



## Staff Report to the Zoning Administrator

Application Number: **261066**

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**Applicant:** Nicholas Butler

**Agenda Date:** 9/4/2026

**Owner:** Sabrina Unglaub

**Agenda Item #:** 1

**APN:** 044-241-63

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

**Site Address:** 628 Vista Del Mar Drive, Aptos CA 95003

**Project Description:** Proposal to construct a 1,433 square foot addition to an existing 1,202 square foot two-story single-family dwelling, to include a 294 square foot attached garage, an elevated driveway, and approximately 742 square feet of new deck area. Requires a Variance to increase the maximum height from 28 feet to 34.5 feet.

**Location:** Property is located on the southern side of Vista Del Mar Drive approximately 750 feet northwest of the intersection of Cuesta Drive and Vista Del Mar Drive (628 Vista Del Mar Drive) in Aptos.

**Permits Required:** Variance Permit,

**Supervisory District:** 2nd District (District Supervisor: Kimberly De Serpa)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261066, based on the attached findings and conditions.

### Project Description & Setting

The subject parcel is currently developed with a legal nonconforming two-story, single-family dwelling with an attached carport built in 1974 under Building Permit # 38463. The subject is steeply sloped with downward grades over 30% in the proposed building area, with grades greater than 50% at the front and rear of the parcel.

On March 7<sup>th</sup>, 2025, County Code Compliance staff posted Notice of Violation NV25230 on the subject parcel, due to work occurring at the project site without the benefit of a permit. It was determined that work associated with a building permit under review (B-251894) was initiated in advance of the permit being issued. Approval of the Variance application is necessary prior to the approval of the building permit which will resolve the current Notice of Violation.

The parcel is located on a residential street that features primarily two-story dwellings situated along the southern side of Vista Mar Drive. Parcels on this side of the street slope steeply

downward away from the street. As a result, many of the existing dwellings exceed the height standard at the rear of the structures due to the sloping terrain.

The proposal is to construct a 1,433 square foot addition to an existing nonconforming two-story single-family dwelling. The existing structure is non-conforming to maximum height in that the rear of the structure is approximately 32 feet 5 inches in height which exceeds the 28 foot maximum height standard. The scope of work includes an attached 294 square foot garage, an elevated driveway and new 1<sup>st</sup> and 2<sup>nd</sup> story decks at the rear elevation. The project will result in an approximately 2,950 square foot four-bedroom, 2 ½ bathroom single family dwelling with an attached garage.

### **Zoning & General Plan Consistency**

The subject property is an approximately 6,152 square foot lot square foot lot, located in the R-1-10 (Single-Family Residential-10,000 square feet per dwelling) zone district, a designation which allows residential uses. The existing single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

In accordance with SCCC 13.10.323(E)(2)- “Nonconforming Parcels,” where a parcel contains less than 80 percent of the minimum site area required for the zone district, the building setbacks required shall be equal to those in the zone district having a minimum site area or dimensions which most closely correspond to those of the substandard lot. The applicable site and development standards for parcels in the R-1-6 zone district (which more closely aligns with the 6,152 square foot parcel) from County Code section 13.10.323 – “Development Standards for Residential Districts”, are as set out in the following table:

|                                | Required     | Existing         | Proposed          |
|--------------------------------|--------------|------------------|-------------------|
| Front Yard Setback             | 20 feet      | 22 feet 7 inches | 20 feet           |
| Side Yard Setback (west)       | 8 feet       | 12 feet 6 inches | 8 feet 6 inches   |
| Side Yard Setback (east)       | 5 feet       | 19 feet 5 inches | 5 feet 7 inches   |
| Rear Yard Setback              | 15 feet      | 45 feet 8 inches | 17 feet 9 inches  |
| Maximum Height                 | 28 feet      | 32 feet 5 inches | 34 feet 3 inches* |
| Maximum Floor Area Ratio (FAR) | 50 % Maximum | 19.5 %           | 47.3 %            |
| Maximum Lot Coverage           | 40 % Maximum | 17.5 %           | 38.3 %            |

Variance required\*

The existing house is nonconforming to site standards in that rear portion of the house is 32 feet 5 inches in height which exceeds the 28-foot maximum height limit for residentially zoned parcels.

The property is located within the Coastal Zone, but it is within the mapped Coastal Residential Exclusion Area. Therefore, pursuant to County Code Section 13.20.071 a Coastal Development Permit is not required. Additionally, pursuant to County Code Section 13.10.262, structural alterations to a nonconforming structure that involve modification or replacement of 65 percent or

more of the major structural components are classified as reconstruction. The applicant's structural modification worksheet indicates that approximately 60 percent of the major structural components of the existing nonconforming single-family dwelling would be modified or replaced. Because the proposed alterations do not exceed the 65 percent threshold, the project does not constitute reconstruction of a nonconforming structure and therefore does not require approval of a Site Development Permit.

Additionally, as the parcel is steeply sloped, County Code 13.10.323 (E ) (a) allows for the elevated driveway to encroach into the required front yard setback.

The project is consistent with zoning and General Plan policies in that it is located within an established residential neighborhood developed at urban densities and characterized by a mix of architectural styles and two-story dwellings on downslope parcels along Vista Mar Drive. The site is not located on a prominent ridge, beach, or bluff top, and is surrounded by similarly developed residential lots. As such, the project is consistent with the residential land use designation and applicable zoning intent for the area.

### **Variance**

Per County Code Section 13.10.230, A variance approval is a discretionary authorization of exceptions to the zoning district site and development standards for a property. While the front upslope portion of the dwelling is conforming to the 28-foot height limit, the site's steep downslope topography results in a height of approximately 34 feet 3 inches at the eastern downslope portion of the structure as measured from existing grade, exceeding the 28-foot maximum height limit. The proposed addition will result in an increase of height from 32 feet 5 inches to approximately 34 feet 3 inches at the rear of the structure. Therefore, a Variance is required.

The requested Variance to maximum height can be supported because the site's steeply sloped topography limits development potential relative to less constrained parcels, and without such conditions, the proposed structure would comply with applicable height standards. Further, the Variance to increase the maximum height from 28 feet to approximately 34 feet 3 inches is not expected to result in a structure with excessive bulk and mass and would not result in a structure that is out of character with the prevailing pattern of development in the neighborhood. Additionally, due to the topography of the site, location and orientation of surrounding development and the existing home being already over the allowed height for the zone district, the proposed increase in height will not be materially detrimental to public health, safety, or welfare, or injurious to property or improvements in the vicinity. Further, many parcels in this region of Aptos are steeply sloped and contain structures with heights in excess of the 28-foot limit. Given this, the remodel of and or additions to other homes in the vicinity of the subject property would potentially require Variance Permits as well.

### **Conclusion**

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

## Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **261066**, based on the attached findings and conditions.

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

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

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## Exhibits

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 261066

Assessor Parcel Number: 044-241-63

Project Location: 628 Vista Del Mar Drive, Aptos CA 95003

**Project Description: Remodel and construct a 1,433 square foot addition to an existing 1,202 square foot two-story single-family dwelling, to include a 294 square foot attached garage, an elevated driveway, and approximately 742 square feet of new deck area.**

**Person or Agency Proposing Project: Nicholas Butler**

**Contact Phone Number: (831) 246-3093**

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

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

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

Remodel and construct a 1,433 square foot addition to an existing 1,202 square foot two-story single-family dwelling, to include a 294 square foot attached garage, an elevated driveway, and approximately 742 square feet of new deck area.

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

\_\_\_\_\_  
John Hunter, Project Planner

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

## **Discretionary Permit Findings**

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

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

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

This finding can be made, in that the proposed location of the residential addition and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-10 (Single-Family Residential-10,000 square feet per dwelling) zone district as the primary use of the property will be one single-family residence that with the approval of a Variance to allow for an increase to maximum height from 28 feet to 34 feet 3 inches, will conform to all other site standards for the zone district.

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

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

- (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 residential addition will be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not

anticipated to change as a result of the project and, as such, will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

This finding can be made, in that the proposed remodel and residential addition is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances as the proposed remodel and residential addition will be constructed on a lot currently developed with a single-family dwelling, which is a principally permitted use in the R-1-10 (Single-Family Residential-10,000 square feet per dwelling) and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

- (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.

Pursuant to County Code Section 13.10.071 (A) (1) this finding is not required, in that the project site is located within the Coastal Zone Residential Exclusion Area.

## **Variance Findings**

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

This finding can be made in that the site's steeply sloped topography limits development potential relative to less constrained parcels, and without such conditions, the proposed structure would comply with applicable height standards. Further, the Variance to increase the maximum height from 28 feet to approximately 34 feet 3 inches is not expected to result in a structure with excessive bulk and mass and would not result in a structure that is out of character with the prevailing pattern of development in the neighborhood.

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

This finding can be made in that the proposed Variance to height will allow a remodel/addition to an existing single-family dwelling to be constructed on a parcel located in the single-family residential zone district that is constrained by steep slopes. The proposed structure meets all site and development standards for the zone district with exception of height for which a Variance to increase the existing height is proposed. Currently the home is nonconforming to height in that it is approximately 4.5 feet over the allowed 28-foot height limit for the zone district. The proposed variance would allow for an increase of 1 foot 8 inches to the existing dwelling. Due to the topography of the site, location and orientation of surrounding development and the existing home being already over the allowed height for the zone district, the proposed increase in height will not be materially detrimental to public health, safety, or welfare, or injurious to property or improvements in the vicinity and in harmony with the intent and purpose of the zoning objectives.

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

This finding can be made in that the proposed Variance to height will allow for a remodel and addition to an existing single-family dwelling located on a steeply sloped lot and the resulting structure will be consistent with the design of dwellings in the surrounding area. Many parcels in this region of Aptos are steeply sloped and contain structures with heights in excess of the 28 foot limit. Given this, the remodel of and or additions to other homes in the vicinity of the subject property would potentially require Variance Permits as well. Therefore, approval of a Variance Permit to increase the maximum height from 28 feet to 34 feet 3 inches is not a grant of special privileges.

## Conditions of Approval

Exhibit D: Project plans, prepared by Nicholas Butler, dated 6/5/2026.

- I. This permit authorizes the residential remodel/addition as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official (If required).
  - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    3. Grading, drainage, and erosion control plans. The grading & drainage plans must include a note which states that unclassified fill will be removed along the northeastern property line.

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 34 feet 3 inches.
  5. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
  2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
  3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based on additional habitable floor area
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based on additional habitable floor area.
- H. Pay the current fees for Roadside and Transportation improvements for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$1,000 per additional bedroom.
- I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 based on additional

habitable area.

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

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

V. Indemnification

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

intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

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

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

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

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

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

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Deputy Zoning Administrator

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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.

GENERAL NOTES

- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO AND DURING ALL PHASES OF WORK.
- IF THE CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPANCY IN AND/ OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHALL CALL THE OWNER OR DESIGNER AT ONCE FOR INTERPRETATION OF CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE OWNER.
- ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
- ALL MATERIALS USED SHALL BE EQUAL TO, OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND/ OR REQUIREMENTS.
- CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVER-LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
- ALL NEW GLAZING IN HAZARDOUS AREAS (INCLUDING TUBS & SHOWERS), WITHIN 18" OF FLOOR OR WITHIN 24" OF AN OPERABLE DOOR SHALL BE SAFETY GLASS AND BE PERMANENTLY LABELED AS SUCH PER CBC.
- ALL EXISTING UTILITIES AND SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY A LICENSED ELECTRICAL CONTRACTOR. RECEPTACLE, FIXTURE AND EQUIPMENT LOCATIONS TO BE FOUND ON FLOOR PLANS AND SITE PLAN. SUBCONTRACTOR TO VERIFY LOCATION, FIXTURE TYPE AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTION, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICES.
- PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, FIXTURES, HARDWARE AND/ OR ACCESSORIES.
- UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINE, ETC. SHALL BE RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE SIZE TO ACCOMPLISH RESULTS WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.
- INTERIOR DIMENSIONS ARE SHOWN FROM FINISH SURFACE TO FINISH SURFACE. EXTERIOR DIMENSIONS FROM SHEATHING UNLESS OTHERWISE NOTED.
- IF MODIFICATION OF A BEDROOM IS PART OF THE SCOPE OF WORK, THAT BEDROOM SHALL HAVE ONE EXTERIOR EGRESS COMPLIANT WINDOW OR DOOR THAT IS OPERABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY, SPECIAL TOOLS, KNOWLEDGE OR EFFORT.
- NEW OPERABLE WINDOWS AND EXTERIOR DOORS SHALL BE WEATHER-STRIPPED. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENING IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETTED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
- ALL WEATHER EXPOSED CONSTRUCTION LUMBER SHALL BE PRESSURE TREATED OR WOOD WITH NATURAL RESISTANCE TO DECAY.
- CONSTRUCTION WASTE: A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE. CGBC 4.408.1
- RODENT PROOFING: ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, ETC. WILL NEED TO BE FILLED TO PREVENT RODENT INTRUSION. CGBC 4.406.1
- DUCTS NEED TO BE COVERED DURING CONSTRUCTION. CGBC 4.504.1
- DUCT TESTING IS REQUIRED IF MORE THAN 40 FEET OF NEW OR REPLACEMENT DUCT WORK IS INSTALLED IN UNCONDITIONED OR INDIRECTLY CONDITIONED SPACE.
- WALLS, FLOORS, AND CEILINGS MINIMUM INSULATION REQUIREMENTS MUST BE MET IF FINISHES ARE REMOVED -- WALLS; 2X4 (R13 MIN), 2X6 (R19 MIN), FLOORS (R19 MIN), AND ROOFS (R19 MIN).
- DUCT TESTING IS REQUIRED IF MORE THAN 40 FEET OF NEW OR REPLACEMENT DUCT WORK IS INSTALLED IN UNCONDITIONED OR INDIRECTLY CONDITIONED SPACE. CENC 150.2(B)1D
- ALL NEW APPLIANCES INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES. COUNTY CODE 12.10.251
- MAXIMUM FLOW RATES: WATER CLOSET 1.28GPF, URINAL 0.5GPF, SHOWER HEAD 1.8GPM @ 80PSI, KITCHEN FAUCET 1.8GPM @ 60PSI, AND LAVATORY FAUCET 1.2GPM @ 60PSI. CGBC 4.303.1
- SHOWER COMPARTMENTSHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 FT. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER SHALL HAVE ANIT-SCALD THERMAL PRESSURE BALANCE VALVES.
- "DSA CERTIFIED" EARTHQUAKE ACTUATED GAS SHUT OFF VALVE WILL BE INSTALLED AT THE GAS SERVICE METER OR REGULATOR. SCCC 12.10.235(B), CPC 1211.7
- ALL 125-VOLT, 15- AND 20 AMPERE RECEPTACLES REQUIRED IN DWELLING UNITS SHALL BE TAMPER RESISTANT. CEC 406.12
- COMBINATION AFCI/AFCI ARE REQUIRED AT KITCHENS.
- AFCI DEVICES MUST BE INSTALLED IN READILY ACCESSIBLE LOCATIONS. (A) WHERE REQUIRED. ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS.
- ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A OF THE CALIFORNIA ENERGY CODE." CENC150.0(K)1A
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. CENC 150.0(K)2J
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHTING SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB. CENC 150.0(K)1G, 150.0(K)2K, TABLE 150.0-A.
- "RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS MUST BE INSTALLED PER CENC150.0(K)1C, BE LISTED IC RATED, LABELED FOR AIR LEAKAGE LESS THAN 2.0 CFM, BE SEALED WITH A GASKET OR CAULK TO THE CEILING, HAVE ACCESSIBLE BALLASTS/DRIVERS IF HARDWIRED, NOT CONTAIN A SCREW BASE SOCKETS, COMPLY WITH JAB, AND MARKED JAB-2016-E AS SPECIFIED IN REFERENCE APPENDIX JAB." CENC 150.0(K)1C
- "SCREW BASED LUMINAIRES SHALL BE HIGH EFFICACY AND CONTROLLED BY DIMMERS OR VACANCY SENSORS. INSTALLED LAMPS SHALL BE MARKED WITH 'JAB-2016' OR 'JAB-2016-E' AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB. LIGHT SOURCES NOT MARKED 'JAB-2016-E' SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES." CENC150.0(K)1G&H, 150.0(K)2KMECHANICAL2013/2016 CMC 314.4
- ALL NEW OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE CONDITIONS DESCRIBED IN ACCORDANCE WITH CEC 150.0(K)3J
- INSTALL ONLY ENERGY STAR COMPLIANT BATHROOM FANS (2) WITH A HUMIDISTAT AND MINIMUM MECHANICAL VENTILATION RATE OF 50 CFM. SIZE DUCTS IN COMPLIANCE WITH TABLE 4-9 OF THE ENERGY COMPLIANCE MANUAL AND MAXIMUM SONE RATING OF 3. HUMIDISTAT ADJUSTABLE TO A RELATIVE HUMIDITY RANGE OF 50TO 80 PERCENT PER CAL GREEN CODE 4.506.1
- KITCHEN ELECTRICAL REQUIREMENTS: TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS. ALL COUNTER RECEPTACLES MUST BE GFCI AND AFCI PROTECTED. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. ALL LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.
- LOCATE SMOKE ALARMS IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. LOCATE CARBON MONOXIDE ALARMS IN COMMON AREA, REPLACE WITH NEW IF ALREADY INSTALLED PER SECTION R315 CRC
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 502.2.1
2. DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90-DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. CMC 504.
- INSTALL LISTED AIR GAP WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC SECT. 807.3

PROJECT DESCRIPTION

SCOPE OF WORK:  
1.

PROJECT SITE: 628 VISTA DEL MAR DR., APTOS, CA 95003  
ZONING: R-1-10  
APN: 044-241-63  
LOT: 6,152 SF  
OCCUPANCY CLASSIFICATION: R3/U  
CONSTRUCTION TYPE: VB  
WUI: NO  
SPRINKLERED: YES

MAX. LOT COVERAGE: 40%  
MAX. FLOOR AREA RATIO: 50%  
MAX. BUILDING HT: 28' - 0"

APPLICABLE CODES:  
2025 C.B.C.  
2025 C.R.C.  
2025 C.E.C.  
2025 C.P.C.  
2025 C.M.C.  
2025 C.F.C.  
2025 C.G.B.C.  
2025 ENERGY CODE  
2025 FIRE

PROJECT CONTACT LIST

HOME OWNERS:

CONTRACTOR:

STRUCTURAL ENGINEERING: BOB PATTERSON  
17953 BERTA CANYON RD.,  
SALINAS, CA 93907  
(831)235-2253  
BOBNDEN@SBCGLOBAL.NET

GEOTECHNICAL ENGINEERING: FRIAR ASSOCIATES, INC.  
2656 NICHOLSON ST.,  
SAN LEANDRO, CA 94577  
(510)343-4424  
FRIAR4515@GMAIL.COM

CIVIL ENGINEERING: HOGAN LAND SERVICES  
2601 41ST AVE.  
SOQUEL, CA 95076  
(831)425-1617  
SVROOMEN@HOGANLS.COM

TITLE 24 ENGINEERING: A+ GREEN ENERGY SERVICES  
41 "D" HANGAR WAY,  
WATSONVILLE, CA 95076  
(408)310-0081  
WWW.APGES.COM

DRAFTING: GREENSIDE DRAFTING  
NICHOLAS BUTLER  
5523 SCOTTS VALLEY DR. SUITE 108  
SCOTTS VALLEY, CA 95066  
(831)246-3093  
GREENSIDEDRAFTING@GMAIL.COM

SYMBOL LEGEND

DOOR

WINDOW

INTERIOR ELEVATION

REVISION NUMBER

EXTERIOR ELEVATION

DETAIL

#

SZ

#

SZ

1

2

3

4

1

2

1

2

1

2

REVISION CLOUD

EQUIP

TILE

NORTH ARROW

TEMPERED GLASS

SHEET INDEX

| Sht  | Description                                |
|------|--------------------------------------------|
| D 1  | COVER SHEET, PROJECT DATA & CONTACTS       |
| C 1  | TITLE SHEET                                |
| C 2  | GENERAL & FIRE NOTES                       |
| C 3  | GRADING & DRAINAGE DETAILS                 |
| C 4  | GRADING & DRAINAGE PLAN                    |
| C 5  | STORMWATER PLAN                            |
| C 6  | EROSION CONTROL PLAN                       |
| D 2  | EXISTING & PROPOSED SITE PLANS             |
| D 3  | EXISTING FLOOR PLANS                       |
| D 4  | PROPOSED FIRST STORY FLOOR PLAN            |
| D 5  | PROPOSED SECOND STORY FLOOR PLAN           |
| D 6  | PROPOSED ROOF PLAN                         |
| D 7  | EXISTING EXTERIOR ELEVATIONS               |
| D 8  | PROPOSED NORTH & SOUTH EXTERIOR ELEVATIONS |
| D 9  | PROPOSED EAST & WEST EXTERIOR ELEVATIONS   |
| D 10 | CROSS SECTION                              |
| D 11 | CROSS SECTION                              |

