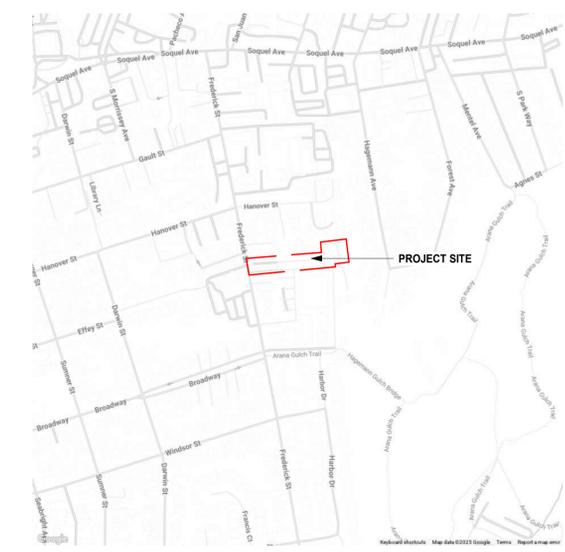






SITE VICINITY MAP



SITE LOCATION MAP

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION
 A PRIVATELY FUNDED RESIDENTIAL TOWNHOUSE DEVELOPMENT WITH INDIVIDUAL PARKING GARAGES. THE PROJECT IS FIVE BUILDINGS CONSISTING OF THE ELEMENTS DESCRIBED BELOW.
 • FIVE (5) GROUPS OF UP TO FIVE (5) TOWNHOMES WITH INDIVIDUAL ENTRIES AND GARGES.
 • RESIDENTIAL BUILDINGS ARE OF TYPE V-A WOOD FRAMED CONSTRUCTION.
 • 23 RESIDENTIAL DWELLING UNITS. SEE STATISTICS FOR MORE INFORMATION.
 • ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 / NFPA 13. ALL REFERENCES TO "AUTOMATIC SPRINKLERS SYSTEM" MEAN "PER 903.3.1.1 / NFPA 13".
 • PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING AND UTILITY CONNECTIONS AS REQUIRED FOR A COMPLETE PROJECT.

ZONING: R-L / CZ-O
 PROJECT LOCATION: 440 FREDERICK ST
 SANTA CRUZ, CA 95062
 BLOCK AND LOT NUMBER:
 ASSESSOR'S PARCEL NUMBER: 011-081-62 "LOT A" (011-051-71 TENTATIVE)
 LOT AREA: 78,348 SQ. FT. (1.8 ACRES)

FLOOR	OCCUPANCY	GROSS AREA
FLOOR 1 RESIDENTIAL GARAGE	S-2	11,454 SQ. FT.
FLOOR 1 RESIDENTIAL	R-2	22,282 SQ. FT.
FLOOR 2 RESIDENTIAL	R-2	34,400 SQ. FT.
FLOOR 3 RESIDENTIAL	R-2	9,317 SQ. FT.
TOTAL		77,453 SQ. FT.

NOTE: AREA MEASURED TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS.

LOT COVERAGE: 33,736 SQ. FT.
 BUILDING AREA: 77,453 SQ. FT.
 LOT AREA: 78,348 SQ. FT.
 FAR: 0.99

NUMBER OF UNITS / ACRE: 23 UNITS / 1.8 ACRES = 12.8

PARKING
 VEHICLE PARKING REQUIRED: = NONE
 VEHICLE PARKING PROPOSED:
 STANDARD = 23
 EV CHARGING STATION = 23
TOTAL = 46

BICYCLE PARKING REQUIRED (SCMC 24.15.250):
 CLASS 1 LONG TERM (1 PER UNIT) = 23
 CLASS 2 SHORT-TERM (1 PER 4 UNITS) = 6
BICYCLE PARKING PROPOSED:
 CLASS 1 LONG TERM (PRIVATE GARAGE) = 23
 CLASS 2 SHORT-TERM (WITHIN SITE) = 6

2021 INTERNATIONAL BUILDING CODE (IBC)
2022 CALIFORNIA RESIDENTIAL CODE & AMENDMENTS (CRC)
2022 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2022 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2022 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 NFPA 13

OCCUPANCY GROUPS:
 RESIDENTIAL R-2
 STORAGE (GARAGE) S-2

CONSTRUCTION TYPE:
 R-2 TYPE V-A, FULLY SPRINKLER
 S-2 TYPE V-A, FULLY SPRINKLER

THE BUILDING SHALL COMPLY WITH THE 2022 CFC SECTION 510 FOR ERRC COVERAGE.

