOSED, WITH LESS THAN 30 CU.YDS OF SAND REMOVAL and/or REDISTRIBUTED EXISTING GRADES AND PLANTING TO REMAIN, PROTECTED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AND PER BIOTIC REPORT.

CODE COMPLIANCE:
JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST BE ON SITE DURING ALL INSPECTIONS.

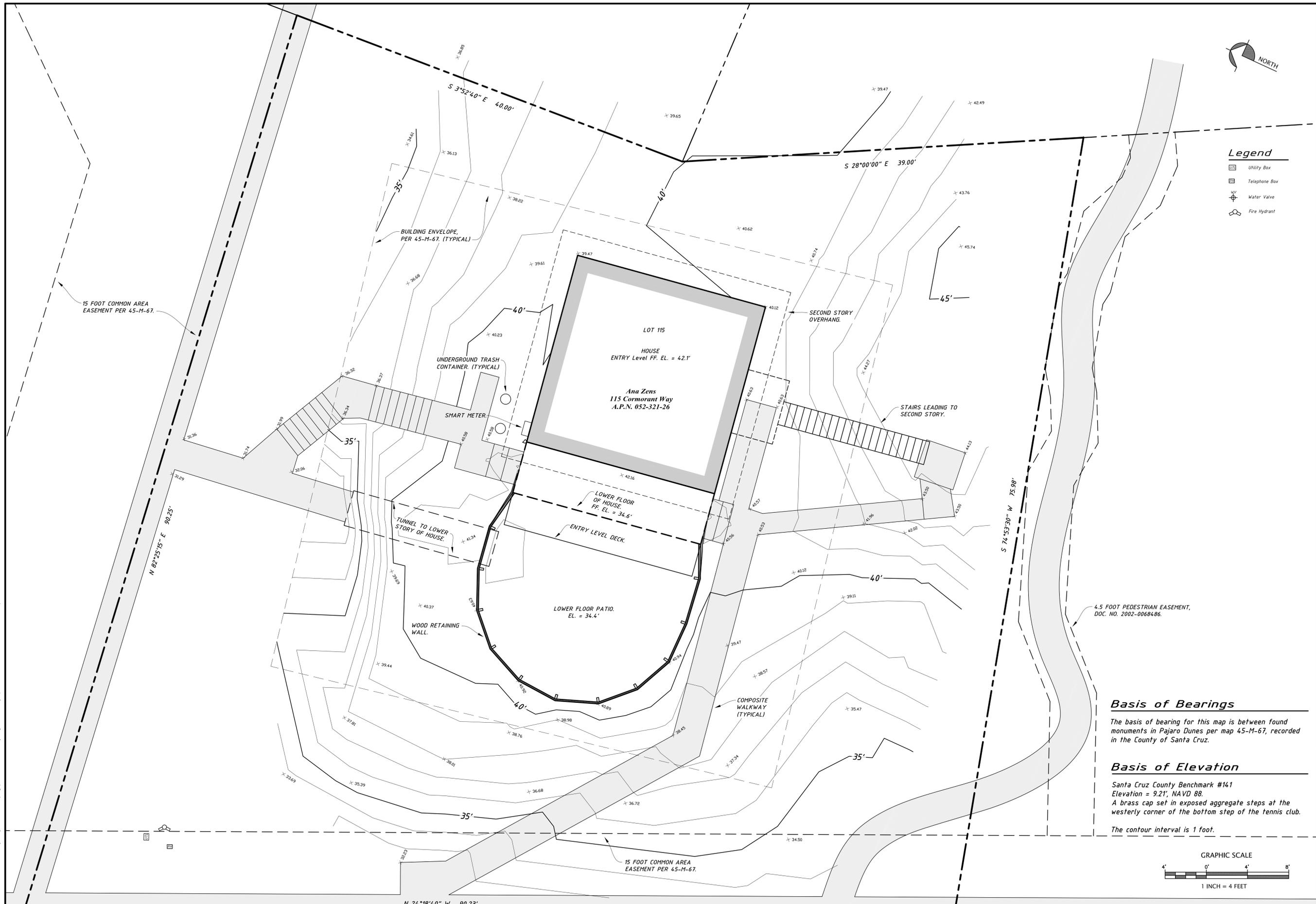
AND ALL CURRENT LOCAL ORDINANCES AND DISTRICT AMENDMENTS per the COUNTY OF SANTA CRUZ

ALL (N) CONSTRUCTION TO CONFORM WITH:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CAL GREEN BUILDING STANDARDS
2022 CAL ENERGY CODE.
AND ALL CURRENT LOCAL ORDINANCES AND DISTRICT AMENDMENTS.



NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

Disclaimer:
 The electronic data and paper data set forth on this sheet is the property of Hanagan Land Surveying, Inc. and is to be used only for the project and site shown on this sheet. Any reproduction, alteration, or use without the consent of Hanagan Land Surveying, Inc. is prohibited. Contacting the Surveyor at 408-248-3336, or by email at paul@hanaganland.com, will result in the surveyor's liability to the surveyor.
 S:\PROJECTS\2020\20110_115_Cormorant_Way_Pajaro_Dunes\dwg\115_Cormorant_Way.dwg, Plotted By: paul, Plotted: Mar 30, 2022 - 3:56pm

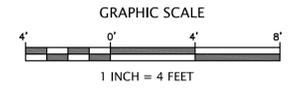


- Legend**
- Utility Box
 - Telephone Box
 - Water Valve
 - Fire Hydrant



Basis of Bearings
 The basis of bearing for this map is between found monuments in Pajaro Dunes per map 45-M-67, recorded in the County of Santa Cruz.

Basis of Elevation
 Santa Cruz County Benchmark #141
 Elevation = 9.21', NAVD 88.
 A brass cap set in exposed aggregate steps at the westerly corner of the bottom step of the tennis club.
 The contour interval is 1 foot.



REVISION
 APPROVED
Paul Hanagan
 Paul Hanagan LS 7797

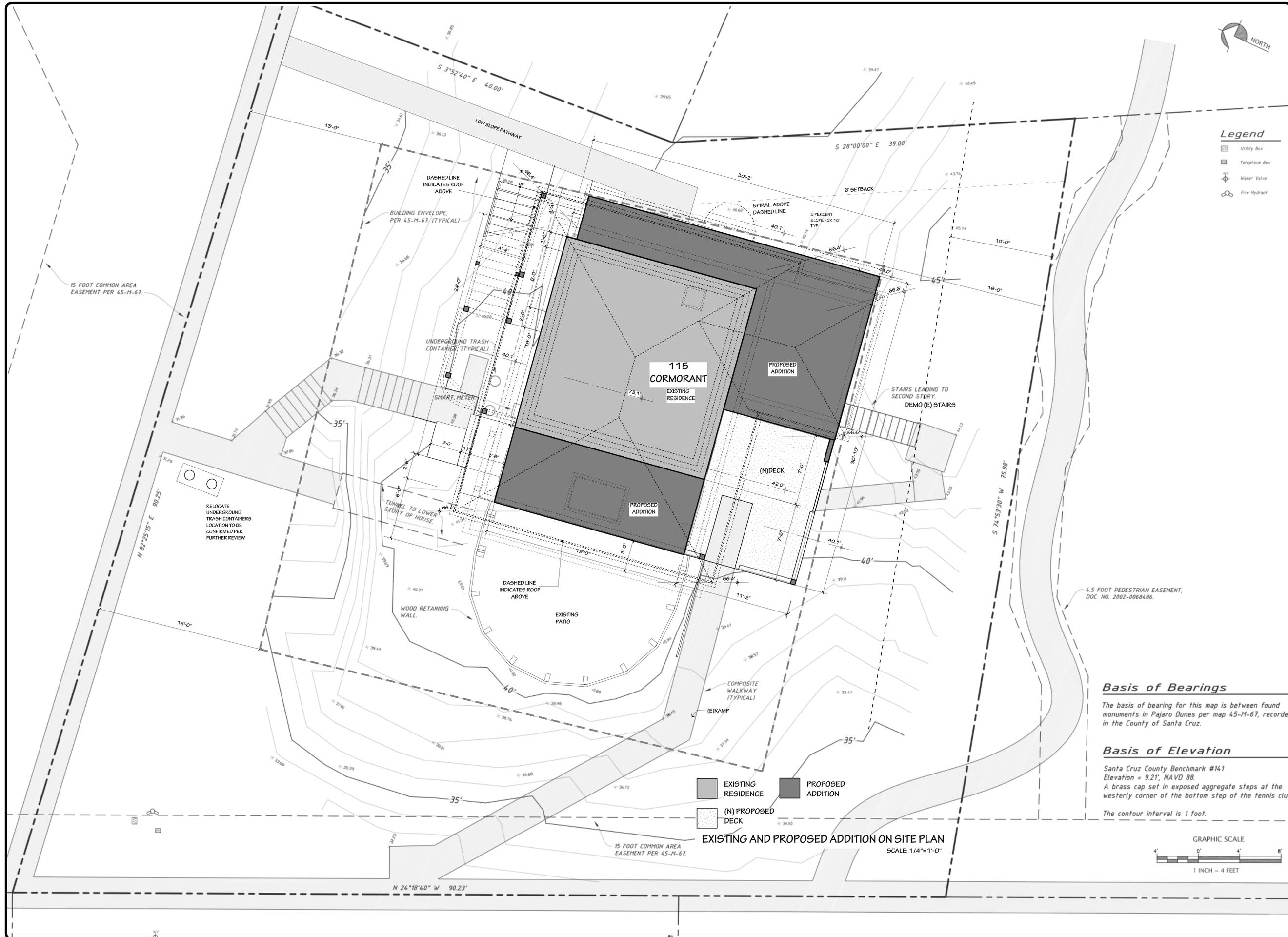
HANAGAN LAND SURVEYING
 905-C SOQUEL AVE.,
 SANTA CRUZ, CA 95062
 PHONE (831) 469-9428

Topographic Map, The Lands Of:
Ana Zens
 115 Cormorant Way, Watsonville, CA 95076

Santa Cruz County
 A.P.N. 052-321-26
 DATE 1-8-2021
 SCALE 1" = 4'

DESIGN
 DRAWN J. Hanagan

SHEET
SU-1
 OF 1 SHEETS
 20110
 JOB NO.



REVISIONS	BY



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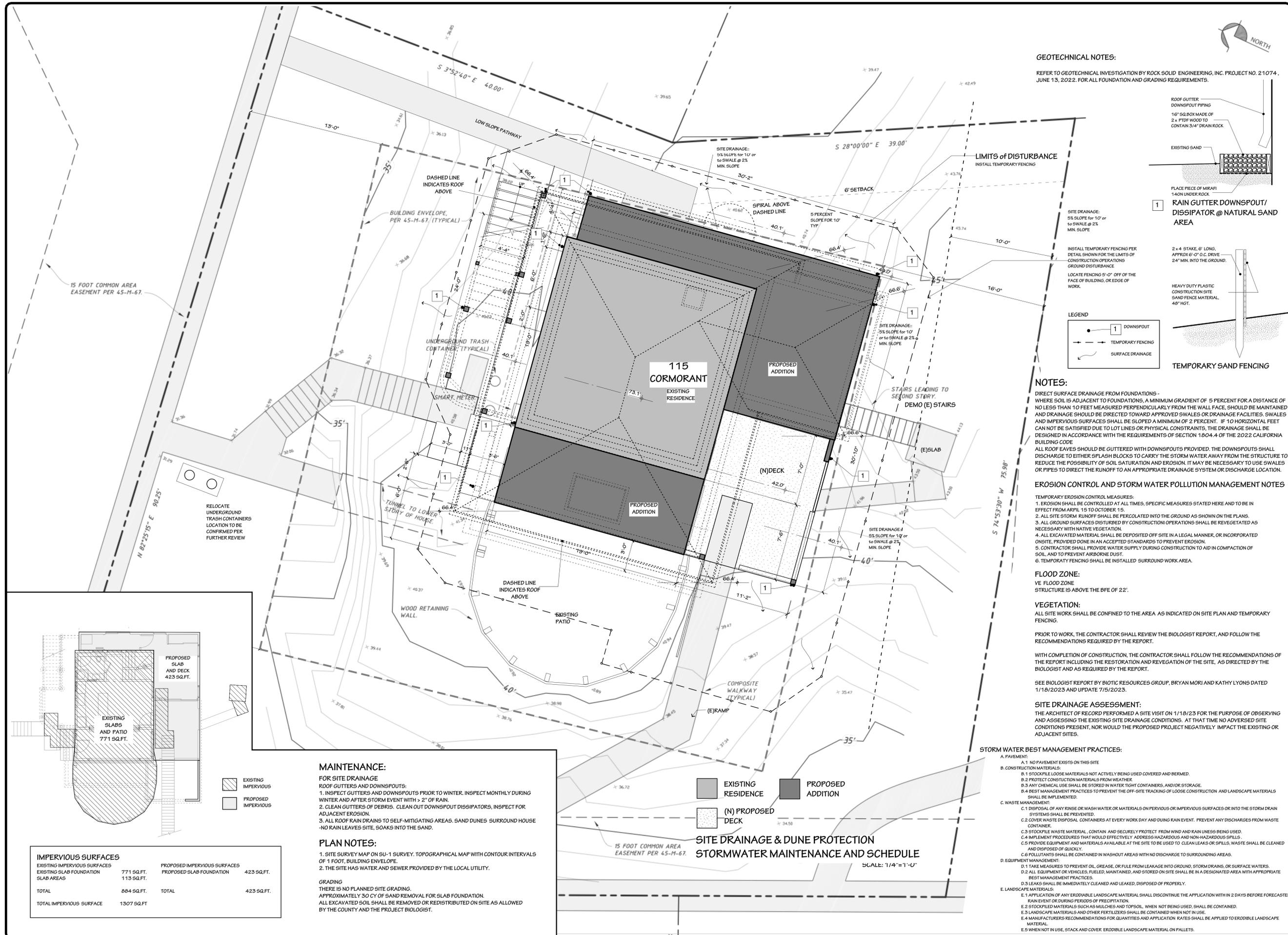
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WATSONVILLE, CA
APN: 052-321-26

EXISTING AND PROPOSED
ADDITION ON SITE PLAN

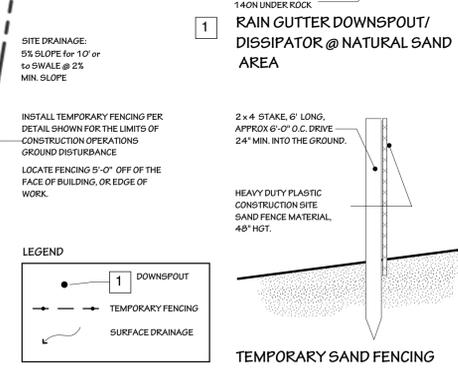
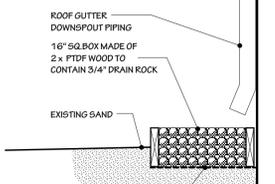
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T1.1
OF SHEETS

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GEOTECHNICAL NOTES:
 REFER TO GEOTECHNICAL INVESTIGATION BY ROCK SOLID ENGINEERING, INC. PROJECT NO. 21074, JUNE 13, 2022. FOR ALL FOUNDATION AND GRADING REQUIREMENTS.



NOTES:
 DIRECT SURFACE DRAINAGE FROM FOUNDATIONS - WHERE SOIL IS ADJACENT TO FOUNDATIONS, A MINIMUM GRADIENT OF 5 PERCENT FOR A DISTANCE OF NO LESS THAN 10 FEET MEASURED PERPENDICULARLY FROM THE WALL FACE, SHOULD BE MAINTAINED AND DRAINAGE SHOULD BE DIRECTED TOWARD APPROVED SWALES OR DRAINAGE FACILITIES. SWALES AND IMPERVIOUS SURFACES SHALL BE SLOPED A MINIMUM OF 2 PERCENT. IF 10 HORIZONTAL FEET CAN NOT BE SATISFIED DUE TO LOT LINES OR PHYSICAL CONSTRAINTS, THE DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1804.4 OF THE 2022 CALIFORNIA BUILDING CODE
 ALL ROOF LEAVES SHOULD BE GUTTERED WITH DOWNSPOUTS PROVIDED. THE DOWNSPOUTS SHALL DISCHARGE TO EITHER SPLASH BLOCKS TO CARRY THE STORM WATER AWAY FROM THE STRUCTURE TO REDUCE THE POSSIBILITY OF SOIL SATURATION AND EROSION. IT MAY BE NECESSARY TO USE SWALES OR PIPES TO DIRECT THE RUNOFF TO AN APPROPRIATE DRAINAGE SYSTEM OR DISCHARGE LOCATION.

EROSION CONTROL AND STORM WATER POLLUTION MANAGEMENT NOTES
 TEMPORARY EROSION CONTROL MEASURES:
 1. EROSION SHALL BE CONTROLLED AT ALL TIMES, SPECIFIC MEASURES STATED HERE AND TO BE IN EFFECT FROM APRIL 15 TO OCTOBER 15.
 2. ALL SITE STORM RUNOFF SHALL BE PERCOLATED INTO THE GROUND AS SHOWN ON THE PLANS.
 3. ALL GROUND SURFACES DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REVEGETATED AS NECESSARY WITH NATIVE VEGETATION.
 4. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED OFF SITE IN A LEGAL MANNER, OR INCORPORATED ON-SITE, PROVIDED DONE IN AN ACCEPTED STANDARDS TO PREVENT EROSION.
 5. CONTRACTOR SHALL PROVIDE WATER SUPPLY DURING CONSTRUCTION TO AID IN COMPACTION OF SOIL, AND TO PREVENT AIRBORNE DUST.
 6. TEMPORARY FENCING SHALL BE INSTALLED SURROUND WORK AREA.

FLOOD ZONE:
 VE FLOOD ZONE
 STRUCTURE IS ABOVE THE BFE OF 2'.

VEGETATION:
 ALL SITE WORK SHALL BE CONFINED TO THE AREA AS INDICATED ON SITE PLAN AND TEMPORARY FENCING.

PRIOR TO WORK, THE CONTRACTOR SHALL REVIEW THE BIOLOGIST REPORT, AND FOLLOW THE RECOMMENDATIONS REQUIRED BY THE REPORT.
 WITH COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE REPORT INCLUDING THE RESTORATION AND REVEGETATION OF THE SITE, AS DIRECTED BY THE BIOLOGIST AND AS REQUIRED BY THE REPORT.

SEE BIOLOGIST REPORT BY BIOTIC RESOURCES GROUP, BRYAN MORI AND KATHY LYONS DATED 1/18/2023 AND UPDATE 7/5/2023.

SITE DRAINAGE ASSESSMENT:
 THE ARCHITECT OF RECORD PERFORMED A SITE VISIT ON 1/18/23 FOR THE PURPOSE OF OBSERVING AND ASSESSING THE EXISTING SITE DRAINAGE CONDITIONS. AT THAT TIME NO ADVERSE SITE CONDITIONS WERE OBSERVED, NOR WOULD THE PROPOSED PROJECT NEGATIVELY IMPACT THE EXISTING OR ADJACENT SITES.

STORM WATER BEST MANAGEMENT PRACTICES:
 A. PAVEMENT:
 A.1 NO PAVEMENT EXISTS ON THIS SITE
 B. CONSTRUCTION MATERIALS:
 B.1 STOCKPILE LOOSE MATERIALS NOT ACTIVELY BEING USED COVERED AND BERMED.
 B.2 PROTECT CONSTRUCTION MATERIALS FROM WEATHER
 B.3 ANY CHEMICAL USE SHALL BE STORED IN WATER TIGHT CONTAINERS, AND/OR STORAGE.
 B.4 BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
 C. WASTE MANAGEMENT:
 C.1 DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON PERVIOUS OR IMPERVIOUS SURFACES OR INTO THE STORM DRAIN SYSTEMS SHALL BE PREVENTED.
 C.2 COVER WASTE DISPOSAL CONTAINERS AT EVERY WORK DAY AND DURING RAIN EVENT. PREVENT ANY DISCHARGES FROM WASTE CONTAINER.
 C.3 STOCKPILE WASTE MATERIAL, CONTAIN AND SECURELY PROTECT FROM WIND AND RAIN NECESSARY BEING USED.
 C.4 IMPLEMENT PROCEDURES THAT WOULD EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS.
 C.5 PROVIDE EQUIPMENT AND MATERIALS AVAILABLE AT THE SITE TO BE USED TO CLEAN LEAKS OR SPILLS, WASTE SHALL BE CLEANED AND DISPOSED OF QUICKLY.
 C.6 POLLUTANTS SHALL BE CONTAINED IN WASHOUT AREAS WITH NO DISCHARGE TO SURROUNDING AREAS.
 D. EQUIPMENT MANAGEMENT:
 D.1 TAKE MEASURES TO PREVENT OIL, GREASE, OR FUEL FROM LEAKAGE INTO GROUND, STORM DRAINS, OR SURFACE WATERS.
 D.2 ALL EQUIPMENT OR VEHICLES, FUELED, MAINTAINED, AND STORED ON SITE SHALL BE IN A DESIGNATED AREA WITH APPROPRIATE BEST MANAGEMENT PRACTICES.
 D.3 LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED, DISPOSED OF PROPERLY.
 E. LANDSCAPE MATERIALS:
 E.1 APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL SHALL DISCONTINUE THE APPLICATION WITH IN 2 DAYS BEFORE FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
 E.2 STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL, WHEN NOT BEING USED, SHALL BE CONTAINED.
 E.3 LANDSCAPE MATERIALS AND OTHER FERTILIZERS SHALL BE CONTAINED WHEN NOT IN USE.
 E.4 MANUFACTURERS RECOMMENDATIONS FOR QUANTITIES AND APPLICATION RATES SHALL BE APPLIED TO ERODIBLE LANDSCAPE MATERIAL.
 E.5 WHEN NOT IN USE, STACK AND COVER ERODIBLE LANDSCAPE MATERIAL ON PALLETS.

MAINTENANCE:
FOR SITE DRAINAGE
 ROOF GUTTERS AND DOWNSPOUTS:
 1. INSPECT GUTTERS AND DOWNSPOUTS PRIOR TO WINTER. INSPECT MONTHLY DURING WINTER AND AFTER STORM EVENT WITH > 2" OF RAIN.
 2. CLEAN GUTTERS OF DEBRIS. CLEAN OUT DOWNSPOUT DISSIPATORS, INSPECT FOR ADJACENT EROSION.
 3. ALL ROOF RAIN DRAINS TO SELF-MITIGATING AREAS. SAND DUNES SURROUND HOUSE - NO RAIN LEAVES SITE, SOAKS INTO THE SAND.

PLAN NOTES:
 1. SITE SURVEY MAP ON SJ-1 SURVEY, TOPOGRAPHICAL MAP WITH CONTOUR INTERVALS OF 1 FOOT, BUILDING ENVELOPE.
 2. THE SITE HAS WATER AND SEWER PROVIDED BY THE LOCAL UTILITY.
GRADING
 THERE IS NO PLANNED SITE GRADING.
 APPROXIMATELY 30 CY OF SAND REMOVAL FOR SLAB FOUNDATION.
 ALL EXCAVATED SOIL SHALL BE REMOVED OR REDISTRIBUTED ON SITE AS ALLOWED BY THE COUNTY AND THE PROJECT BIOLOGIST.

IMPERVIOUS SURFACES		PROPOSED IMPERVIOUS SURFACES	
EXISTING IMPERVIOUS SURFACES	771 SQ.FT.	PROPOSED IMPERVIOUS SURFACES	423 SQ.FT.
EXISTING SLAB FOUNDATION SLAB AREAS	113 SQ.FT.	PROPOSED SLAB FOUNDATION	423 SQ.FT.
TOTAL	884 SQ.FT.	TOTAL	423 SQ.FT.
TOTAL IMPERVIOUS SURFACE	1307 SQ.FT.		