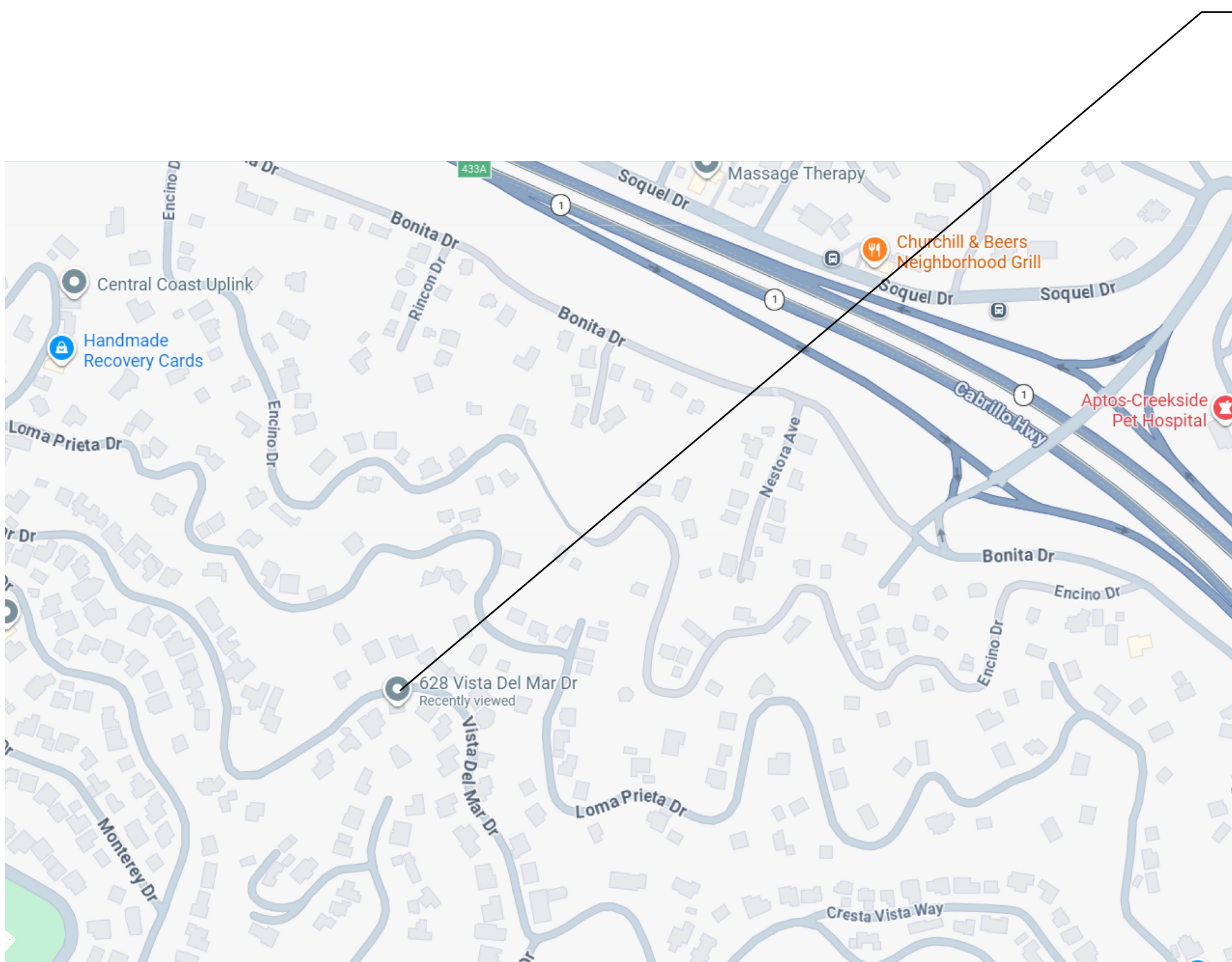
DRAWINGS PREPARED BY :  
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NICHOLAS BUTLER  
(831) 246-3093  
greensidedrafting@gmail.com  
*Nicholas Butler*

VISTA DEL MAR PROJECT  
628 VISTA DEL MAR DR.  
APTOS, CA 95003  
APN: 044-241-63

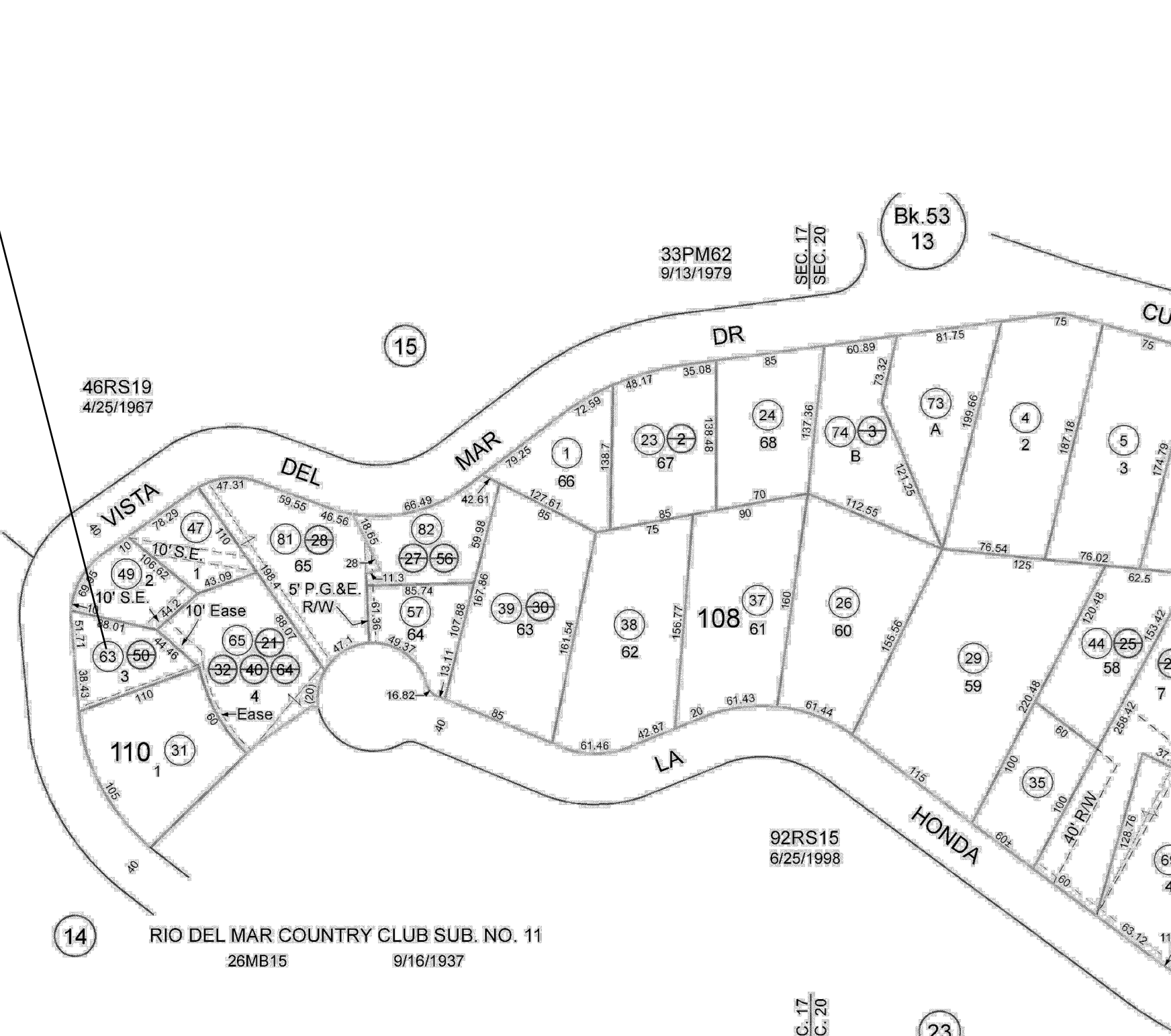
COVER SHEET:  
GENERAL NOTES, PROJECT INFORMATION,  
PROJECT CONTACTS, SHEET INDEX,  
VICINITY MAP & SITE PLAN

DATE : JUNE 5, 2026  
SCALE:  
DRAWN:  
SHEET

D 1



NOT TO SCALE



1" = 100'-0"

| LOT COVERAGE TABLE             |                   |                     |
|--------------------------------|-------------------|---------------------|
| EXISTING/DEMO/PROPOSED         |                   |                     |
|                                | LOT SIZE          | 6,152 SF            |
|                                | MAX LOT COVERAGE  | 2,460.8 SF (40%)    |
| EXISTING                       | MAIN RESIDENCE    | 582.5 SF            |
| DEMO                           | ELEVATED DRIVEWAY | 272.0 SF            |
| DEMO                           | BACK DECK         | 225.0 SF            |
| DEMO                           | FRONT PORCH       | 47.0 SF             |
| PROPOSED                       | MAIN RESIDENCE    | 874.7 SF            |
| PROPOSED                       | ELEVATED DRIVEWAY | 446.0 SF            |
| PROPOSED                       | BACK DECK         | 454.0 SF            |
| PROPOSED                       | FRONT PORCH       | 15.0 SF             |
| TOTAL NEW LOT COVERAGE         |                   | 2,372.2 SF          |
| EXEMPTIONS                     | FRONT PORCH       | 15.0 SF             |
| TOTAL COUNTED NEW LOT COVERAGE |                   | 2,357.2 SF (38.31%) |

| F.A.R. TABLE                   |                |                     |
|--------------------------------|----------------|---------------------|
| EXISTING/DEMO/PROPOSED         |                |                     |
|                                | LOT SIZE       | 6,152 SF            |
|                                | MAX F.A.R.     | 3,076.0 SF (50%)    |
| EXISTING                       | MAIN RESIDENCE | 1,202.8 SF          |
| PROPOSED                       | MAIN RESIDENCE | 1,711.6 SF          |
| PROPOSED                       | FRONT PORCH    | 15.0 SF             |
| TOTAL NEW F.A.R.               |                | 2,929.4 SF          |
| EXEMPTIONS                     | FRONT PORCH    | 15.0 SF             |
| TOTAL COUNTED NEW LOT COVERAGE |                | 2,914.4 SF (47.37%) |

## ABBREVIATIONS

|      |                           |      |                            |
|------|---------------------------|------|----------------------------|
| AC   | ASPHALT CONCRETE          | LA   | LANDSCAPE AREA             |
| AD   | AREA DRAIN                | LO   | LIVE OAK TREE              |
| BAY  | BAY TREE                  | MAX  | MAXIMUM                    |
| BVCE | BEGIN VERTICAL CURVE ELEV | MIN  | MINIMUM                    |
| BVCS | BEGIN VERTICAL CURVE STA  | MNZ  | MANZANITA TREE             |
| BW   | BOTTOM OF WALL            | NTS  | NOT TO SCALE               |
| CL   | CENTERLINE                | O/   | OVER                       |
| CMP  | CORRUGATED METAL PIPE     | OAK  | OAK TREE                   |
| CO   | CLEAN OUT                 | OC   | ON CENTER                  |
| DI   | DRAIN INLET               | (P)  | PROPOSED                   |
| DS   | DOWNSPOUTS                | PERF | PERFORATED                 |
| (E)  | EXISTING                  | PN   | PINE TREE                  |
| EG   | EXISTING GRADE            | PT   | POINT                      |
| EL   | EASEMENT LINE             | RCP  | REINFORCED CONCRETE PIPE   |
| EVCE | END VERTICAL CURVE ELEV   | ROW  | RIGHT OF WAY               |
| EVCS | END VERTICAL CURVE STA    | RD   | REDWOOD TREE               |
| ELEV | ELEVATION                 | SAD  | SEE ARCHITECTURAL DRAWINGS |
| FF   | FINISHED FLOOR            | SS   | SANITARY SEWER             |
| FG   | FINISHED GRADE            | SSD  | SEE STRUCTURAL DRAWINGS    |
| FIR  | FIR TREE                  | TBR  | TO BE REMOVED              |
| FL   | FLOW LINE                 | TG   | TOP OF GRATE               |
| FS   | FINISHED SURFACE          | TW   | TOP OF WALL                |
| FSS  | FIRE SAFE STANDARDS       | UON  | UNLESS OTHERWISE NOTED     |
| GB   | GRADE BREAK               | USP  | UNDER SEPARATE PERMIT      |
| GEO  | GEOTECHNICAL              | VIF  | VERIFY IN FIELD            |
| HP   | HIGH POINT                | VC   | VERTICAL CURVE             |
| INV  | INVERT                    | WL   | WATER LEVEL                |

*GRAPHIC SCALE*

( IN FEET )  
1 inch = 20ft.

| TYPE                       | TOTAL AREA | TOTAL IMPERVIOUS AREA |
|----------------------------|------------|-----------------------|
| NEW SINGLE FAMILY DWELLING | 1482       | 1482                  |
| NEW AC DRIVEWAY            | 517        | 517                   |
| NEW IMPERVIOUS AREA        | 1999       | 1999                  |

MEDIUM PROJECT

NOTE: APPROXIMATE EARTH QUANTITY PROVIDED FOR PERMIT VALUATION.  
CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL MATERIAL  
TAKEOFFS.

|                          |               |
|--------------------------|---------------|
| ASSESSOR'S PARCEL NUMBER | 044-241-63    |
| LOT SIZE                 | 0.1060 AC     |
| ZONING                   | R-1-10        |
| GENERAL PLAN LAND USE    | R-UL          |
| STATE RESPONSE AREA      | LRA           |
| TYPE OF CONSTRUCTION     | V-B           |
| OCCUPANCY GROUP          | R-RESIDENTIAL |
| FIRE SPRINKLERS          | YES/NO        |
| FRONT YARD SETBACK       | 20'           |
| SIDE YARD SETBACK        | 10'           |
| REAR YARD SETBACK        | 15'           |
| MAX. NUMBER OF STORIES   | 2             |
| MAX. LOT COVERAGE        | 40%           |
| BUILDING HEIGHT          | 28' MAXIMUM   |

|    |                               |
|----|-------------------------------|
| C1 | TITLE SHEET                   |
| C2 | GENERAL & FIRE NOTES          |
| C3 | GRADING & DRAINAGE DETAILS    |
| C4 | GRADING & DRAINAGE PLAN       |
| C5 | PRE AND POST DEVELOPMENT PLAN |
| C6 | EROSION CONTROL PLAN          |



PROJECT STATEMENT:  
THESE PLANS WERE PREPARED TO FACILITATE THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THE PROPOSED RESIDENTIAL DEVELOPMENT INCLUDING REMODELING

GOLDEN ESTATES REALTY LLC  
628 VISTA DELA MAR DR  
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WATKINSIV@GMAIL.COM  
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MARK COUPER  
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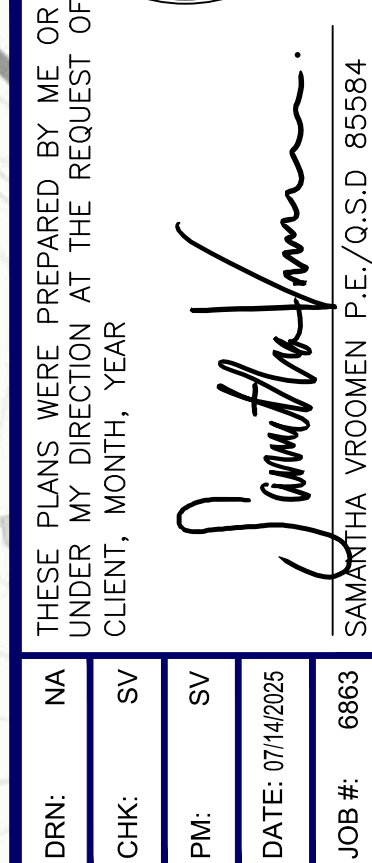
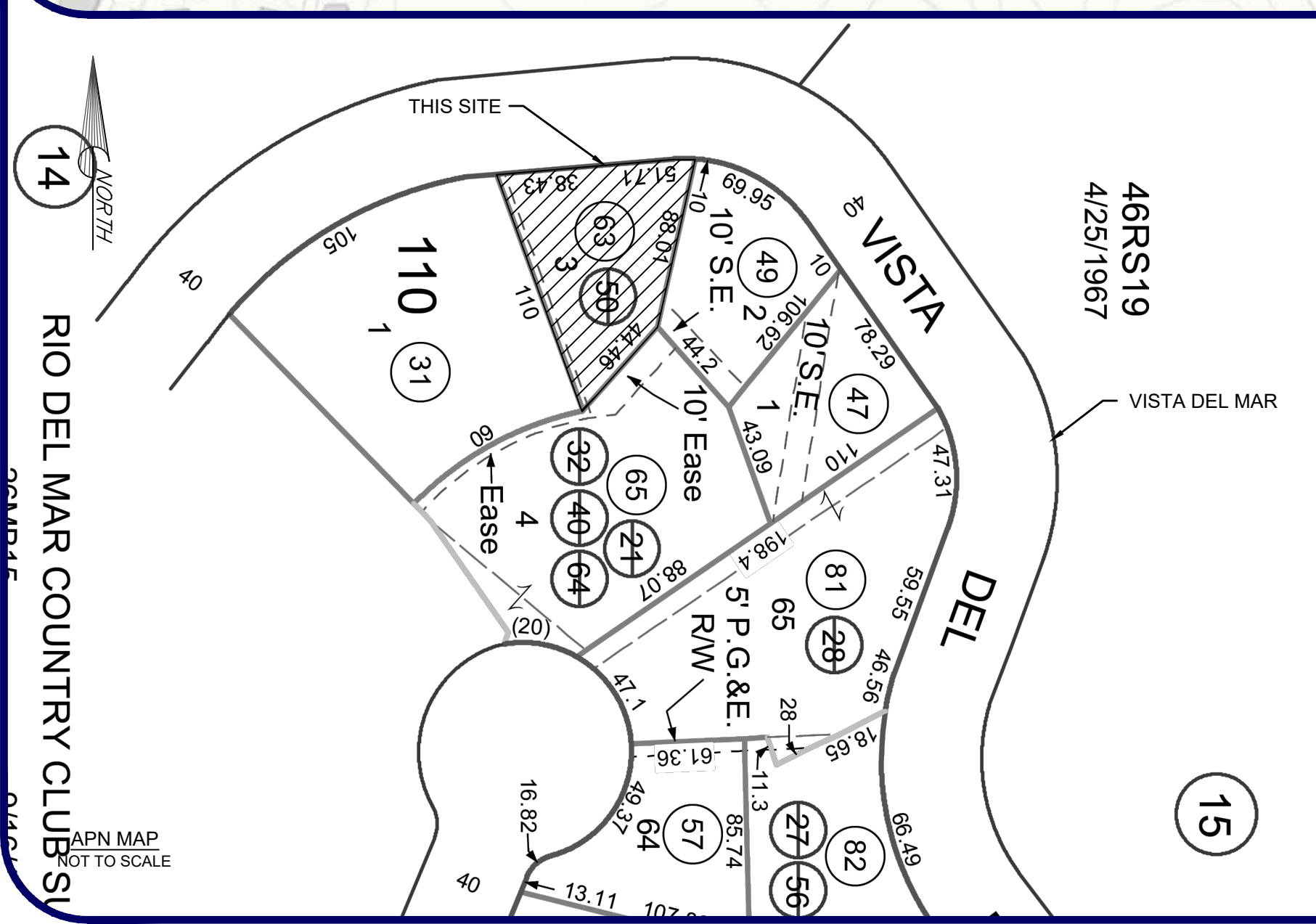
BOB PATTERSON P.E.  
17953 BERTA CANYON ROAD., SALINAS,  
CA 93907  
(831) 235-2253

LEAD AGENCY:  
SANTA CRUZ COUNTY

TOPOGRAPHIC INFORMATION PROVIDED BY:  
MICHAEL F. BEAUTZ, C.E.

- 1) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY.
- 2) HORIZONTAL CONTROL: ESTABLISHED BETWEEN IRON-PIPE MONUMENTS FOUND AS NOTED AT POINTS "A" AND "B" AND AS THESE MONUMENTS ARE SHOWN ON 46-M-19, AND AS THE COURSE BETWEEN THEM HAS BEEN CALCULATED BASED ON 46-M-19.

|   |                                   |
|---|-----------------------------------|
| A | 2026 04 21 - CLIENT SCOPE CHANGES |
|   |                                   |
|   |                                   |



TEL (831) 425-1617  
FAX (831) 425-0224

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APN: 044-241-63

LANDS OF GOLDEN ESTATES REALTY LLC

# TITLE SHEET

628 VISTA DEL MAR DRIVE  
APTOS, CA 95003

C1 OF 6

GRADING & DRAINAGE INSPECTION NOTES

1. THE PERMITEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY **SANTA CRUZ COUNTY PLANNING DEPARTMENT**, TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PROJECT JOB CARD FOR COORDINATION OF INSPECTION REQUESTS.
2. PRIOR TO THE START OF ANY GRADING WORK, THE PERMITEE SHALL HAVE A PRE-CONSTRUCTION CONSULTATION WITH COUNTY STAFF TO DISCUSS THE SCOPE OF THE PROJECT, PERMIT CONDITIONS, REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OF BEST MANAGEMENT PRACTICES (BMPS) AND ANY OTHER CONSTRUCTION ISSUES.
3. INSPECTION REQUESTS SHALL BE MADE THROUGH **SANTA CRUZ COUNTY PLANNING DEPARTMENT**.
4. **SANTA CRUZ COUNTY PLANNING DEPARTMENT** MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF THE WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO DEPARTMENT OF PLANNING AND THE PERMITEE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED PRMD IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE COMPLETED WORK WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE.
5. **SANTA CRUZ COUNTY PLANNING DEPARTMENT** SHALL FINAL THE PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BEST MANAGEMENT PRACTICES, HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY COUNTY CODE HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF WORK.
6. THE PERMITEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL WORK.
7. DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL BE POSTED AS FOLLOWS: (1) THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A REFLECTIVE SURFACE. (2) THE ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD. (3) THE ADDRESS MUST BE POSTED AT ALL FORKS IN ANY ACCESS ROAD AND AT THE SITE.

GRADING & DRAINAGE NOTES

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH THE **SANTA CRUZ** COUNTY CODE (SCCC), APPLICABLE **SANTA CRUZ** COUNTY REGULATIONS & **SANTA CRUZ** COUNTY ORDINANCES & PROJECT GEOTECHNICAL.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE **SANTA CRUZ COUNTY PLANNING DEPARTMENT**. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.
3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/ DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. **SANTA CRUZ COUNTY PLANNING DEPARTMENT** MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO THE **SANTA CRUZ** COUNTY CODE, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING/DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY **SANTA CRUZ COUNTY PLANNING DEPARTMENT**.
5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY **SANTA CRUZ COUNTY PLANNING DEPARTMENT** DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
6. ISSUANCE OF A PERMIT BY PLANNING TO CONSTRUCT A DAM OR A RESERVOIR DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES INCLUDING THE CALIFORNIA DIVISION OF SAFETY OF DAMS WHEN WORK FALLS UNDER STATE JURISDICTION. FAILURE TO OBTAIN OTHER PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
7. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF PUBLIC WORKS AT **(831) 454-2160** FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-842-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A. THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE OPERATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.