ALLOWABLE HEIGHTS / CONSTRUCTION TYPES

BASE ALLOWABLE HEIGHT & STORIES PER TABLE 504.3 & 504.4 FOR TYPE V-A:
 R-2 50 FEET / 3 STORIES
 R-2 60 FEET / 4 STORIES W/ AUTOMATIC SPRINKLER SYSTEM

FIRE-RESISTANCE RATING REQUIREMENTS:

TYPE V-A CONSTRUCTION: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	1 HR
INTERIOR BEARING WALLS	1 HR
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION (BEAMS & JOISTS)	1 HR
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR
SHAFT / STAIRWAY ENCLOSURES	2 HR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A, IIA AND V-A CONSTRUCTION AND OCCUPANCY PER TABLE 705.5:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A, M, R-2 & S-2
X < 5	1 HR
5 ≤ X < 10	1 HR
10 ≤ X < 30	1 HR
X ≥ 30	0 HR

ACCESSIBILITY REQUIREMENTS (CBC 1102A.3.1):

APPLIES TO MULTISTORY DWELLINGS UNITS ON THE GROUND FLOOR OF BUILDINGS WITHOUT ELEVATORS IN A CONDOMINIUM WITH 4 OR MORE DWELLING UNITS - MIN. 10% OF UNITS (3 UNITS) SHALL COMPLY WITH THE FOLLOWING:
 1) THE PRIMARY ENTRY INTO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE PATH
 2) AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL
 3) ALL ROOMS & SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE
 4) NOTE: NO COMMON USE AREAS APPLICABLE TO THIS SECTION ARE PROPOSED FOR THIS PROJECT

PROJECT SUMMARY

05/16/2025 APPLICATION
 SB330 APPLICATION
 06/09/2025 PLANNING APPLICATION
 08/20/2025 PLANNING RESUBMITTAL

PROJECT INFORMATION

• • •	AP0.00	PROJECT INFORMATION
• • •	AP0.02	SB330 PRELIMINARY APPLICATION FORM
• • •	AP0.04	BIOLOGICAL ASSESSMENT LETTER
• • •	AP0.05	ARBORIST REPORT (SELECTED PAGES)
• • •	AP0.06	ARBORIST REPORT MAP
• • •	AP0.07	ARBORIST REPORT MAP
• • •	AP0.08	ARBORIST REPORT MAP
• • •	AP0.09	TRANSPORTATION MEMO & MAPS
• • •	AP0.30	SETBACK DIAGRAM LEVEL 1
• • •	AP0.31	SETBACK DIAGRAM LEVEL 2
• • •	AP0.32	SETBACK DIAGRAM LEVEL 3
• • •	AP0.33	OPEN SPACE DIAGRAMS
• • •	AP0.34	SHADOW STUDIES
• • •	AP0.50	OBJECTIVE DESIGN STANDARDS CHECKLIST & DIAGRAMS

APPLICABLE CODES

OWNER:
 440 FREDERICK LLC
 900 E. HAMILTON AVE., STE. 140
 CAMPBELL, CA 95008
 P: 408.429.7700
 CONTACT: JEFF JELNIKER

CIVIL ENGINEER:
 IFLAND ENGINEERS
 1509 SEABRIGHT AVE., STE A2
 SANTA CRUZ, CA 95062
 P: 831.316.3573
 CONTACT: JON IFLAND