REVISIONS	BY



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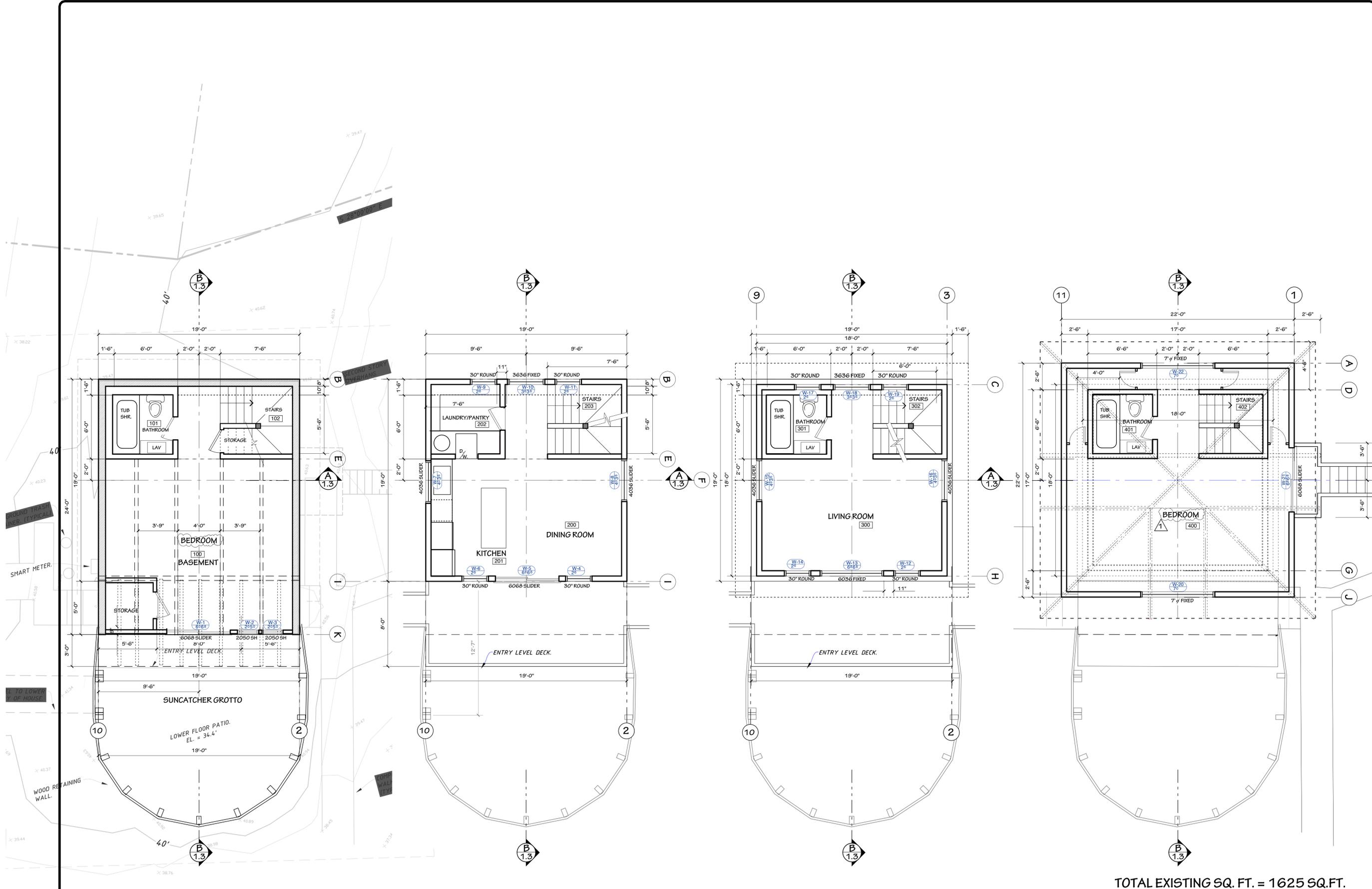
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SITE DRAINAGE & DUNE PROTECTION
STORMWATER MAINTENANCE AND SCHEDULE

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
T1.2
 OF SHEETS

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BASEMENT
24 x 19 = 456 SQ.FT.

FIRST FLOOR
19 x 19 = 361 SQ.FT.

SECOND FLOOR
18 x 18 = 324 SQ.FT.

THIRD FLOOR
22 x 22 = 484 SQ.FT.

TOTAL EXISTING SQ. FT. = 1625 SQ.FT.



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1	MF
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WATSONVILLE, CA
APN: 052-521-26

EXISTING FLOOR PLANS
SCALE 1/4"=1'-0"

DRAWN	MF
OCT 2023	
SCALE	AS NOTED

SHEET
A1.0
OF SHEETS

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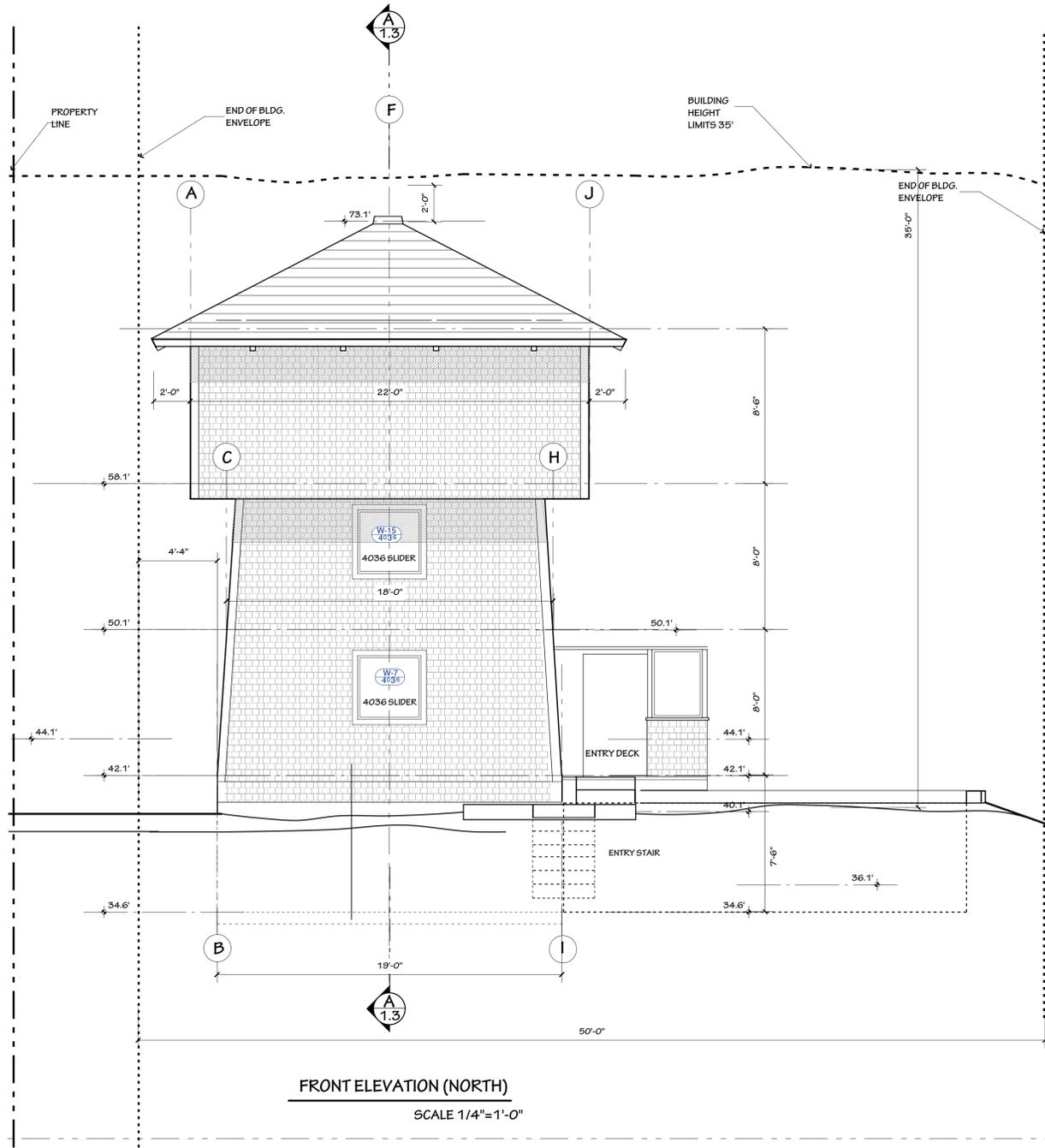
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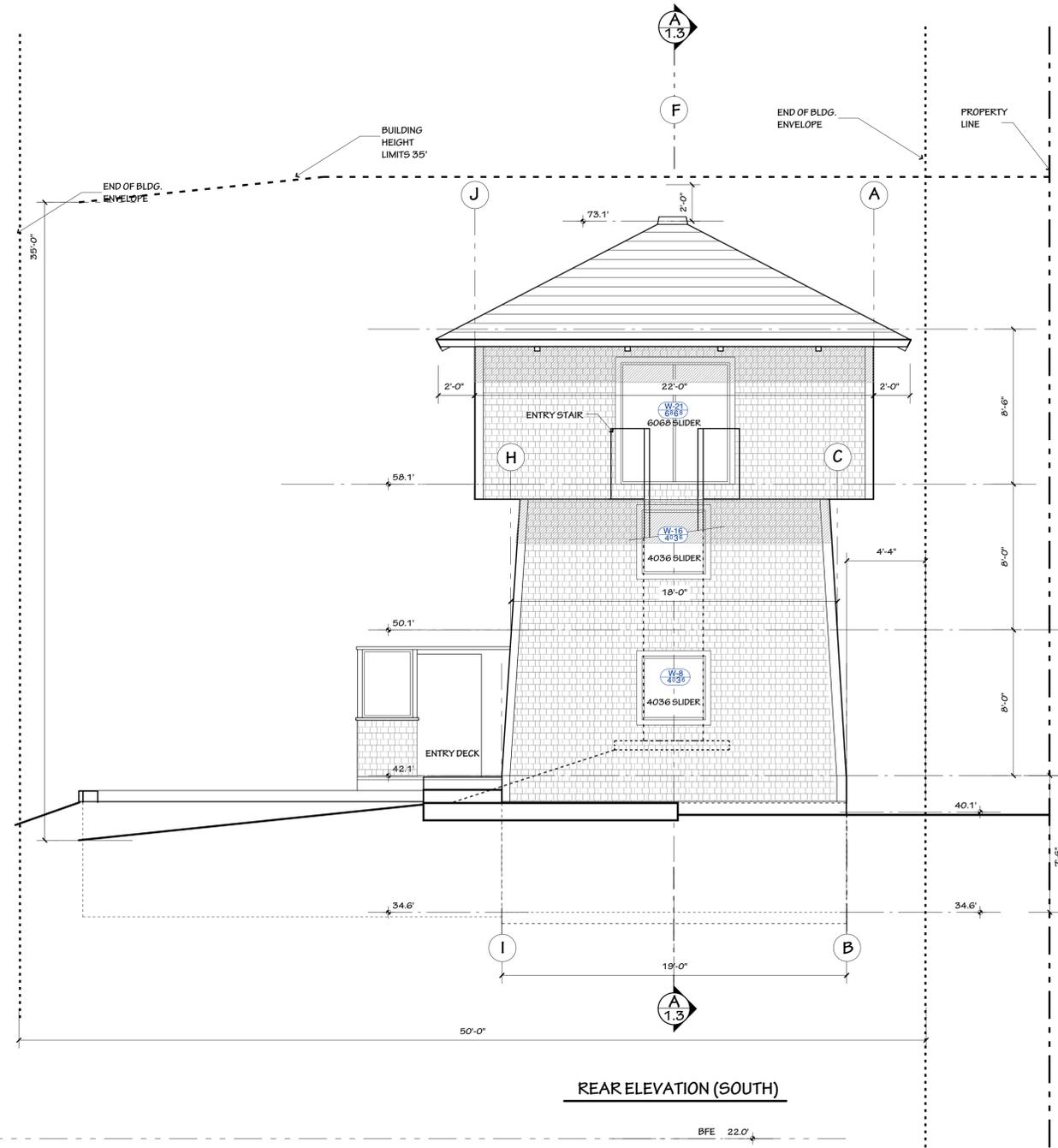
EXISTING ELEVATIONS
 FRONT (NORTH) REAR (SOUTH)

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A1.1
 OF SHEETS



FRONT ELEVATION (NORTH)
 SCALE 1/4"=1'-0"



REAR ELEVATION (SOUTH)

EXTERIOR FINISHES:
 SIDING: WOOD SHINGLES
 ROOFING: WOOD SHINGLES
 STAIRS: WOOD STEP & RAILINGS

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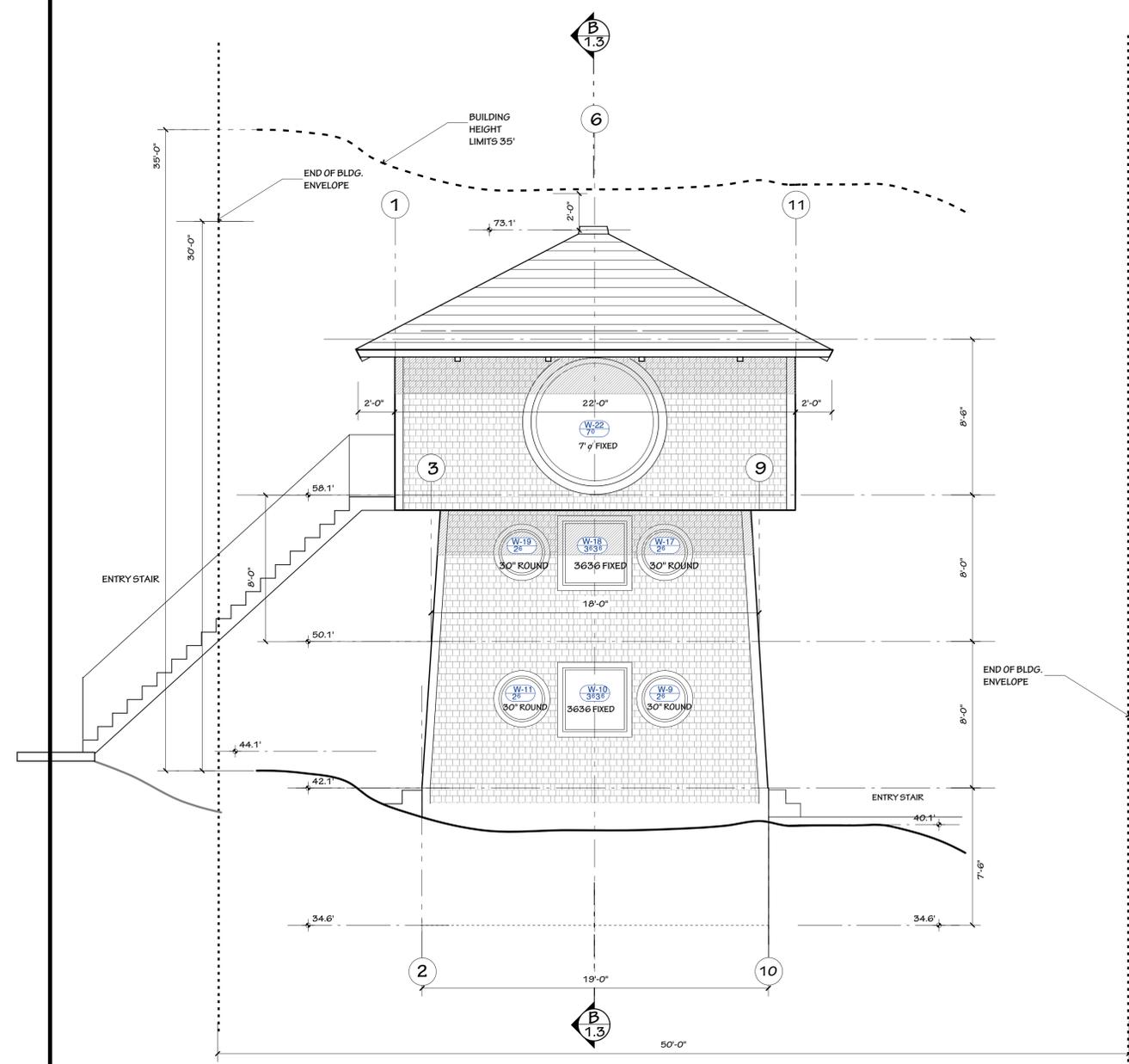
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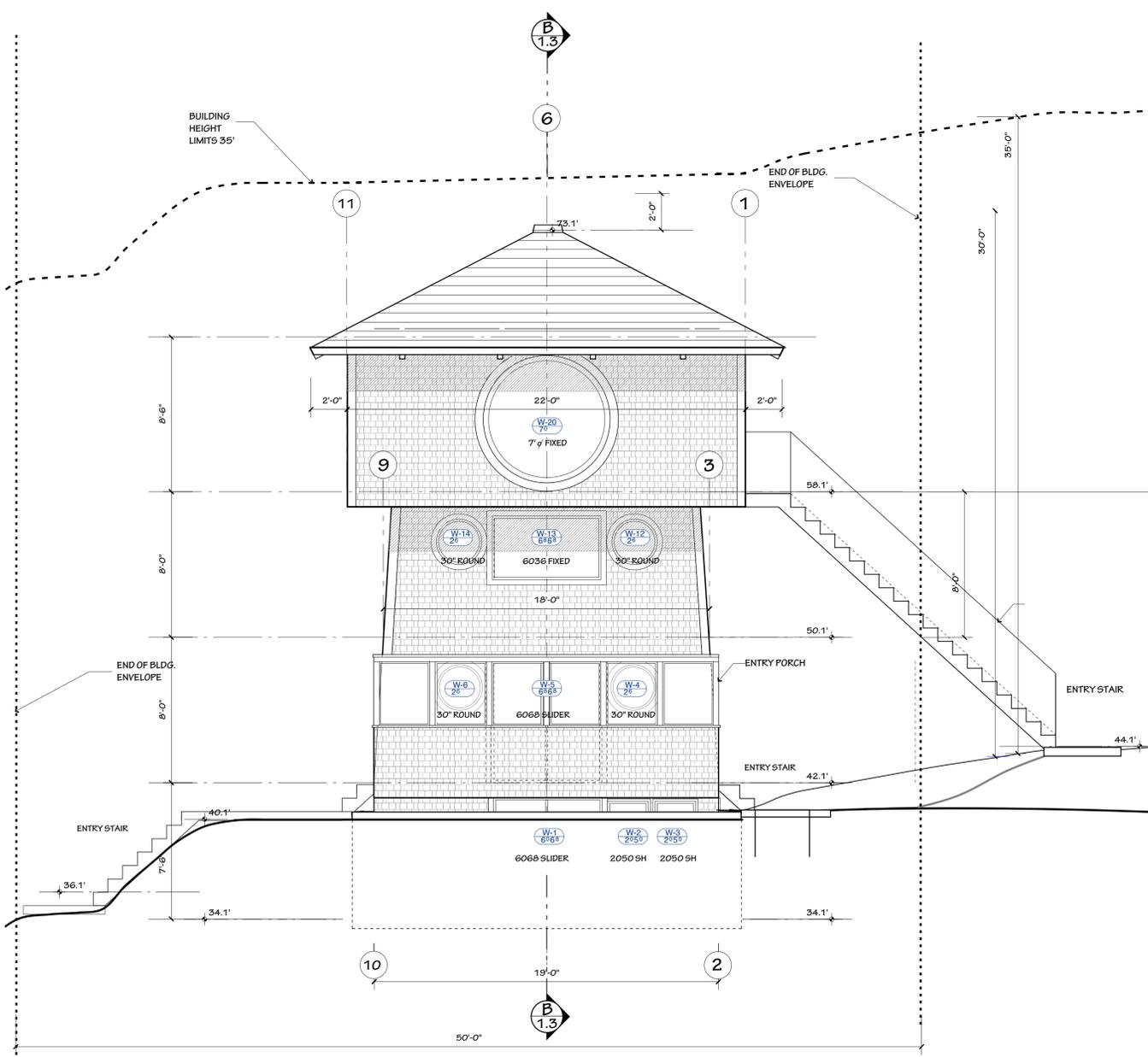
EXISTING ELEVATIONS
 LEFT (EAST) RIGHT (WEST)

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A1.2
 OF SHEETS



LEFT ELEVATION (EAST)



RIGHT ELEVATION (WEST)

SCALE 1/4"=1'-0" BFE 22'-0"