GRADING & DRAINAGE NOTES, CONT.

9. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE **COUNTY PLANNING DEPARTMENT** SHALL BE NOTIFIED AT **(831) 454-2580**. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS AND SCCC **16.40**. IF HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT **(831) 454-7790**.
10. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
11. RETAINING WALLS, UNLESS EXEMPTED PER SCCC **13.10.525**, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED. REFER TO STRUCTURAL PLAN SET FOR RETAINING WALL DETAILS.
12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT A SEPARATE APPROVED PERMIT AND BEST MANAGEMENT PRACTICES.
13. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH THE REQUIREMENTS OF SCCC. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER.
14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY SCCC.
15. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5 FEET TO BLEND WITH THE NATURAL TERRAIN.
16. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER HAZARDOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
17. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING GROUND APPROXIMATELY 4" TO 6" TO PROVIDE A BOND WITH THE FILL MATERIAL.
18. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50%) UNLESS SPECIFICALLY ALLOWED IN WRITING BY THE PROJECT GEOTECHNICAL ENGINEER AND APPROVED BY **SANTA CRUZ COUNTY PLANNING DEPARTMENT**.  
  
SOILS ENGINEER: FRIAR ASSOCIATES, 2656 NICHOLSON ST, SAN LEANDRO, CA. (510) 343-4424
19. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
20. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: (1) FILL GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER. (2) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.
21. **HOGAN LAND SERVICES** HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS, HOWEVER, THE DEVELOPMENT PROCESS INCLUDES ACTIVITIES OCCURRING THROUGHOUT CONSTRUCTION. THESE ACTIVITIES INCLUDE CALCULATIONS, PLAN CHECKS, AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN **HOGAN LAND SERVICES** PERFORM THE CONSTRUCTION STAKING OPERATION, THEY SHALL INDEMNIFY **HOGAN LAND SERVICES** FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSES OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY **HOGAN LAND SERVICES**.
22. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO ANY ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, **HOGAN LAND SERVICES** ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY THE ENGINEER, THAT AMOUNT SHALL BE AGREED TO BY THE ENGINEER IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY THE ENGINEER WILL NEGATE ALL REQUIREMENTS OF HIS FINANCIAL ASSISTANCE.
23. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL AND OVERRIDING SPECIFICATIONS.
24. DRAINAGE CALCULATIONS ASSOCIATED WITH THESE PLANS WERE PREPARED BASED ON CURRENT AGENCY STANDARDS. DRAINAGE ELEMENT SIZING HAS BEEN BASED ON THE 10 YEAR STORM EVENT AND ASSUME THAT THE EXISTING DRAIN NETWORK IS CAPABLE OF ASSURE FREE FLOW.

TREE PROTECTION NOTES

1. PLASTIC TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIP LINES OF TREES TO REMAIN IN CONSTRUCTION ZONE (OR THE OUTER EDGE OF THE DRIP LINE OF GROUPS OF TREES) IF ACCESS WITHIN DRIP LINE WILL BE REQUIRED. FENCE TO BE PLACED AT EXPECTED LIMIT OF GRADING IT SHOULD BE INSTALLED PRIOR TO THE START OF CLEARING OR GRADING OPERATIONS, AND KEPT IN PLACE THROUGHOUT CONSTRUCTION ACTIVITIES.
2. WHEN PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ECT.) AND CLEARANCE.
3. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED, FOR TREES TO BE SAVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW. ROOTS SHALL BE KEPT MOIST WHILE EXPOSED.
4. WOOD CHIP MULCH GENERATED FROM PRUNING AND REMOVALS SHOULD BE SPREAD UNDER REMAINING TREES ONSITE TO SERVE AS PERMANENT TOP DRESSING AND MULCH.
5. NO PARKING, OPERATION OF EQUIPMENT, STORAGE OF MATERIALS, DISPOSAL OF WASTE OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIP LINES OF PROTECTED TREES.
6. OWNERS SHALL BE RESPONSIBLE FOR CONSULTING WITH ARBORIST REGARDING CONSTRUCTION IMPACTS ON EXISTING TREES.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

GENERAL

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE SANTA CRUZ COUNTY CODE (SCCC) & THE STATE ISSUED GENERAL CONSTRUCTION PERMIT SPECIFICATIONS (SWPPP)(F OVER 1 ACRE DISTURBED).
2. THE APPROVED PLANS SHALL CONFORM WITH THE **SANTA CRUZ COUNTY PLANNING DEPARTMENT** EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE AS POSTED ON THE **SCCPD** WEBSITE. REFER TO THE CSQA CONSTRUCTION HANDBOOK FOR ADDITIONAL BMP INFORMATION AND DETAILS.
3. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
5. AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
6. THE LEGALLY RESPONSIBLE PERSON (LRP) IS RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE GENERAL CONSTRUCTION PERMIT (WQID). THIS INCLUDES BUT IS NOT LIMITED TO, INSTALLATION OF ONSITE BMPS, COMPLIANCE WITH SWPPP SPECIFICATIONS, AND ANNUAL AND STORM BASED INSPECTIONS. THESE INSPECTIONS SHOULD BE REQUESTED OF HOGAN LAND SERVICES (PROJECT QUALIFIED SWPPP PRACTITIONER-OSP) A MINIMUM OF 48 HOURS PRIOR TO SCHEDULED INSPECTION.
7. THE LRP IS RESPONSIBLE FOR MAINTAINING CONSTRUCTION OPERATIONS WITHIN THE LIMITS OF COUNTY REGULATIONS AND THE WQID PERMIT SPECIFICATIONS.

RAINY SEASON OPERATIONS

1. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 – APRIL 15) IN ADDITION TO COMPLYING WITH THE WQID PERMIT. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH **SANTA CRUZ COUNTY CODE (SCCC)**. STORM WATER BMPS REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES
2. THE AREA OF LAND AT RISK FOR EROSION AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. AREAS THAT ARE NOT BEING ACTIVELY WORKED ON SHALL HAVE BMP'S INSTALLED UNTIL CONSTRUCTION IN THE AREA RESUMES.
3. AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO OCTOBER 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCCC.

YEAR ROUND REQUIREMENTS

1. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMPS REFERENCED OR DETAILED IN PRMD'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMPS SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPAIRED TO CSQA STANDARDS. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
5. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
6. ENTRANCES TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT RE-VEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL STABILIZED AND RE-VEGETATED TO 70% COVER OR LANDSCAPING SHALL BE INSTALLED.
8. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
9. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.

APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

| MATERIALS                            | APPLICATION RATE (POUNDS PER ACRE) |
|--------------------------------------|------------------------------------|
| SEED MIX                             |                                    |
| BROMUS MOLLIIS (BLANDO BROME)        | 40                                 |
| TRIFOLIUM HIRTUM (HYKON ROSE CLOVER) | 20                                 |
| FERTILIZER                           |                                    |
| 16-20-0 & 15% SULPHUR                | 500                                |
| MULCH                                |                                    |
| STRAW                                | 4000                               |
| HYDRAULIC STABILIZING*               |                                    |
| M-BINDER OR SENTINEL                 | 75-100                             |
| EQUIVALENT MATERIAL                  | PER MANUFACTURER                   |

- \*NON-ASPHALTIC, DERIVED FROM PLANTS
10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
  11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
  12. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIIVE STORM WATER FLOW.
  13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
  14. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
  15. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
  16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
  17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED TO PREVENT THE DISCHARGE OF POLLUTANTS.
  18. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

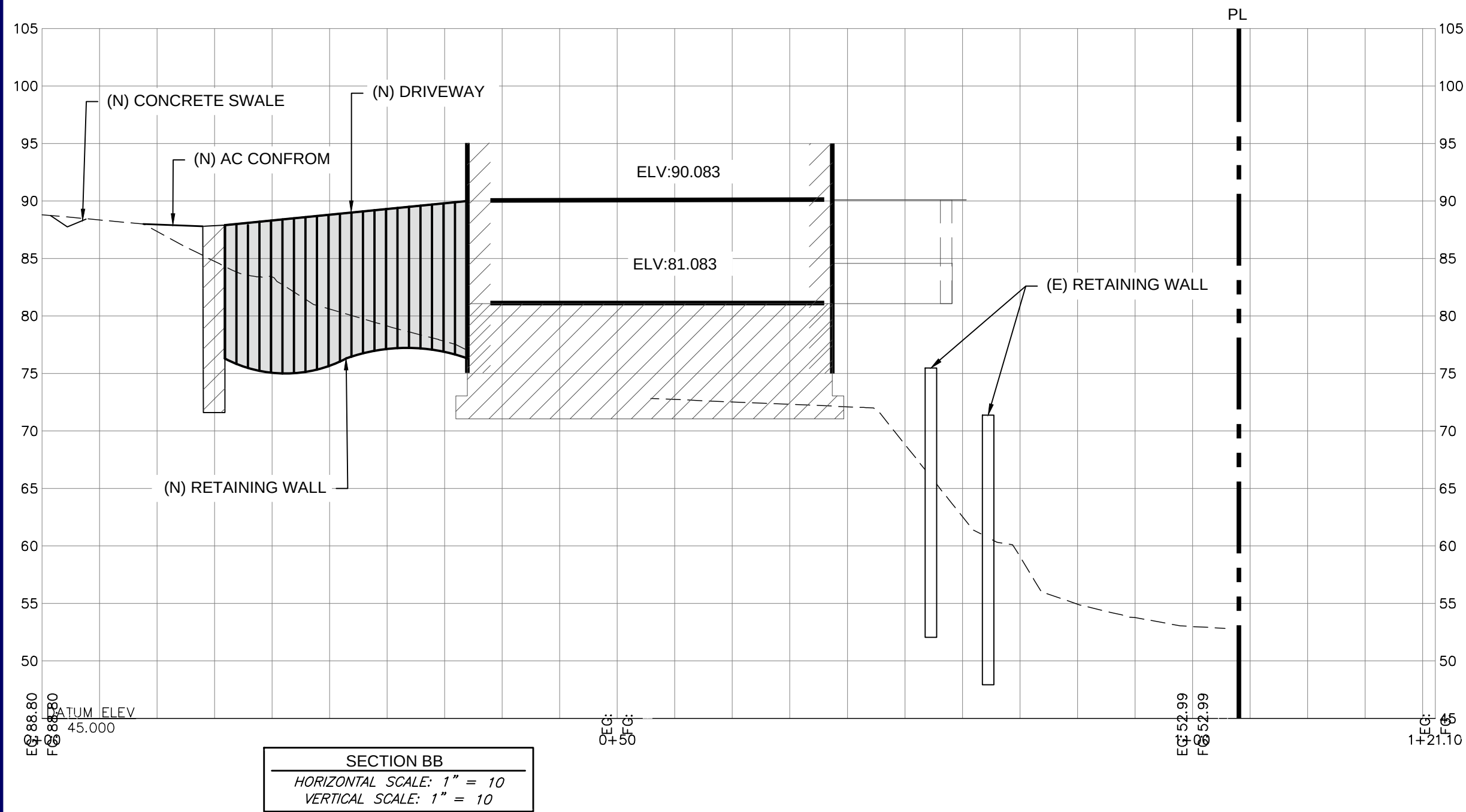
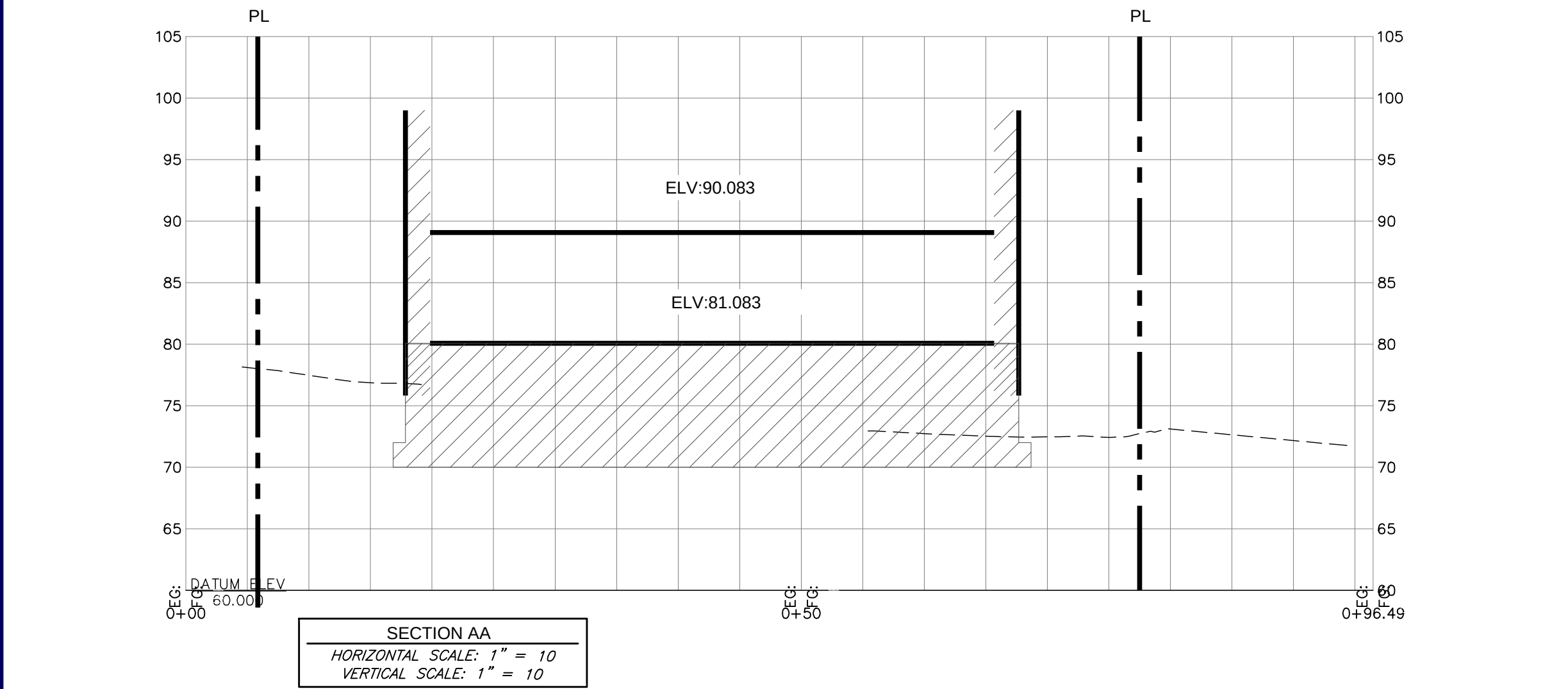
FIRE PROTECTION NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2025 EDITION).
2. EACH APN SHALL HAVE SEPARATE SUBMITTALS FOR BUILDING AND SPRINKLER SYSTEM
3. THE OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING AND SPRINKLERED OR NON-SPRINKLERED AS DETERMINED BY THE BUILDING OFFICIAL AND OUTLINED IN THE CALIFORNIA BUILDING CODE. (E.G. R-3, TYPE V-B, SPRINKLERED).
4. ALL BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13-D, AND ADOPTED STANDARDS OF THE SANTA CRUZ COUNTY FIRE PROTECTION DISTRICT.
5. THE DESIGNER/INSTALLER SHALL SUBMIT THREE (3) SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND & OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO THIS AGENCY FOR APPROVAL
6. AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. UNDERGROUND PLAN SUBMITTAL AND PERMIT WILL BE ISSUED TO A CLASS C-16 OR OWNER/BUILDER. NO EXCEPTIONS
7. A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS; PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
8. BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
9. ROOF COVERINGS TO BE NO LESS THAN CLASS "B" RATED ROOF.
10. A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION.
11. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.
12. A SPARK ARRESTOR SHALL BE INSTALLED ON CHIMNEY. SPARK ARRESTOR OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER GREATER THAN ½".
13. GRADES OVER 5% AND BETWEEN 15 % NEED TO BE OIL & SCREEN OVER 6" OF COMPACTED AGGREGATE BASE/ROCK. GRADES OVER 15% ASPHALTIC CONCRETE.
14. THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, AND, TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER AND REVIEWING AGENCY.

REVISION BLOCK

|   |                                   |
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| A | 2026 04 21 - CLIENT SCOPE CHANGES |
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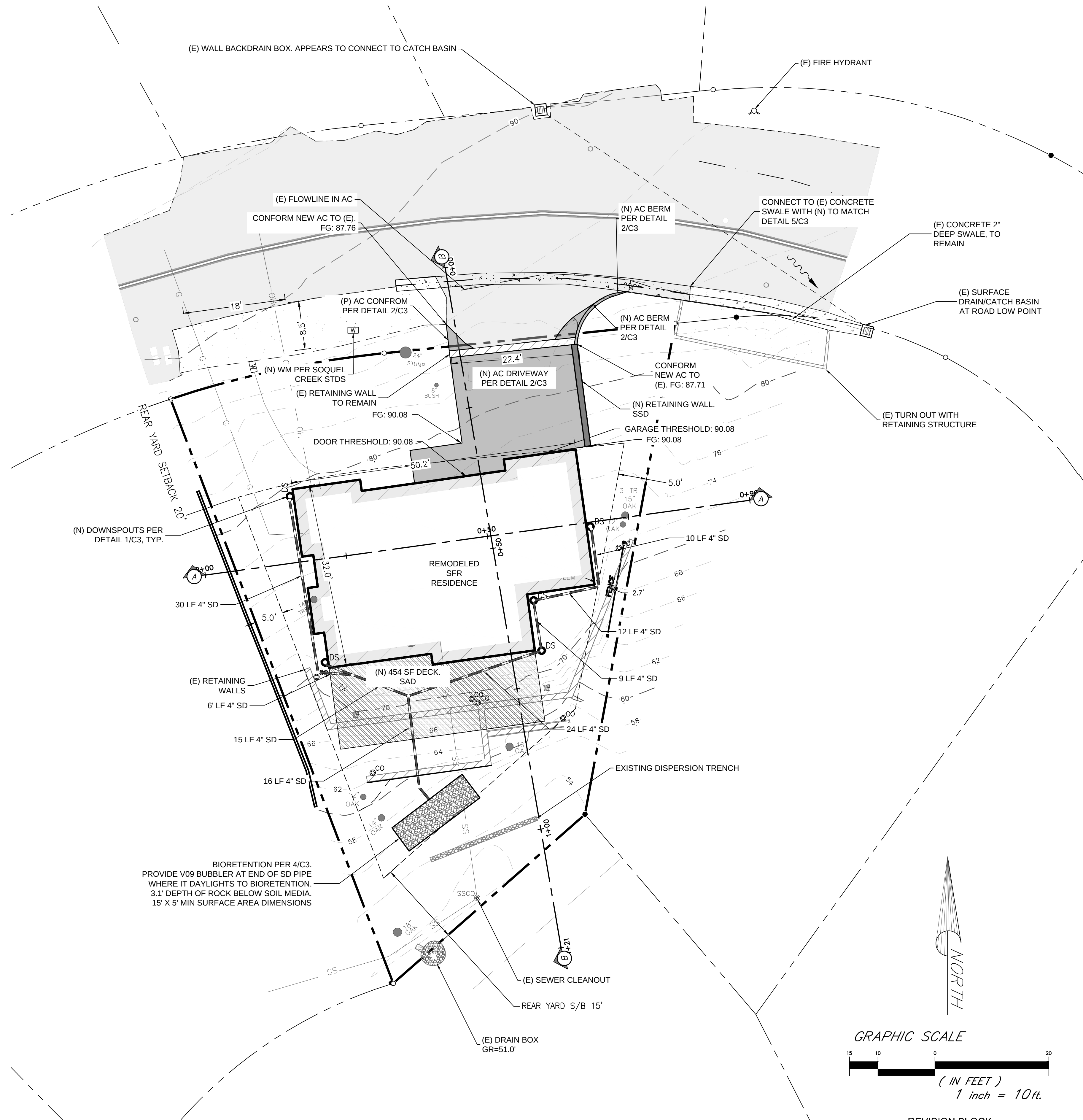


### SURFACE LEGEND

|  |                                  |
|--|----------------------------------|
|  | (E) BUILDING                     |
|  | (P) ROOF LINE SAD                |
|  | (P) SLAB ON GRADE SAD/SSD        |
|  | (P) DECK SAD/SBD                 |
|  | (E) DECK                         |
|  | (P) GRAVEL SURFACE               |
|  | (E) GRAVEL SURFACE               |
|  | (P) AC SURFACE                   |
|  | (E) AC SURFACE                   |
|  | (P) CONCRETE SURFACE SAD/SBD/SSD |
|  | (E) CONCRETE SURFACE             |
|  | LANDSCAPE AREA SAD/SBD/SLD       |
|  | (P) WALL SAD/SBD/SSD             |
|  | (E) WALL                         |

#### NOTES TO CONTRACTOR:

- ALL CUTS AND FILL SLOPES SHALL BE PLANTED WITH EROSION RESISTANT VEGETATION UPON COMPLETION OF GRADING OR NO LATER THAN OCTOBER 1ST (SEE NOTES ON SHEET C2).
- SEE SHEETS 2 FOR COMPLETE EROSION PREVENTION & SEDIMENT CONTROL NOTES.
- CONSTRUCTION MUST ALSO COMPLY WITH THE STATE ISSUED CONSTRUCTION GENERAL PERMIT (WDID) AND ASSOCIATED SWPPP (IF APPLICABLE).
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING EXISTING UNDERGROUND UTILITIES. LOCATIONS OF EXISTING UTILITIES HAVE NOT BEEN SURVEYED. RELOCATE EXISTING UTILITIES AS NECESSARY FOR PROPOSED ALIGNMENT.
- ALL EARTHWORK SHALL BE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL REPORT AND APPROVED IN THE FIELD BY THE PROJECT GEOTECHNICAL ENGINEER.
- SEE LANDSCAPE & ARCHITECTURAL PLAN FOR CONFIRMATION OF ALL TW/BW/ LANDSCAPE AREA SPECIFICATION.



