Staff Report to the Zoning Administrator

Application Number: 251068

Applicant: Esther Arnold
Owner: Carla Kliman
APN: 032-201-25
Site Address: 180 33rd Avenue, Santa Cruz CA 95062

Agenda Date: July 17, 2026
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing one-story dwelling and construct a 2,123 square-foot two-story single-family dwelling containing a 398 square-foot Junior Accessory Dwelling Unit (JADU) and a 315 square-foot garage. Project includes a reduction of the required second story setback from 10 feet to 8.5 feet, the front yard setback from 15 feet to 12.75 feet, interior side yard setback from 5 feet to 4.25 feet, the rear yard setback from 15 feet to 12.75 feet, and the JADU side yard setback from 4 feet to 3.416 feet.

Location: Property is located on the western side of 33rd Avenue (180 33rd Avenue), approximately 330 feet north of the intersection of East Cliff Drive and 33rd Avenue in Santa Cruz.

Permits Required: Coastal Development Permit; Pleasure Point Exception; Minor Exception

Supervisorial District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251068, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 2,750 square-feet in size and is developed with a single-family dwelling that was originally constructed in 1954. The existing structure is nonconforming with respect to the required front, side, and rear yard setbacks. The project proposes demolition of the existing dwelling and construction of a new, two-story single-family dwelling with an attached one-car garage and an integrated Junior Accessory Dwelling Unit (JADU). The proposed two-story structure consists of a 1,409 square-foot single-family dwelling, a 398 square-foot JADU located on the first floor, and a 315 square-foot attached one-car garage.

Due to the project site's location within the Coastal Zone, a Coastal Development Permit is required. In addition, the project requires Minor Exception to reduce the required front, side, and rear yard setbacks by 15 percent as noted in the project description. The project site is subject to the Pleasure Point community residential design criteria, which has its own set of design standards;

therefore, the application also requires a Pleasure Point Exception for the second story setback reduction.

Zoning & General Plan Consistency

The subject property is a 2,750 square foot lot, located in the R-1-4-PP (Single-family residential - 4,000 square-foot minimum; Pleasure Point combining district) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

Residential Development Standards 13.10.323

The subject parcel contains less than 80 percent of the minimum site area required for the R-1-4-PP zone district and is therefore considered nonconforming pursuant to County Code 13.10.323(E)(2). County Code allows nonconforming parcels to utilize the building setbacks of a zone district which has a minimum site area that most closely corresponds to the subject parcel. The subject parcel is 2,750 square feet in size; therefore, the R-1-2.5 zone district most closely corresponds to the subject parcel. The building setback standards for the R-1-2.5 zone district are the same as the R-1-4 zone district; therefore, no additional relief is afforded and exceptions to the site standards are being requested. The R-1-4-PP zone district site standards are as follows:

Site Standards Table							
	Front Yard Setback (feet)	**Side Yard Setback – Interior (feet)**	**Second Story Side Setbacks for Pleasure Point (feet)**	**Rear Yard Setback (feet)**	**Maximum Floor Area Ratio (FAR)**	**Maximum Lot Coverage**	**Maximum Building Height (feet)**
R-1-4 PP Standards Required (SFD)	15	5 & 5	10	15	0.6	45%	28
Proposed (SFD)	**12’-9”**	**4’-3”**	**8’6”**	**12’-9”**	0.53	31%	26
	-	-	-	-	-	-	-
Standards Required (JADU)	15	4	-	4	< 800 sqft excluded	< 800 sqft excluded	28
Proposed (JADU)	**12’-9”**	**3’-5”**	**-**	**12’-9”**	-	-	9

Junior Accessory Dwelling Unit

Santa Cruz County Code (SCCC) defines a Junior Accessory Dwelling Unit (JADU) as a residential living area contained within a proposed or existing single-family dwelling that is no more than 500 square feet in size. JADUs must include independent provisions for living, sleeping, eating, and cooking and shared or separate sanitation facilities with the main dwelling unit.

The proposed JADU will be 398 square feet in size and will be located on the first story along the southern side of the dwelling. The minimum side-yard setback for an ADU is four feet; however, this project includes a request to reduce the setback by 15 percent, resulting in a 3.41-foot setback from the southern property line. A reduction in the JADU setback is not anticipated to adversely impact the adjacent dwelling to the south because the portion of the neighboring structure nearest the proposed JADU is currently used as a garage and storage area. A 15 percent reduction in the JADU setback will not infringe on adequate light, air, or privacy of adjacent residences; furthermore, the JADU will not be detrimental or injurious to property or improvements in the neighborhood.

Minor Exception

SCCC 13.10.235 provides a review process for consideration of minor variations from the zoning district site standards established for height, setbacks, lot coverage, and floor area ratio. Minor Exceptions to the setback standards are limited to a 15 percent reduction and are subject to Variance findings.

The R-1-4 zone district requires 15-foot front and rear yard setbacks and 5-foot interior side yard setbacks. A 15 percent reduction would result in front and rear yard setbacks of 12.75 feet and interior side yard setbacks of 4.25 feet. The proposed 15 percent reduction in setbacks would be in harmony with the intent of the Zoning ordinance because the project would result in two dwelling units on a nonconforming parcel. A 15 percent reduction in the front, rear and side yard setback will not infringe on adequate light, air, or privacy of adjacent residences, as evidenced by the submitted shadow study. Furthermore, the proposed Minor Exception provides relief in a consistent manner with the standard and is therefore not considered a grant of special privilege.

Pleasure Point Design Exception

The project site is located within the Pleasure Point Combining District, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the southern, and the eastern shore of Corcoran Lagoon on the west. The proposed single-family dwelling includes a second story element above the proposed garage. Pursuant to SCCC 13.10.447, an exception to the Pleasure Point residential development standards is required because the northern and southern second-story walls of the proposed dwelling would encroach approximately 1.5 feet into the required 10-foot second story setback.

An exception to reduce the required 10-foot setback to 8.5 feet can be supported because the project would result in a superior design providing greater functionality for the property owners. As demonstrated by the submitted shade study, the proposed single-family dwelling will not significantly increase shading on the neighboring properties during the solstices or equinoxes throughout the year. The requested 15 percent reduction in the second-story setback is limited to

the north and south sides of the dwelling. As a result, the setback reductions will have a minimal effect on the extent and duration of shadows cast onto adjacent properties and will not result in a significant increase in shading beyond that already created by existing development in the surrounding area.

Granting an exception to the second-story setback requirement would result in a superior design and improved streetscape appearance. The proposed reduction to the required 10-foot second-story setback along the northern and southern sides would result in a more uniform structure, as the project applicant is requesting a 15 percent reduction to both the first- and second- story setbacks. Applying a consistent setback reduction to both stories will preserve the stepped-back second story intended to maintain access to sun and light.

Local Coastal Program Consistency

The proposed single family dwelling and associated site improvements conform to the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, appropriately scaled to, and integrated into the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings of varying architectural styles and sizes, and the proposed design is consistent with the existing range of development in the surrounding area.

The proposed setback reductions will not adversely impact the light, air, or privacy of adjacent residences. Furthermore, the dwelling complies with the purposes of the Pleasure Point Combining district by reducing the visual and shading impacts on neighboring parcels and maintaining a uniform community design by having the garage set back further than the rest of the dwelling.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, as it incorporates architectural design features that are consistent with those of surrounding homes. These features include horizontal lap siding, composite shingle and standing-seam metal roof materials, and black window cladding. As proposed, the project is consistent with the County's Design Review Ordinance because the design complements surrounding dwellings while minimizing potential shading of adjacent properties and impacts on scenic visual resources.

Conclusion

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

Staff Recommendation

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

California Environmental Quality Act.

- **APPROVAL** of Application Number **251068,** 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

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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information

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: 251068
Assessor Parcel Number: 032-201-25
Project Location: 180 33rd Avenue, Santa Cruz CA 95062

Project Description: Proposal to demolish an existing one-story dwelling and construct a 2,123 square-foot two-story single-family dwelling containing a 398 square-foot Junior Accessory Dwelling Unit (JADU) and a 315 square-foot garage. Requires a Coastal Development Permit; Pleasure Point Exception to reduce the second-story setback from 10 feet to 8.5 feet; and a Minor Exception to reduce the front and rear yard setbacks from 15 feet to 12.75 feet, to reduce the interior side yard setback from 5 feet to 4.25 feet, and to reduce the ADU side yard setback from 4 feet to 3.416 feet.

Person or Agency Proposing Project: Esther Arnold

Contact Phone Number: (510) 710-6366

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

E. X Categorical Exemption

Specify type: Class 2 - Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

Construction of a replacement single-family dwelling in an area designated for residential uses.

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

_____ Date:_____
Michael Lam, Project Planner

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-4-PP (single-family residential - 4,000 square-foot minimum; Pleasure Point combining district), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

(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 the end of 33rd Avenue, approximately 200-feet south at Pleasure Point Park.

(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 and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4-PP (single-family residential - 4,000 square-foot minimum; Pleasure Point combining district) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

(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 not located between the shoreline and the first

public road. Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. 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 proposed location of the single family dwelling and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-4-PP (single-family residential - 4,000 square-foot minimum; Pleasure Point combining district) zone district as the primary use of the property will be one single family dwelling and a JADU that meets all current site standards for the zone district, with the exception for setbacks for which a Minor Exception can be supported.

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

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

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

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

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

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

This finding can be made, in that the proposed single family dwelling and JADU will add two

residential units on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 2 peak trips per day (1 peak trip per dwelling unit). Such an increase will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

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

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

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

(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 proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Variance Findings

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

This finding can be made, in that the parcel is considered nonconforming and constrained by its limited size, containing only 68 percent of the minimum site area required for the R-1-4 zone district. County Code allows nonconforming parcels to utilize the building setbacks of a zone district which has a minimum site area that most closely corresponds to the subject parcel. The subject parcel is 2,750 square feet in size; therefore, the R-1-2.5 zone district most closely corresponds to the subject parcel. The building setback standards for the R-1-2.5 zone district are the same as the R-1-4 zone district; therefore, no additional relief is afforded and exceptions to the site standards are being requested.

Minor Exceptions to the setback standards are limited to a 15 percent reduction, and the proposed reduction in setbacks would be in harmony with the intent of the Zoning ordinance because the project would result in two dwelling units on a nonconforming parcel. Applying a uniform 15 percent reduction to each required setback provides relief in a consistent manner and is therefore not considered a grant of special privilege.

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

This finding can be made, in that single-family dwellings are a principally permitted use within the R-1-4-PP zone district. Authorizing exceptions to the site standards to allow construction of a single-family dwelling is in harmony with the general intent of the objectives of the single-family residential zone district. The project is sited and designed in a way to minimize impacts to neighboring parcels and is not anticipated to be detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

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

This finding can be made, in that the approval of a Minor Exception/Variance is a discretionary process available to all residentially zoned parcels, provided the findings can be made. The subject property, like many others in the vicinity, is constrained by unique characteristics, specifically parcel size, that limits the ability to comply with the applicable site and development standards. Several properties in the surrounding area with similar size constraints have been granted variances to address such limitations; therefore, approval of a variance would not constitute a grant of special privileges.

Pleasure Point Exception Findings

Exceptions to the Pleasure Point residential development standards may be granted if the Development Permit Findings and at least one of the following additional findings can be made:

(a) There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or

As demonstrated by the submitted shade study, the proposed single-family dwelling will not significantly increase shading on the neighboring properties during the solstices or equinoxes throughout the year. The requested 15 percent reduction in the second-story setback is limited to the north and south sides of the dwelling. As a result, the setback reductions will have a minimal effect on the extent and duration of shadows cast onto adjacent properties and will not result in a significant increase in shading beyond that already created by existing development in the surrounding area.

2. The Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or

This finding is not applicable in that Findings 1 and 3 can be made to support an exception to the Pleasure Point Residential Development Standards.

3. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.344.

This finding can be made in that granting an exception to the second-story setback requirement would result in a superior design and improved streetscape appearance. The proposed reduction to the required 10-foot second-story setback along the northern and southern sides would result in a more uniform structure, as the project applicant is requesting a 15 percent reduction to both the first- and second- story setbacks. Applying a consistent setback reduction to both stories will preserve the "wedding cake" massing and proportional relationship intended to maintain access to sun and light.

Conditions of Approval

Exhibit D: Project plans, prepared by Esther Suzuki Arnold, dated 02/11/2026.

I. This permit authorizes the construction of a 2,123 square-foot two-story single-family dwelling containing a 398 square-foot Junior Accessory Dwelling Unit (JADU) and a 315 square-foot garage, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Demolition Permit from the Santa Cruz County Building Official.

C. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

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 28 feet.

5. Details showing compliance with fire department requirements.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. The application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.

2. Overflow drainage pipes between the catch basin on the subject property and catch basin in 33rd Avenue shall be maintained by the private property owner. A notarized and recorded maintenance agreement (SWM-25A Form) with the drainage plan and maintenance schedule is required prior to finalization of the Building Permit. It will be the responsibility of the property owner to inspect and maintain all drainage features constructed as part of this project. The maintenance agreement can be found in Part 3 of the County Design Criteria.

3. Final construction cross-section details shall be provided for permanent stormwater mitigation features, flatwork, and drainage infrastructure. The details must include all necessary information for the accurate construction of the proposed features. Please include a detail of the existing catch basin in 33rd showing the existing stub-outs.

4. Submit a signed, stamped letter from the project geotechnical engineering approving the final stormwater management plan. The letter shall reference the latest revision date of the plans reviewed and shall correspond with the latest revision date of the plans submitted.

C. Meet all requirements of the Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.

D. Meet all requirements of the Santa Cruz County Sanitation District.

1. A sewer lateral video inspection of the existing sewer lateral was submitted and showed defects present. Repairing defects in the existing sewer lateral is a condition of this permit. However, the location of these defects appear

to be at least partially on the neighboring property (APN 032-201-33). Grant deed implying easement rights was submitted with this application. For construction and repair purposes, it is the applicant's responsibility to confirm any necessary rights needed to access their private sewer on a neighboring private property.

2. Sewer connection fees shall be owed in accordance with the most recently approved resolution to the Santa Cruz County Sanitation District Code at the time of building permit application.

3. Sewer service charges shall be implemented based on number of dwelling units at the time of sewer connection.

E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.

1. The applicant shall provide a signed and stamped copy of the accepted soils report and update(s).

2. Building Permit plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.

3. Building permit application plans shall clearly represent all proposed grading, including any over-excavation and re-compaction as recommended by the geotechnical engineer.

4. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.

5. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.

F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

G. Pay the current fees for Parks mitigation. Currently, these fees are $7.20 per square foot for single family dwellings.

H. Pay the current fees Child Care mitigation. Currently, these fees are $0.88 per square foot for single family dwellings.

I. Pay the current fees for Roadside and Transportation improvements for two bedroom(s).

J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size.

K. Provide required off-street parking for two cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports.

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

IV. Operational Conditions

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

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and

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

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

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

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.

PROJECT DISCRETIONARY PERMIT

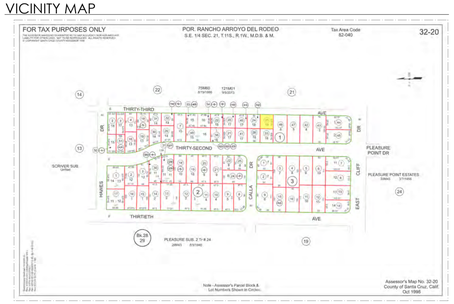
The existing house is non-compliant (situated in the setback on all sides). Minor exceptions are requested in relation to a rebuild of a single family dwelling (1 bedroom/ 1.5 bath) and JADU (1 bedroom/ 1 bath) as it relates specifically to front, rear and side setbacks. See SCC Code 13.10.235.

Minimum Front setback: 12'-9" (85% of 15' standard setback); Garage: 17'-0" (85% of 20' standard setback in front of garage)
Minimum Rear setback: 12'-9" (85% of 15' standard setback)
Minimum Side setbacks: 4'-3" (85% of 5' standard setback); PP second story setbacks: 8'-6" (85% of 10' standard second floor setback)
Minimum Side setback at JADU: 3'-5" (85% of 4' standard setback)
FAR: 53% (standard is 50%; max exception is 57.5%)

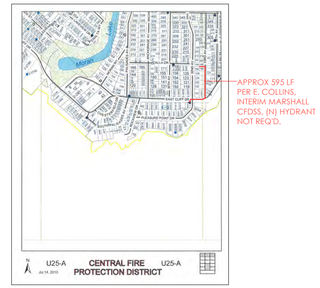
The discretionary permit is substantiated by the following:

1. The design of the reconstructed house intends to provide maximum residential utility and square footage on a qualified small lot. The design intentions are to be harmonious with the coastal neighborhood and avoid large, disproportionate massing through the prioritization of open front and back decks, a sloping roof and lots of glass openings.
2. Facing a shortage of affordable housing in the County, the design of the house allows for two living spaces on a qualified small lot in the form of a SFD and JADU. JADU is built in accordance to SCCC 13.10.681.
3. Granting the variance provides a consistent treatment for the proposed house that other houses in the neighborhood have implemented; most recently minor exceptions were granted for two recent project on a similar size lot at 226 and 230 33rd Avenue.
4. The proposed lot accommodates three off-street parking spaces, the exterior space occupying less than 50% of the front yard setback. The front yard with a setback garage, decomposed gravel, permeable pavers and large planting area will work to keep drainage on site as well as provide a pleasing balance of nature to the built structure.
5. The design is consistent with all County ordinances and the allowed uses in the zone district, County General Plan and Specific Plan adopeted for the area.
6. Two (2) existing trees are proposed to be removed. Please refer to VAR 1.7 Tree Analysis.

VICINITY MAP



FIRE HYDRANT LOCATIONS: SEE C-2 FOR INFO



PROJECT DATA:

020 - Single Family Residence, built 1954
Lot Area: 2,831.4 sq.ft.
R-3/VB/To be sprinklered
Zone: R-1-4-PP
Wild Urban Interface (WUI): LRA, CTL-FSA, No Fire Hazard Area

	Existing	Proposed
Lot Coverage*:	1,010 sq.ft. (38.7%)	657 sq.ft. (23%)
Total Conditioned Area:		
Main House	1,095 sq.ft.	1,409 sq.ft.
JADU	-	397 sq.ft
Attached Unconditioned Garage:	N/A	314 sq.ft.
Total Square Footage:	1,095 sq.ft.	2,120 sq.ft. (1,025 additional sf/ 93%)
Floor Area Ratio*:	1,010 sq.ft. (38.7%)	1,498 sf (53%)1
Bldg Height:	13'-10"	26'
Configuration:	2 bdrm, 2 bath	(Main) 2 bdrm, 2.5 baths / (JADU) 1 bdrm/1 bath

* FAR & Lot Coverage Calculation:

	FAR	LOT COV
FAR Max @ 57.5% of 2,831.4 SF =	1,627.8 SF	
Lot Coverage Max @ 45% of 2,831.4 SF=		1,274 SF
Main House (applicable SF):	2,120 SF	1,177 SF (Lower Floor)
Less Garage Exemption:	(225)	(225)
Add Covered Front Porch - 140 sf exempt:	-	36
Add Exterior Stairs	-	66
Total:	1,895 SF	1,054
JADU:		
Less up to 500 SF Exemption:	(397)	(397)
Totals:	1,498 SF(53%)	657 SF(23%)

ADDITIONAL CONTACTS/ REPORTS/ CONDITIONS:

SURVEYOR/ CIVIL ENGINEERS
Bowman & Williams, Consulting Civil Engineers and Land Surveying
Director of Land Surveying: Bryan Happee, PLS 8229
Principal Engineer: Ben Rylander, PE/ QSD
3949 Research Park Court, Suite 100, Soquel CA 95073
bryan@bowmanwilliams.com, ben@bowmanwilliams.com 831-426-3560
Report: Topography and Boundary Map (see SU-1), dated 07/19/2024
Plans: SCP, APP A, C1.0-C6.1, dated 12/13/24
All construction must comply with the information contained in the reports.

GEOTECHNICAL ENGINEER
All Earth Geotechnical Engineering Inc. Project Engineer: Philip Edwards, RCE C-86451
303 Potrero Street, Suite 7, Santa Cruz CA 95060
philip@allearthgeo.com 831-345-8852
Reports: Geotechnical Investigations (supplementary docs), prepared by Philip Edwards, dated 1/27/2025.
All construction must comply with the recommendations of the report.

FIRE NOTES

An automatic sprinkler system shall be installed in any dwelling, when the dwelling is increased by 50% of the existing square footage. A seperate permit and submittal is required for the installation.

The building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.
The designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to the agency of reference for approval. Installation shall follow our guide sheet. Cut sheets shall include, but not limited to piping, valves, gauges, and sprinkler heads.

As UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by designer/installer. The plans shall comply with the underground fire protection system installation policy. Underground plan submittal and permit will be issued to a Class C-16 or C-36 contractor or by an owner/builder of an owner-occupied single-family dwelling.

All underground piping systems shall comply with the County Standard FPO-006 and shall require plan submittal and permit approval prior to installation.

A 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance. 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 100-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth. 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.

The job copies of the building and fire systems plans and permits must be on-site during inspections.