EXTERIOR FINISHES:
 SIDING: WOOD SHINGLES
 ROOFING: WOOD SHINGLES
 STAIRS: WOOD STEP & RAILINGS

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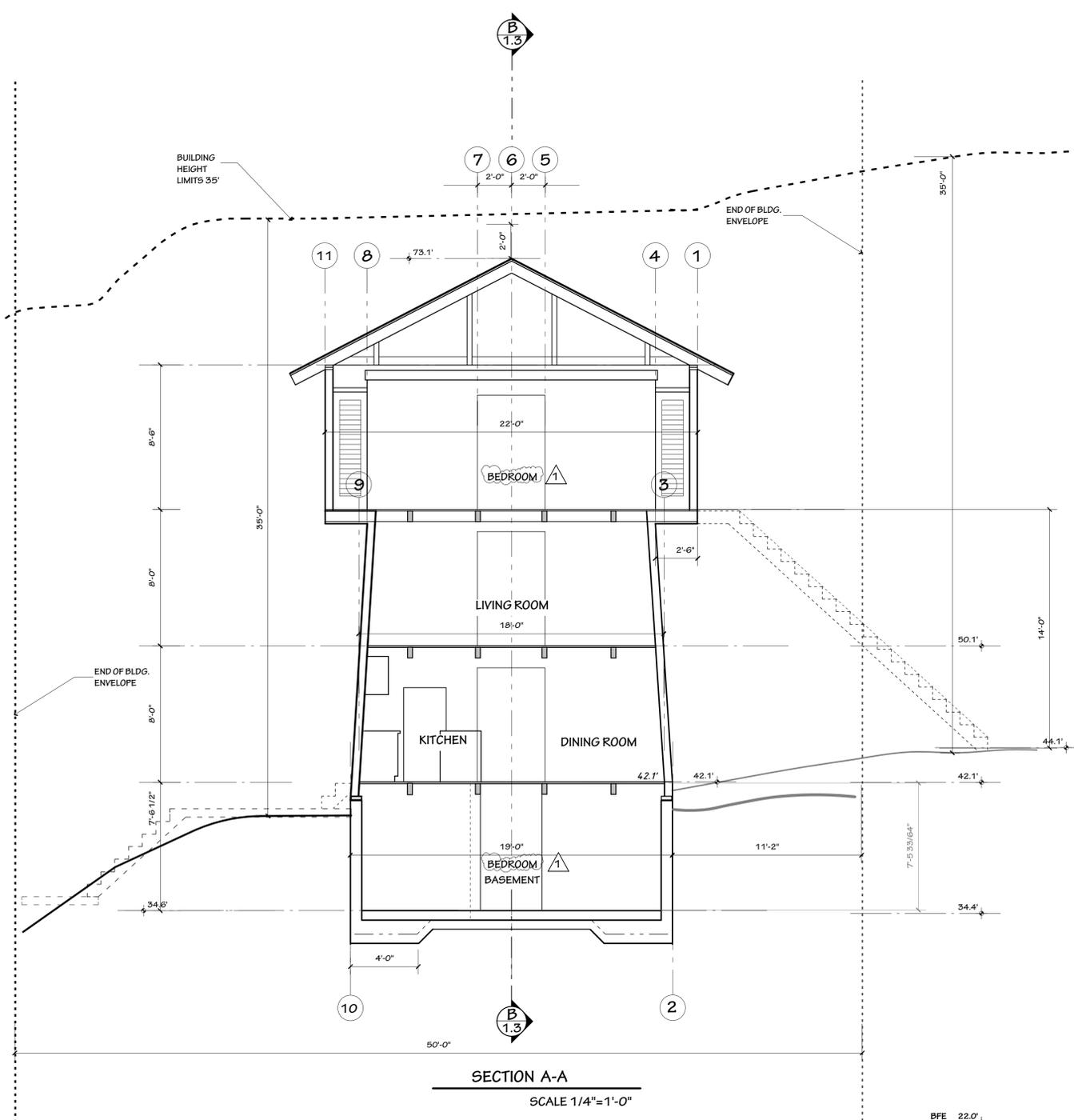
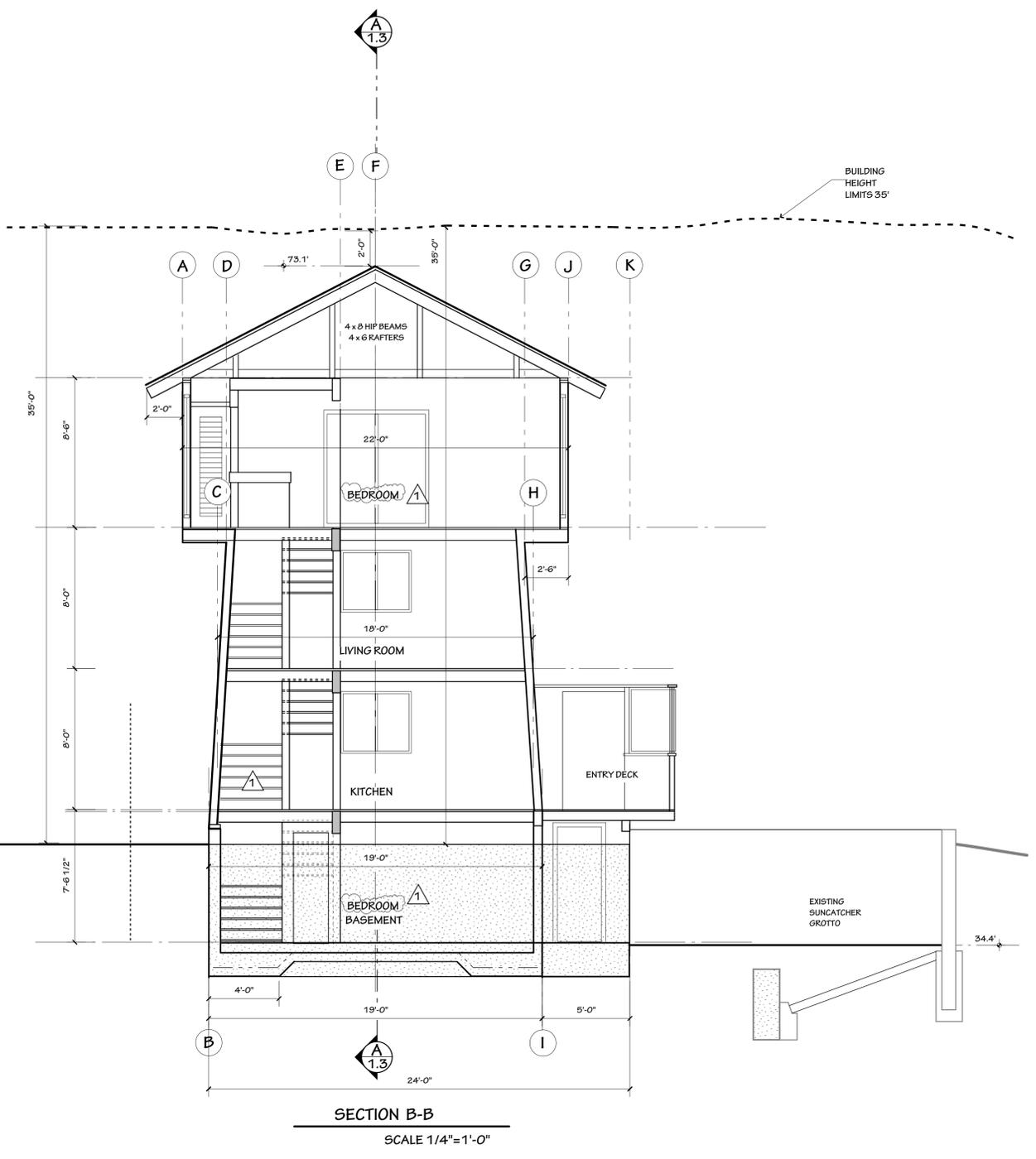
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EXISTING SECTIONS

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 MF
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 SCALE
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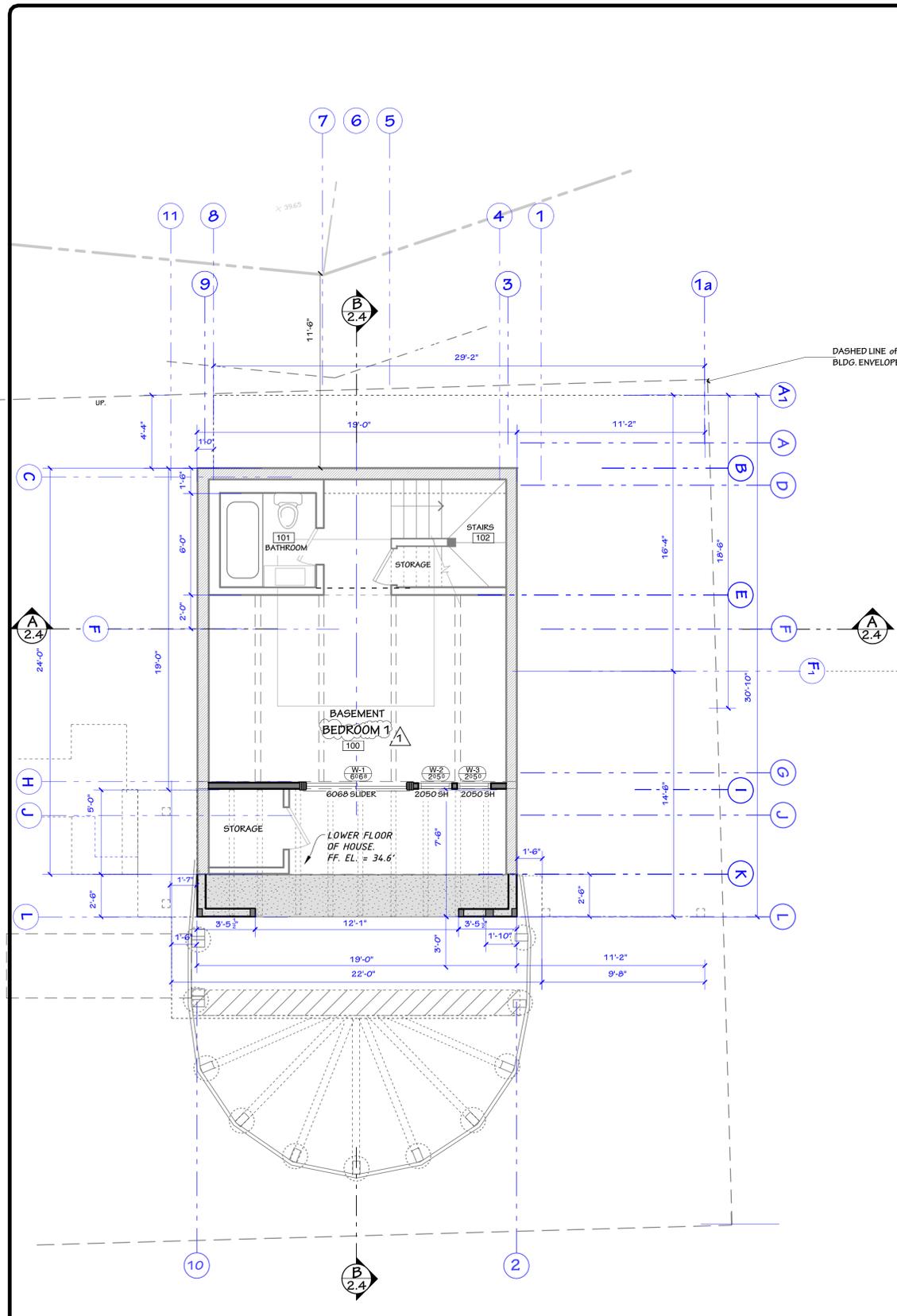
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EXISTING FLOOR PLANS
 W/AREAS of REMODEL
 BASEMENT PLAN
 FIRST FLOOR PLAN

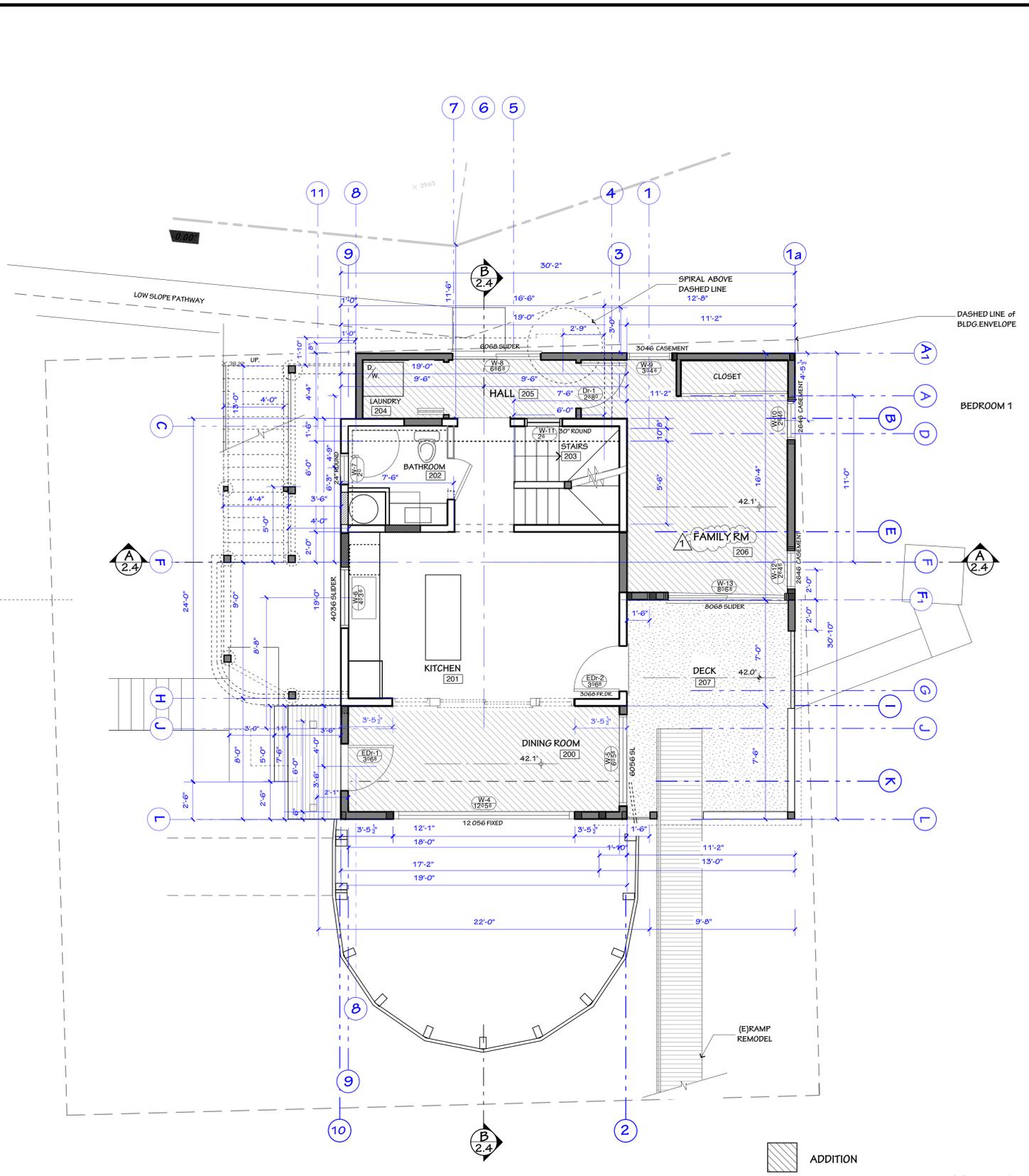
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 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A2.0
 OF SHEETS



LOWER LEVEL/BASEMENT TOTAL: 361 SQ.FT.
 SCALE 1/4"=1'-0"
 EXISTING SQ.FT.= 456 SQ.FT.
 REMOVED SQ.FT.: -95 SQ.FT.
 361 SQ.FT.

DECKS:	
FIRST FLOOR	FRONT DECK: 162 SQ.FT.
SECOND FLOOR	REAR ROOF DECK: 90 SQ.FT. ENTRY DECK: 134 SQ.FT. FRONT DECK: 169 SQ.FT. 169 SQ.FT.
THIRD FLOOR	DECKS: 393 SQ.FT. ROOF DECK: 313 SQ.FT.
	868 SQ.FT.
483 SQ.FT. (66% SQ.FT. ARE ROOF DECKS 56% OF TOTAL SQ.FT. ARE ROOF DECKS)	



TOTAL: 762.7 SQ.FT. **FIRST FLOOR PLAN** SCALE 1/4"=1'-0"
 EXISTING SQ.FT.: 361.0 SQ.FT. ADDED SQ.FT.: 401.7 SQ.FT.
 ADDITIONAL SQ.FT.: 401.7 SQ.FT. FRONT DECK: 162 SQ.FT.
 762.7 SQ.FT.

	ADDITION		(N) 2 x 4 WALLS
	DECK		(N) 2 x 6 WALLS

SQ.FOOTAGE
 TOTAL EXISTING SQ. FT. = 1625 SQ.FT.
 ADDED SQ.FT. = 781 SQ.FT.
 TOTAL SQ. FT. = 2406 SQ.FT.

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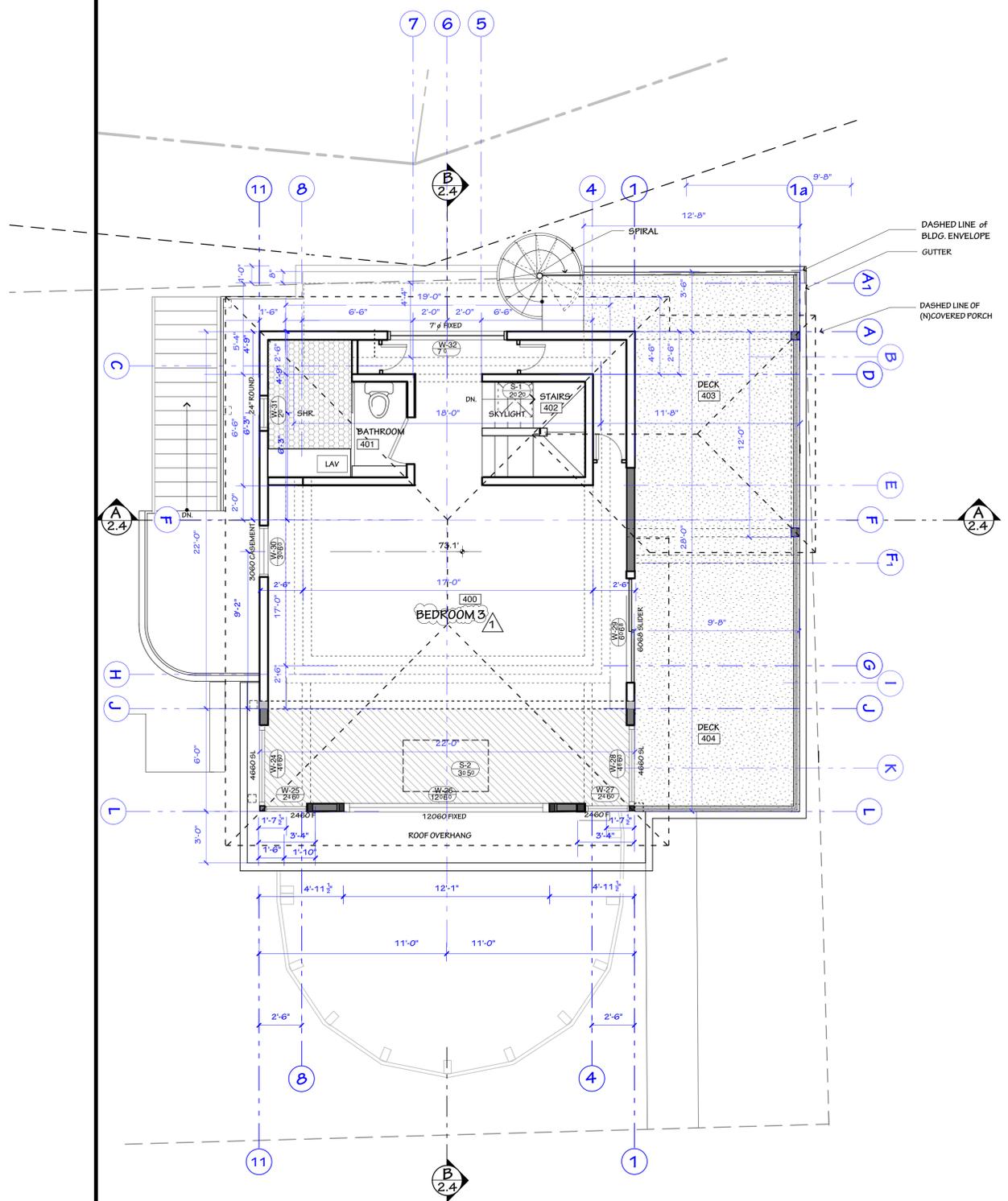
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EXISTING FLOOR PLANS
 W/AREAS of REMODEL
 SECOND FLOOR PLAN
 THIRD FLOOR PLAN

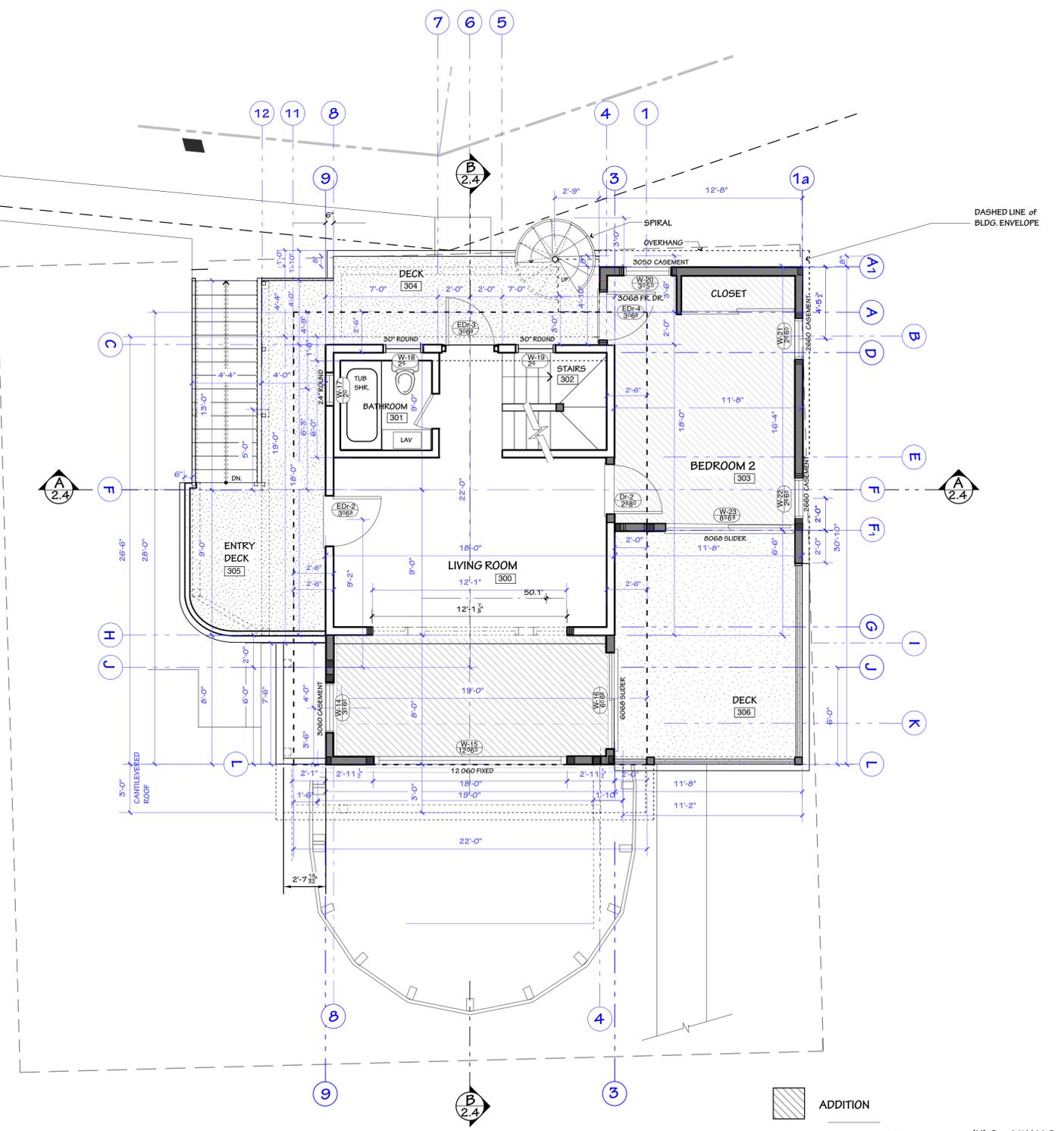
DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A2.1
 OF SHEETS



SCALE 1/4"=1'-0" **THIRD FLOOR PLAN** TOTAL: 616 SQ.FT.
 ADDED SQ.FT.: 132 SQ.FT. EXISTING SQ.FT. = 484 SQ.FT.
 TOTAL: ROOF DECK: 313 SQ.FT. ADDED SQ.FT.: 132 SQ.FT.
 616 SQ.FT.

DECKS:	
FIRST FLOOR	FRONT DECK: 162 SQ.FT.
SECOND FLOOR	REAR ROOF DECK: 90 SQ.FT.
	ENTRY DECK: 134 SQ.FT.
	FRONT DECK: 169 SQ.FT.
	169 SQ.FT.
	DECKS: 393 SQ.FT.
THIRD FLOOR	ROOF DECK: 313 SQ.FT.
	868 SQ.FT.
	484 SQ.FT. (868 SQ.FT. ARE ROOF DECKS)
	56% of TOTAL SQ.FT. ARE ROOF DECKS



SCALE 1/4"=1'-0" **SECOND FLOOR PLAN** TOTAL: 666.0 SQ.FT.
 ADDED SQ.FT.: 342 SQ.FT. EXISTING SQ.FT. = 324.0 SQ.FT.
 ADDED SQ.FT.: 342.0 SQ.FT.
 666.0 SQ.FT.

PROPOSED FRONT DECK: 224 SQ.FT.

ADDITION
 (N)DECK
 (N) 2 x 4 WALLS
 (N) 2 x 6 WALLS

SQ.FOOTAGE
 TOTAL EXISTING SQ. FT. = 1625 SQ.FT.
 ADDED SQ. FT. = 781 SQ.FT.
 TOTAL SQ. FT. = 2406 SQ.FT.