#### REVISION BLOCK

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| A | 2026 04 21 - CLIENT SCOPE CHANGES |
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LANDS OF GOLDEN ESTATES REALTY LLC  
GRADING AND DRAINAGE PLAN

628 VISTA DEL MAR DRIVE  
APTOS, CA 95003

APN: 044-241-63

**HOGAN LAND SERVICES**  
A CALIFORNIA CORPORATION

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FAX (831) 425-0224

2601 41ST AVENUE, SUITE B  
SOQUEL, CA 95073

|        |      |     |                  |
|--------|------|-----|------------------|
| DRN:   | NA   | SV  | SV               |
| CHK:   | SV   | PM: | DATE: 07/14/2025 |
| JOB #: | 6863 |     |                  |

THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF CLIENT, MONTH, YEAR  
*Samantha Vroomen*  
Samantha Vroomen P.E./Q.S.D. 85584



PRE DEVELOPMENT

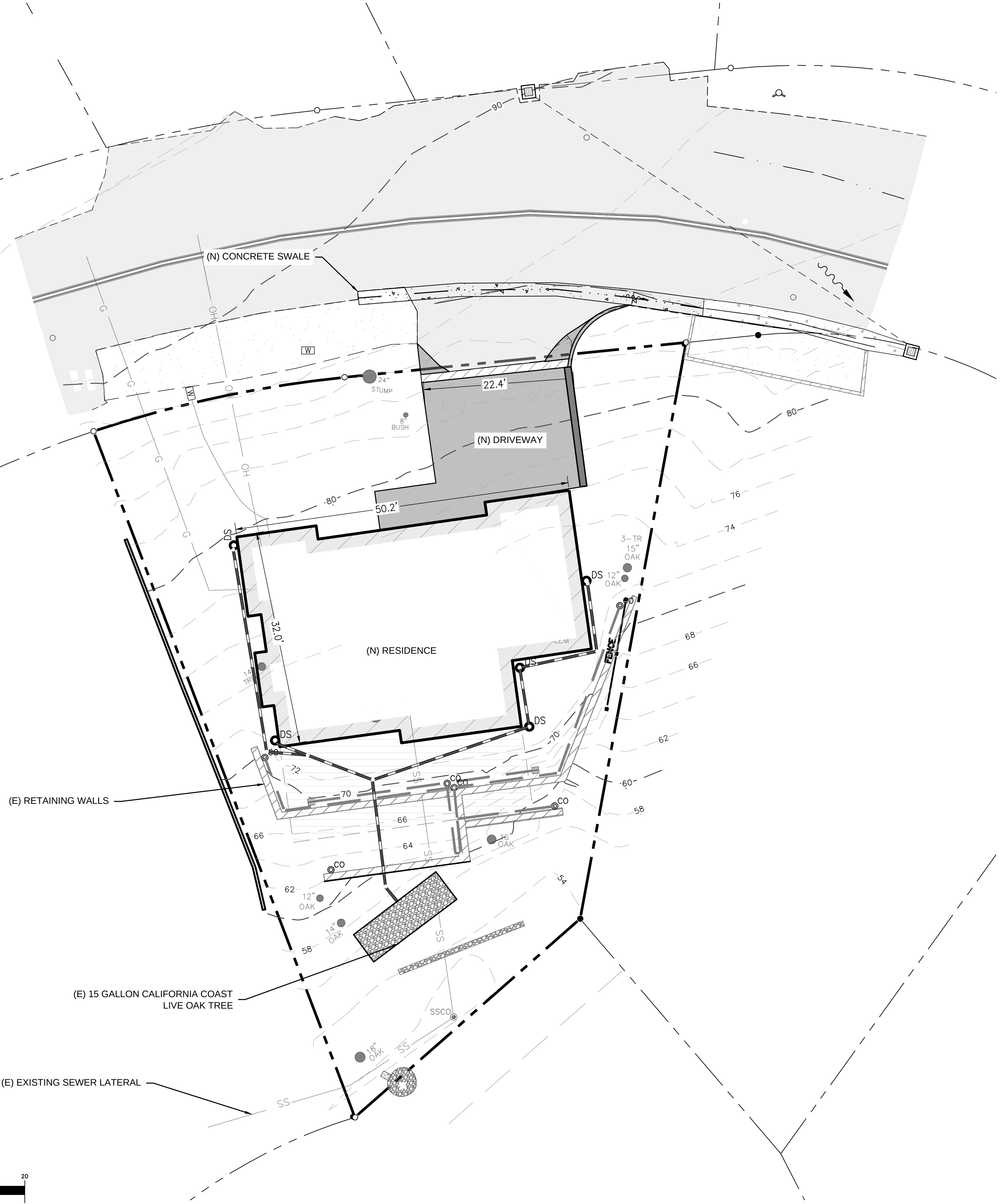
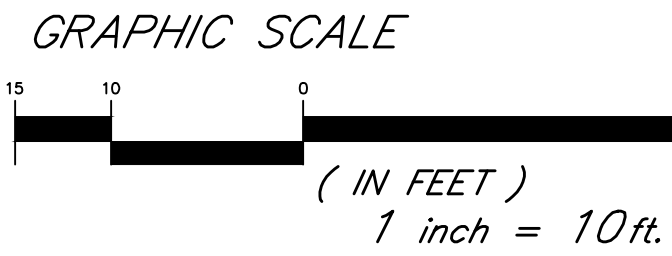
POST DEVELOPMENT

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| (E) SURFACING SUMMARY              |                       |
|------------------------------------|-----------------------|
| TYPE                               | TOTAL IMPERVIOUS AREA |
| (E) SFR, DRIVEWAY, RETAINING WALLS | 965 SF                |
| PERVIOUS AREA                      | 3,652 SF              |

TOTAL AREA = 4,617 SF



| (N) SURFACING SUMMARY |                       |
|-----------------------|-----------------------|
| TYPE                  | TOTAL IMPERVIOUS AREA |
| IMPERVIOUS AREA       | 2,515                 |
| PERVIOUS AREA         | 2,102                 |

TOTAL AREA = 4,617 SF

REVISION BLOCK

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| A | 2026 04 21 - CLIENT SCOPE CHANGES |
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LANDS OF GOLDEN ESTATES REALTY LLC  
STORMWATER PLAN  
628 VISTA DEL MAR DRIVE  
APTOS, CA 95003

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REGISTERED PROFESSIONAL ENGINEER  
Samantha Vroomen  
No. C85584  
CIVIL  
STATE OF CALIFORNIA

THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF CLIENT, MONTH, YEAR

Samantha Vroomen P.E./Q.S.D. 85584

|      |      |     |                  |        |
|------|------|-----|------------------|--------|
| NA   | SV   | SV  | DATE: 07/14/2025 | JOB #: |
| DRN: | CHK: | PM: | 6863             | 6863   |

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

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

WASTE MANAGEMENT

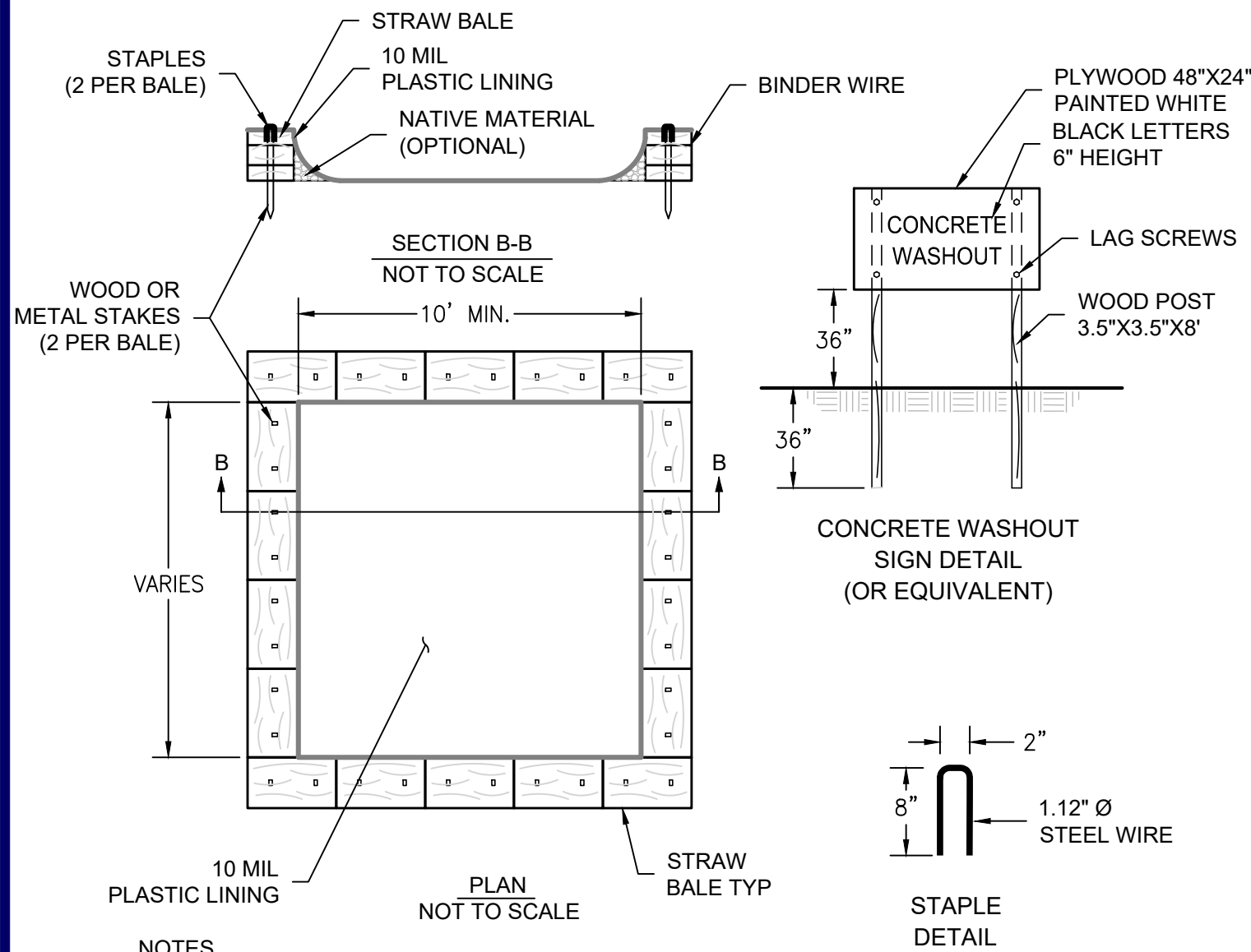
- DISPOSAL OF AND RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER,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

VEHICLE STORAGE AND MAINTENANCE

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

LANDSCAPE MATERIALS

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



NOTES

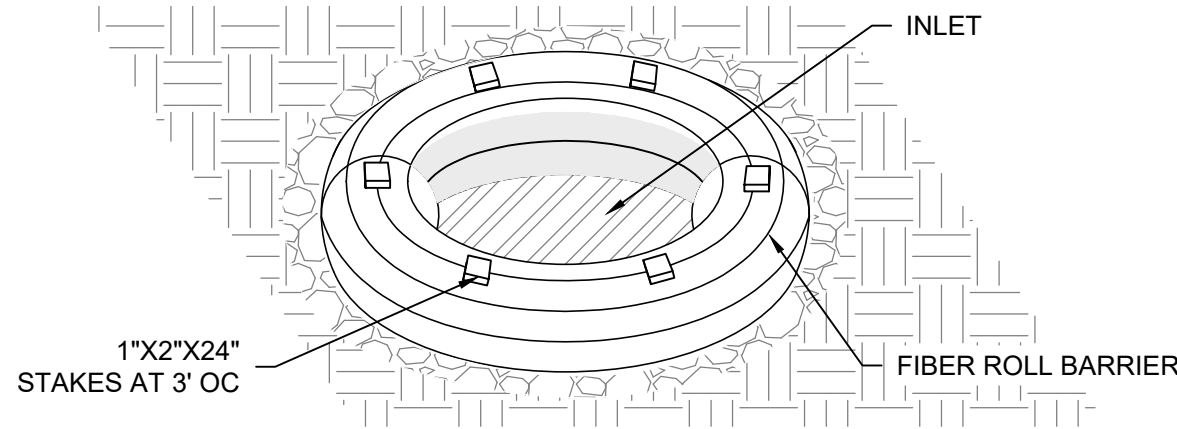
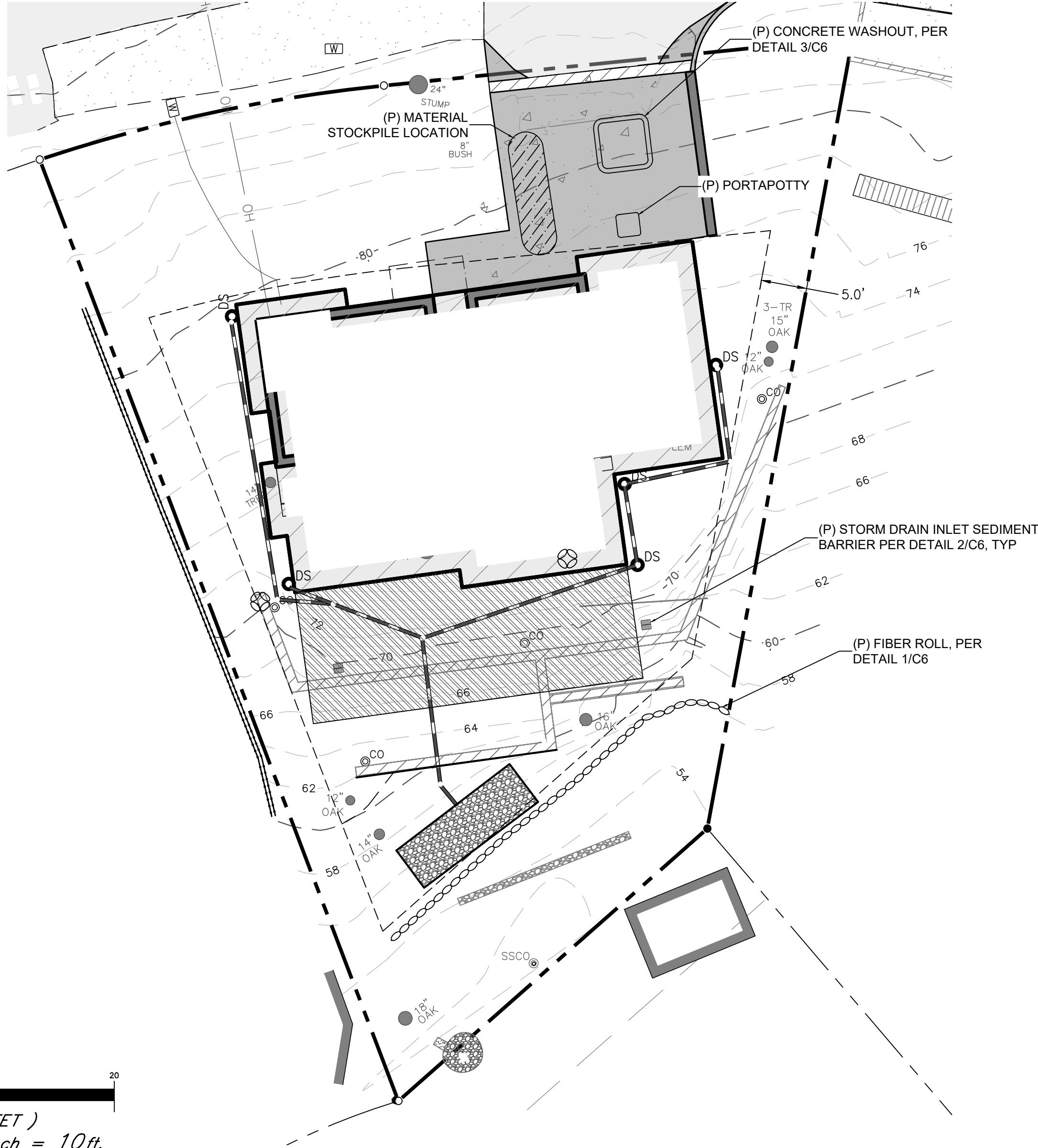
- ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
- A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
- HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
- PLASTIC TUB WITH SIMILAR DIMENSIONS CAN BE USED INSTEAD OF THIS DETAIL.

3 CONCRETE WASHOUT  
ONSITE WASHOUT SHALL BE USED AS A LAST RESOURCE ONLY.  
INSTRUCT TRUCKS TO RETURN TO PLANT W/ SPOILS

NTS

2 STORM DRAIN INLET SEDIMENT BARRIER

NTS



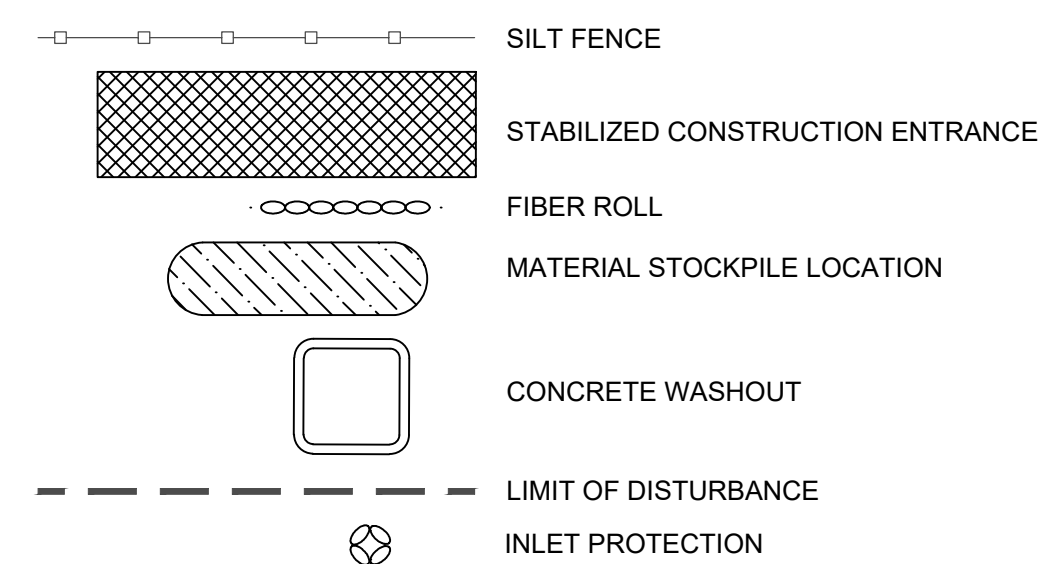
1 FIBER ROLL BARRIER  
NOTE: INSTALL FIBER ROLL ON CONTOUR.

NTS

EROSION CONTROL NOTES

- BETWEEN OCTOBER 15, AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.
- UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
- ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED WITH GRASS.
- ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.
- CONTRACTOR SHALL NOTIFY THE COUNTY OF SANTA CRUZ AT LEAST 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.
- ALL CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOIL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 15.
- CONTRACTOR SHALL INSTALL UNDERGROUND STORM DRAIN SYSTEM AND STRAW BALE DIKE BARRIERS PRIOR TO OCTOBER 15.
- BARE SOIL SHALL BE COVERED WITH SEED AND STRAW MULCH AT AN APPLICATION RATE OF 5 LB./1000 S.F. AND COVERED WITH A LAYER OF STRAW AT AN APPLICATION RATE OF 2-3 BALES/1000 S.F.

EROSION CONTROL LEGEND



REVISION BLOCK

A 2026 04 21 - CLIENT SCOPE CHANGES

LANDS OF GOLDEN ESTATES REALTY LLC  
EROSION CONTROL PLAN

C6 OF 6

628 VISTA DEL MAR DRIVE  
APTOS, CA 95003

APN: 044-241-63

2601 41ST AVENUE, SUITE B  
SOQUEL, CA 95073

www.hoganls.com

TEL (831) 425-1617  
FAX (831) 425-0273

HOGAN LAND SERVICES  
A CALIFORNIA CORPORATION

Professional Engineer Seal for Samantha Vroomen, State of California, No. C85584. Includes text: THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF CLIENT, MONTH, YEAR.