ARCHITECT:
 BDE ARCHITECTURE
 950 HOWARD STREET
 SAN FRANCISCO, CA 94103
 P: 415.967.6866
 CONTACT: KYLE FILOMEO

LANDSCAPE ARCHITECT:
 MBLA LANDSCAPE ARCHITECTURE
 PO BOX 328
 APTOS, CA 95001
 P: 831.818.9227
 CONTACT: MEGAN BISHOP

PROJECT TEAM

UNIT TYPE & AREA SUMMARY										
440 FREDERICK ST										
REFERENCE: 05/16/25 SITE PLAN										
NAME	DESCRIPTION	BED COUNT	BATH COUNT	GARAGE AREA	FLOOR 1	FLOOR 2	FLOOR 3	UNIT COUNT	MAIN AREA*	TOTAL AREA
TH3	2 STORY 3 BD / 3 1/2 BA	3	3.5	498	921	1,471	n/a	16	2,392	2,890
TH4	3 STORY 5 BD / 5 1/2 BA	5	5.5	498	1,078	1,552	1,331	7	3,961	4,459
TOTAL UNITS		83	94.5					23	65,999	77,453
*MAIN AREA EXCLUDES GARAGE										
VEHICLE PARKING		2 STALLS / UNIT		46						
STANDARD				23						
EV				23						

PROJECT STATISTICS

CIVIL

• • •	TM1.0	TENTATIVE MAP - COVER SHEET
• • •	TM1.1	TENTATIVE MAP
• • •	TM1.2	TENTATIVE MAP SLOPE DIAGRAM
• • •	C1.0	PRELIMINARY DEMOLITION PLAN
• • •	C1.1	PRELIMINARY DEMOLITION PLAN
• • •	C1.2	PRELIMINARY DEMOLITION PLAN
• • •	C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
• • •	C2.1	PRELIMINARY GRADING & DRAINAGE PLAN
• • •	C2.2	PRELIMINARY GRADING & DRAINAGE PLAN
• • •	C3.0	PRELIMINARY UTILITY PLAN
• • •	C3.1	PRELIMINARY UTILITY PLAN
• • •	C3.2	PRELIMINARY UTILITY PLAN
• • •	C4.0	PRELIMINARY EROSION CONTROL NOTES AND DETAILS
• • •	C4.1	PRELIMINARY EROSION CONTROL PLAN
• • •	C4.2	PRELIMINARY EROSION CONTROL PLAN
• • •	C4.3	PRELIMINARY EROSION CONTROL PLAN
• • •	C5.0	PRELIMINARY STORMWATER CONTROL PLAN

ARCHITECTURAL

• • •	AP1.01	SITE PLAN - GRADE
• • •	AP1.02	SITE PLAN - FLOOR 2
• • •	AP1.03	SITE PLAN - FLOOR 3
• • •	AP1.04	SITE PLAN - ROOF
• • •	AP2.01	TOWNHOME PLANS - TH3
• • •	AP2.02	TOWNHOME PLANS - TH4
• • •	AP3.00	BUILDING ELEVATIONS
• • •	AP3.01	BUILDING ELEVATIONS
• • •	AP3.02	BUILDING ELEVATIONS
• • •	AP3.10	MATERIAL BOARD
• • •	AP3.20	SITE SECTIONS
• • •	AP3.30	RENDERINGS
• • •	AP10.40	WINDOW SCHEDULE & DETAILS
• • •	AP10.41	WALL SECTION & ARCHITECTURAL DETAILS

LANDSCAPE

• • •	L1.1	SITE LANDSCAPE PLAN
• • •	L1.2	SITE LANDSCAPE PLAN
• • •	L1.3	SITE LANDSCAPE PLAN

SHEET INDEX

**THOMPSON
WILDLAND MANAGEMENT**

Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

April 24, 2025

Palisade Builders, Inc.
Attention: Mr. Jeff Jeiniker
900 E. Hamilton Ave., Ste. 140
Campbell CA. 95008

Subject: Biological Assessment Letter for 440 Frederick Street in Santa Cruz

Per the request of the property owner, a biotic assessment was recently conducted for a short section of riparian corridor in Hageman's Gulch that is located adjacent to a proposed townhouse complex development project at 440 Frederick Street in Santa Cruz. The proposed project site is currently a paved parking lot that is located next to this densely vegetated ephemeral drainage (refer to attached photos, *Figures 1-5*).