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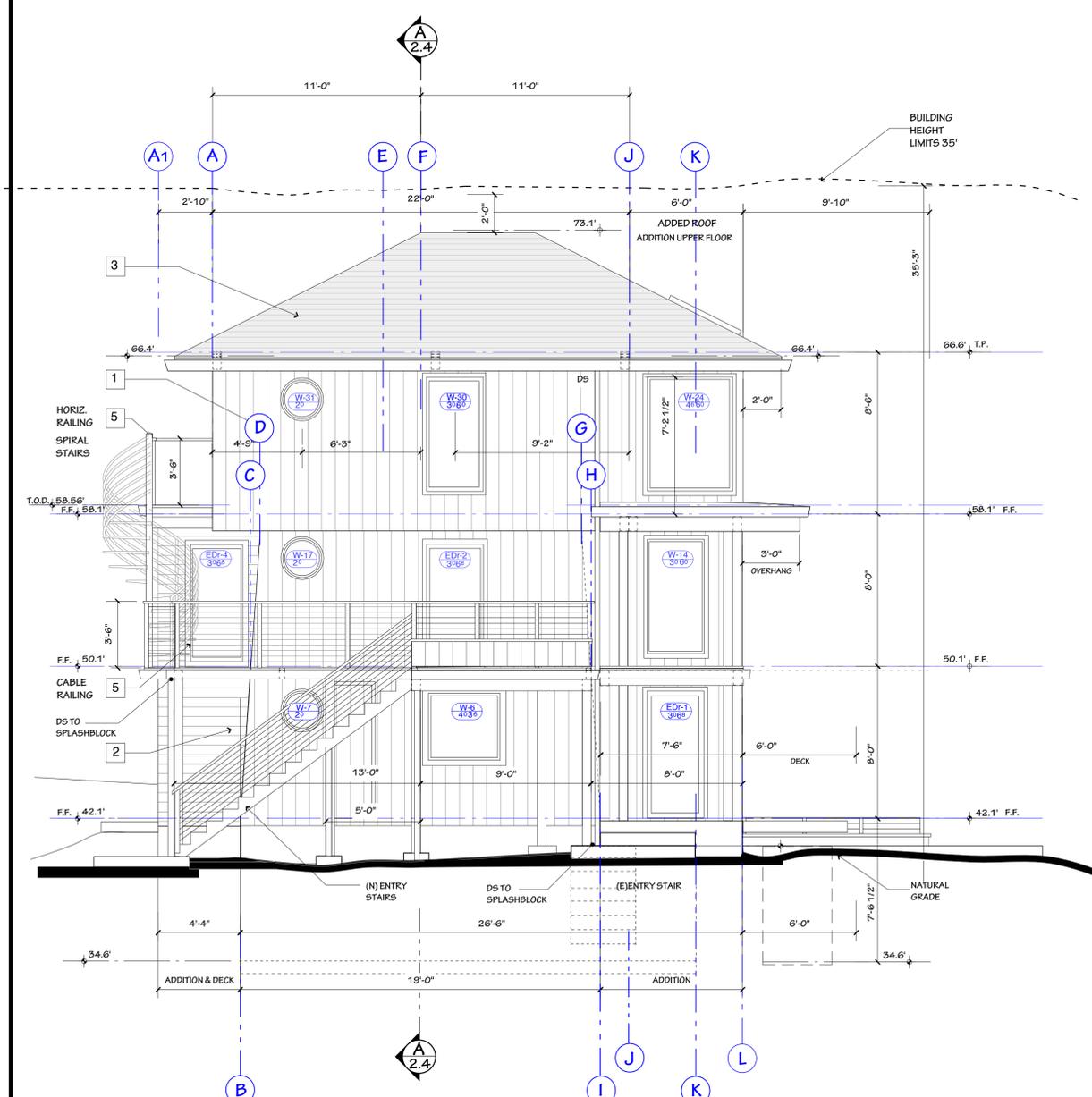
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REMODELED ELEVATIONS
 FRONT(NORTH) REAR (SOUTH)

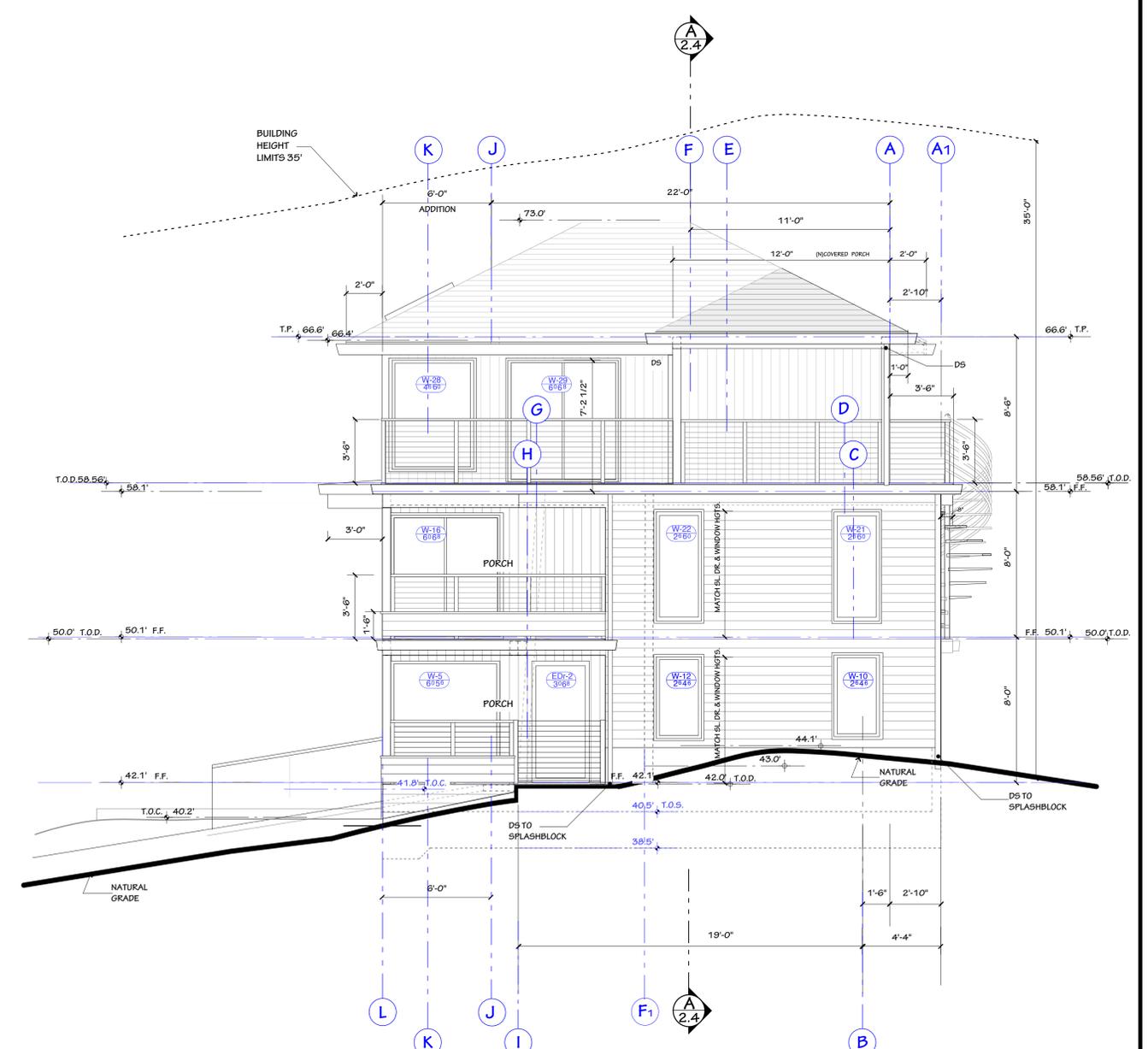
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 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A2.2
 OF SHEETS



FRONT ELEVATION (NORTH)

SCALE 1/4"=1'-0"



REAR ELEVATION (SOUTH)

SCALE 1/4"=1'-0"

SIDING		WINDOWS		EXTERIOR MATERIALS	
SIDING: JAMES HARDIE ASPYRE COLLECTION SQ. CHANNEL SIDING		WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS BRONZE:		1 SIDING ONE	2 SIDING TWO
ROOFING COMPOSITION: WEATHERWOOD (or APPROVED COLOR)		DECKS & RAILINGS HORIZ. ROD OR CABLE RAILINGS		3 COMPOSITION SHINGLES	4 WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS
				5 RAILING ONE- CABLE RAIL or HORIZ. ROD	

MATERIALS

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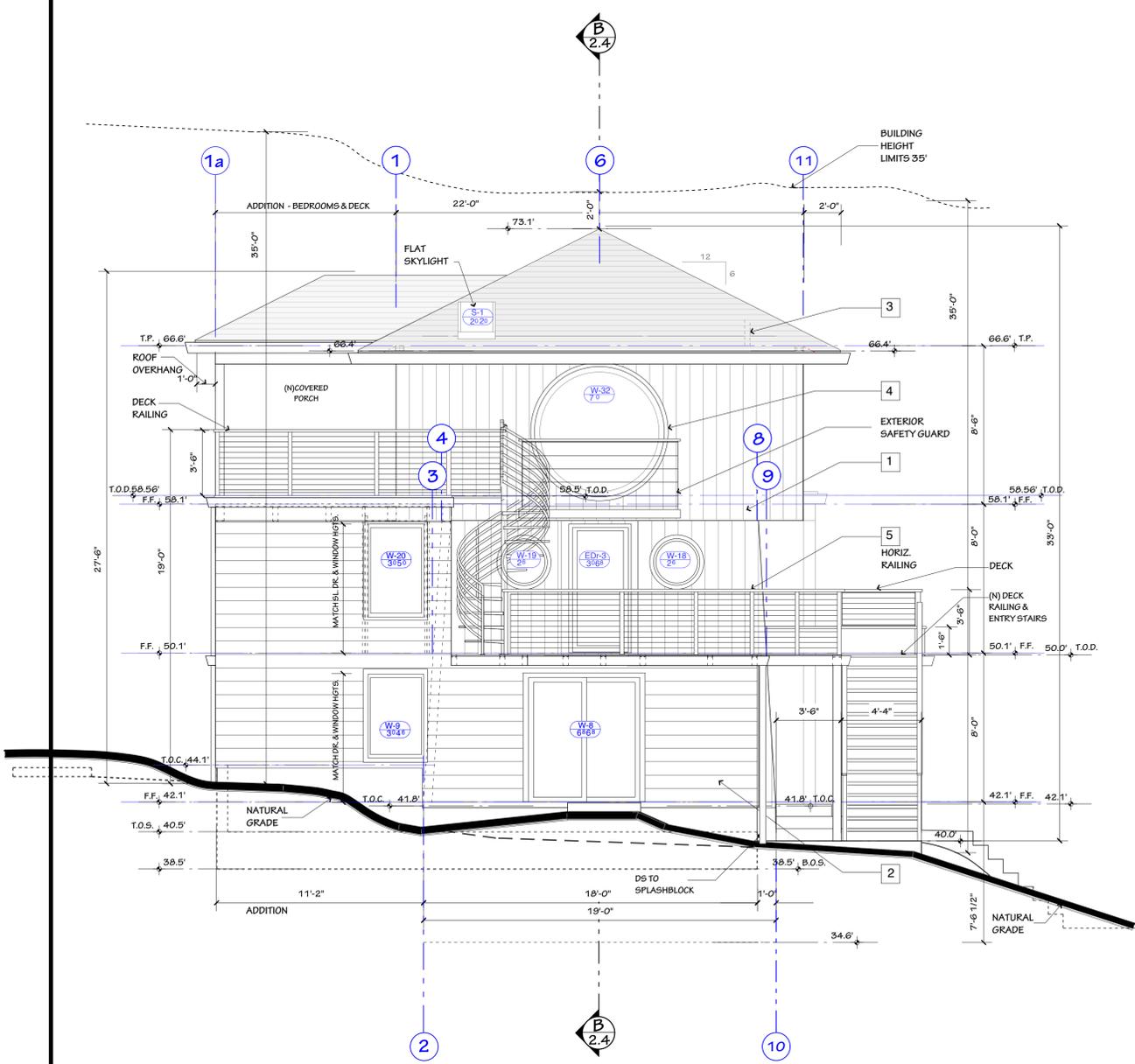
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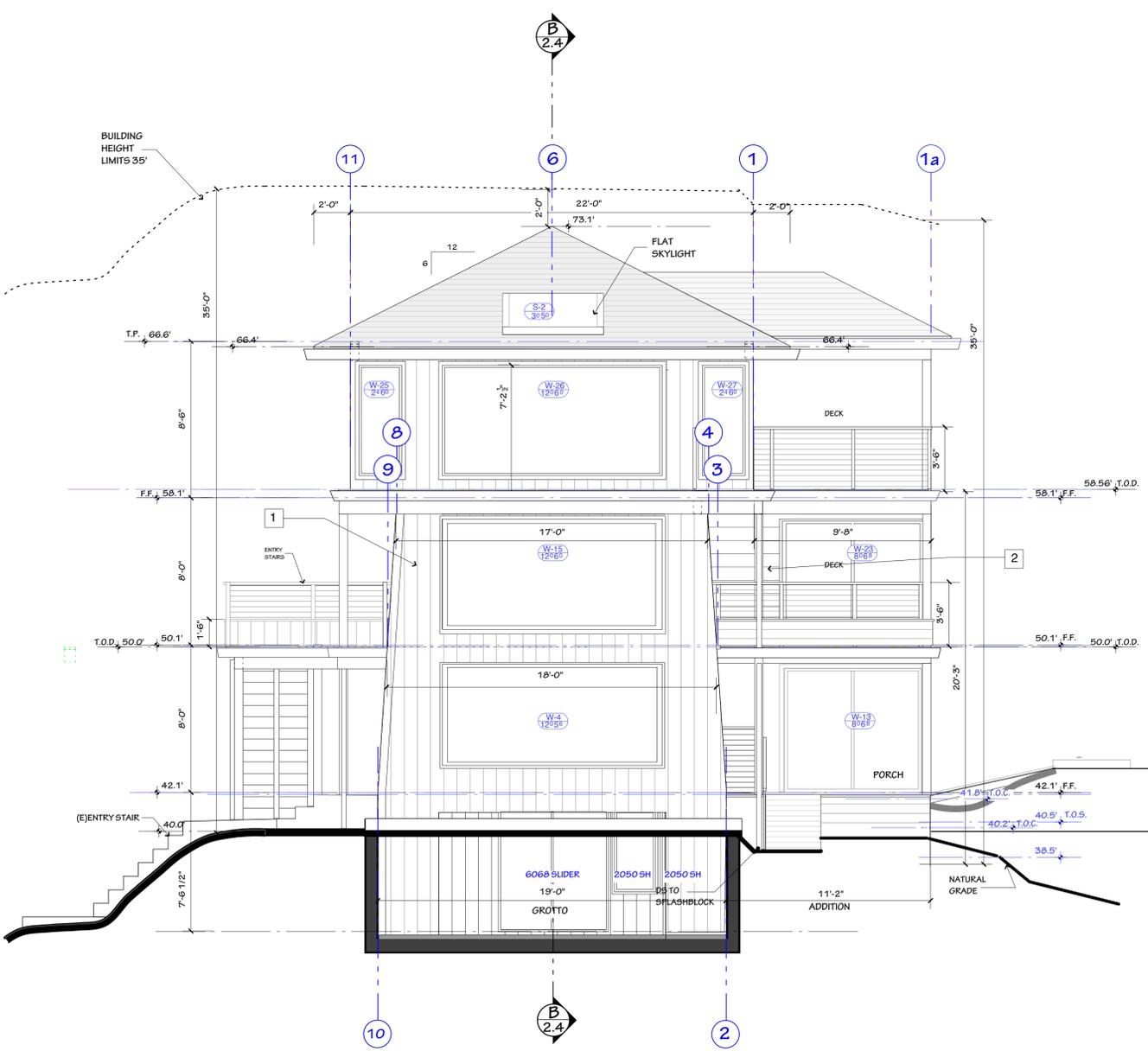
REMODELED ELEVATIONS
 RIGHT (WEST) LEFT (EAST)

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A2.3
 OF SHEETS



LEFT ELEVATION (EAST)
 SCALE 1/4"=1'-0"



RIGHT ELEVATION (WEST)
 SCALE 1/4"=1'-0"

<p>SIDING SIDING: JAMES HARDIE ASPYRE COLLECTION SQ. CHANNEL SIDING</p>	<p>WINDOWS WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS BRONZE:</p>	<p>EXTERIOR MATERIALS</p> <ol style="list-style-type: none"> SIDING ONE SIDING TWO COMPOSITION SHINGLES WINDOWS: MARVIN ESSENTIAL BRONZE WINDOWS RAILING ONE - CABLE RAIL or HORIZ. ROD
<p>ROOFING COMPOSITION: WEATHERWOOD (or APPROVED COLOR)</p>	<p>DECKS & RAILINGS HORIZ. ROD or CABLE RAILINGS</p>	<p>MATERIALS</p>

