Staff Report to the Zoning Administrator

Application Number: 251461

Applicant: Trevor Schur
Owner: 880 41st OZ LLC
APN: 033-141-30
Site Address: 880 41st Avenue, Santa Cruz

Agenda Date: 7/17/2026
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to construct a 10-unit mixed-use development in two structures on a vacant parcel. Proposal includes 9,875 square feet of gross floor area, comprised of 8,211 square feet of residential space, 675 square feet of commercial space, and 989 square feet of bicycle storage, trash, and utility areas. The proposal includes a request for a residential Density Bonus to provide two affordable units in exchange for two concessions and waivers to site standards for mixed-use development. The project requires a Conditional Use Permit (CUP) for residential development in the C-2 zone district, an Administrative Site Development Permit (ASP) for residential site development, and a Coastal Development Permit.

Location: Property is located on the east side of 41st Avenue, approximately 300 feet north of the intersection of 41st Avenue and Portola Drive (880 41st Avenue).

Permits Required: Conditional Use Permit, Administrative Site Permit, Coastal Development Permit

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 251461, based on the attached findings and conditions.

Project Description & Setting

The subject property is a 13,112 square foot undeveloped lot located along the lower 41st Avenue commercial corridor in Pleasure Point, approximately 350 feet north of the intersection of Pleasure Point Drive and Portola Drive. Lower 41st Avenue is predominantly commercial; some properties include mixed-use development, but most properties are comprised of older single-story strip mall style developments. On either side of the 41st Avenue corridor, commercial development backs up to residentially zoned and developed properties. The project site is bordered by Canton Restaurant to the north and an art gallery (previously Chill-Out Café) to the south. The parking lot for the Opal Cliffs Center, a newer mixed-use development, covers the south and east property lines of the subject property. The northeast corner of the subject property meets the southwest corner of an adjacent residential parcel accessed from Bye Way, with the house located about 110 feet east of the property corners. The project site is historically undeveloped and is presently fenced

off from neighboring properties. Despite being vegetated, the biotic assessment provided by the applicant (Exhibit H) confirms that the site does not harbor Federally or State protected species or sensitive habitats. Apart from one Coast Live Oak located at the southeast corner of the property, the vegetation consists mainly of native and non-native grasses and shrubs.

Site Background and Permit History
On May 28, 2024, the Planning Commission approved application 221385, authorizing construction of a 6,025 square foot, three story structure with five units and a second, 2,180 square foot three story structure with two units and a manager's office. Building permits for the project were submitted in November 2024, but the project never materialized. The approval will expire on June 11, 2027.

Proposed Project
The proposed development includes 9,875 square feet of gross floor area, including 675 square feet of commercial retail space and ten apartments (8,211 square feet of total residential space) ranging in size from 460 square feet to 1,009 square feet. The development would span two three-story structures placed on either side of the site's 24-foot driveway with partial tuck-under parking and in/out egress at 41st Avenue.

Building 1 is proposed at the north side of the property, about ten feet back from the existing sidewalk at 41st Avenue and five feet from the north side property line. The front third of the structure is a single-story commercial space designed with a 17-foot shed roof and tall glass doors and windows oriented to the south and west. The rear third of the structure rises to three stories with a maximum height of about 37 feet and extends to about 29 feet from the rear property line. Building 1 includes five 1,009 square foot units, 165 square feet of bicycle storage, and 236 square feet of shared commercial and residential trash enclosure area. A central stairway corridor, which is open on the north side of the building, provides access between the units. The 10 feet of space between the sidewalk and the front of the building includes planter boxes and public seating. Four of the eighteen spaces provided at the site are at the rear of Building 1, including one accessible space.

Building 2 is proposed at the rear of the property near the southeast corner, about five feet from the south side property line and fourteen feet from the rear property line. Five units totaling 3,166 square feet are spread across the three floors, with access from an exterior stairway at the north side of the building. The ground floor at the rear of the structure would include six tandem parking spaces (three rows of two spaces) for the four units above and one accessible space for the first-floor adaptable low-income unit.

Seven additional parking spaces would be provided on the south side of the drive aisle, abutting the south property line, and the remainder of the site would be improved with a three-to-five-foot perimeter of landscaping, except in the area north of Building 1, where a pedestrian accessway would be developed in the space between the structure and the property line.

The proposal requires a Site Development Permit with Density Bonus, a Conditional Use Permit, and a Coastal Development Permit.

Zoning & General Plan Consistency
The subject property is a 13,112 square foot lot, located in the C-2 (Community Commercial) zone district. The zoning is consistent with the site's C-C (Community Commercial) General Plan designation. Pursuant to SCCC 13.10.331, mixed use development is permitted in the C-2 zone district with residential use allowed at up to 80 percent of the building square footage. As detailed in the project findings, the proposal conforms with the policies and goals of the County's General Plan, including policies encouraging mixed use development (Policy BE-3.2.1), deed restricted low-income units (Policy BE-2.3.7), and affordable housing development in the Coastal Zone (Policy H-3.9).

The proposed development largely complies with the development standards provided by County Code for mixed-use development, including the standards for maximum height, floor area ratio (FAR), and lot coverage. Where the project doesn't comply, the applicant proposes waivers or concessions entitled under Density Bonus law (Government Code Section 65915-65918), discussed below.

Density Bonus
Under State Density Bonus Law (Government Code Section 65915), a project providing affordable units qualifies for a density bonus calculated as a percentage of the base density. County Code specifies a base density of 45 units per acre for mixed use development, resulting in a base density of 14 units at the 0.3-acre project site. The project proposes 10 units total, including two affordable units, which represents 20% of the 10-unit project (or roughly 14% of base density). The affordable component makes the project eligible for density bonus, including additional units, associated incentives, parking reductions, and waivers, but the applicant is not requesting to utilize bonus units.

Density Bonus - Concessions
The applicant is not choosing to utilize the additional units afforded through density bonus, but the two provided low-income units allow two incentives or concessions, which are applicant-requested reductions in development standards that result in identifiable cost reductions. These incentives must be granted, unless written findings are made that the concession does not result in identifiable and actual cost reductions or that the concession would result in a specific, adverse impact upon public health or safety, on the physical environment, or on a historic resource.

Table 1: Density Bonus Concessions

Code Section	Requirement	Proposed
SCCC 17.10.032(B)(1)	The affordable units shall be distributed throughout the development project.	Affordable units proposed only on first floors
SCCC 17.10.032(B)(3)	The average bedroom count in the affordable units shall not be less than the average bedroom count in the market rate units in the project.	Affordable units proposed with average of 1 bedroom, market rate units average 1.5 bedrooms

Density Bonus - Waivers

Density Bonus projects are also entitled to waivers of any development standard that would physically preclude the construction of the project at the permitted density and with the granted incentives. There is no limitation on the number of waivers, except where decisions include written findings of conflict with State or Federal law, adverse impacts on historic resources, or unmitigable impacts to public health or safety. The project has been reviewed for the following waivers, which are recommended for approval with the project:

Table 2: Density Bonus Waivers

Standard and Code Section	Requirement	Proposed
SCCC 13.10.332 General Plan Policy BE-3.2.1	Residential use may be up to 80% of building square footage at a base density of up to 45 units/acre.	93% residential, 7% commercial
13.10.333(C)(2)	Minimum side or rear yard abutting an R-1 or A district shall be 15 feet	5-foot side yards proposed *Note that project only abuts R-1 district in northeast corner and maintains 28-foot setback in this area
13.10.333(C)(3)	Minimum 50 percent of third floor exterior walls must be set back an additional 10 feet from the front, side, and rear yard setback lines	No third-floor step back
13.10.334(A)(2)	Minimum 50 square feet open per dwelling	Average of 67 SF/unit for nine units, zero for one unit
13.10.334(D)(4)(c)	Minimum setback of 30 feet for commercial buildings, 20 feet for residential buildings, with third stories set back an additional five feet.	28'7" for rear Building 1 (mixed-use building), no third-floor setbacks
County Design Criteria for Interior Driveways (see below)	28' right-of-way, with 4.625' landscape strip	24-foot right-of-way with no landscape strip

The County of Santa Cruz Design Criteria standards are minimum requirements for development within the unincorporated areas of Santa Cruz County. In addition to being required standards for subdivision development, these standards apply to all other forms of development under the jurisdiction of the County Community Development and Infrastructure Public Works Division, including but not limited to building permits, discretionary permits, encroachment permits, storm drainage improvements, and water and sewer line construction in County Service Areas and

Sanitation Districts.

The Design Standards for Urban Interior Driveways or Roadways, Part 2 Section P of the Design Criteria, are incorporated into County Code by reference in SCCC 13.16.090 and establish the minimum dimensions for streets and driveways. The proposed site design includes a 24-foot drive aisle, which is consistent with the requirements of SCCC 13.16.060 but does not meet the standards for interior driveways shown in Table 3 below and does not include a landscape strip/curb or designated turnaround. The applicant has identified reductions to these standards through the waivers. The proposed configuration was reviewed by the Central Fire Protection District, CDI Road Engineering, and is acknowledged as consistent with the site design and configuration approved in the previous project design for development of the site as a hotel (Application 221385).

Table 3: Driveway/Road Standard, Five Parcels or Less		
	Requirement	Proposed
Travel Lane	20 feet	24 feet
Landscape strip/curb	4.625 feet	0
Curb	0.625 feet	Zero/flush curb
Remainder	2.75 feet	0
Total Required Right of Way	28 feet	24 feet
Driveways and streets off arterials and collectors shall allow vehicles to turn around on-site, in the driveway, or in the interior road.		

Density Bonus - Parking

Density Bonus projects are subject to reduced residential parking standards, not subject to waivers and concessions, requiring one space per unit for studio and one-bedroom units and one point five spaces for two-to-three-bedroom units. Under these maximums, the number of spaces required for the project is twelve with no requirement for guest spaces. A project, not utilizing density bonus, would require fourteen spaces and three guest spaces. Commercial parking is not affected by density bonus, and two spaces are required by County Code.

Notwithstanding, the eighteen spaces included in the proposal exceed the minimum required by Density Bonus and are just one space short of the standard County requirement. Table 4 demonstrates the differences between parking requirements under Density Bonus law and the County Zoning ordinance. Thus, the project is almost entirely compliant with current code standards as proposed.

Table 4: Parking Standards			
Use	**Required by County Code**	**Required under State Density Bonus**	**Proposed**
Residential	Unit < 750 sf: 1 space Unit > 750 sf: 2 spaces (14 spaces)	0-1 bedroom: 1 space 2-3 bedroom: 2 spaces (12 spaces)	15 spaces
Guest Parking	20 percent (3 spaces)	0 spaces	0 spaces
Commercial	One space per 300sf (2.25 spaces)	N/A	3 spaces

Design Review

Modifications to project design for project subject to Design Review are limited for Density Bonus projects. However, the project, as designed, has been evaluated as substantially compliant with the County Design Review Ordinance. The proposed improvements at the 41st Avenue frontage include landscaping, benches, and floor to ceiling windows on the west and south sides of the building which activate the project site for the pedestrian realm. Pedestrian activation is a prominent element of commercial development on lower 41st Avenue and is a component of the County's Design Guideline Goals, which promote a pedestrian friendly environment and the use of visual interest through design variation and high-quality materials. The frontage is evaluated as presenting a significant improvement over the existing site conditions, and the project will result in greater continuity of pedestrian friendly development along lower 41st Avenue.

The residential portions of the development achieve consistency with the Design Guidelines through the use of variation in colors and materials. Building 1 implements stucco siding with perforated metal balconies and metal accent paneling while Building 2 utilizes vertical metal siding and metal perforated balcony and stair railings. The differentiation in material between the two structures provides visual interest in the site and is further juxtaposed by the more than ten different plant species included in the preliminary landscape plan and by the pervious pavers driveway surface design.

Appendix B of the Santa Cruz County Design Guidelines includes principles and guidance for development in the Pleasure Point Commercial Corridor, which encompasses lower 41st Avenue and Portola Drive from 41st Avenue to 26th Avenue. The project achieves elements A (Support local economic vitality), C (encourage publicly-accessible plazas and landscaping), D (Require private parking), E (Minimize the appearance of building height), F (require buildings to respect the existing height limits), and H (support the transition of underutilized parcels) of the Overarching Private Realm Design Principles. The application materials (Exhibit D, Sheet AP4.01) include shadow plans demonstrating that shading from the project would not substantially impact adjacent residential development at 4128 Bye Way.

Commercial Retail Space

The project applicant did not specify a tenant or use for the space beyond "retail", and the site has been designed to accommodate a maximum of two parking spaces associated with the commercial use. Conditions of approval for the project include a Master Occupancy Program, requiring initial occupancy or future change of use to be reviewed through County Zoning Clearance procedures, provided the use is an allowed use in the C-2 district, does not require Planning Commission or Board of Supervisors review, and does not require more than two parking spaces. Signage will be limited to 15 square feet above the doorway fronting 41st Avenue, consistent with the design on Sheet AP4.03 of the project plans. Approval of uses or standards beyond the listed conditions is subject to amendment or minor variation, pursuant to SCCC 18.10.

Local Coastal Program Consistency

The proposed project is in conformance with the County's certified Local Coastal Program, in that the project has been determined to comply with the County's Design Review Regulations (SCCC 13.11), in that the development is compatible with the range of styles and scale of development in the project vicinity, and in that the project requires minimal site disturbance (7 cubic yards cut, 179 cubic yards fill). Mixed use development as a land use pattern is already established at

properties across from the project site and at newer development south of the site at the corner of 41st Avenue and Portola Drive.

Landscaping associated with the project is comprised primarily of low water use varieties, with three of the eighteen species classified as moderate WUCOLS (Water Use Classification of Landscape Species). The proposal includes removal of one Coast Live Oak and conditions of approval require that the final landscape plan be amended to include at least two replacement Coast Live Oaks on the property.

The project site is not in a significant public viewshed and 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.

Comments and Correspondence
Early telephone correspondence was received from the neighboring property owner at 4128 Bye Way (APN 033-141-41), raising concerns about shading and privacy impacts to his property stemming from development of the third story residential living space, which includes an east-facing balcony and window. Staff encouraged the neighbor to contact the owner to discuss any available project design changes which could be incorporated in order to mitigate the impacts and discussed the neighbor's concerns with the applicant team. No changes have been implemented, and Staff are not recommending additional changes as part of this recommendation. However, this approval acknowledges that minor, applicant-initiated design changes to window sizing, glazing, or balcony heights at the third floor may be implemented at the building permit phase.

Environmental Review
The proposal is considered a "project" under Section 15378 of the California Environmental Quality Act (CEQA) and was reviewed for compliance pursuant to Public Resources Code (PRC) Section 21159.25 relating to special review of housing projects.

PRC Section 21159.25 provides that the requirements of CEQA do not apply to residential projects that meet certain conditions. The proposed residential development qualifies for a statutory exemption, in that the project is proposed on a legal parcel located in an unincorporated area of Santa Cruz County, within an urbanized area and substantially surrounded by qualified urban uses. The site is adequately served by all required utilities and public services and does not have value as habitat for endangered, rare, or threatened species. Furthermore, the proposed project is consistent with all applicable policies of the General Plan and the zoning designation, and the project conforms to the minimum density criteria. In addition, approval of the project would not result in any significant effects relating to transportation noise, air quality, greenhouse gas emissions, or water quality. None of the disqualifying criteria that would preclude the use of the exemption apply to the project.

Transportation impacts were evaluated utilizing the County's TREDlite screening tool, pursuant to the Senate Bill (SB) 743 Implementation Guidelines for the County of Santa Cruz. Both residential and commercial portions of the project can be screened based on the TREDLite mapping and are therefore presumed to have less than significant transportation impacts.

Conclusion

The proposed application presents substantial compliance with all applicable codes and policies of the Zoning Ordinance, the General Plan/LCP, and the objectives and policies of Density Bonus law. 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 **251461,** 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
G. Will-serve letters
H. Report review letter
I. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

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

Application Number: 251461
Assessor Parcel Number: 033-141-30
Project Location: 880 41st Avenue, Santa Cruz

Project Description: Proposal to construct a 10-unit mixed-use development in two structures on a vacant parcel. Proposal includes 9,875 square feet of gross floor area, comprised of 8,211 square feet of residential space, 675 square feet of commercial space, and 989 square feet of bicycle storage, trash, and utility areas. The proposal includes a request for residential density bonus to provide two affordable units in exchange for two concessions and waivers to site standards for mixed-use development. The project requires a Conditional Use Permit (CUP) for residential development in the C-2 zone district, an Administrative Site Development Permit (ASP) for residential site development, and a Coastal Development Permit.

Person or Agency Proposing Project: Trevor Schur, BDE Architecture

Contact Phone Number: 315-559-8689

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).

Public Resources Code Section 21159.25 (Exemption: Residential or Mixed-Use Housing Projects)

E. X **Categorical Exemption**

F. Reasons why the project is exempt:

The proposal is considered a "project" under Section 15378 of the California Environmental Quality Act (CEQA) and was reviewed for compliance pursuant to Public Resources Code (PRC) Section 21159.25 relating to special review of housing projects.

PRC Section 21159.25 provides that the requirements of CEQA do not apply to residential projects that meet certain conditions. The proposed residential development qualifies for a statutory exemption, in that the project is proposed on a legal parcel located in an unincorporated area of Santa Cruz County, within an urbanized area and substantially surrounded by qualified urban uses. The site is adequately served by all required utilities and public services and does not have value

as habitat for endangered, rare, or threatened species. Furthermore, the proposed project is consistent with all applicable policies of the General Plan and the zoning designation, and the project conforms to the minimum density criteria. In addition, approval of the project would not result in any significant effects relating to transportation noise, air quality, greenhouse gas emissions, or water quality. None of the disqualifying criteria that would preclude the use of the exemption apply to the project.

Transportation impacts were evaluated utilizing the County's TREDlite screening tool, pursuant to the Senate Bill (SB) 743 Implementation Guidelines for the County of Santa Cruz. Both residential and commercial portions of the project can be presumed to have less than significant transportation impacts based on the TREDlite mapping.

_____ Date:_____

Evan Ditmars, Project Planner

EXHIBIT A

Application #: 251461
APN: 033-141-30
Owner: 880 41st OZ LLC

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 C-2 (Community Commercial), a designation which allows residential and commercial uses. The proposed mixed use development is a conditionally permitted use within the zone district, and the zoning is consistent with the site's C-C (Community Commercial) General Plan designation. The proposed ten units are well below the base density afforded to the site (45/units per acre maximum).

(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 project has been evaluated as consistent with the County Design Guidelines, which are incorporated into SCCC 13.20.130 by reference. The proposed improvements at the 41st Avenue frontage include landscaping, benches, and floor to ceiling windows on the west and south sides of the building which activate the project site for the pedestrian realm. Pedestrian activation is a prominent element of commercial development on lower 41st Avenue and is a component of the County's Design Guideline Goals, which promote a pedestrian friendly environment and the use of visual interest through design variation and high-quality materials. The frontage is evaluated as a significant improvement over the existing site conditions, and the project will result in greater continuity of pedestrian friendly development along lower 41st Avenue.

The residential portions of the development achieve consistency with the Design Guidelines through the use of variation in colors and materials. Building 1 implements stucco siding with perforated metal balconies and metal accent paneling while Building 2 utilizes vertical metal siding and metal perforated balcony and stair railings. The differentiation in material between the two structures provides visual interest in the site, and is further juxtaposed by the more than ten different plant species included in the preliminary landscape plan and by the pervious pavers driveway surface design.

The development is not a prominent ridge, beach, or blufftop.

(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 1,500 feet south of the site at the end of 41st Avenue.

EXHIBIT B

(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 neighborhood commercial character of the neighborhood. Mixed use development is conditionally permitted in the C-2 (Community Commercial) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain a range of development patterns, including commercial development on either side of the project site, single-family residential to the northeast of the site, and mixed use commercial just across the street from the site. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of new 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 mixed use 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 and commercial 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 project and the conditions under which it would be operated or maintained will be in substantial conformance with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district. The proposed project is consistent with SCCC 13.10.331(A)(7) (Purposes of commercial districts), which is "to provide for residential and public facility uses on commercial properties where these uses contribute to establishing vibrant activity centers, complete neighborhoods, and/or attainable housing, while including an appropriate and viable level of commercial land uses." The project develops an unutilized vacant parcel to provide residential development at a moderate density, while also providing commercial space in a scale commensurate with other commercial development in the vicinity.

Furthermore, the Specific C-2 Community Commercial District purpose includes "mixed-use residential and commercial uses are allowed, with design considerations to ensure compatibility between land uses on site and with adjacent sites". The commercial element of the project has been designed to activate the 41st Avenue frontage and continues the development pattern of walkable and pedestrian-centric commercial spaces along lower 41st Avenue.

The project design includes the requisite parking required for the retail commercial space, as specified in Chapter 13.16 of the Zoning Ordinance.

(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 project is in substantial conformance with the use and density requirements specified for the C-C (Community Commercial) land use designation in the County General Plan. Policy BE-3.1.3 identifies mixed use development as an appropriate use in the C-C General Plan designation.

Policy BE-3.2.1 prescribes the allowance for mixed-use development in the C-C general plan

designation, with residential square footage accounting for up to 80% of the building's total square footage and at the R-UHF (Urban High-Density Flex) density of 22-44 units per acre. The appropriate density for the 0.3 acre project site is 7-14 units, so the 10 units proposed as part of the project is consistent with the allowed density.

The project also represents consistency with the following General Plan Policies:

> BE-2.3.6 Multifamily housing in non-residential areas. Encourage integration of multifamily residential development within non-residential areas through mixed-use development strategies.
>
> BE-2.3.7 (LCP) Density Bonus for Affordable Housing. In exchange for provision of deed restricted affordable housing units beyond the County's inclusionary housing requirements, reward project applicants with increased density allowances and other incentives and concessions.
>
> BE-3.2.4 Ground Floor Commercial Uses. In mixed-use developments in commercial land use designations, prioritize street-facing ground floor spaces for commercial use, especially in areas of pedestrian activity.
>
> Policy H-3.9 (AFFH) Affordable and Multi-Family Housing in the Coastal Zone. Encourage and improve the feasibility of new and or higher density/multi-family rental housing developments in the mixed-use zone districts in the Coastal Zone.

A specific plan has not been adopted for this portion of the County. However, Appendix B of the County Design Guidelines include principles for development in the Pleasure Point Commercial Corridor, and the project has been evaluated as consistent with the goals of the document.

(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 development will add ten units to an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 10 peak trips per day (1 peak trip per dwelling unit).

Pursuant to the Senate Bill (SB) 743 Implementation Guidelines for the County of Santa Cruz, projects located within an area where average VMT is below or at the County's threshold, as represented by the green areas in TREDLite, can be presumed to have a less than significant transportation impact. Both residential and commercial elements of the proposed project are

screened out based on mapping.

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 mixed-use development is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. Mixed-use development as a land use pattern is found through the neighborhood, including across the street from the project site and just south of the project site, at the intersection of 41st Avenue and Portola Drive.

(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 mixed use development 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. Mixed-use development as a land use pattern is found through the neighborhood, including across the street from the project site and just south of the project site, at the intersection of 41st Avenue and Portola Drive.

The development of commercial frontage at the presently vacant site presents consistency with the existing pattern of commercial development found on lower 41st Avenue, where businesses are pedestrian oriented with large windows, outdoor dining and seating areas abutting the sidewalk. The project includes landscaping at planters adjacent to the sidewalk which provide continuity of pedestrian-oriented features in the vicinity.

The residential portions of the development are oriented to the rear of the project site in a manner which diminishes the three-story scale from 41st Avenue. Similarly, the structures are appropriately set back from the abutting single-family residential parcel, so that the transition from commercial corridor to residential neighborhood is softened.

(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 mixed use 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. The proposed improvements at the 41st Avenue frontage include landscaping, benches, and floor to ceiling windows on the west and south sides of the building which activate the project site for the pedestrian realm. Pedestrian activation is a prominent element of commercial development on lower 41st Avenue and is a component of the County's Design Guideline Goals, which promote a pedestrian friendly environment and the use of visual interest through design variation and high-quality materials. The frontage is evaluated as presenting a significant improvement over the existing site conditions, and the project will result in greater continuity of pedestrian friendly development along lower 41st Avenue.

Appendix B of the Santa Cruz County Design Guidelines includes principles and guidance for development in the Pleasure Point Commercial Corridor, which encompasses lower 41st Avenue and Portola Drive from 41st Avenue to 26th Avenue. The project achieves elements A (Support local economic vitality), C (encourage publicly-accessible plazas and landscaping), D (Require private parking), E (Minimize the appearance of building height), F (require buildings to respect the existing height limits), and H (Support the transition of underutilized parcels) of the Overarching Private Realm Design Principles.

Density Bonus Findings

1. The housing development is eligible for the density bonus and any incentives, concessions, parking reductions or waivers requested.

This finding can be made in that the project includes two affordable rental units restricted to low-income households, representing 20 percent of the proposed 10 dwelling units. The project therefore satisfies the inclusionary housing requirements of SCCC Chapters 17.10 and 17.12, as well as the eligibility requirements of State Density Bonus Law. The affordable units will serve households earning up to 80 percent of Area Median Income (AMI), with maximum rents established in accordance with SCCC Chapter 17.10 and State Density Bonus Law.

Pursuant to State Density Bonus Law and SCCC Chapter 17.12, the applicant has requested two density bonus concessions related to the spatial distribution of the affordable units within the project and the average bedroom count of the affordable units relative to the market-rate units.

2. Any requested incentive or concession will result in identifiable and actual cost reductions.

The applicant has requested two density bonus concessions related to the spatial distribution of the affordable units within the project and the average bedroom count of the affordable units relative to the market-rate units. The applicant has stated that the redistribution of affordable units would require redesigning the unit mix and circulation cores and usable floor area, increasing construction costs.

3. If the density bonus is based all or in part on donation of land, a finding that all the requirements included in SCCC § 17.12.070 have been met.

This finding is not applicable as the project does not propose the donation of land.

4. If the density bonus or incentive is based all or in part on the inclusion of a childcare facility, a finding that all the requirements included in SCCC § 17.12.080 have been met.

This finding is not applicable as the project does not offer a childcare facility.

5. If the density bonus or incentive is based all or in part on the inclusion of affordable units as part of a condominium conversion, a finding that all the requirements included in Government Code Section 65915.5 have been met.

This finding is not applicable as the project does not involve condominium conversion.

6. If an incentive includes mixed-use development, a finding that nonresidential land uses will reduce the cost of the housing development and that the nonresidential land uses are compatible with the housing development and the existing or planned development in the area.

   Although the project includes mixed-use development, the mixed-use character of the project is required by the C-2 zoning district rather than requested as a density bonus incentive. Accordingly, this finding is not applicable because the incentive itself does not

authorize mixed-use development. The requested reduction in required commercial floor area facilitates the housing component while maintaining a compatible commercial use on the site.

7. If a waiver is requested, a finding that the development standards for which the waiver is requested would have the effect of physically precluding the construction of the housing development with the density bonus and incentives and concessions permitted.

The applicant has requested six waivers of development standards pursuant to SCCC Section 17.12.050 for the project, these are 1) an increase in the allowed residential square footage, 2) a reduction of the side yard setback 3) elimination of a third-floor setback 4) elimination of the open space requirement for one unit, 5) a reduction in the rear setback, and 6) a reduction in the required right of way.

The proposed waivers are consistent with the requirements of State Density Bonus Law given that the parcel is constrained due to the number of units proposed along with the necessary associated site improvements such as access, parking, open space, and commercial area requirements. The unit sizes proposed are of a typical size, and the proposed reductions are reasonable given the site layout.

Conditions of Approval

Exhibit D: Project plans, prepared by BDE Architecture, dated 3-3-26.

I. This permit authorizes the construction of a 10-unit, 9,875 square foot mixed-use development as indicated on the approved Exhibit "D" for this permit and includes a Master Occupancy Program. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

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

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

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

C. Obtain 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. Withdraw the outstanding building permit application (APP-241075) and associated child permits.

B. Enter into an Affordable Housing Regulatory Agreement in a form provided by the County Housing Division to set forth all required details for development and rental of the affordable units in the project, compliant with SCCC Chapter 17.12, State density bonus law, and SCCC Chapter 17.10. Two of the units will be restricted as low income rental units, serving households with incomes of up to 80% AMI, and with maximum rents as set forth in Chapter 17.10 for “Low” income rental units, consistent with State density bonus law. The Agreement will impose affordability restrictions for a term of at least 55 years, pursuant to state law and County code, and shall be recorded against the project site prior to issuance of a Building Permit for the project.

C. The location of the affordable units within the project must be approved by the Planning Director, as required by Chapter 17.10.

D. The project plans shall be consistent with CA H&S Code Section 17929(a), and shall not conflict with applicable state or federal fair housing laws.

E. 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. 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.

F. Meet all requirements of the County Department of Public Works, Stormwater Management.

1. Zone 5 impervious area impact fees will be assessed based on the net increase in permitted impervious areas. For credit for existing areas to be replaced please provide documentation demonstrating these areas were built with a permit or prior to 1969. The current fee schedule is $1.67 per square foot of new impervious area and is subject to change each year. Drainage fees will be assessed on the net increase in impervious area.