Form  
PLG-215  
1 of 1  
Rev 05/20/25

PLG-215 must be on a plan sheet with coordinated plan diagrams. (form 6" w x 21" h)

### A. Modification Summary (factored part B)

The CDI website has explanations, instructions and examples. QR code below.

|                            |       |
|----------------------------|-------|
| Roof (15%):                | 15.00 |
| Exterior Wall (65%):       | 45.00 |
| Floor (10%):               |       |
| Foundation (10%):          |       |
| <b>Modification Total:</b> | 60.00 |



**B. Modified Element** Do NOT use commas [,]. (Acrobat users can hover gray text for help)

|                      |               |                |               |
|----------------------|---------------|----------------|---------------|
| Floor (framed, slab) |               | Roof           |               |
| Modified (%):        |               | Modified (%):  | 100.00        |
| Existing (SF):       | 582           | Existing (SF): | 582           |
| Segment #            | Modified (SF) | Segment #      | Modified (SF) |

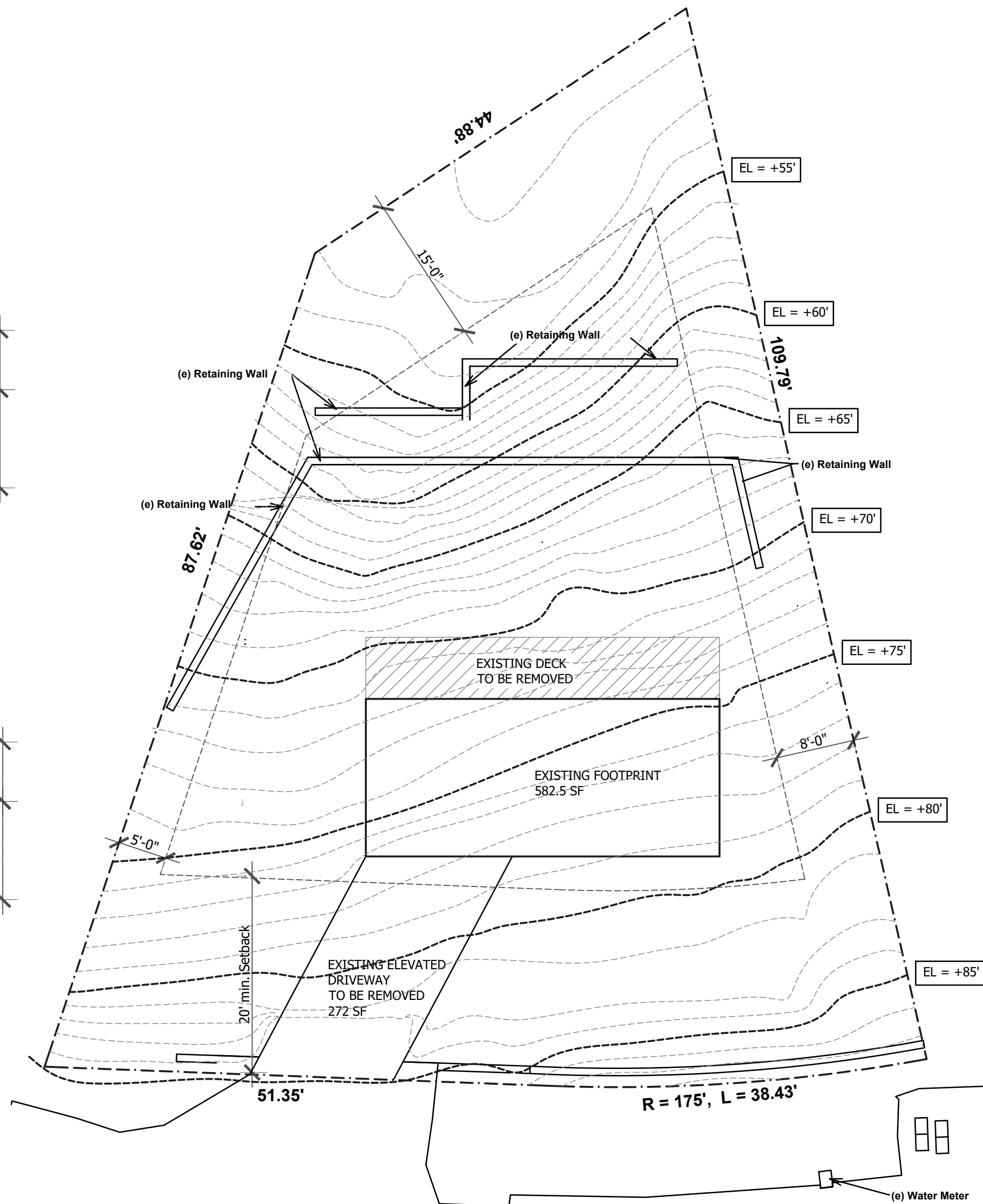
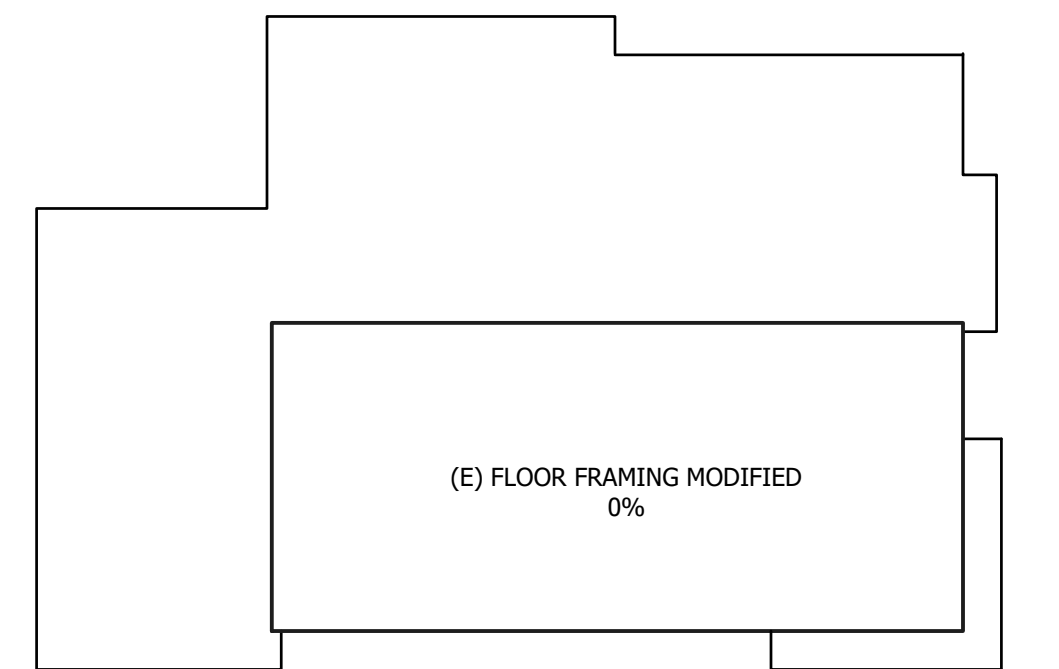
[illegible]

| Foundation                |               | Exterior Wall  |               |         |
|---------------------------|---------------|----------------|---------------|---------|
| Modified (%):             | 0             | Modified (%):  | 69.23         |         |
| Linear (wall, grade beam) |               | Existing (LF): | 208           |         |
| Existing (LF):            |               | Segment #      | Modified (LF) | Round # |
| Floor (SF):               | 528           |                | 72            | 72      |
| Segment #:                | Modified (LF) |                | 72            | 72      |

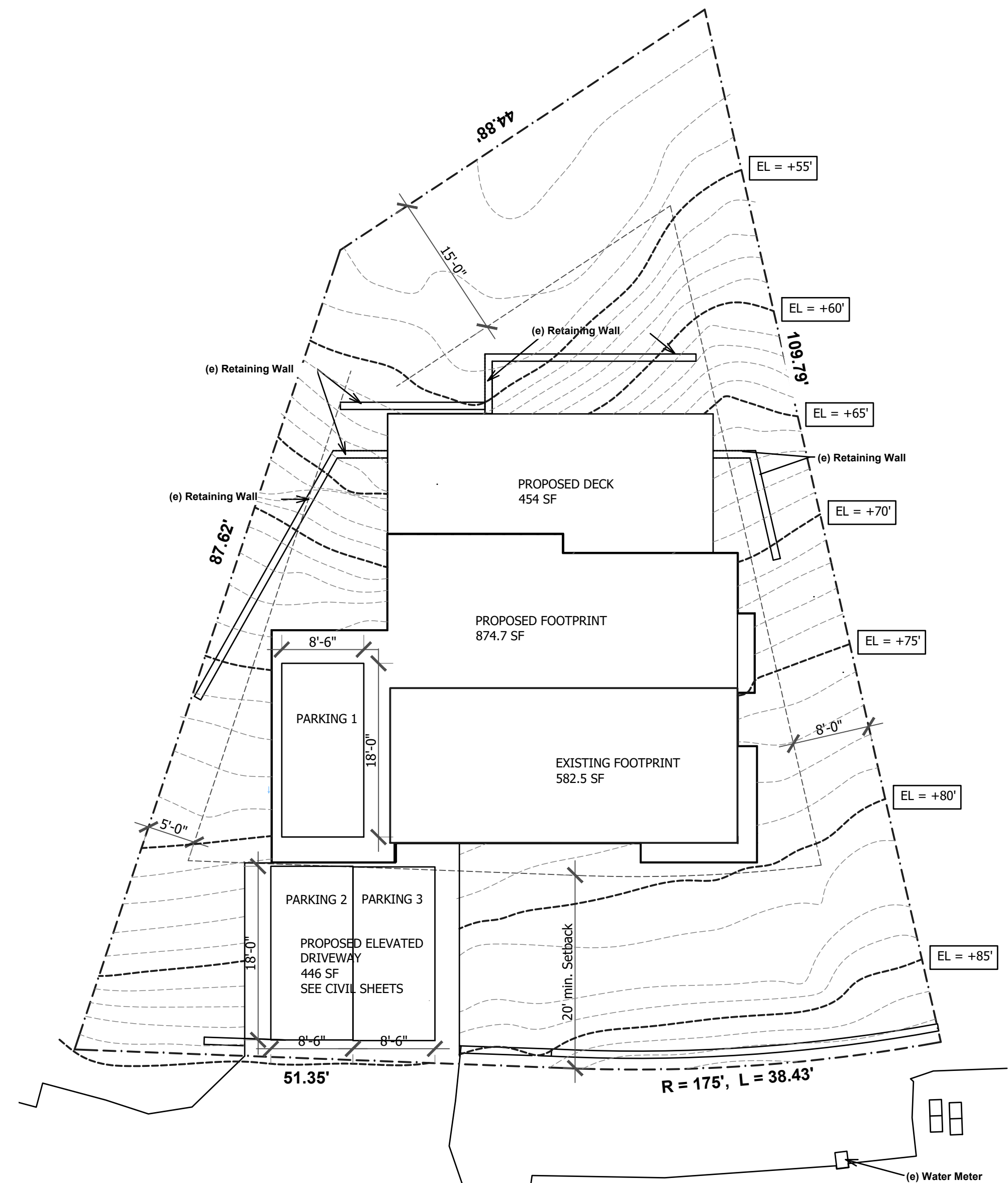
|           |   |  |  |  |
|-----------|---|--|--|--|
| Subtotal: | 0 |  |  |  |
|-----------|---|--|--|--|

| Slab           |               |  |  |
|----------------|---------------|--|--|
| Existing (SF): | 528           |  |  |
| Floor (SF):    |               |  |  |
| Segment #      | Modified (SF) |  |  |

|           |   |        |     |
|-----------|---|--------|-----|
| Subtotal: | 0 | Total: | 144 |
|-----------|---|--------|-----|



## 628 Vista Del Mar



## 628 Vista Del Mar

## EXISTING SITE PLAN



---


$$1'' = 10'-0''$$

## PROPOSED SITE PLAN



---


$$1'' = 10'-0''$$

DRAWINGS PREPARED BY :

**GREENSIDE DRAFTING**  
**NICHOLAS BUTLER**  
(831) 246-3093  
greensidedrafting@gmail.com

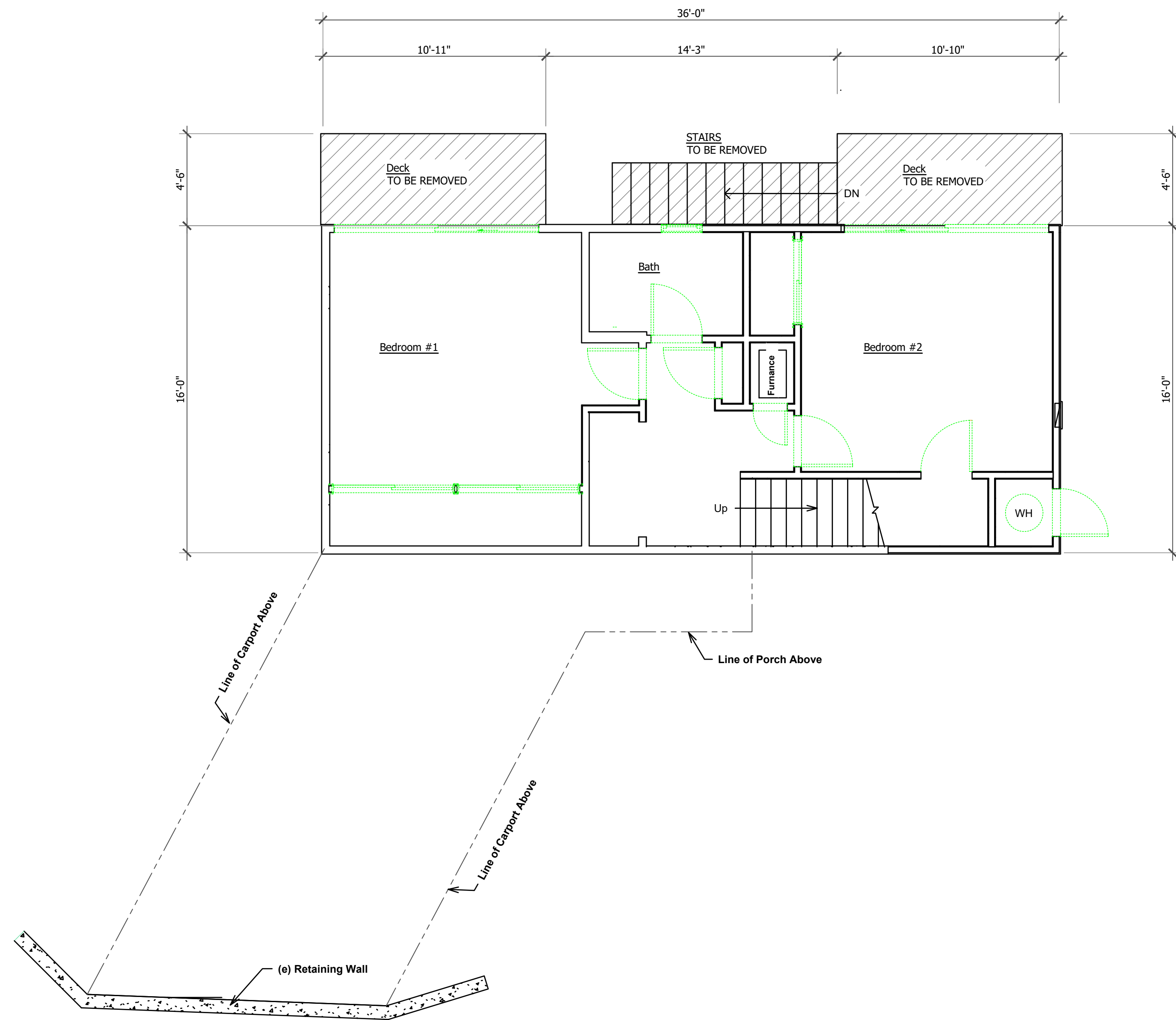
# Nine Battles

VISIA DEL MAR PROJECT  
628 VISTA DEL MAR DR.  
APTOS, CA 95003  
APN: 044-241-63

# EXISTING & PROPOSED SITE PLANS

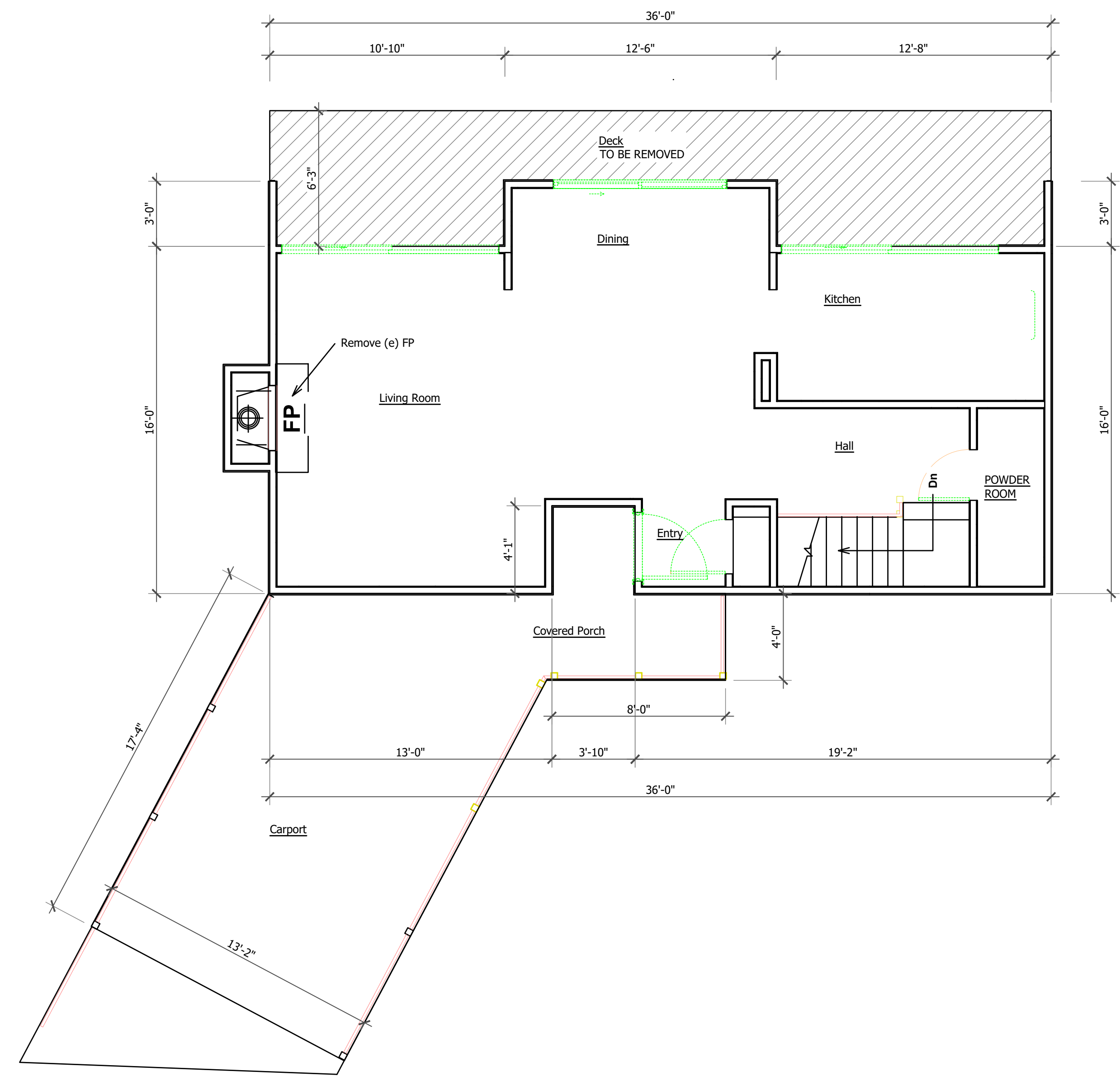
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HEET

# D 2



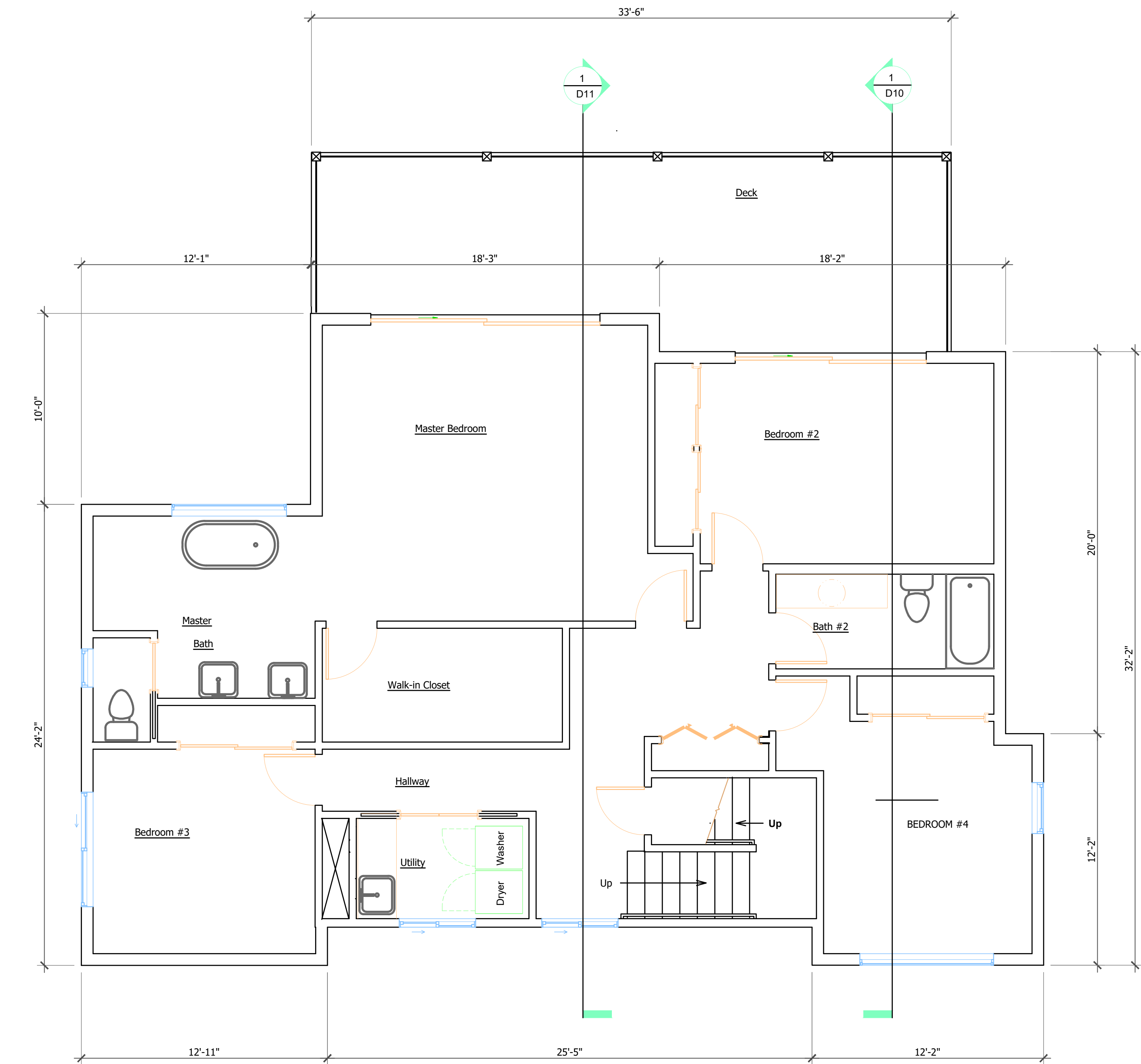
EXISTING/DEMOLITION 1ST STORY FLOOR PLAN