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

REVISIONS	BY
1	MF
2/28/2024	



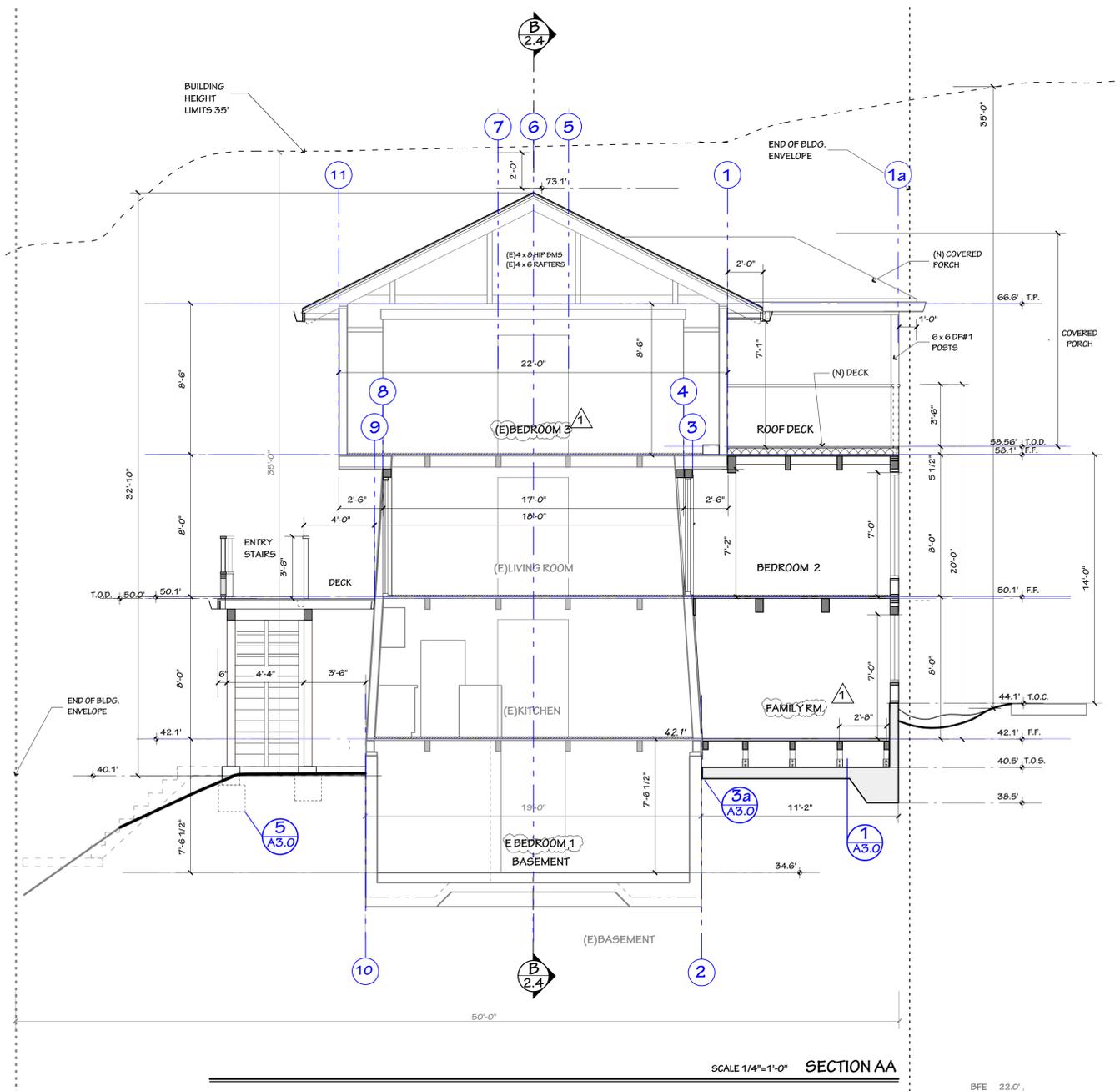
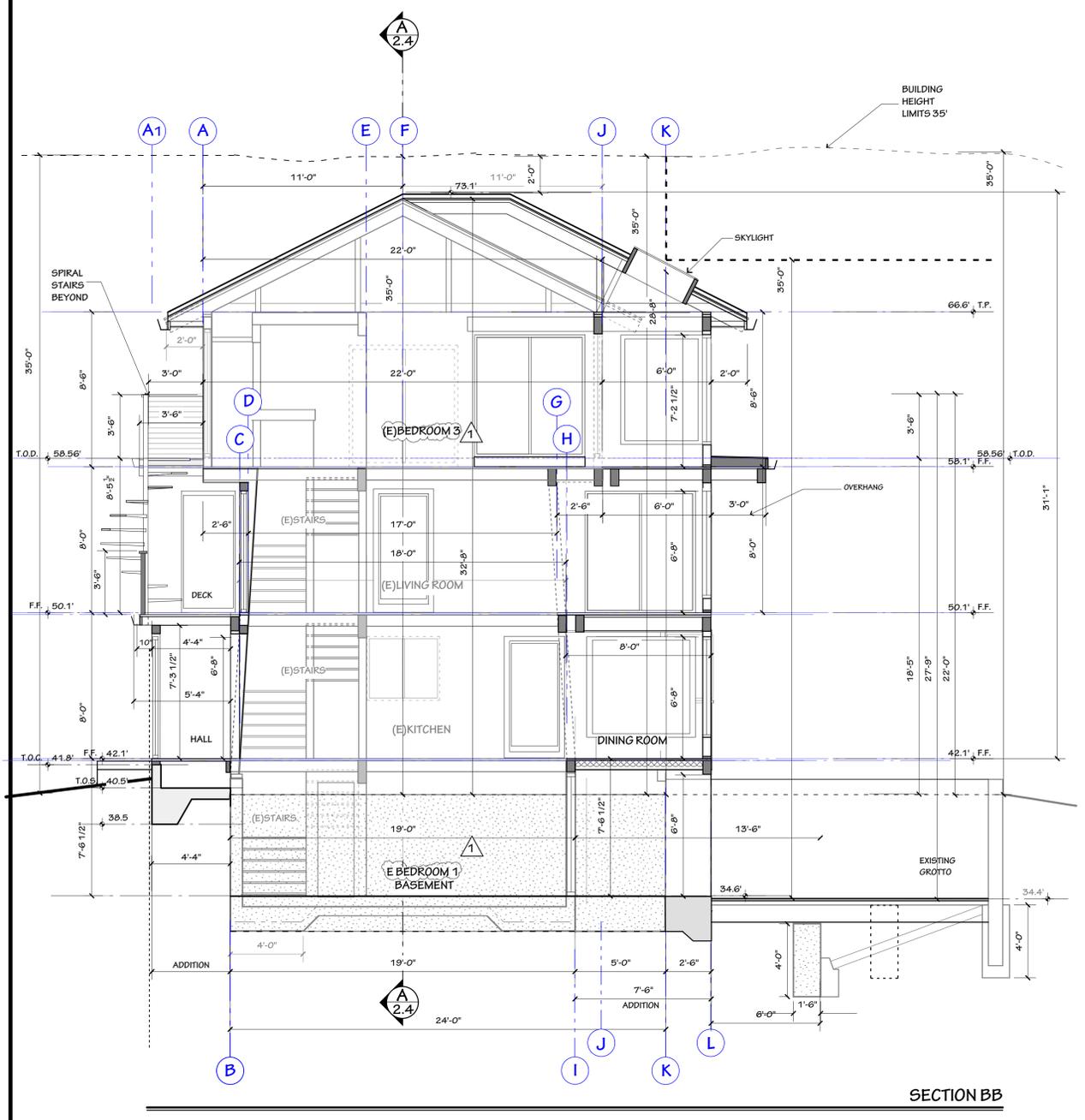
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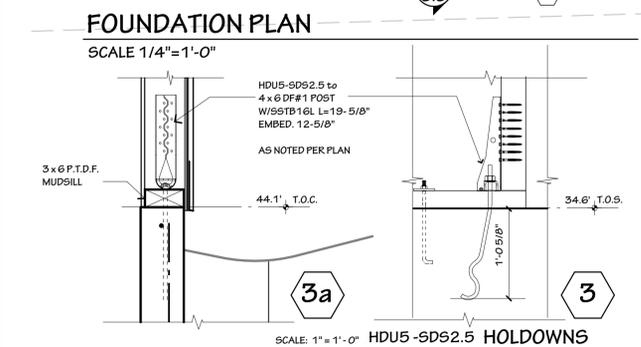
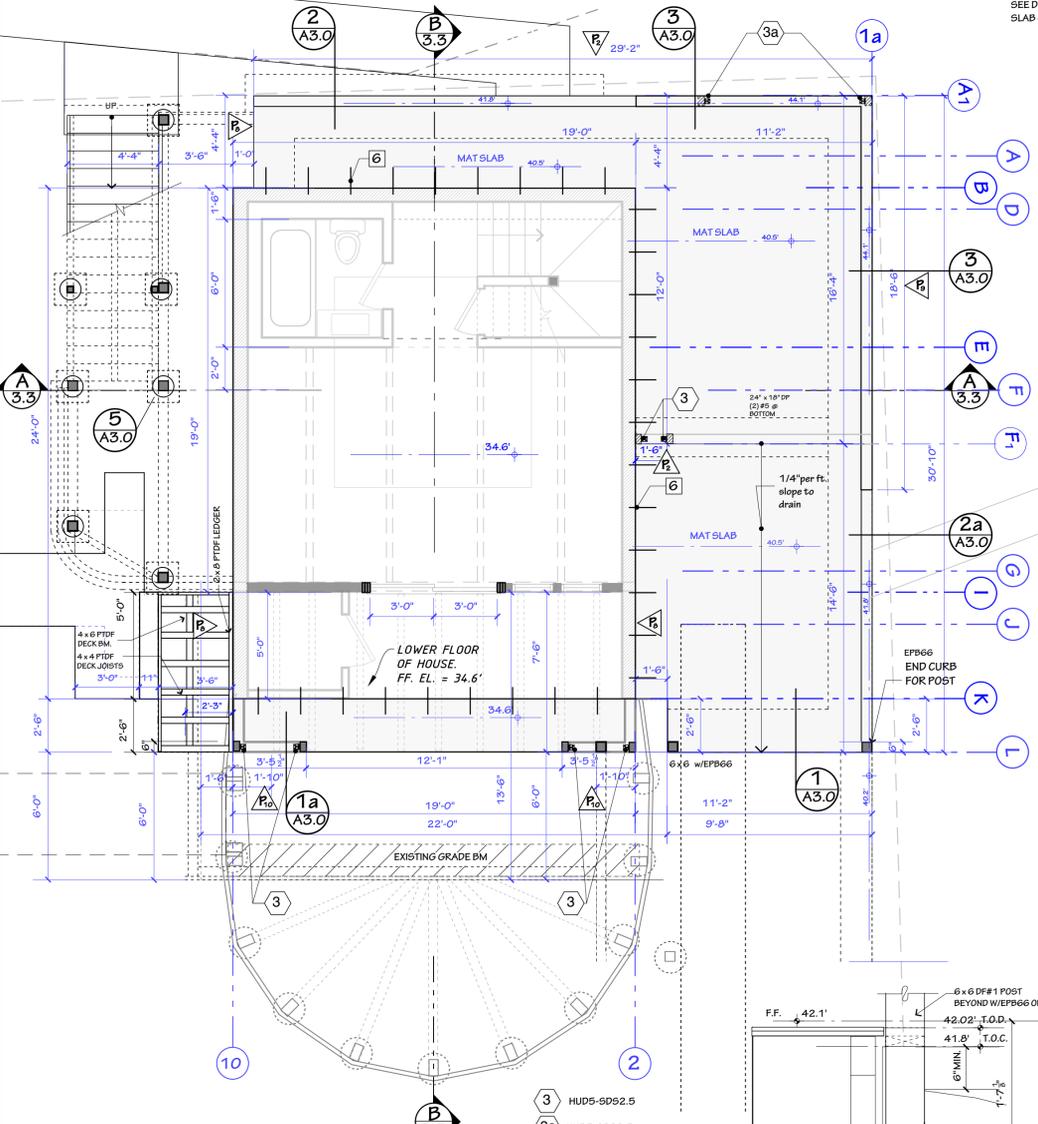
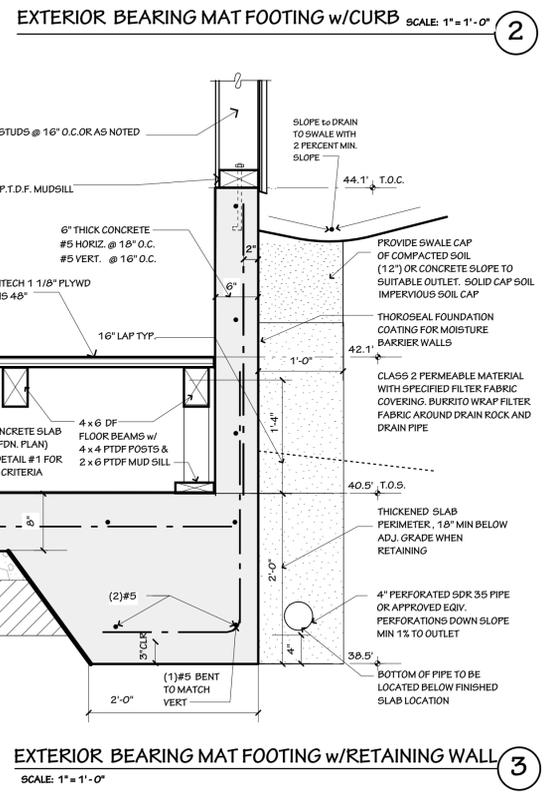
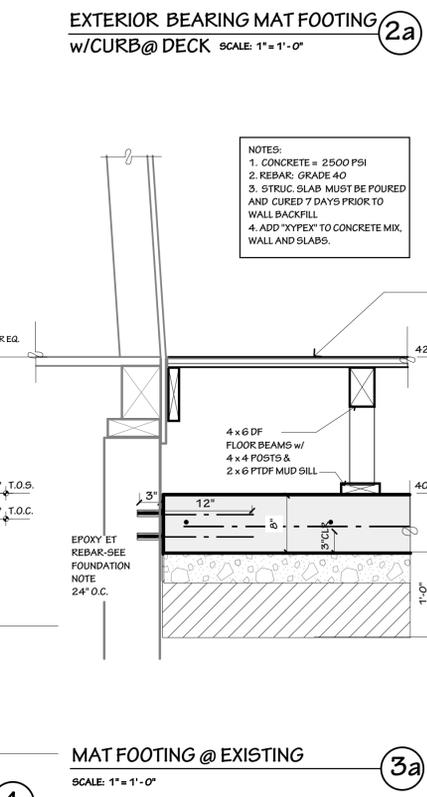
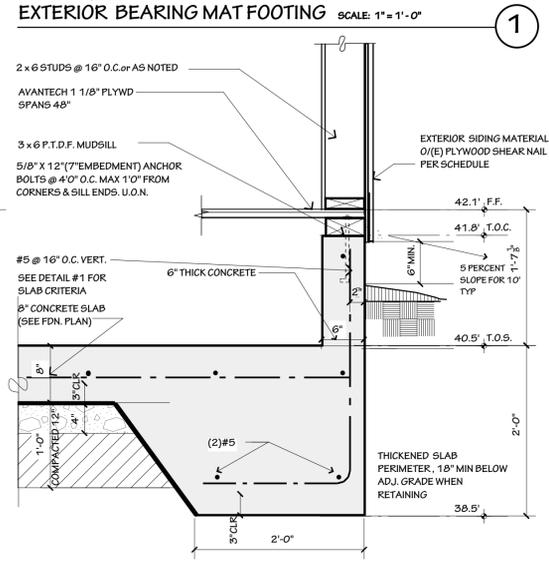
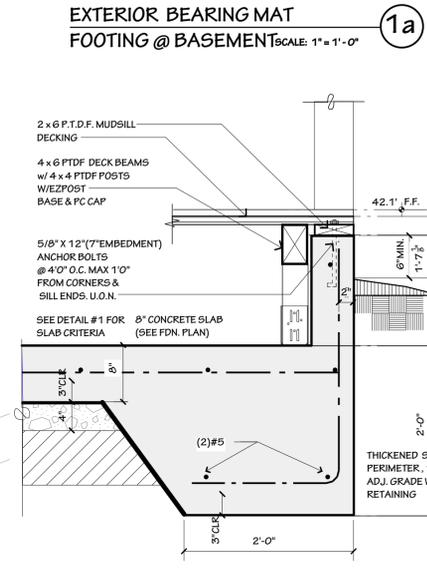
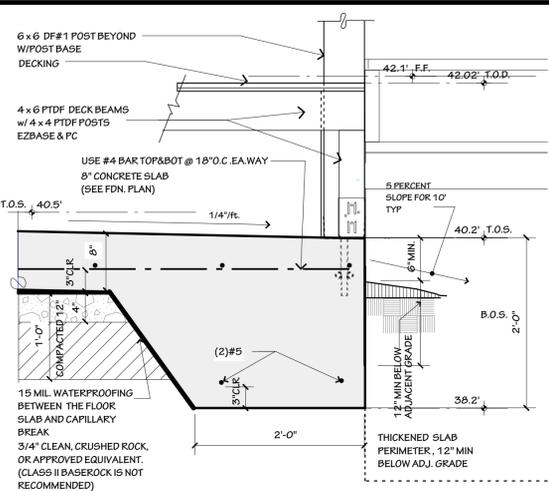
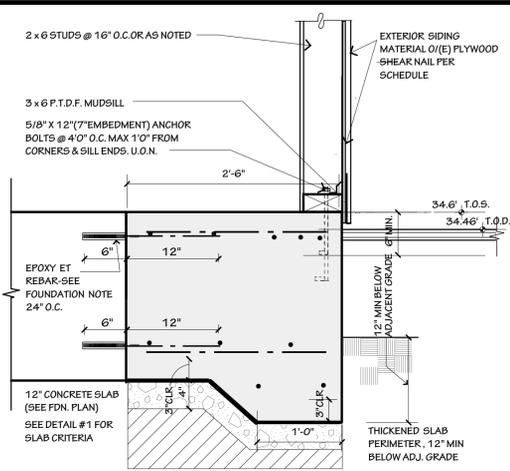
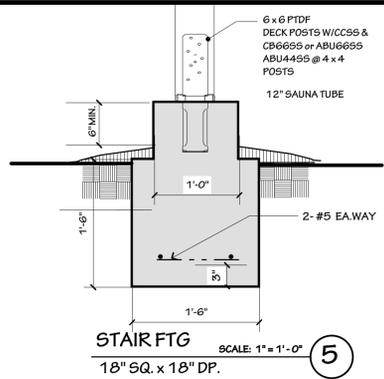
REMODELED SECTIONS

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A2.4
 OF SHEETS



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FOUNDATION NOTES:

- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY BUILDING ADDITION LOCATION.
- FOUNDATION/FLOOR FRAMING PLAN NOTES
 - 3/4" T&G APA 40/20 PLYWOOD W/ 1/4" NAILS @ 6" O.C. EDGE/ 10" O.C. FIELD. AVANTECH 1 1/8" PLYWOOD SPANS 48" OR DECKING AS NOTED.
 - ALL NEW FLOOR & DECK JOISTS & BEAMS SHALL BE AS NOTED.
 - FOR ALL FOOTINGS PROVIDE 5/8" x 12" MIN. ANCHOR BOLTS (7" EMBED-MENT) THROUGH MUD SILL @ 3' X MUD SILL @ 4' O.C. MIN. MAX. 12" FROM CORNERS AND SPLICES U.O.N. WITH 2" x 2" x 3/16" SQUARE PLATE WASHERS ON EACH ANCHOR BOLT PER CBC.
 - SEE SHEAR WALL DESIGNATIONS FOR ANCHOR BOLT SPACING AT SHEAR WALLS.
 - ALL HOLD-DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION. REFER TO FLOOR AND ROOF PLANS FOR WALL LOCATIONS. VERIFY ALL SIMPSON CONNECTIONS FOR LOCATION. ALL HOLD-DOWNS TO BE INSTALLED TO 4 X STUDS, UNO. USE HOLD-DOWN ANCHOR BOLTS AS NOTED. USE 7/8" x 14" (9" EMBEDMENT) ANCHOR BOLTS W/ NUT & WASHER @ HOLD-DOWNS OR AS NOTED.
 - DOWEL AND EPOXY #5 BARS MINIMUM OF 6" INTO EXISTING FOOTING AND MINIMUM OF 3" INTO EXISTING STEM WALL USING "SIMPSON ET EPOXY THE ADHESIVE" SYSTEM OR APPROVED EQUIVALENT. IF NEW FOUNDATION IS PERPENDICULAR TO EXISTING, MIN. 2 BARS INTO FOOTING AND MIN. 1 BAR INTO STEM WALL. LAP 12" W/ REBAR IN (N) FOOTING. IF NEW FOUNDATION IS PARALLEL, DOWEL BARS @ 24" O.C. MINIMUM INTO FOOTING AND STEM WALL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 8" THK. MIN. SLAB. #4 BAR TOP&BOT @ 18" O.C. EA.WAY

GEOTECHNICAL NOTES:

REFER TO GEOTECHNICAL INVESTIGATION BY ROCK SOLID ENGINEERING, INC. PROJECT NO. 21074, JUNE 13, 2022. FOR ALL FOUNDATION AND GRADING REQUIREMENTS.

THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS, WITHOUT REINFORCING STEEL AND SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION.

THE GEOTECHNICAL CONSULTANT SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR OTHER EARTHWORK OPERATIONS ON THE SUBJECT PROJECT IN ORDER TO OBSERVE THE STRIPPING AND DISPOSAL OF UNSUITABLE MATERIALS AND TO ENSURE COORDINATION WITH THE GRADING CONTRACTOR. DURING THIS PERIOD, A PRECONSTRUCTION CONFERENCE SHOULD BE HELD ON THE SITE TO DISCUSS PROJECT SPECIFICATIONS, OBSERVATION/TESTING REQUIREMENTS AND RESPONSIBILITIES, AND SCHEDULING. THIS CONFERENCE SHOULD INCLUDE AT LEAST THE GRADING CONTRACTOR, THE ARCHITECT, AND THE GEOTECHNICAL CONSULTANT.

DIRECT SURFACE DRAINAGE FROM FOUNDATIONS - WHERE SOIL IS ADJACENT TO FOUNDATIONS, A MINIMUM GRADIENT OF 5 PERCENT FOR A DISTANCE OF NO LESS THAN 10 FEET MEASURED PERPENDICULARLY FROM THE WALL FACE, SHOULD BE MAINTAINED AND DRAINAGE SHOULD BE DIRECTED TOWARD APPROVED SWALES OR DRAINAGE FACILITIES. SWALES AND IMPERVIOUS SURFACES SHALL BE SLOPED A MINIMUM OF 2 PERCENT. IF 10 HORIZONTAL FEET CAN NOT BE SATISFIED DUE TO LOT LINES OR OTHER PHYSICAL CONSTRAINTS, THE DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1804.4 OF THE 2022 CALIFORNIA BUILDING CODE.

ALL ROOF EAVES SHOULD BE GUTTERED WITH DOWNSPOUTS PROVIDED. THE DOWNSPOUTS SHALL DISCHARGE TO EITHER SPLASH BLOCKS TO CARRY THE STORM WATER AWAY FROM THE STRUCTURE TO REDUCE THE POSSIBILITY OF SOIL SATURATION AND EROSION. IT MAY BE NECESSARY TO USE SWALES OR PIPES TO DIRECT THE RUNOFF TO AN APPROPRIATE DRAINAGE SYSTEM OR DISCHARGE LOCATION.

MATERIAL TO BE COMPACTED OR REWORKED SHOULD BE MOISTURE-CONDITIONED OR DRIED TO ACHIEVE NEAR-OPTIMUM CONDITIONS, AND COMPACTED TO ACHIEVE THE FOLLOWING MINIMUM RELATIVE COMPACTION:

- (A) ALL FILL AND COMPACTED BUILDING SUBGRADE: 90%
- (B) UPPER 6 INCHES OF SUBGRADE IN PAVEMENT/DRIVE AREAS: 95%
- (C) BASE ROCK AND SUBBASE: 95%

MAT SLAB: IF A THICKENED EDGE IS REQUIRED FOR THE MAT SLAB, THE MINIMUM EMBEDMENT SHALL BE SPECIFIED BY THE ENGINEER, OR 12" BELOW LOWEST EXTERIOR GRADE. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS, WITHOUT REINFORCING STEEL AND SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION.

FOR RIGID MAT FOUNDATIONS, FOR RIGID MAT FOUNDATIONS, IT IS IMPORTANT THAT THE SUBGRADE SOILS BE THOROUGHLY SATURATED FOR 24 TO 48 HOURS PRIOR TO THE TIME THE CONCRETE IS POURED. FOR NEAR-SURFACE SOILS WITH A LOW EXPANSION POTENTIAL, THE SUBGRADE SHOULD BE PRE-SOAKED 4 PERCENTAGE POINTS ABOVE OPTIMUM, OR 12% OF OPTIMUM, WHICHEVER IS GREATER, TO A DEPTH OF 1.0 FEET.

THE RIGID MAT FOUNDATION SHALL INCORPORATE A MINIMUM 4" CAPILLARY BREAK CONSISTING OF 3/4" CLEAN, CRUSHED ROCK, OR APPROVED EQUIVALENT. (CLASS II BASE ROCK IS NOT RECOMMENDED) PROVIDE A MINIMUM 15 MIL WATERPROOF MEMBRANE BETWEEN THE FLOOR SLAB AND THE CAPILLARY BREAK.

THE NATIVE SUBGRADE BENEATH RIGID MAT FOUNDATION SYSTEMS SHOULD BE REWORKED TO A DEPTH SUFFICIENT TO PROVIDE A ZONE OF COMPACTED FILL EXTENDING A MINIMUM OF 12 INCHES BELOW THE BOTTOM OF THE CAPILLARY BREAK. SHOULD THE DESIGN OF THE RIGID MAT FOUNDATION REQUIRE THICKENED EDGES, PREPARATION OF THE NATIVE SUBGRADE BENEATH THE THICKENED EDGES WILL NOT BE REQUIRED.

SHOULD THICKENED EDGE SECTIONS BE REQUIRED FOR THE MAT SLAB, THE MINIMUM EMBEDMENT DEPTH FOR THICKENED EDGE SECTIONS SHALL BE AS SPECIFIED BY THE STRUCTURAL ENGINEER OR 12 INCHES BELOW LOWEST ADJACENT GRADE.

RETAINING STRUCTURES: FOOTING WIDTHS ARE BASED ON THE ALLOWABLE BEARING VALUES AND THE MINIMUM DEPTH OF EMBEDMENT IS 18" INCHES FOR RETAINING WALLS. FOOTING EXCAVATIONS MUST BE CHECKED BY THE GEOTECHNICAL CONSULTANT BEFORE STEEL IS PLACED AND CONCRETE IS POURED TO INSURE BEDDING INTO PROPER MATERIAL. EXCAVATIONS SHOULD BE THOROUGHLY WETTED DOWN JUST PRIOR TO POURING CONCRETE.

BACKFILL DRAINAGE: BACKDRAINS SHOULD CONSIST OF A MINIMUM 4-INCH DIAMETER, PERFORATED, SDR 35 PIPE OR EQUIVALENT, EMBEDDED IN PERMEABLE MATERIAL MEETING THE STATE OF CALIFORNIA STANDARD SPECIFICATION SECTION 68-2.02F(3), CLASS 2, OR EQUIVALENT. A LAYER OF MIRAFI 140N FILTER FABRIC, OR EQUIVALENT, SHALL BE PLACED OVER THE PERMEABLE MATERIAL AND THE REMAINING 12 INCHES SHALL BE CAPPED WITH COMPACTED NATIVE SOIL. THE PIPE SHOULD BE APPROXIMATELY 4 INCHES ABOVE THE TRENCH BOTTOM WITH A GRADIENT OF AT LEAST 1% BEING PROVIDED TO THE PIPE AND TRENCH BOTTOM, DISCHARGING TO AN APPROVED LOCATION. SEE DETAIL FOR RETAINING WALL BACKDRAIN CONFIGURATION. SHOULD THE PROPOSED WALL CONSTRUCTION CONSIST OF STEEL I-BEAMS WITH WOOD OR CONCRETE LAGGING AND SPACERS ARE UTILIZED BETWEEN LAGGING COURSES, THE FILTER FABRIC SHALL ALSO BE PLACED BETWEEN THE WALL AND PERMEABLE MATERIAL. C. PERFORATIONS IN BACKDRAINS ARE RECOMMENDED AS FOLLOWS: 3/8-INCH DIAMETER, IN 2 ROWS AT THE ENDS OF A 120 DEGREE ARC, AT 3-INCH CENTERS IN EACH ROW, STAGGERED BETWEEN ROWS, PLACED DOWNWARD.

D. BACKDRAINS PLACED BEHIND RETAINING WALLS SHOULD BE APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO THE PLACEMENT OF BACKFILL.