2. Final Stormwater Management/Civil Plans. Provide final signed and stamped plans that include:

   a. Update sheet C1.0 to acknowledge that the project civil engineer shall provide an as-built civil plan set that shows all changes with clouding and dates.

   b. Provide a legend on the site plan sheet C2.0 that describes all

proposed surfacing types. Provide a different hatching for the pervious paver and precast porous concrete panels.

c. There are multiple references to sheets C5.3 and C5.4. Please provide these sheets.

d. There are references to detail 7/C5.0 and 2/C5.0 for the bubbler boxes, but they are not provided. Please provide a detail for the V05 bubblers. The system/s shall include provisions to drain standing water in the pipes from the downspouts and trench drain so as not to cause vector issues.

e. Pollution prevention details including how trash storage and staging areas are designed to minimize stormwater pollutants of concerns consistent with CASQA guidelines. Interior and trash storage area drains shall not be routed to the storm drain system.

f. Please clarify what areas drain to the second tie in to the trench drain near the eastern end of the building.

g. Provide updated detail 2/C5.0 for infiltration testing at the bottom of the rock retention reservoir. Specify the test method to be used and the design infiltration rate to be demonstrated. There will be a hold on the building permit for submittal of this in-situ testing.

h. Provide updated details 3/C3.1 to include surface infiltration testing of the pavers; include specific test method and minimum acceptable rate to be demonstrated prior to construction final. There will be a hold on the building permit for this testing.

i. Provide a construction level detail for the porous concrete panels. The current detail says “not for construction - for informational purposes only”.

j. Update the plans for consistency with pipe sizes, types (should the north system profile on C4.1 be called out as a trench drain) and surface elevations (bioretention top of media elevation is different on C4.0 and C6.0).

k. Include details for the tie-in to the existing system in 41st Avenue. Include Fig. SWM-9 for the tie in detail. Identify other utilities in the area and demonstrate adequate separation from the proposed storm drain.

l. Provide final civil plans that are consistent with the final stormwater management report, final landscape and architectural plans.

m. Provide geotechnical approval of the final civil plans and

stormwater report.

n. Provide a draft stormwater facilities maintenance agreement (Fig. SWM-25B) for review prior to permit approval. A final recorded agreement will be required prior to permit final. The agreement shall include the required map (with unique IDs for each drainage facility), maintenance schedule with relevant requirements from detention system manufacturer, signs of system failure, repair/replacement requirements in case of system failure, etc. per the CDC. This agreement shall cover all proposed drainage facilities including inlets, bubble up facilities, pipes, detention pipe/s, pervious paver areas, bioretention areas, flow control structure, "No-Dumping" signage, source control measures, etc. Include at least annual surface infiltration testing (specify test method and minimum allowable infiltration rate) of the pervious paver and bioretention areas and inspection of the inspection ports for the retention storage area (checking for no standing water) within 48 hours after at least one storm per year. The agreement shall include the standard language from Fig. SWM-25B. An annual report and annual inspection and oversight fee will be required prior to construction final and each subsequent year for the project.

G. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.

H. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.

1. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, latest edition. https://cdi.santacruzcountyca.gov/Portals/35/CDI/PublicWorks/Transportation/2024DesignCriteria.pdf

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

1. Building permit application plans shall include two (2) replacement Coast Live Oak trees on the landscape plans.

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

K. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

L. Pay the current fees for Parks mitigation. Currently, these fees are $5.40 per square foot for multifamily dwellings and $7.05 per square foot for retail use.

M. Pay the current fees for Child Care mitigation. Currently, these fees are $0.28 per square foot for multi-family dwellings and $1.93 per square foot for retail use.

N. Pay the current fees for Roadside improvements for ten (10) units. Currently, this fee is $2,100 per unit.

O. Pay the current fees for Transportation improvements for ten (10) units. Currently, this fee is $2,100 per unit.

P. Pay the current Affordable Housing Impact Fee. The fees are based on new square footage and the current fee for non-residential construction is $3 per square foot.

Q. 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.

R. Public Works staff will inspect the construction of the drainage related items. Please provide engineer's estimate for the construction of the drainage items (there is a 3% inspection fee). The building permit will not be issued until after the preconstruction meeting is held. Please contact Public Works Construction Inspections at least 48 hours prior to construction to schedule the preconstruction meeting at dpwcminspection@santacruzcounty.us.

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. All inspections and materials required by the CDI Stormwater Management shall be completed.

1. Schedule an inspection of final construction by the Public Works Construction Inspector.

2. Submit the subgrade in-situ infiltration testing prior to installation of the pervious paver and rock retention area and the surface infiltration testing of the pervious paver areas and the biofiltration areas.

3. Submit the recorded SWM-25B maintenance agreement.

4. Submit the first year SWM-25B annual report including photos of the as-built system.

5. Submit final as-built plans prepared by the project civil engineer that shall be submitted for review and approval by the County inspector. As-built digital file for all drainage facilities shall be submitted prior to permit final and occupancy and shall note all changes with clouding.

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

E. Resident parking spaces shall be striped, marked, or otherwise designated for exclusive use for each individual unit.

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

IV. Operational Conditions

A. This permit authorizes a Master Occupancy Program. Prior to initial occupancy, or in conjunction with review of a tenant improvement permit for the retail space, or prior to a future change of use, the owner/applicant shall provide CDI Planning with operational details for the commercial space.

1. All uses allowed in the C-2 zone district are permitted within the commercial space, provided that the use does not require Planning Commission or Board of Supervisors approval and that the proposed use does not require more than two parking spaces. Furthermore, all uses allowed in the C-2 zone district are subject to a Zoning Clearance for a change of use approval prior to occupancy unless otherwise indicated in the C-2 zone district.

2. Signage associated with the business shall be limited to no more than 15 square feet, directly above the doorway fronting 41st Avenue, consistent with the design on Sheet AP4.03 of the project plans (Exhibit D). Additional signage including window signs and freestanding signs may be permitted consistent with the requirements of the applicable County sign regulations.

3. Approval of uses or standards beyond the listed conditions is subject to amendment or minor variation, pursuant to SCCC 18.10.

B. 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.

Application #: 251461
APN: 033-141-30
Owner: 880 41st OZ LLC

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.

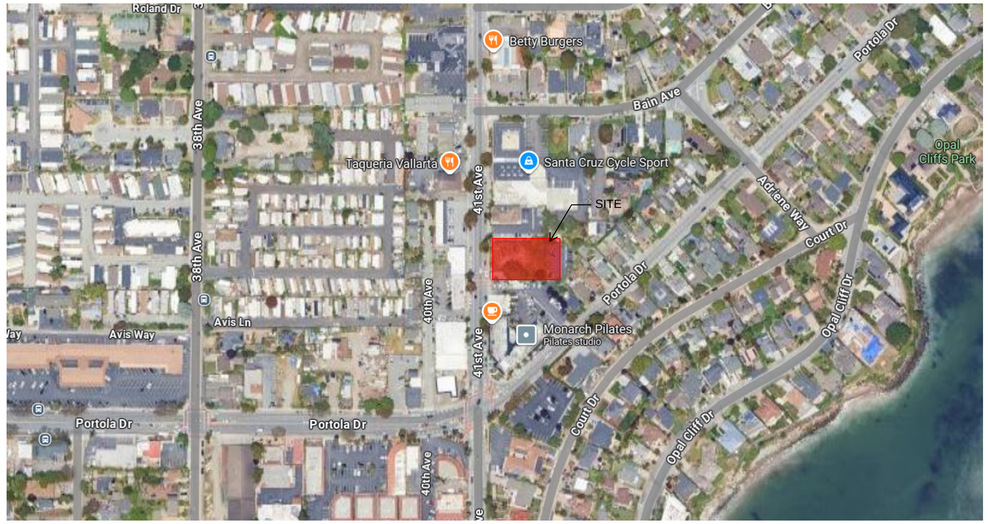
EXHIBIT C



Exhibit D
Project Plans
Application 251461

LICENSED ARCHITECT
BRENNA WEAVER
C-35142
09-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



ZONING: COMMUNITY COMMERCIAL (C-2)

PARCEL #: 033-141-30

Under the State Density Bonus Law, the Project Sponsor is entitled to Concessions or Incentives, as well as an unlimited number of Waivers of any Development Standard that would physically preclude construction of the project at the density proposed.

The following WAIVERS are required to physically achieve the density bonus:
1. Table 13.10.332-1: Commercial Uses Chart - Residential use may be up to 80% of building square footage.
2. Table 13.10.333-1: Commercial Site and Structural Dimensions Chart - 1st Floor story floor to ceiling 15'
3. Section 13.10.334 - Providing min. 50 sq. ft of open space per dwelling unit
4. Section (C2)(2)(c) Third Floor Setbacks: Minimum 50 percent of third floor exterior walls must be set back an additional 10 feet from the front, side, and rear yard setback lines.
5. Section (D)(4)(c) Parcels abutting residential zone districts: minimum setback of 30 feet for commercial buildings, 20 feet for residential buildings, with third stories set back an additional five feet
6. Interior Roadway Requirement - Design Criteria: Providing a 4' landscape strip and sidewalk on each side along with a 24'x24' turnaround.

PARKING REQUIRED	
Retail	1 PER 300 GSF = 3 SPACES
Residential	1 SPACE PER UNIT < 750 AND 2 SPACES > 750 = 15 SPACES
Total	**18 SPACES (3 & 15)**
PARKING PROVIDED	
Retail	3 SPACES
Residential	15 SPACES
Total	**18 SPACES (3 & 15)**
RETAIL/RESI ZONING REQUIREMENT	
Retail	20%
Residential	80%
RETAIL/RESI PROVIDED	
Retail	675 SF
Residential	8731 SF

BICYLE PARKING REQUIRED		
Retail	15% OF VEHICLE PARKING (MIN. 2) = 2 SPACES	CLASS 2
Residential	1 SPACE PER UNIT = 10 SPACES	CLASS 1
Guest	20% OF UNITS = 2 SPACES	CLASS 2
Total	**14 SPACES**	
BICYCLE PARKING PROVIDED		
Retail	15% OF VEHICLE PARKING (MIN. 2) = 2	CLASS 2
Residential	1 SPACE PER UNIT = 12	CLASS 1
Guest	20% OF UNITS = 2	CLASS 2
Total	**16 SPACES**	
NOTE:		
CLASS 1 - LOCKER, LOCKED ENCLOSURE PROVIDING PROTECTION		
CLASS 2 - EXTERIOR RACK WITH TWO POINTS OF CONTACT FOR LOCKING		

SITE DATA

ZONING DISTRICT	C-2 COMMUNITY COMMERCIAL	
GENERAL PLAN	C-C	
SPECIAL PLAN AREA	PLEASURE POINT COMMERCIAL CORRIDOR	
GROSS SITE AREA	MININUM	10,000 SF
LOT AREA	TOTAL	13,112 SF (0.3010 AC)
	NET	13,012 SF
LOT COVERAGE	EXISTING	N/A
	PROPOSED	4,321 SF
BUILDING AREA	EXISTING	N/A
	PROPOSED	2,567 SF
FLOOR AREA	EXISTING	N/A
	PROPOSED	9,267 SF
FAR	MAXIMUM	1.5
	PROPOSED	0.71
TOTAL DEVELOPMENT AREA	PROPOSED	12,581 SF
ADDITIONAL DISTURBANCE AREA	PROPOSED	13,000 SF (.30 AC)
IMPERVIOUS COVERAGE	PROPOSED	5,048 SF
PERVIOUS COVERAGE	PROPOSED	8,064 SF
GRADING CALCULATIONS	CUT	7 CY
	FILL	176 CY
	OFF-HAUL	N/A
HEIGHT	MAXIMUM	3 STORIES (40')
	PROPOSED	3 STORIES (39'-6")
PARKING	EXISTING	N/A
	PROPOSED	18 SPACES

		MINIMUM	PROVIDED
SETBACKS	FRONT	10'	10'-4"
	SIDE	0'	5'-0"
	REAR	0'	14'-6"
FRONTAGE	MININUM	50'	65'-11"

BUILDING INFORMATION

OCCUPANCY TYPES:	M (RETAIL) R-2 (RESIDENTIAL) S-2 (BIKE/TRASH)
TOTAL SQUARE FOOTAGE:	19,126 SF
CONSTRUCTION TYPE:	TYPE VB
NUMBER OF STORIES:	3 FLOORS (1 FLOOR RETAIL, 1-3 FLOORS RESIDENTIAL)
SPRINKLERED:	YES (NFPA 13 SPRINKLER SYSTEM)

BUILDING 1
CONSTRUCTION TYPE: TYPE V-A
FLOORS: 3 WOOD

UNIT TYPE	NAME	DESCRIB	Net Rentable	Deck Area	1ST	2ND	3RD	Unit Total		Rentable Area by Type
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,009	140	1	2	2	5	100%	5,045
2 BDRM SUB-TOTAL					1	2	2	**5**	**100%**	**5,045**
TOTAL UNITS		**Avg SqFt**	**1,009**		1	2	2	**5**	**100%**	**5,045**
Net rentable residential area is measured center of demising wall, finish face of ext wall, ext face of stud of corridor wall, excl decks.										
Net rentable Residential by floor (excl decks)					1,009	2,018	2,018			**5,045**
Stair Landings					0	80	80			**160**
Total Residential					1,009	2,098	2,098			**5,205**
Retail					675	0	0			**675**
BOH					435	119	119			**673**
									Total Sq. Ft.	**6,553**

BUILDING 2
CONSTRUCTION TYPE: TYPE V-A
FLOORS: 3 WOOD

UNIT TYPE	NAME	DESCRIB	Net Rentable	Deck Area	1ST	2ND	3RD	Unit Total		Rentable Area by Type
STUDIO	S1.0	1 BDRM/1 BATH	460	46	1	0	0	1	20%	460
1 BEDROOM	A1.0	1 BDRM/1 BATH	605	46	0	1	1	2	40%	1,210
	A2.0	1 BDRM/1 BATH	748	75	0	1	1	2	40%	1,496
SUB-TOTAL					1	2	2	**5**	**100%**	**3,166**
TOTAL UNITS		**Avg SqFt**	**633**		1	2	2	**5**	**100%**	**3,166**
Net rentable residential area is measured center of demising wall, finish face of ext wall, ext face of stud of corridor wall, excl decks.										
Net rentable Residential by floor (excl decks)					460	1,353	1,353			**3,166**
Stair Landings					0	180	180			**360**
Residential					460	1,533	1,533			**3,526**
Retail					0	0	0			**0**
BOH					100	108	108			**316**
									Total Sq. Ft.	**3,842**

COMBINED BUILDINGS

UNIT TYPE	NAME	DESCRIB	Net Rentable	Deck Area	1ST	2ND	3RD	Unit Total		Rentable Area by Type
STUDIO	S1.0	1 BDRM/1 BATH	460	46	1	0	0	1	10%	460
STUDIO SUB-TOTAL					1	0	0	**1**	**10%**	**460**
1 BEDROOM	A1.0	1 BDRM/1 BATH	605	46	0	1	1	2	20%	1,210
	A2.0	1 BDRM/1 BATH	748	75	0	1	1	2	20%	1,496
1 BDRM SUB-TOTAL					0	2	2	**4**	**40%**	**2,706**
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,009	140	1	2	2	5	50%	5,045
2 BDRM SUB-TOTAL					1	2	2	**5**	**50%**	**5,045**
TOTAL UNITS		**Avg SqFt**	**821**		1	4	4	**10**	**100%**	**8,211**
Net rentable residential area is measured center of demising wall, finish face of ext wall, ext face of stud of corridor wall, excl decks.										
Net rentable Residential by floor (excl decks)					1,469	3,371	3,371			**8,211**
Stair Landings					0	260	260			**520**
Total Residential					1,469	3,631	3,631			**8,731**
Total Retail					675	0	0			**675**
Total BOH					535	227	227			**989**
*BOH refers to 'Back of House' and includes MEP and utility rooms									**Total Sq. Ft.**	**19,126**

FIRE SAFETY

- FIRE SPRINKLER SYSTEM drawings must be prepared and submitted for approval by a California State Licensed Contractor (Class A, or C-16) meeting the requirements of NFPA-13, "Standard for the Installation of Fire Sprinkler Systems". Designer/installer shall submit two (2) sets of plans and calculations to the agency of reference for approval."

- FIRE SPRINKLER SYSTEM drawings must be prepared and submitted for approval by a California State Licensed Contractor (Class A, or C-16) meeting the requirements of NFPA-13R, "Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height". Designer/installer shall submit two (2) sets of plans and calculations to the agency of reference for approval."

- UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared and submitted for approval by a California State Licensed Contractor (Class A, C-16 or C-34). The plans shall comply with NFPA 24, "Standard for the Installation of Private Fire Service Mains and Their Appurtenances". Designer/installer shall submit two (2) sets of plans and calculations to the agency of reference for approval."

- The fire alarm system requires a separate permit and submittal.

- A 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

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Application 251461

SHEET INDEX

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☐	AP0.00	PROJECT INFORMATION
☐	AP0.01	RENDERINGS
☐	AP0.02	RENDERINGS
☐	AP1.00	SITE PLAN
☐	AP2.01	BUILDING PLAN - FLOOR 1
☐	AP2.02	BUILDING PLAN - FLOOR 2
☐	AP2.03	BUILDING PLAN - FLOOR 3
☐	AP2.04	BUILDING PLAN - ROOF
☐	AP3.00	BUILDING ELEVATIONS
☐	AP3.01	BUILDING ELEVATIONS
☐	AP3.02	BUILDING SECTIONS
☐	AP4.00	LIGHTING PLAN
☐	AP4.01	SHADOW PLAN
☐	AP4.02	BIKE PARKING EXHIBIT
☐	AP4.03	SIGNAGE EXHIBIT
☐	C1.0	GENERAL NOTES, LEGEND
☐	C2.0	SITE PLAN
☐	C2.1	41ST AVE PUBLIC RIGHT OF WAY SECTIONS
☐	C3.0	SITE PLAN DETAILS SHEET 1
☐	C3.1	SITE PLAN DETAILS SHEET 2
☐	C4.0	DRAINAGE AND UTILITY PLAN
☐	C4.1	PROFILES AND SECTIONS
☐	C5.0	DRAINAGE AND UTILITY PLAN SHEET 1
☐	C5.1	DRAINAGE AND UTILITY PLAN SHEET 2
☐	C5.2	DRAINAGE AND UTILITY PLAN SHEET 3
☐	C6.0	GRADING PLAN
☐	C7.0	EROISION CONTOL PLAN
☐	C7.1	EROISION CONTOL DETAIL SHEET
☐	TP-1	TOPOGRAPHICAL MAP
☐	L1.0	LANDSCAPE PLAN
☐	L2.0	LANDSCAPE PLAN
☐	L3.0	IRRIGATION DETAILS

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C-35142
09.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

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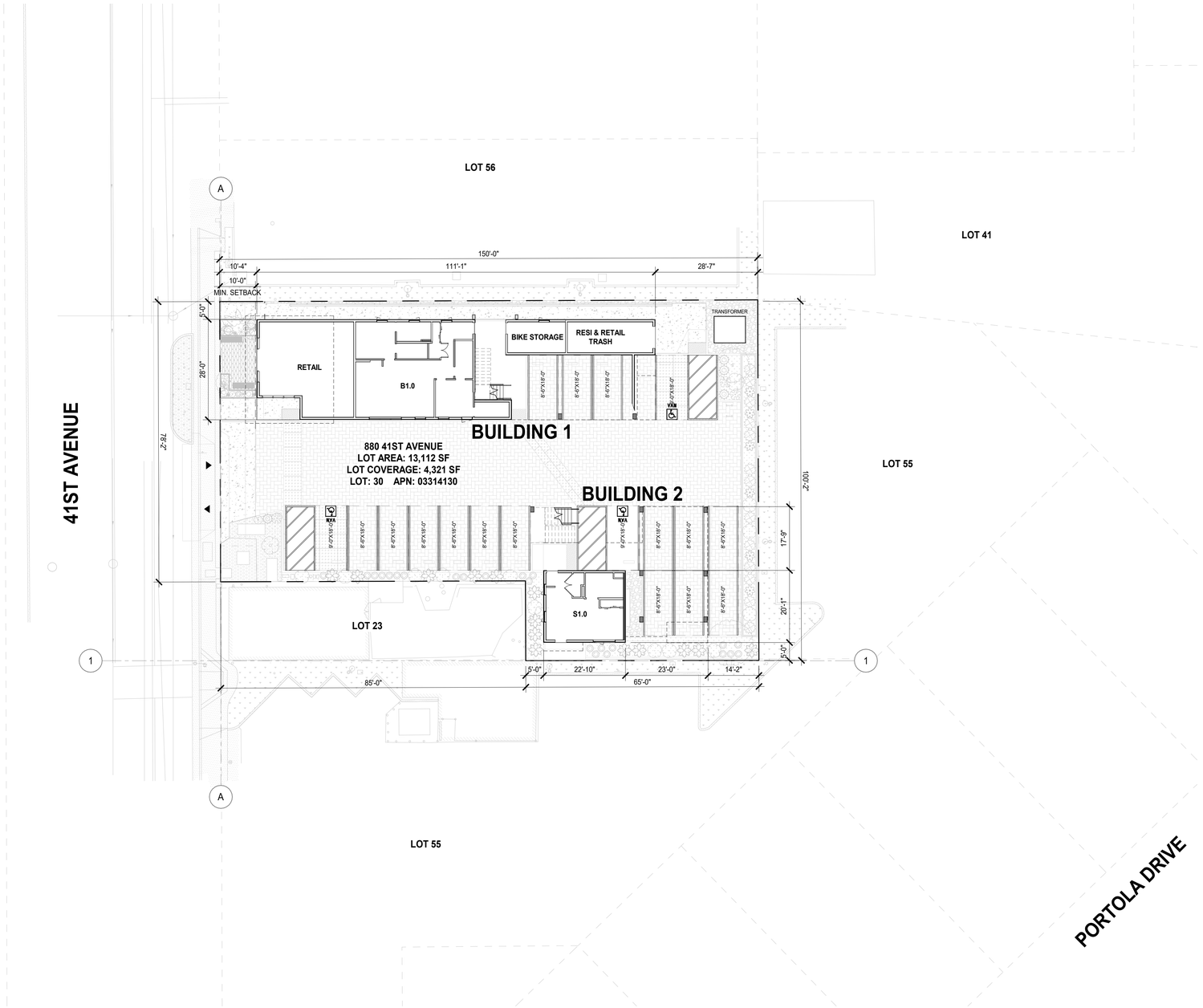
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SITE PLAN - FLOOR 1 1

1/16" = 1'-0"

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0' 8' 16' 32'

SITE PLAN 1/16"=1'-0" AP1.00

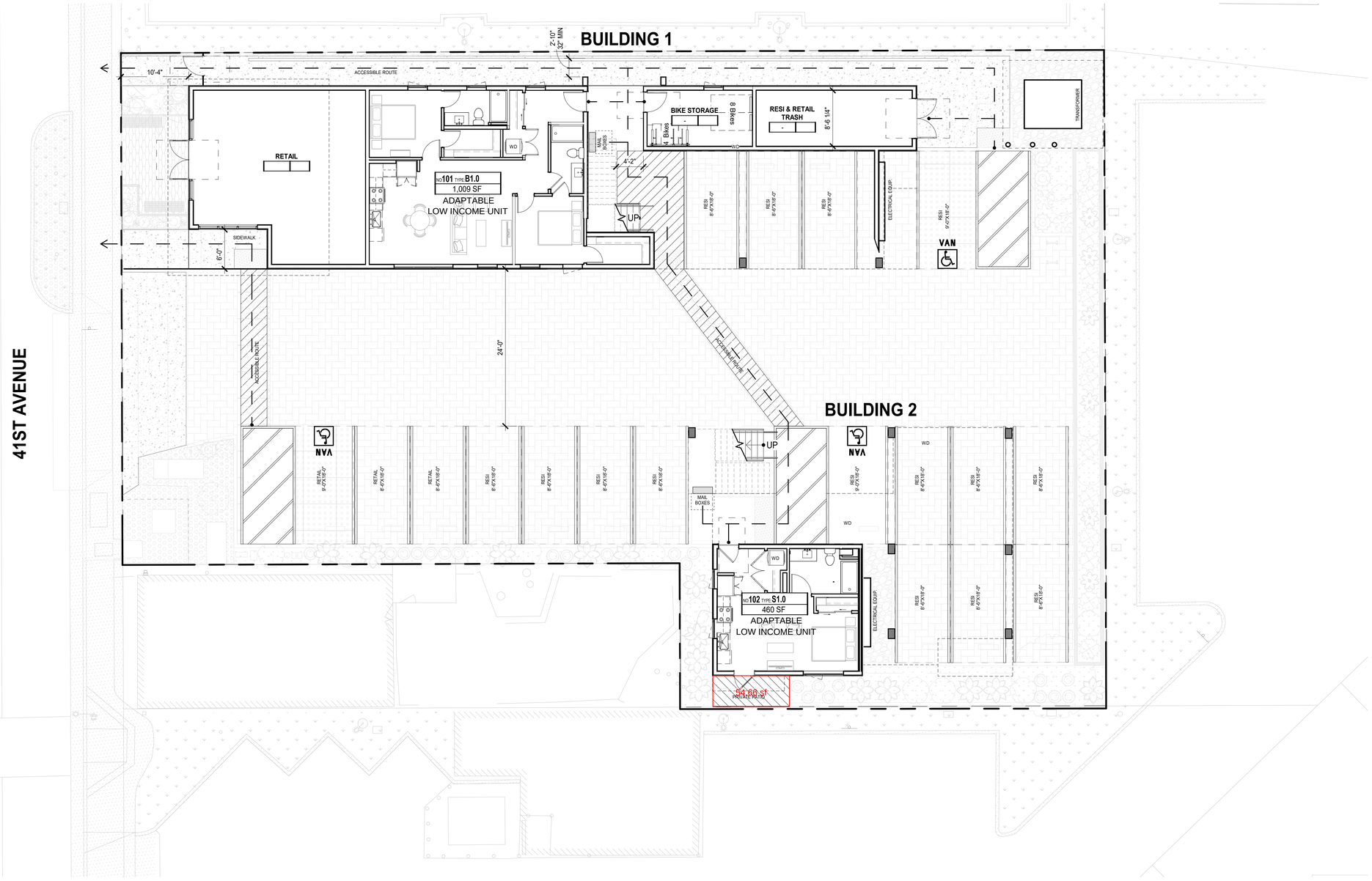
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BDE ARCHITECTURE

880 41st Avenue - SANTA CRUZ

03.03.2026

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PLANNING BUILDING PLAN - FLOOR 1 1

1/8" = 1'-0"

0' 1' 2' 4'

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FLOOR 1

1/8"=1'-0"

AP2.01

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BLDG A - PLANNING BUILDING PLAN - FLOOR 2 1

1/8" = 1'-0"

0' 1' 2' 4'

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C-35142
09-30-2027
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1/8"=1'-0"

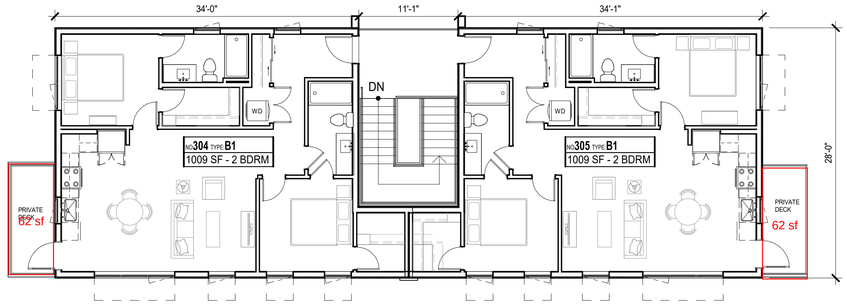
FLOOR 2 AP2.02

880 41st Avenue - SANTA CRUZ

03.03.2026

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BUILDING 1



BUILDING 2

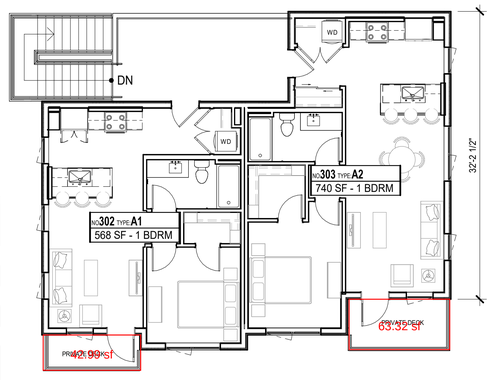


Exhibit D
Project Plans
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BLDG A - PLANNING BUILDING PLAN - FLOOR 3 1

1/8" = 1'-0"

0' 1' 2' 4'

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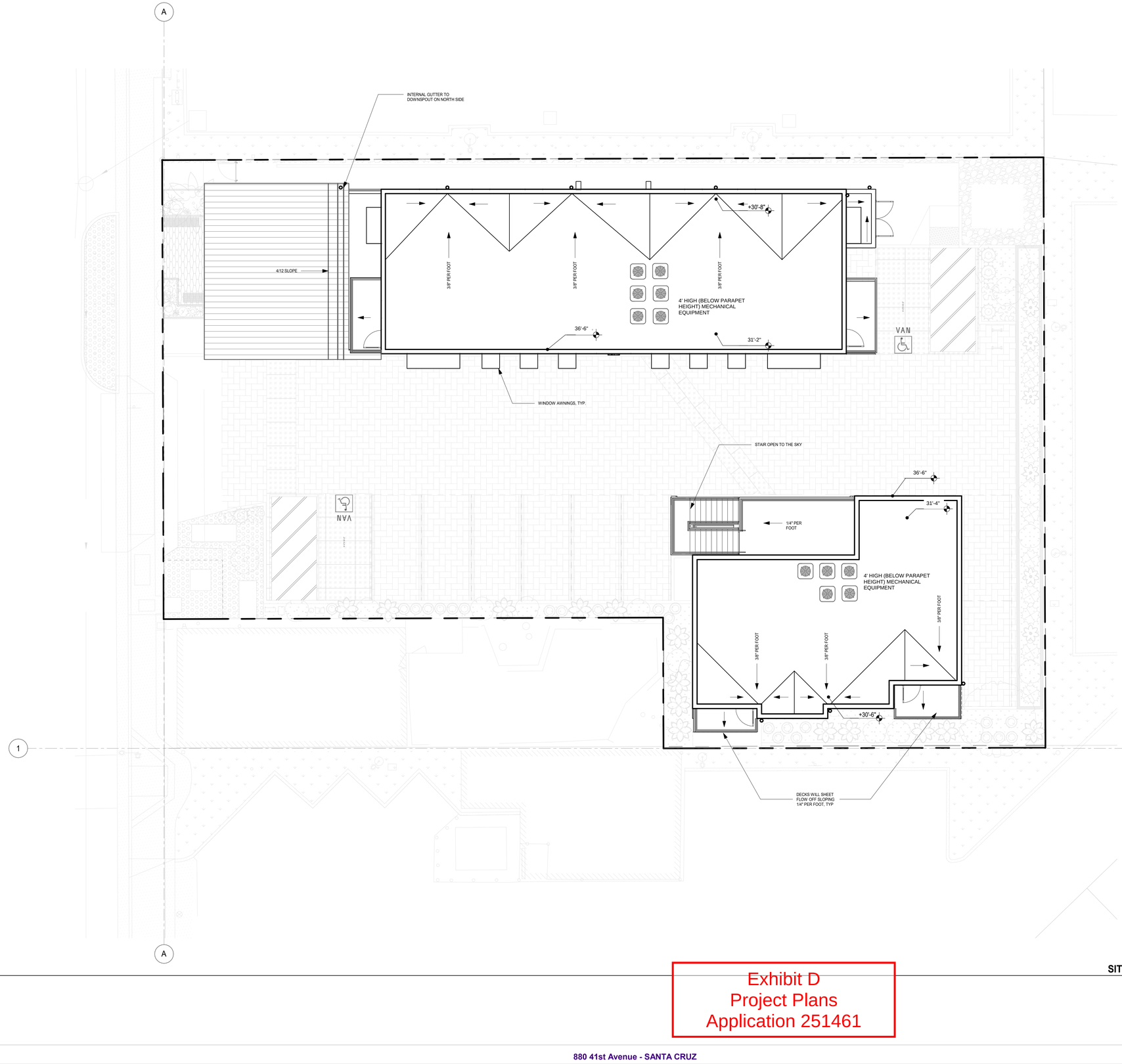
1/8"=1'-0"