STREET VIEW



NEIGHBORHOOD CONTEXT PHOTOS:






SIMILAR SCALE HOMES ON 32ND AVENUE



LOT BEHIND (ON 33RD AVE) PROPOSED HOUSE



TWO PROPERTIES (220 & 226 33RD AVE) GRANTED SIMILAR VARIANCES

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TP-1	TOPOGRAPHIC MAP & BOUNDARY SURVEY
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VAR 1.2	PROPOSED FLOOR PLAN - LOWER & UPPER
VAR 1.3	EXISTING FLOOR PLANS
VAR 1.4 -1.5	EXTERIOR ELEVATIONS - EXISTING & PROPOSED
VAR 1.6	SHADE STUDY
VAR 1.7	TREE ANALYSIS
VAR 1.8	WINDOWS & DOOR SCHEDULE
VAR 1.9	BUILDING MATERIALS 2
C1.0	CIVIL DEMOLITION PLAN
C2.0	CIVIL SITE PLAN
C3.0	CIVIL GRADING PLAN
C3.1	CIVIL SITE SECTIONS
C4.0	CIVIL DRAINAGE & UTILITY PLAN
C4.1	CIVIL STORM DRAIN SECTIONS
C5.0	CIVIL EROSION CONTROL PLAN
C5.1	CIVIL EROSION CONTROL DETAILS
C6.0-C6.1	CIVIL DETAILS

OWNER CONTACT:
Brad & Carla Kliman
carlakliman@sbcglobal.net
916-501-7744

BUILDER CONTACT:

LICENSED ARCHITECT
ESTHER SUZUKI ARNOLD
C-39374
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Esther Suzuki Arnold
estherarnold@comcast.net
510.710.6366

KLIMAN TRUST RESIDENCE
180 33RD AVENUE, SANTA CRUZ CA 95062
PARCEL NO. 032-201-25

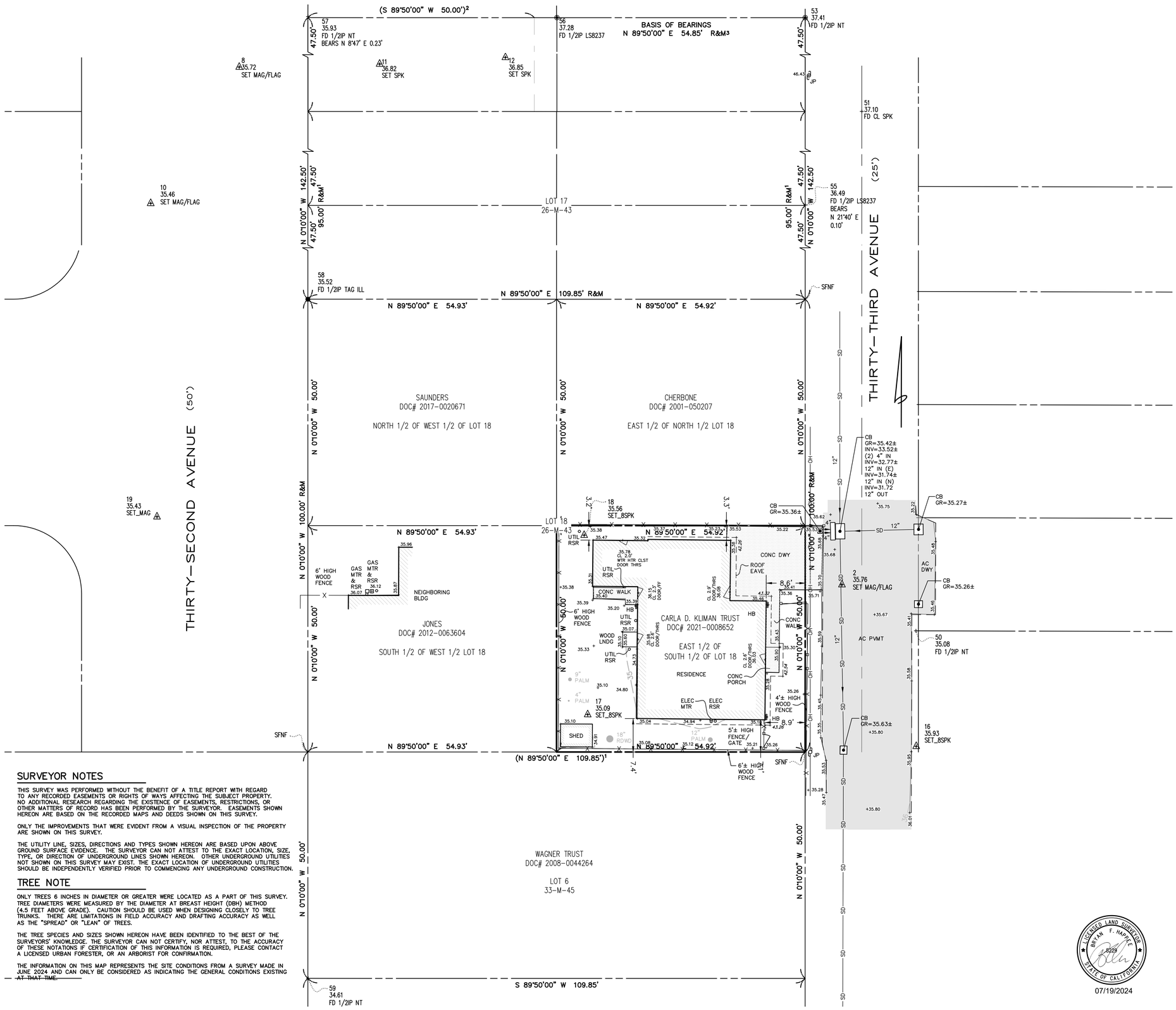
HOUSE REBUILD

PERMIT 02/04/25
RESUBMIT 11/17/25 1
RESUBMIT 02/11/26 2

VARIANCE PROJECT INFORMATION

VAR 1.0

Exhibit D



SURVEYOR NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS OR RIGHTS OF WAYS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS SHOWN HEREON ARE BASED ON THE RECORDED MAPS AND DEEDS SHOWN ON THIS SURVEY.

ONLY THE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.

THE UTILITY LINE, SIZES, DIRECTIONS AND TYPES SHOWN HEREON ARE BASED UPON ABOVE GROUND SURFACE EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION, SIZE, TYPE, OR DIRECTION OF UNDERGROUND LINES SHOWN HEREON. OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

TREE NOTE

ONLY TREES 6 INCHES IN DIAMETER OR GREATER WERE LOCATED AS A PART OF THIS SURVEY. TREE DIAMETERS WERE MEASURED BY THE DIAMETER AT BREAST HEIGHT (DBH) METHOD (4.5 FEET ABOVE GRADE). CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS. THERE ARE LIMITATIONS IN FIELD ACCURACY AND DRAFTING ACCURACY AS WELL AS THE "SPREAD" OR "LEAN" OF TREES.

THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYORS' KNOWLEDGE. THE SURVEYOR CAN NOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER, OR AN ARBORIST FOR CONFIRMATION.

THE INFORMATION ON THIS MAP REPRESENTS THE SITE CONDITIONS FROM A SURVEY MADE IN JUNE 2024 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CB	CATCH BASIN
CL	CENTERLINE
CLST	CLOSET
CONC	CONCRETE
DOC#	DOCUMENT NUMBER
DWY	DRIVEWAY
ELEC	ELECTRIC
FD	FOUND
FF	FINISH FLOOR
GR	GRATE
HB	HOSE BIBB
HTR	HEATER
ILL	ILLEGIBLE
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LNDG	LANDING
LS	LAND SURVEYOR
MAG	MAGNETIC
MTR	METER
NT	NO TAG
OH	OVERHEAD
±	PLUS OR MINUS
PA	PLANTING AREA
PVMT	PAVEMENT
RDWD	REDWOOD
RSR	RISER
SFNF	SEARCHED FOR, NOT FOUND
SPK	SPIKE
THRS	THRESHOLD
THRU	THROUGH
UTIL	UTILITY
WTR	WATER

LEGEND

- ASPHALT CONCRETE
- CONCRETE
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- FENCE LINE
- FOUND MONUMENT AS NOTED
- HOSE BIBB
- JOINT POLE
- OVERHEAD LINE
- PROPERTY LINE
- SET RANDOM NAIL
- +46.21 SPOT ELEVATION
- STORM DRAIN LINE
- TREE AS NOTED

CONTOUR INTERVAL = 1 FOOT

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

ELEVATIONS SHOWN IN *ITALICS* INDICATE ROOF EAVE

RECORD DATA

(100)1 RECORD DATA PER 26-M-43
(100)2 RECORD DATA PER 121-M-1

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE BEARING BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF THE LANDS OF JERI ANN SMITH & NORMA DEANER" RECORDED SEPTEMBER 5, 2013 IN BOOK 121 OF MAPS AT PAGE 1, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

= N 89°50'00" E

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK 471

DESCRIPTION: CAST IN PLACE 2" DOMED BRASS DISK STAMPED "SANTA CRUZ CO. SURVEYOR BM 471" IN TOP OF CONCRETE SEAWALL, LOCATED AT 2-3610 EAST CLIFF DRIVE (SEE CORNER RECORD #794)

ELEV = 25.57' (NAVD88)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

APN 032-201-25

REVISED
7/19/2024 ADDED BUILDING SETBACK DIMENSIONS

LICENSED LAND SURVEYOR
BRYAN F. HAPKE
8229
STATE OF CALIFORNIA
07/19/2024

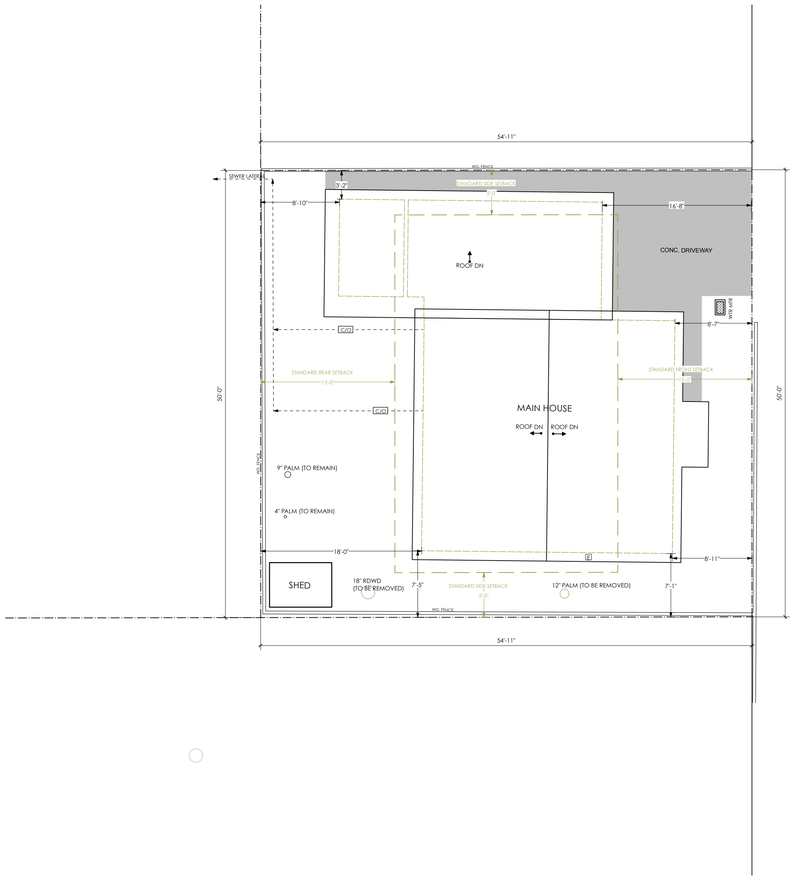
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073
(831) 426-3560

TOPOGRAPHIC MAP

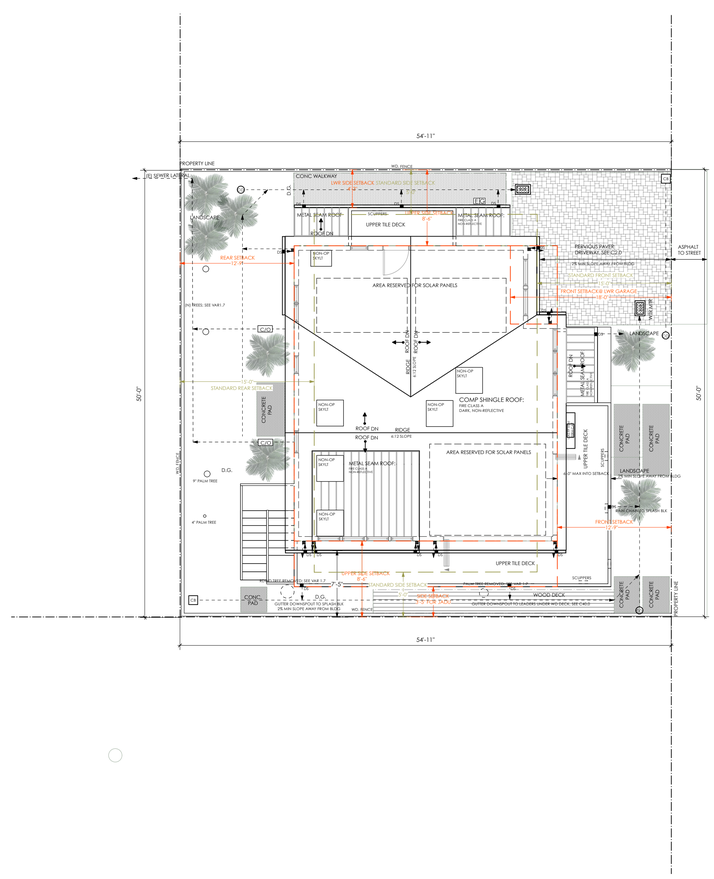
KLIMAN TRUST
180 33rd AVENUE
SANTA CRUZ, CALIFORNIA
DOC# 2021-008652

SCALE 1" = 10'	DRAWN HP	JOB NO. 29451	SHEET
DATE JULY 19, 2024	CHECKED BFH/BRR	INDEX RODEO RO 2-D	TP-1
DESIGN	DWG NAME 29451TPO	FILE NO. 29451	OF 1

Exhibit D



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



2 SITE PLAN - PROPOSED
SCALE 1/8"=1'-0"

NORTH

SYMBOL KEY

- CO — CLEAN OUT
- DS ■ — DOWNSPOUT
- CB — CATCH BASIN
- BUBB — BUBBLER

OWNER CONTACT:
Brad & Carla Kliman
carlakliman@sbcglobal.net
916-501-7744

BUILDER CONTACT:

LICENSED ARCHITECT
ESTHER SUZUKI ARNOLD
C-39374
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Esther Suzuki Arnold
estherarnold@comcast.net
510.710.6366

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180 33RD AVENUE, SANTA CRUZ CA 95062
PARCEL NO. 032-201-25

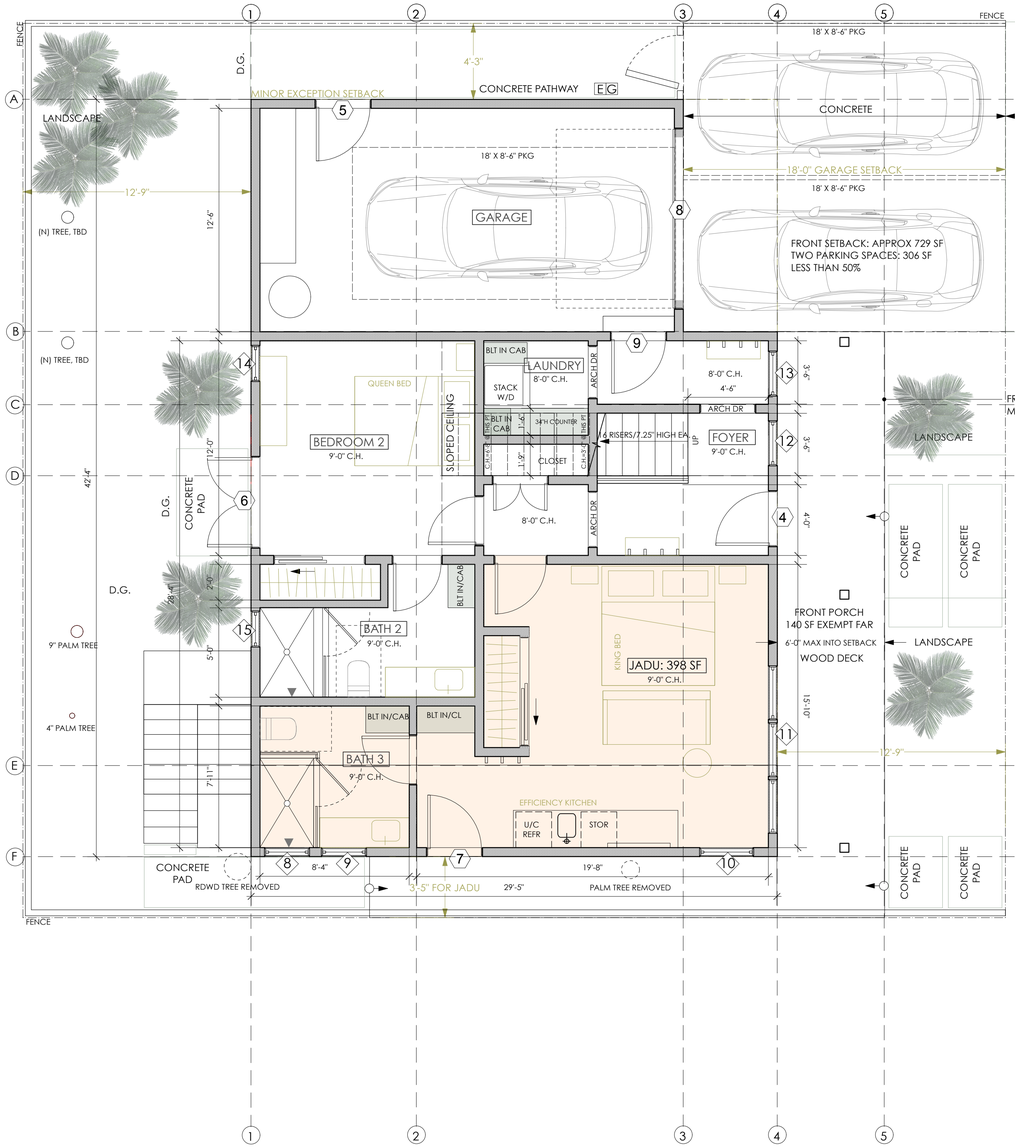
HOUSE REBUILD

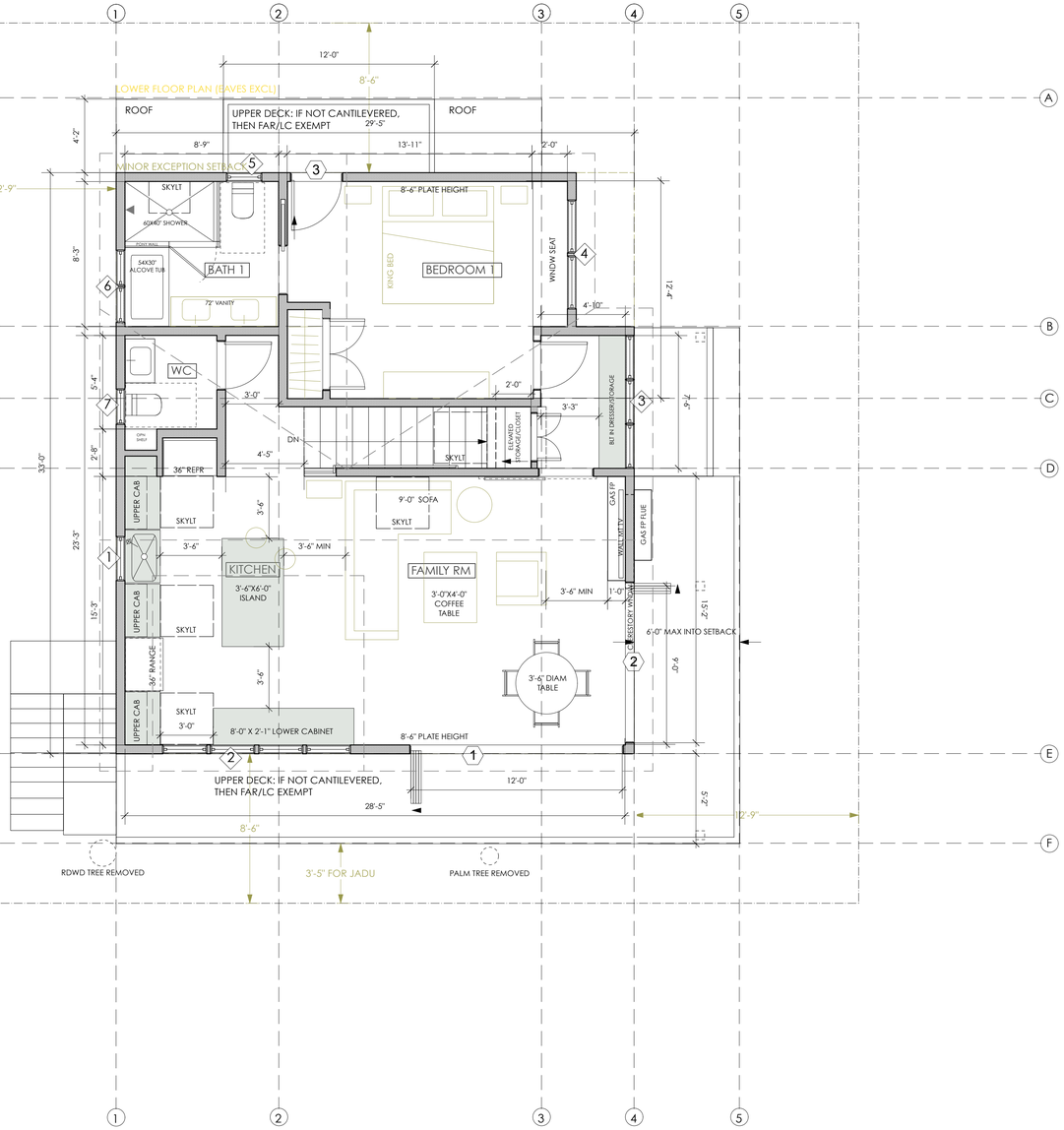
PERMIT 02/04/25

SITE PLAN

VAR 1.1

Exhibit D





1 LOWER FLOOR PLAN - PROPOSED
SCALE 1/4"=1'-0"

JADU

2 UPPER FLOOR PLAN - PROPOSED
SCALE 1/4"=1'-0"

MAIN UPPER FLOOR FOOTPRINT

NORTH

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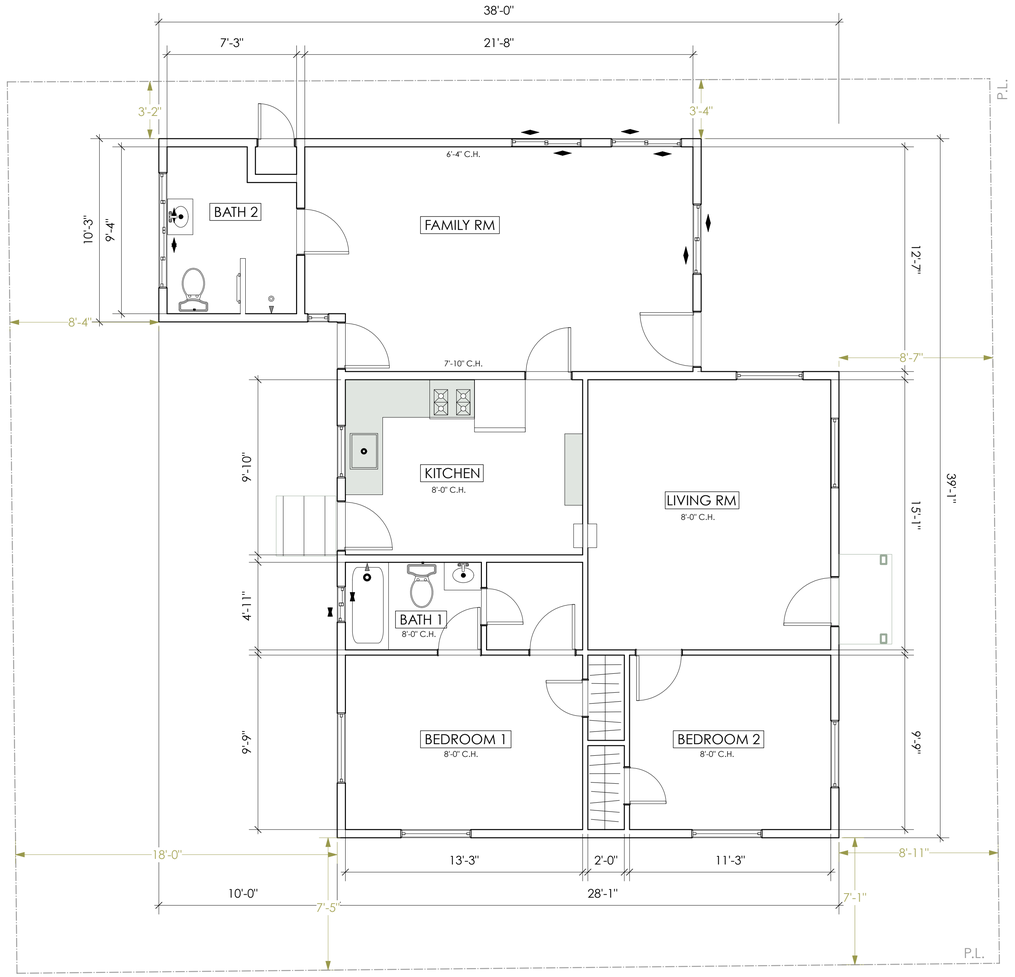
PERMIT 02/04/25

RESUBMIT 11/17/25 1

FLOOR PLAN - PROPOSED

VAR 1.2

Exhibit D



PROJECT NORTH

1 FLOOR PLAN - EXISTING

SCALE 1/4"=1'-0"

EXISTING HOUSE TO BE DEMOLISHED INCLUDING FOUNDATION, FRAMING, ELECTRICAL, PLUMBING AND MECHANICAL, FINISHES, WINDOWS AND DOORS. SEE C-1 FOR SITE MODIFICATIONS.