REVISIONS	BY



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FOUNDATION PLAN & DETAILS

DRAWN: MF
 OCT 2023
 SCALE: AS NOTED
 SHEET: A3.0
 OF SHEETS:

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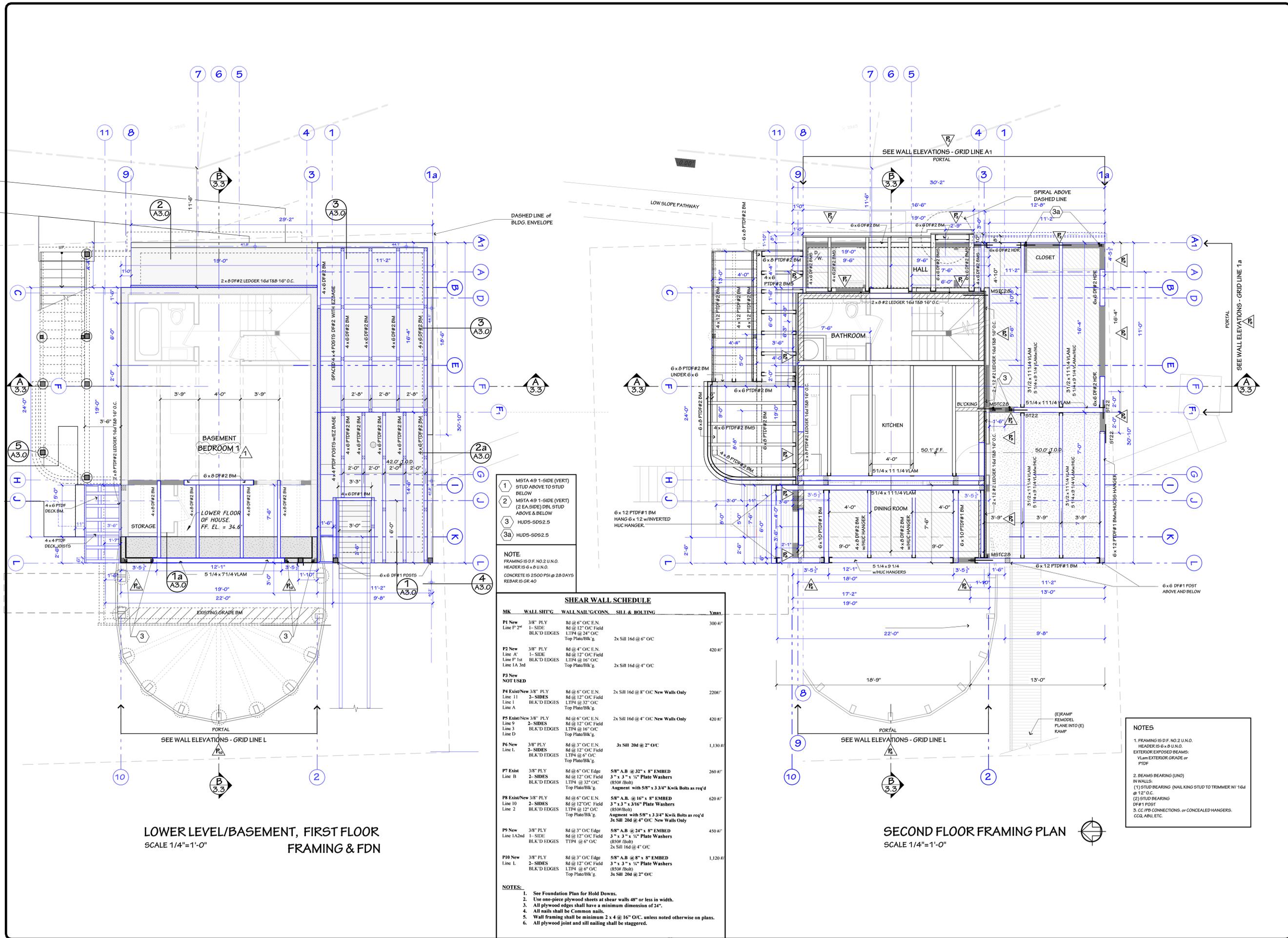
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FLOOR FRAMING PLANS
SECOND FLOOR
FOUNDATION & FDN

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A3.1
 OF SHEETS



LOWER LEVEL/BASEMENT, FIRST FLOOR
 SCALE 1/4"=1'-0"

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

- 1 MSTA 49 1-SIDE (VERT) STUD ABOVE TO STUD BELOW
- 2 MSTA 49 1-SIDE (VERT) 2 EA-SIDE) DBL STUD ABOVE & BELOW
- 3 HUDS-SDS2.5
- 3a) HUDS-SDS2.5

NOTE
 FRAMING IS D.F. NO.2 U.N.O.
 HEADER IS 6"x8" U.N.O.
 CONCRETE IS 2500 PSI @ 28 DAYS
 REBAR IS GR 40

MK	WALL SHFT'G	WALL NAIL'G/CONN.	SILL & BOLTING	Ymax
P1 New	Line P 2nd	3/8" PLY 1-SIDE BLK'D EDGES	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 24" O.C. Top Plate/Blk'g.	300 #'
P2 New	Line A' 1st Line P 1st Line 1A 3rd	3/8" PLY 1-SIDE BLK'D EDGES	8d @ 4" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 16" O.C. Top Plate/Blk'g.	420 #'
P3 New	NOT USED			
P4 Exist/New	Line 11 Line 1	3/8" PLY 2-SIDES BLK'D EDGES	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 32" O.C. Top Plate/Blk'g.	2200 #'
P5 Exist/New	Line 9 Line 3 Line D	3/8" PLY 2-SIDES BLK'D EDGES	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 16" O.C. Top Plate/Blk'g.	420 #'
P6 New	Line L	3/8" PLY 2-SIDES BLK'D EDGES	8d @ 3" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 6" O.C. Top Plate/Blk'g.	1,130 #'
P7 Exist	Line B	3/8" PLY 2-SIDES BLK'D EDGES	8d @ 6" O.C. Edge 8d @ 12" O.C. Field LTP4 @ 32" O.C. Top Plate/Blk'g.	260 #'
P8 Exist/New	Line 10 Line 2	3/8" PLY 2-SIDES BLK'D EDGES	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 24" O.C. Top Plate/Blk'g.	620 #'
P9 New	Line 1A 2nd	3/8" PLY 1-SIDE BLK'D EDGES	8d @ 3" O.C. Edge 8d @ 12" O.C. Field LTP4 @ 6" O.C. Top Plate/Blk'g.	450 #'
P10 New	Line L	3/8" PLY 2-SIDES BLK'D EDGES	8d @ 3" O.C. Edge 8d @ 12" O.C. Field LTP4 @ 6" O.C. Top Plate/Blk'g.	1,120 #'

- NOTES:**
- See Foundation Plan for Hold Downs.
 - Use one-piece plywood sheets at shear walls 48" or less in width.
 - All plywood edges shall have a minimum dimension of 24".
 - All nails shall be Common nails.
 - Wall framing shall be minimum 2 x 4 @ 16" O.C. unless noted otherwise on plans.
 - All plywood joint and sill nailing shall be staggered.

NOTES
 1. FRAMING IS D.F. NO.2 U.N.O.
 HEADER IS 6"x8" U.N.O.
 EXTERIOR EXPOSED BEAMS:
 V-Lam EXTERIOR GRADE or
 PTDIF
 2. BEAMS BEARING (UNO)
 IN WALLS:
 (1) STUD BEARING (NAIL KING STUD TO TRIMMER W/ 16d @ 12" O.C.
 (2) STUD BEARING
 D/F1 POST
 3. C/PB CONNECTIONS, or CONCEALED HANGERS.
 CCG, ASU, ETC.

REVISIONS	BY
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2/28/2024	



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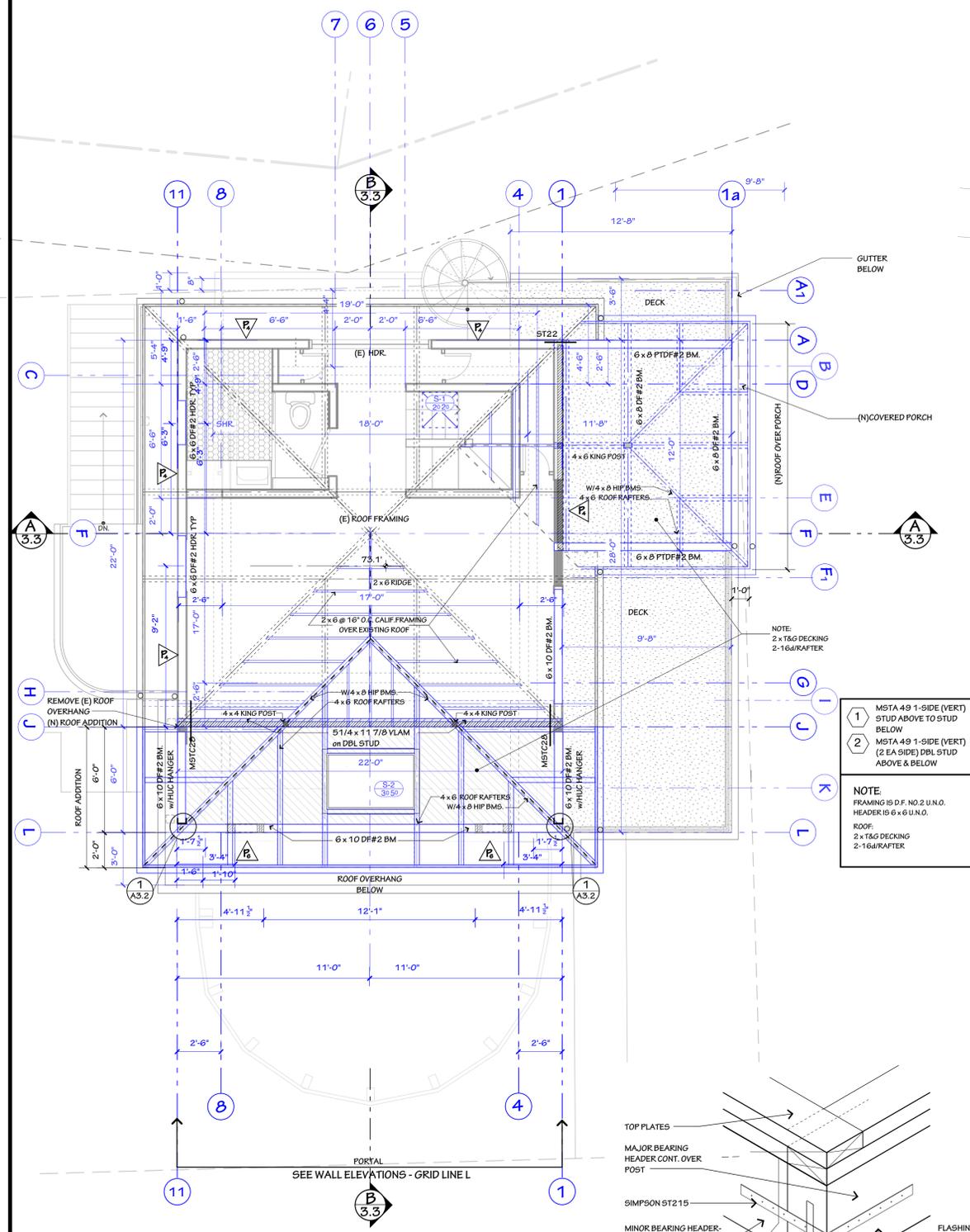
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FLOOR FRAMING PLANS
 THIRD FLOOR
 ROOF FRAMING

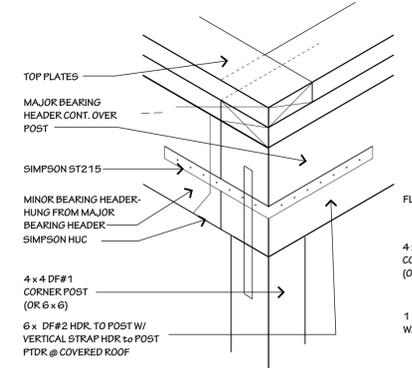
DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A3.2
 OF SHEETS

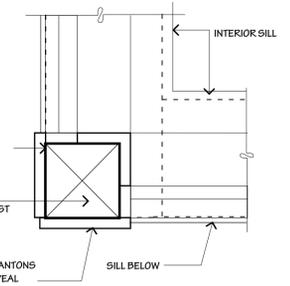
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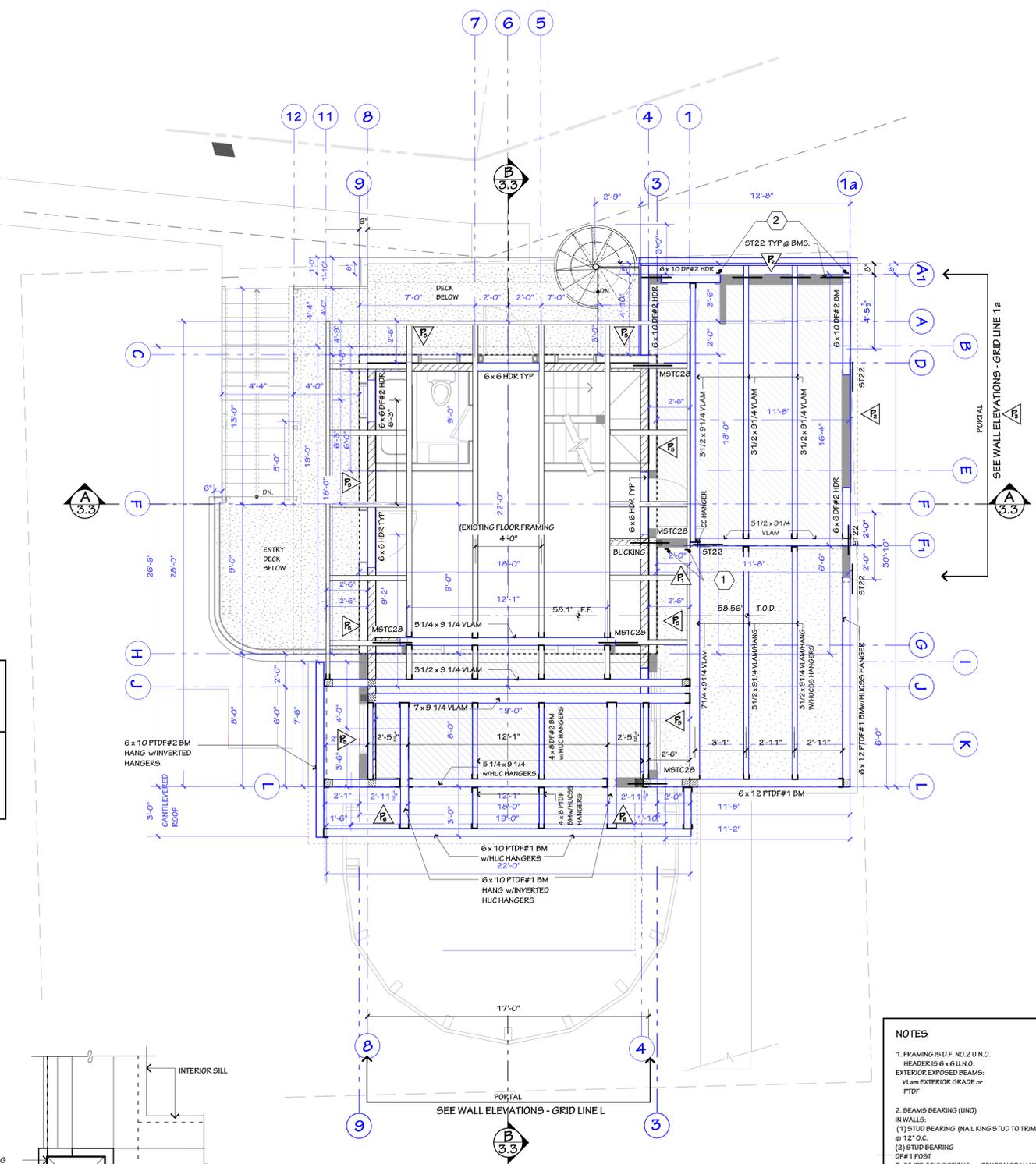
ROOF FRAMING PLAN
 SCALE 1/4"=1'-0"



CORNER POST & HEADER N.T.S.



CORNER POST TRIM SCALE: 3"=1'-0"



THIRD FLOOR FRAMING PLAN
 SCALE 1/4"=1'-0"

- NOTES**
- FRAMING IS D.F. NO. 2 U.N.O. HEADER IS 6x6 U.N.O. EXTERIOR EXPOSED BEAMS: V-LAM EXTERIOR GRADE or PTFD
 - BEAMS BEARING (UNO) IN WALLS: (1) STUD BEARING (NAIL KING STUD TO TRIMMER W/ 16d @ 12" O.C. (2) STUD BEARING DF#1 POST
 - CC/PB CONNECTIONS, or CONCEALED HANGERS. CCQ, ABU, ETC.

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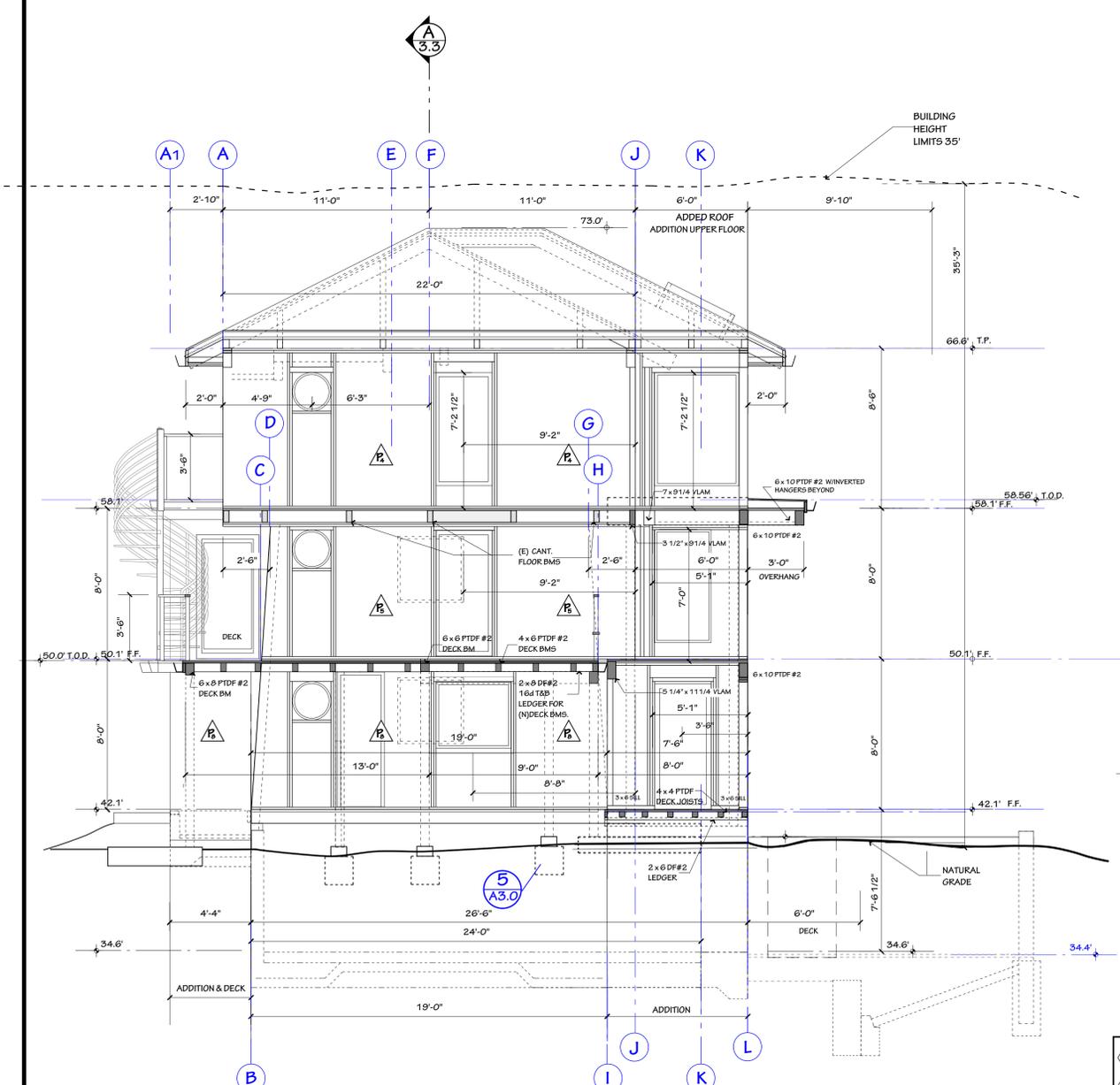
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WALL ELEVATIONS
 FRONT (NORTH) REAR (SOUTH)

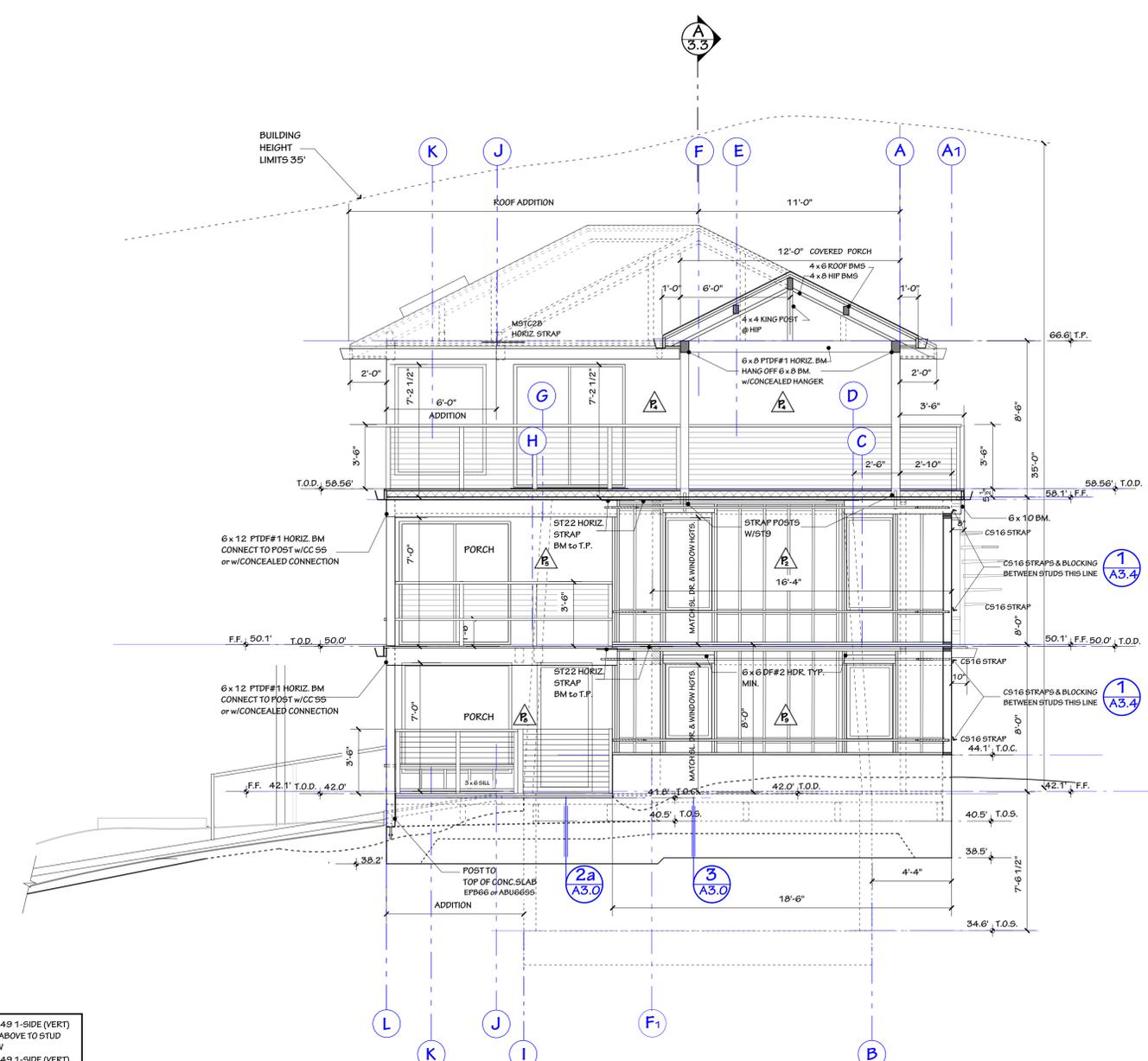
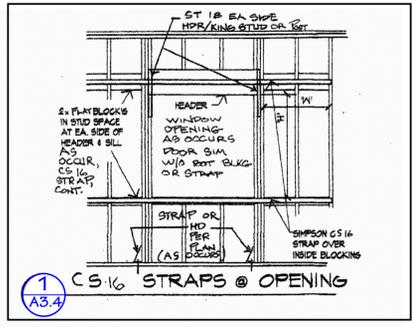
DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A3.4
 OF SHEETS