FLOOR 3 AP2.03

880 41st Avenue - SANTA CRUZ

03.03.2026

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SITE PLAN - ROOF **1**
1/8" = 1'-0"

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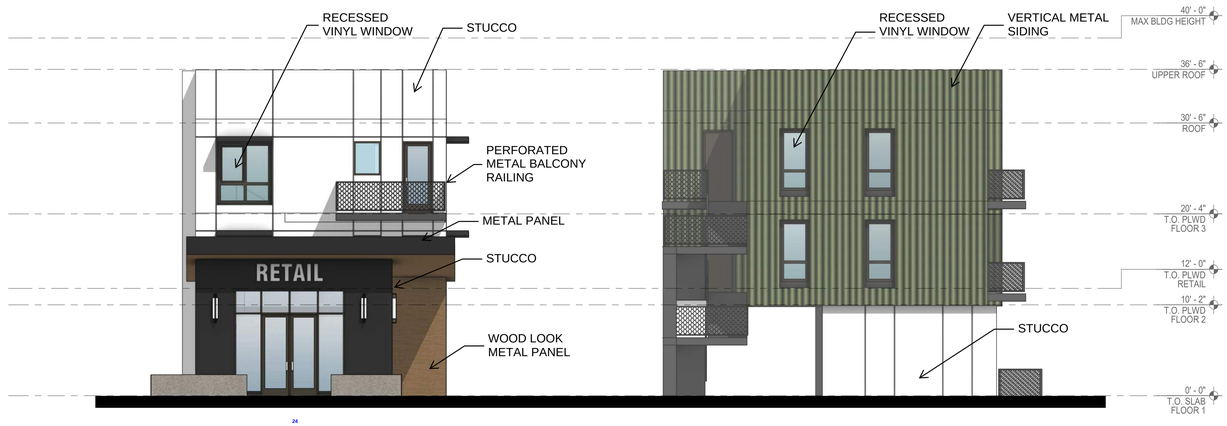
0' 8' 16' 32'

1/16"=1'-0"

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ROOF PLAN **AP2.04**

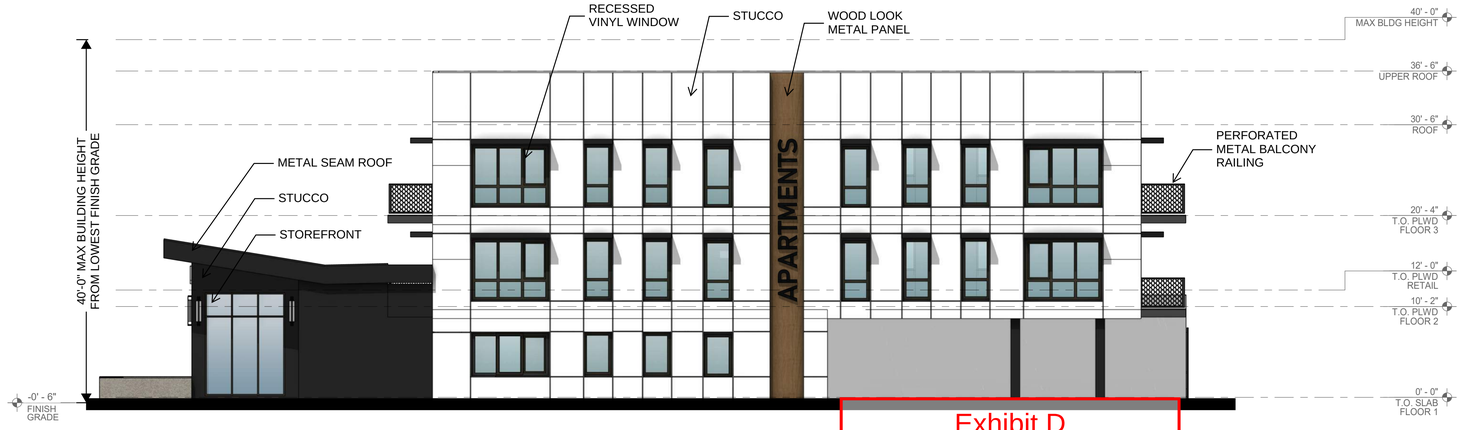
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WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION - BUILDING 2
1/8" = 1'-0"

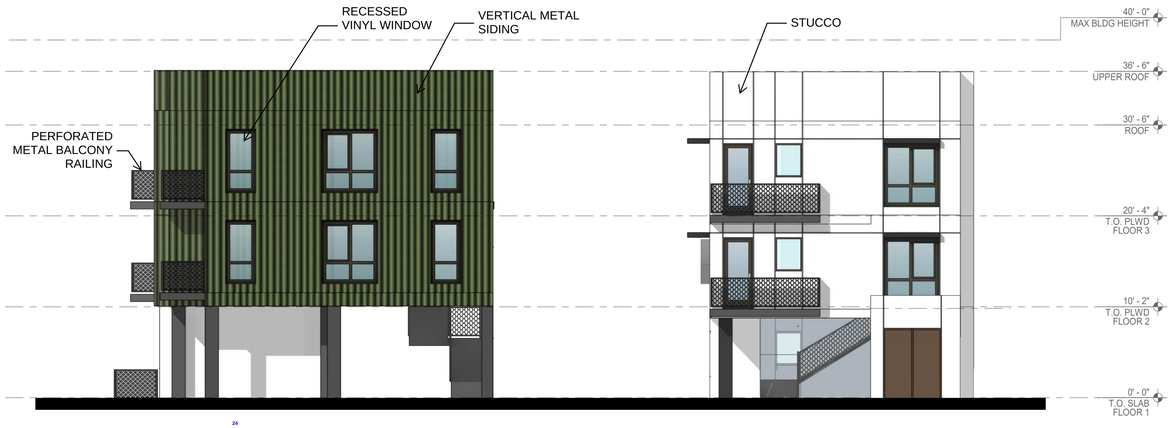


SOUTH ELEVATION - BUILDING 1
1/8" = 1'-0"

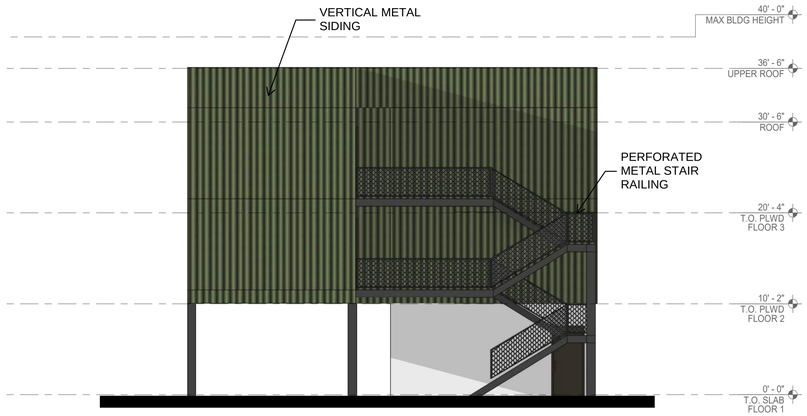
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EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION - BUILDING 2
1/8" = 1'-0"

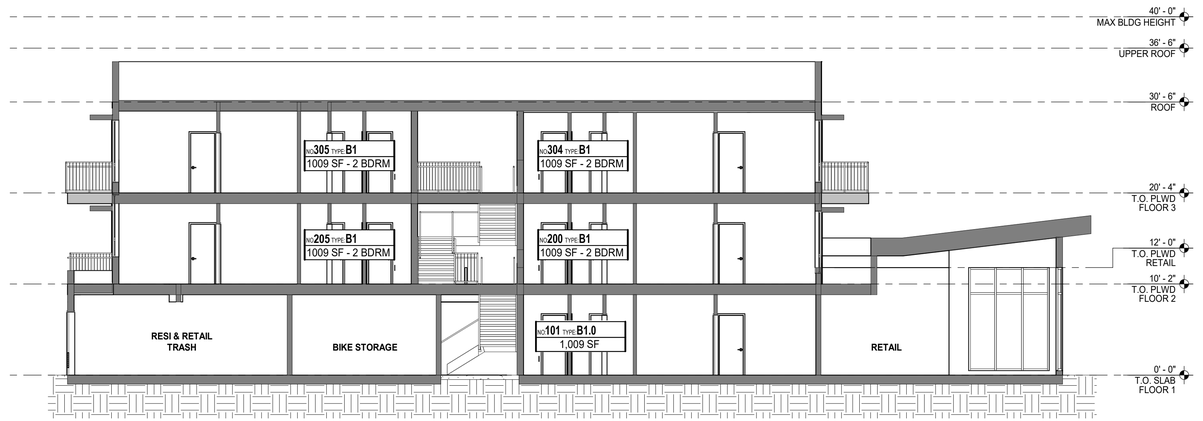


NORTH ELEVATION - BUILDING 1
1/8" = 1'-0"

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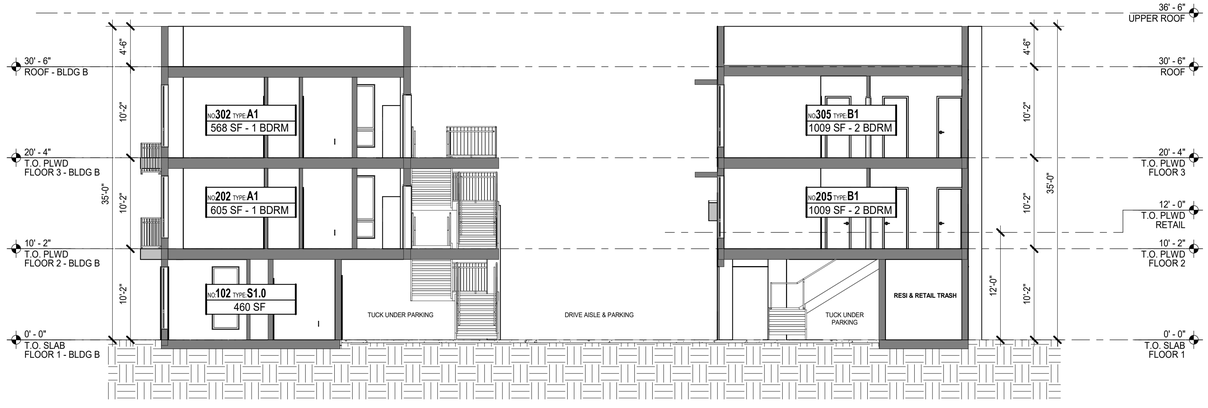
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EAST - WEST BUILDING SECTION - BUILDING 1

1/8" = 1'-0"



NORTH - SOUTH BUILDING SECTION - BUILDING 1 & 2

1/8" = 1'-0"

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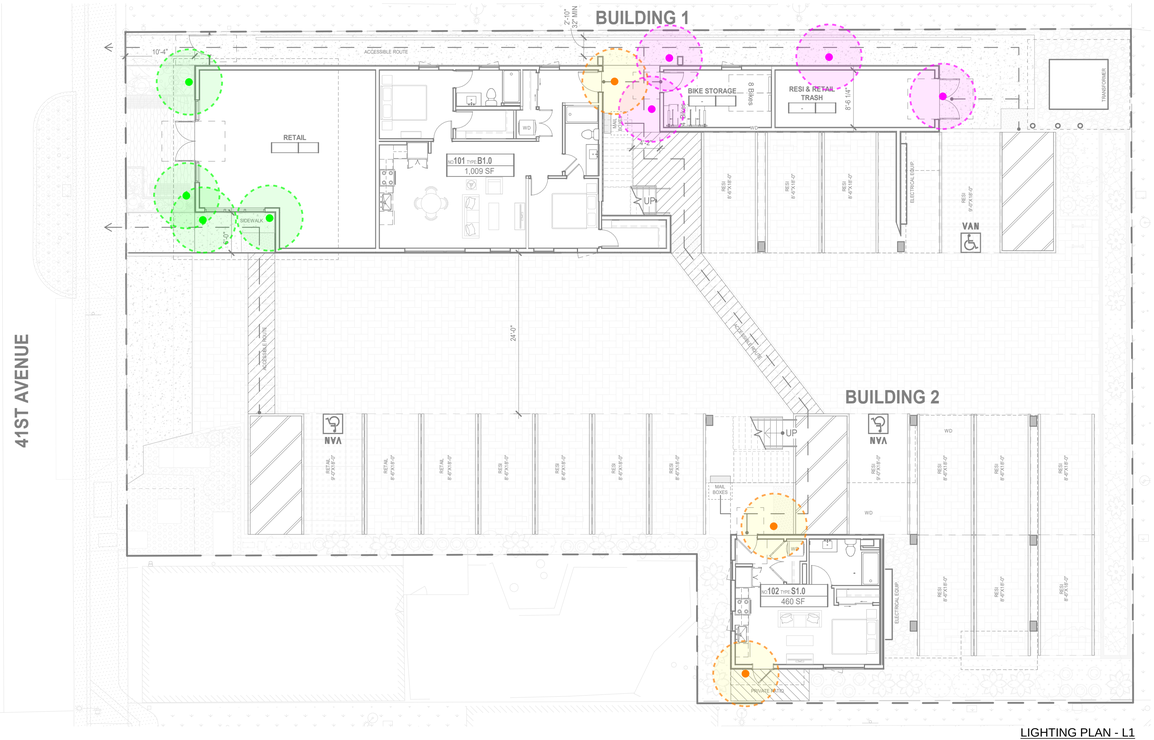
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BUILDING SECTIONS AP3.02

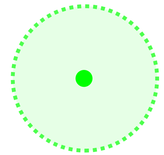
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LIGHTING PLAN - L3
SCALE: 3/32" = 1'-0"

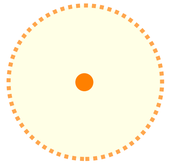


LIGHTING PLAN - L1
SCALE: 3/32" = 1'-0"



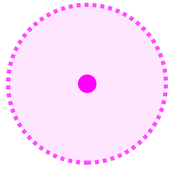


EXTERIOR WALL SCONCE
RETAIL





EXTERIOR WALL SCONCE
PATIOS & ENTRY



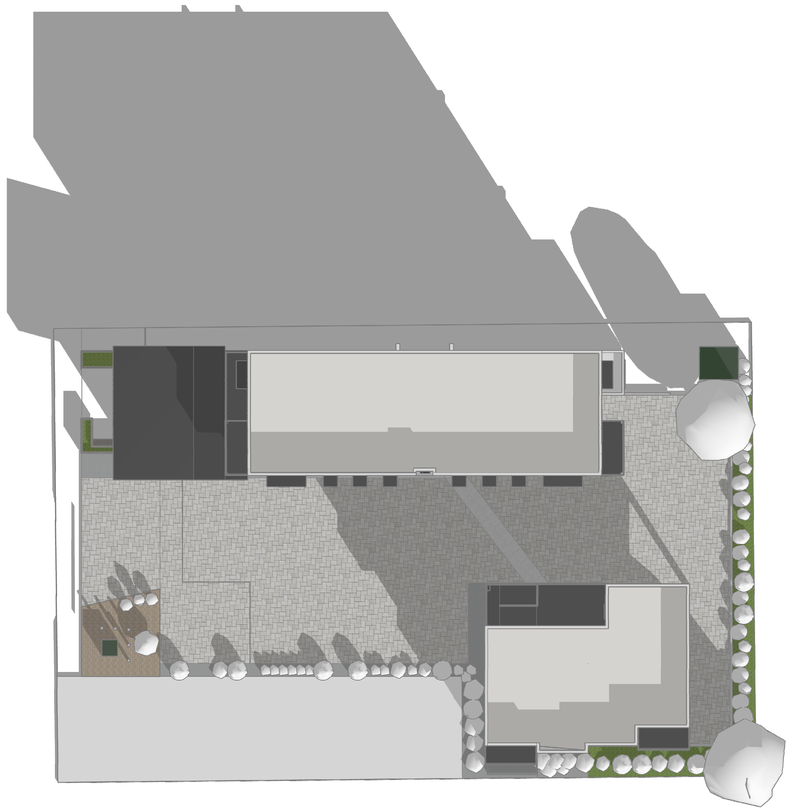


EXTERIOR WALL SCONCE
STORAGE & BACK OF
HOUSE SPACES

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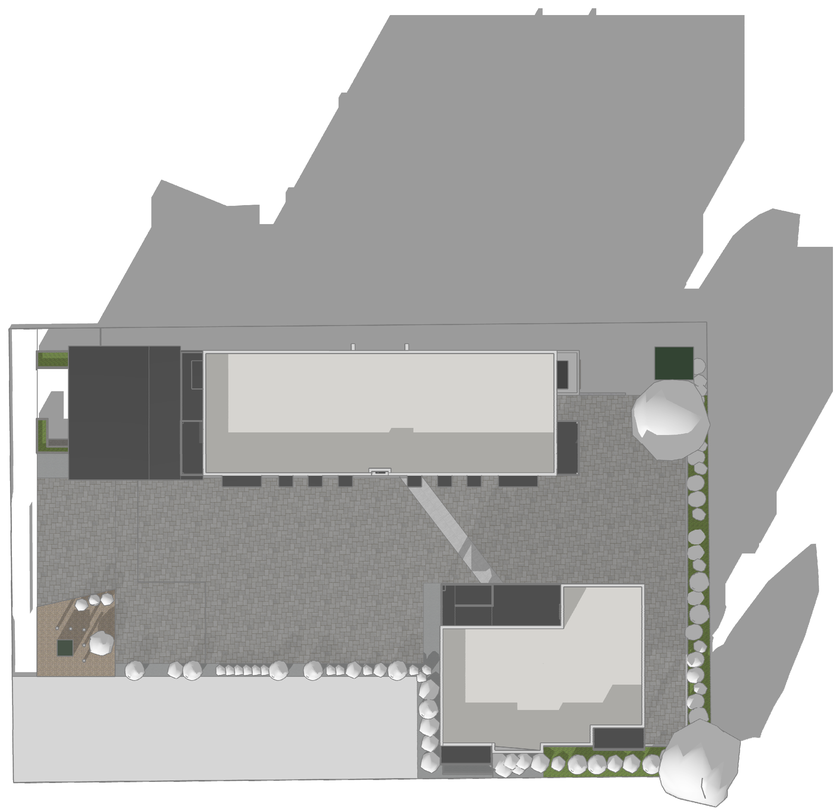
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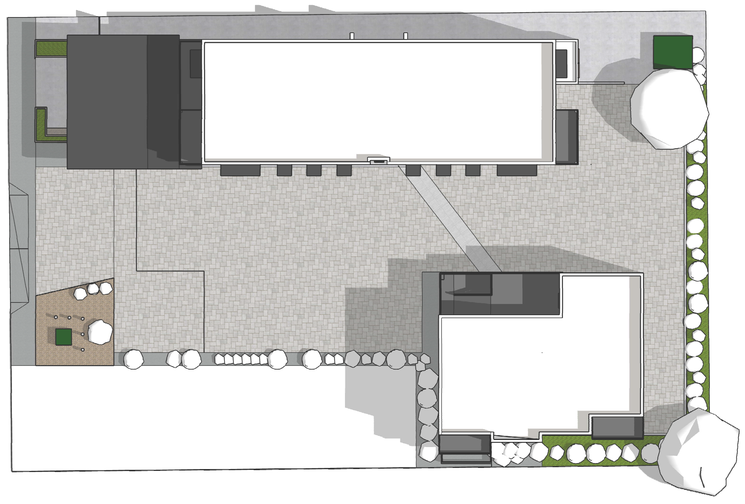
SHADOW PLAN
DEC 21ST 10AM
SCALE: 1/16" = 1'-0"



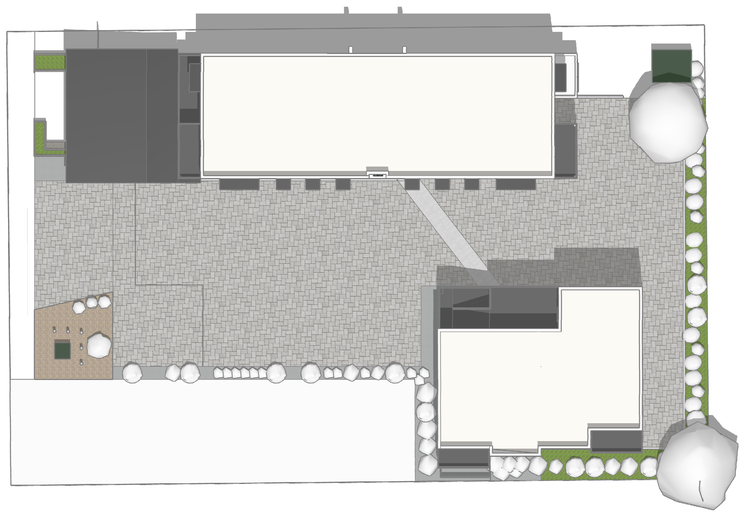
SHADOW PLAN
DEC 21ST 12PM
SCALE: 1/16" = 1'-0"



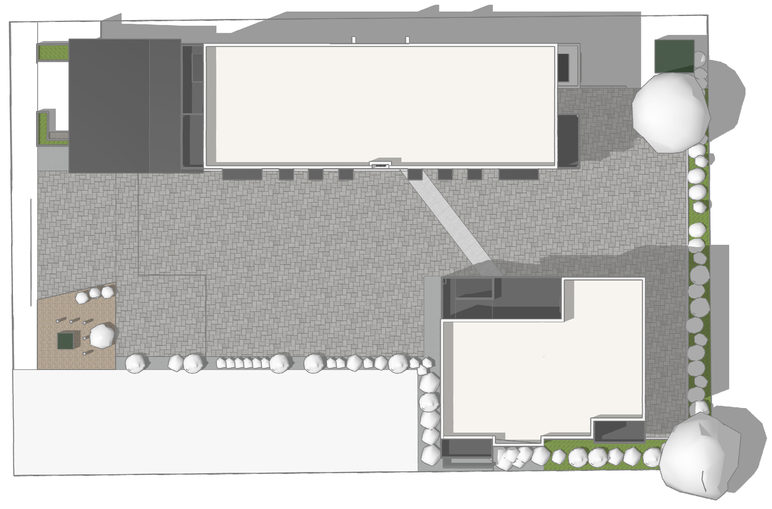
SHADOW PLAN
DEC 21ST 2PM
SCALE: 1/16" = 1'-0"



SHADOW PLAN
JUNE 21ST 10AM
SCALE: 1/16" = 1'-0"

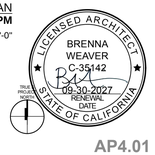


SHADOW PLAN
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SCALE: 1/16" = 1'-0"

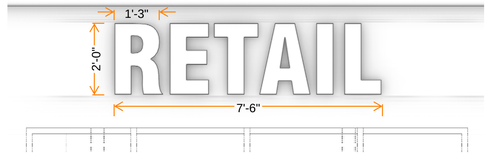


SHADOW PLAN
JUNE 21ST 2PM
SCALE: 1/16" = 1'-0"

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1

RETAIL SIGN

SIGN AREA: 15 SF
WALL MOUNTED



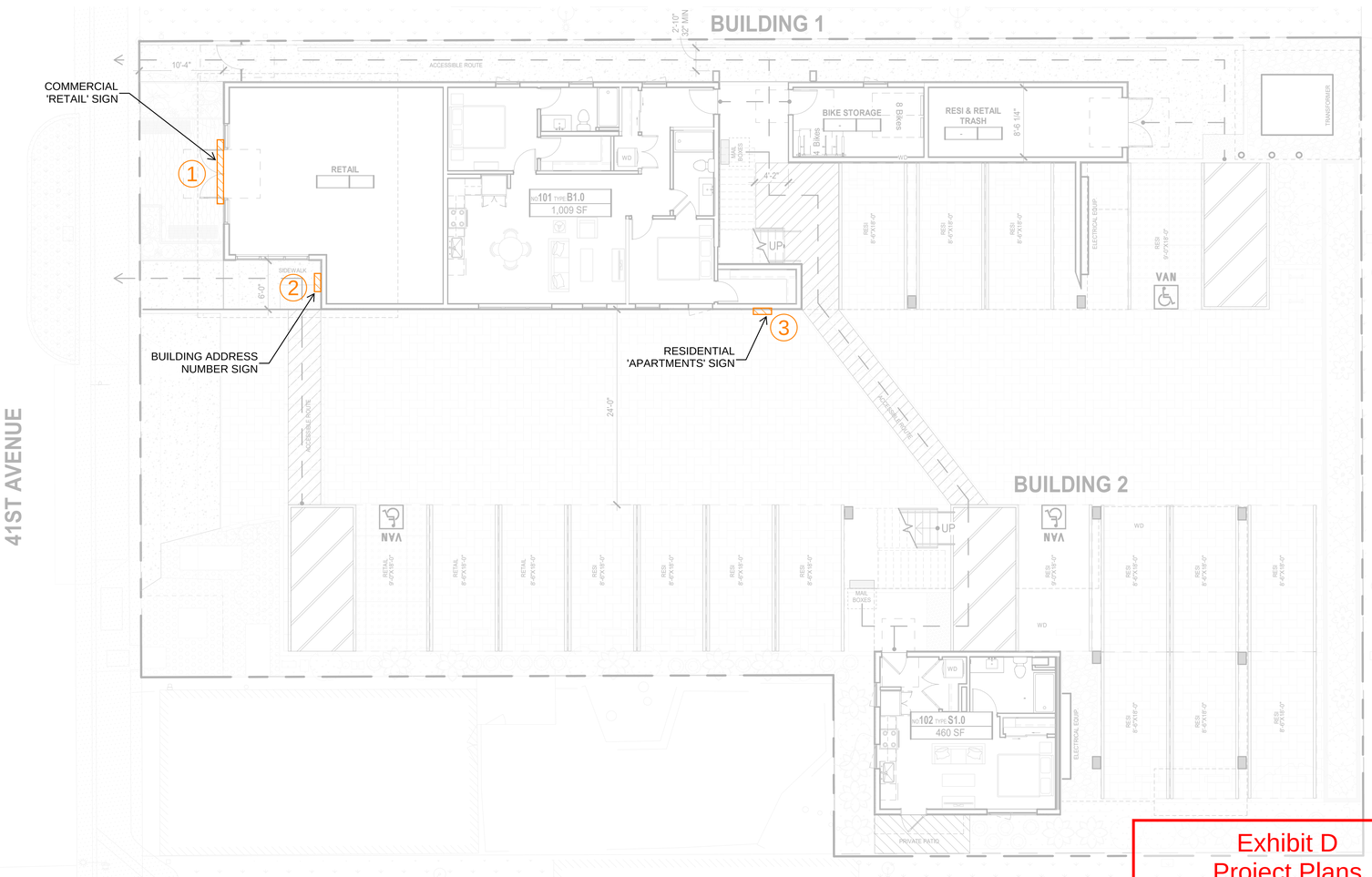


2

BUILDING ADDRESS

SIGN AREA: 6 SF
WALL MOUNTED

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



SIGNAGE SITE PLAN
SCALE: 1/16" = 1'-0"

3

RESIDENTIAL SIGN

SIGN AREA: 36 SF
WALL MOUNTED

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

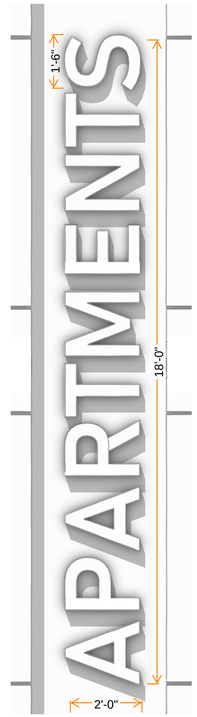
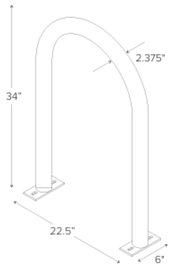


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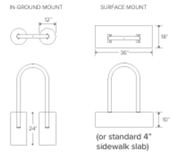
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DERO | Hoop Rack Heavy Duty — Submittal Sheet



FOOTING DIAGRAMS



CAPACITY	2 Bikes
MATERIALS	2" schedule 40 pipe (2.375" OD)

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Chemically cleaned and treated for corrosion reduction
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material in a satin finish, high polished shine, or powder coat over unpolished stainless.
- ☐ Satin Finish (#4) - Brushed (Our standard)
- ☐ Electropolished - High Polished Shine
- ☐ Powder Coat over Unpolished Stainless

MOUNT OPTIONS

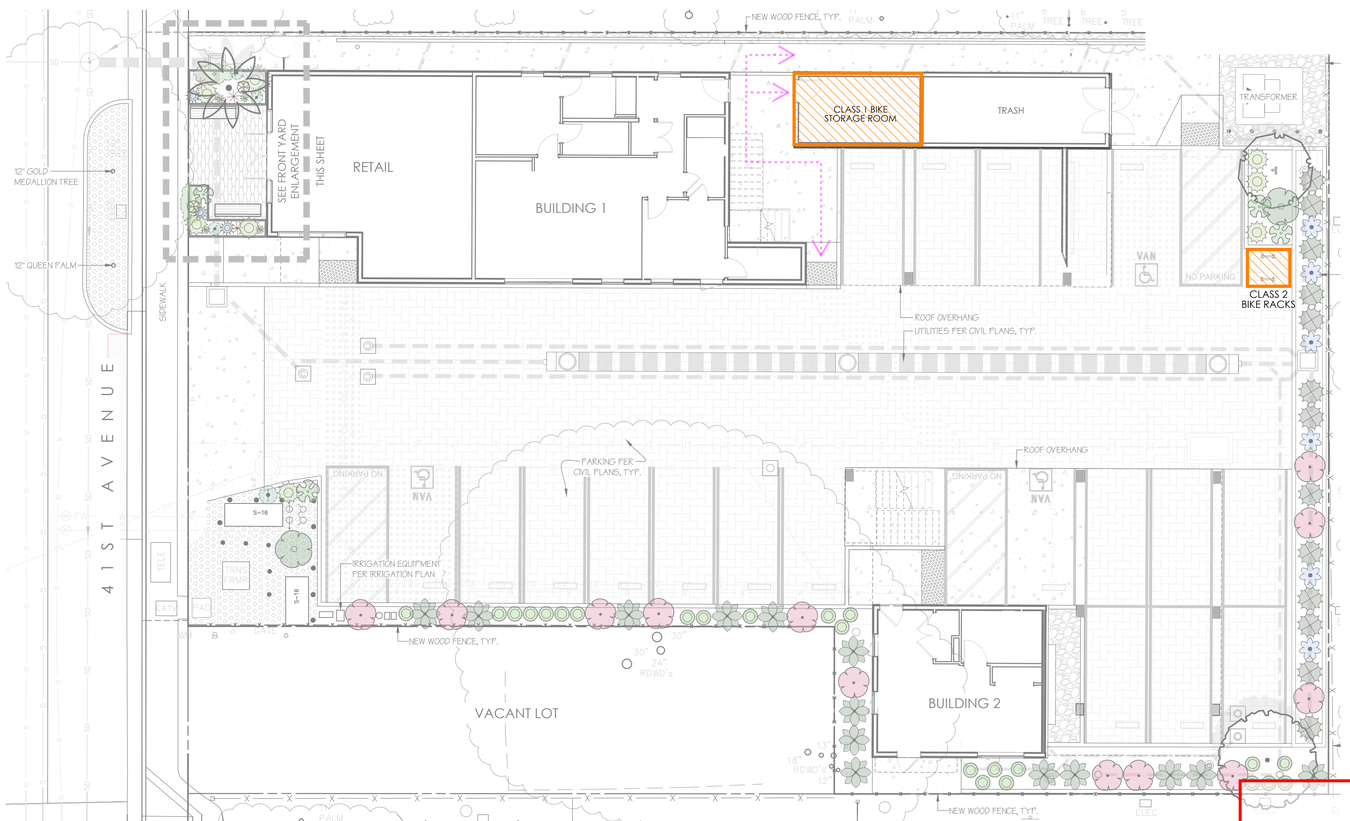
☐ **Surface**
Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

☐ **Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1/4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.