OWNER CONTACT:
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carlakliman@sbcglobal.net
916-501-7744

BUILDER CONTACT:

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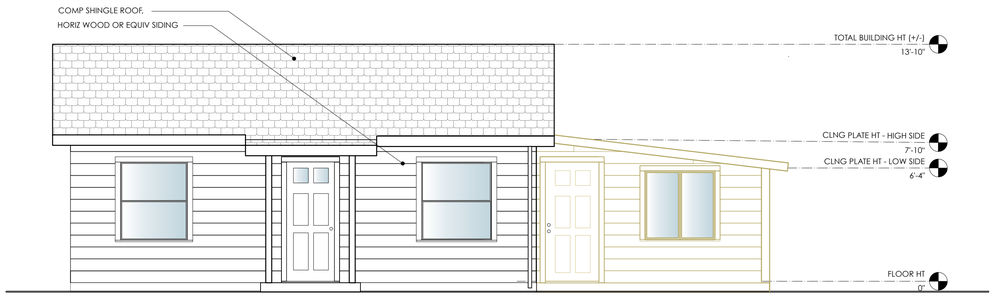
HOUSE REBUILD

PERMIT 02/04/25

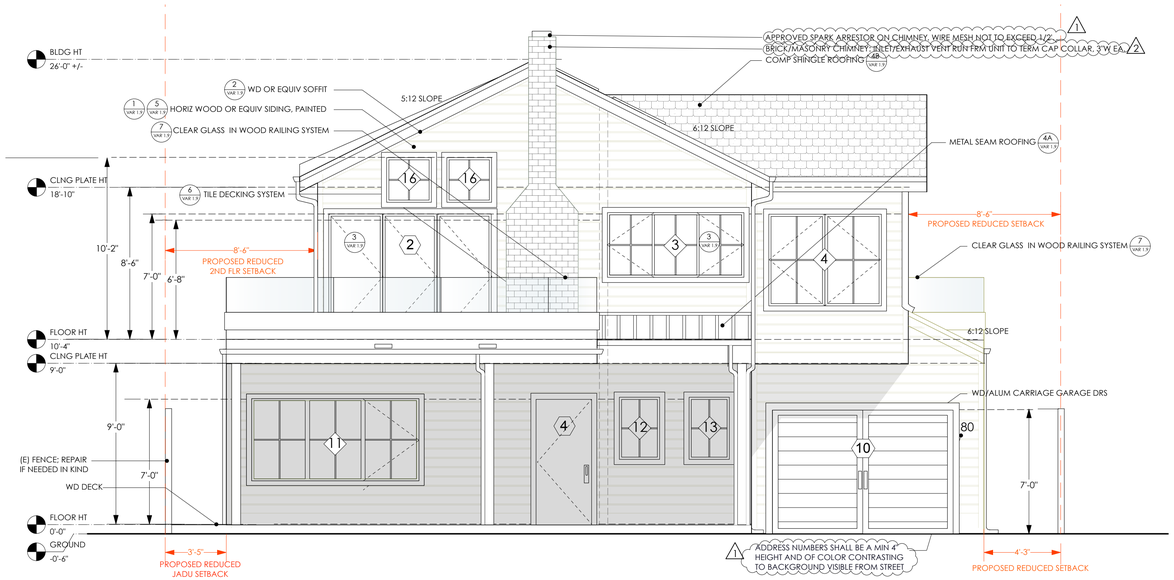
EXISTING FLOOR PLAN

VAR 1.3

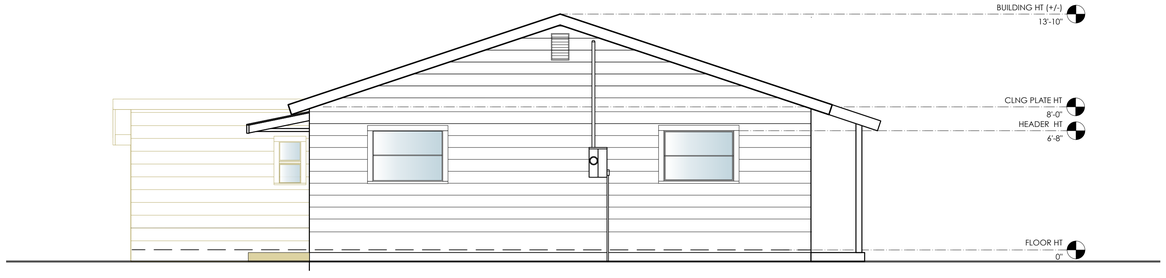
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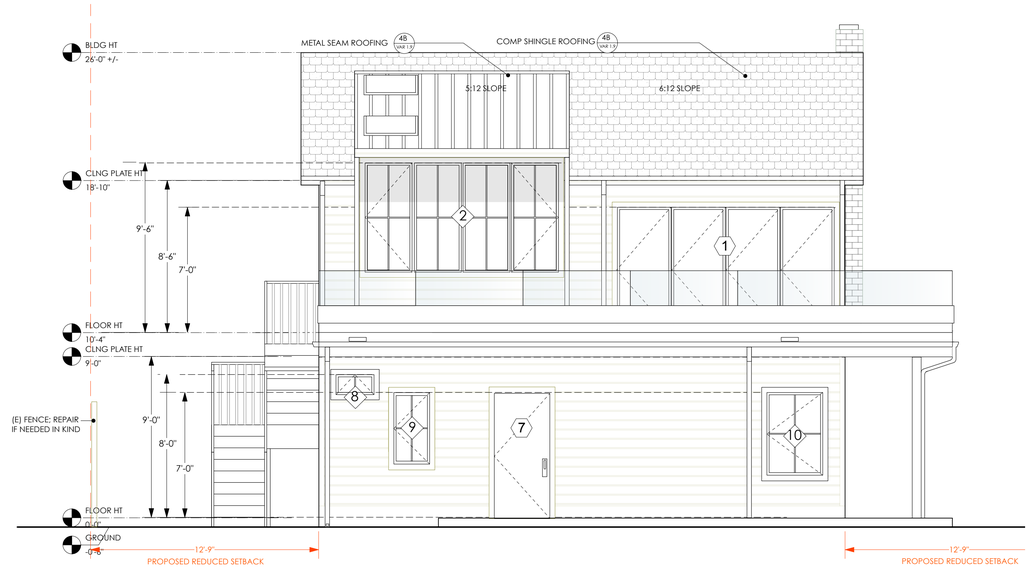
1 EAST ELEVATION - EXISTING
SCALE 1/4"=1'-0"



2 EAST ELEVATION - PROPOSED
SCALE 1/4"=1'-0"



3 SOUTH ELEVATION - EXISTING
SCALE 1/4"=1'-0"



4 SOUTH ELEVATION - PROPOSED
SCALE 1/4"=1'-0"

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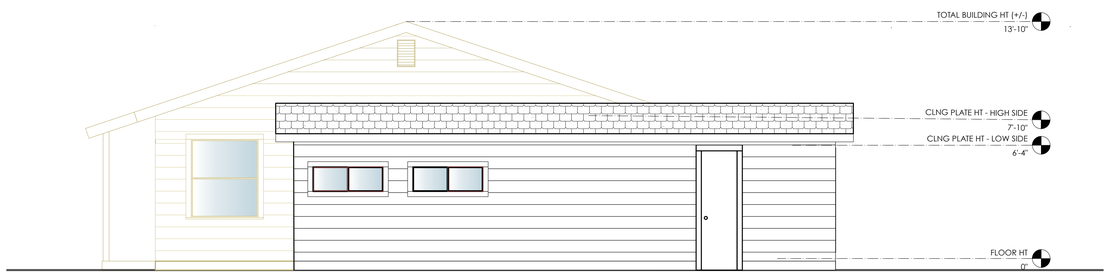
HOUSE REBUILD

PERMIT 02/04/25
RESUBMIT 11/17/25 1
RESUBMIT 02/11/26 2

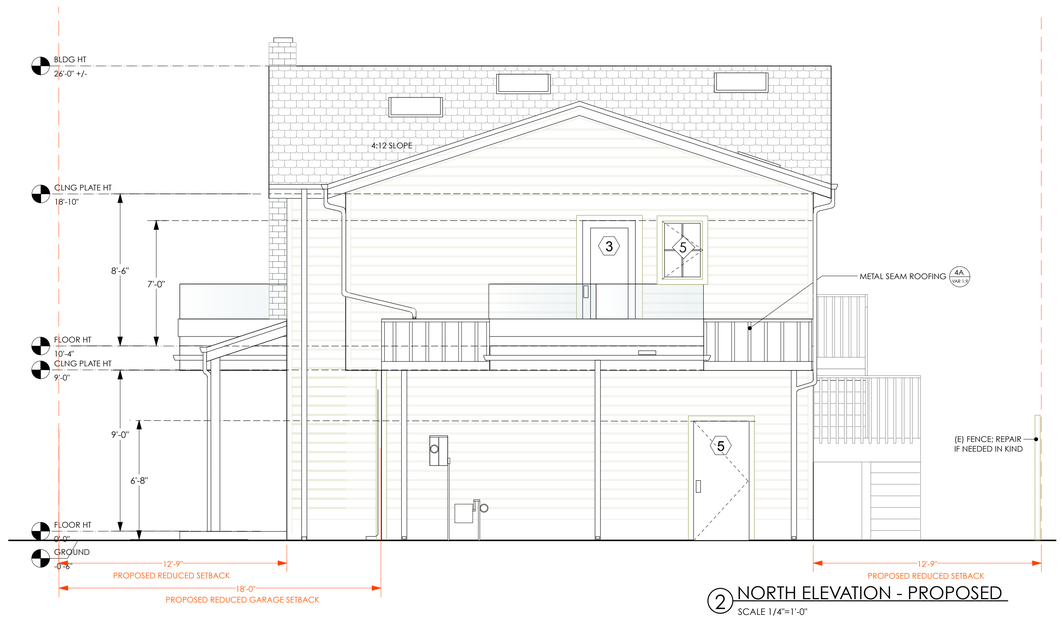
EXTERIOR ELEVATIONS

VAR 1.4

Exhibit D



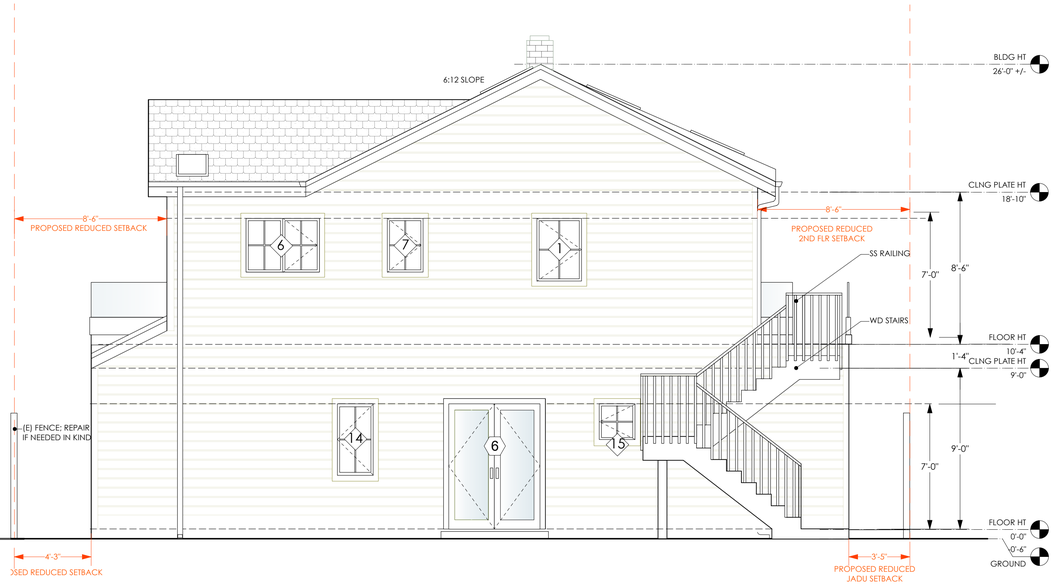
1 NORTH ELEVATION - EXISTING
SCALE 1/4"=1'-0"



2 NORTH ELEVATION - PROPOSED
SCALE 1/4"=1'-0"



3 WEST ELEVATION - EXISTING
SCALE 1/4"=1'-0"



4 WEST ELEVATION - PROPOSED
SCALE 1/4"=1'-0"

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HOUSE REBUILD

PERMIT 02/04/25

EXTERIOR ELEVATIONS

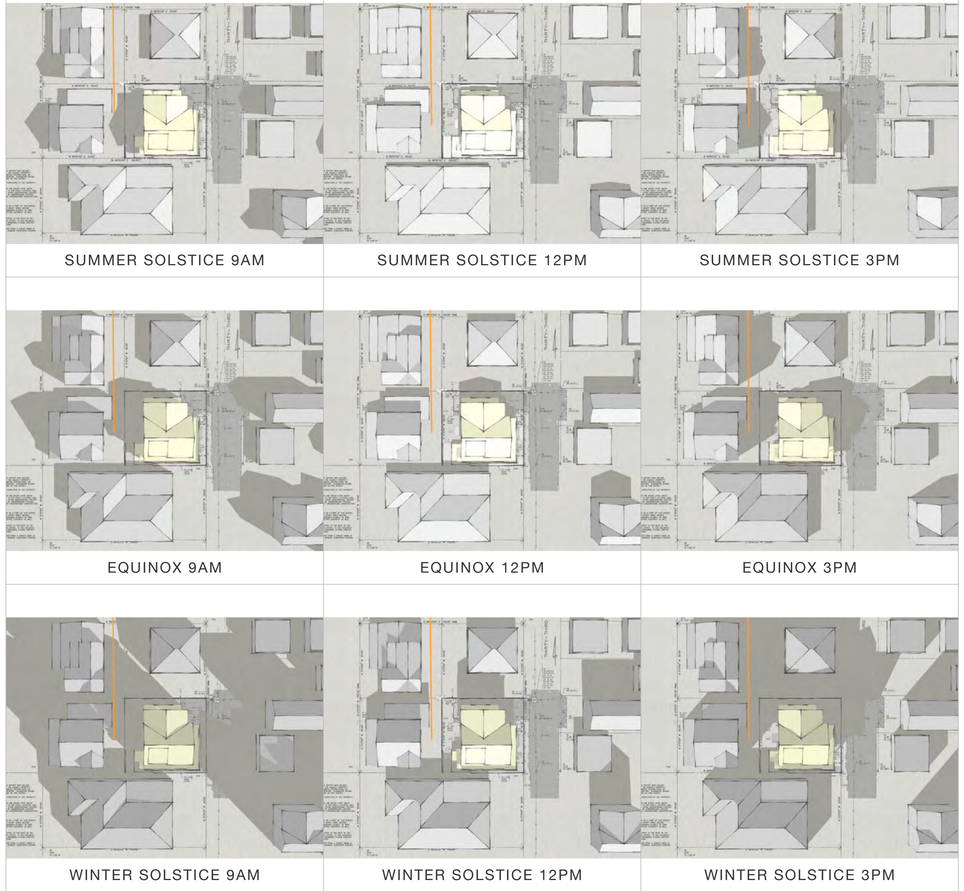
VAR 1.5

Exhibit D

Esther Suzuki Arnold
estherarnold@comcast.net
510.710.6366

DECEMBER 4, 2024

180 33rd Avenue, Santa Cruz, CA - Plan Shadow Study



SUMMER SOLSTICE 9AM | SUMMER SOLSTICE 12PM | SUMMER SOLSTICE 3PM

EQUINOX 9AM | EQUINOX 12PM | EQUINOX 3PM

WINTER SOLSTICE 9AM | WINTER SOLSTICE 12PM | WINTER SOLSTICE 3PM

N

OWNER CONTACT:
Brad & Carla Kliman
carlakliman@sbcglobal.net
916-501-7744

BUILDER CONTACT:

LICENSED ARCHITECT
ESTHER SUZUKI ARNOLD
C-39374
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Esther Suzuki Arnold
estherarnold@comcast.net
510.710.6366

KLIMAN TRUST RESIDENCE
180 33RD AVENUE, SANTA CRUZ CA 95062
PARCEL NO. 032-201-25

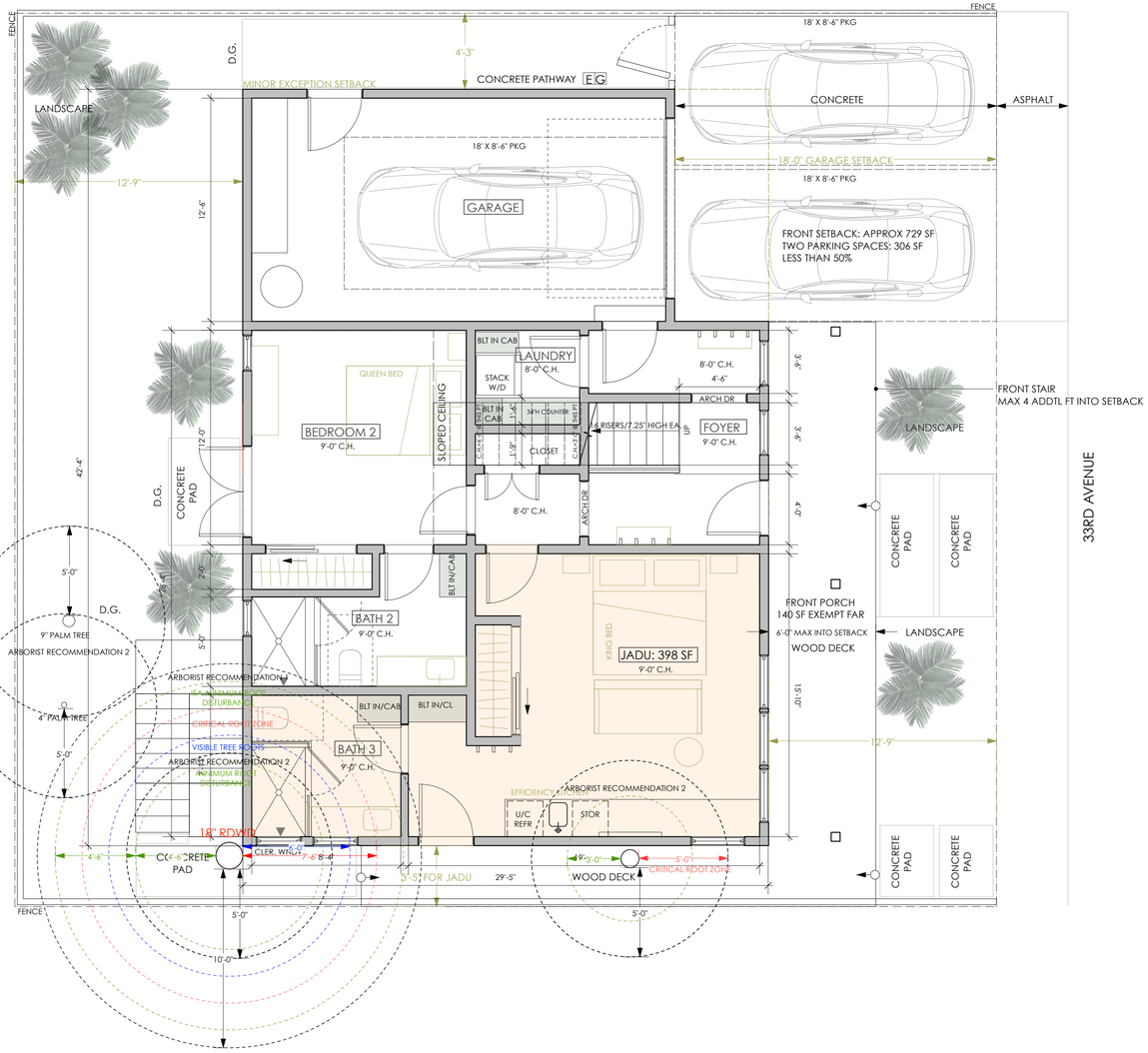
HOUSE REBUILD

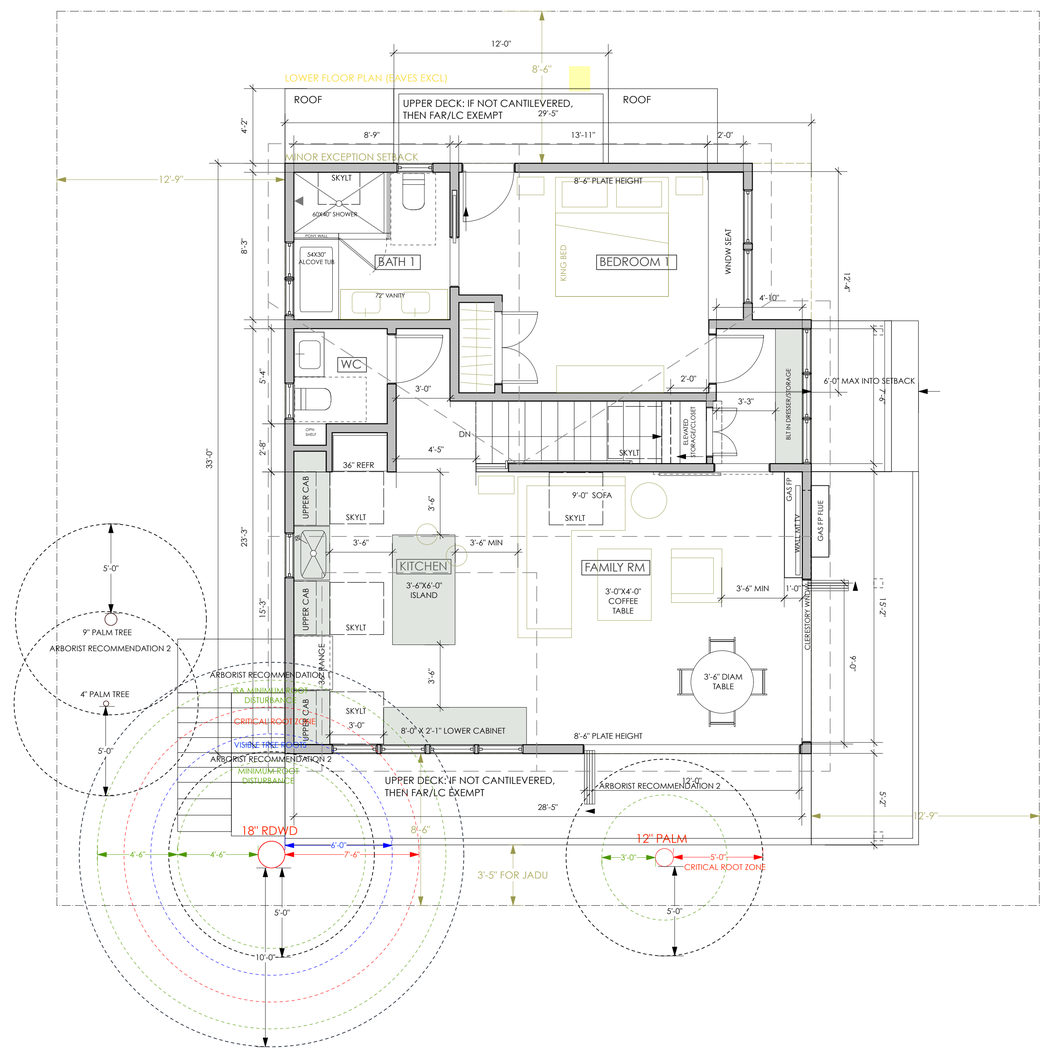
PERMIT 02/04/25

SHADE STUDY

VAR 1.6

Exhibit D





KEY

- LOWER MAIN HOUSE FLOOR FOOTPRINT
- JADU
- ARBORISTS 5'/10' TREE IMPACT ZONE
- CRITICAL ROOT ZONE: 5X TREE DIAM. SEE REPORT.
- MINIMUM ROOT DISTURBANCE ZONES: 3X / 6X TREE DIAM. SEE REPORT.
- VISIBLE TREE ROOTS: 6' DIAM

1 LOWER PLAN - PROPOSED
SCALE 1/4"=1'-0"

2 UPPER FLOOR PLAN - PROPOSED
SCALE 1/4"=1'-0"

NORTH

TREE ANALYSIS

The proposed house project will require the removal of two trees: an 18" redwood and 12" palm tree. Per evaluation by Ken Foust, Arborist Consultant, and ensuing report, dated August 24, 2025 (see SUP), **the removal of these trees are proposed.**

- The impact of the existing root and canopy of the redwood tree to the proposed project is HIGH based on visible root spread, critical root zone, minimum root disturbance indicators and the arboriststs' recommended 5'/10' impact zones.
- The 10' redwood tree impact zone effects the proposed JADU bathroom (approx 80 sf) and the 5' palm tree impact zone effects the JADU main area (approx 30 sf) for a total 110 sf or 28% reduction to the 398 sf JADU. **This is a significant impact.** The JADU is an important element to the project as a whole, providing the ability for the client to rent a self-contained unit, without the need to share a bathroom or other spaces with the main residence.
- The 10' redwood tree and 5' palm tree impact zones effect the upper main kitchen area and an upper deck that provides street appeal as well as a balance of indoor and outdoor space that is typical for residences in the Pleasure Point neighborhood. Access to the lower yard via an exterior stair and landing enhances the outdoor living areas.
- The redwood tree and palm tree impact zones effect the proposed drainage significantly.
- The proposed main house will have two bedrooms and 2-1/2 bathrooms. The JADU provides an option for a third bedroom and one bath. Three bedroom residences are typical configurations in the PP area.
- Mitigation is proposed for the removed trees with two (2) replacement trees from SCC approved native tree list, most likely ones with smaller root spread and shallow canopy in the west rear yard area; exact location to be confirmed by arborist.
- Two palms on the west property will be retained with protection measures carried out as outlined in the arborist's report / TPZ.