1/4" = 1'-0"



EXISTING/DEMOLITION 2ND STORY FLOOR PLAN

1/4" = 1'-0"



PROPOSED FIRST STORY FLOOR PLAN

1/4" = 1'-0"

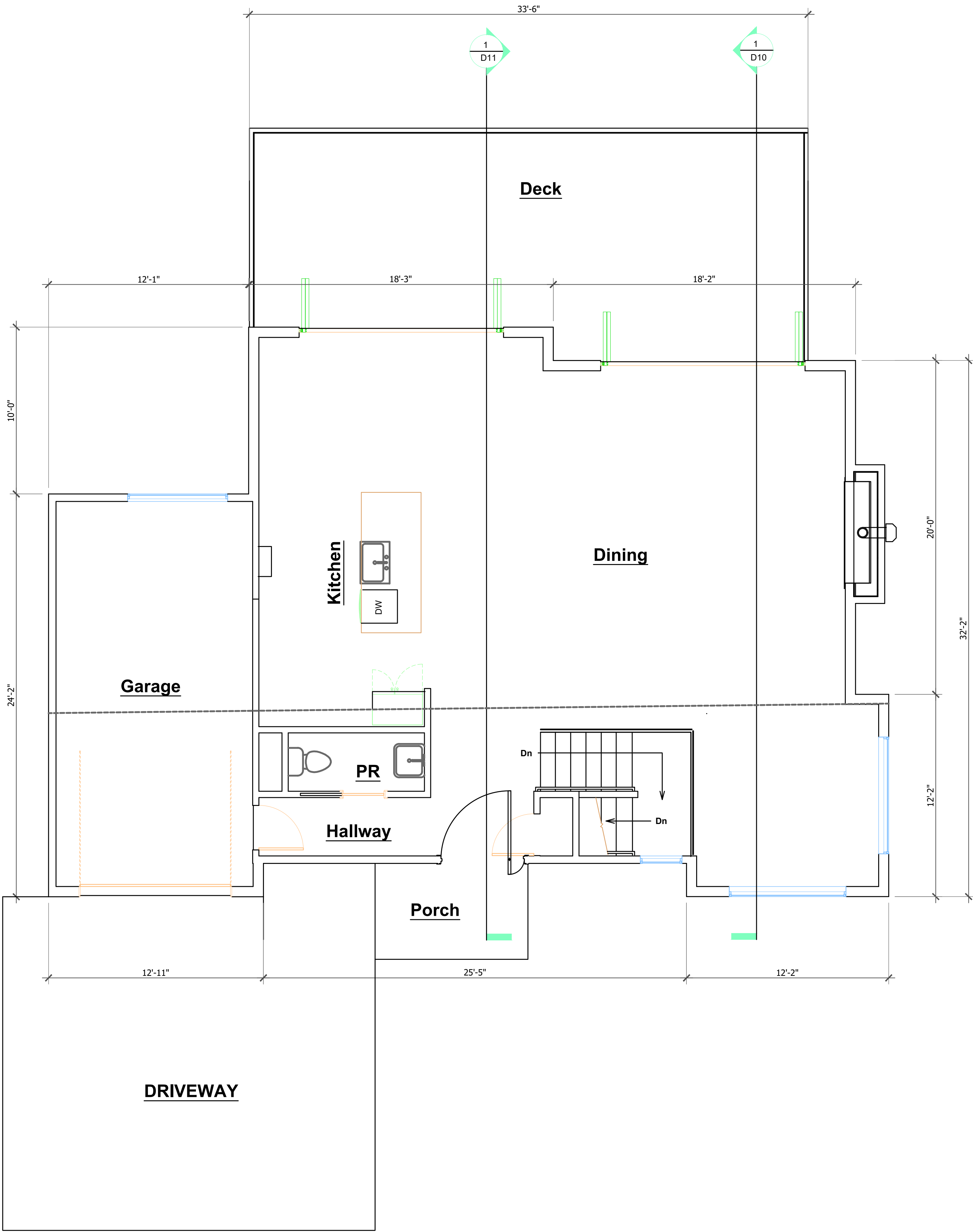
DRAWINGS PREPARED BY :  
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NICHOLAS BUTLER  
(831) 246-3093  
greensidedrafting@gmail.com  
*Nicholas Butler*

VISTA DEL MAR PROJECT  
628 VISTA DEL MAR DR.  
APTOS, CA 95003  
APN: 044-241-63

PROPOSED:  
FIRST STORY FLOOR PLAN

DATE : JUNE 5, 2026  
SCALE:  
DRAWN:  
SHEET

D 4



PROPOSED SECOND STORY FLOOR PLAN

1/4" = 1'-0"

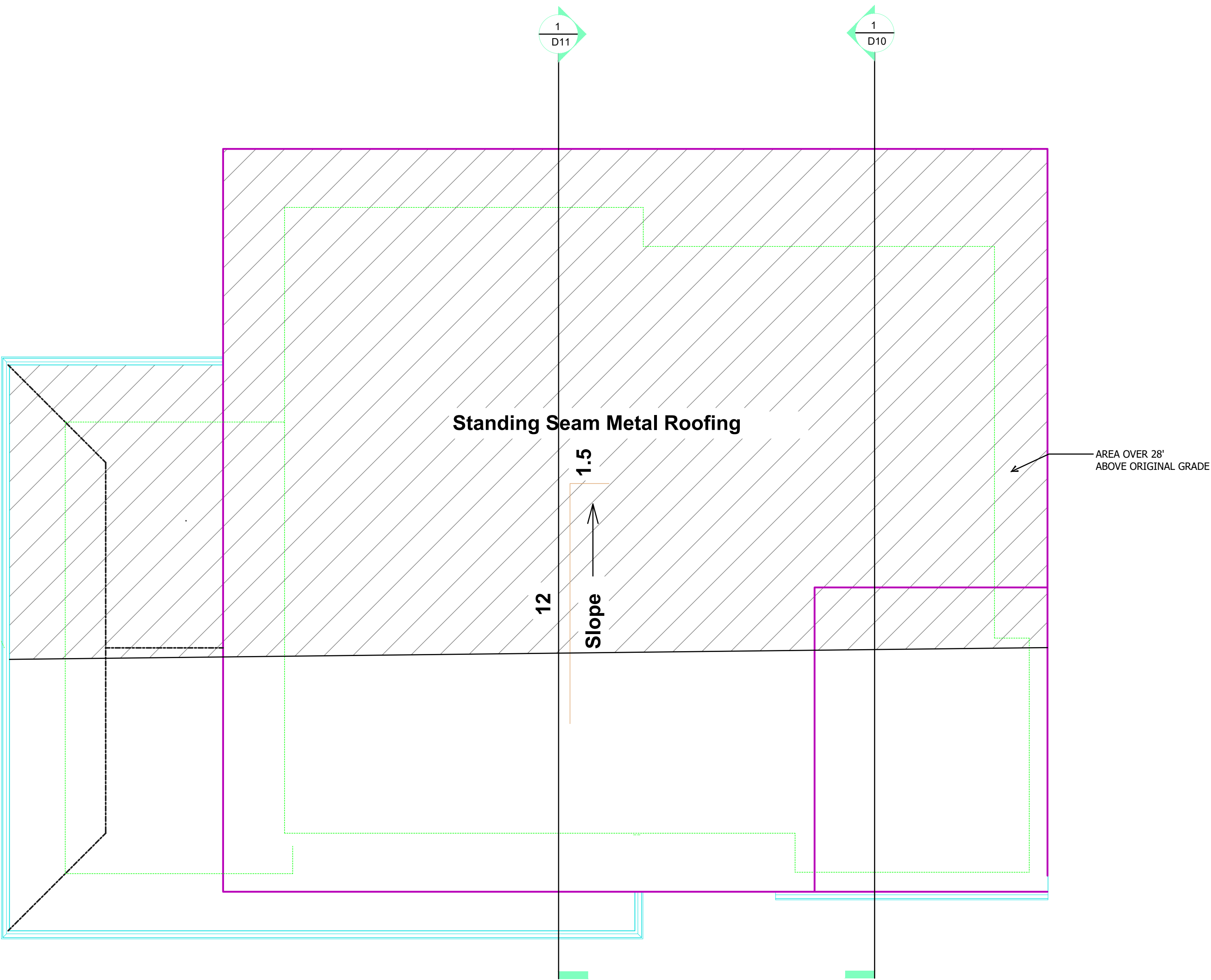
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*Nicholas Butler*

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APTOS, CA 95003  
APN: 044-241-63

PROPOSED:  
SECOND STORY FLOOR PLAN

DATE : JUNE 5, 2026  
SCALE:  
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SHEET

D 5



PROPOSED ROOF PLAN

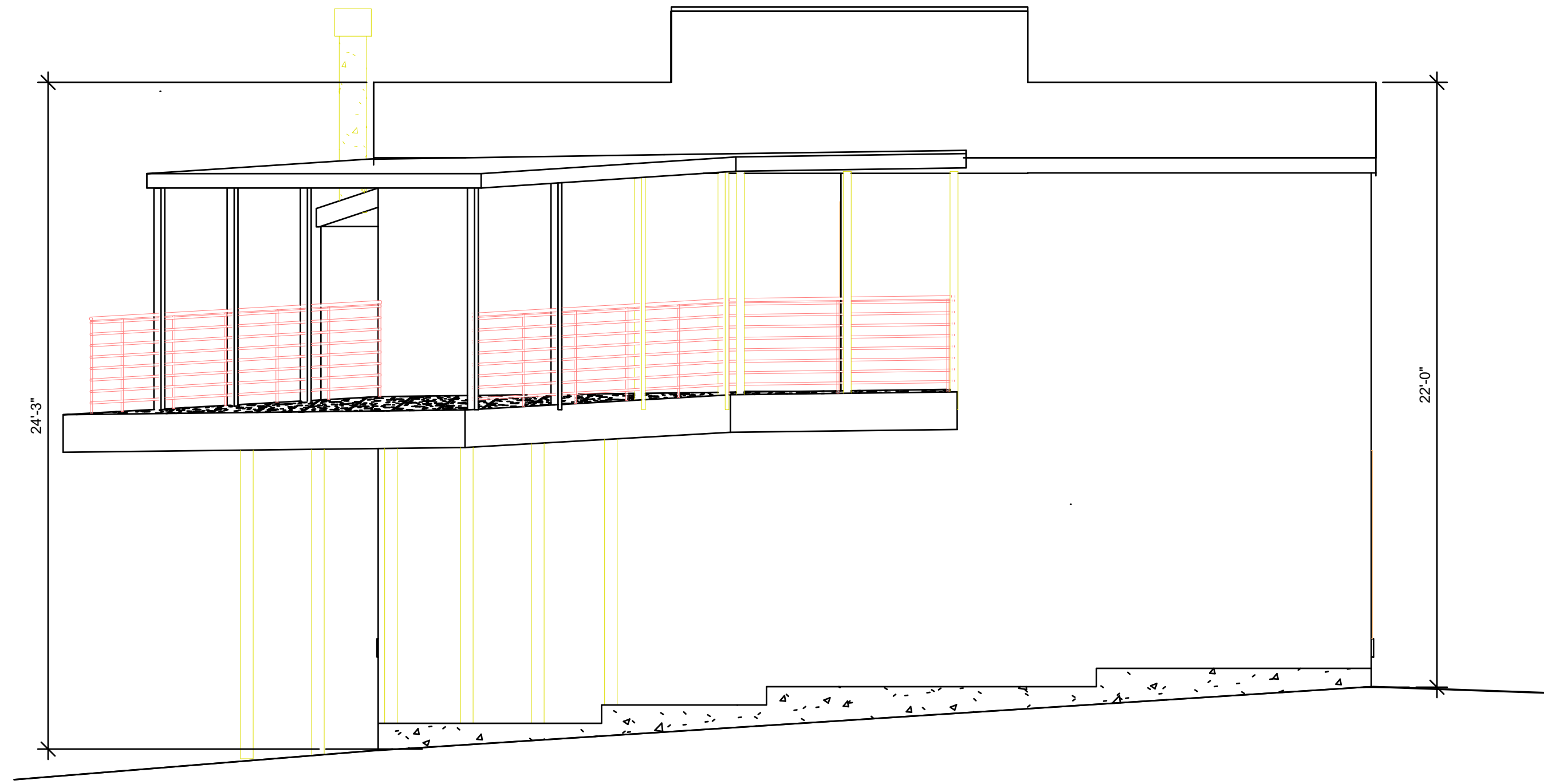
3/8" = 1'-0"

DATE : JUNE 5, 2026  
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DRAWN:  
SHEET

PROPOSED:  
ROOF PLAN

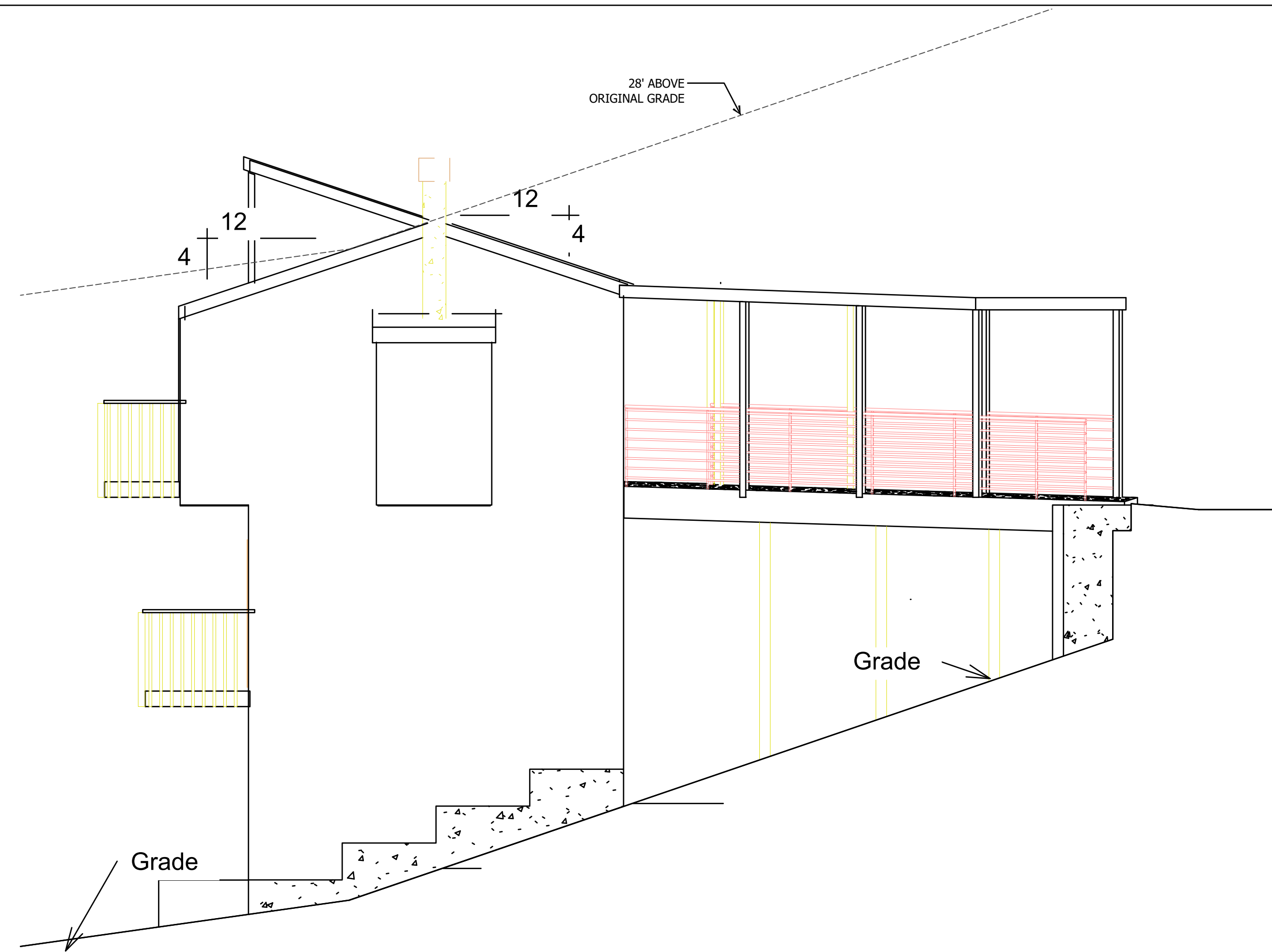
VISTA DEL MAR PROJECT  
628 VISTA DEL MAR DR.  
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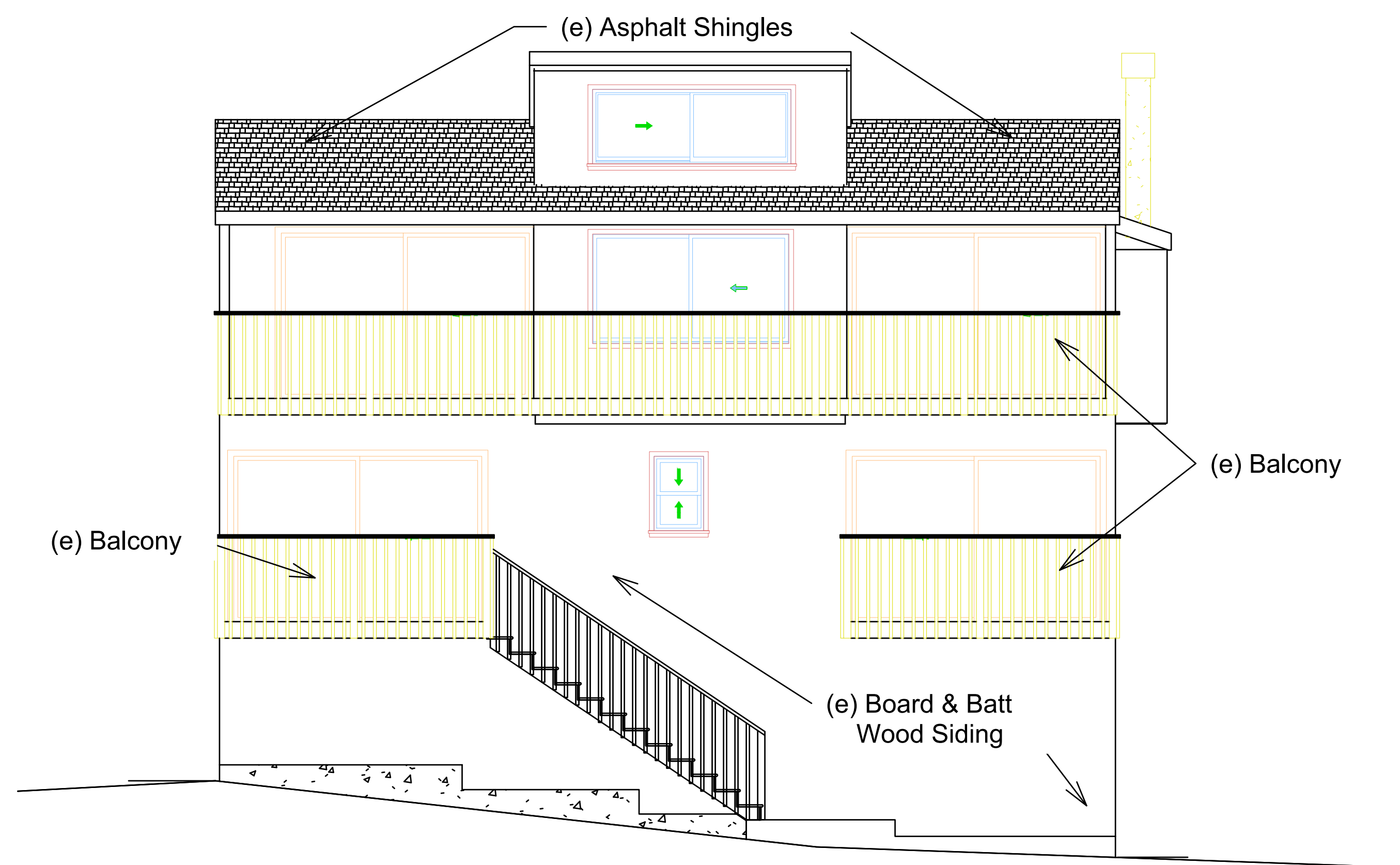
EXISTING NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