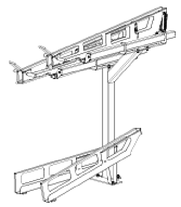
Rack Angle:





CLASS 2 SITE BIKE PARKING
NTS

DERO | Dero Decker — Submittal Sheet



CAPACITY	4 Bikes per unit
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

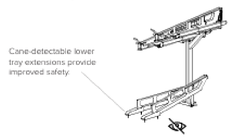
☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

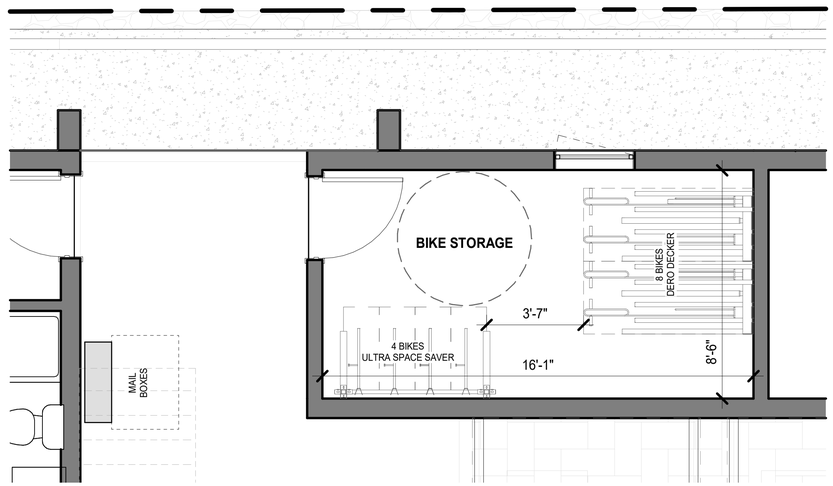
MOUNT OPTIONS — **Surface only**
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

E-BIKE CHARGING ☐ **Add Electrical Outlets**
For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.

FAT BIKE TRAYS ☐ **Fat Bike Tray Option (Lower Level Only)**
Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.

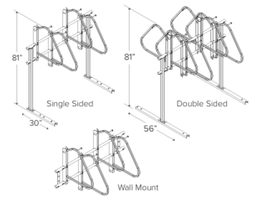
CANE STOPS ☐ **Add cane stops**
Available in galvanized or powder coat finish



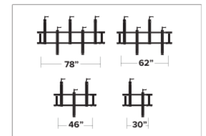


CLASS 1 BIKE STORAGE ROOM
SCALE: 3/8" = 1'-0"

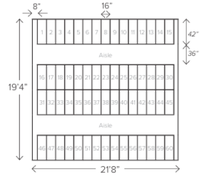
DERO | Ultra Space Saver® Squared — Submittal Sheet



(Examples above show 62" long crossbar sections)



Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC



CAPACITY	Modular construction 1 bike per arm
MATERIALS	**Hanger:** 1" square tube with steel slider head with tamperproof locking bolts. **Upright:** 2" square tube. **Feet:** AISI C3 x 41 galvanized steel channel. **Crossbeams:** 1.25" sched. 40 galvanized pipe.

FINISHES ☐ **Powder Coat *(Feet are galvanized)***
Our powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Epoxy primer electrostatically applied
2. Final thick TGIC polyester powder coat

MOUNT OPTIONS

☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS ☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost



CANE STOPS ☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost



BICYLE PARKING REQUIRED		
Retail	15% OF VEHICLE PARKING (MIN. 2) = 2 SPACES	CLASS 2
Residential	1 SPACE PER UNIT = 10 SPACES	CLASS 1
Guest	20% OF UNITS = 2 SPACES	CLASS 2
Total	**14 SPACES**	
BICYCLE PARKING PROVIDED		
Retail	15% OF VEHICLE PARKING (MIN. 2) = 2	CLASS 2
Residential	1 SPACE PER UNIT = 12	CLASS 1
Guest	20% OF UNITS = 2	CLASS 2
Total	**16 SPACES**	

NOTE:
CLASS 1 - LOCKER, LOCKED ENCLOSURE PROVIDING PROTECTION
CLASS 2 - EXTERIOR RACK WITH TWO POINTS OF CONTACT FOR LOCKING

Exhibit D
Project Plans
Application 251461

LICENSED ARCHITECT
BRENNA WEAVER
C-35142
09-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

BIKE PARKING EXHIBIT — AP4.02

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOB SITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
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 AND THE OWNER'S REPRESENTATIVE.
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. CONTRACTOR SHALL SATISFY HIMSELF THAT QUANTITIES SHOWN ARE CORRECT BEFORE BIDDING ON ANY ITEM.
5. 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 LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER FEDERAL AND STATE LAWS AND ORDINANCES.
6. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA MANUAL."
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO THE START OF WORK.
8. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
9. SUBMIT ALL MATERIALS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
10. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL .SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS . NO HUMAN REMAIN&. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100 SHALL BE OBSERVED.
11. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
12. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
13. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL" AND "CONSTRUCT" MEAN THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
14. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE REMOVED TO CLEAN, STRAIGHT LINES.
15. ALL TYPES OF WORK ACTIVITY SHALL BE DILIGENTLY AND CONTINUOUSLY PURSUED TO FINAL CONDITION. WORK SUSPENSION WHILE THERE ARE ROUGH OR OPEN TRENCHES, UNFINISHED TIE-IN PAVING, TEMPORARY GUARDRAILS, AND OTHER INTERMEDIATE CONDITIONS SHALL NOT BE ALLOWED FOR ANY REASON.
16. SANTA CRUZ COUNTY'S GRADING ORDINANCES AS SET FORTH IN CHAPTER 16.20 OF THE COUNTY CODE SHALL REGULATE ALL EXCAVATION, GRADING, AND FILLING OF LAND WITHIN THE COUNTY.
17. ALL GRADING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH THE REPORT ENTITLED 'GEOTECHNICAL INVESTIGATION DESIGN PHASE' PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, INC. PROJECT NO. 22-133-SC, DATED APRIL 21, 2022, REVISED APPENDIX D, AND INFILTRATION TESTING LETTER DATED AUGUST 5, 2024.
18. THE ON-SITE SOIL MAY BE RE-USED AS ENGINEERED FILL. THE MATERIAL SHOULD BE VERIFIED BY A REPRESENTATIVE OF BUTANO GEOTECHNICAL ENGINEERING, INC. IN THE FIELD DURING GRADING OPERATIONS. ALL SOILS, BOTH EXISTING ON-SITE AND IMPORTED, TO BE USED AS FILL, SHOULD CONTAIN LESS THAN 3 PERCENT ORGANICS AND BE FREE OF DEBRIS AND COBBLES OVER 2 ½ INCHES IN MAXIMUM DIMENSION.
19. AREAS TO RECEIVE ENGINEERED FILL SHOULD BE SCARIFIED 6 INCHES IN DEPTH, MOISTURE CONDITIONED TO 0 TO 2 PERCENT OF OPTIMUM MOISTURE, AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION.
20. FILL SHOULD BE COMPACTED BY MECHANICAL MEANS IN UNIFORM HORIZONTAL LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. THE RELATIVE COMPACTION AND REQUIRED MOISTURE CONTENT SHALL BE BASED ON THE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT OBTAINED IN ACCORDANCE WITH ASTM D1557. FILL SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION.
21. IMPORTED FILL MATERIAL SHOULD BE APPROVED BY A REPRESENTATIVE OF BUTANO GEOTECHNICAL ENGINEERING, INC. PRIOR TO IMPORTING.
22. GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED NOT LESS THAN 5 WORKING DAYS IN ADVANCE OF PLACING ANY FILL OR BASE COURSE MATERIAL PROPOSED FOR IMPORT. EACH PROPOSED SOURCE OF IMPORT MATERIAL SHOULD BE SAMPLED, TESTED, AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY OF ANY SOILS IMPORTED FOR USE ON THE SITE.
23. ALL CONCRETE UNLESS OTHERWISE SPECIFIED SHALL CONFORM TO CALTRANS STANDARD SPECIFICATION SECTION "90-2 MINOR CONCRETE".
24. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORK BEFORE ANY WORK CAN COMMENCE WITH COUNTY MAINTAINED ROAD RIGHT OF WAY.

GRADING QUANTITIES

	GRADING*
CUT	7 CY
FILL	179 CY
NET	172 CY (IMPORT)

*EARTHWORK GRADING VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISHED GRADE SHOWN HEREON AND DOES NOT INCLUDE RECOMPACTION. ACTUAL EARTHWORK VOLUMES WILL VARY.

CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.

ALL EXCESS EXCAVATION (CUT) TO BE OFFHAULED FROM SITE AND DISPOSED OF AT THE COUNTY LANDFILL OR OTHER APPROVED SITE.

OBSERVATION BY THE ENGINEER

OBSERVATION IS REQUIRED AT THE FOLLOWING CONSTRUCTION MILESTONES:

1. PRIOR TO BACKFILLING STORMWATER PIPES
2. AFTER COMPLETION OF CONTROL STRUCTURES

THE ENGINEER SHALL BE NOTIFIED FOUR (4) DAYS IN ADVANCE OF ABOVE MILESTONES.

STORMWATER NOTES

1. A LETTER FROM THE GEOTECHNICAL ENGINEER MUST BE PROVIDED TO COUNTY OF SANTA CRUZ PUBLIC WORKS STORM WATER DEPARTMENT STATING THE INFILTRATION RATE TESTED PER ASTM D3385 CRITERIA IN THE EXCAVATED AREAS FOR THE BIORETENTION FACILITIES AND RETENTION BENEATH PAVER SECTION IS EQUAL TO OR GREATER THAN DESIGN RATED STATED IN THE STORMWATER REPORT PROVIDED BY THE PROJECT CIVIL ENGINEER. BIORETENTION AND RETENTION FACILITIES SHALL NOT BE CONSTRUCTED UNTIL COUNTY OF SANTA CRUZ PUBLIC STORM WATER DEPARTMENT HAS REVIEWED AND APPROVED THE LETTER.
2. ALL PERFORATED PLASTIC PIPE MUST BE SMOOTH-WALL PVC PLASTIC PIPE, CORRUGATED PVC PLASTIC PIPE WITH A SMOOTH INTERIOR SURFACE.
   - 2.A. SMOOTH-WALL PLASTIC PIPE MUST COMPLY WITH AASHTO M 278.
   - 2.B. CORRUGATED PVC PLASTIC PIPE WITH SMOOTH INTERIOR SURFACE MUST COMPLY WITH MATERIAL AND STRUCTURAL REQUIREMENTS IN AASHTO M 278. PIPE MUST HAVE PERFORATIONS LOCATED IN THE BOTTOM HALF OF THE PIPE; THE PERFORATIONS MYST BE SLOTS COMPLYING WITH THE SIZE AND OPENING AREA REQUIREMENTS IN AASHTO M 252. INSIDE DIAMETER AND DIAMETER TOLERANCES MUST COMPLY WITH AASHTO M 252 OR M 278.
   - 2.C. CORRUGATED POLYETHYLENE PLASTIC TUBING MUST COMPLY WITH AASHTO M 252 OR M 294.
3. PVC PLASTIC PIPE MUST BE CONNECTED WITH BELLED ENDS, OR WITH SLEEVE-TYPE OR STOP-TYPE COUPLINGS UNDER AASHTO M 278. POLYETHYLENE TUBING MUST BE CONNECTED WITH SNAP-ON, SCREW-ON, OR WRAP-AROUND FITTINGS AND COUPLINGS UNDER AASHTO M 252 OR AASHTO M 294.
4. ALL STORM DRAIN (SD) PIPE AND RISERS SHALL NOT BE PERFORATED AND MUST BE FABRICATED FROM THE SAME MATERIAL AS PERFORATED PLASTIC PIPE.
5. ALL PLASTIC PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.
6. UNLESS OTHERWISE SPECIFIED PERMEABLE MATERIAL SHALL BE CLASS 2 PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS,
7. ALL CONCRETE CATCH BASINS, BUBBLERS, AND CLEANOUTS SHALL BE OF CHRISTY BRAND OR APPROVED EQUAL, UNLESS SPECIFIED ON PLANS OR DETAILS. SEE PLANS FOR MODEL/TYPE. ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
8. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
9. 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.
10. 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.
11. 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. AS-BUILT DIGITAL FILE FOR ALL DRAINAGE FACILITIES SHALL BE SUBMITTED PRIOR TO PERMIT FINAL AND OCCUPANCY. THE SUBMITTAL SHALL CONTAIN THE FOLLOWING CRITERIA: PROJECTION: STATE PLANE COORDINATE SYSTEM – CALIFORNIA III – FEET HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 ANY CAD IS ACCEPTABLE. AUTOCAD IS PREFERRED. THE FILE CAN BEE MAILED TO THE GIS STAFF OR BE SUBMITTED ON A COMPACT DISC.
12. ALL STORM DRAIN INLETS AND CATCH BASINS SHALL BE MARKED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING -DRAINS TO OCEAN.
13. PUBLIC WORKS STAFF WILL INSPECT THE CONSTRUCTION OF THE DRAINAGE RELATED ITEMS. A HOLD WILL BE PLACED ON THE BUILDING PERMIT FOR A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS CONSTRUCTION ENGINEER (PLEASE CALL AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE THE PRECONSTRUCTION MEETING AT 831.454.2160). A SECOND HOLD WILL BE MADE FOR APPROVAL OF THE FINAL CONSTRUCTION BY THE PUBLIC WORKS CONSTRUCTION INSPECTOR .

STORM DRAIN INSPECTION & MAINTENANCE PROCEDURE

DRAIN INLETS AND SWALES

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 AND SWALES.
   B. REMOVE COLLECTED DEBRIS AND SEDIMENT.
   C. SIGNS OF SYSTEM FAILURE OF DRAIN INLETS, STORM DRAINAGE PIPING, AND SWALES.

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

PERVIOUS PAVERS

3. INSPECT PERVIOUS PAVERS DAILY/WEEKLY SURFACE FOR STANDING WATER, SEDIMENT, TRASH, AND DEBRIS.
4. INSPECT DRAIN CONTROL INLETS AT PERVIOUS PAVERS ONCE DURING THE WINTER SEASON AFTER A LARGE STORM EVENT PRODUCING OVER 0.5-IN OF RAINFALL TO CONFIRM THE FACILITY DRAINS WITHIN 72 HOURS.
5. REMOVE AND REPLACE PAVERS THAT HAVE SETTLED AS NEEDED.
6. CLEAN JOINT OPENINGS BY HAND CLEANING AND LIGHT VACUUMING ON ANNUAL OR SEMIANNUAL BASIS.
7. REPLENISH JOINT ROCK BY SWEEPING INTO JOINTS UNTIL FULL, AFTER CLEANING AND AS NEEDED.

BUILDING AND GROUND MAINTENANCE

8. DURING THE BUILDING AND GROUND MAINTENANCE, CARE MUST BE TAKEN TO PREVENT SEDIMENT AND DEBRIS FROM RUNNING INTO THE DRAIN INLETS, SWALE AREAS AND PERMEABLE PAVEMENT.
9. BUILDING AND GREEN WASTE MATERIAL GENERATED FROM THE OPERATION SHALL BE STORED SEPARATELY AT THE WASTE DISPOSAL LOCATION AWAY FROM THE DRAIN INLETS AND SWALE AREAS.

VECTOR CONTROL

10. INSPECT ALL DRAIN INLETS 48 HOURS AFTER RAIN EVENTS TO ASSESS WATER PONDING FOR VECTOR CONTROL.
11. 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.

SANTA CRUZ COUNTY SANITATION DISTRICT NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
2. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
3. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
4. THE DIRECTOR OF PUBLIC WORKS 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.
5. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE SANITATION DISTRICT INSPECTOR (831-454-2160 OR LEAVE MESSAGE AT 831-454-2895) BEFORE 9:00 A.M. AT LEAST 24 HOURS PRIOR TO THE CONNECTION OF ANY BUILDING SEWER TO THE SEWER LATERAL, OR TO THE ABANDONMENT THEREOF (IN THE CASE OF ABANDONMENTS, NO DEMOLITION PERMITS WILL BE ISSUED UNTIL SAID SEWER LINE HAS BEEN PROPERLY ABANDONED).
7. EACH NEW SANITARY SEWER LATERAL NOT IMMEDIATELY CONNECTED TO A BUILDING SHALL BE MARKED WITH A 2"x 4"x 5' REDWOOD STAKE MARKER, TO 12" ABOVE FINISH GRADE, AT THE END OF EACH NEW LATERAL STUB-OUT. AN 'S' SHALL BE PAINTED ON THE MARKER AND THE END OF EACH LATERAL SHALL BE PROPERLY CAPPED. ALL LATERALS INSTALLED IN NEW DEVELOPMENTS SHALL ALSO BE MARKED BY STAMPING AN "S" IN THE CURB JUST ABOVE THE LATERAL.
8. INSULATED COPPER WIRE (NO. 10) SHALL BE PLACED ALONG TOP OF ALL GRAVITY AND FORCE MAINS. THE WIRE SHALL RUN BETWEEN MANHOLES, CLEANOUTS, OR OTHER APPROPRIATE FACILITIES, BROUGHT TO THE SURFACE AND BOLTED OR OTHERWISE SECURELY AFFIXED TO THE MANHOLE OR CLEANOUT COVER OR OTHER APPROPRIATE METAL STRUCTURE.
9. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY THE APPROPRIATE UTILITY AGENCY. CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED UTILITY LINES AND POTHOLES THOSE AREAS WHERE POTENTIAL CONFLICTS ARE LIKELY OR DATA IS OTHERWISE INCOMPLETE.
10. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
11. LOCATE, ABANDON, AND MARK THE EXISTING SEWER LATERAL IN ACCORDANCE WITH DISTRICT REQUIREMENTS PRIOR TO DEMOLITION OF THE EXISTING RESIDENCE.
12. SANITARY SEWER MATERIAL TO BE SDR 26 MEETING THE REQUIREMENTS OF ASTM D3034 WITH ELASTOMERIC GASKET JOINTS THAT ARE OIL RESISTANT AND CONFORM TO ASTM F477.
13. THE EXISTING SEWER LATERAL SHALL BE PROPERLY ABANDONED PER SS-15 (INCLUDING INSPECTION BY SANITATION DISTRICT).
14. PRIOR TO BUILDING PERMIT SUBMITTAL, THE APPLICANT/OWNER IS REQUIRED TO VIDEO INSPECT ALL ON-SITE SEWER LATERALS AND MAKE REPAIRS TO ANY DAMAGED OR LEAKING PIPES THAT MIGHT REMAIN IN PLACE AFTER ABANDONMENT OF THE EXISTING LATERAL, UP TO AND INCLUDING THE EXISTING CONNECTION WITH THE ON-SITE PUBLIC SEWER MAIN. THIS INCLUDES ROOT INTRUSION, OPEN JOINTS, CRACKS OR BREAKS, SAGS, DAMAGED OR DEFECTIVE CLEANOUT, INFLOW AND INFILTRATION OF EXTRANEOUS WATER, OLDER PIPE MATERIALS THAT ARE KNOWN TO BE INADEQUATE, INADEQUATE LIFT OR PUMP STATIONS, INADEQUATE ALARM SYSTEMS FOR OVERFLOWS, AND INADEQUATE MAINTENANCE OF LIFT STATIONS. COLOR VIDEO RESULTS (DVD), OF A SUFFICIENT QUALITY TO OBSERVE INTERIOR PIPE CONDITION, JOINTS, SAGS AMONG OTHER ITEMS, SHALL BE MADE AVAILABLE TO THE DISTRICT FOR REVIEW, ALONG WITH THE DISTRICT CERTIFICATION FORM COMPLETED BY PLUMBER. THE DISTRICT SHALL REVIEW RESULTS WITHIN 10 WORKING DAYS OF SUBMITTAL TO THE DISTRICT. REPAIRS, AS REQUIRED BY THE DISTRICT, SHALL BE MADE WITHIN 90 WORKING DAYS OF RECEIPT OF VIDEO RESULT REVIEW. APPLICANT/OWNER SHALL OBTAIN A SEWER REPAIR PERMIT (NO CHARGE) FROM THE DISTRICT AND SHALL HAVE REPAIRS INSPECTED BY THE DISTRICT INSPECTOR PRIOR TO BACKFILLING OF PIPE OR STRUCTURE. (SANITATION DISTRICT CODE SECTION 7.04.375 PRIVATE SANITARY SEWER SYSTEM REPAIR).
15. A SEWER MAIN IS LOCATED ON THE PROPERTY, ANY IMPROVEMENTS IN THE EASEMENT WILL BE REMOVED IF THE SANITATION DISTRICT NEEDS TO REPLACE THE SEWER MAIN.
16. DESIGN AND CONSTRUCTION STANDARDS: THE PROJECT SEWER DESIGN AND CONNECTION OF THE PROJECT TO THE SANTA CRUZ COUNTY SANITATION DISTRICT SYSTEM WILL BE REQUIRED TO CONFORM TO THE COUNTY OF SANTA CRUZ DESIGN CRITERIA (CDC) PART 4, SANITARY SEWER DESIGN, JUNE 2006 EDITION.

SOQUEL CREEK WATER DISTRICT NOTES

1. ALL WATERWORKS RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS, AND THE DIRECTIONS OF THE CHIEF ENGINEER OF THE SOQUEL CREEK WATER DISTRICT. A COPY OF THE SOQUEL CREEK WATER DISTRICT STANDARD SPECIFICATIONS AND STANDARD PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES. COPIES MAY BE OBTAINED AT THE OFFICES OF THE SOQUEL CREEK WATER DISTRICT, 5180 SOQUEL DRIVE, SOQUEL, CA 95073. OR DOWNLOADED AT HTTP://WWW.SOQUELCREEKWATER.ORG/CAPITAL-IMPROVEMENT-PROJECTS/PLANS-AND-SPECS.
2. THE CONTRACTOR SHALL NOTIFY THE CHIEF ENGINEER OF THE SOQUEL CREEK WATER DISTRICT A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL SCHEDULE ALL INSPECTIONS WITH THE SOQUEL CREEK WATER DISTRICT A MINIMUM OF 24 HOURS IN ADVANCE OF NEEDING SUCH INSPECTION.
3. ONLY AUTHORIZED PERSONNEL OF THE SOQUEL CREEK WATER DISTRICT SHALL OPERATE EXISTING DISTRIBUTION SYSTEM VALVES.
4. CONNECTIONS REQUIRING SYSTEM SHUTDOWNS FOR THE NEW IMPROVEMENTS TO THE EXISTING SYSTEM SHALL BE SCHEDULED WITH THE SOQUEL CREEK WATER DISTRICT A MINIMUM OF 3 WORKING DAYS IN ADVANCE FOR RESIDENTIAL AREAS AND 5 WORKING DAYS IN ADVANCE FOR COMMERCIAL AND INDUSTRIAL AREAS.
5. CONTRACTOR SHALL RESTRAIN ALL PIPE AND FITTINGS ACCORDING TO SECTION 304 OF THE SOQUEL CREEK WATER DISTRICT STANDARD SPECIFICATIONS. A MINIMUM OF 40 LINEAR FEET ON EACH SITE OF A FITTING OR JOINT IS REQUIRED.
6. CONTRACTOR SHALL BACKFILL WATER MAIN TRENCHES PER SCWD S-14 & S-15. HOMOGENEOUS NATIVE FILL CAPS ARE NOT ALLOWED OVER DISTRICT WATER MAINS.
7. CONTRACTOR SHALL DISINFECT MAINS PER AWWA C651, LATEST EDITION. CONTRACTOR SHALL COORDINATE WITH DISTRICT FOR ALL FLUSHING AND SAMPLING OF DISINFECTED WATER MAIN.
8. CONTRACTOR SHALL SCHEDULE PRECONSTRUCTION MEETING WITH THE WATER DISTRICT TO GO THROUGH DISTRICT REQUIREMENTS.
9. CONTRACTOR SHALL SUBMIT MATERIAL AND TRENCH SUBMITTALS TO THE DISTRICT A MINIMUM OF ONE WEEK PRIOR TO BEGINNING WORK. WORK SHALL NOT PROCEED WITHOUT APPROVED SUBMITTALS.
10. ALL METER BOXES SHALL HAVE TRAFFIC RATED BOXES AND LIDS

Exhibit D
Project Plans
Application 251461

LEGEND

DESCRIPTION	SYMBOL
EXISTING CONCRETE	
PCC CONCRETE (SEE LANDSCAPE PLANS)	
LANDSCAPE	
ASPHALT CONCRETE	
PAVERS	
POROUS CONCRETE PANELS	
DOMESTIC WATER VALVE	
POST INDICATOR VALVE	
FIRE DEPARTMENT CONNECTION	
PROPERTY LINE	
EASEMENT LINE	
FIRE HYDRANT	
PIV & FDC	
STORM DRAIN – PERFORATED PIPE	
STORM DRAIN – SMOOTH INTERIOR DOUBLE WALL HDPE PIPE	
STORM DRAIN MANHOLE	
STORM DRAIN CATCH BASIN	
ATRIUM DRAIN	
STORM DRAIN CLEANOUT	
SANITARY SEWER MANHOLE	
DETENTION SYSTEM GRATE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER – SDR 35 PVC PIPE	—SS——SS—
WATER MAIN – AWWA C900 PVC PIPE	—— W ——
JOINT TRENCH – BY OTHERS	—— JT ——
SECONDARY ELECTRIC – BY OTHERS	—— E ——
GAS – BY OTHERS	—— GAS ——
DOMESTIC WATER – BY OTHERS	—— W ——
FIRE SERVICE WATER – BY OTHERS	—FW——FW—
FINISH GRADE ELEVATION	100.00
GRADE BREAK	
OVERHANG	

ABBREVIATIONS

AC	ASPHALT CONCRETE	LSCP	LANDSCAPE PLAN
BC	BACK OF CURB	MAX	MAXIMUM
BLDG	BUILDING	MIN	MINIMUM
BWLK	BACK OF WALK	(N)	NEW
C	COMPACT PARKING STALL	(P)	PROPOSED
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
COMM.	COMMERCIAL	P	PAVEMENT
CONC	CONCRETE	P.D.E.	PRIVATE DRAINAGE EASEMENT
DOM	DOMESTIC	P.U.E.	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	RES	RESIDENCIAL
(E), EX	EXISTING	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	RWL	RAINWATER LEADER
(F)	FUTURE	S=	SLOPE
FC	FACE OF CURB	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SDCB	STORM DRAIN CATCH BASIN
FG	FINISH GRADE	SDCO	STORM DRAIN CLEANOUT
FH	FIRE HYDRANT	SG	SUBGRADE
FL	FLOWLINE	SF	SQUARE FEET
FOC	FACE OF CURB	SS	SANITARY SEWER
FS	FIRE SERVICE	SSMH	SANITARY SEWER MANHOLE
FWLK	FACE OF WALK	SSCO	SANITARY SEWER CLEANOUT
GB	GRADE BREAK	STA.	STATION
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TEMP	TEMPORARY
INV	INVERT	TYP	TYPICAL
IRR	IRRIGATION	TANSF.	TRANSFORMER (ELEC)
JT	JOINT TRENCH	U.O.N.	UNLESS OTHERWISE NOTED
LAT	LATERAL		
LF	LINEAR FEET		