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C-39374
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

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180 33RD AVENUE, SANTA CRUZ CA 95062
PARCEL NO. 032-201-25

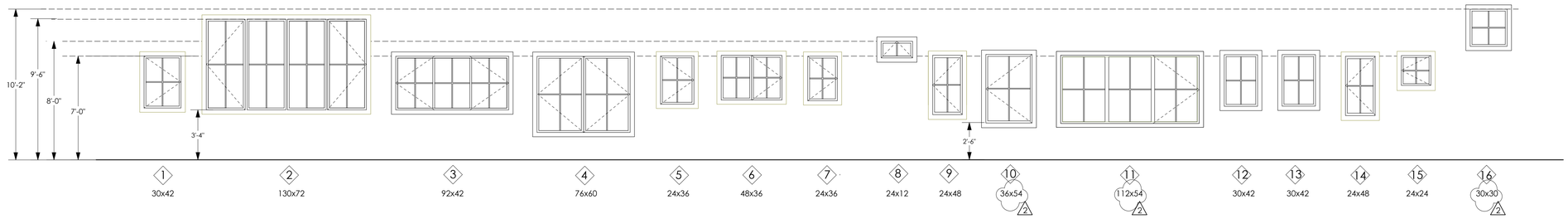
HOUSE REBUILD

PERMIT 11/17/25

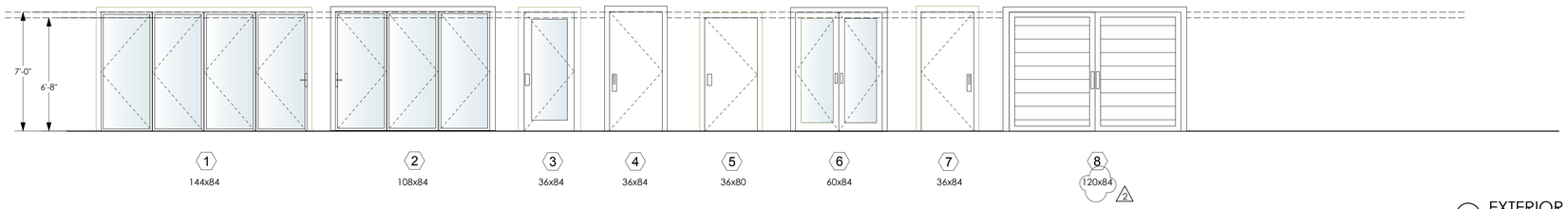
TREE ANALYSIS

VAR 1.7

Exhibit D



1 WINDOW SCHEDULE
SCALE 1/4"=1'-0"



2 EXTERIOR DOOR SCHEDULE
SCALE 1/4"=1'-0"

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HOUSE REBUILD

PERMIT 11/17/25

RESUBMIT 02/11/26 2

WINDOW &
DOOR SCHEDULE

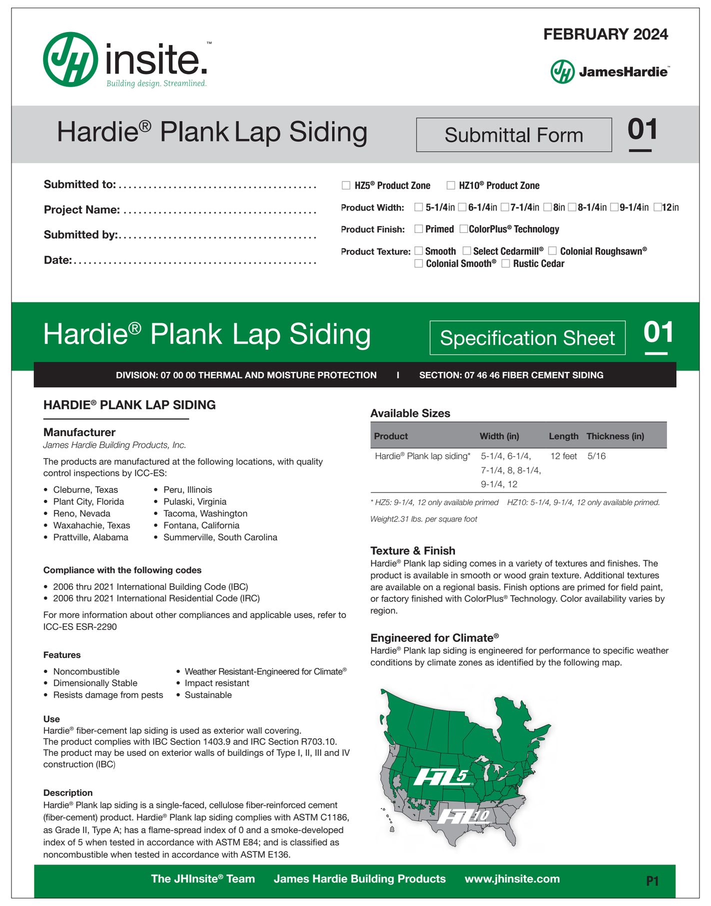
VAR 1.8 1

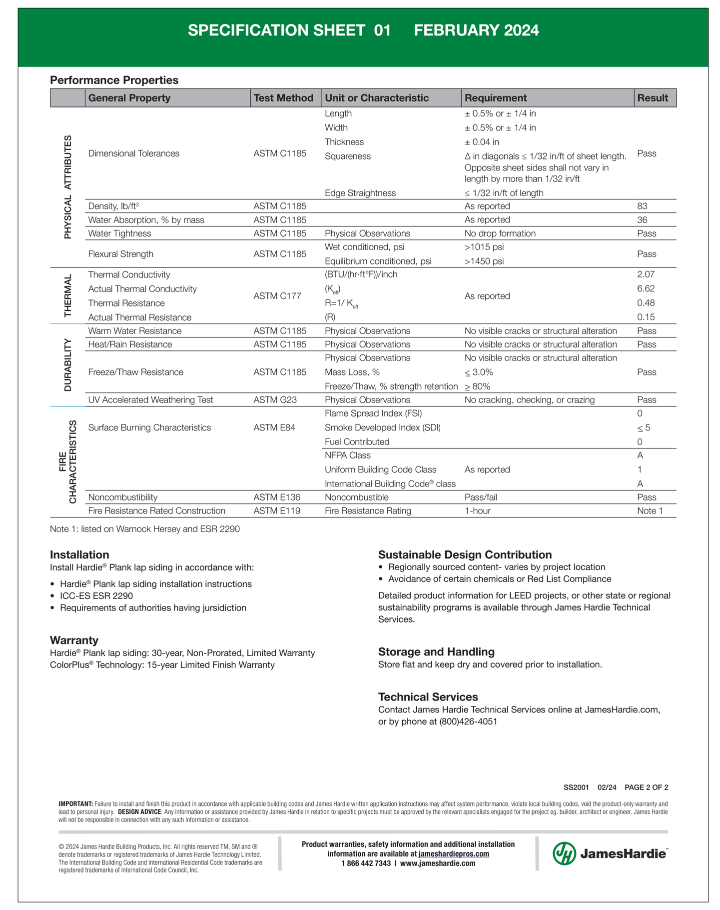
Exhibit D

BUILDING MATERIAL STRATEGY:

(1) SIDING
PRODUCT: JAMES HARDIE PLANK LAP SIDING (OR EQUIV OR BETTER)
FIBER CEMENT, SMOOTH, PRIMED FOR PAINT
PROS: NON-COMBUSTIBLE, RESISTS MOISTURE AND PESTS, 30 YEAR WARRANTY







(2) SOFFIT
PRODUCT: JAMES HARDIE SOFFIT PANELS (OR EQUIV OR BETTER)
FIBER CEMENT, NON-VENTED, SMOOTH, PRIMED FOR PAINT
NOTES: NON-COMBUSTIBLE, RESISTS MOISTURE AND PESTS, 30 YEAR WARRANTY

(3) EXTERIOR WINDOWS AND DOORS
WINDOW PRODUCT: SIERRA PACIFIC (OR EQUIV)
CLAD EXTERIOR/ WOOD INTERIOR, CLAD SIMULATED DIVIDED LITE, 5/8" GRILLE PROFILE, CORE GUARD PLUS
NOTES: PG50 AIR/WATER/STRUCTURAL PERFORMANCE. SEE VAR 1.8 FOR WINDOW & DOOR SCHEDULE

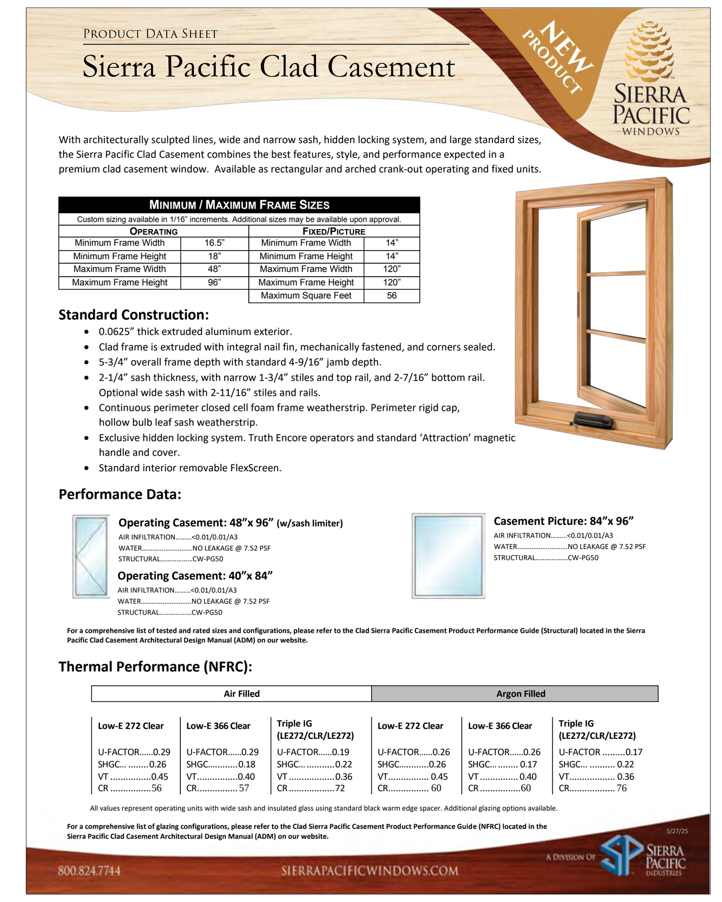


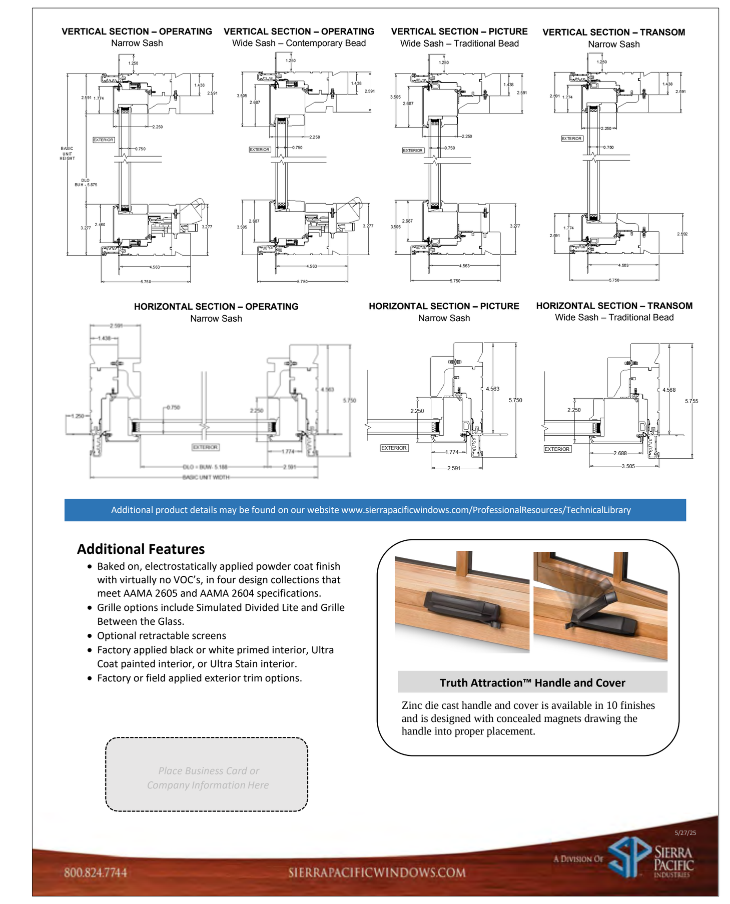


Bronze



Pine



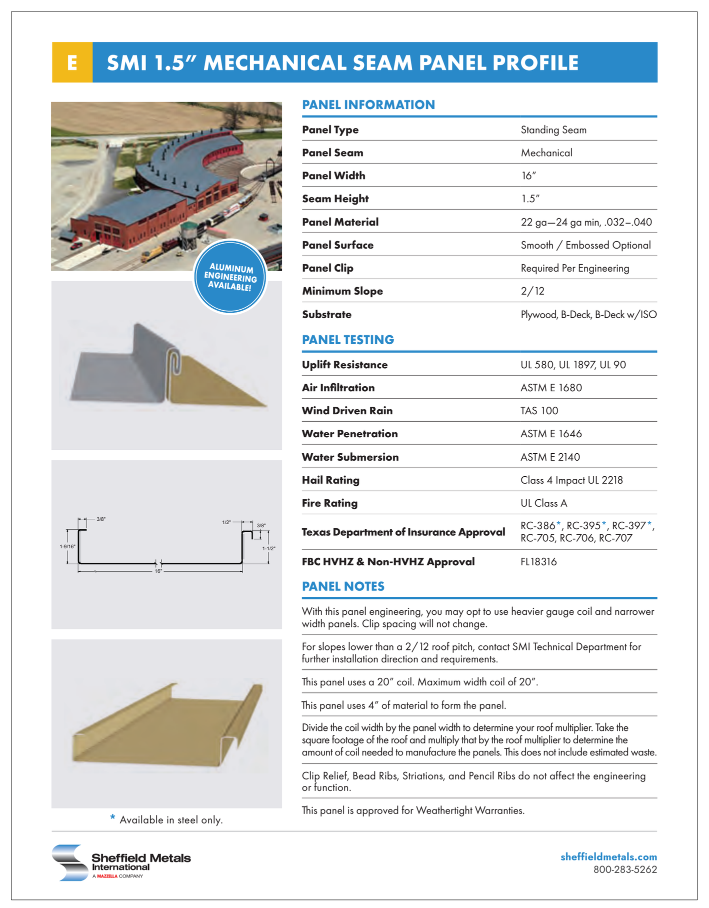


ROOFING - COMBO OF METAL SEAM AND COMPOSITE SHINGLE
(4A) **METAL SEAM PRODUCT: SHEFFIELD METALS (OR EQUIV OR BETTER)**
1" TO 1.5" MECHANICAL SEAM, POWDER COATED ALUMINUM, COLOR - DARK BRONZE (OR SIMILAR)
NOTES: CLASS 4 HIGH IMPACT RATING, CLASS A FIRE RATING,





Dark Bronze
SRI: 22



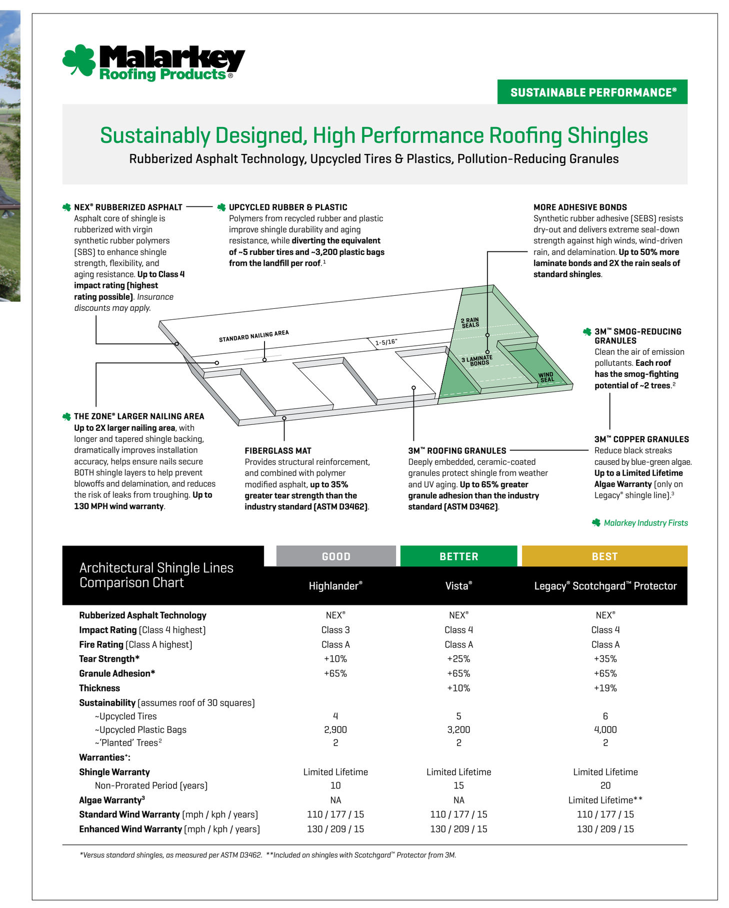
(4B) **COMPOSITE SHINGLE RODUCT: MALARKEY VISTA ARCHITECTURAL SHINGLES (OR EQUIV OR BETTER)**
NEX RUBBERIZED ASPHALT, MIDNIGHT BLACK OR BLACK OAK COLOR
NOTES: CLASS 4 HIGH IMPACT RATING, CLASS A FIRE RATING, LIFETIME SHINGLE, 15 YEAR OTHER WARRANTY

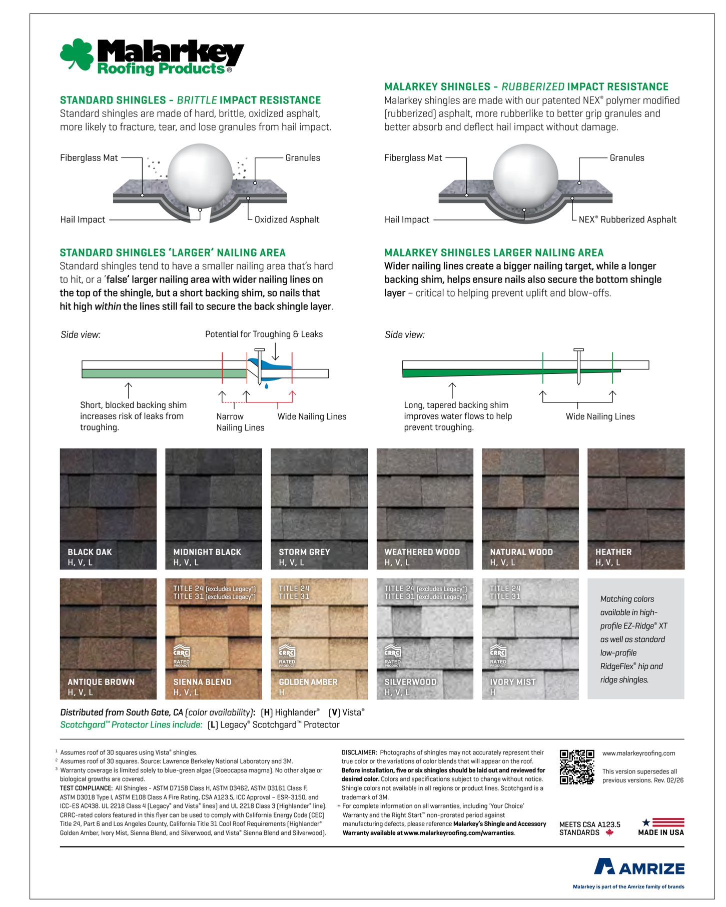


BLACK OAK



MIDNIGHT BLACK





(5) EXTERIOR PAINT
PRODUCT: BENJAMIN MOORE ELEMENT GUARD. HALE NAVY (HC-154)
OR NARRAGANSETT GREEN (HC-157) (OR EQUIV)
NOTES: SIDING: EGGSHELL FINISH, TRIM: SEMI GLOSS, SOFFIT: 50% COLOR SEMI GLOSS