Based on the project plans, it does not appear that proposed property development operations are going to have any significant or adverse impact to this riparian corridor. This project will involve limited and minor encroachment into this previously disturbed and impacted riparian woodland that is primarily composed of introduced and non-native invasive plants, such as English ivy (*Hedera helix*), cape ivy (*Delairea odorata*) and golden wattle (*Acacia longifolia*), among other noxious plant species. Common native understory vegetation occurring in this drainage area includes pacific blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*) and coyote brush (*Baccharis pilularis*), as well as lower- to mid-canopy arroyo willow (*Salix lasiolepis*) and coast live oak (*Quercus agrifolia*) trees. It should be noted that sizable upper-canopy blue gum eucalyptus (*Eucalyptus globulus*) and coast redwood (*Sequoia sempervirens*) trees are also occurring in fairly close proximity to the project site, but will not be impacted by development activities.

Per the plans and in preparation for proposed project operations, it will be necessary to remove a few coast live oaks that are located outside of the riparian corridor, as well as the removal of a few smaller non-native and introduced *Prunus* specie trees that are located along the edge of the parking lot bordering the riparian woodland. For more

1



Figure 1. The existing paved parking lot is the location of the proposed townhouse development project that is adjacent to a seasonal drainage and riparian corridor. Impacts to the riparian corridor will be insignificant and negligible.



Figure 2. Another view of existing parking lot and proposed project site located adjacent to riparian corridor. Minor encroachment will involve the removal of primarily non-native trees and understory vegetation, which will not impact this seasonal drainage.



Figure 3. Non-native trees and exotic invasive weeds, such as English ivy, dominate the woodland edge area where some construction related encroachment and disturbance will be necessary.



Figure 4. View of woodland edge where some encroachment will occur. Introduced trees and invasive ivy dominates this area.



Figure 5. Densely vegetated and overgrown interior area of this seasonal drainage and riparian corridor will not be impacted or disturbed by proposed project operations.

5

information pertaining to tree impacts, such as tree removal, preservation, protection and mitigation, refer to the arborist report that has been or will be prepared for this project.

The limited and minor construction related encroachment into this riparian woodland area will primarily involve the removal of the previously mentioned exotic plant species and will not significantly impact or disturb this short section of seasonal drainage, including the steep and densely vegetated bank and the drainage channel that is presently dry. At the time of the assessment, it does not appear that this section of drainage supports any protected special status species, such as the California red-legged frog (*Rana draytonii*), and other than several foraging birds that were active at the site, notable flora or fauna were not observed or detected, including protected special status species.

In preparation for this project, it will be necessary to properly install, maintain and monitor resource protection measures, such as silt fencing and high visibility exclusionary fencing that will be installed between the construction site and this seasonal drainage. These resource protection measures will assist in preventing unnecessary encroachment and disturbance into this riparian corridor. Other than the proper implementation of these resource protection measures, no further action or mitigation should be necessary or required at this time in preparation for this development project.

Best regards,

Rob Thompson
Resource Ecologist
ISA Certified Arborist # WE-7468A

4-24-25
Date

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA 93940
Phone # (831) 277-1419
Email: thompsonrwm@gmail.com
Website: www.wildlandmanagement.com

2

ARBORIST REPORT-
Tree Survey & Preliminary Impact Assessment

440 Fredrick Street
Santa Cruz, CA
APN: 011-081-62 (Portion)

6/5/2025

Prepared for:
Palisade Builders, Inc.
900 E. Hamilton Ave., Ste. 140
Campbell, CA

Prepared by:



826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurfouts1@outlook.com

ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (TRAQ)

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NOTE:
SELECTED PAGES HAVE BEEN INCLUDED ON THIS SHEET FOR REFERENCE.
PLEASE SEE FULL REPORT FOR ADDITIONAL INFORMATION NOT INCLUDED.

SUMMARY

This report provides the following information:

- A summary of the health and structural condition of 74 trees.
 - A preliminary evaluation of anticipated construction impacts to the trees.
 - Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.
- The existing parking lot will be demolished, and construction of a multi-unit housing complex is proposed at 440 Fredrick Street, Santa Cruz.
 - I surveyed a total of seventy-four trees including sixteen *regulated trees* within or near the project area.
 - The sixteen *Heritage trees* range in condition from good to fair to poor.
 - Eleven *Heritage trees* will be highly impacted by the proposed construction, and their removal will be necessary.
 - Five *Heritage trees* in good or fair condition will have low or moderate construction impacts, and can be incorporated into the project.
 - The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