SHEET INDEX

C1.0	GENERAL NOTES, LEGEND, SHEET INDEX
C2.0	SITE PLAN
C2.1	41ST AVENUE PUBLIC RIGHT OF WAY SECTIONS
C3.0	SITE PLAN DETAILS SHEET 1
C3.1	SITE PLAN DETAILS SHEET 2
C4.0	DRAINAGE AND UTILITY PLAN
C4.1	PROFILES AND SECTIONS
C5.0	DRAINAGE AND UTILITY PLAN DETAILS SHEET 1
C5.1	DRAINAGE AND UTILITY PLAN DETAILS SHEET 2
C5.2	DRAINAGE AND UTILITY PLAN DETAILS SHEET 3
C6.0	GRADING PLAN
C7.0	EROSION CONTROL PLAN
C7.1	EROSION CONTROL DETAILS SHEET
TP-1	TOPOGRAPHIC MAP

PLAN CHECK ONLY
C77954

APN 033-141-30

REVISED

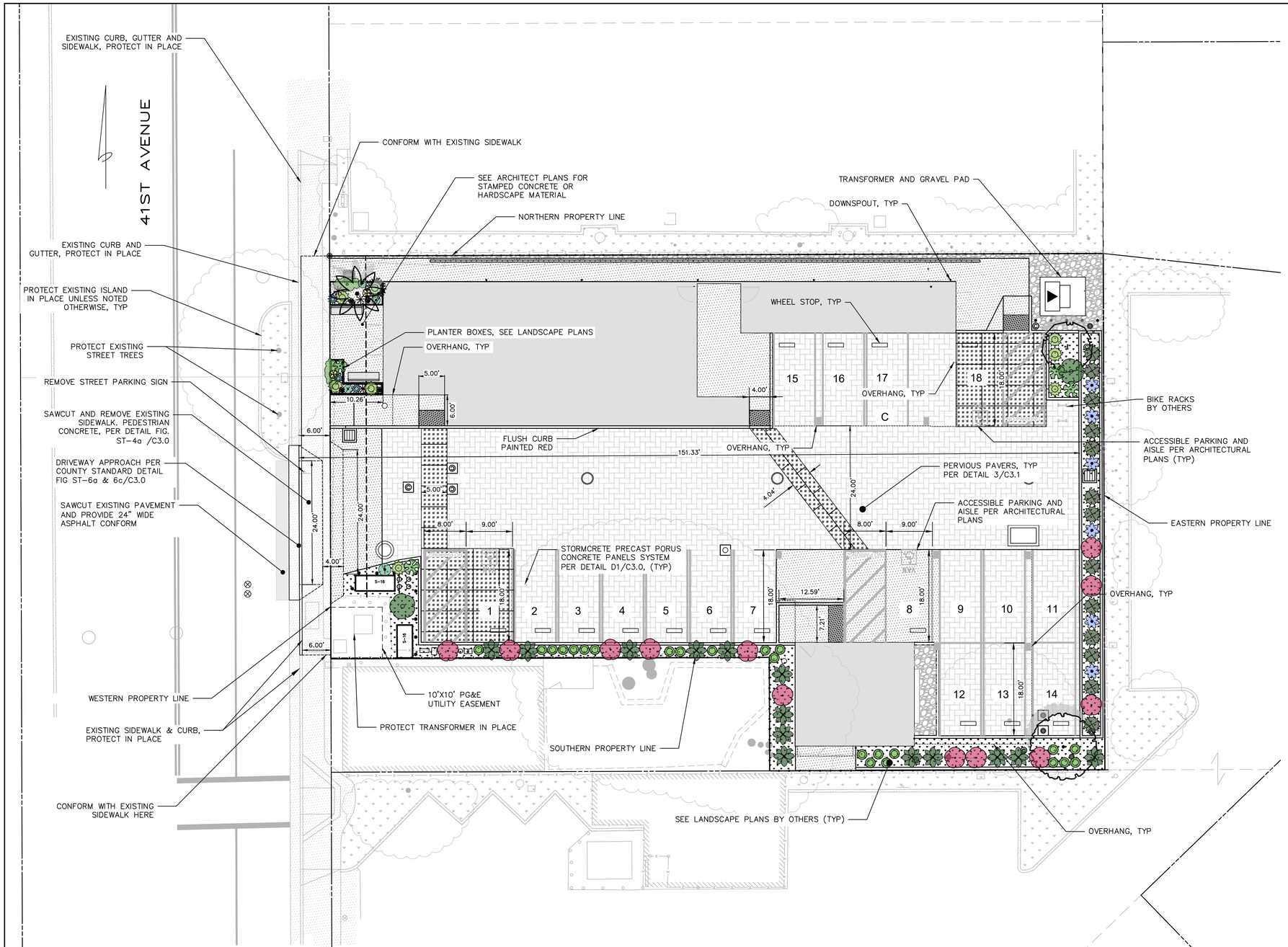
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

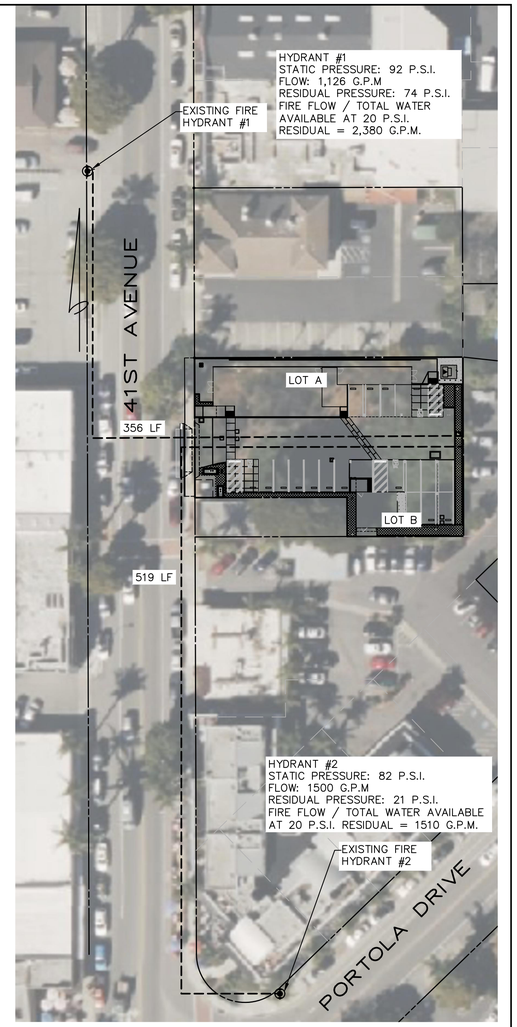
GENERAL NOTES, LEGEND, SHEET INDEX

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE NO SCALE	DRAWN LJL/JJG	JOB NO. 28727	SHEET C1.0
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	
DESIGN CMM	DWG NAME C1.0 NOTES	FILE NO. 28727	OF 13

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FIRE FLOW MAP

SCALE: 1"=40'

FIRE NOTES:

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AS AMENDED BY THE CENTRAL FIRE DISTRICT.
WATER DISTRICT: SOQUEL CREEK WATER DISTRICT (EAST SIDE OF 41ST AVE), SANTA CRUZ CITY WATER DEPARTMENT (WEST SIDE OF 41ST AVE)
UPGRADED ROADWAYS SHALL BE INSTALLED PRIOR TO AND DURING TIME OF CONSTRUCTION (CFC 901.3).
LENGTH OF DRIVEWAY SHALL NOT EXCEED 150 FEET FROM GUTTER LINE OF 41ST AVE.
THE MINIMUM CLEAR WIDTH OF THE DRIVEWAY SHALL BE 24 FEET.
THE MINIMUM FIRE FLOW RATE SHALL BE 1,500 GALLONS PER MINUTE FOR THIS PROJECT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SANTA CRUZ COUNTY ENCROACHMENT PERMIT REQUIRED

CONTACT DEPARTMENT OF PUBLIC WORKS ENCROACHMENTS FOR ANY WORK WITHIN COUNTY RIGHT OF WAY. CALL (831) 454-2160 ONE WEEK PRIOR TO WORK

REGISTERED PROFESSIONAL ENGINEER RYAN M. CHUCK C77954 CIVIL STATE OF CALIFORNIA

RYAN CHUCK ONLY

Exhibit D
Project Plans
Application 251461

APN 033-141-30

REVISED

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

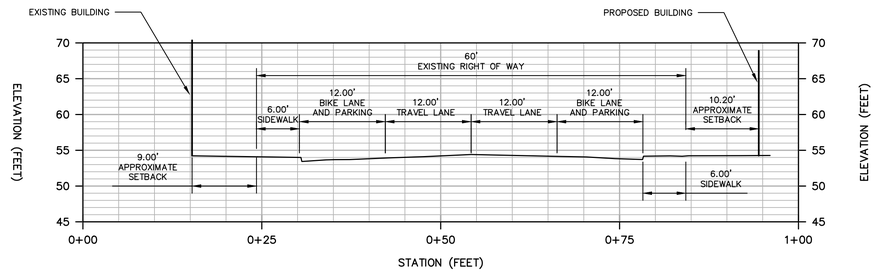
SITE PLAN

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

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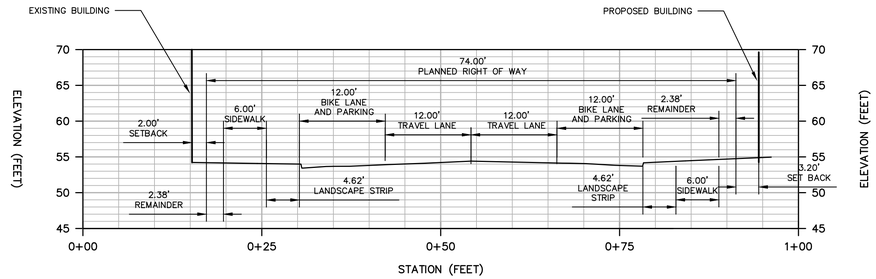




1 C2.1

EXISTING 60' RIGHT OF WAY

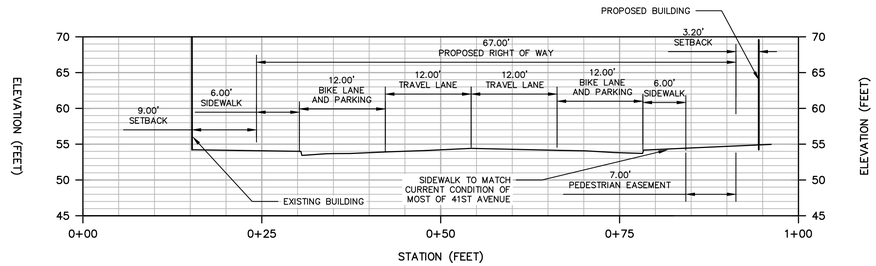
SCALE: 1" = 10'



2 C2.1

PLANNED 74' RIGHT OF WAY

SCALE: 1" = 10'



3 C2.1

PROPOSED 67' RIGHT OF WAY

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER BENJAMIN R. BRANSFORD C77954 STATE OF CALIFORNIA

PLAN CHECK ONLY

Exhibit D
Project Plans
Application 251461

GRAPHIC SCALE

10 0 5 10 20 40

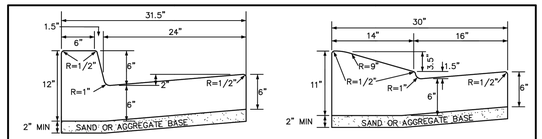
(IN FEET)
1 inch = 10 ft.

APN 033-141-30

REVISED

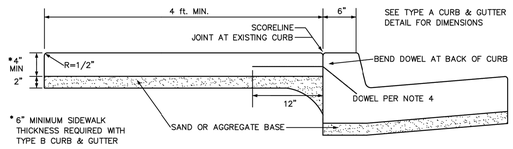
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	41ST AVE RIGHT OF WAY SECTIONS DOCUMENT NO. 2022-0007211 SITUATE AT 880 41ST AVENUE, CAPITOLA SANTA CRUZ COUNTY, CALIFORNIA		
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DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	
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TYPE A CURB & GUTTER

TYPE B CURB & GUTTER
(SEE NOTE 3)

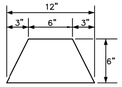


SEE TYPE A CURB & GUTTER DETAIL FOR DIMENSIONS

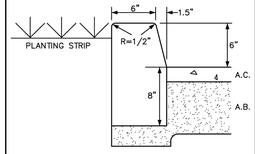
TYPICAL CURB, GUTTER, & SIDEWALK SECTION

NOTES

1. TYPE A, B, & C CURB, GUTTER, & SIDEWALK SHALL BE CONSTRUCTED OF CALTRANS STANDARD MINOR CONCRETE.
2. BASE MATERIAL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNDER SIDEWALK AND 95% RELATIVE COMPACTION UNDER CURB, GUTTER, AND ASPHALT.
3. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT MAXIMUM 12' INTERVALS.
4. TYPE B CURB SHALL BE USED ONLY TO CONFORM TO EXISTING TYPE B CURB WHERE SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
5. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" INTO CURB.
6. DOWELS SHALL BE PLACED AT ALL JUNCTIONS WITH EXISTING CONCRETE.
7. WHERE CURB AND GUTTER IS REQUIRED TO BE REPLACED, REMOVE AND REPLACE A MINIMUM OF 2' OF ASPHALT ADJACENT TO NEW GUTTER, UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS.



A.C. DIKE



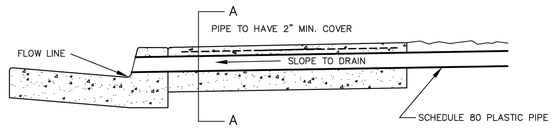
TYPE C CURB

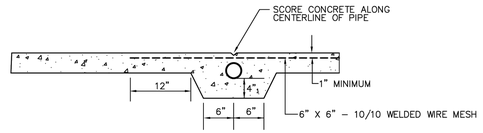
CURB, GUTTER, SIDEWALK, AND DIKE DETAILS

REV 5/19

FIG. ST-4a

REV 5/19



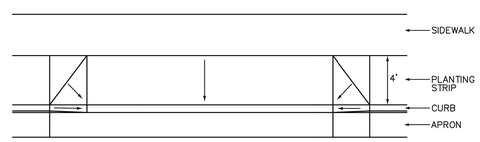


SECTION A–A

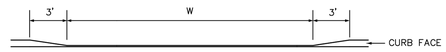
NOTE:
AS A GENERAL RULE, 3" I.D. SMOOTH SOLID WALL SCH. 80 PLASTIC PIPE SHALL BE USED FOR UNDER SIDEWALK DRAINS. HOWEVER, WHEN HYDRAULIC REQUIREMENTS DICTATE THE USE OF A LARGER PIPE AND/OR MULTIPLE PIPES, 4" I.D. PLASTIC PIPE MAY BE USED AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS. WHEN USING MULTIPLE PIPES, THE MINIMUM SPACING BETWEEN THE OUTSIDE WALLS OF THE PIPES SHALL BE 2".

UNDER SIDEWALK DRAIN

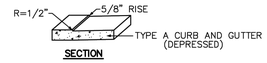
FIG. ST-4b



PLAN



ELEVATION



SECTION

NOTES:
THE WIDTH OF THE DRIVEWAY IS THE DISTANCE 'W'.

THE MAXIMUM WIDTH FOR RESIDENTIAL DRIVEWAYS IS 24'.
THE MAXIMUM WIDTH FOR COMMERCIAL DRIVEWAYS IS 40'.

DRIVEWAY CONCRETE SHALL BE 6" THICK ON 6" CLASS 2 AGGREGATE BASE.

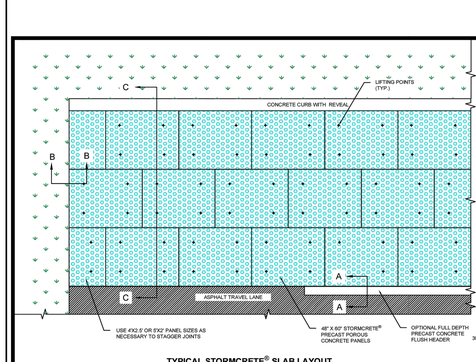
WHEN MORE THAN ONE DRIVEWAY IS TO SERVE A GIVEN PROPERTY FRONTAGE, THE WIDTH OF ALL DRIVEWAYS SHALL NOT EXCEED 70 PERCENT OF THE FRONTAGE FOR COMMERCIAL PARCELS OR 50 PERCENT OF THE FRONTAGE FOR RESIDENTIAL PARCELS, NOT LESS THAN 20' OF FULL HEIGHT CURB SHALL BE PROVIDED BETWEEN DRIVEWAYS. THE DISTANCE BETWEEN DRIVEWAYS MAY BE REDUCED BY THE DIRECTOR OF PUBLIC WORKS DUE TO SPECIAL CIRCUMSTANCES.

THE SIDELINE OF ANY DRIVEWAY SHALL NOT BE LESS THAN 10' FROM THE INTERSECTION CURB RETURN.

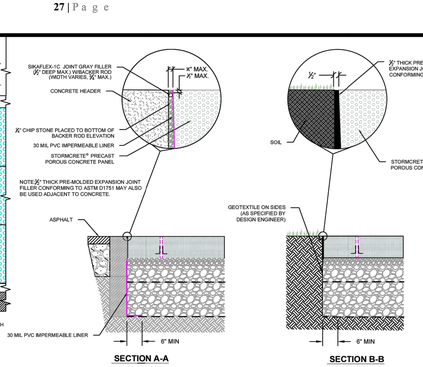
TYPICAL DRIVEWAY DEPRESSION

REV 5/19

FIG. ST-6a



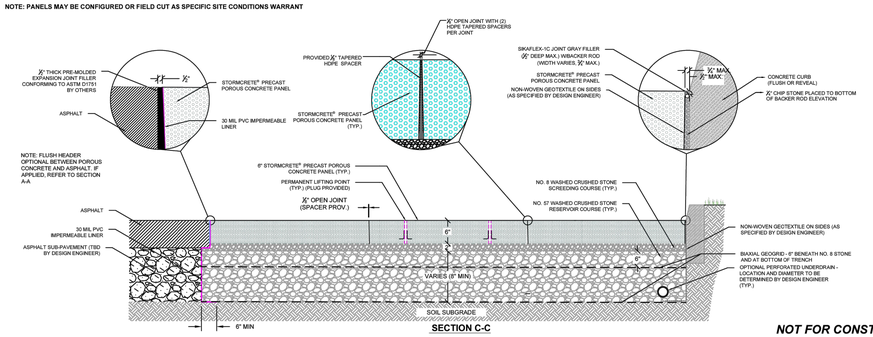
TYPICAL STORMCRETE® SLAB LAYOUT



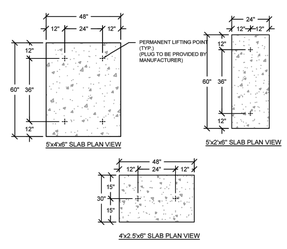
SECTION A-A

SECTION B-B

NOTE: PANELS MAY BE CONFIGURED OR FIELD CUT AS SPECIFIC SITE CONDITIONS WARRANT



SECTION C-C



SLAB DIMENSIONS

NOTES:
1. PRECAST POROUS CONCRETE PANELS SHALL BE THE STORMCRETE® SYSTEM AS MANUFACTURED BY POROUS TECHNOLOGIES, LLC WWW.STORM-CRETE.COM (888) 357-1161
2. STORMCRETE® PRECAST POROUS CONCRETE SHALL HAVE A CONCRETE AVERAGE UNIT WEIGHT OF 120 LB/CF (+/- 4%) AND A VOID RATIO OF 15-25% WHEN TESTED IN CONFORMANCE WITH *ASTM D1754/1754M-12 STANDARD TEST METHOD FOR DENSITY AND VOID CONTENT OF HARDENED PERVIOUS CONCRETE.*
3. WASHED CRUSHED STONE RESERVOIR AND SCREEDING COURSE GRADATIONS AND THICKNESS SHALL BE BASED ON SUBSURFACE CONDITIONS, DEPTH OF FREEZING, TRAFFIC LOADINGS, AND STORM WATER DETENTION/RETENTION REQUIREMENTS AS SPECIFIED BY DESIGN PROFESSIONAL.
4. ADJACENT MATERIAL SHALL NOT BE ALLOWED TO COME INTO DIRECT CONTACT WITH SIDES OF PANEL. PLACE ½" MOLDED BITUMINOUS EXPANSION JOINT MATERIAL IN CONFORMANCE WITH *ASTM D1751, STANDARD SPECIFICATION FOR PREFORMED EXPANSION JOINT FILLER FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION (NONEXTRUDING AND RESILIENT BITUMINOUS TYPES).*
5. PRECAST POROUS CONCRETE PANELS SHALL BE REINFORCED WITH ULTRA-THIN MONOFILAMENT HOMOPOLYMER POLYPROPYLENE FIBERS EQUIVALENT TO MASTERFIBER 100 MANUFACTURED BY BASF CORPORATION, OR APPROVED EQUAL.
6. ½" GALV. COIL THREAD LIFTING INSERT SHALL BE MANUFACTURED BY A.L.P. SUPPLY PART NUMBER CI6312134P, OR EQUAL.
7. PANELS MAY BE CONFIGURED OR FIELD CUT AS SPECIFIC SITE CONDITIONS REQUIRE. PANELS SHALL BE CUT WITH A DIAMOND BLADE MASONRY SAW. CUT UNITS SHALL BE NO NARROWER THAN 18" AND CUTTING SHALL OCCUR SO THAT A MINIMUM OF 8" IS MAINTAINED BETWEEN LIFTERS EMBEDDED IN PANELS AND CUT EDGES.
8. PANEL LAYOUTS SHALL BE PLANNED SO AS TO MINIMIZE OR ELIMINATE LOCATIONS WHERE UTILITY STRUCTURES INTERSECT WITH PANEL JOINTS. WHOLE AND HALF PANELS SHALL BE USED IN COMBINATION WITH CAST IN PLACE COLLARS TO SURROUND UTILITIES.
9. STORMCRETE® PRECAST POROUS CONCRETE PANELS SHALL HAVE A MINIMUM INFILTRATION RATE OF 250 IN./HR. WHEN TESTED IN ACCORDANCE WITH ASTM C1701 - INFILTRATION RATE OF IN PLACE PERVIOUS CONCRETE.
10. BIAXIAL GEOGRID SHALL BE INDUSTRIAL FABRICS BaseLOK™ BL-6 OR APPROVED EQUAL.
11. NO. 57 STONE SHALL BE COMPACTED IN MAXIMUM 10" LIFTS AND AT BIAXIAL GEOGRID ELEVATION
12. REFER TO MANUFACTURER'S HANDLING AND INSTALLATION INSTRUCTIONS FOR ADDITIONAL PRODUCT SPECIFIC INFORMATION.

NOT FOR CONSTRUCTION - FOR INFORMATIONAL PURPOSES ONLY

POROUS TECHNOLOGIES, LLC
When it Rains...it's Porous™
1.888.357.1161 – WWW.STORMCRETE.COM
163 Thadeus Street, South Portland, ME 04106

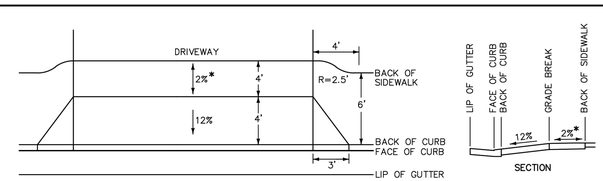
STORM CRETE
When it Rains...it's Porous™
PATENT PENDING
www.stormcrete.com

GENERAL DETAIL

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DRAWN BY:	TJC
CHECKED BY:	KJM
SCALE:	NTS

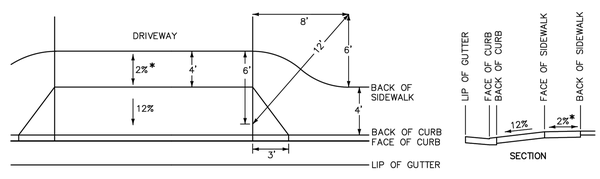
DETAILS AND NOTES

DWG NO. **D1**



6' SIDEWALK WITH 4' PATHWAY BEHIND 4' DRIVEWAY DEPRESSION

N.T.S.



4' SIDEWALK WITH 4' PATHWAY BEHIND 4' DRIVEWAY DEPRESSION

N.T.S.

NOTES:
* 2% MAX. SLOPE CAN BE TOWARDS OR AWAY FROM STREET, DEPENDING UPON DRIVEWAY GRADES. ANY EXCEPTION TO SIDEWALK SLOPE SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

DRIVEWAY CURB DEPRESSION, 4' SIDEWALK, AND 6' SIDEWALK

REV 5/19

FIG. ST-6c

Exhibit D
Project Plans
Application 251461

REGISTERED PROFESSIONAL ENGINEER
RYAN CROCK
C77954
CIVIL
STATE OF CALIFORNIA

APN 033-141-30

REVISED	

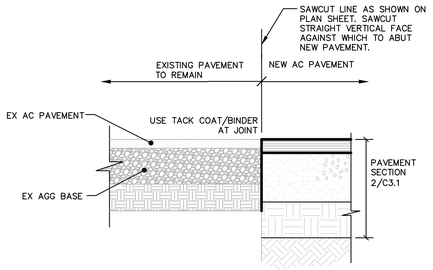
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

SITE DETAILS

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
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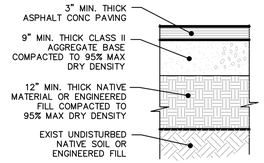
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DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	OF 13
DESIGN CMM	DWG NAME SITE DETAILS	FILE NO. 28727	

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1 C3.1 PAVEMENT CONFORM DETAIL

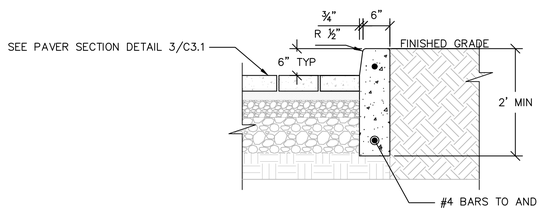
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COUNTY RIGHT-OF-WAY

2 C3.1 ASPHALT CONCRETE CONFORM

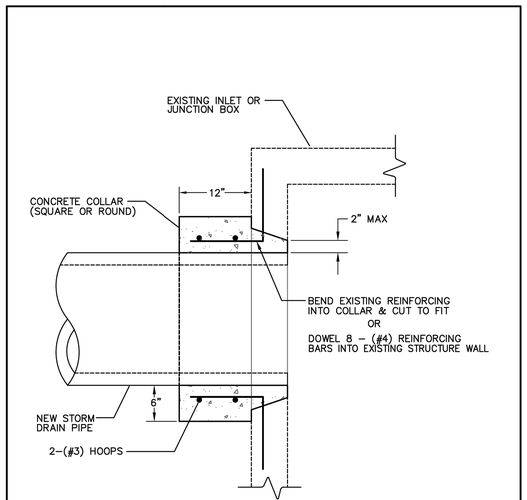
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AT PERMEABLE PAVEMENT

4 C3.1 VERTICAL CONCRETE CURB

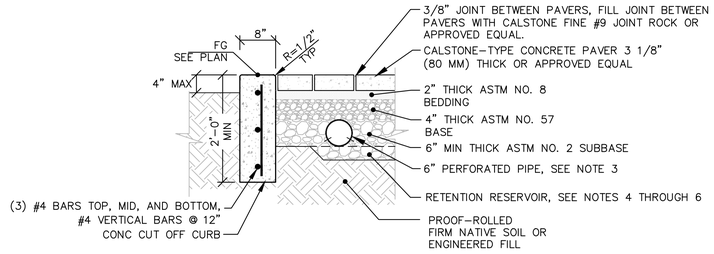
SCALE: 3/4"=1'-0"



NOTE: FOR SMOOTH EXTERIOR WALL PIPE, INSTALL THE MANUFACTURER'S RECOMMENDED ADAPTOR OR A RUBBER RING GASKET TO INSURE A WATERTIGHT SEAL.