HALE NAVY



NARRAGANSETT GREEN

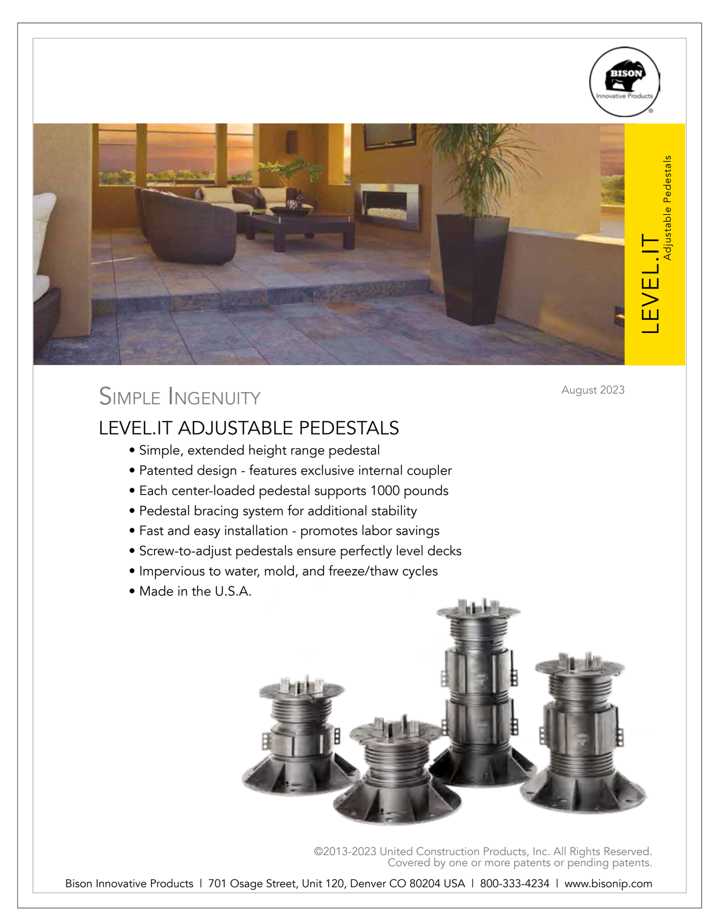


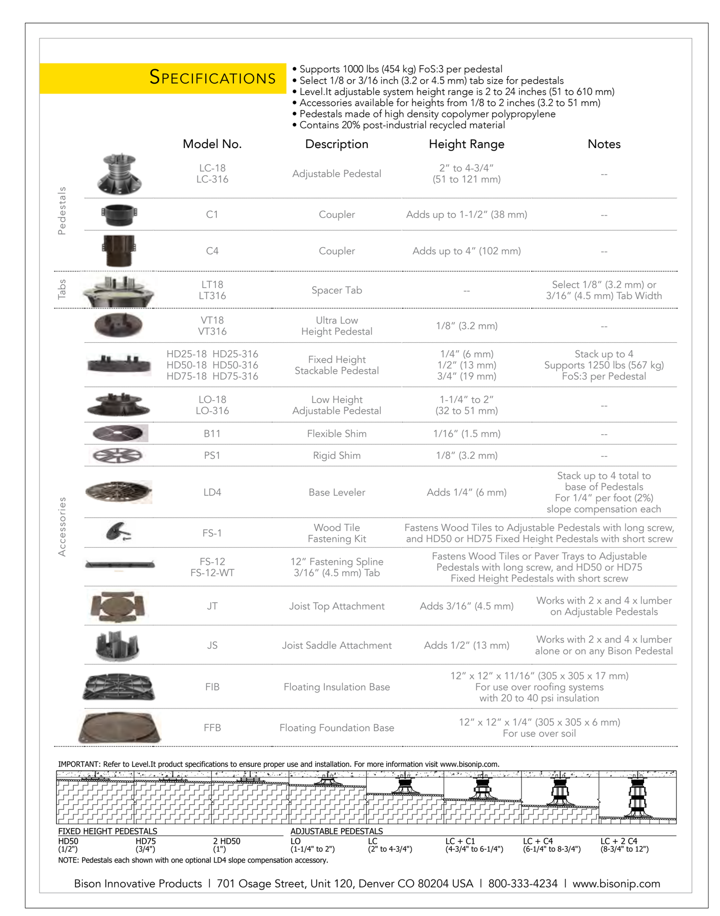
(6) EXTERIOR DECKING
DECKING PRODUCT: BISON PEDESTAL SYSTEM AND PORCELAIN TILES
TILE: 24X24 2CM PAVER - TRUSTED SILVER (OR SIMILAR)
LEVEL.IT PEDESTAL SYSTEM



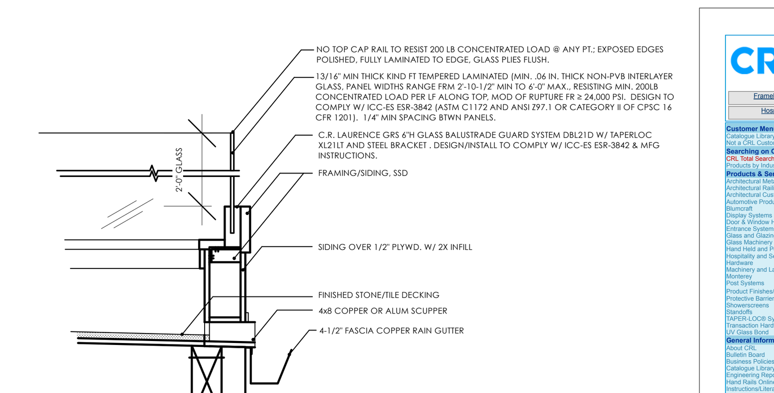


2CM Paver | Trust Silver





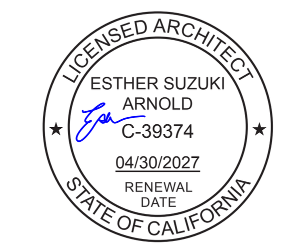
(7) EXTERIOR RAILING DETAIL
GLASS RAILING PRODUCT SOURCE: 13/16" TEMPERED LAMINATED GLASS
C.R. LAURENCE GLASS BALUSTRADE GUARD SYSTEM





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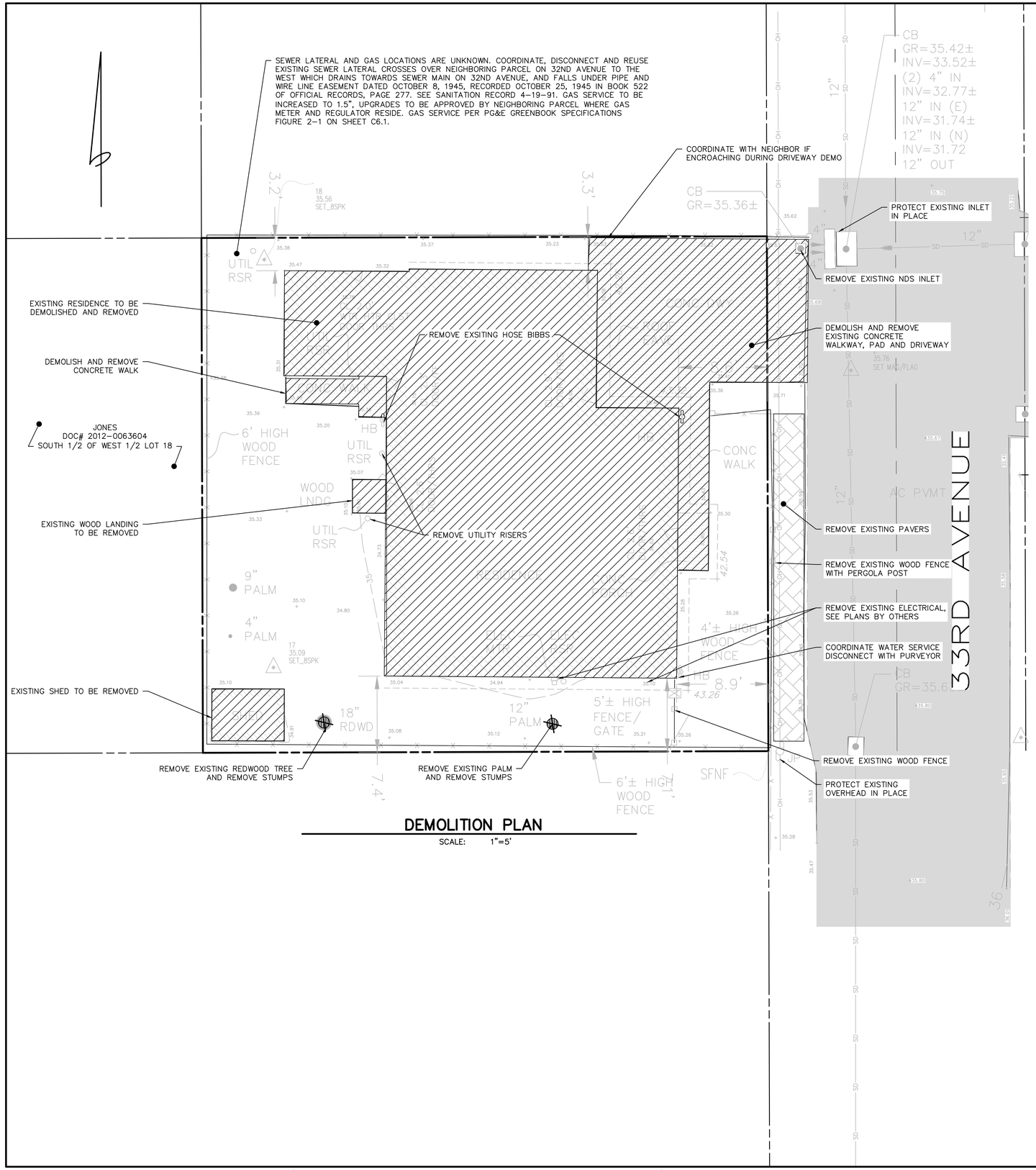
HOUSE REBUILD

RESUBMIT 02/11/26 (2)

VARIANCE PROJECT BUILDING MATERIALS

VAR 1.9 (2)

Exhibit D



DEMOLITION PLAN

SCALE: 1"=5'

DEMOLITION NOTES:

1. CONTRACTOR MUST PROVIDE AND SECURE APPROVAL OF A TRAFFIC CONTROL PLAN THAT ADDRESSES PEDESTRIAN AND VEHICULAR SAFETY PRIOR TO DEMOLITION OPERATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION OR DEMOLITION. CALL UNDERGROUND SERVICE ALERT (USA) AT 8-1-1 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATION TO MARK THE LOCATION OF UTILITIES ON THE SITE. VERIFY DEPTHS BY ACCEPTED 'POTHOLING' METHODS PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING ABOVE-GROUND UTILITIES AND PROVIDE FOR THEIR TEMPORARY DISCONNECTION, PROTECTION, REMOVAL AND/OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE TO DETERMINE WHETHER TEMPORARY SERVICES ARE NECESSARY.
4. ALL SPOILS AND DEBRIS FROM THE DEMOLITION WORK SHALL BE HAULED OFF SITE BY CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES. EXCAVATED, CLEAN FILL MAY BE USED BETWEEN DEMOLITION AND CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE IF APPROVED BY THE OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL REVIEW ALL RELATED WORK REQUIRED ON ALL OTHER DRAWING SHEETS AND/OR SPECIFICATIONS PRIOR TO BIDDING.
6. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY, ANY EXISTING ELEMENTS NOT DESIGNATED FOR REMOVAL. SUCH DAMAGE IS THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE REPAIRED OR REPLACED TO AN "AS-WAS" OR BETTER CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND CHALKED, FLAGGED OR STRING-LINED PRIOR TO ANY CONSTRUCTION. IF ANY DISCREPANCIES OCCUR, NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY BEFORE PROCEEDING. THE DEPTHS OF ITEMS TO BE REMOVED, UNLESS NOTED, SHALL BE DETERMINED BY THE CONTRACTOR BY VISITING THE SITE.
8. AS APPLICABLE AND UNLESS OTHERWISE NOTED, "DEMOLISH & REMOVE" SHALL INCLUDE ALL FOOTINGS AND ATTACHED APPURTENANCES ABOVE OR BELOW GROUND.
9. ANY TREE TO BE REMOVED SHALL HAVE THEIR STUMPS REMOVED.
10. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF DISCREPANCY IS SUSPECTED BETWEEN THE SITE AND WHAT IS CONTAINED IN THE CONTRACT DOCUMENTS. NO ALLOWANCES WILL BE MADE TO THE CONTRACTOR DUE TO THEIR LACK OF FAMILIARITY WITH THE SITE CONDITIONS.
11. ALL DEBRIS SHALL BE REMOVED FROM THE LOT AND NO DEBRIS FROM THE DEMOLISHED STRUCTURE SHALL BE VISIBLE FROM NEARBY PROPERTIES.
12. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BETWEEN OCTOBER 15TH AND APRIL 15TH. BETWEEN OCTOBER 15TH AND APRIL 15TH FIBER ROLLS, EROSION CONTROL BLANKETS, HYDROSEEDING OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
13. NO DEBRIS SHALL BE BURNED.
14. THE STRUCTURE SHALL BE CERTIFIED CLEAR OF ALL HAZARDOUS MATERIALS SUCH AS ASBESTOS AND PCB'S. DISPOSAL OF THIS MATERIAL SHALL BE BY A CERTIFIED DISPOSAL COMPANY. UNDERGROUND STORAGE TANKS SHALL BE PROPERLY REMOVED, AND ANY CONTAMINATION SHALL BE CORRECTED UNDER THE DIRECTION OF THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
15. IF CONNECTION TO A PUBLIC SEWER EXISTS, THE BUILDING SEWER SHALL BE PLUGGED OR CAPPED IN A MANNER APPROVED BY THE PUBLIC WORKS DEPARTMENT, WITHIN 5 FEET OF THE PROPERTY LINE.
16. NAILS, GLASS AND OTHER DEBRIS SHALL BE CLEANED OFF NEARBY SIDEWALKS AND STREETS DAILY.
17. IF TREE REMOVAL WILL OCCUR DURING THE BIRD NESTING SEASON, FEBRUARY 1 THROUGH AUGUST 15, A QUALIFIED BIOLOGIST SHALL CONDUCT NESTING BIRD SURVEYS NO MORE THAN 2 WEEKS PRIOR TO VEGETATION REMOVAL. IF ACTIVE NESTS ARE OBSERVED, THE BIOLOGIST SHALL DESIGNATE A BUFFER ZONE AROUND THE NEST TREE OR SHRUB AS FOLLOWS: 200 FEET FOR NESTING RAPTORS AND 50 FEET FOR ALL OTHER BIRD SPECIES. NO VEGETATION REMOVAL SHALL TAKE PLACE WITHIN THE BUFFER ZONE UNTIL THE BIOLOGIST HAS DETERMINED THAT ALL CHICKS HAVE FLEDGED AND ARE ABLE TO FEED ON THEIR OWN.
18. EXISTING UTILITIES SHOWN ARE APPROXIMATE. VERIFY LOCATIONS PRIOR TO BIDDING.

LEGEND

- REMOVE (E)
- TREE REMOVAL
- (E) PAVERS
- STORM DRAIN
- SANITARY SEWER — SS —
- CHRISTY BUBBLER
- STORM DRAIN CLEANOUT
- CHRISTY V12 CATCH BASIN
- PERFORATED PIPE
- DOWNSPOUT TO PIPE
- SANITARY SEWER CLEANOUT
- ATRIUM DRAIN
- ELECTRICAL — E —
- WATER — W —
- GAS — G — G —
- EXISTING CONCRETE
- PCC CONCRETE
- DECOMPOSED GRANITE
- ASPHALT CONCRETE
- BUILDING/STRUCTURE
- BUILDING ROOF EVE
- PROPOSED MAJOR CONTOUR — 190 —
- PROPOSED MINOR CONTOUR — 189 —
- EXISTING MAJOR CONTOUR — 190 —
- EXISTING MINOR CONTOUR — 189 —
- LIMIT OF GRADING
- DIRECTION OF SURFACE FLOW
- DIRECTION OF GRADED SLOPE

ABBREVIATIONS

AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
AP	ANGLE POINT	OC	ON CENTER
BS	BACK OF SLAB	P	PAVEMENT
CY	CUBIC YARDS	(P)	PROPOSED
EG	EXISTING GRADE	PCC	PLAIN CEMENT CONCRETE
EW	EACH WAY	PERF	PERFORATED
EX, (E)	EXISTING	PI	POINT OF INTERSECTION
FFE	FINISH FLOOR ELEVATION	PL, P	PROPERTY LINE
FG	FINISHED GRADE	PSI	POUNDS PER SQUARE INCH
FL, ℄	FLOWLINE	R	RIGHT
FT	FEET	RC	RELATIVE COMPACTION
GB	GRADE BREAK	S	SLOPE
GPM	GALLONS PER MINUTE	SCWD	SANTA CRUZ WATER DEPARTMENT
GR	GRATE	SD	STORM DRAIN
INV	INVERT	SDCO	STORM DRAIN CLEAN OUT
L	LEFT	SS	SANITARY SEWER
LF	LINEAR FOOT	STA	STATION
LP	LOW POINT	TS	TOP OF SLAB
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM		

CIVIL SHEET INDEX

C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C3.1	SITE SECTIONS
C4.0	UTILITY PLAN
C4.1	DRAINAGE PROFILES
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL PLAN DETAILS
C6.0	DETAILS
C6.1	DETAILS SHEET 2
TP-1	TOPO

GRAPHIC SCALE

5 0 2 5 10 20

(IN FEET)
1 inch = 5 ft.

DISCLAIMER

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APN 032-201-25

REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

REGISTERED PROFESSIONAL ENGINEER BENJAMIN R. RILANGER C77954 CIVIL STATE OF CALIFORNIA

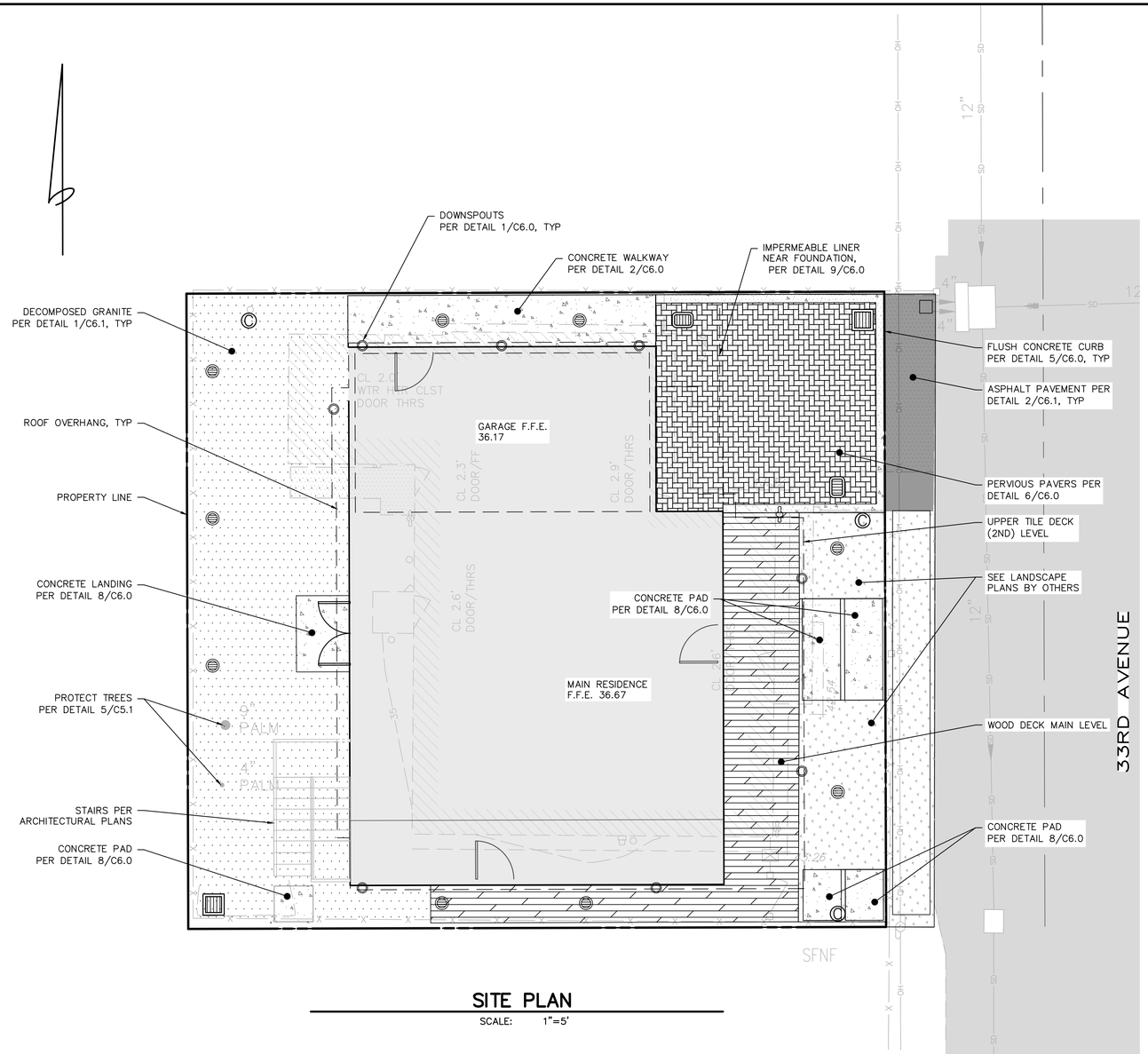
DEMOLITION PLAN

SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

SCALE 1" = 5'	DRAWN JCG/ JJG	JOB NO. 29451	SHEET C1.0
DATE 11/07/2025	CHECKED BRR	INDEX	
DESIGN BRR	DWG NAME	FILE NO. 29451	OF 11

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Exhibit D



SITE PLAN

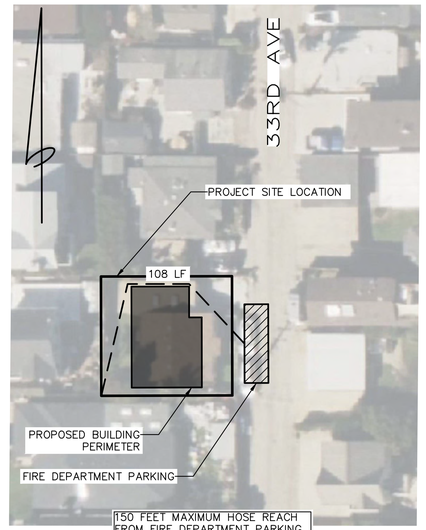
SCALE: 1"=5'



HYDRANT NO. 2381
STATIC PRESSURE: 92 P.S.I.
FLOW: 1,300 G.P.M
RESIDUAL PRESSURE: 74 P.S.I.
FIRE FLOW / TOTAL WATER AVAILABLE AT 20 P.S.I.
RESIDUAL = 2,539 G.P.M.
REQUIRED FIRE FLOW = 1,000 G.P.M. FOR 120 MINS
DATE OF TEST = 07/16/2012

FIRE FLOW MAP

SCALE: 1"=100'



150 FEET MAXIMUM HOSE REACH
FROM FIRE DEPARTMENT PARKING
TO FURTHEST POINT ON PROPERTY

HOSE REACH MAP

SCALE: 1"=30'

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. HE IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. HE IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST APPLICABLE EDITION, THE LATEST EDITION OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA, THE CALIFORNIA BUILDING CODE AND ALL OTHER FEDERAL AND STATE LAWS.
5. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS AND THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. ALL PERMITS, CITY, COUNTY AND STATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 4 WORKING DAYS PRIOR TO THE START OF GRADING CONSTRUCTION.
9. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
10. THE BUILDING OFFICIAL OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
11. ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LAND SURVEYOR OR CIVIL ENGINEER QUALIFIED TO PRACTICE CONSTRUCTION SURVEYING IN THE STATE OF CALIFORNIA.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.
13. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE BUILDING DEPARTMENT PRIOR TO START OF WORK.
14. THE CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO POURING ANY CONCRETE.
15. THE CONTRACTOR SHALL DETERMINE THE REQUIRED INSPECTIONS AND THEIR TIMING.
16. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS.

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN R. RYLANDER
C77954
CIVIL
STATE OF CALIFORNIA

FIRE NOTES:

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022) AS AMENDED BY THE CENTRAL FIRE DISTRICT.
WATER DISTRICT: SANTA CRUZ CITY WATER DEPARTMENT
HYDRANT IS LOCATED ON THE SOUTH CORNER AT THE INTERSECTION OF EAST CLIFF DRIVE. AND 32ND AVENUE. THE 6" STEAMER HYDRANT IS CONNECTED TO A 6" WATER MAIN.

THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.

BUILDING PERMIT CONDITIONS:

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:

1. ALL SITE IMPROVEMENTS SHOWN ON THE FINAL APPROVED BUILDING PERMIT PLANS SHALL BE INSTALLED.
2. ALL INSPECTIONS REQUIRED BY THE BUILDING PERMIT SHALL BE COMPLETED TO THE SATISFACTION OF THE COUNTY BUILDING OFFICIAL.
3. THE PROJECT MUST COMPLY WITH ALL RECOMMENDATIONS OF THE APPROVED SOILS REPORTS.
4. 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 ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.040 AND 16.42.080, SHALL BE OBSERVED.

GRAPHIC SCALE

5 0 2 5 10 20

(IN FEET)
1 inch = 5 ft.

DISCLAIMER

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(831) 426-3560

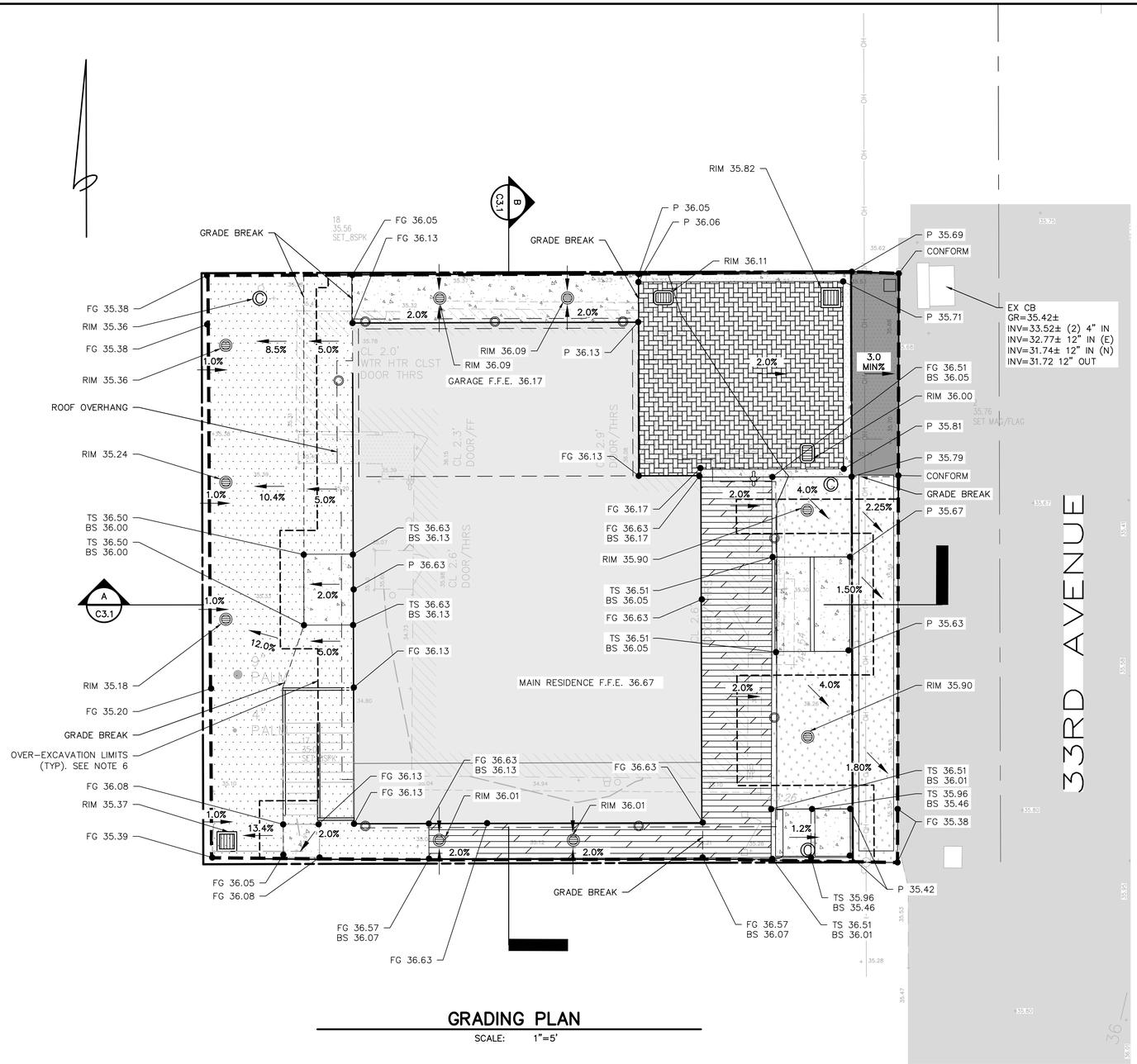
SITE PLAN

SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

SCALE 1" = 5'	DRAWN JCG/ JJG	JOB NO. 29451	SHEET
DATE 11/07/2025	CHECKED BRR	INDEX	C2.0
DESIGN BRR	DWG NAME	FILE NO. 29451	OF 11

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Exhibit D



GRADING PLAN

SCALE: 1"=5'

EARTHWORK AND GRADING NOTES

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, LATEST APPLICABLE EDITION.
3. EARTHWORKS SHALL BE PER THE ALL EARTH GEOTECHNICAL ENGINEERING, INC., GEOTECHNICAL INVESTIGATION REPORT REVISED MAY 2, 2025 AND ORIGINAL REPORT DATE JANUARY 27, 2025.
4. THE CONTRACTOR SHALL NOTIFY THE PROJECT GEOTECHNICAL ENGINEER AT LEAST 4 WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
5. ALL EXISTING TRASH, DEBRIS, ROOTS, TREE REMAINS AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE SO AS TO LEAVE THE AREAS THAT HAVE BEEN DISTURBED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. NO BURNING SHALL BE PERMITTED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED BY ALL EARTH GEOTECHNICAL ENGINEERING, INC., REVISED MAY 2, 2025 AND ORIGINAL REPORT DATED JANUARY 27, 2025. "THE UPPER 8 INCHES OF SUBGRADE AND ALL AGGREGATE BASE IN PAVED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION. THE OVER-EXCAVATION AND COMPACTION SHOULD EXTEND A MINIMUM OF 2 FEET LATERALLY OF ALL PAVED AREAS." "AREAS TO RECEIVE FILL SHOULD BE OVER-EXCAVATED THROUGH ANY ORGANIC LADEN TOPSOIL (APPROXIMATELY 2 1/2 FEET DEEP) DOWN TO THE IN-SITU SANDY LEAN CLAY; SCARIFIED IN THE UPPER 8 INCHES; AND COMPACTED TO A MINIMUM OF 90 PERCENT." SEE THIS SHEET FOR OVER-EXCAVATION LIMITS.

PROJECT GEOTECHNICAL ENGINEEER INFORMATION:
ALL EARTH GEOTECHNICAL ENGINEERING INC.
PHILIP EDWARDS, PE
PHILIP@ALLEARTHGEO.COM
(831) 345-8852

ESTIMATED EARTHWORK VOLUMES RESULTING FROM SITE GRADING

	CUT (CY)	FILL (CY)	NET (CY)
NEW RESIDENCE	0.0 CY	50.0 CY	50 CY (IMPORT)
OVER-EXCAVATION	211.8 CY	0.0 CY	NA

NOTES

1. EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES. EARTHWORK VOLUMES ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON, AND DO NOT INCLUDE FOUNDATION SPOILS, OR REMOVAL OF EXISTING SITE PAVEMENT.
2. ACTUAL EARTHWORK VOLUMES MAY VARY. CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
3. ALL EXCESS EXCAVATION (EXPORT) SHALL BE OFF-HAULED FROM SITE AND DISPOSED AT AN APPROPRIATE LEGAL DISPOSAL SITE.

GRAPHIC SCALE

5 0 2 5 10 20

(IN FEET)
1 inch = 5 ft.

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C77954
CIVIL
STATE OF CALIFORNIA

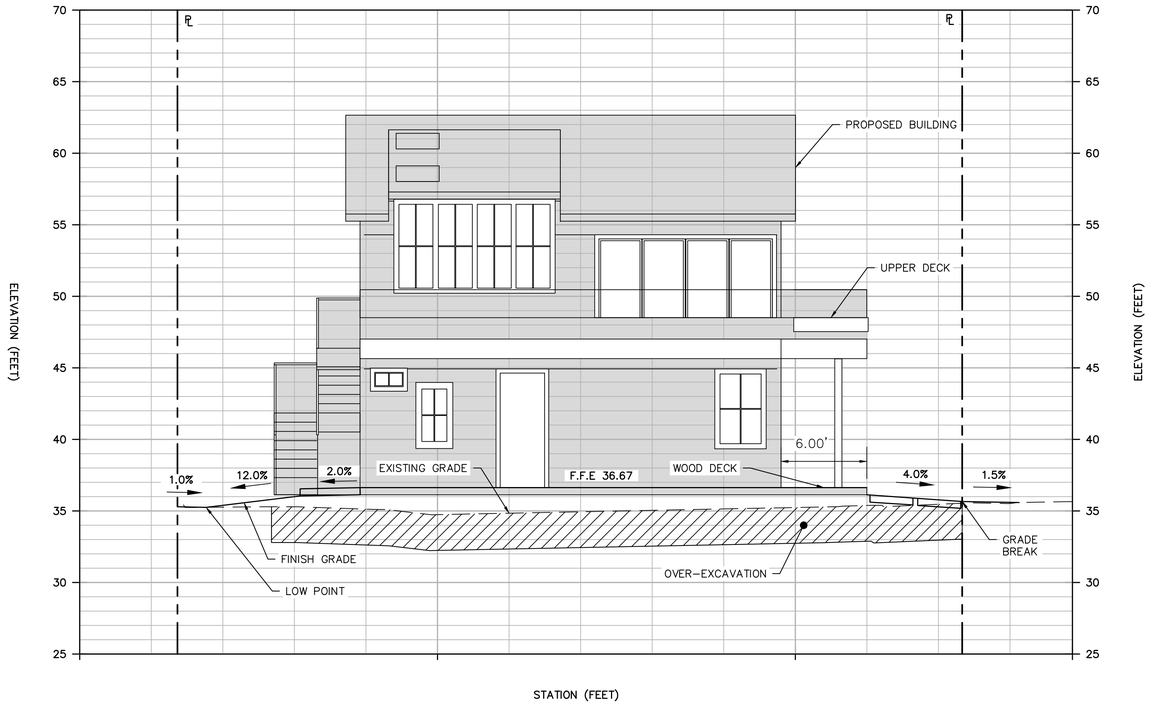
GRADING PLAN

SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

SCALE 1" = 5'	DRAWN JCG/ JJG	JOB NO. 29451	SHEET C3.0
DATE 11/07/2025	CHECKED BRR	INDEX	
DESIGN BRR	DWG NAME	FILE NO. 29451	OF 11

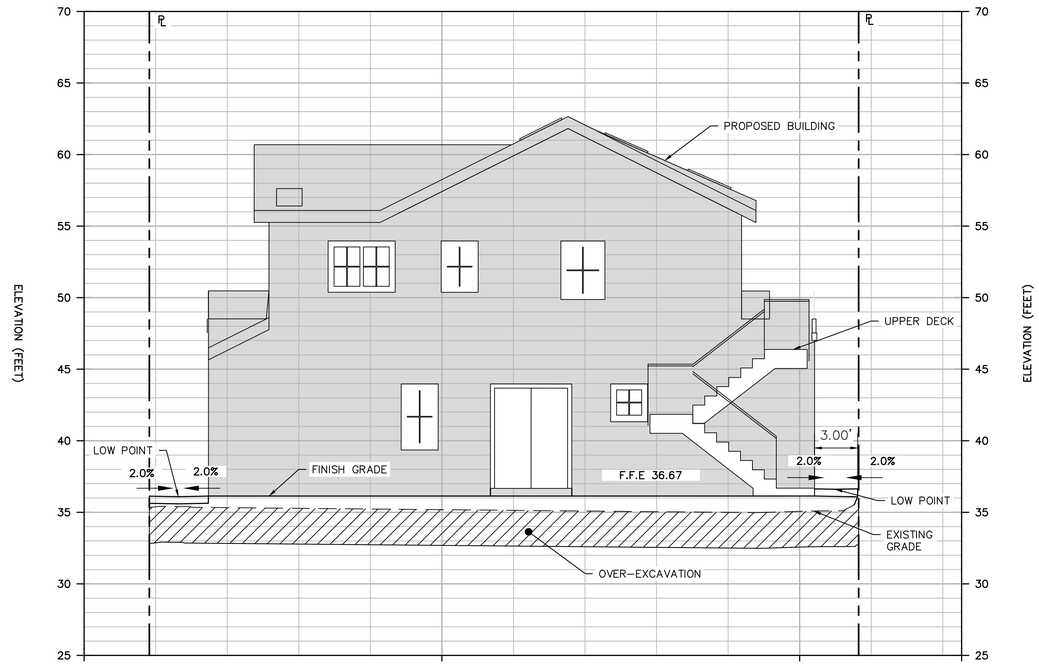
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Exhibit D



SECTION A–A

SCALE: 1" = 5'–0"



SECTION B–B

SCALE: 1" = 5'–0"

GRAPHIC SCALE

5 0 3 5 10 20

(IN FEET)
1 inch = 5 ft.

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GRADING SECTIONS

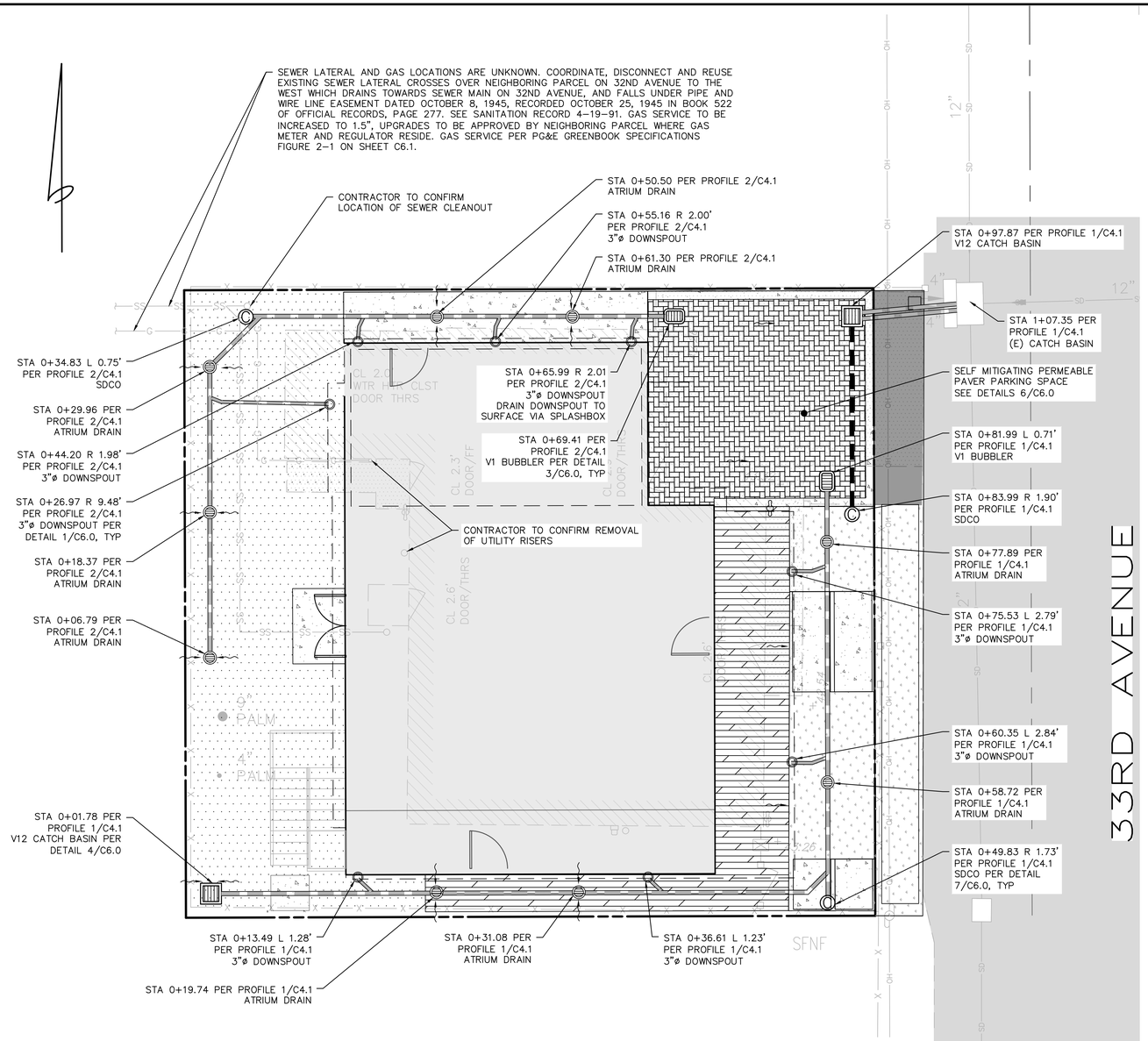
SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

REGISTERED PROFESSIONAL ENGINEER
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C77954
CIVIL
STATE OF CALIFORNIA

SCALE 1" = 5'	DRAWN JCG/ JJG	JOB NO. 29451	SHEET C3.1
DATE 11/07/2025	CHECKED BRR	INDEX	
DESIGN BRR	DWG NAME	FILE NO. 29451	OF 11

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Exhibit D



UTILITY PLAN

SCALE: 1"=5'

STORM DRAIN INSPECTION & MAINTENANCE PROCEDURE

DRAIN INLETS

1. EVERY YEAR, THE OWNERS SHALL INSPECT ALL DRAINAGE STRUCTURES AT THE PROJECT SITE. AT MINIMUM, INSPECTIONS WILL BE CONDUCTED AS FOLLOWS:

   – ONCE BEFORE WINTER SEASON (SEPTEMBER)
   – ONCE AFTER THE WINTER SEASON (MAY)

   A. VISUALLY INSPECT FOR ANY SEDIMENT AND DEBRIS TRAPPED IN THE STRUCTURES.
   B. REMOVE COLLECTED DEBRIS AND SEDIMENT.
   C. SIGNS OF SYSTEM FAILURE OF DRAIN INLETS AND STORM DRAINAGE PIPING.

2. THE OWNER(S) SHALL RECORD ALL INSPECTIONS, MAINTENANCE AND REPAIRS PERFORMED.

3. MAINTAIN MARKINGS "NO DUMPING – DRAINS TO BAY" AT ALL INLETS, INCLUDING BUBBLERS.

BUILDING AND GROUND MAINTENANCE

4. DURING THE BUILDING AND GROUND MAINTENANCE, CARE MUST BE TAKEN TO PREVENT SEDIMENT AND DEBRIS FROM RUNNING INTO THE DRAIN INLETS.

5. BUILDING AND GREEN WASTE MATERIAL GENERATED FROM THE OPERATION SHALL BE STORED SEPARATELY AT THE WASTE DISPOSAL LOCATION AWAY FROM THE DRAIN INLETS.

VECTOR CONTROL

6. INSPECT ALL DRAIN INLETS 48 HOURS AFTER RAIN EVENTS TO ASSESS WATER PONDING FOR VECTOR CONTROL.

7. IF PROLONGED WATER PONDING IS IDENTIFIED IN EXCESS OF 48 HOURS, THE OWNER SHALL IMPLEMENT VECTOR CONTROL TO SUPPRESS/PREVENT VECTOR PRODUCTION PER THE LOCAL AGENCY GUIDELINES.

UNDERGROUND NOTES

1. ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. CONTRACTOR IS ADVISED TO CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 8-1-1 AND THE AFFECTED UTILITY COMPANY FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK.

2. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWERS, AND WATER LINES BEFORE CONSTRUCTING NEW FACILITIES.

3. MATERIALS FOR PIPE, STORM WATER INLETS, AND CLEANOUTS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE CPC AND CBC SECTIONS, AND THESE PLANS AND DETAILS SHOWN HEREON.

4. STORM SEWER PIPE DESIGNATED "SD" SHALL BE PVC SDR 26 BELL AND SPIGOT GASKET, SMOOTH INTERIOR HDPE OR APPROVED EQUIVALENT.

5. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.

6. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR THE EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS' RECOMMENDATIONS.

7. STORMDRAIN TRENCH BACKFILL SHALL CONFORM TO THE COUNTY OF SANTA CRUZ STANDARDS. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.

8. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

IMPERVIOUS & PERVIOUS AREA CALCULATIONS

AREA	PRE-DEVELOPMENT	POST-DEVELOPMENT	DELTA
PERVIOUS	1,323 SF	821 SF	(–) 502 SF
SEMI-IMPERVIOUS	0 SF	379 SF	(+) 379 SF
IMPERVIOUS	1,623 SF	1,746 SF	(+) 123 SF
TOTAL	2,946 SF	2,946 SF	

STORMWATER MANAGEMENT SUMMARY

THE TOTAL ADDED AND REPLACED IMPERVIOUS AREA FOR PROJECT SIZE DETERMINATION IS 1,100 SF REPLACED + 1010 ADDED SEMI-IMPERVIOUS (505 SF ADJUSTED ADDED IMPERVIOUS) + 458 SF ADDITIONAL ADDED IMPERVIOUS = 2,063 SF TOTAL, WHICH CLASSIFIES AS A MEDIUM-SIZED PROJECT PER THE COUNTY OF SANTA CRUZ DESIGN CRITERIA.

1. LID/BMP MEASURES INCLUDE THE USE OF A PERMEABLE PAVER SECTION TO ALLOW SURFACE WATER TO PENETRATE THE PERMEABLE LAYER.
2. SAFE STORMWATER OVERFLOW IS INCORPORATED INTO THE DESIGN. ROOF, DRIVEWAY, AND WALKWAY RUNOFF WILL BE DIRECTED TO THE PERMEABLE PAVER SECTION AND STORMWATER OVERFLOW.
3. BASED ON THE SITE ASSESSMENT CONDUCTED, THERE ARE NO EXISTING DRAINAGE ISSUES IDENTIFIED ON OR NEAR THE SITE INCLUDING DRAINAGE PATHWAYS, NEIGHBORING PROPERTIES, AND ADJACENT ROADWAYS. THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED TO ENSURE THAT THERE WILL BE NO ADVERSE IMPACTS ON NEIGHBORING PROPERTIES, ROADWAYS, OR EXISTING DRAINAGE PATHWAYS.