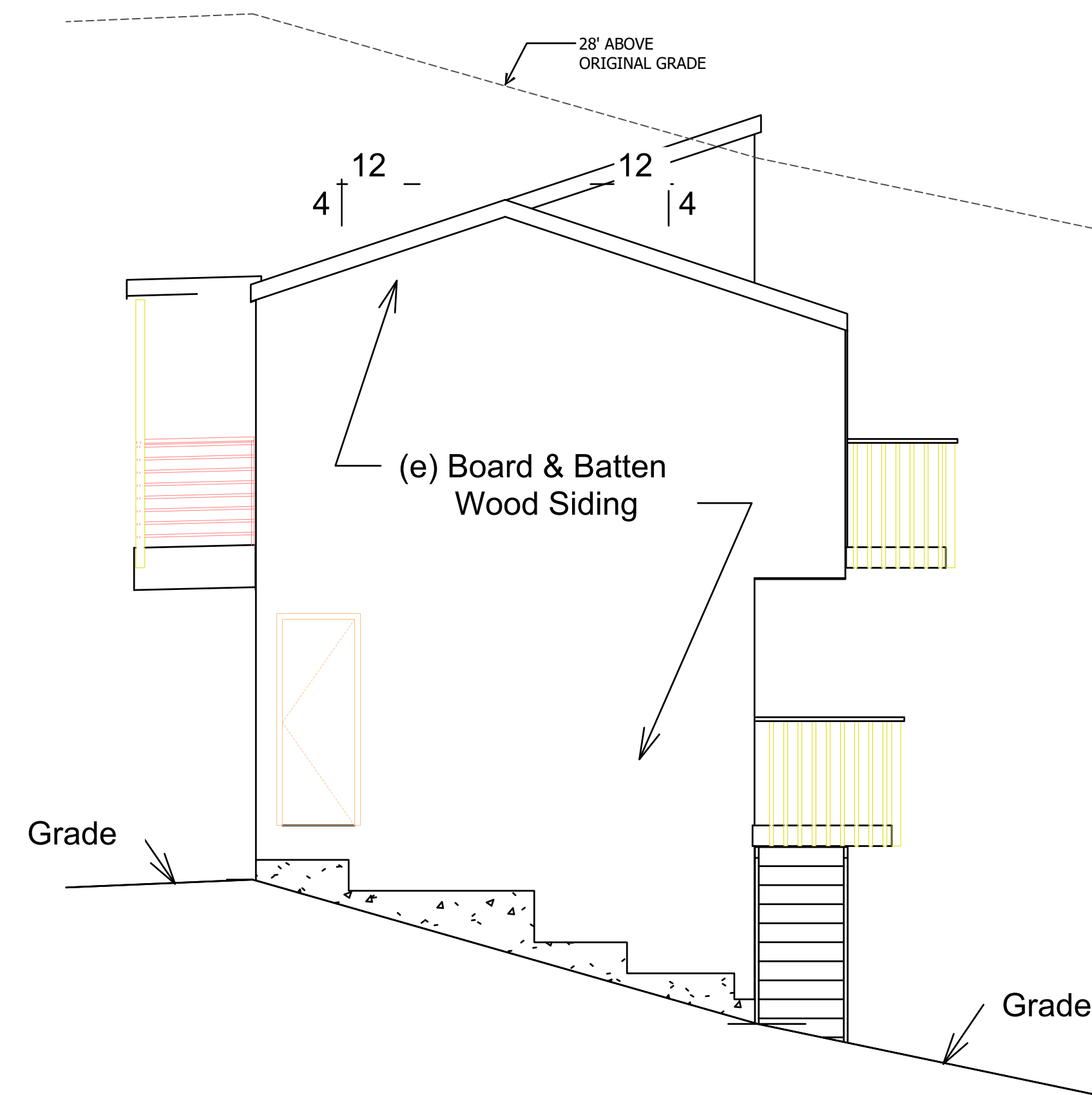
EXISTING EAST EXTERIOR ELEVATION

1/4" = 1'-0"



EXISTING SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION

1/4" = 1'-0"

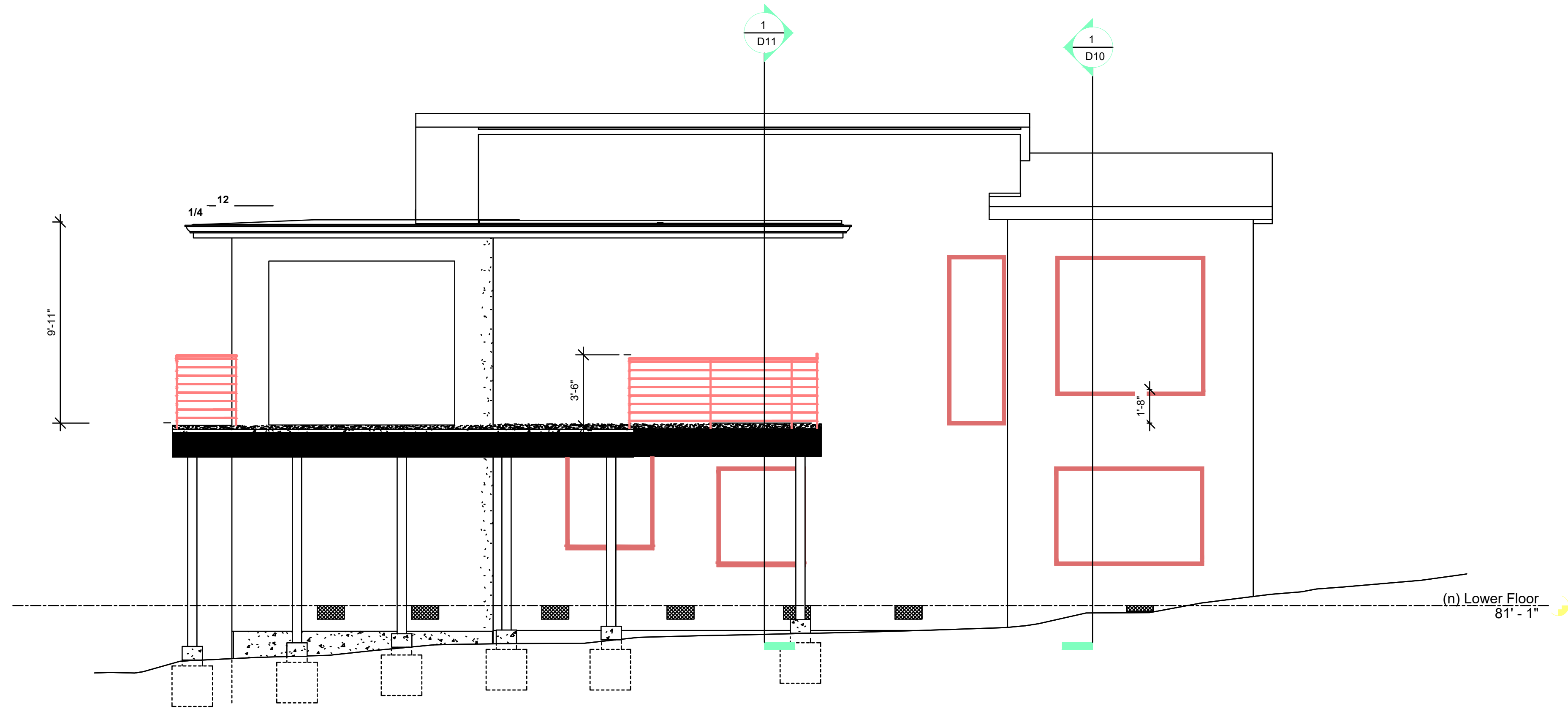
DRAWINGS PREPARED BY :  
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628 VISTA DEL MAR DR.  
APTOS, CA 95003  
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EXISTING:  
EXTERIOR ELEVATIONS

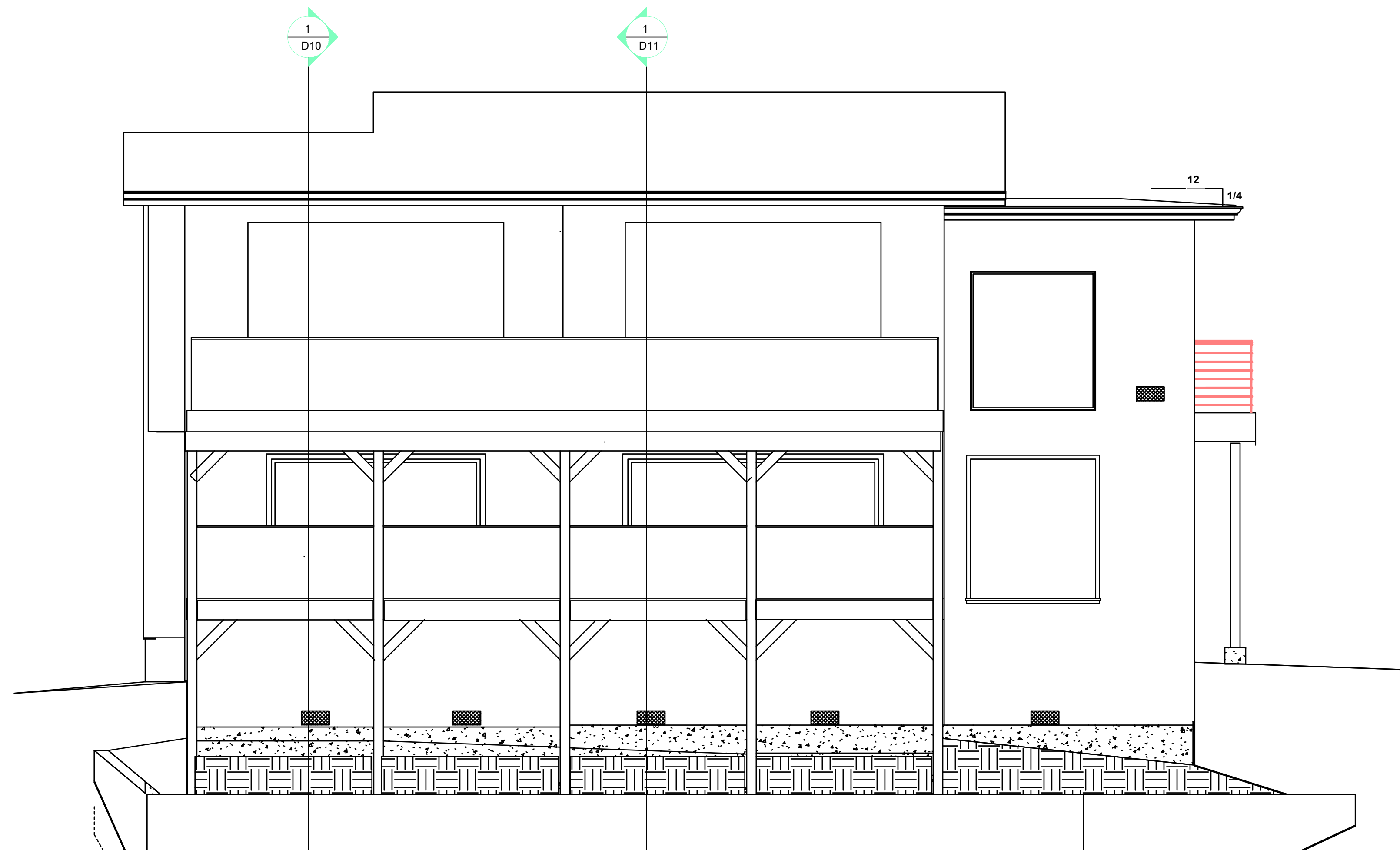
DATE : JUNE 5, 2026  
SCALE:  
DRAWN:  
SHEET

D 7



PROPOSED NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

## EXTERIOR MATERIALS & COLORS

ROOF: STANDING SEAM METAL ROOF 16" BTWN RIMS, COPPER PENNY COLOR  
GUTTERS: COPPER PENNY COLOR  
SIDING: STUCCO, OFF WHITE (BOSTON CREME)  
WINDOWS: BLACK FRAME, NO TRIM  
DOORS: BLACK FRAME, NO TRIM

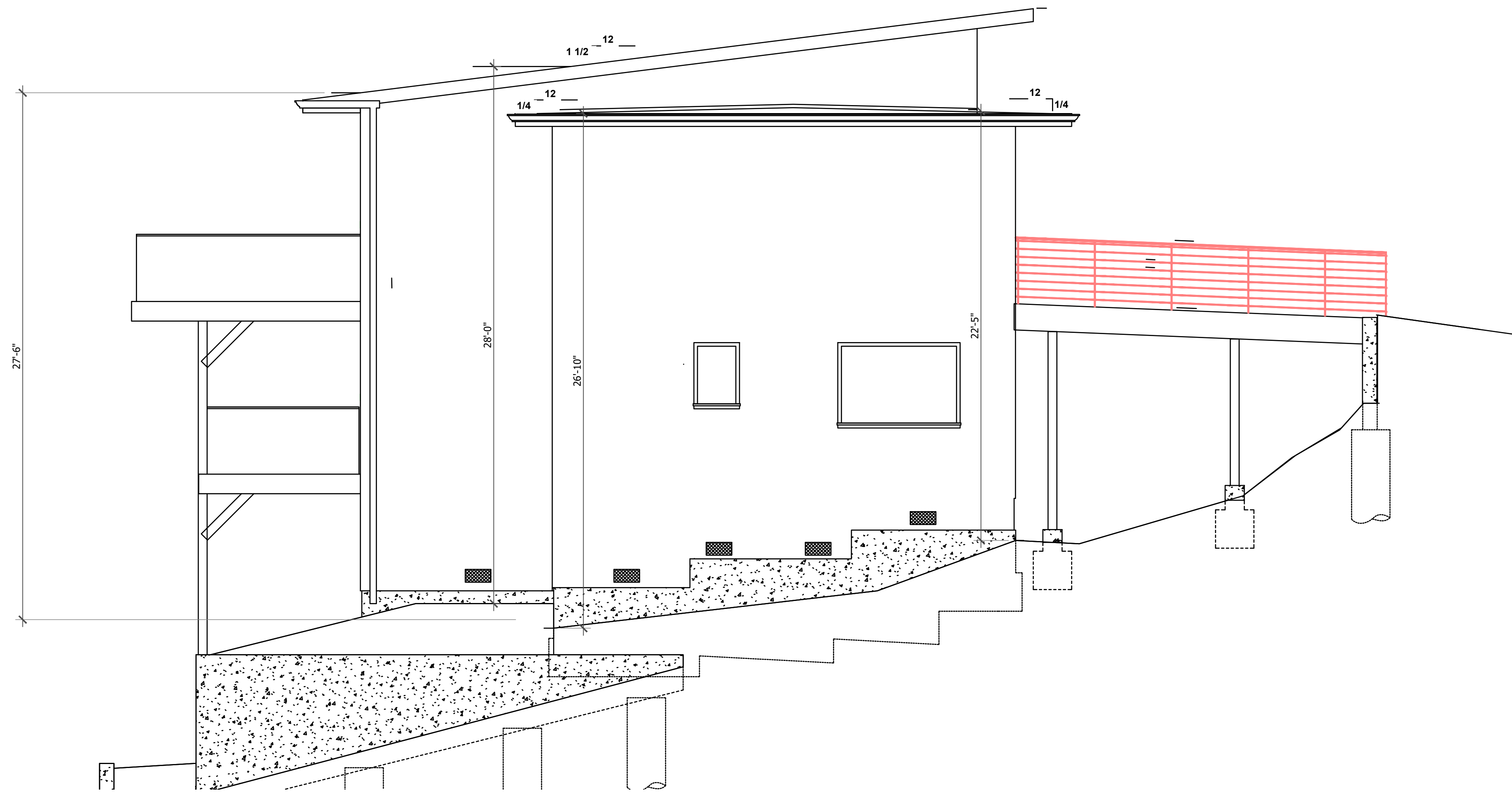
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greensidedrafting@gmail.com  
*Nicholas Butler*

VISTA DEL MAR PROJECT  
628 VISTA DEL MAR DR.  
APTOS, CA 95003  
APN: 044-241-63

PROPOSED:  
NORTH & SOUTH  
EXTERIOR ELEVATIONS

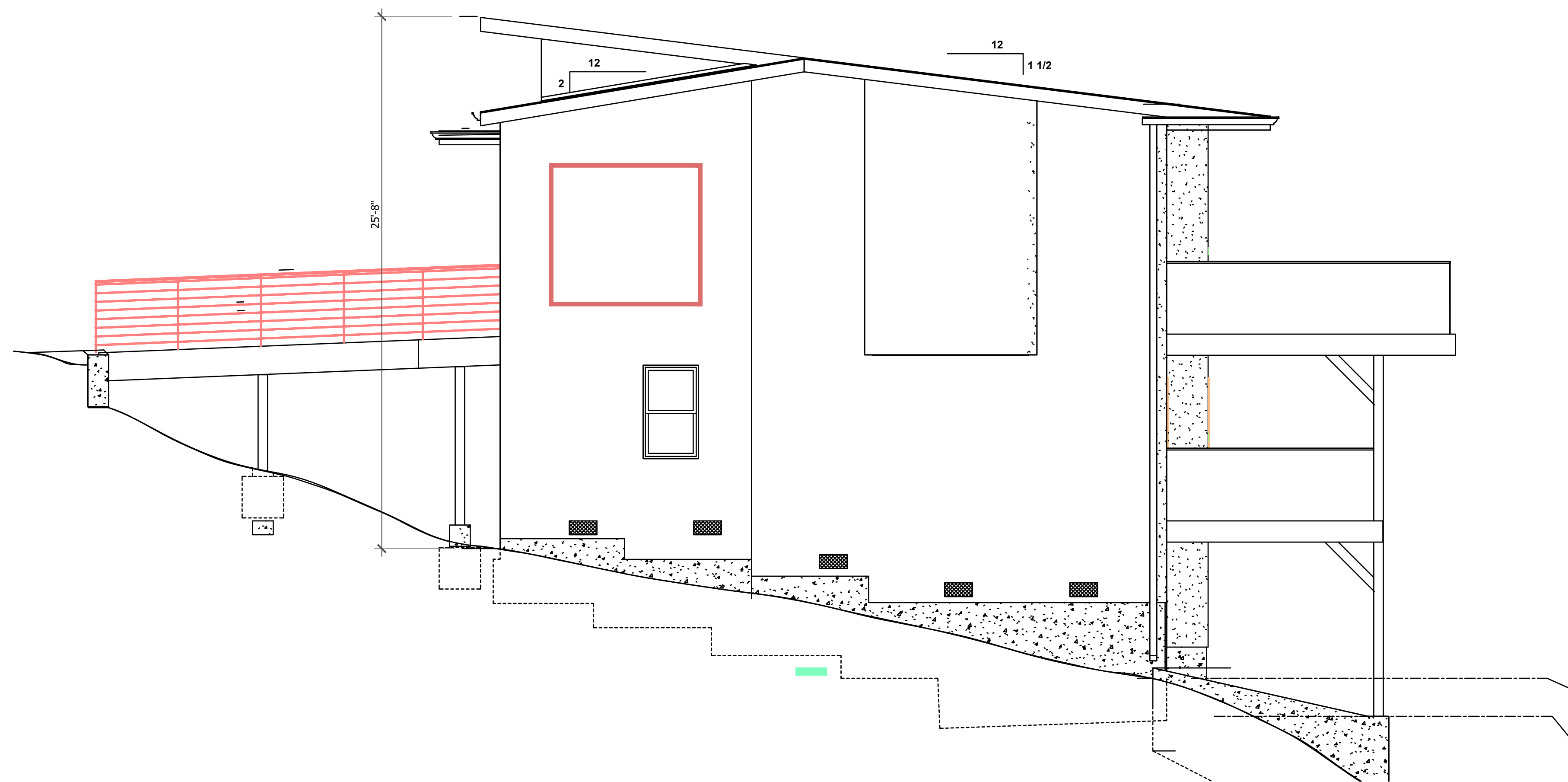
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SHEET

D 8



PROPOSED EAST EXTERIOR ELEVATION

1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION

1/4" = 1'-0"

## EXTERIOR MATERIALS & COLORS

ROOF: STANDING SEAM METAL ROOF 16" BTWN RIMS, COPPER PENNY COLOR  
GUTTERS: COPPER PENNY COLOR  
SIDING: STUCCO, OFF WHITE (BOSTON CREME)  
WINDOWS: BLACK FRAME, NO TRIM  
DOORS: BLACK FRAME, NO TRIM

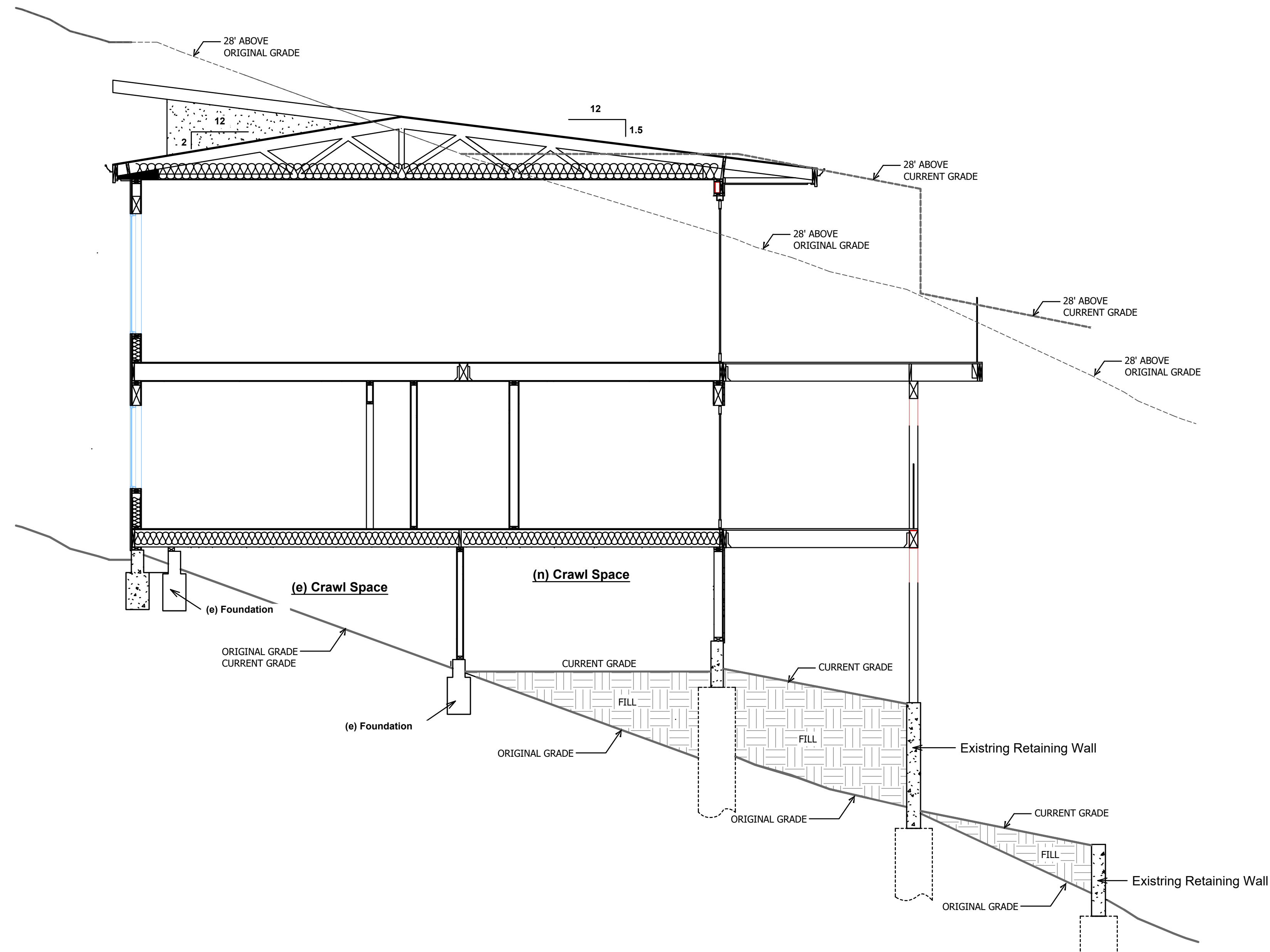
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PROPOSED:  
EAST & WEST  
EXTERIOR ELEVATIONS