STORM DRAIN PIPE CONNECTION TO EXISTING INLET OR JUNCTION BOX

REV 5/19 FIG. SWM-9

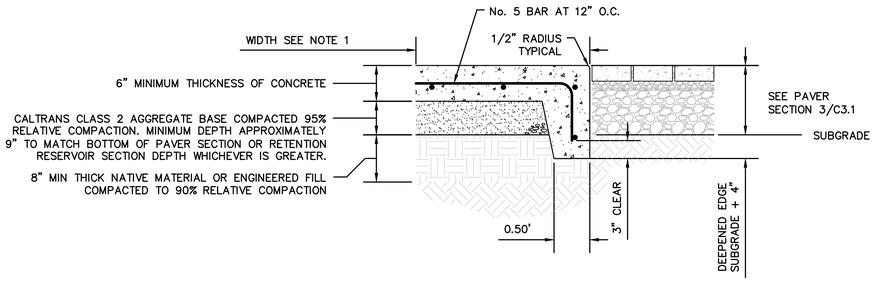


NOTES:

1. GEOTECHNICAL ENGINEER SHALL PERFORM AN INFILTRATION TEST WITHIN THE LIMITS OF THE EXCAVATED RETENTION RESERVOIR PER ASTM D3385 CRITERIA AND REPORT THEIR FINDING IN A LETTER TO THE COUNTY OF SANTA PUBLIC WORKS STORM WATER DEPARTMENT. THE REPORTED FINDING SHALL BE EQUAL TO OR GREAT THAN THE ACCEPTABLE INFILTRATION RATE IS 0.77 (INCHES/HOUR) SPECIFIED IN THE DESIGN.
2. NO BACKFILL MATERIALS FOR THE PAVER SECTION SHALL BE INSTALLED UNTIL COUNTY OF SANTA CRUZ PUBLIC WORK STORM WATER DEPARTMENT HAS REVIEWED AND APPROVED THE FINDING STATED IN THE GEOTECHNICAL ENGINEER'S LETTER.
3. PERFORATED UNDERDRAIN SHALL BE SDR26 OR SDR35 ASTM D3034, STANDARD HOLE PATTERN PER ASTM D2729, HOLE SHALL BE POINTING DOWN AND INVERT SHALL BE PLACED ABOVE THE RETENTION RESERVOIR.
4. ASTM NO. 2 SUBBASE WITH APPROXIMATE POROSITY OF 40 PERCENT SHALL BE SPREAD IN 4-IN LIFTS AND COMPACTED. AT LEAST 4 PASSES SHOULD BE MADE PER LIFT. INITIAL PASSES BELOW PIPE SHALL BE WITH VIBRATION, FINAL PASSES SHALL BE WITHOUT VIBRATION.
5. ASTM NO. 2 BASE CAN BE SPREAD AND COMPACTED WITH STATIC ROLLER AS ONE 4 IN LIFT. COMPACTED WITH AT LEAST 4 PASSES. INITIAL PASSES SHALL BE WITH VIBRATION, FINAL PASSES SHALL BE WITHOUT VIBRATION.
6. REFER TO PLANS WHERE DEEPENED SECTION OF ASTM NO. 2 RESIDES FOR RETENTION RESERVOIR, DEPTH OF RESERVOIR SHALL BE 0.33' (4") MINIMUM.
7. SUBSITUTION FOR ASTM NO. 2 SHALL BE A CLEAN, WASHED ANGULAR ROCK WITH A VOID SPACE OR POROSITY EQUAL TO OR GREATER THAN 35 PERCENT.
8. LEVEL ASTM NO. 8 BEDDING OVER BASE ROCK.
9. THE CONTRACTOR SHALL SUBMIT OR PROVIDE BASE ROCK, SUBBASE, BEDDING AND JOINT ROCK SAMPLES TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLING THE PAVER.
10. PAVERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

3 C3.1 PERVIOUS PAVER SECTION

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



NOTES:

1. THIS CONCRETE SECTION SHOWN ABOVE PERTAINS TO THE ACCESSIBLE PARKING AND OFFLOADING ZONE SLAB AND THE ACCESSIBLE WALKWAY FROM THE ACCESSIBLE PARKING SLAB TO THE SIDEWALK FRONTING THE NORTHERN BUILDING, REFER TO PLANS FOR LAYOUT DIMENSIONS.
2. ALL CONCRETE SHALL BE TYPE 2 CONFORMING TO ASTM C-150 "STANDARD SPECIFICATION FOR PORTLAND CEMENT." AGGREGATES SHALL CONFORM TO ASTM C-33.
3. FINISH SHALL BE A MEDIUM BROOM FINISH THAT CONFORMS TO ACI 301.
4. SCORE FLATWORK EVERY 4 FT, DEEP JOINT EVERY 12 FT, AND EXPANSION JOINT EVERY 60 FT MAX.
5. ACCESSIBLE PARKING AND OFFLOAD ZONE SLAB SHALL HAVE A MAXIMUM SLOPE EQUAL TO OR LESS THAN 2 PERCENT IN ANY DIRECTIONS.
6. ACCESSIBLE WALKWAY LONGITUDINAL SLOPE SHALL BE LESS THAN 5% AND LATITUDINAL SLOPE LESS THAN OR EQUAL TO 2 PERCENT.

5 C3.1 DEEPENED EDGE AT CONCRETE AND PAVERS INTERFACE

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



APN 033-141-30

REVISED	

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(831) 426-3560

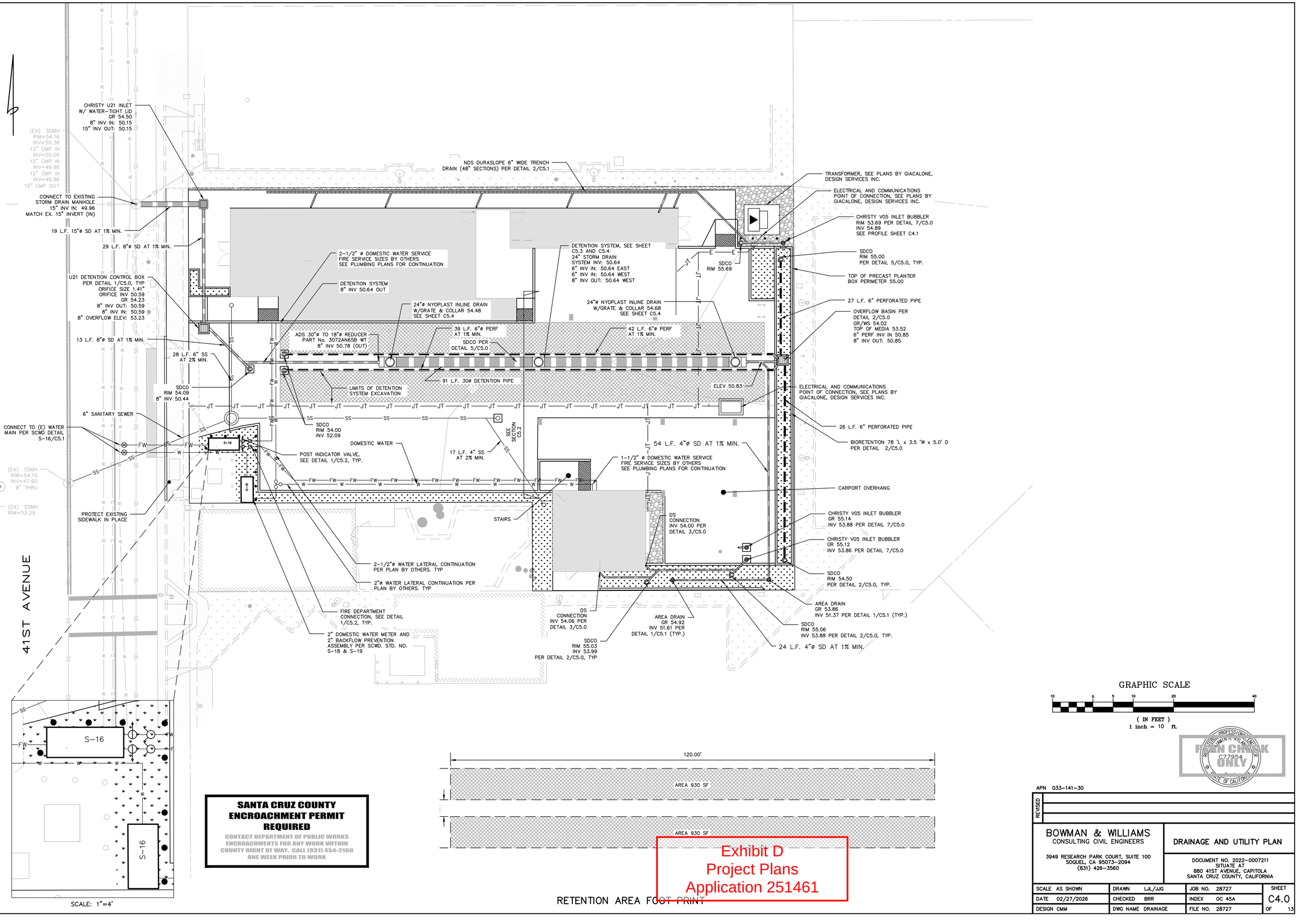
SITE DETAILS

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN LJL/JJG	JOB NO. 28727	SHEET C3.1
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	
DESIGN CMM	DWG NAME SITE DETAILS	FILE NO. 28727	OF 13

Exhibit D
Project Plans
Application 251461

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SANTA CRUZ COUNTY ENCROACHMENT PERMIT REQUIRED

CONTACT DEPARTMENT OF PUBLIC WORKS ENCROACHMENTS FOR ANY WORK WITHIN COUNTY RIGHT OF WAY. CALL (831) 454-2160 ONE WEEK PRIOR TO WORK

Exhibit D
Project Plans
Application 251461

REGISTERED PROFESSIONAL ENGINEER
RYAN CHRISTOPHER RUSK
C77954
CIVIL
STATE OF CALIFORNIA

RYAN CRUSK ONLY

APN 033-141-30

REVISED

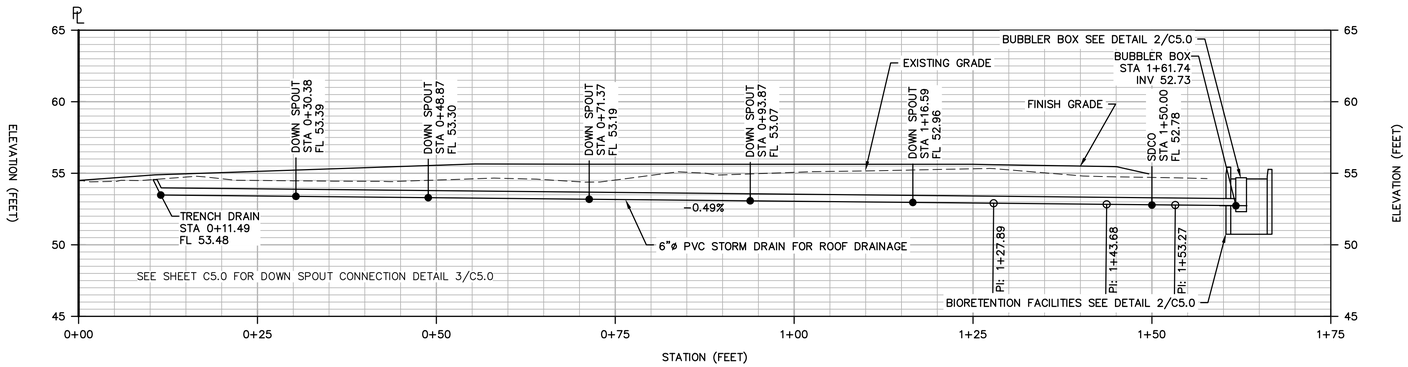
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

DRAINAGE AND UTILITY PLAN

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

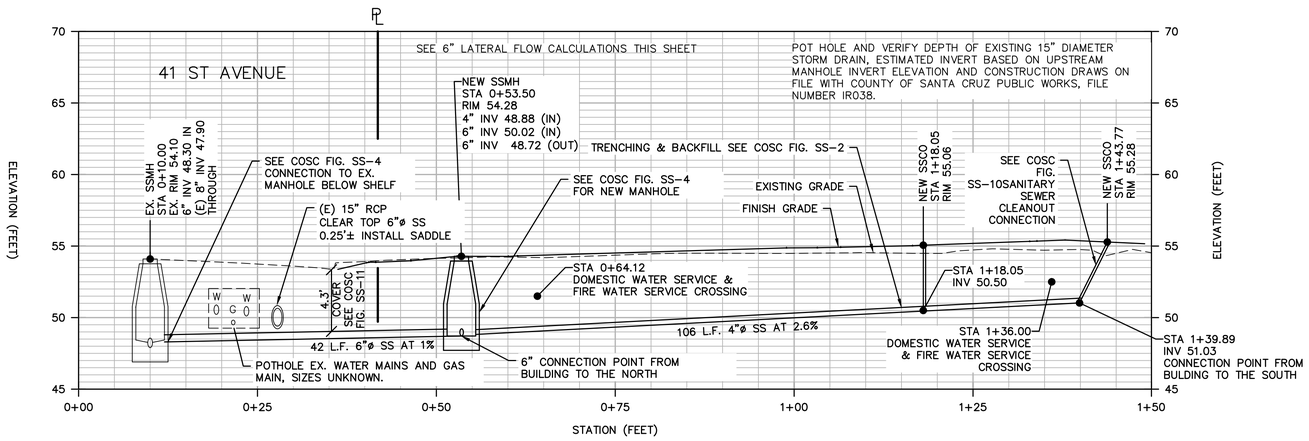
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DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	OF 13
DESIGN CMM	DWG NAME DRAINAGE	FILE NO. 28727	

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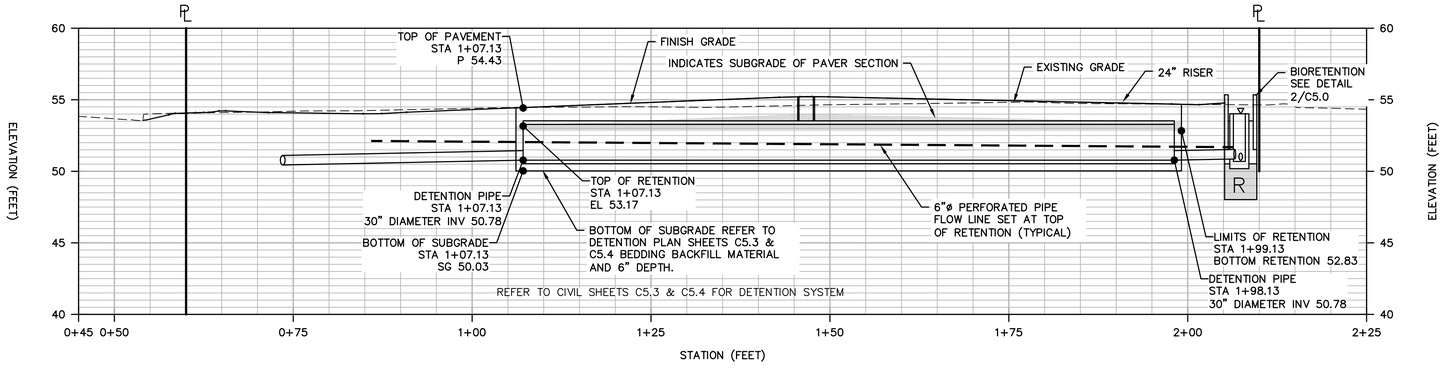
NORTHERN STORM DRAINAGE PROFILE

SCALE 1"=10' H & 1"= 5' V



SANITARY SEWER PROFILE

SCALE 1"=10' H & 1"= 5' V



DETENTION AND RETENTION SYSTEM PROFILE

SCALE 1"=10' H & 1"= 5' V

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER BENJAMIN R. WILLIAMS C77954 STATE OF CALIFORNIA
PLAN CHECK ONLY

APN 033-141-30

REVISED

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CONSULTING CIVIL ENGINEERS
3949 RESEARCH PARK COURT, SUITE 100
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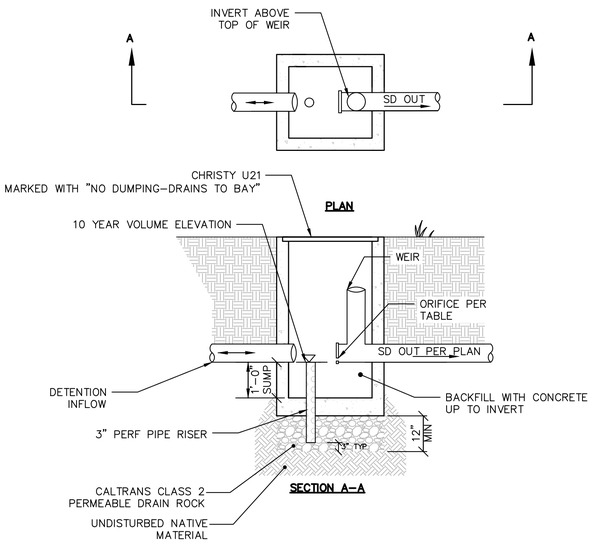
PROFILES AND SECTIONS

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN LJL/JJG	JOB NO. 28727	SHEET C4.1
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	OF 13
DESIGN CMM	DWG NAME DRAINAGE	FILE NO. 28727	

Exhibit D
Project Plans
Application 251461

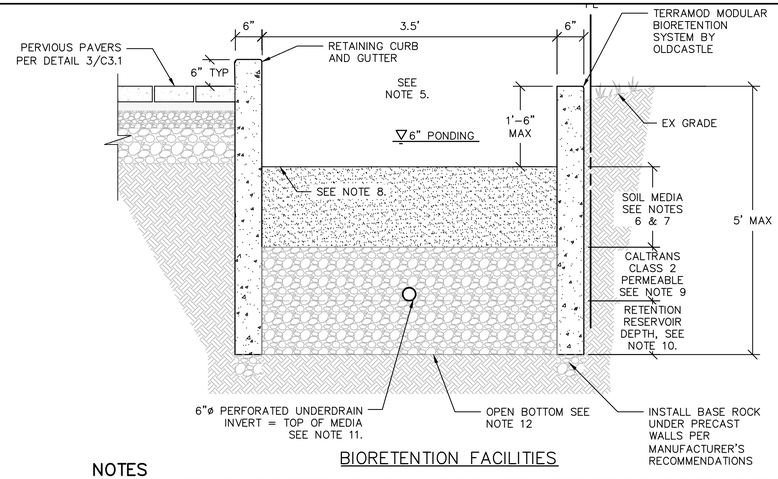
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	CONTROL BOX
INV IN	50.59
INV ORIFICE	50.59
ORIFICE ø	1.41"
TOP WIER	53.23"

1 C5.0 DETENTION CONTROL BOX

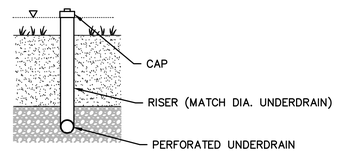
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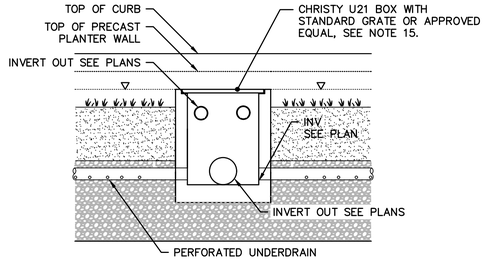
BIORETENTION FACILITIES

NOTES

1. PRIOR TO INSTALLATION OF BIORETENTION FACILITY AN INFILTRATION TEST MOST BE PERFORMED AT BOTTOM OF THE RETENTION RESERVOIRS DESIGN DEPTH TO DETERMINE IF INFILTRATION RATES MEETS THE CURRENT COUNTY DESIGN CRITERIA AND EQUAL TO OR GREATER THAN PROJECT ENGINEERS STORMWATER CALCULATIONS.
2. IF INFILTRATION RATES DO NOT MEET THE CURRENT COUNTY DESIGN CRITERIA THEN CEASE INSTALLATION OF BIORETENTION FACILITY FOR PROJECT ENGINEER'S REDESIGN AND COUNTY'S APPROVAL OF REDESIGN.
3. MAXIMUM SURFACE LOADING TO BE BASED ON THE 0.2 INCHES PER HOUR INTENSITY OR TWO TIMES THE 85TH PERCENTILE HOURLY RAINFALL INTENSITY FOR THE APPLICABLE AREA.
4. THE EARTHEN SLOPE ALONG THE PERIMETER OF THE BIORETENTION FACILITIES FROM THE EXISTING GRADE OR FINISH GRADE ELEVATION TO THE TOP OF THE SOIL MEDIA SHALL NOT BE GREATER THAN 3:1.
5. MINIMUM SURFACE RESERVOIR DEPTH TO BE 6" (0.5')
6. SOIL MEDIA SHALL HAVE A MINIMUM DEPTH OF 24" (2.0',) SUSTAIN A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR THROUGHOUT THE LIFE OF THE PROJECT, AND MUST MAXIMIZE RUNOFF RETENTION AND POLLUTANT REMOVAL.
7. SOIL MEDIA MIXTURE OF SAND (60% TO 70%) MEETING ASTM C33 CRITERIA.
8. PLANTING TO MEET THE APPROVED LIST FOR BIORETENTION PROVIDED BY CENTRAL COAST LID INITIATIVE.
9. SUBSURFACE DRAINAGE AND STORAGE SHALL EQUAL THE BIOFILTRATION TREATMENT SURFACE AREA WITH A MINIMUM GRAVEL LAYER DEPTH OF 12" (1.0'.) REFER TO PLANS FOR BIORETENTION FACILITY OVERALL DIMENSIONS.
10. BIORENTENTION FACILITY GRAVEL LAYER RESERVOIR SHALL EMPTY WITHIN A 48 HOUR PERIOD.
11. PERFORATED UNDERDRAIN SHALL BE SDR26 OR SDR35 ASTM D3034, STANDARD HOLE PATTERN PER ASTM D2729, HOLE SHALL BE POINTING DOWN AND INVERT SHALL BE PLACED ABOVE THE RETENTION RESERVOIR.
12. NO LINERS OR OTHER BARRIERS TO BE PLACED AT THE BOTTOM OF THE ROCK RESERVOIR THAT WOULD IMPEDE INFILTRATION.
13. OVERFLOW CATCH BASIN GRATE ELEVATION TO BE SET AT TOP OF WATER RESERVOIR ELEVATION (WATER SURFACE ELEVATION,) SEE DRAINAGE PLANS FOR DESIGN ELEVATION.
14. INLET PIPE INVERTS OR BUBBLER BOXES GRATE SHALL BE AT OR ABOVE THE TOP OF SOIL MEDIA ELEVATION. COBBLES SHALL BE PLACED AROUND BUBBLER BOX PERIMETER AND/OR A PIPE INVERT TO LIMIT SCOUR OF SOIL MEDIA.
15. ALL CATCH BASIN AND BUBBLER BOXES SHALL HAVE STENCILING OR EMBLEM STATING "NO DUMPING – DRAINS TO BAY"



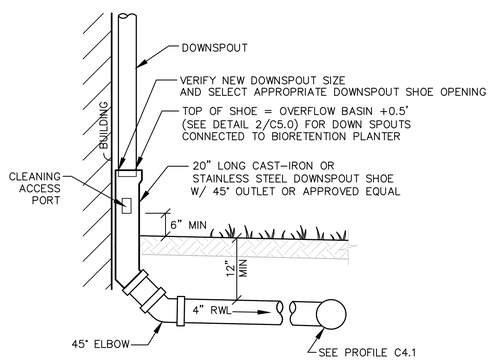
UNDERDRAIN CLEANOUT



OVERFLOW CATCH BASIN

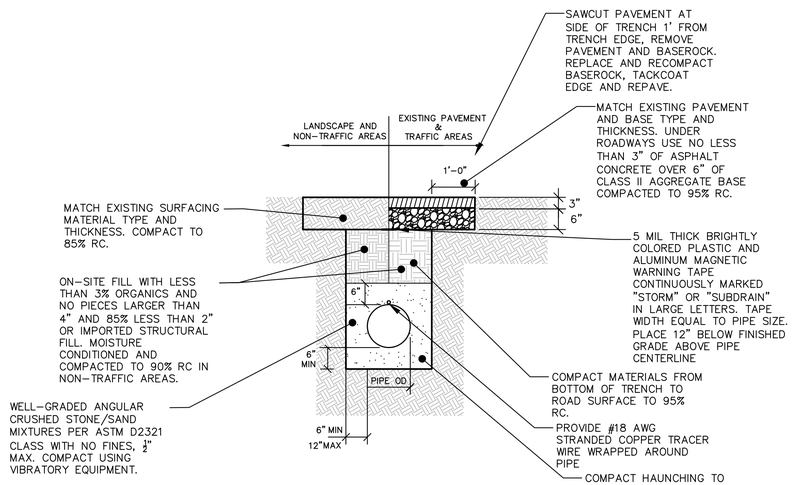
2 C5.0 TYPICAL BIORETENTION FACILITIES

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



3 C5.0 DOWNSPOUT CONNECTION TO STORM DRAIN

SCALE: N.T.S

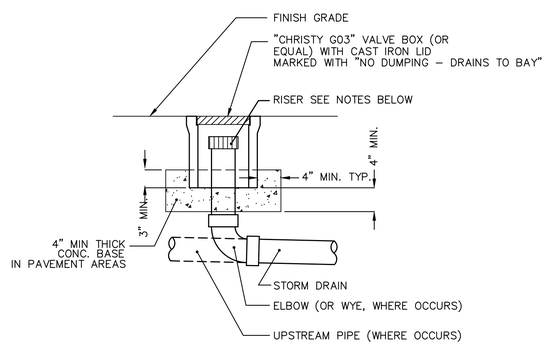


NOTES:

1. UTILITIES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED TO LOCAL JURISDICTIONAL REQUIREMENTS.
2. UTILITIES WITHIN THE FOOTING/FOUNDATION 1:1 SHADOW OR WITH LESS THAN 12" COVER SHALL BE BACKFILLED WITH SAND/CEMENT SLURRY, 75 PSI, 2 SACK PER CUBIC YARD OR PER GEOTECHNICAL ENGINEER'S REQUIREMENTS.

4 C5.0 STORM DRAIN TRENCH

SCALE: NTS



NOTES

1. WHERE DOWN STREAM GRATES AND RIMS ELEVATION OF DRAINAGE STRUCTURE ARE ABOVE CLEANOUT RISER THEN A SCREW CAN SHALL BE INSTALLED.
2. WHERE DOWN STREAM GRATES AND RIMS ELEVATION OF DRAINAGE STRUCTURE ARE BELOW CLEANOUT RISER THEN A NDS GRATE TYPE CAP SHALL BE INSTALLED.

STORM DRAIN CLEANOUT

SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER — RYAN M. CHISAK — C77954 — ONLY — STATE OF CALIFORNIA

Exhibit D
Project Plans
Application 251461

APN 033-141-30

REVISED

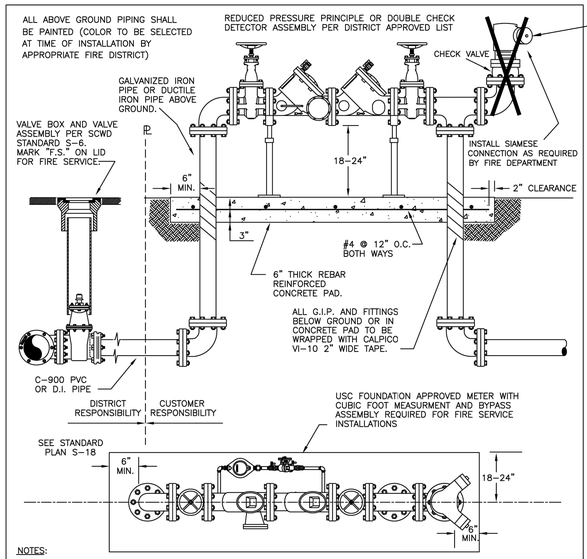
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CONSULTING CIVIL ENGINEERS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

UTILITY DETAILS

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN LJL/JJG	JOB NO. 28727	SHEET
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	C5.0
DESIGN CMM	DWG NAME UTILITY DETAILS	FILE NO. 28727	OF 13

K:\28727 - Poisson - 880 41st Ave\Dwg\28727 C5.0 UTILITY DETAILS.dwg, 2/27/2026 3:36:55 PM



NOTES:

1. ASSEMBLY SHALL HAVE A MINIMUM SIDE CLEARANCE OF TWELVE INCHES, EXCEPT THAT A MINIMUM SIDE CLEARANCE OF 24" SHALL BE PROVIDED ON THE SIDE OF THE ASSEMBLY THAT CONTAINS THE TEST COCKS AND OR RELIEF VALVE
2. ASSEMBLIES REQUIRE PIPE SUPPORTS UNDER EACH GATE VALVE.
3. INSTALLATION SHALL BE LOCATED ON THE PROPERTY SUCH THAT THE DETECTOR METER SHALL BE ACCESSIBLE AT ALL TIMES FOR READING AND MAINTENANCE PURPOSES. LOCATION MUST BE APPROVED BY WATER DISTRICT PRIOR TO INSTALLATION.
4. BACKFLOW ASSEMBLY GATE VALVES SHALL BE O.S. & Y. TYPE AND SHALL BE CHAINED IN THE OPEN POSITION.
5. DRAWING SHOWS REDUCED PRESSURE PRINCIPLE DETECTOR, CLASS I AND II INSTALLATIONS REQUIRING DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) INSTALLATION SHALL BE IDENTICAL WITH THE EXCEPTION OF THE ASSEMBLY.

STD S-16

SOQUEL CREEK WATER DISTRICT

P.O. BOX 1550 CAPITOLA, CALIFORNIA 95010

CAD: TAD	3-INCH AND LARGER FIRE SERVICE OR BACK FLOW PREVENTION ASSEMBLY	STD. NO. S-16 1/2
DATE: DEC-06		
CHECKED: MJW		
APPROVED: JNG		

FOR INSTALLATION OF SIAMESE CONNECTION AND CHECK VALVE, SEE FIRE DEPARTMENT CONNECTION DETAIL 1/C5.2

DETECTOR CHECK ASSEMBLY

REQUIREMENTS

CLASS	PROTECTION REQUIRED
CLASS I – Direct connections from domestic water mains only; no pumps or reservoir; no physical connections to other water supplies; no anti-freeze or other additives of any kind; and all sprinkler drains discharge to atmosphere.	DC DA
CLASS II – Same as class I, except that booster pumps may be installed in the service lines from the street mains. A connection for a fire pumper truck may also be provided.	DC DA
CLASS III – Direct connections to public water supply main, with on-site storage or pressure tanks. All storage facilities are filled by or connected to the public water supply.	RP DA
CLASS IV – Directly supplied from public mains similar to Classes I and II with an unapproved auxiliary water supply on or available within 1,700 feet of the pumper connection.	RP DA
CLASS V – Directly supplied from public mains and interconnected with unapproved auxiliary supplies, such as: pumps taking suction from reservoirs exposed to contamination, or from rivers, ponds, wells, or industrial water system; or systems where anti-freeze or other additives are used.	RP DA
CLASS VI – Fire suppression systems supplied from both an industrial water system and the public water system, with or without gravity storage or pump suction tanks.	RP DA

NOTES:

1) Where fire services and domestic/industrial services are installed to the same premises, all service connections may by subject to a requirement to be protected to the highest degree applicable to any individual service to that premises.