STORMWATER NOTES

1. THE CIVIL ENGINEER MUST INSPECT THE DRAINAGE IMPROVEMENTS ON THE PARCEL AND PROVIDE PUBLIC WORKS WITH A LETTER CONFIRMING THAT THE WORK WAS COMPLETED PER THE PLANS. THE CIVIL ENGINEER'S LETTER SHALL BE SPECIFIC AS TO WHAT GOT INSPECTED WHETHER INVERT ELEVATIONS, PIPE SIZING, THE SIZE OF THE MITIGATION FEATURES AND ALL THE RELEVANT DESIGN FEATURES. NOTES OF "GENERAL CONFORMANCE TO PLANS" ARE NOT SUFFICIENT.
2. AS-BUILT PLANS STAMPED BY THE CIVIL ENGINEER MAY BE SUBMITTED IN LIEU OF THE LETTER. THE AS-BUILT STAMP SHALL BE PLACED ON EACH SHEET OF THE PLANS WHERE STORMWATER MANAGEMENT IMPROVEMENTS WERE SHOWN.
3. THE CIVIL ENGINEER MAY REVIEW AS-BUILT PLANS COMPLETED BY THE CONTRACTOR AND PROVIDE THE COUNTY WITH AN APPROVAL LETTER OF THOSE PLANS, IN LIEU OF THE ABOVE TWO OPTIONS. THE CONTRACTOR INSTALLING THE DRAINAGE IMPROVEMENTS WILL PROVIDE THE CIVIL ENGINEER AS-BUILT DRAWINGS OF THE DRAINAGE SYSTEM, INCLUDING CONSTRUCTION MATERIALS, INVERT ELEVATIONS, PIPE SIZING AND ANY MODIFICATIONS TO THE HORIZONTAL OR VERTICAL ALIGNMENT OF THE SYSTEM. THE AS-BUILT DRAWINGS, FOR EACH SHEET SHOWING DRAINAGE IMPROVEMENTS AND/OR THEIR CONSTRUCTION DETAILS, MUST BE IDENTIFIED WITH THE STAMP (OR LABEL AFFIXED TO THE PLAN) STATING THE CONTRACTOR'S NAME, ADDRESS, LICENSE AND PHONE NUMBER. THE CIVIL ENGINEER WILL REVIEW THE AS-BUILT PLANS FOR CONFORMANCE WITH THE DESIGN DRAWINGS. UPON SATISFACTION OF THE CIVIL ENGINEER THAT THE AS-BUILT PLANS MEET THE DESIGN INTENT AND ARE ADEQUATE IN DETAIL, THE CIVIL ENGINEER SHALL SUBMIT THE AS-BUILT PLANS AND A REVIEW LETTER, STAMPED BY THE CIVIL ENGINEER TO THE COUNTY PUBLIC WORKS DEPARTMENT FOR REVIEW TO PROCESS THE CLEARANCE OF THE DRAINAGE HOLD, IF THE SUBMITTAL IS SATISFACTORY.

STORMWATER NOTES

CONTRACTOR TO DETERMINE THE LOCATION OF EXISTING SANITARY SEWER LATERAL. BASED ON SANITATION RECORD DATED 04-19-91. THE SANITARY SEWER LATERAL DOUBLE CLEANOUT IS NEAR THE NORTHWESTERLY CORNER OF THE PARCEL. THE SANITARY SEWER LATERAL RUNS PARALLEL TO NORTHERN FACE OF RESIDENCE AS WELL AS LATERAL RUNNING PARALLEL TO WESTERN FACE OF RESIDENCE. CONTRACTOR TO NOTIFY THE PROJECT ENGINEER IF EXISTING LATERALS CONFLICT WITH PROPOSED STORM DRAIN LINES.

GRAPHIC SCALE

5 0 2 5 10 20

(IN FEET)
1 inch = 5 ft.

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REGISTERED PROFESSIONAL ENGINEER BENJAMIN R. RYLANDER C77954 C/V1L STATE OF CALIFORNIA

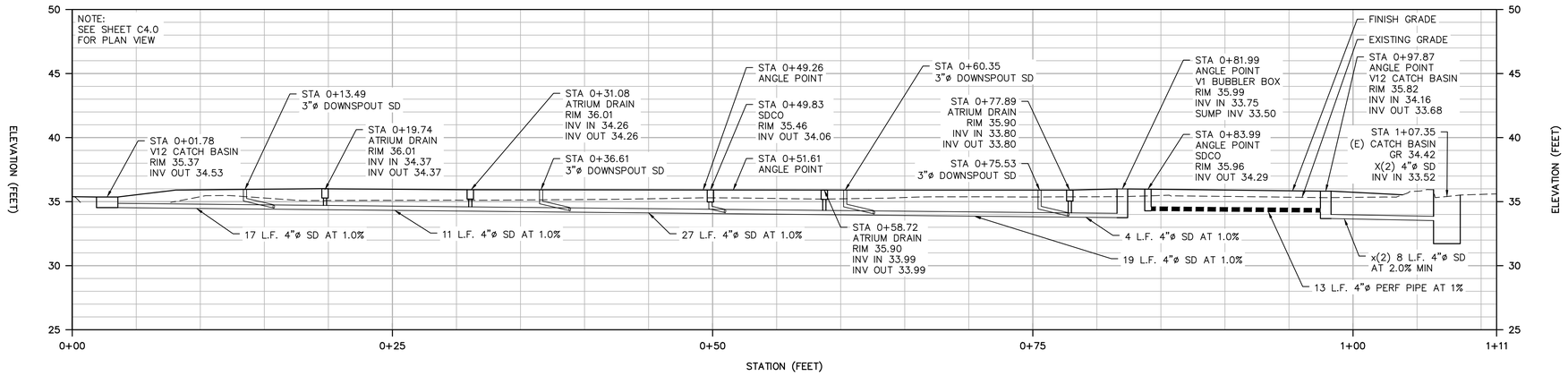
UTILITY PLAN

SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

SCALE 1" = 5'	DRAWN JCG/ JJG	JOB NO. 29451	SHEET C4.0
DATE 11/07/2025	CHECKED BRR	INDEX	
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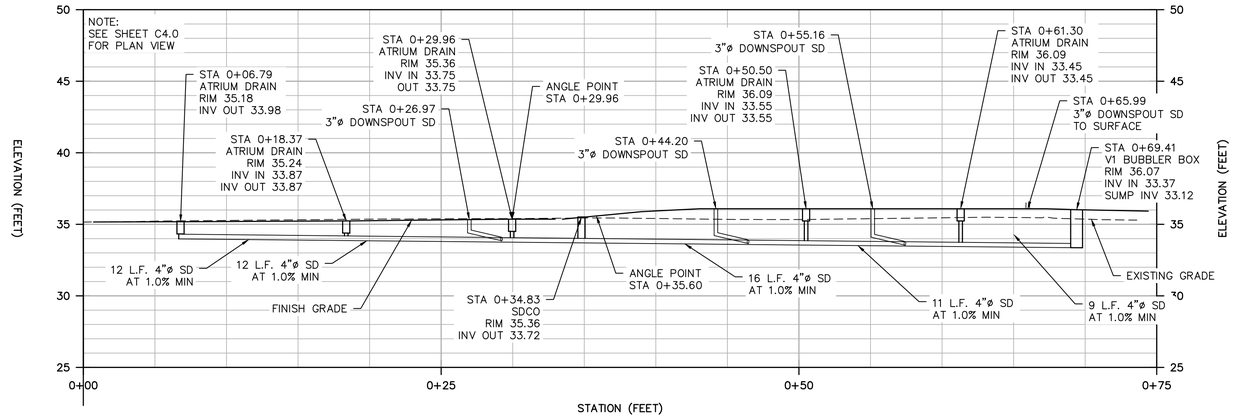
Exhibit D



1
C4.1

STORM DRAIN PROFILE

H&V SCALE: 1" = 5'-0"



2
C4.1

STORM DRAIN PROFILE

H&V SCALE: 1" = 5'-0"

GRAPHIC SCALE

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(IN FEET)
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DRAINAGE PROFILES

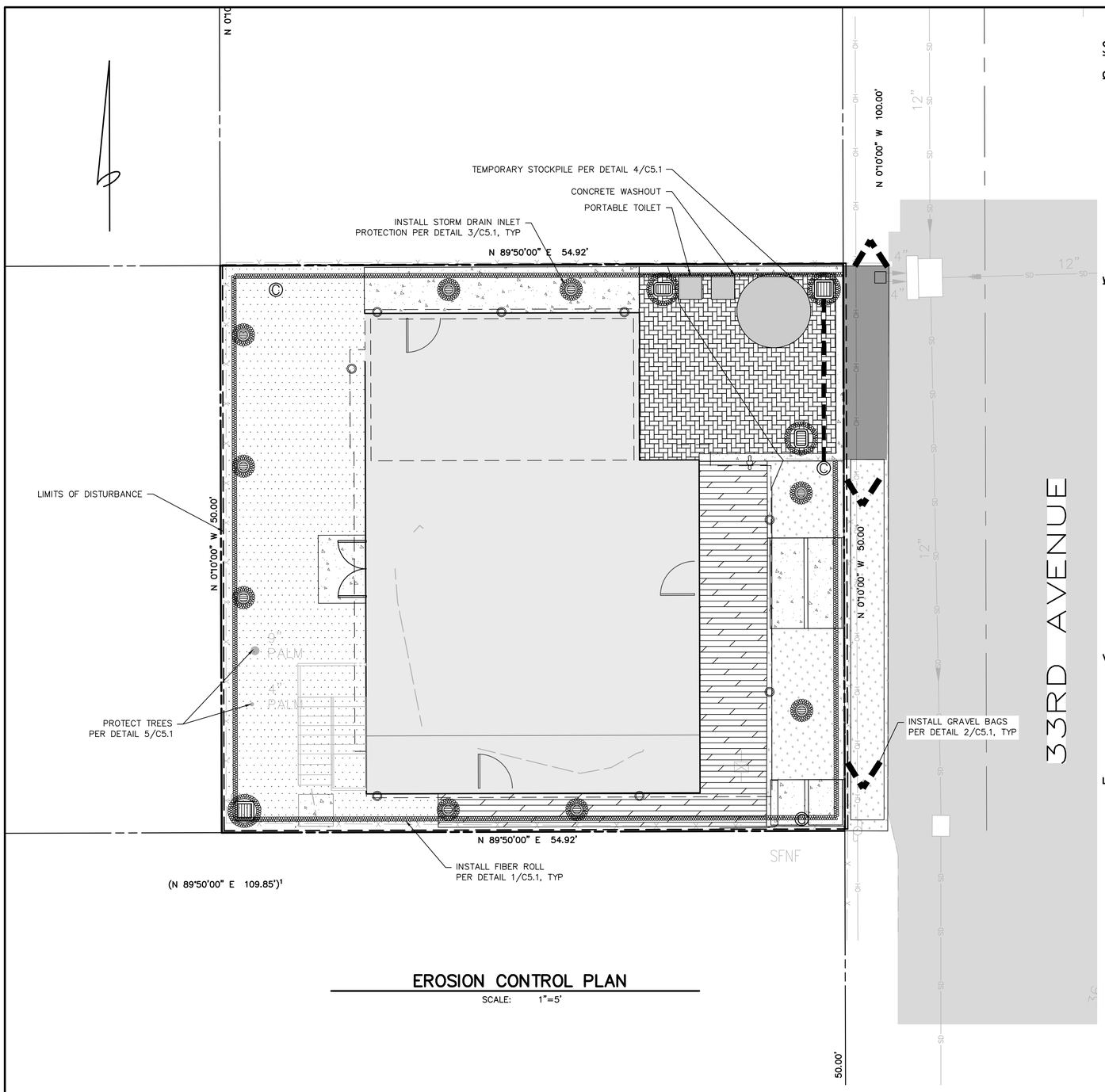
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C77954
CIVIL
STATE OF CALIFORNIA

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Exhibit D



EROSION CONTROL PLAN

SCALE: 1"=5'

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

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

WASTE MANAGEMENT

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

VEHICLE STORAGE AND MAINTENANCE

14. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
15. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
16. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

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

LEGEND

- STRAW WATTLE
- GRAVEL BAGS
- SILT FENCE
- INLET PROTECTION
- LIMITS OF DISTURBANCE 2,743 SF

INSPECTION & MAINTENANCE NOTES:

1. THE RESPONSIBLE PARTY SHALL PERFORM AND MAKE WRITTEN RECORD OF ALL SITE INSPECTIONS TO ENSURE ADEQUATE DEPLOYMENT OF BEST MANAGEMENT PRACTICES (BMP'S).
2. DURING INSPECTIONS IDENTIFY AND RECORD BMP'S THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED.
3. REPAIR TO BMP'S SHALL BEGIN WITHIN 72 HOURS OF IDENTIFICATION AND THE CHANGES COMPLETED AS SOON AS POSSIBLE.
4. 48 HOURS PRIOR TO A PREDICTED RAIN EVENT, IN ADDITION TO THE INSTALLED BMPS, THE RESPONSIBLE PARTY SHALL COVER ANY DISTURBED BARE SOILS WITH MULCH OR EROSION CONTROL BLANKETS. THE RESPONSIBLE PARTY SHALL IMPLEMENT ADDITIONAL BMPS AS NECESSARY TO MINIMIZE CONSTRUCTION SITE RUNOFF ONTO NEIGHBORING PROPERTIES.

COUNTY OF SANTA CRUZ CONSTRUCTION BMPS NOTES GENERAL

1. THE DEVELOPER/CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND THE SANTA CRUZ COUNTY CONSTRUCTION SITE STORMWATER POLLUTION CONTROL BMP MANUAL. THE MANUAL CAN BE FOUND ON THE COUNTY WEBSITE AT WWW.SSCOPLANNING.COM UNDER THE "ENVIRONMENTAL" TAB.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
3. ALL EMPLOYEES AND CONTRACTORS SHALL BE INFORMED ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.
4. SEE HOUSEKEEPING REQUIREMENTS AND INSPECTION NOTES ON THIS SHEET.
5. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.
6. RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST CATCH BASIN WITH TEMPORARY EARTHEN BERMS.
7. SILT BARRIERS SHALL BE CONSTRUCTED ALONG THE BOTTOM OF ALL GRADED SLOPES.
8. CATCH BASINS SHALL BE ENCIRCLED BY A SILT BARRIER ON ALL FOUR SIDES. USE STRAW WATTLE BARRIER OR APPROVED EQUAL.
9. ON ALL FINISH GRADED SLOPES, ON-SITE AND OFF-SITE, EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE COVERED WITH TWO INCHES (2") OF MULCH.
10. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
11. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
12. 48 HOUR NOTICE SHALL BE GIVEN TO ENVIRONMENTAL PLANNING AT 454-3168 PRIOR TO COMMENCING WORK, AND UPON COMPLETION OF GRADING AND EROSION CONTROL. FAILURE TO COMPLY WILL RESULT IN ISSUANCE OF A STOP WORK ORDER.

GRAPHIC SCALE

5 0 2 5 10 20

(IN FEET)
1 inch = 5 ft.

DISCLAIMER

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APN 032-201-25

REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

EROSION CONTROL PLAN

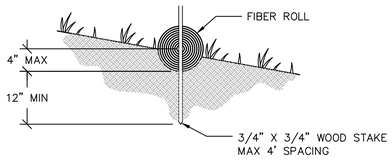
SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN R. RYLANDER
C77954
CIVIL
STATE OF CALIFORNIA

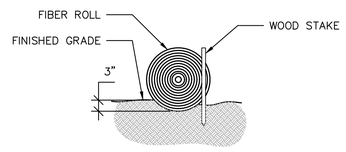
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DATE 11/07/2025	CHECKED BRR	INDEX	
DESIGN BRR	DWG NAME	FILE NO. 29451	OF 11

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Exhibit D



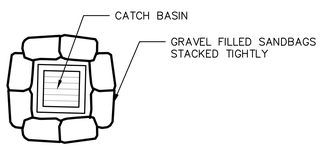
ENTRENCHMENT DETAIL
IN SLOPE AREA



ENTRENCHMENT DETAIL
IN FLAT AREA

1 C5.1 STRAW WATTLE

SCALE: NOT TO SCALE

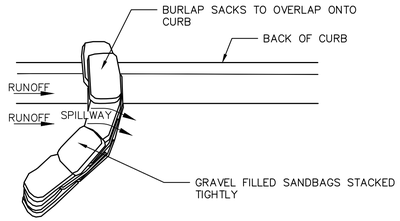


NOTES

1. PLACE SEDIMENT BARRIERS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3 C5.1 GRAVEL BAG INLET PROTECTION

SCALE: NTS

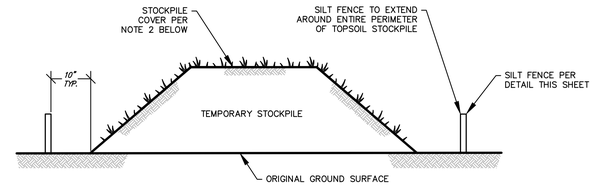


NOTES

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

2 C5.1 GRAVEL BAG SEDIMENT BARRIER

SCALE: N.T.S.

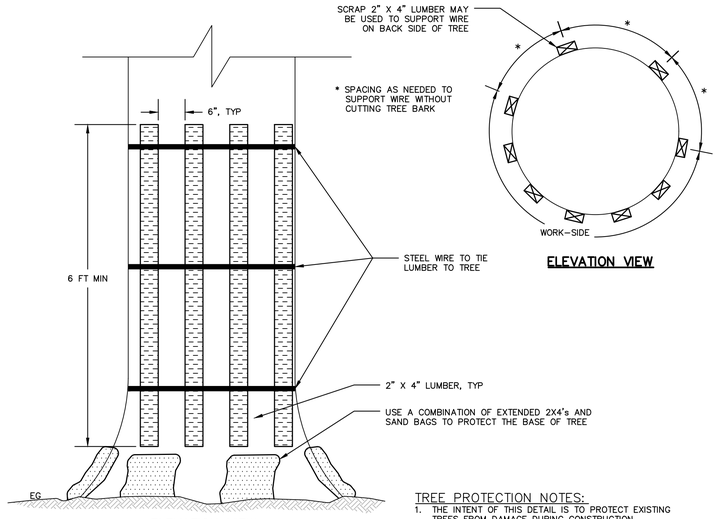


NOTES:

1. REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
2. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAY, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
3. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
5. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE CITY.

4 C5.1 TEMPORARY STOCKPILE

SCALE: NTS



ELEVATION VIEW

ELEVATION VIEW

TREE PROTECTION NOTES:

1. THE INTENT OF THIS DETAIL IS TO PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
2. THIS TREE-BUMPER DETAIL SHALL BE USED WHEN WORKING WITHIN 10' OF AN EXISTING TREE TO REMAIN, AS DIRECTED BY THE ENGINEER
3. LUMBER, WIRE, AND SANDBAGS MAY BE REUSED AT OTHER TREES, AS WORK PROGRESSES

TREE PROTECTION PROCEDURE NOTES

1. SUPPLEMENT SOIL MOISTURE LEVELS FOR A PERIOD OF 30 DAYS PRIOR TO CONSTRUCTION AND FOR 30 DAYS AFTER CONSTRUCTION HAS BEEN COMPLETED.
2. PRUNE ROOTS CLEANLY: A "DITCHWITCH" TYPE TRENCHER WITH SHARP CUTTING TEETH MAY PRUNE ROOTS ALONG THE EDGE OF THE SIDEWALK UNDER THE DIRECTION OF THE PROJECT ARBORIST.
   - ESTABLISH A "FINAL LINE OF DISTURBANCE" WITH FIELD STAKING. THIS LINE REPRESENTS THE FARTHEST DISTANCE FROM THE TREES TRUNK THAT WILL ALLOW THE PROPOSED CONSTRUCTION.
   - TRENCH TO A MINIMUM DEPTH ALONG THIS ESTABLISHED LINE TO ACCOMMODATE SIDEWALK CONSTRUCTION.
   - PRUNE ROOTS AFTER TRENCHING USING THE TECHNIQUES DEFINED BELOW.
3. ONCE THE TRENCHER HAS SEVERED ROOTS AND SOILS HAVE BEEN REMOVED FROM THE ROOT SEVERANCE TRENCH, ROOTS ARE TO BE PRUNED CLEANLY LEAVING BARK INTACT. ALL ROOT PRUNING SHOULD BE PERFORMED BY SKILLED LABOR. THE FOLLOWING TOOLS SHOULD BE USED:
   - HAND-PRUNERS/LOPPERS
   - HANDSAW
   - RECIPROCATING SAW
   - CHAINSAW
4. WHEN COMPLETED, THE PRUNED PORTIONS SHOULD BE COVERED WITH BURLAP OR SIMILAR MATERIAL AND KEPT MOIST UNTIL BACKFILLED.

1 C5.1 TREE PROTECTION

SCALE: NTS

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APN 032-201-25

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(831) 426-3560

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

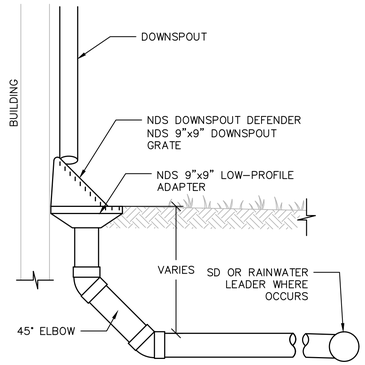
EROSION CONTROL DETAILS

SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

SCALE AS SHOWN	DRAWN JCG/ JJG	JOB NO. 29451	SHEET
DATE 11/07/2025	CHECKED BRR	INDEX	C5.1
DESIGN BRR	DWG NAME	FILE NO. 29451	OF 11

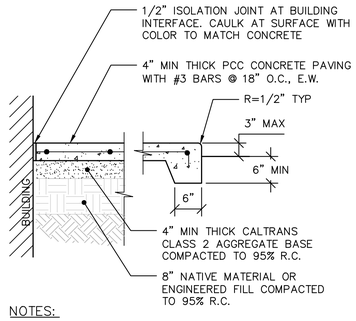
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Exhibit D



1 C6.0 NDS DOWNSPOUT CONNECTION TO STORM DRAIN

SCALE: 1" = 1' – 0"

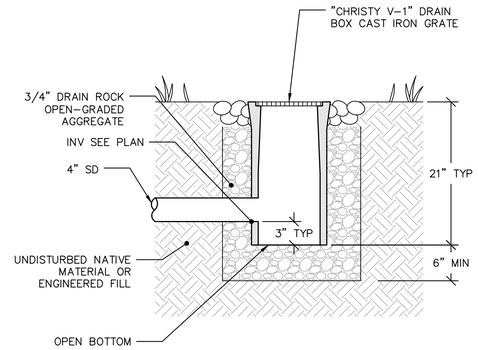


NOTES:

1. ALL CONCRETE SHALL BE SIX SACK MIX, CLASS "A".
2. SCORE FLATWORK EVERY 4 FT, DEEP JOINT EVERY 12 FT, AND EXPANSION JOINT EVERY 60 FT MAX.