FRONT ELEVATION (NORTH)
 WALL ELEVATIONS - GRID LINE 8/9

- ① MSTA 49 1-SIDE (VERT) STUD ABOVE TO STUD BELOW
- ② MSTA 49 1-SIDE (VERT) (2 EA SIDE) DBL STUD ABOVE & BELOW
- ③ HUDS-S052.5
- ③a HUDS-S052.5



REAR ELEVATION (SOUTH)
 WALL ELEVATIONS - GRID LINE 1a

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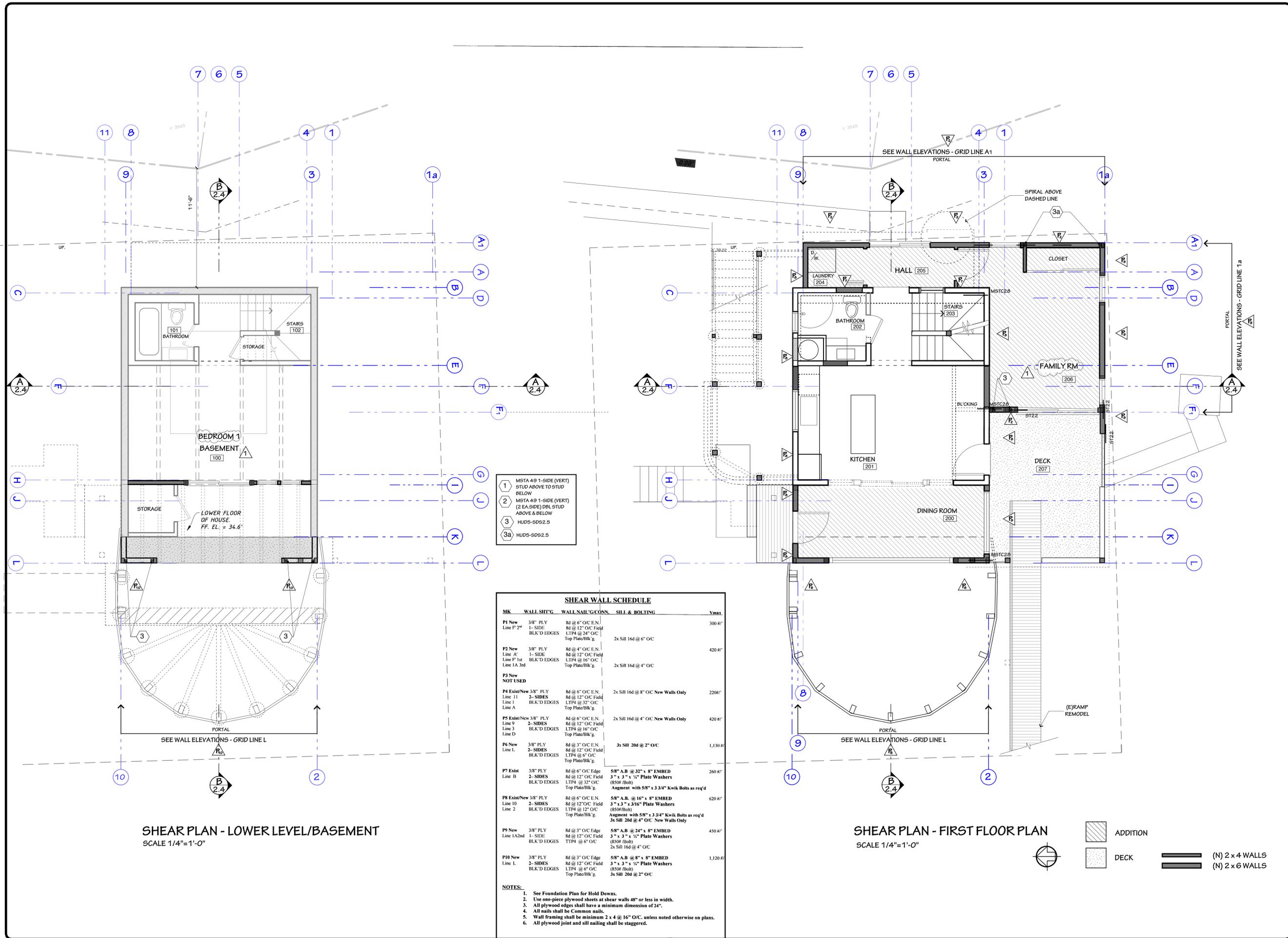
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SHEAR PLANS
 BASEMENT LEVEL
 FIRST FLOOR PLAN

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A3.6
 OF SHEETS



- 1 MSTA 49 1-SIDE (VERT) STUD ABOVE TO STUD BELOW
- 2 MSTA 49 1-SIDE (VERT) (2 EA-SIDE) DBL STUD ABOVE & BELOW
- 3 HUDS-SDS2.5
- 3a) HUDS-SDS2.5

MK	WALL SHFT'G	WALL NAIL'G/CONN.	SILL & BOLTING	Vmax
P1 New	Line F 2nd	3/8" PLY 1-SIDE	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 24" O.C. Top Plate/Blk'g.	300 #'
P2 New	Line A' 1st	3/8" PLY 1-SIDE	8d @ 4" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 16" O.C. Top Plate/Blk'g.	420 #'
P3 New	Line A 3rd	3/8" PLY 1-SIDE	8d @ 4" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 16" O.C. Top Plate/Blk'g.	2x Sill 16d @ 4" O.C.
P4 Exist/New	Line 11	3/8" PLY 2-SIDES	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 32" O.C. Top Plate/Blk'g.	2x Sill 16d @ 8" O.C. New Walls Only
P5 Exist/New	Line 3	3/8" PLY 2-SIDES	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 16" O.C. Top Plate/Blk'g.	2x Sill 16d @ 4" O.C. New Walls Only
P6 New	Line L	3/8" PLY 2-SIDES	8d @ 3" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 6" O.C. Top Plate/Blk'g.	3x Sill 20d @ 2" O.C.
P7 Exist	Line B	3/8" PLY 2-SIDES	8d @ 6" O.C. Edge 8d @ 12" O.C. Field LTP4 @ 32" O.C. Top Plate/Blk'g.	5/8" A.B. @ 32" x 8" EMBED 3" x 3" x 1/2" Plate Washers (850# /Bolt) Augment with 5/8" x 3 3/4" Kwik Bolts as req'd
P8 Exist/New	Line 10	3/8" PLY 2-SIDES	8d @ 6" O.C. E.N. 8d @ 12" O.C. Field LTP4 @ 24" O.C. Top Plate/Blk'g.	5/8" A.B. @ 16" x 8" EMBED 3" x 3" x 1/2" Plate Washers (850# /Bolt) Augment with 5/8" x 3 3/4" Kwik Bolts as req'd
P9 New	Line 1A 2nd	3/8" PLY 1-SIDE	8d @ 3" O.C. Edge 8d @ 12" O.C. Field LTP4 @ 6" O.C. Top Plate/Blk'g.	5/8" A.B. @ 24" x 8" EMBED 3" x 3" x 1/2" Plate Washers (850# /Bolt) 2x Sill 16d @ 4" O.C.
P10 New	Line L	3/8" PLY 2-SIDES	8d @ 3" O.C. Edge 8d @ 12" O.C. Field LTP4 @ 6" O.C. Top Plate/Blk'g.	5/8" A.B. @ 8" x 8" EMBED 3" x 3" x 1/2" Plate Washers (850# /Bolt) 3x Sill 20d @ 2" O.C.

- NOTES:**
- See Foundation Plan for Hold Downs.
 - Use one-piece plywood sheets at shear walls 48" or less in width.
 - All plywood edges shall have a minimum dimension of 24".
 - All nails shall be Common nails.
 - Wall framing shall be minimum 2 x 4 @ 16" O.C. unless noted otherwise on plans.
 - All plywood joint and sill nailing shall be staggered.

SHEAR PLAN - LOWER LEVEL/BASEMENT
 SCALE 1/4"=1'-0"

SHEAR PLAN - FIRST FLOOR PLAN
 SCALE 1/4"=1'-0"

ADDITION
 DECK
 (N) 2 x 4 WALLS
 (N) 2 x 6 WALLS

REVISIONS	BY
1	MF
1/28/2024	



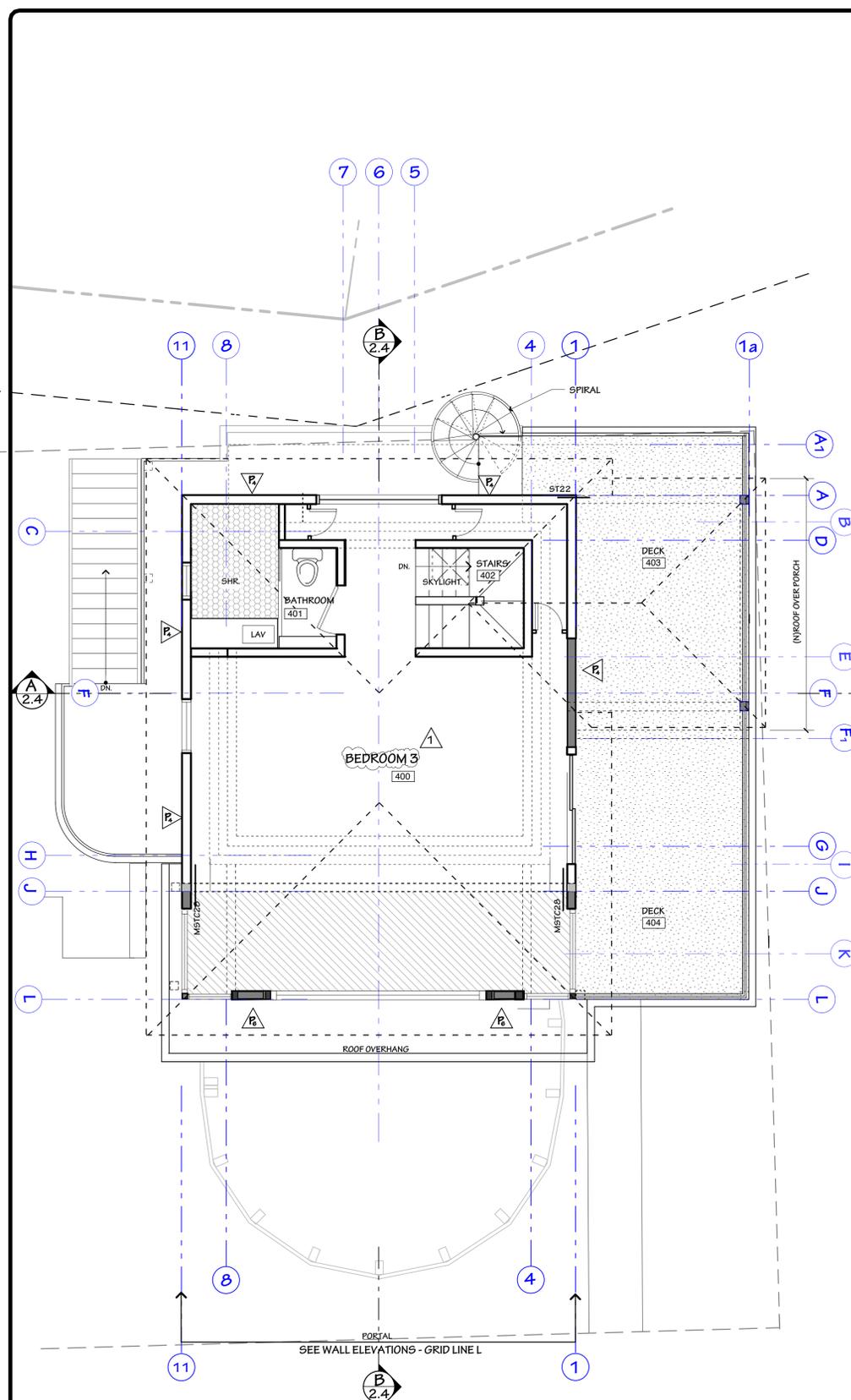
Martha A. Fiorovich A.I.A.
 Architect
 11 Aspen Way
 Watsonville, CA 95076
 831-212-2474
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DRMANAC RESIDENCE
 115 CORMORANT WAY
 WATSONVILLE, CA
 APN: 052-321-26

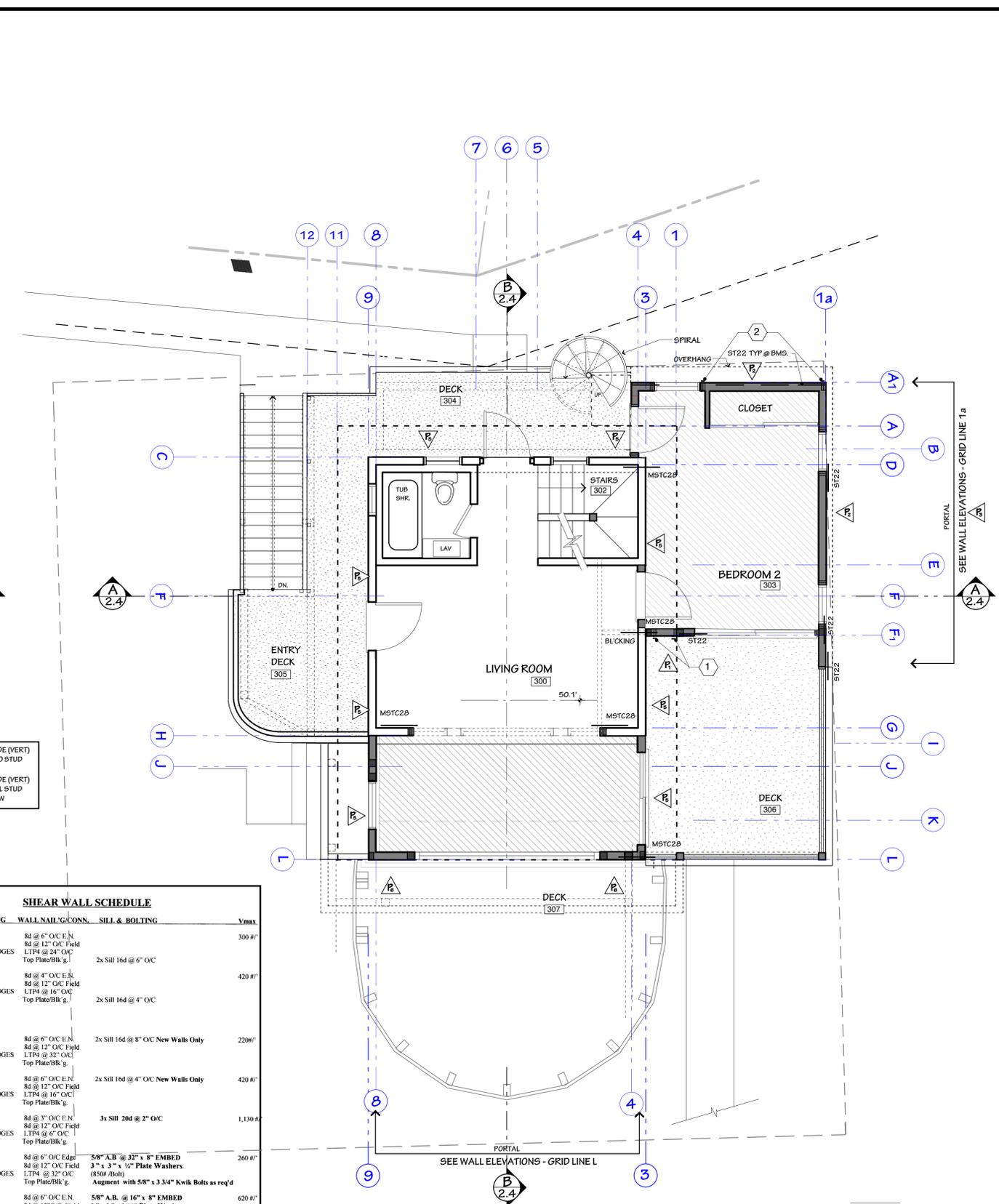
SHEAR PLANS
 SECOND FLOOR
 THIRD FLOOR

DRAWN
 MF
 OCT 2023
 SCALE
 AS NOTED

SHEET
A3.7
 OF SHEETS



THIRD FLOOR PLAN
 SCALE 1/4"=1'-0"



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

- 1 MSTA 49 1-SIDE (VERT) STUD ABOVE TO STUD BELOW
- 2 MSTA 49 1-SIDE (VERT) (2 EA SIDE) DBL STUD ABOVE & BELOW

MK	WALL SHT'G	WALL NAIL'G/CONN.	SILL & BOLTING	Vmax
P1 New	3/8" PLY	8d @ 6" O.C. E.N.	8d @ 12" O.C. Field	300 #'
Line P 2nd	1- SIDE	8d @ 12" O.C. Field	LTP4 @ 24" O.C. Top Plate/BLK'g.	
	BLK'D EDGES		2x Sill 16d @ 6" O.C.	
P2 New	3/8" PLY	8d @ 4" O.C. E.N.	8d @ 12" O.C. Field	420 #'
Line A'	1- SIDE	8d @ 12" O.C. Field	LTP4 @ 24" O.C. Top Plate/BLK'g.	
Line P 1st	BLK'D EDGES	LTP4 @ 16" O.C.		
Line IA 3rd		Top Plate/BLK'g.	2x Sill 16d @ 4" O.C.	
P3 New	NOT USED			
P4 Exist/New	3/8" PLY	8d @ 6" O.C. E.N.	2x Sill 16d @ 8" O.C. New Walls Only	220#'
Line 11	2- SIDES	8d @ 12" O.C. Field		
Line 1	BLK'D EDGES	LTP4 @ 32" O.C.		
Line A		Top Plate/BLK'g.		
P5 Exist/New	3/8" PLY	8d @ 6" O.C. E.N.	2x Sill 16d @ 4" O.C. New Walls Only	420 #'
Line 9	2- SIDES	8d @ 12" O.C. Field		
Line 3	BLK'D EDGES	LTP4 @ 16" O.C.		
Line D		Top Plate/BLK'g.		
P6 New	3/8" PLY	8d @ 3" O.C. E.N.	3x Sill 20d @ 2" O.C.	1,130 #'
Line L	2- SIDES	8d @ 12" O.C. Field		
	BLK'D EDGES	LTP4 @ 6" O.C.		
		Top Plate/BLK'g.		
P7 Exist	3/8" PLY	8d @ 6" O.C. Edge	5/8" A.B. @ 32" x 8" EMBED	260 #'
Line B	2- SIDES	8d @ 12" O.C. Field	3" x 3" x 1/2" Plate Washers	
	BLK'D EDGES	LTP4 @ 32" O.C.	(850# Bolt)	
		Top Plate/BLK'g.	Augment with 5/8" x 3 3/4" Kwik Bolts as req'd	
P8 Exist/New	3/8" PLY	8d @ 6" O.C. E.N.	5/8" A.B. @ 16" x 8" EMBED	620 #'
Line 10	2- SIDES	8d @ 12" O.C. Field	3" x 3" x 1/2" Plate Washers	
Line 2	BLK'D EDGES	LTP4 @ 12" O.C.	(850# Bolt)	
		Top Plate/BLK'g.	Augment with 5/8" x 3 3/4" Kwik Bolts as req'd	
P9 New	3/8" PLY	8d @ 3" O.C. Edge	5/8" A.B. @ 24" x 8" EMBED	450 #'
Line 1A 2nd	1- SIDE	8d @ 12" O.C. Field	3" x 3" x 1/2" Plate Washers	
	BLK'D EDGES	LTP4 @ 6" O.C.	(850# Bolt)	
		Top Plate/BLK'g.	2x Sill 16d @ 4" O.C.	
P10 New	3/8" PLY	8d @ 3" O.C. Edge	5/8" A.B. @ 8" x 8" EMBED	1,120 #'
Line L	2- SIDES	8d @ 12" O.C. Field	3" x 3" x 1/2" Plate Washers	
	BLK'D EDGES	LTP4 @ 6" O.C.	(850# Bolt)	
		Top Plate/BLK'g.	3x Sill 20d @ 2" O.C.	

- NOTES:**
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 - Wall framing shall be minimum 2 x 4 @ 16" O.C. unless noted otherwise on plans.
 - All plywood joint and sill nailing shall be staggered.