2) DC DA = Double Check Detector Assembly

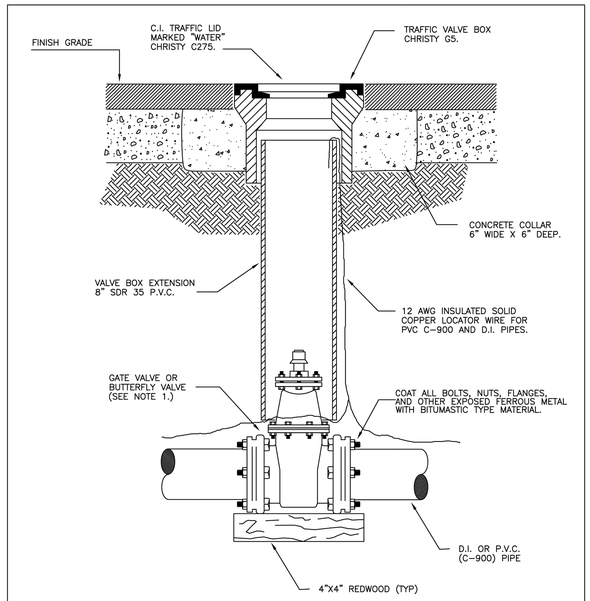
RP DA = Reduced Pressure Detector Assembly

STD S-16

SOQUEL CREEK WATER DISTRICT

P.O. BOX 1550 CAPITOLA, CALIFORNIA 95010

CAD: TAD	3-INCH AND LARGER FIRE SERVICE OR BACK FLOW PREVENTION ASSEMBLY	STD. NO. S-16 2/2
DATE: DEC-06		
CHECKED: MJW		
APPROVED: JNG		



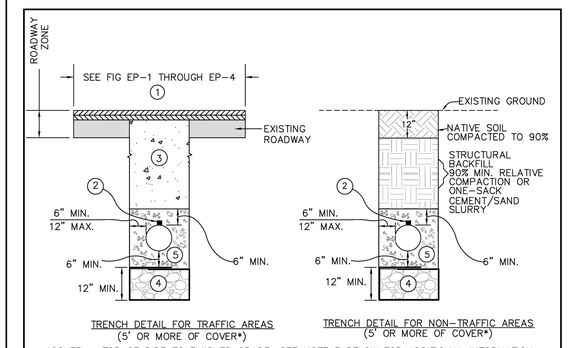
1. ALL VALVE HARDWARE SHALL BE TYPE 316 STAINLESS STEEL
THIS SHALL SUPERCEDE SECTION 307.02.04 OF SCWD STANDARD SPECIFICATIONS

STD0006

SOQUEL CREEK WATER DISTRICT

P.O. BOX 1550 CAPITOLA, CALIFORNIA 95010

CAD: JTS	BURIED VALVE ASSEMBLY	STD. NO. S-6
DATE: AUG-11		
CHECKED: MJW		
APPROVED: TAD		



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

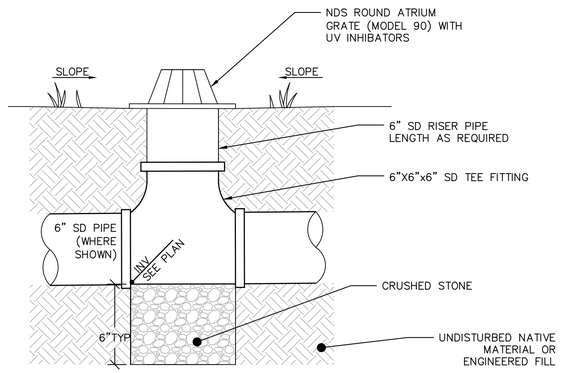
(1)	SEE FIGURE EP-1 THROUGH EP-4 FOR ROADWAY ZONE TRENCH SECTION DETAILS; SS-2 SUPERCEDES EP-1.
(2)	TRACER WIRE: TRACER WIRE SHALL BE TIED TO ALL SEWER LINES AND RUN UP INTO ALL CONNECTING STRUCTURES FOR LOCATING ACCESS. FOR MANHOLES, PLACE WIRE UNDER MANHOLE COVER FRAME AND MAKE AN EASILY ACCESSIBLE 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.
(3)	ONE-SACK CEMENT/SAND SLURRY BACKFILL.
(4)	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 (OVERLAP TOP 12" MIN.).
(5)	3/4" DRAIN ROCK (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.
4. COUNTY RESERVES THE RIGHT TO REQUIRE PAVEMENT RESTORATION PER EP-5, WHERE WARRANTED.

REV.3/24

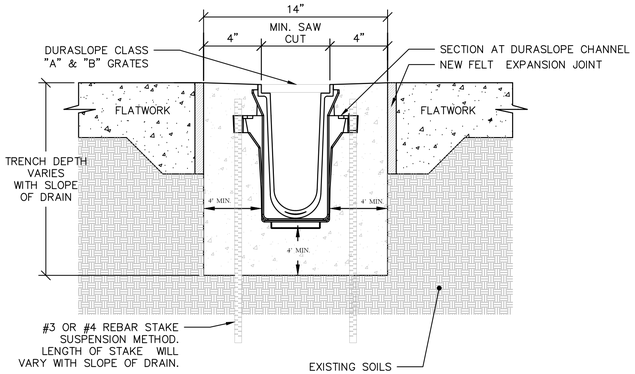
SANITARY SEWER MAIN & LATERAL
STANDARD TRENCH BACKFILL
FIG. SS-2



1 C5.1

NDS AREA DRAIN

SCALE: N.T.S



NOTE:
CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE). SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 4" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 2,500 P.S.I. AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

2 C5.1

NDS DURASLOPE DETAIL

SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER RYAN C. CHUCK C77954 CIVIL STATE OF CALIFORNIA

FOR CHECK ONLY

APN 033-141-30

REVISED

BOWMAN & WILLIAMS
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SOQUEL, CA 95073-2094
(831) 426-3560

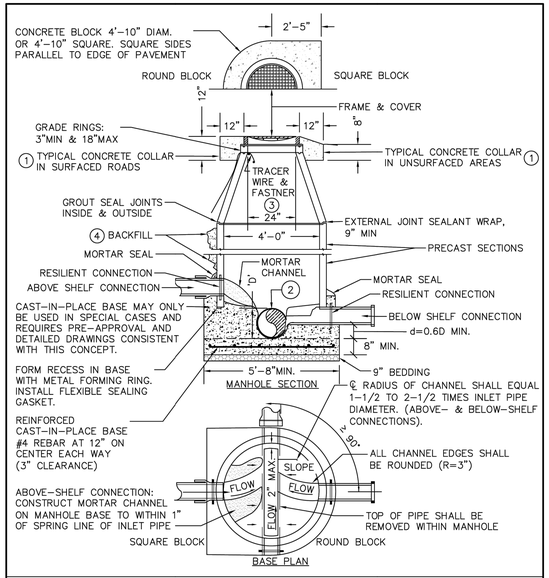
UTILITY DETAILS

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN LJL/JJG	JOB NO. 28727	SHEET C5.1
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	
DESIGN CMM	DWG NAME UTILITY DETAILS	FILE NO. 28727	OF 13

Exhibit D
Project Plans
Application 251461

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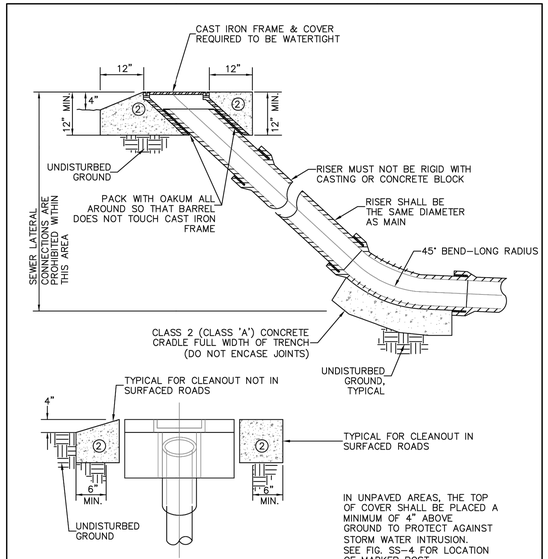


1. POUR HIGH STRENGTH, REINFORCED, AND PIGMENTED (DRY SHAKE) CONCRETE TO TOP OF CASTING COVER SEE ALSO FIG. EP-9.
2. LAY PIPE THROUGH MANHOLES WHEN POSSIBLE. OTHERWISE, FORM CHANNEL TO MAINTAIN PIPE SECTION FOR FULL PIPE DIAMETER
3. COIL AND SECURE TRACER WIRE AROUND NON-CORROSIVE FASTENER. LEAVE ENOUGH WIRE TO EXTEND 18" ABOVE MANHOLE COVER.
4. SEE FIG. SS-2 FOR BACKFILL REQUIREMENTS.

SEE SECTION J.3 "SEWER MANHOLES" FOR ADDITIONAL DETAILS & REQUIREMENTS.

REV.10/23

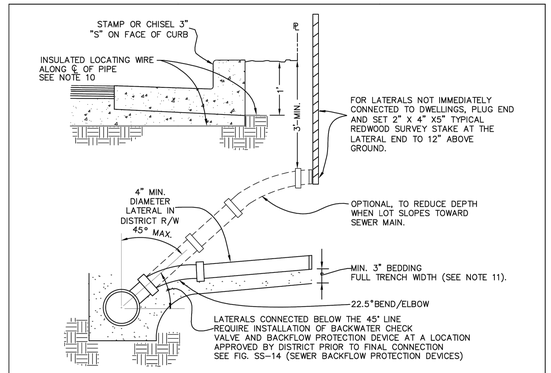
STANDARD MAIN MANHOLE
FOR 16" OR SMALLER LINES
FIG. SS-4



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

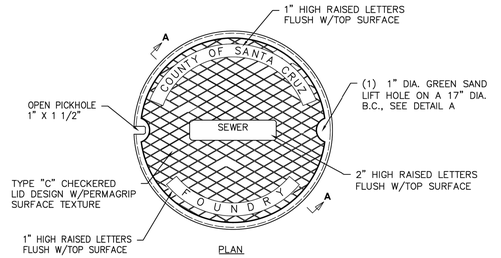
STANDARD CLEANOUT
FIG. SS-10

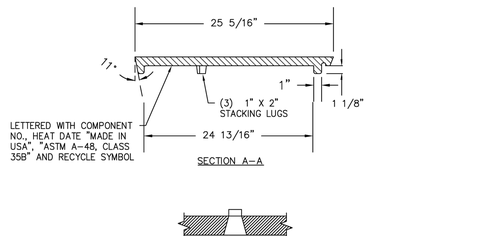


NOTES:
1. DESIGN ENGINEER SHALL CONTACT THE DISTRICT TO DETERMINE REQUIRED METHOD FOR CONNECTION TO THE PUBLIC MAIN (WYE OR SADDLE). SADDLES TO BE "ROMAC" TYPE OR APPROVED EQUAL.
2. ALL LATERALS WITHIN THE COUNTY-MAINTAINED RIGHT-OF-WAY OR SEWER EASEMENT SHALL BE 4" DIAMETER. ALL LATERALS SHALL HAVE 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. 10/23

SEWER LATERAL CONNECTION DETAILS
FIG. SS-12

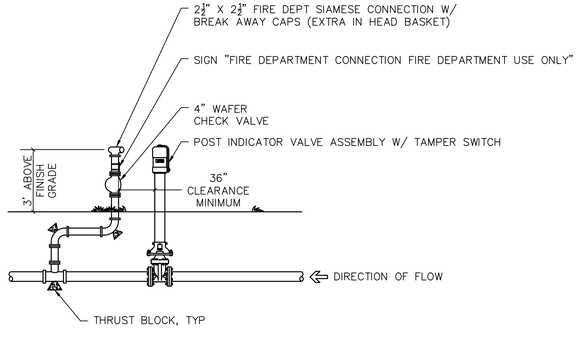




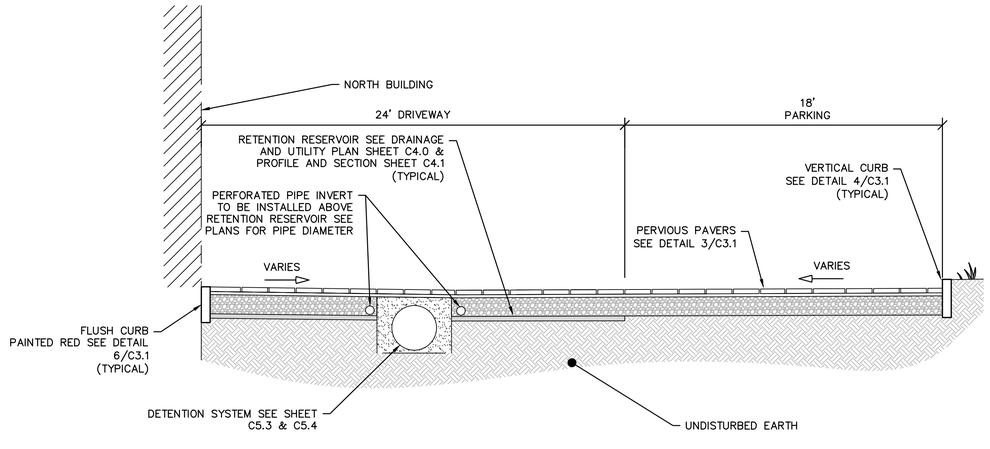
NOTES:
1. CAST IRON TO CONFORM TO ASTM A-48, CLASS 35B
2. CAST IRON MANHOLE COVERS ARE REQUIRED IN COUNTY ROADS

REV.10/23

CAST IRON MANHOLE COVER
FIG. SS-23A



1 / C5.2 **FIRE DEPARTMENT CONNECTION**
SCALE: NTS



TYPICAL ROADWAY SECTION
SCALE: 1/4"=1'-0"

Exhibit D
Project Plans
Application 251461

FOR CHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
C77954
STATE OF CALIFORNIA

APN 033-141-30

REVISED

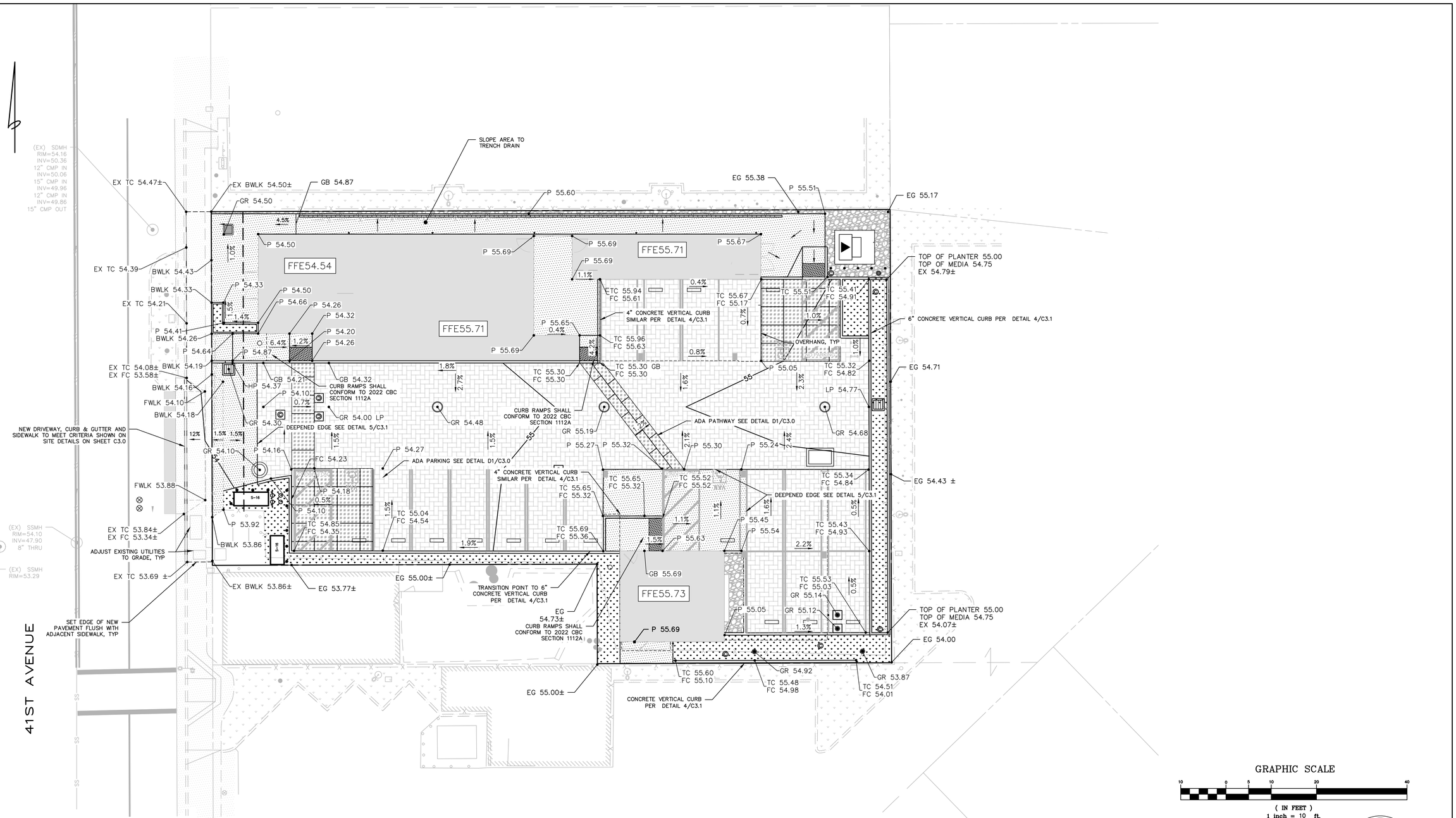
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

UTILITY DETAILS

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN LJL/JJG	JOB NO. 28727	SHEET C5.2
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	OF 13
DESIGN CMM	DWG NAME UTILITY DETAILS	FILE NO. 28727	

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SANTA CRUZ COUNTY ENCROACHMENT PERMIT REQUIRED

CONTACT DEPARTMENT OF PUBLIC WORKS ENCROACHMENTS FOR ANY WORK WITHIN COUNTY RIGHT OF WAY. CALL (831) 454-2160 ONE WEEK PRIOR TO WORK

REGISTERED PROFESSIONAL ENGINEER C77954 CIVIL STATE OF CALIFORNIA

PLAN CHECK ONLY

Exhibit D
Project Plans
Application 251461

APN 033-141-30

REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS

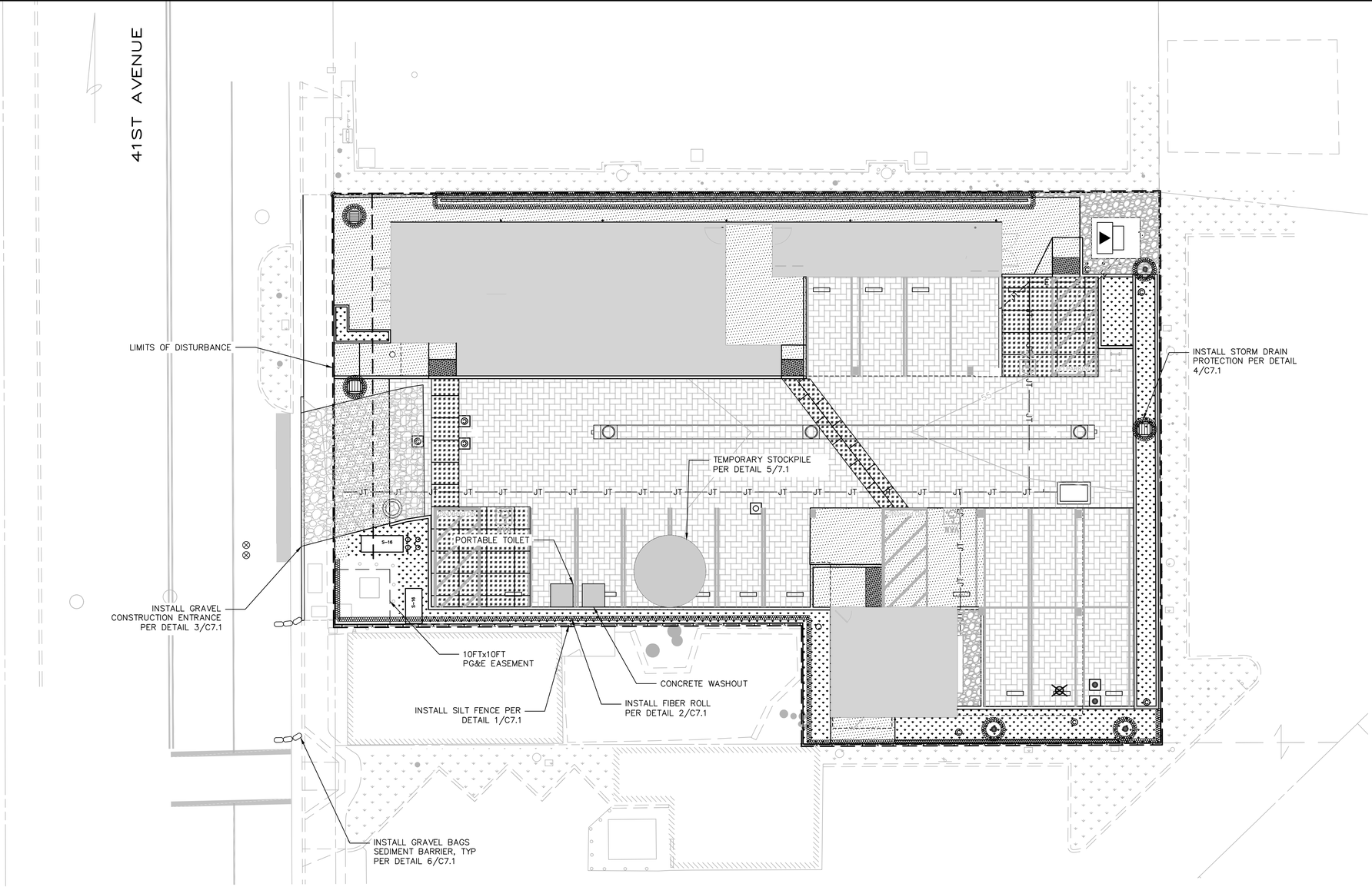
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

GRADING PLAN

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN LJL/JJG	JOB NO. 28727	SHEET C6.0
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	
DESIGN CMM	DWG NAME DRAINAGE-UTIL	FILE NO. 28727	OF 13

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LEGEND

- SILT FENCE —x—x—x—x—
- LIMITS OF DISTURBANCE — — — —
- STRAW WATTLE OR FILTREXX SOCK AS NOTED
- INLET PROTECTION
- STORM DRAIN
- (E) TREE TO BE REMOVED
- PROPOSED BUILDINGS
- BIOSWALE
- NEW ASPHALT PAVEMENT
- GRAVEL BAGS

DISTURBED AREA

APPROXIMATE AREA OF DISTURBANCE:13,000 SF (.30 ACRES)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
BRIAN M. RIKLAND
C77954
RED CHECK ONLY
STATE OF CALIFORNIA

APN 033-141-30

REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS

3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

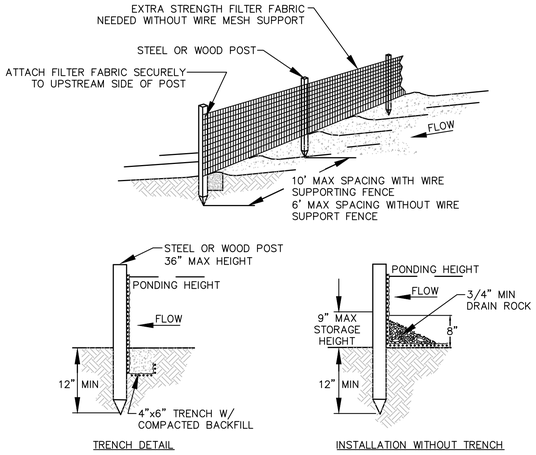
EROSION CONTROL PLAN

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE 1"=10'	DRAWN LJL/JJG	JOB NO. 28727	SHEET C7.0
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	
DESIGN CMM	DWG NAME EROSION CONT.	FILE NO. 28727	OF 13

Exhibit D
Project Plans
Application 251461

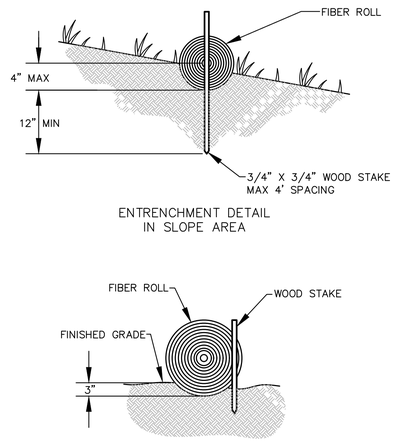
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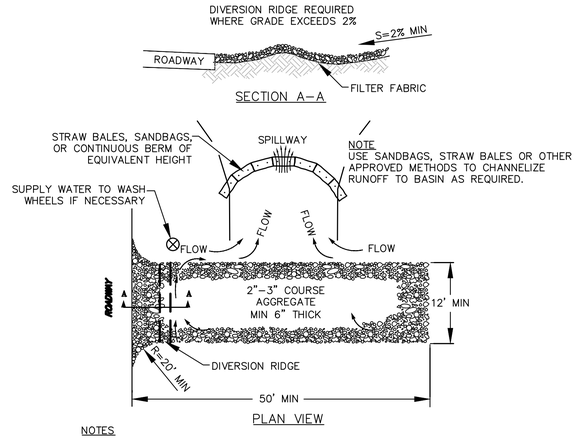
NOTES

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 C7.1 SILT FENCE
SCALE: NTS



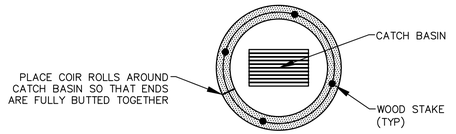
2 C7.1 FIBER/COIR ROLL
SCALE: NTS



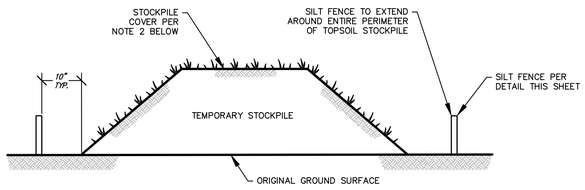
NOTES

1. PROPERLY GRADE ENTRANCE TO PREVENT RUNOFF FROM CONSTRUCTION SITE. ENTRANCE ELEVATION SHOULD BE LOWER THAN STREET.
2. INSPECT ROUTINELY FOR DAMAGE AND REPAIR AS NEEDED. REQUIRE THAT ALL EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
3. SERVICE SEDIMENT TRAPPING DEVICES REGULARLY.

3 C7.1 CONSTRUCTION ENTRANCE
SCALE: NTS



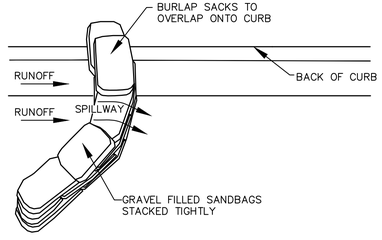
4 C7.1 STORM DRAIN PROTECTION
SCALE: NTS



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.

5 C7.1 TEMPORARY STOCKPILE
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.

6 C7.1 GRAVEL BAG SEDIMENT BARRIER
SCALE: NTS

Exhibit D
Project Plans
Application 251461

REGISTERED PROFESSIONAL ENGINEER
BRIAN R. KULLAND
C77954
RENEWAL 08/31/27
STATE OF CALIFORNIA
FOR CHECK ONLY

APN 033-141-30

REVISED

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

EROSION CONTROL DETAILS

DOCUMENT NO. 2022-0007211
SITUATE AT
880 41ST AVENUE, CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN LJL/JJG	JOB NO. 28727	SHEET C7.1
DATE 02/27/2026	CHECKED BRR	INDEX OC 45A	OF 13
DESIGN CMM	DWG NAME	FILE NO. 28727	

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ABBREVIATIONS

AC	ASPHALT CONCRETE	L=	LENGTH
APN	ASSESSOR'S PARCEL NUMBER	LNDG	LANDING
BW	BALK OF WALK	LS	LAND SURVEYOR
BFP	BACKFLOW PREVENTION	MAG	MAGNETIC
BM	BENCH MARK	MTR	METER
BLDG	BUILDING	N&TAG	NAIL & TAG
BLRD	BOLLARD	NT	NO TAG
CHISLD	CHISELED	OH	OVERHEAD
CI	CAST IRON	±	PLUS OR MINUS
CL	CENTERLINE	PA	PLANTING AREA
CMP	CORRUGATED METAL PIPE	PKNG	PARKING
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CRN	CORNER	PVMT	PAVEMENT
DBL	DOUBLE	R+M	RECORD & MEASURED
DOC#	DOCUMENT NUMBER	RSR	RISER
DS	DOWNSPOUT	S=	SLOPE
DWY	DRIVEWAY	S/O	SHUT-OFF
ELEC	ELECTRIC	SPK	SPIKE
ELEV	ELEVATION	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FD	FOUND	SSMH	SANITARY SEWER MANHOLE
GV	GAS VALVE	TC	TOP OF CURB
HB	HOSE BIBB	TCD	THRU CURB DRAIN
HI-VLT	HI-VOLTAGE	THRS	THRESHOLD
HR	HOUR	TRNSFRMR	TRANSFORMER
INV	INVERT	TW	TOP OF WALL
IP	IRON PIPE	TYP	TYPICAL
JP	JOINT POLE	WM	WATER METER
		WTR	WATER

LEGEND

- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- FENCE LINE
- HOSE BIBB
- JOINT POLE
- MONUMENT – BASIS OF BEARINGS
- VALVE AS NOTED
- OVERHEAD LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SET RANDOM NAIL
- SIGN
- SPOT ELEVATION
- TREE AS NOTED
- WATER LINE
- STORM DRAIN
- GAS LINE
- TREE DRIPLINE
- ASPHALT CONCRETE
- PCC CONCRETE
- LANDSCAPE

BASIS OF ELEVATIONS (BENCHMARK)

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE SANTA CRUZ COUNTY SURVEYOR'S BENCHMARK #14. DESCRIPTION: A BRASS DISK STAMPED BM 14 ON TOP OF CONCRETE CURB AT THE INTERSECTION OF 41ST AVE AND PORTOLA AVE LOCATED ON THE NORTHEAST EDGE OF THE NORTHEASTERLY MEDIAN ON THE SOUTHWESTERLY CORNER.
ELEV = 52.10 (NAVD88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERN LINE OF FORTY FIRST AVENUE AS SHOWN ON THAT MAP ENTITLED "RECORD OF SURVEY OF THE LANDS OF CONTI K. LEUNG", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA ON JULY 30, 2001 IN VOLUME 100 OF MAPS AT PAGE 16, AS ESTABLISHED FROM MONUMENTS FOUND AS SHOWN = N 0°11'00" W

GENERAL 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 AND AVAILABLE RECORD INFORMATION. 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.