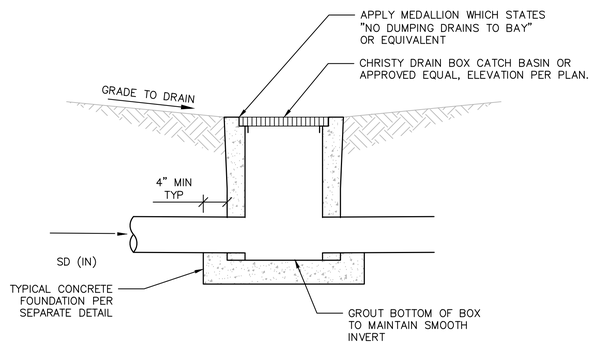
2 C6.0 CONCRETE WALKWAY

SCALE: NTS



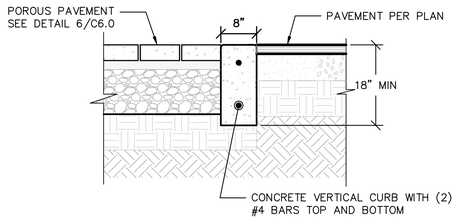
3 C6.0 V1 BUBBLER

SCALE: 1" = 1' – 0"



4 C6.0 TYPICAL V12 CATCH BASIN

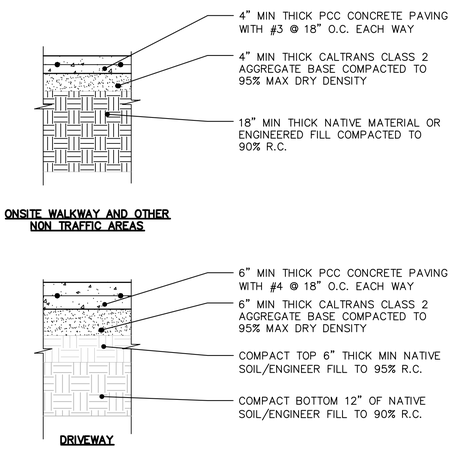
SCALE: 1"=1'-0"



BETWEEN PAVEMENT TYPES

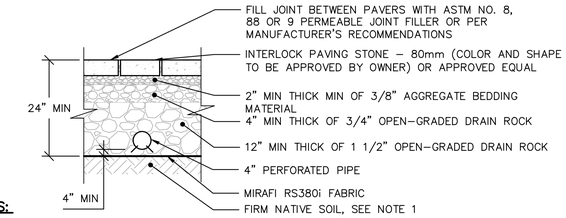
5 C6.0 FLUSH VERTICAL CONCRETE CURB

SCALE: NTS



8 C6.0 RESIDENTIAL CONCRETE SECTIONS

SCALE: 3/4"=1'-0"

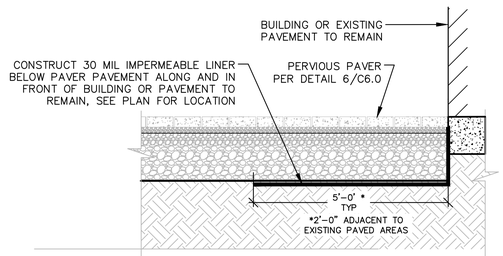


NOTES:

1. THE CONTRACTOR SHALL PROOF ROLL SUBGRADE SURFACE TO CHECK FOR UNSTABLE AREAS AND NOTIFY THE PROJECT GEOTECHNICAL ENGINEER FOR ANY UNSATISFACTORY CONDITIONS.
2. PAVER UNITS SHALL BE INTERLOCKING PERMEABLE PAVER TYPE OR APPROVED EQUAL.
3. DRAIN ROCK AGGREGATES SHALL BE OPEN-GRADED, WASHED, AND MEET THE FOLLOWING GRADATIONS:
   A. 3/8" DRAIN ROCK – CALTRANS CLASS 1 TYPE A PERMEABLE SPEC 68-1.
   B. 3/4" DRAIN ROCK – CALTRANS CLASS 1 TYPE B PERMEABLE SPEC 68-1.
   C. 1 1/2" DRAIN ROCK GRADATION SHALL MEET ASTM NO. 4 OR APPROVED EQUAL.
4. 1 1/2" AND 3/4" DRAIN ROCK AGGREGATES SPREAD AND COMPACTED AS ONE 4 IN LIFT WITH PLATE OR STATIC ROLLER COMPACTORS. AT LEAST 4 PASSES; INITIAL PASSES SHALL BE WITH VIBRATION, FINAL PASSES SHALL BE WITHOUT VIBRATION.
5. 3/8" DRAIN ROCK, MOISTEN, SCREED, COMPACT AND LEVEL OVER 3/4" DRAIN ROCK.
6. FOLLOW MANUFACTURER INSTALLATION RECOMMENDATIONS FOR PAVER INSTALLATION.

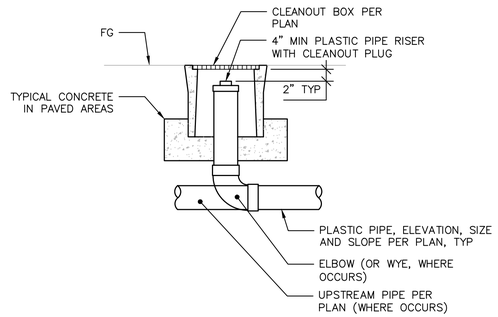
6 C6.0 PERMEABLE PAVER SECTION

SCALE: 3/4"=1'-0"



9 C6.0 PAVEMENT IMPERMEABLE LINER DETAIL

SCALE: 1/2"=1'-0"



7 C6.0 CHRISTY G05 CLEANOUT

SCALE: 1" = 1' – 0"

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APN 032-201-25

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SOQUEL, CA 95073-2094
(831) 426-3560

DETAILS

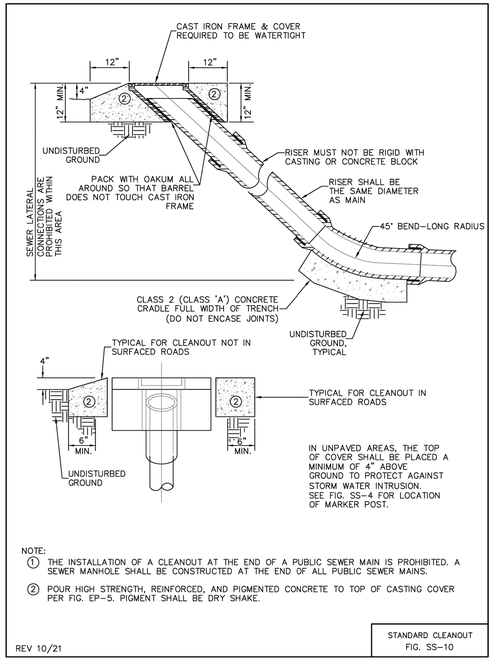
SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN R. RYLANDER
C77954
CIVIL
STATE OF CALIFORNIA

SCALE AS SHOWN	DRAWN JCG/ JJG	JOB NO. 29451	SHEET
DATE 11/07/2025	CHECKED BRR	INDEX	C6.0
DESIGN BRR	DWG NAME	FILE NO. 29451	OF 11

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Exhibit D

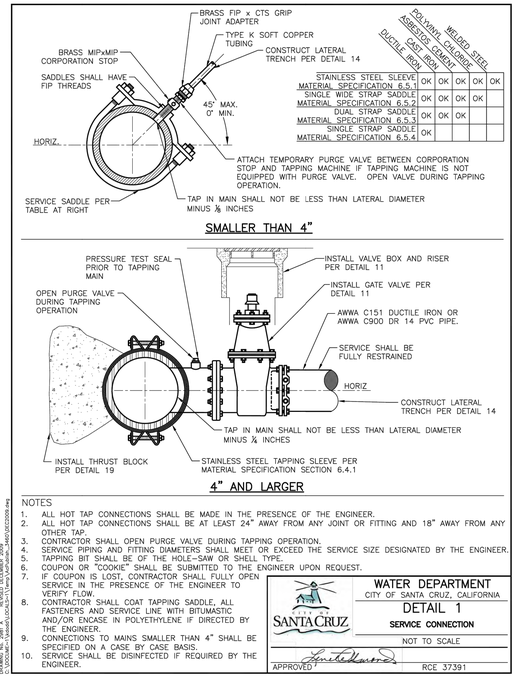


NOTE:
① THE INSTALLATION OF A CLEANOUT AT THE END OF A PUBLIC SEWER MAIN IS PROHIBITED. A SEWER MANHOLE SHALL BE CONSTRUCTED AT THE END OF ALL PUBLIC SEWER MAINS.

② POUR HIGH STRENGTH, REINFORCED, AND PIGMENTED CONCRETE TO TOP OF CASTING COVER PER FIG. EP–5. PIGMENT SHALL BE DRY SHAKE.

REV 10/21

STANDARD CLEANOUT
FIG. SS–10



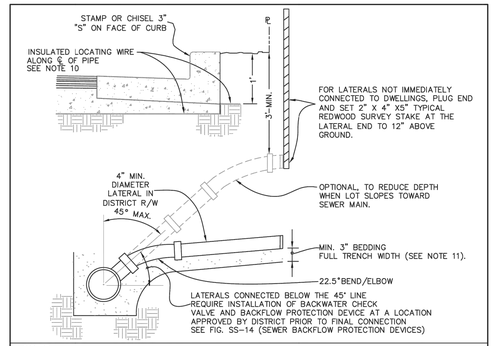
SMALLER THAN 4"

4" AND LARGER

NOTES
1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE–SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
APPROVED _____ RCE 37391

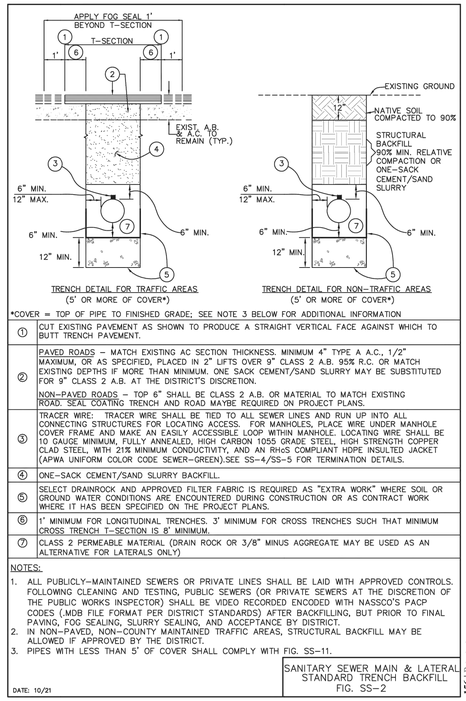
DRAWING No.: 2291.A — REVISED DECEMBER 2006
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NOTES:
1. DESIGN ENGINEER SHALL CONTACT THE DISTRICT TO DETERMINE REQUIRED METHOD FOR CONNECTION TO THE PUBLIC MAIN (WYE, SADDLE, OR TAP–TITE FITTING). SADDLES TO BE "ROMAC" TYPE OR APPROVED EQUAL.
2. ALL LATERALS WITHIN THE COUNTY–MAINTAINED RIGHT–OF–WAY OR SEWER EASEMENT SHALL BE 4" DIAMETER. ALL LATERALS SHALL HAVE A MINIMUM 2.0% SLOPE.
3. LATERALS SHALL BE INSTALLED WITH A STRAIGHT GRADE AND STRAIGHT ALIGNMENT FROM SEWER MAIN TO PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE DISTRICT.
4. LATERALS NOT IMMEDIATELY CONNECTED TO THE STRUCTURE ARE TO EXTEND A MINIMUM OF 5' BEYOND THE PUBLIC UTILITY EASEMENT OR PUBLIC RIGHT–OF–WAY, WHICHEVER IS GREATER.
5. NO PRIVATE SEWER LATERAL SHALL BE CONNECTED TO A PUBLIC SEWER MANHOLE OR CLEANOUT, EXCEPT FOR A CUL–DE–SAC MANHOLE, UNLESS APPROVED BY THE DISTRICT.
6. MINIMUM 3' SEPARATION BETWEEN SADDLE OR TAP CONNECTIONS ON ALL PIPE WITH THE EXCEPTION OF V.C.P. FOR V.C.P. MAINTAIN 5' SEPARATION (OR ONE CONNECTION PER PIPE SEGMENT IF V.C.P. IS STANDARD LENGTH).
7. REFER TO FIGURE SS–2 FOR BACKFILL REQUIREMENTS IN COUNTY MAINTAINED RIGHT–OF–WAY. REFER TO FIGURE SS–11 FOR ADDITIONAL REQUIREMENTS.
8. A SEPTIC ABANDONMENT PERMIT SHALL BE PROVIDED TO THE DISTRICT AS PROOF OF PUMPING AND FILLING OF ABANDONED SEPTIC TANKS, PRIOR TO SEWER MAIN CONNECTION. IF DISTRICT GIVES PRIOR APPROVAL FOR USE OF TANK AS A WET–WELL, THE TANK SHALL BE PUMPED AND MAY REQUIRE TESTING BY A METHOD APPROVED BY THE DISTRICT. THE DISTRICT SHALL HAVE FINAL DETERMINATION FOR USE OF THE TANK (SEE FIG. SS–13 FOR RESIDENTIAL PUMP STATION REQUIREMENTS).
9. INSPECTION OF ALL SEWER LATERAL INSTALLATIONS/CONNECTIONS BY THE DISTRICT INSPECTOR IS REQUIRED. CALL(831)454–2895 TO SCHEDULE INSPECTIONS.
10. LOCATING WIRE IS REQUIRED FOR NEW LATERALS AND SHALL BE 10 GAUGE MINIMUM, FULLY ANNEALED, HIGH CARBON 1055 GRADE STEEL, HIGH STRENGTH COPPER CLAD STEEL, WITH 21% MINIMUM CONDUCTIVITY, AND AN RHoS COMPLIANT HDPE INSULTED JACKET (APWA UNIFORM COLOR CODE SEWER–GREEN).
11. BEDDING SHALL BE 3/4" DRAIN ROCK, CLASS 2 PERMEABLE MATERIAL, OR 3/8" MINUS AGGREGATE.

REV. 10/21

SEWER LATERAL CONNECTION DETAILS
FIG. SS–12



TRENCH DETAIL FOR TRAFFIC AREAS (5' OR MORE OF COVER*)

TRENCH DETAIL FOR NON–TRAFFIC AREAS (5' OR MORE OF COVER*)

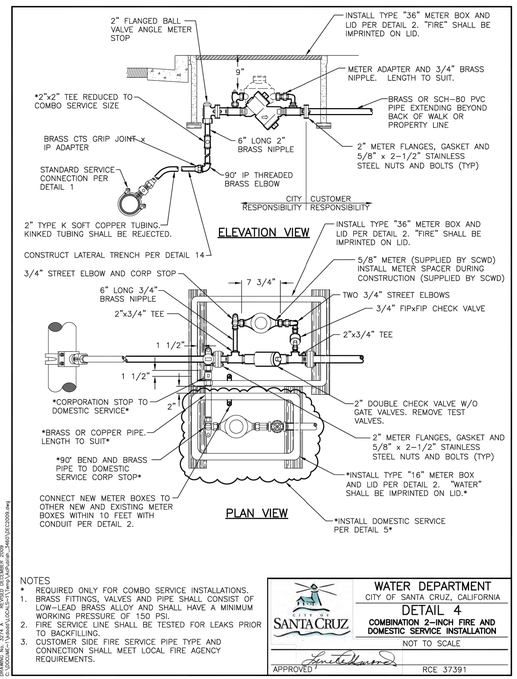
*COVER = TOP OF PIPE TO FINISHED GRADE; SEE NOTE 3 BELOW FOR ADDITIONAL INFORMATION

①	CUT EXISTING PAVEMENT AS SHOWN TO PRODUCE A STRAIGHT VERTICAL FACE AGAINST WHICH TO BUTT TRENCH PAVEMENT.
②	PAVED ROADS – MATCH EXISTING AC SECTION THICKNESS. MINIMUM 4" TYPE A A.C., 1/2" MAXIMUM, OR AS SPECIFIED, PLACED IN 2" LIFTS OVER 9" CLASS 2 A.B. 95% R.C. OR MATCH EXISTING DEPTHS IF MORE THAN MINIMUM. ONE SACK CEMENT/SAND SLURRY MAY BE SUBSTITUTED FOR 9" CLASS 2 A.B. AT THE DISTRICT'S DISCRETION. NON–PAVED ROADS – TOP 6" SHALL BE CLASS 2 A.B. OR MATERIAL TO MATCH EXISTING ROAD. SEAL COATING TRENCH AND ROAD MAYBE REQUIRED ON PROJECT PLANS.
③	TRACER WIRE: TRACER WIRE SHALL BE TIED TO ALL SEWER LINES AND RUN UP INTO ALL CONNECTING STRUCTURES FOR LOCATING ACCESS. FOR MANHOLES, PLACE WIRE UNDER MANHOLE COVER FRAME AND MAKE AN EASILY ACCESSIBLE LOOP WITHIN MANHOLE. LOCATING WIRE SHALL BE 10 GAUGE MINIMUM, FULLY ANNEALED, HIGH CARBON 1055 GRADE STEEL, HIGH STRENGTH COPPER CLAD STEEL, WITH 21% MINIMUM CONDUCTIVITY, AND AN RHoS COMPLIANT HDPE INSULTED JACKET (APWA UNIFORM COLOR CODE SEWER–GREEN).SEE SS–4/SS–5 FOR TERMINATION DETAILS.
④	ONE–SACK CEMENT/SAND SLURRY BACKFILL.
⑤	SELECT DRAINROCK AND APPROVED FILTER FABRIC IS REQUIRED AS "EXTRA WORK" WHERE SOIL OR GROUND WATER CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION OR AS CONTRACT WORK WHERE IT HAS BEEN SPECIFIED ON THE PROJECT PLANS.
⑥	1' MINIMUM FOR LONGITUDINAL TRENCHES. 3' MINIMUM FOR CROSS TRENCHES SUCH THAT MINIMUM CROSS TRENCH T–SECTION IS 8' MINIMUM.
⑦	CLASS 2 PERMEABLE MATERIAL (DRAIN ROCK OR 3/8" MINUS AGGREGATE MAY BE USED AS AN ALTERNATIVE FOR LATERALS ONLY)

NOTES:
1. ALL PUBLICLY–MAINTAINED SEWERS OR PRIVATE LINES SHALL BE LAID WITH APPROVED CONTROLS. FOLLOWING CLEANING AND TESTING, PUBLIC SEWERS (OR PRIVATE SEWERS AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR) SHALL BE VIDEO RECORDED ENCODED WITH NASSCO'S PACP CODES (.MDB FILE FORMAT PER DISTRICT STANDARDS) AFTER BACKFILLING, BUT PRIOR TO FINAL PAVING, FOG SEALING, SLURRY SEALING, AND ACCEPTANCE BY DISTRICT.
2. IN NON–PAVED, NON–COUNTY MAINTAINED TRAFFIC AREAS, STRUCTURAL BACKFILL MAY BE ALLOWED IF APPROVED BY THE DISTRICT.
3. PIPES WITH LESS THAN 5' OF COVER SHALL COMPLY WITH FIG. SS–11.

DATE: 10/21

SANITARY SEWER MAIN & LATERAL STANDARD TRENCH BACKFILL
FIG. SS–2



NOTES
* REQUIRED ONLY FOR COMBO SERVICE INSTALLATIONS.
1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW–LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICE LINE SHALL BE TESTED FOR LEAKS PRIOR TO BACKFILLING.
3. CUSTOMER SIDE FIRE SERVICE PIPE TYPE AND CONNECTION SHALL MEET LOCAL FIRE AGENCY REQUIREMENTS.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 4
COMBINATION 2–INCH FIRE AND DOMESTIC SERVICE INSTALLATION
NOT TO SCALE
APPROVED _____ RCE 37391

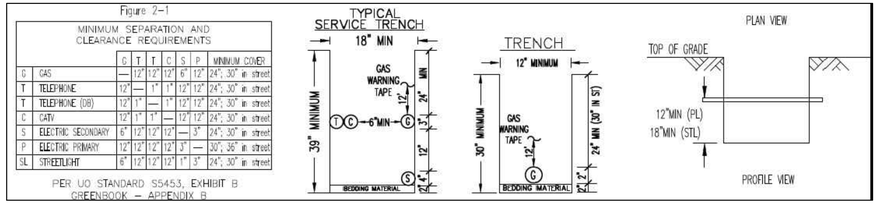
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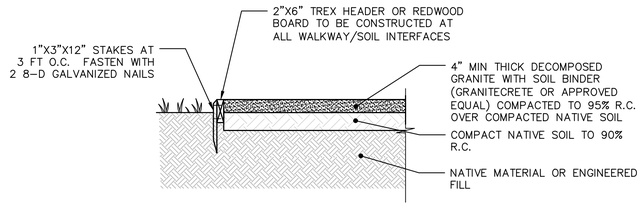
Figure 2–1

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

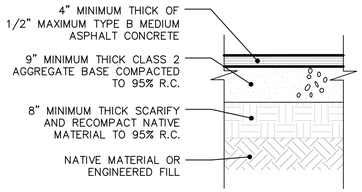
		G	T	T	C	S	P	MINIMUM COVER
G	GAS	—	12"	12"	12"	6"	12"	24", 30" in street
T	TELEPHONE	12"	—	1"	1"	12"	24"	24", 30" in street
T	TELEPHONE (DB)	12"	1"	—	1"	12"	24"	24", 30" in street
C	CATV	12"	1"	1"	—	12"	24"	24", 30" in street
S	ELECTRIC SECONDARY	6"	12"	12"	12"	—	3"	24", 30" in street
P	ELECTRIC PRIMARY	12"	12"	12"	12"	3"	—	30", 36" in street
SL	STREETLIGHT	6"	12"	12"	12"	1"	3"	24", 30" in street

PER UO STANDARD S5453, EXHIBIT B
GREENBOOK – APPENDIX B





1 C6.1 DECOMPOSED GRANITE WALKWAY
SCALE: 3/4"=1'–0"



2 C6.1 ASPHALT PAVEMENT SECTION
SCALE: NTS

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APN 032–201–25

REVISED	

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073–2094
(831) 426–3560

DETAILS SHEET 2

SANTA CRUZ RESIDENCE
180 33RD AVENUE
SANTA CRUZ, CALIFORNIA 95062

REGISTERED PROFESSIONAL ENGINEER BENJAMIN R. RYLANDER C77954 CIVIL STATE OF CALIFORNIA

SCALE AS SHOWN	DRAWN JCG/ JJG	JOB NO. 29451	SHEET C6.1
DATE 11/07/2025	CHECKED BRR	INDEX	OF 11
DESIGN BRR	DWG NAME	FILE NO. 29451	

Exhibit D

FOR TAX PURPOSES ONLY

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POR. RANCHO ARROYO DEL RODEO

S.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

32-20

1" = N 100'

75M60
8/19/1986

121M01
9/5/2013

THIRTY-THIRD AVE

THIRTY-SECOND AVE

THIRTIETH AVE

DR

HAWES DR

CALLA CLIFF DR EAST

PLEASURE POINT DR

SCRIVER SUB.
Unfiled

PLEASURE POINT ESTATES
33M45 3/7/1956

PLEASURE SUB. 2 Tr # 24
26M43 8/9/1940

Bk.28
29

14 22 21 13 19 24

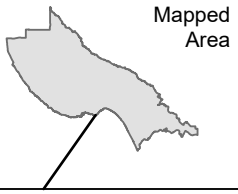
Electronically Redrawn 10/23/98 rw
Rev. 4/12/01 mvm (changed page refs.)
Rev 1/9/14 mc (121RS1)
Rev 9/7/18 CB (18-0022297 & 98, Sp 1-54 & 55)
Rev 10/7/24 CJTC (Comb. 1-56)

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

Assessor's Map No. 32-20
County of Santa Cruz, Calif.
Oct 1998

Santa Cruz County Planning Department

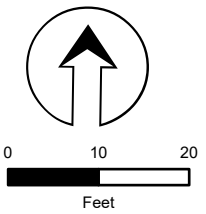
Parcel Location Map





Parcel: 03220125

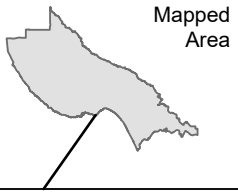
Subject Parcel



Map printed: 9 Jul. 2026

Santa Cruz County Planning Department

Parcel General Plan Map



R-UM

032-201-25

33RD AV

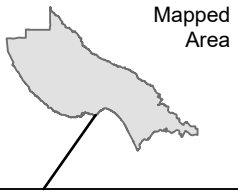
Subject Parcel

0 10 20

Feet

Santa Cruz County Planning Department

Parcel Zoning Map



R-1-4-PP

032-201-25

33RD AV

R-1-5-PP

Subject Parcel

0 10 20

Feet

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	Santa Cruz Water Service Area
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 5

Parcel Information

Parcel Size:	2,750 sqft
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	33rd Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4-PP (single-family residential - 4,000 square-foot minimum; Pleasure Point combining district)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: Soils Report Review (REV251025)

Environmental Information

Geologic Hazards:	Not mapped
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	2
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site