ADDITION
 (N)DECK
 (N) 2 x 4 WALLS
 (N) 2 x 6 WALLS

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

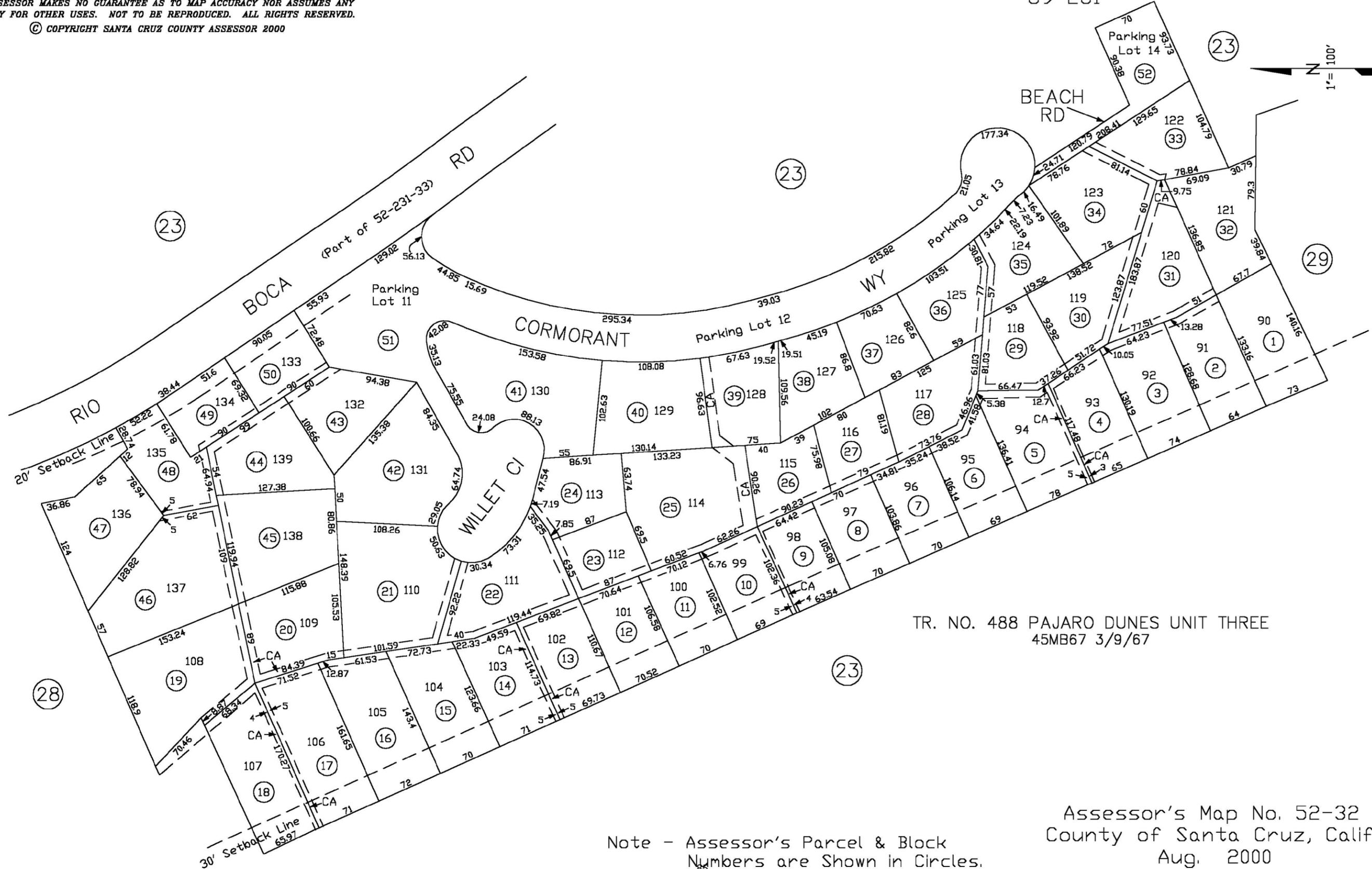
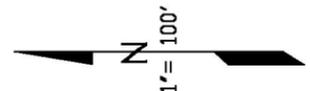
FOR TAX PURPOSES ONLY

POR. SEC. 25, T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-261

52-32

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TR. NO. 488 PAJARO DUNES UNIT THREE
45MB67 3/9/67

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

Assessor's Map No. 52-32
County of Santa Cruz, Calif.
Aug. 2000

Electronically redrawn 8/22/00 KSA
Rev. 1/30/02 mvm (st. name)

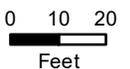


Parcel Location Map



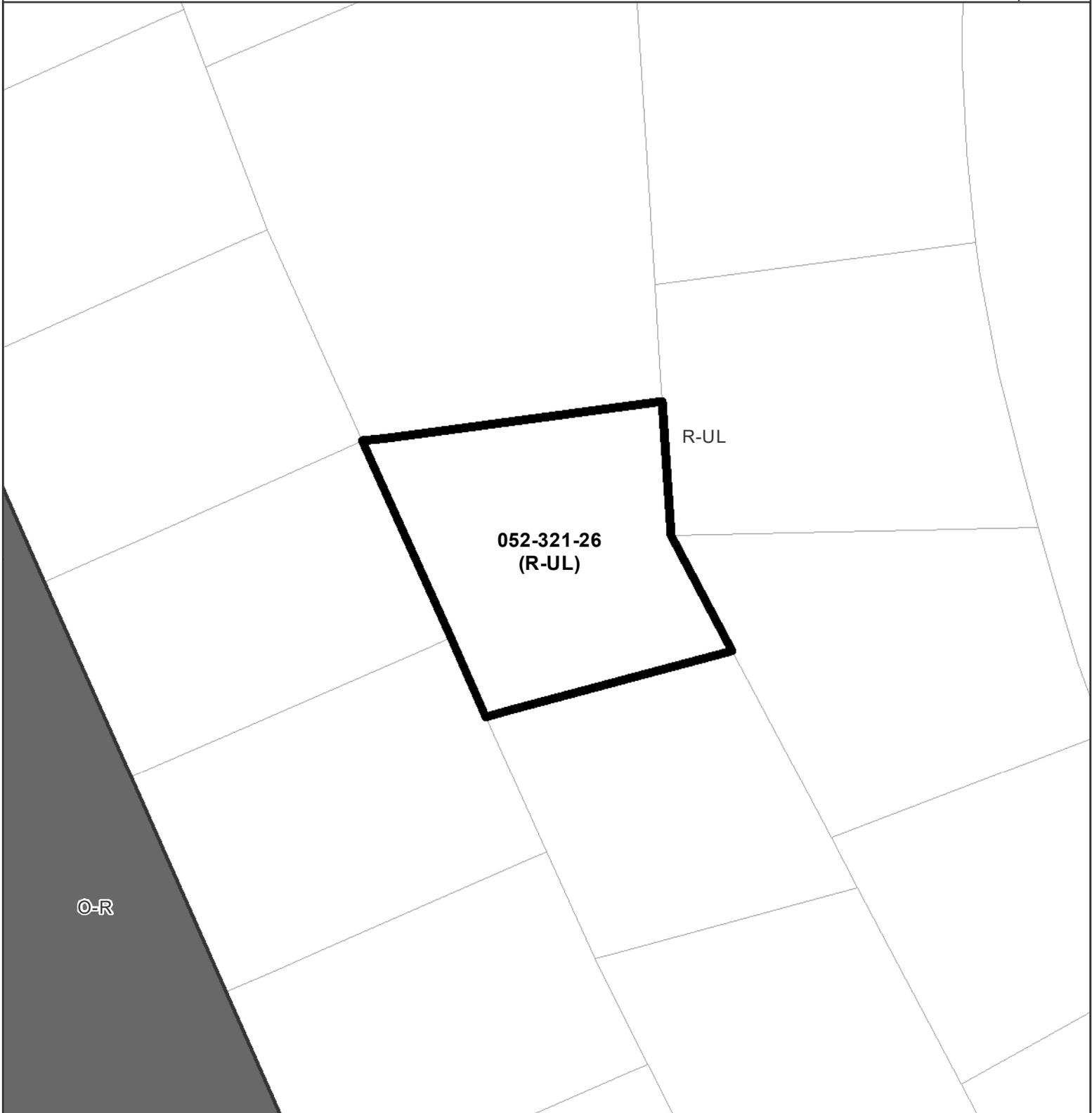
Parcel: 05232126

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

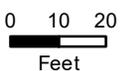
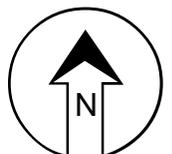




Parcel General Plan Map

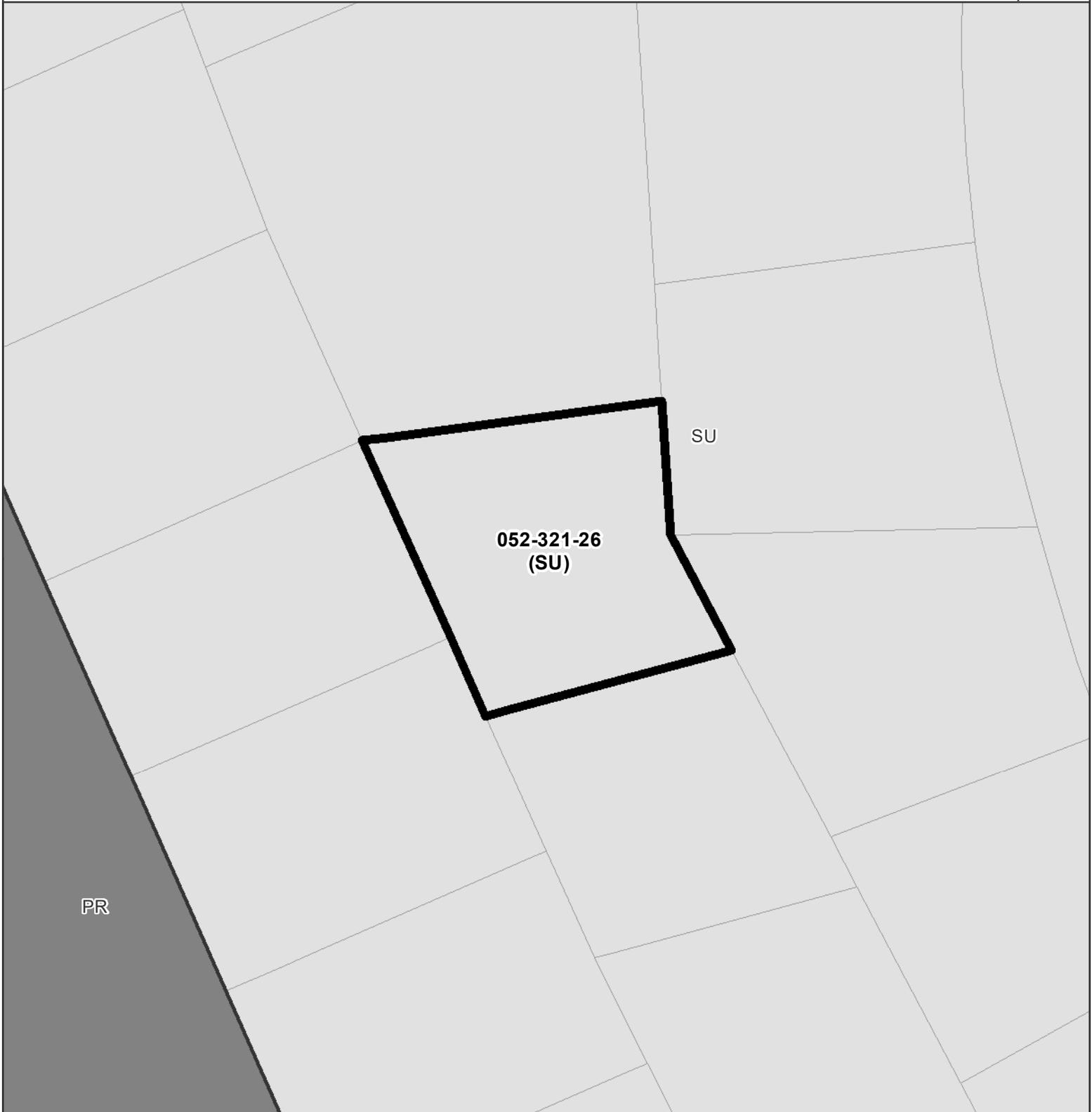


- O-R *Parks, Recreation & Open Space*
- R-UL *Res. Urban Low Density*





Parcel Zoning Map

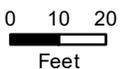
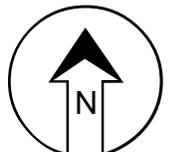


052-321-26
(SU)

SU

PR

-  PR Parks, Recreation, & Open Space
-  SU Special Use



Parcel Information

Services Information

Urban/Rural Services Line: Inside (RSL) Outside
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: CalFire
Drainage District: Zone 7 Flood Control District

Parcel Information

Parcel Size: 6,490 sq ft
Existing Land Use - Parcel: Single family dwelling
Existing Land Use - Surrounding: Pajaro Dunes residential neighborhood
Project Access: Cormorant Way
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: SU (Special Use)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Technical Reviews: Biotic Report Review (REV231215), Soils Report Review (REV231216)

Environmental Information

Geologic Hazards: Designated flood zone - coastal beach dunes
Soils: Report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 10-15%
Env. Sen. Habitat: Beach dunes
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Scenic beach viewshed
Drainage: Drainage review completed
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 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

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

August 6, 2024

Radoie and Snezana Drmanac
27635 Red Rock Road
Los Altos Hills, CA
rade@completegenomics.com

c/o Marty Fiorovich, A.I.A., Architect
11 Aspen Way
Watsonville, CA 95076
marty@fiorovichgroup.com

Subject: 115 Cormorant Way - Biotic Report Review and Conditioned Biotic Approval

APN: 052-321-26

Application #: REV231215, DISC231493

Attachment 1. Biotic Report

Dear Ms. Fiorovich,

The Planning Division received and reviewed a Biotic Report dated May 20, 2024 prepared by Biotic Resources Group and Bryan Mori Biological Consulting Services for 115 Cormorant Way (Attachment 1). The Biotic Report Review was required because of the presence of sensitive habitat and potential for protected species on this parcel where remodeling an existing single-family residence is proposed. The project is located on a coastal dune in the Pajaro Dunes gated community within the Coastal Zone.

The proposed project includes remodeling the interior of the existing house, adding additional interior space by enlarging the footprint of the house, constructing a new first floor deck, relocating the exterior stairs, and constructing a new access pathway to the home. The proposed project would expand the existing development footprint by approximately 589 square feet resulting in permanent impacts to coastal dune habitat. A 5-foot construction zone outward of the final structure will result in an additional 1,148 square feet of temporary disturbance during construction.

The project also proposes restoration of degraded coastal dune habitat on the parcel. Figure 12 in the attached Biotic Report shows a preliminary layout of areas most suitable for native habitat restoration and enhancement on the parcel.

Baseline Environmental Conditions

The Study Area covered in the biotic report includes the entire approximately 0.15-acre parcel 052-321-26. Within the Study Area, the "Project Impact Area" consists of the approximate location where disturbance from proposed development would occur. The parcel is currently developed with a three-story single-family residence with a lower floor patio, external stairs, and two access pathways.

115 Cormorant Way Biotic Report Review

The Biotic Report identifies three natural community types on the parcel: Coastal Dune Scrub, Degraded Coastal Dune Scrub, and Ice Plant Mat. The parcel also contains areas of bare sand concentrated in previously disturbed locations adjacent to the existing structures and pathways. The majority of the parcel contains Degraded Coastal Dune Scrub. This habitat is considered degraded because, although a few native plant species persist, the dominance of non-native ice plant and European beach grass currently prevents the establishment and persistence of the native plant structure and species composition that would be found in a healthy coastal dune scrub community. Areas identified as Iceplant Mat are characterized by a thick cover of non-native iceplant where very few to no other plant species can grow. Small areas of intact native Coastal Dune Scrub dominated by mock heather and yellow bush lupine also occur on the parcel. Figures 2 and 3, and photos labeled Figures 4-7 in the attached Biotic Report depict the location, nature, and condition of the habitat types identified on the parcel.

Analysis

The Study Area is located on a coastal dune and in its entirety is considered sensitive habitat. The Study Area has potential to support several special-status animal and plant species protected by local, State, and Federal regulations. Tables 2 and 3 of the attached Biotic Report give an overview of the plant and animal species that were evaluated as part of this review.

Coastal Dune Scrub, Dune Plant Habitat, and habitat for special-status species are considered sensitive under Santa Cruz County's Sensitive Habitat Protection ordinance (Chapter 16.32). The purpose of Chapter 16.32 is to minimize the disturbance of biotic communities which are rare or especially valuable because of their special nature or role in an ecosystem.

Biological Resources including special-status species and their habitats and other sensitive natural communities as identified by local policies, CDFW, or USFWS are also protected under the California Environmental Quality Act (CEQA). Additionally, Coastal Dune Scrub, Dune Plant Habitat, and habitat for special-status species are offered special protections under the California Coastal Act as Environmentally Sensitive Habitat Areas (ESHA).

Focused rare-plant surveys were conducted during the evident and identifiable period for special-status plant species with potential to occur. A small colony of Monterey spineflower (Federally Threatened) was identified along the northern property line, paralleling the public walkway. Two small colonies of Monterey paintbrush (locally unique species; CNPS List 4) were also identified on the property. One colony is along the northern property line, paralleling the public walkway and the other occurs next to the western public walkway. The approximate location of these plants is shown in Figure 2 of the Biotic Report. These plants are not located within the Project Impact Area. Conditions have been included below to ensure protection of this species during and after construction. No other special-status plant species were detected on the parcel. Impacts to special-status plants are not expected to occur.

The project site contains potentially suitable habitat for Northern California legless lizard and coast horned lizard, two State Species of Special Concern. In addition, the property and surrounding areas contain potential habitat for nesting birds. Birds of prey and migratory birds are protected under the California Fish and Game Code, as well as the Federal Migratory Bird Treaty Act (MBTA). Under the MBTA, it is unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird unless and except as permitted by regulations.

The proposed project will result in approximately 589 square feet of permanent impacts and approximately 1,148 square feet of temporary impacts to coastal dune.

Conditions have been included below to ensure protection of special-status species and sensitive dune habitat during project implementation.

Conclusion

Dune habitat occurs throughout the property and cannot be avoided by an alternative project design. This project involves expansion of the building footprint immediately adjacent to the existing house and would permanently impact approximately 589 square feet. The anticipated impacts were minimized during project design by concentrating improvements within and directly adjacent to the existing developed areas.

Areas of in-tact native dune habitat on the property will be avoided during construction. Conditions are included below to ensure avoidance and/or minimization of impacts to special-status species, their habitats, and other sensitive habitats to the maximum extent possible. All areas of temporary disturbance must be re-vegetated with native dune plant species, and permanent impacts will be compensated for by restoring degraded dune scrub habitat on the parcel at a 3:1 ratio following a restoration plan prepared and implemented by a qualified restoration professional.

There are sensitive habitat constraints on the project site associated with coastal dune scrub habitat, and special-status species that must be considered prior to and during project implementation. Conditions have been included below to ensure that project activities are consistent with County policies for protection of sensitive species and habitats.

If you have any questions regarding this letter, please feel free to contact me by email or telephone at Juliette.Robinson@santacruzcounty.us or 831-454-3156.

Sincerely,



Juliette Robinson
Resource Planner IV, Biologist

CC: Nathan MacBeth, Project Planner
Matt Johnston, Environmental Coordinator
Leah MacCarter, Area Resource Planner

Conditions of Approval

In order to conduct development activities on APN 052-321-26, the Conditions of Approval I through XI below shall be adhered to. These Conditions shall be incorporated into all phases of development for this project (231493) and shall also apply to all future development activities proposed on the property.

Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species.

Environmental Planning Staff shall review all future development plans and building permit applications to ensure conformance with the Conditions below.

General Conditions

- I. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:
 - A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active.
 - B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
 - C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky.
- II. All temporary and permanent disturbance associated with the project shall be shown on the final project plans as the 'development footprint'. The development footprint shall be delineated on the final project plans with a thick bold **solid** line and must encompass all grading, buildings, retaining walls, utilities, landscaping, patios, vegetation removal, access routes, and deposition of refuse or debris associated with the project.
 - A. All areas outside of the development footprint shall be labeled on the development plans as sensitive habitat and fenced for avoidance during construction.
 - B. Within the development footprint, the area of permanent disturbance shall be clearly labeled and the final square footage of this area included on the plans.
- III. To compensate for impacts to Coastal Dune habitat, and habitat for special-status species, and to comply with the Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), the following shall be adhered to:
 - A. The project shall compensate for permanent impacts to dune habitat through native dune habitat restoration on site at a 3:1 ratio of restoration to permanent impacts. Final permanent impact numbers and required area of compensatory restoration shall be verified during Environmental Planning Review of the building plans.
 - B. All temporarily impacted areas must be restored at a 1:1 ratio.
 - C. Habitat enhancement and/or restoration activities (i.e. removal and ongoing management of invasive species) commensurate with the proposed development shall occur on the remainder of the parcel.

Prior to Issuance of the Building Permit

- IV. A Habitat Restoration Plan prepared by a qualified biologist or restoration professional shall be included with the building permit application for review and approval by Environmental Planning Staff.
- The Restoration Plan shall be focused on restoring the native plant structure and species composition of local Coastal Dune habitat on the subject parcel and must include the following minimum elements:
- A. A map of all designated restoration areas on the parcel including locations where temporary disturbance and re-establishment of native habitat shall occur and locations designated for restoration or establishment of native habitat intended to compensate for permanently impacted sensitive habitats at 3:1 ratio. This map shall delineate and label all restored areas as “Protected Habitat Area”.
 - B. A planting plan with species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native habitat while maximizing plant health and survivability of individual plants.
 - C. Plan for removal of non-native species and a management strategy to control re-establishment of invasive non-native species on the entire parcel to help prevent the spread and continued encroachment of invasive species.
 - D. Methods for establishment of local Coastal Dune habitat including specific restoration treatments to promote natural re-establishment of native species and active planting.
 - E. Information regarding any seed collection and transplantation strategies that might be utilized for establishment or re-establishment of plant species.
 - F. Information regarding the methods of irrigation for restoration plantings.
 - G. Information regarding the placement and location of permanent protective signs used to delineate Protected Habitat Areas in the field.
 - H. The Habitat Restoration Plan shall include a 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.
- V. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us by December 31 of each monitoring year.
- VI. In addition to the required 5-year annual monitoring and reporting, a 10-year monitoring report shall be prepared and submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us outlining the continued implementation and results of annual Coastal Dune Scrub Management over the 10-year period.
- VII. Any seed mix used for erosion control purposes on exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.
- VIII. The designated restoration areas on the parcel shall be preserved as Protected Habitat Areas through recording of a Declaration of Restriction on the parcel. The Declaration of Restriction shall be finalized and recorded as part of the Environmental Planning review of the final project plans. Once all reviewing agencies have reviewed and accepted the permit application, the Declaration of Biotic Restriction will be emailed to the owner with instructions. The Declaration of Restriction shall include the following:
- A. Identification of a “Protected Habitat Areas” where development shall not occur in the future.

115 Cormorant Way Biotic Report Review

- B. Specific management strategies to ensure that the Protected Habitat Areas are properly managed to maintain quality native dune habitat.
 - C. Specific restrictions regarding activities that are not allowed within the Protected Habitat Areas in the future.
- IX. Proof of recordation of the final Declaration of Restriction shall be required prior to issuance of the building permit.

Construction Conditions

- X. To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to:
- A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
 - B. Recommended Avoidance and Minimization measures BIO-1 through BIO-7 and BIO -9 through BIO-12 of the attached Biotic Report dated May 20, 2024 prepared by Biotic Resources Group and Bryan Mori Biological Consulting Services shall be adhered to.
 - C. Every individual working on the Project must attend biological awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time (see also BIO-4).
 - D. Within 30 days prior to commencement of construction, the location and boundaries of existing special-status plant species identified on the property shall be re-confirmed by a qualified biologist. High visibility construction fencing and/or other protective measures shall be installed around these plants as indicated in Condition 7 below.
 - 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition 10 below.
 - E. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas (see also BIO-1 & BIO-9).
 - 2. Intact native dune plants on the parcel shall be protected as sensitive habitat and avoided during construction to the maximum extent possible.
 - 3. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
 - 4. Special-status plants located near or within the project impact area shall be identified and protected with high visibility fencing or flagging and through installation of any other protective barriers (such as silt fencing) identified as necessary by the biologist in the field.
 - 5. The fencing/flagging shall be inspected and maintained daily until project completion.

- F. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. All sightings of special-status species shall be reported to the County Environmental Coordinator and submitted to the CNDDDB.
- G. To avoid impacts to nesting birds, the following shall be adhered to (See also BIO-10 through BIO-12):
6. Schedule construction during the non-nesting season (September 1st-February 1st) if possible. If commencement of project activity begins outside of the February 1st to August 31st nesting season, there will be no need to conduct a preconstruction survey for active nests.
 7. If project activities are to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds, 250 feet for birds of prey.
 8. If no active bird nest is found, then no further avoidance and minimization measures are necessary.
 9. If active nest(s) are found within the survey area the County Environmental Coordinator shall be notified immediately. The biologist shall establish an avoidance buffer that will provide adequate protection specific to the species, will monitor the nest as needed, and advise the applicant and the County when all young have fledged the nest. Commencement of work may begin only after fledging is complete.
 10. If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to the County Environmental Coordinator for review and approval prior to removal of vegetation, use of heavy equipment, or other construction activities.
 11. If construction activity stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.
- XI. Prior to final building inspection the following shall occur:
- A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration Plan and placement of protective signs around the Protected Habitat Areas shall be inspected and approved by Environmental Planning staff.

A copy of this biotic approval, including all attachments, should be submitted with any future permit applications.



PAJARO DUNES ASSOCIATION

House 115 – Preliminary Approval of Plans

3/21/23

Rada and Ana Drmanac
27635 Red Rock Road
Los Altos Hills, CA 94022

Dear Rada and Ana Drmanac:

The Pajaro Dunes Association Design Committee (PDADC) has granted preliminary approval of your design submission (dated January 2023 and noted as revision #4) that was presented at their March 14th, 2023 meeting. This plan presents a deck that is flush with the proposed building on the ocean side.

After obtaining permits from Santa Cruz County please return to the PDADC for final approval and include any modifications to the present plans and final materials and colors selections.

The Design Committee reviews the design and aesthetics of submitted plans. Permitting, engineering and other hazard mitigations are the responsibility of the homeowner. We thank you for working with us through this process and hope that you enjoy the updates to your home.

Sincerely,

FOR THE DESIGN COMMITTEE

A handwritten signature in black ink that reads "Sarah Mansergh". The signature is written in a cursive, flowing style.

Sarah Mansergh
Secretary
Pajaro Dunes Association Design Committee
dc.pajarodunes@gmail.com
831-818-9253

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