ONLY TREES 4" 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 APRIL 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

ITEMS SHOWN ON THIS PLAN FROM A SURVEY BY BOWMAN & WILLIAMS ON MARCH 23, 2022, JOB NO. 28727.

RECORD DATA

(100)[1] RECORD DATA PER 2022-0007211
(100)[2] RECORD DATA PER 100-M-16

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

FOR PLANNING PERMIT ONLY
NOT FOR CONSTRUCTION

LICENSED LAND SURVEYOR
BRIAN T. HASSETT
8229
STATE OF CALIFORNIA
06/27/2022

Exhibit D
Project Plans
Application 251461

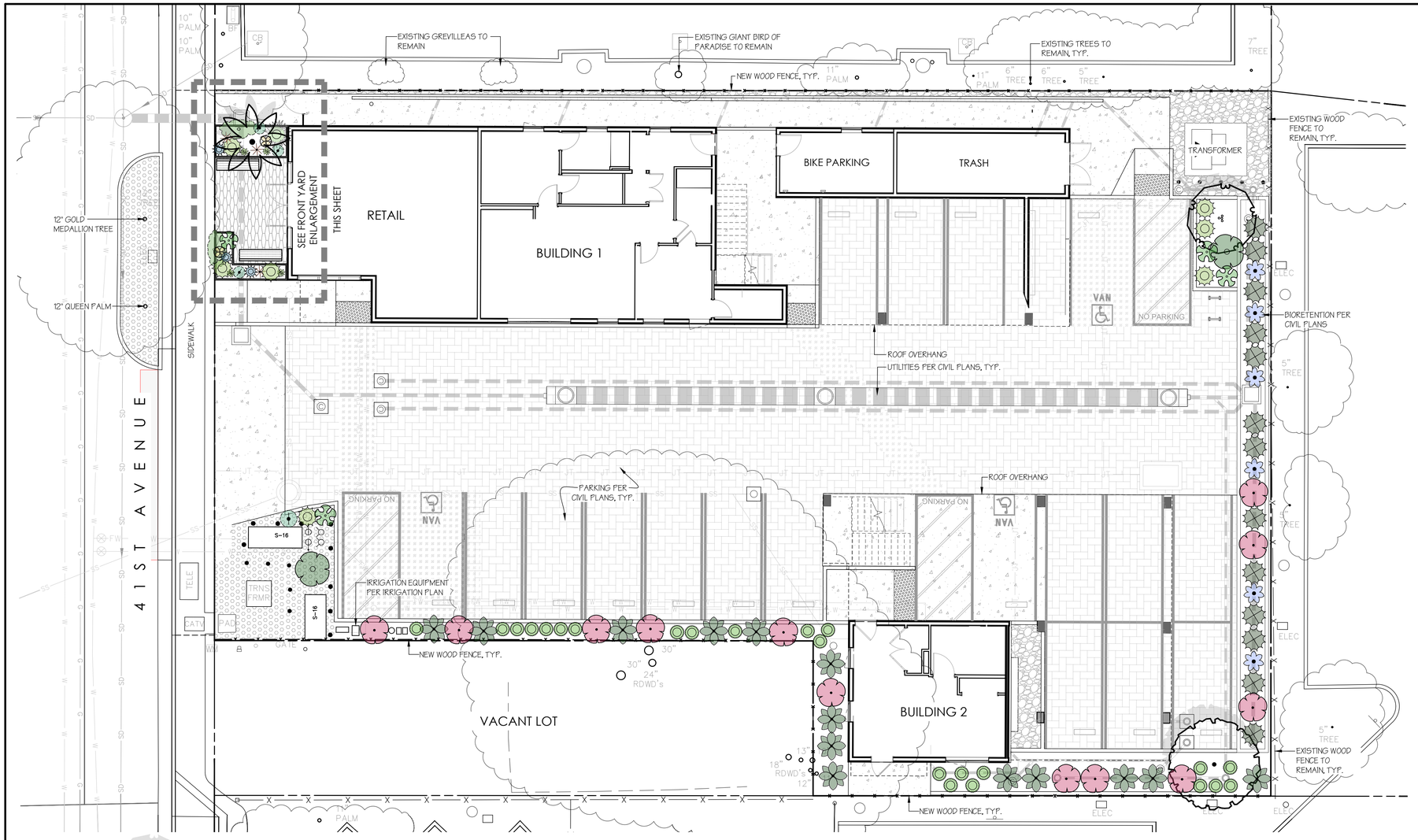
APN 033-141-30

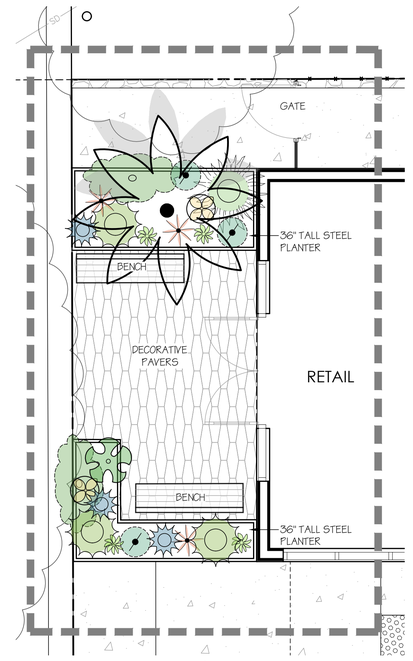
REVISED

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

TOPOGRAPHIC MAP
LAND OF 880 41ST SANTA CRUZ LLC
DOCUMENT NO. 2022-0007211
SITUATE IN
SANTA CRUZ COUNTY

SCALE 1" = 10'	DRAWN JCG/DLN	JOB NO. 28727	SHEET TP-1
DATE APRIL 20, 2022	CHECKED CMM/BFH	INDEX RODEO RANCHO 3-E	
DESIGN	DWG NAME 28727TPO	FILE NO. 28727	OF 1





FRONT YARD ENLARGEMENT
SCALE: 1/4" = 1'-0"

PLANTING LEGEND

PALMS/ LARGE SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**CEANOTHUS 'RAY HARTMAN' / CALIFORNIA LILAC	15 GAL	1	12' X 12'	L
	**CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL	1	10' X 10'	L
	SYAGRUS ROMANZOFFIANA / QUEEN PALM	24" BOX	1	50' X 15'	L
SHRUBS AND PERENNIALS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**	**MATURE HT/WIDTH**	**WUCOLS**
	ACACIA COGNATA 'COUSIN ITT' / COUSIN ITT ACACIA	1 GAL	1	2.5' X 5'	L
	AEONIUM 'SUNBURST'	1 GAL	2	2' X 2'	L
	AGAVE ATTENUATA / AGAVE	5 GAL	4	4' X 6'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	13	3' X3'	L
	**HEUCERA MAXIMA / ISLAND ALUM ROOT	1 GAL	23	2' X 2'	M
	LEUCADENDRON 'SAFARI GOLDSTRIKE' / CONEBUSH	5 GAL	2	5' X 5'	L
	LIBERTIA PEREGRINANS / NEW ZEALAND IRIS	1 GAL	3	1.5' X 1.5'	L
	LOMANDRA HYSTRIX 'TROPIC BELLE' / MAT RUSH	1 GAL	7	3' X 3'	L
	LYSIMACHIA NUMMULARIA / CREEPING JENNY	1 GAL	4	2" X 1'	L
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / CREEPING MYOPORUM	1 GAL	2	6" X 8'	L
	**SALVIA SPATHACEA / HUMMINGBIRD SAGE	5 GAL	12	3' X 3'	L

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	SALVIA ULIGINOSA / BOG SAGE	1 GAL	6	4' X 4'	M
	SENECIO FICOIDES 'SKYSCRAPER' / MOUNT EVEREST BLUE CHALK STICKS	1 GAL	3	3' X 3'	L
	SENECIO VITALIS 'SERPENTS' / BLUE CHALK FINGERS	1 GAL	4	1.5' X 2.5'	L
	**WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL	15	4' X 4'	M

STONE	DESCRIPTION	SIZE	QTY
	CRUSHED ROCK ONLY (NO PLANTING) ALL PLANTING TO RECEIVE CRUSHED ROCK TOPDRESS PER PLANTING NOTE #4	3/8"	370 SF

** = CALIFORNIA NATIVE

WUCOLS WATER USE CLASSIFICATION

H - HIGH WATER USE
M - MODERATE WATER USE
L - LOW WATER USE
VL - VERY LOW WATER USE

PLANTING NOTES

1. TOTAL PLANTED AREA = 819 SF
2. ALL SOIL IN PLANTING AREAS SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPOILS. COMPACTED SOILS SHALL BE TRANSFORMED INTO A FRIABLE CONDITION. SOIL SHALL BE PREPARED FOR PLANTING BY RIPPING AND INCORPORATING AN ORGANIC AMENDMENT AT THE RATE OF 6 CY PER 1,000 SF INTO THE TOP 6" OR AMENDED WITH ORGANIC MATERIAL.
3. ALL PLANTING ON SITE (UNLESS OTHERWISE NOTED) TO RECEIVE A 3" THICK LAYER OF MULCH TOPDRESS TO BE USED. TOPDRESS TO BE 1/4" CRUSHED ROCK CALIFORNIA GOLD. NO WEED BARRIER.
4. ALL PLANT MATERIAL IN BIORETENTION AREA PER CENTRAL CALIFORNIA COAST, TECHNICAL ASSISTANCE MEMO (TAM) LID PLANT GUIDANCE FOR BIORETENTION. SOIL MIXTURE PER CIVIL PLANS. MULCH LAYER TO BE 1-2" THICK COMPOST MULCH THAT WILL NOT FLOAT.
5. THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

Exhibit D
Project Plans
Application 251461

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

THE PLANTING AND IRRIGATION PLANS COMPLY WITH THE COUNTY OF SANTA CRUZ WATER EFFICIENT LANDSCAPE ORDINANCE, CHAPTER 13.13. IRRIGATION PLANS AND WATER CALCULATIONS WILL BE INCLUDED WITH BUILDING PERMIT PLAN SUBMITTAL.

UPON FINAL LANDSCAPE INSTALLATION, A "LANDSCAPE CHECKLIST INSTALLATION CERTIFICATE" MUST BE SIGNED BY A QUALIFIED INDEPENDENT THIRD PARTY AND SHALL BE SUBMITTED TO SHOW THAT THE LANDSCAPING AT THE SITE COMPLIES WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE CHAPTER 13.13.

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LICENSED LANDSCAPE ARCHITECT
MEGAN BLENCOWE BISHOP
NO. 5706
Exp. 4/11/28
STATE OF CALIFORNIA

THIS SHEET TO BE PRINTED AT 24" X 36"

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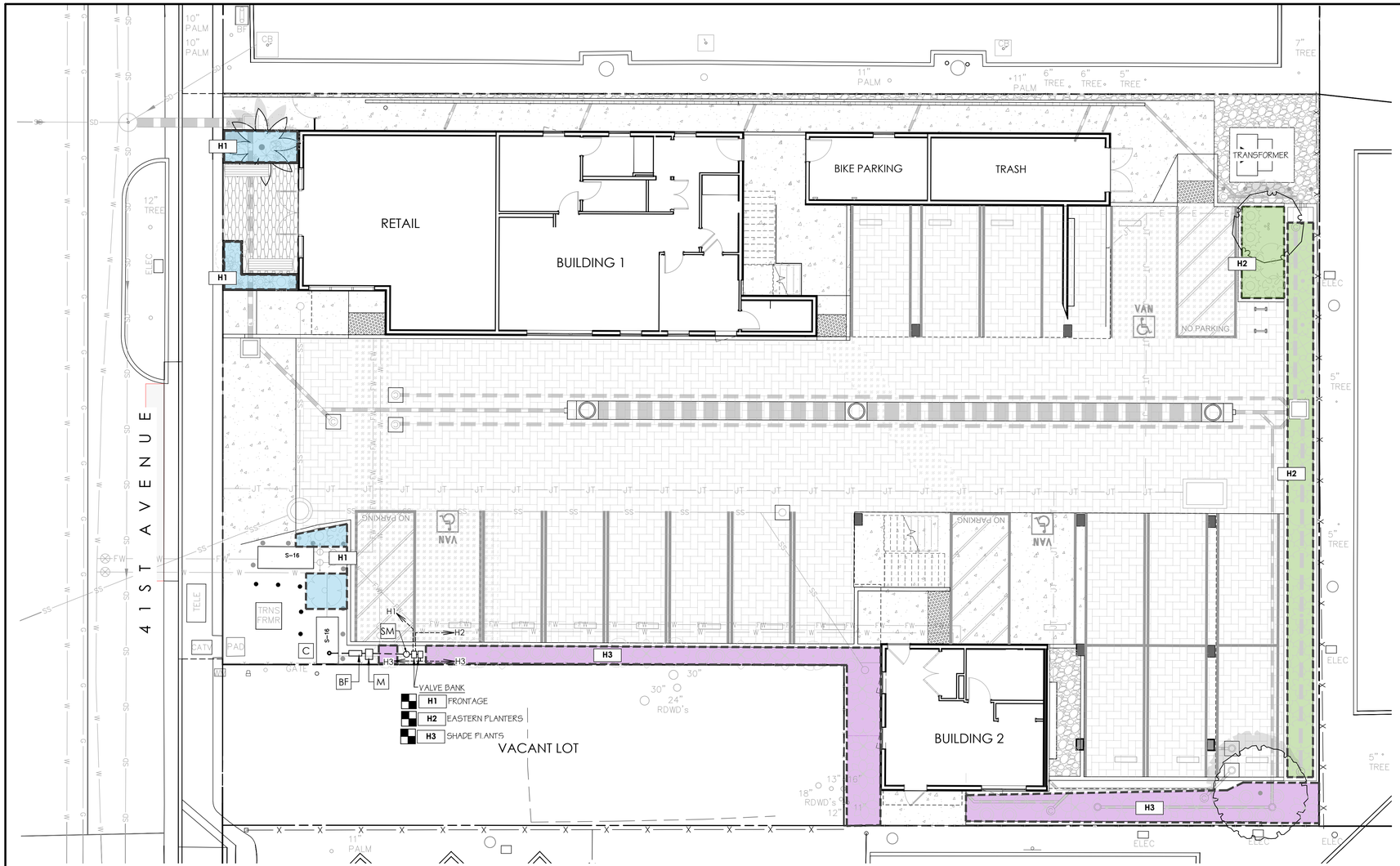
NORTH
0 4 8 16
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PLAN REVISIONS
2/27/2026 PLANNING REVISIONS

DATE • 10/3/2025
JOB • 2211

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0



IRRIGATION EQUIPMENT

DETAILS PER SHEET L3.0

DRIP (POINT-SOURCE) EMITTERS (ALL PLANTING EXCEPT TREES)
EQUAL TO HUNTER SELF PIERCING BARB AND THREADED EMITTERS AT 1.0 GPH
CONFIGURATION PER DETAILS
PLANTS MATURE WIDTH 5' AND UNDER : (1) EMITTER EACH
PLANTS MATURE WIDTH OVER 5': (2) EMITTERS EACH
TREES: (2) EMITTERS EACH

DRIP VALVE EQUAL TO HUNTER ICZ-101-LF - BELOW GRADE IN VALVE BOXES

SM SUBMETER/FLOW METER EQUAL TO HUNTER HC-075-FLOW (¾") OR EQUAL. INSTALL PER MANUFACTURER RECOMMENDATIONS - MINIMUM 8 PIPE DIAMETERS IN LENGTH DOWNSTREAM OF MASTER VALVE. COVER WITH CIRCULAR VALVE BOX

M MASTER VALVE EQUAL TO HUNTER PGV - BELOW GRADE IN VALVE BOX

PR PRESSURE REGULATOR (IF NECESSARY) EQUAL TO WATTS LF MODEL. CONTRACTOR TO SIZE

BF BACKFLOW DEVICE EQUAL TO WILKINS 975XL PER COUNTY STANDARDS

C IRRIGATION CONTROLLER EQUAL TO HUNTER PRO-C WEATHER-BASED CONTROLLER PEDESTAL MOUNTED

MAINLINE PIPE - SCHEDULE 40 PVC, 1"

LATERAL PIPE - CLASS 200, 3/4"

H# HYDROZONE PER LANDSCAPE WATER BUDGET BELOW

IRRIGATION NOTES

1. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER.
2. NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
3. IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES, BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
4. PROGRAMMING OF THE NEW CONTROLLER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IT IS THE RESPONSIBILITY OF THE OWNER TO MAKE ADJUSTMENTS IN THE PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATIC VARIATIONS. THE WATERING SCHEDULE IS INTENDED AS A GUIDE ONLY. ACTUAL WATER USE WILL VARY DURING THE YEAR DEPENDING ON WEATHER AND INDIVIDUAL SITE CONDITIONS. WATCH PLANTS FOR ANY STRESS AND IMMEDIATELY ADJUST SCHEDULE ACCORDINGLY.
5. CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
6. IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTERS ON PLAN FOR GRAPHIC CLARITY. ALL EQUIPMENT SHOULD STOP AND START IN A PLANTER AREA.
7. CONTRACTOR TO LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

LANDSCAPE WATER BUDGET

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[a]
Regular Landscape Areas							
1 / Frontage	0.3	Drip emitters	0.81	0.5	165	49.5	1,481
2 / Palms	0.3	Bubblers	0.81	0.5	24	7.2	215
3 / Parking Islands & East Side of Site	0.4	Drip emitters	0.81	0.5	560	224	6,704
4 / Vines on Fence	0.6	Drip emitters	0.81	0.5	70	42	1,257
				Totals	819	323	
					ETWU Total (gallons)		9,658
					Maximum Allowed Water Allowance (gallons) (MAWA)[a]		10,222

Reference Evapotranspiration (ETo) 36.6

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APN#03314130

NORTH

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

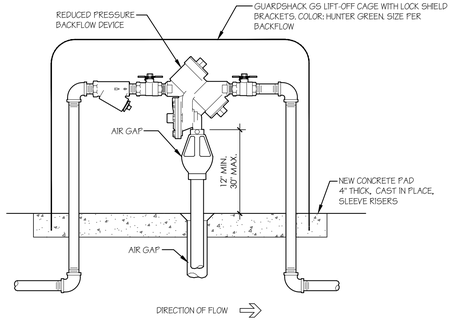
PLAN REVISIONS

2/27/2026	PLANNING REVISIONS

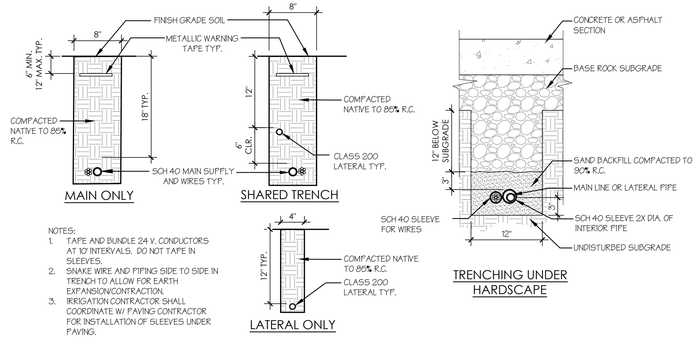
DATE • 10/3/2025
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SHEET TITLE
LANDSCAPE PLAN

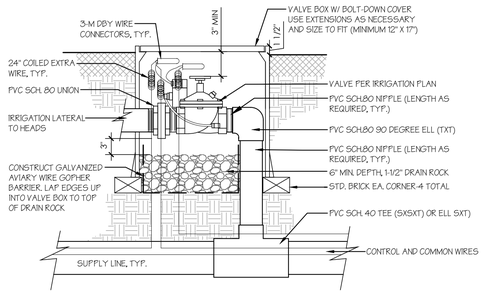
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L2.0



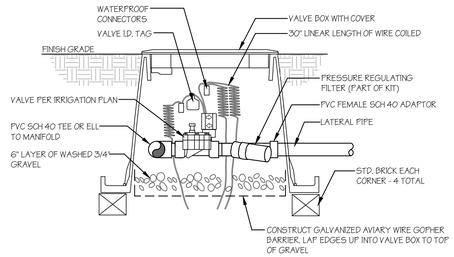
A BACKFLOW
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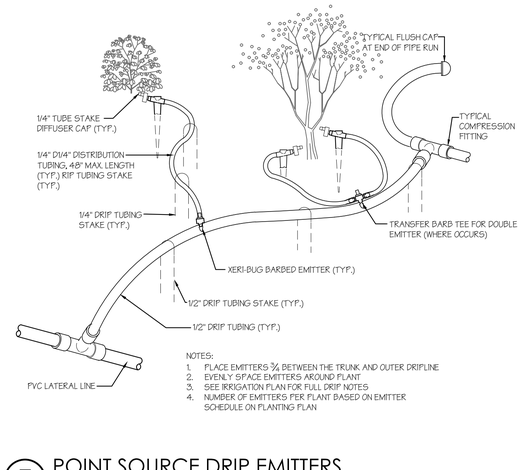
B IRRIGATION PIPING
SCALE: 1" = 1'-0"



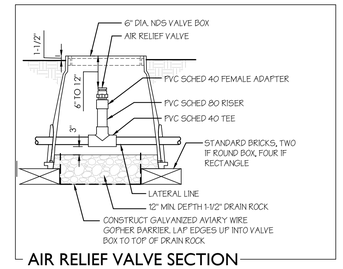
C MASTER VALVE
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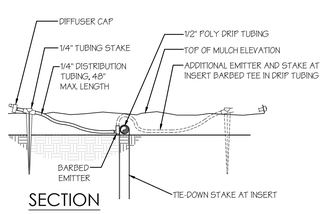
D IRRIGATION DRIP VALVE
SCALE: NOT TO SCALE



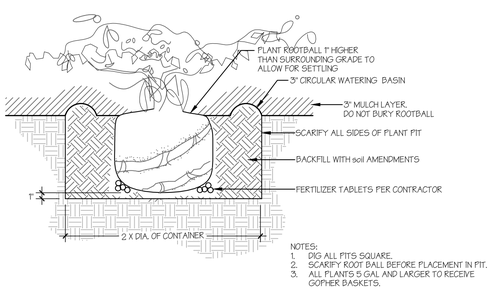
E POINT SOURCE DRIP EMITTERS
SCALE: 1/2" = 1'-0"



AIR RELIEF VALVE SECTION

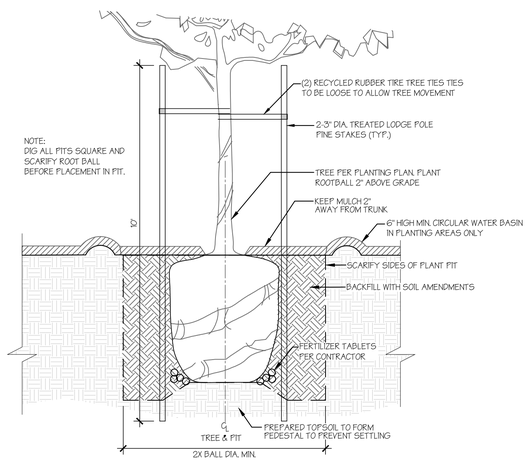


SECTION



NOTES:
1. DIG ALL PITS SQUARE.
2. SCARIFY ROOT BALL BEFORE PLACEMENT IN PIT.
3. ALL PLANTS 5 GAL AND LARGER TO RECEIVE GOPHER BASKETS.

F SHRUB/VINE PLANTING
SCALE: 1" = 1'-0"



G TREE PLANTING
SCALE: 1/2" = 1'-0"

Exhibit D
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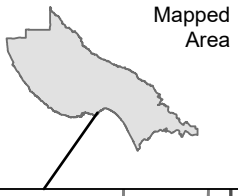
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SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L3.0

Santa Cruz County Planning Department

Parcel Location Map





Parcel: 03314130

Subject Parcel

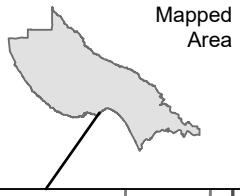
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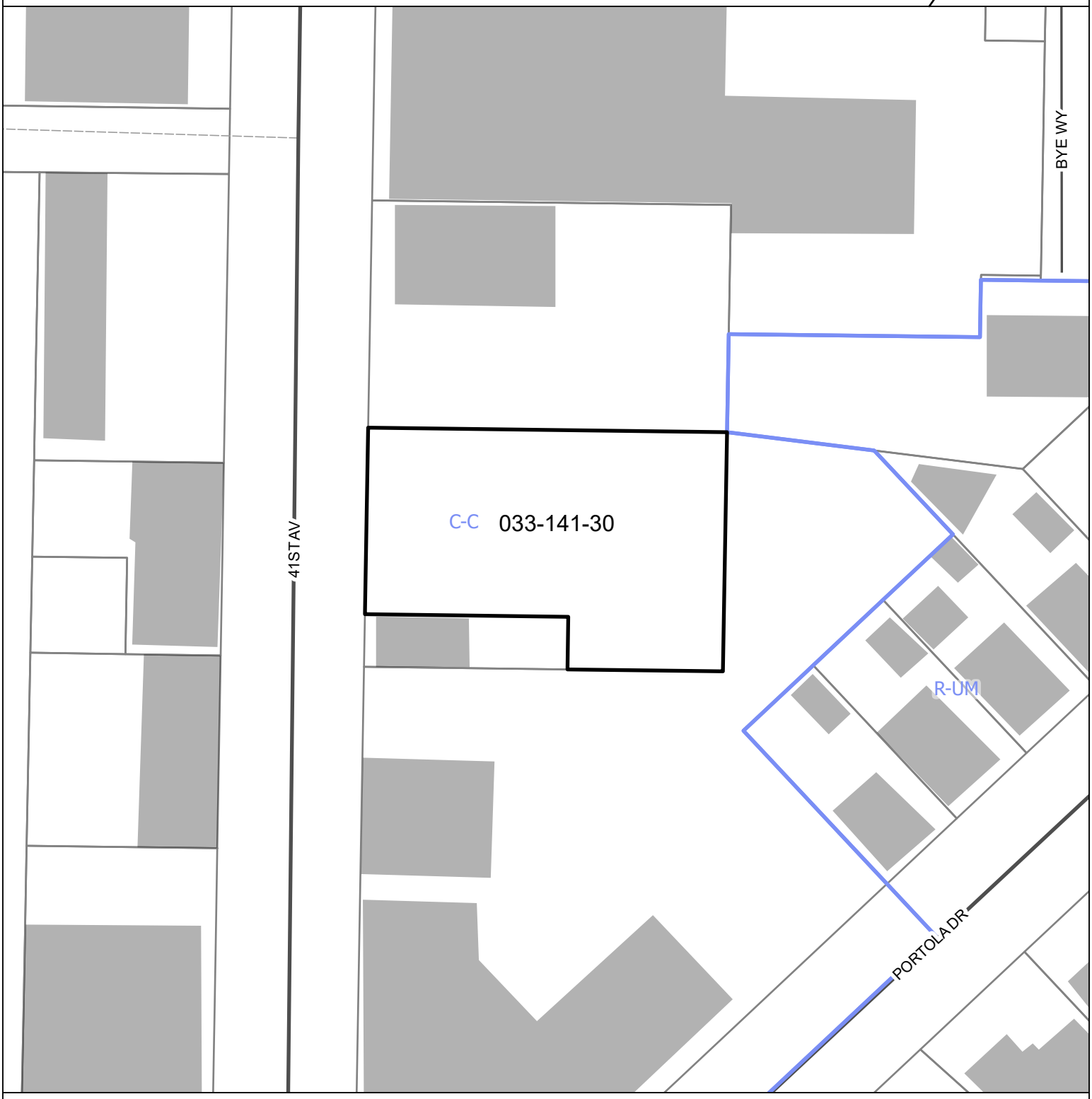
Exhibit E
Maps
Application 251461

0 30 60
Feet

Santa Cruz County Planning Department

Parcel General Plan Map





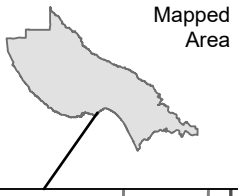
Subject Parcel

Exhibit E
Maps
Application 251461

0 30 60
Feet

Santa Cruz County Planning Department

Parcel Zoning Map



RM-3-MH

C-2 033-141-30

R-1-5

41ST AV

BYE WY

PORTOLA DR

Subject Parcel

Exhibit E
Maps
Application 251461

0 30 60
Feet

Application #: 251461
APN: 033-141-30
Owner: 880 41st OZ LLC

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Sewer, County Sanitation
Fire District:	Central Fire District
Drainage District:	Flood Control Zone 5

Parcel Information

Parcel Size:	13,112 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Commercial, Single-family residential
Project Access:	Public, via 41st Avenue
Planning Area:	Live Oak
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2 (Community Commercial)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: Soils Report Review (REV231001) Biotic Report Review (REV231074)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A, site is flat
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	176 cubic yards fill, 7 cubic yards cut
Tree Removal:	One 10" Coast Live Oak
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

EXHIBIT F

Evan Ditmars

From: Jim Vandegrift <jlvandegrift@gmail.com>
Sent: Monday, July 6, 2026 4:03 PM
To: Evan Ditmars
Subject: Application #251461

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

Hello Mr Ditmars

My name is James Vandegrift. I live at 4215 Bain Avenue.

Today I received a "Notice of Public Hearing" for the vacant lot on 41st Avenue, approximately 300 feet north of the intersection of 41st and Portola.

As I read the description, I see residential space, retail space and even bicycle storage, trash and utility areas listed.

What I don't see is the number of parking spaces to be included on this property for the residents, their guests, and customers of the retail space.

I am concerned by this, because if the plan does not include enough parking for the residents, their guests and the customers for the retail space, then they will be parking on the closest side street, which is Bain Avenue.

I am not opposed to this parcel being developed, BUT THEY HAVE TO PROVIDE SUFFICIENT PARKING FOR THEIR RESIDENTS!

Thank you for your attention to this.

James Vandegrift

Exhibit G
Correspondence
Application 251461