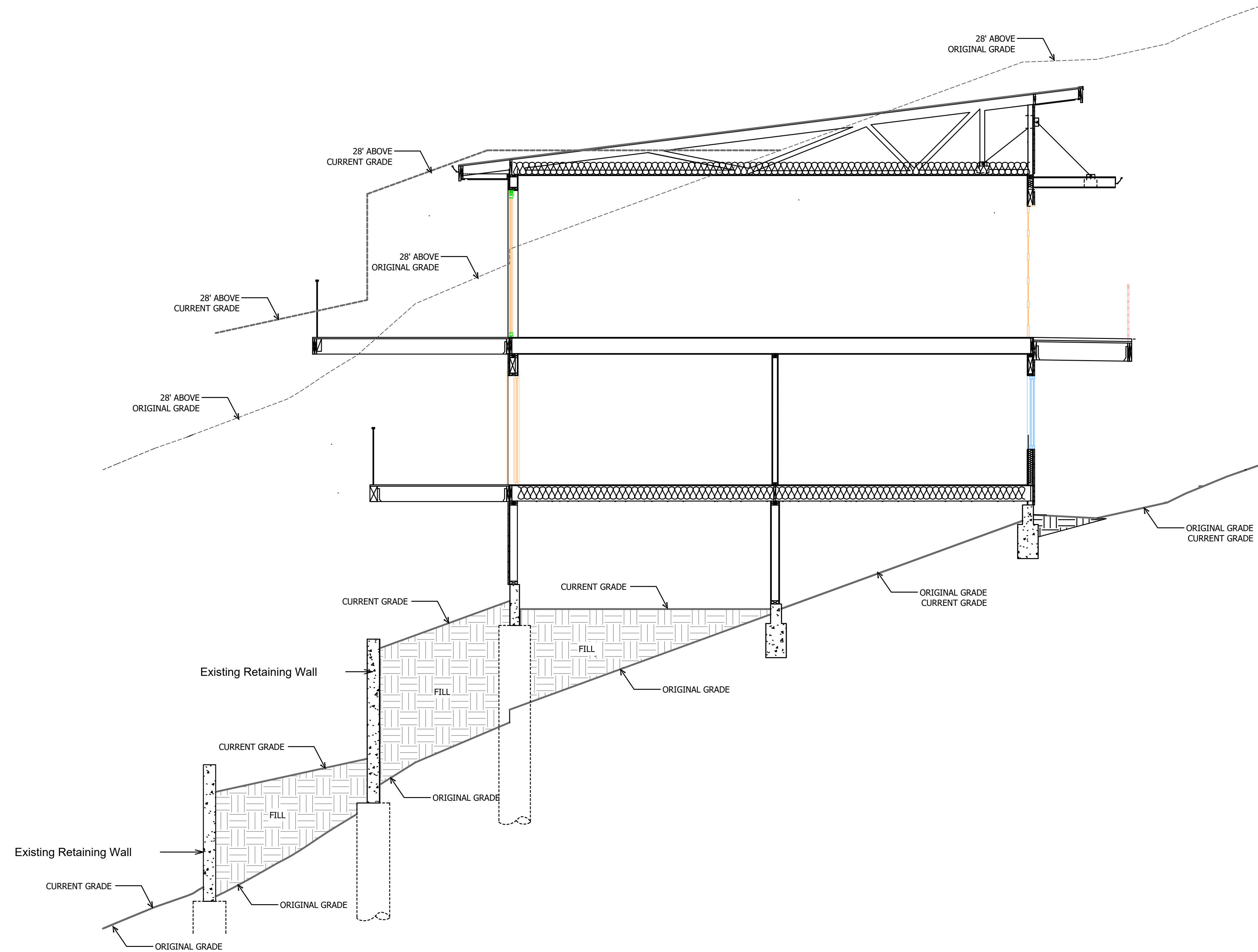
DATE : JUNE 5, 2026  
SCALE:  
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SHEET

D 9



PROPOSED CROSS SECTION - 1

1/4" = 1'-0"



PROPOSED CROSS SECTION - 2

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 628 VISTA DEL MAR DR.  
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PROPOSED:  
 EXTERIOR ELEVATIONS

DATE : JUNE 5, 2026  
 SCALE:  
 DRAWN:  
 SHEET

D 11

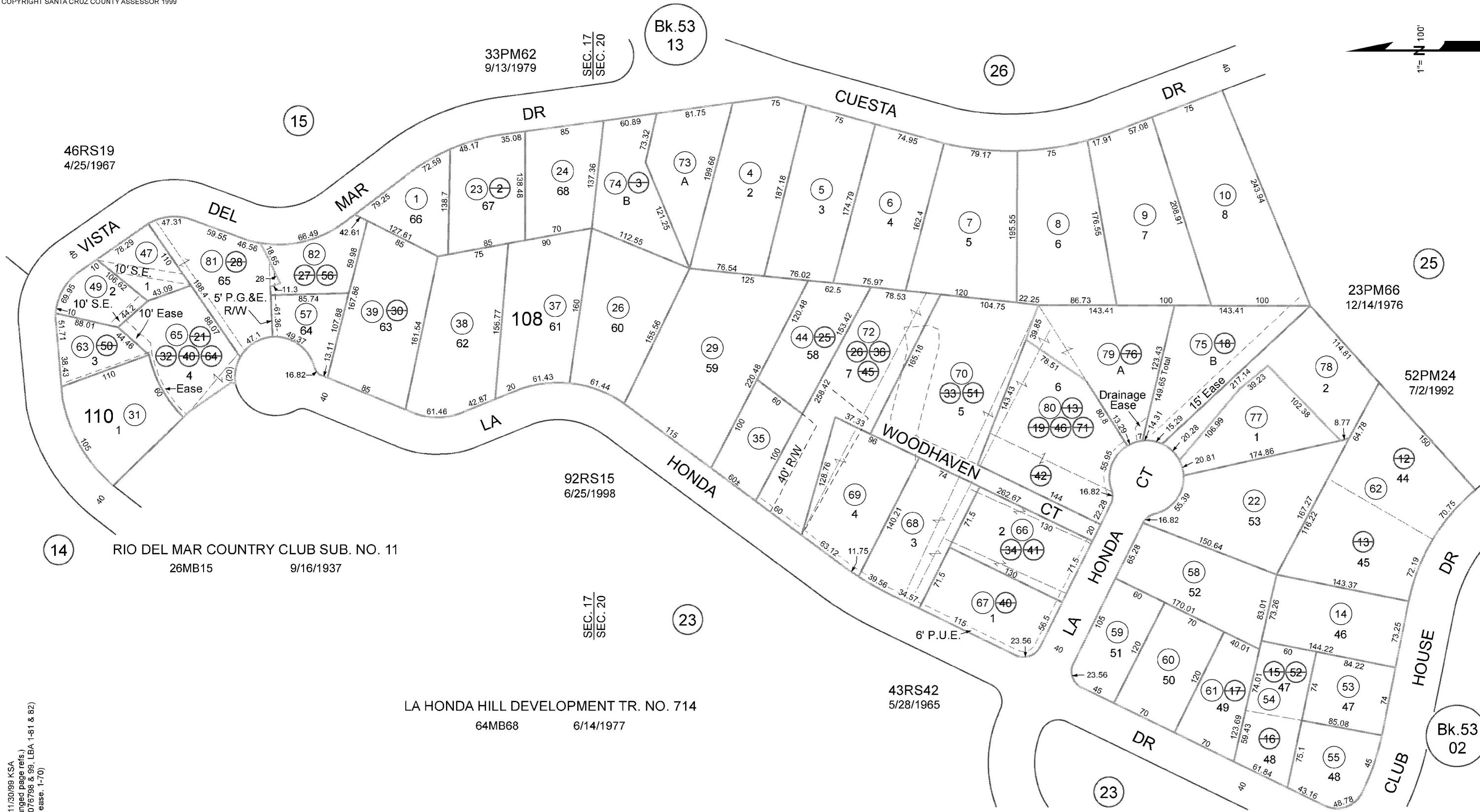
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POR. APTOS RANCHO  
S.E. 1/4 SEC. 17, & N.E. 1/4 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
69-101

44-24



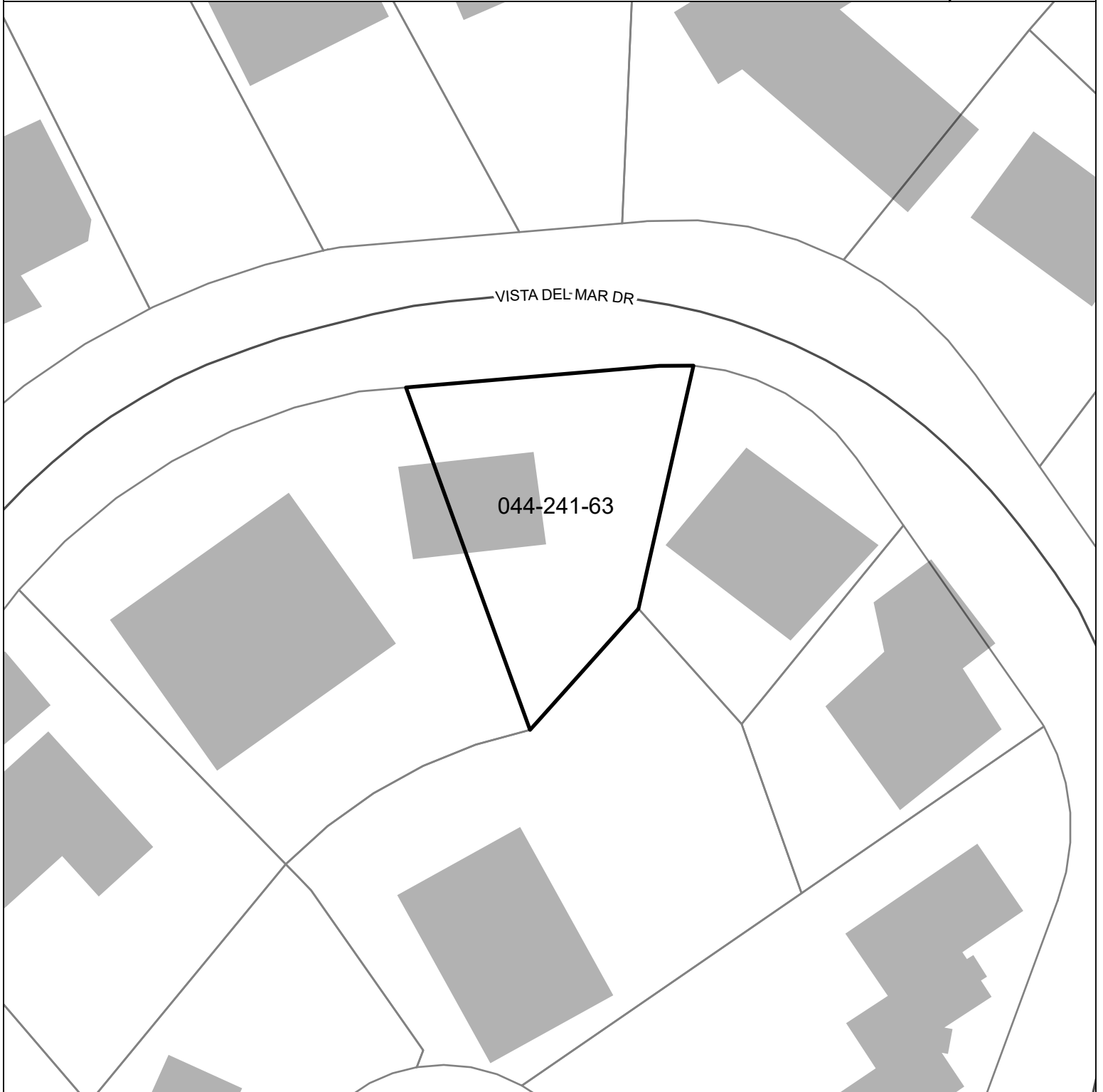
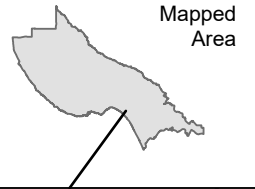
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Rev. 5/29/01 mvm (changed page refs.)  
Rev. 3/10/05 mvm (4-0075798 & 99, LBA 1-81 & 82)  
Rev. 7/28/17 jg (added ease. 1-70)

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

Assessor's Map No. 44-24  
County of Santa Cruz, Calif.  
Nov. 1999



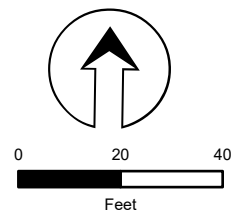
# Parcel Location Map



**Parcel: 04424163**

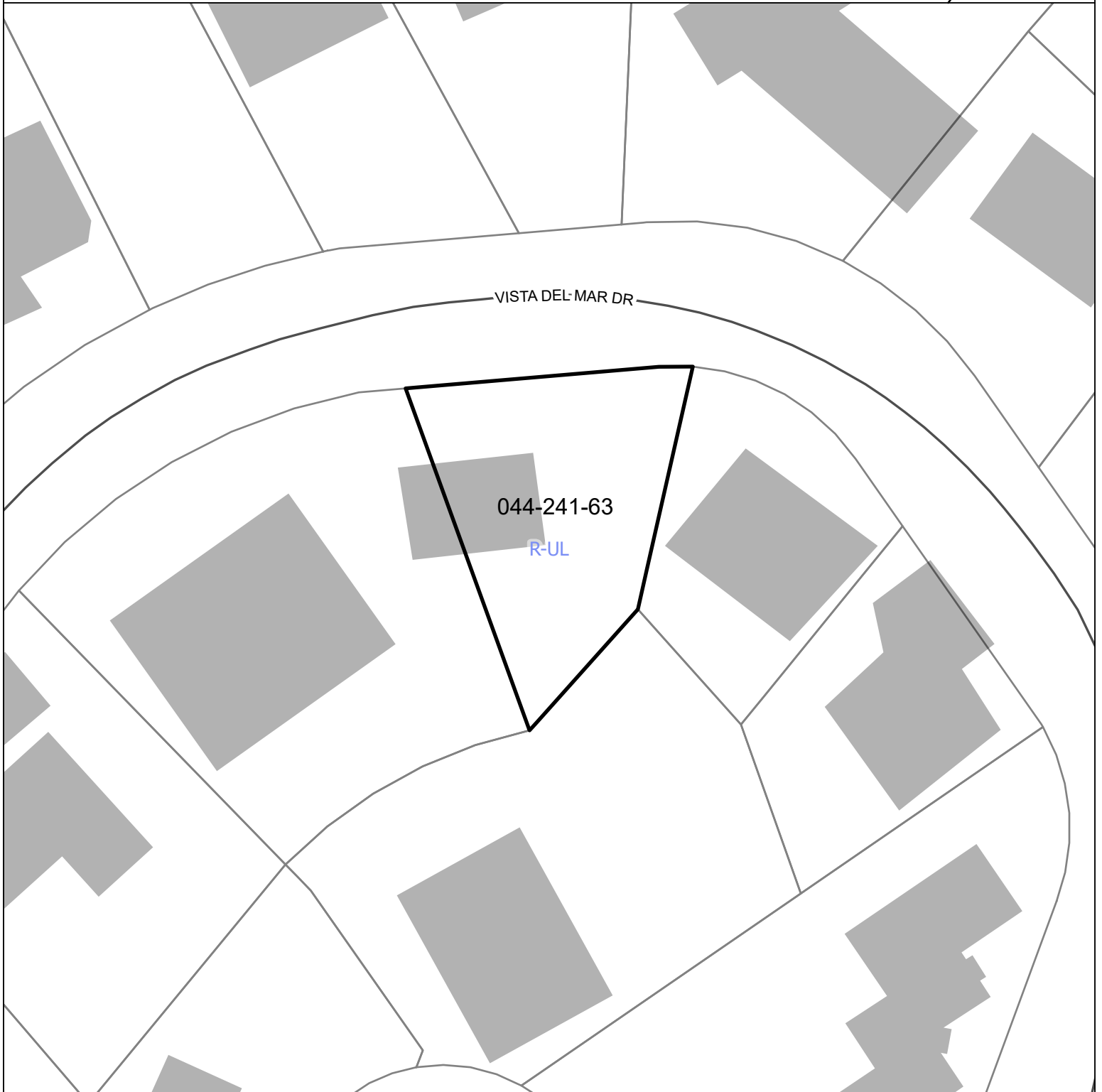
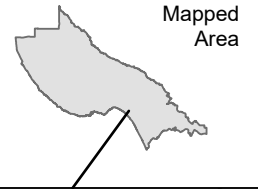
☐ Subject Parcel

Map printed: 25 Aug. 2026

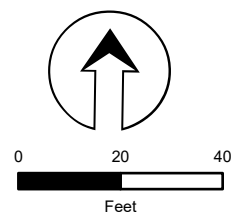




# Parcel General Plan Map



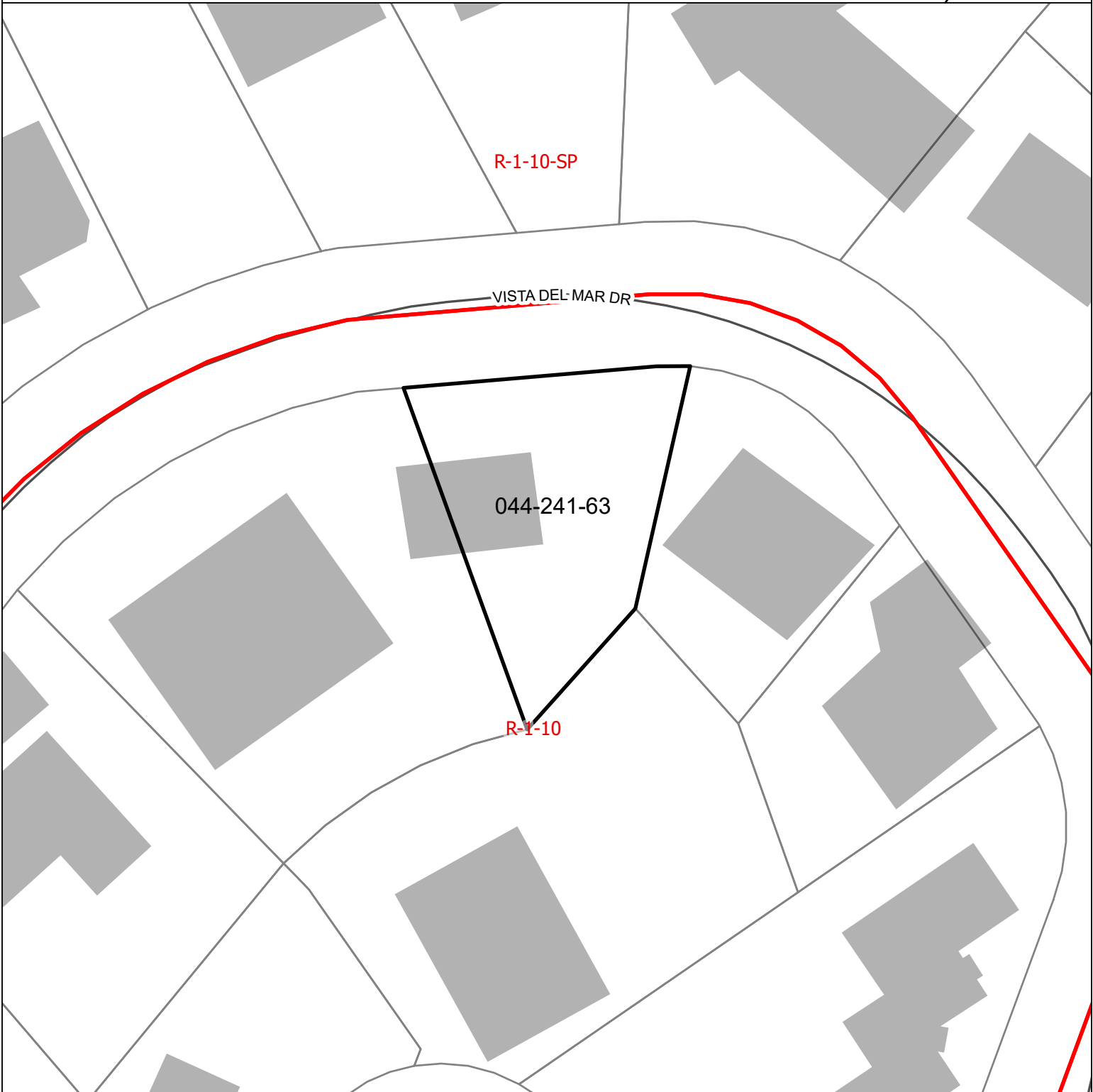
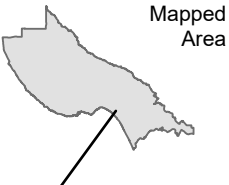
 Subject Parcel





Santa Cruz County Planning Department

# Parcel Zoning Map



 Subject Parcel



## Parcel Information

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: Flood Control Zone 6

### Parcel Information

Parcel Size: 6,152 Square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Vista Del Mar Drive  
Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-10 (Single-Family Residential-10,000 square feet per dwelling)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: Greater than 50%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Archeology: Not mapped/no physical evidence on site