Data Summary

General		Count
Total Trees Inventoried		74
Total		13
Species		
Regulated Trees		
<i>Heritage Trees</i>		
All trees > 14" trunk diameter		16
Street Trees		0
Tree Disposition Categories – All Trees		
R.I. – Remove due to construction impacts		21
R.C. – Remove due to condition (poor condition)		45
R.T., I.M. – Retain tree. Preservable, low or moderate impacts that can be mitigated.		8

Construction Impacts to Regulated Trees

This is a preliminary impact evaluation based on the proposed site plan. The site plan may be revised based on review and recommendations by the city planning department. Construction impacts to trees may change if the site plan footprint is revised. Civil plans for the project have been developed but they are preliminary. Elements from the civil set that may affect trees are grading, utility points of connection, including water, (domestic and fire), sewer, gas, and electrical, drainage lines, and bioswales or detention systems. Other civil plan elements not depicted on the plans made available to me for this report may also affect the existing trees.

The proposed multi-unit housing project contains units of varying heights. The height of the buildings varies from two to three stories. In addition to the buildings, other design elements that will affect trees include driveways and parking spaces, retaining walls, walkways, and patios.

- The elements that will have an impact on the *Regulated Trees* include:
- Demolition of Existing Parking Lot
 - Grading
 - Construction of New Building Foundations
 - Retaining Walls
 - Driveways and Parking Areas
 - Drainage Elements including Bioswales and/or Detention Basins
 - Utilities

In general, the total root loss a tree will incur due to construction impacts determines the negative impacts to the tree. Tree canopy loss impacts can also affect a tree's structure, and/or health.

I used the distance between a tree and the element affecting the tree, divided by the trunk diameter, to determine an impact rating for a tree. For example, tree T254, an 18" coast live oak is 8.5 feet from the garage foundation of Unit #16, 8.5' X 12" + 18" trunk diameter = 5.7 X the trunk diameter. This multiplier, (5.7X), is outside the tree's critical root zone, but close enough to affect some root loss. With mitigation, it is within the tree's tolerance for root loss. Construction impacts for this tree would be rated as **Moderate**.

A general industry guideline for impact rating is as follows:

High Impacts: < 1 – 2.9 X the trunk diameter - remove tree, (in most cases)
Moderate Impacts: 3X – 9 X the trunk diameter – retain tree with mitigation
Low Impacts: > 9 X the trunk diameter – retain tree no mitigation (in most cases)

When rating the construction impacts to trees, other factors are considered such as, the depth of excavation necessary to build the construction element, tree species tolerance to root loss, tree condition, and tree age.

Canopy loss impacts are also evaluated based on the height of the element, and the percentage of canopy loss that will occur as a result of clearance pruning necessary to accommodate construction of the element.

Construction Impacts to Regulated Trees, Continued:
Data obtained for each tree to arrive at the impact rating, and the impact rating for each tree is listed in Appendix A, *Tree Assessment Chart*.

Of the sixteen *regulated trees*, most will be highly impacted, and their removal will be necessary. Most of the highly impacted trees are in, or very near, the footprint of the new homes. A few trees are highly impacted by utilities or storm drain systems.

Five regulated trees will have low or moderate impacts, and they can be retained.

Impact Level – Regulated Trees

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, and high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating	Quantity
Low -	2
Moderate –	3
High -	11

Table 3 – Tree Disposition Categories – Regulated Trees

Tree Disposition Categories – Regulated Trees		
R.I. – Remove due to construction impacts		11
R.C. – Remove due to condition (poor condition)		0
R.T., I.M. – Retain tree. Preservable, low or moderate impacts that can be mitigated.		5

Mitigation Measures for Retained Trees

The trees retained on this project will require some or all of the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing
- Hand trenching or Ditch Witch and re-pruning roots with a Sawzall
- Supervised root pruning

A tree protection plan sheet, including mitigation methods for retained trees will be necessary, and shall be included with the final plan set submittal.

Regulated Tree Removal and Replacement Trees

This report is a preliminary evaluation of construction impacts to trees based on the preliminary site plan. The final disposition of the regulated trees will be determined after planning department review. If changes are required to the site plan, the impacts to some trees may change.

If the tree removal recommendations in this report are approved, eleven *regulated trees* will be removed due to high construction impacts. The *Heritage trees* recommended for removal due to high impacts include trees, T240, T246, T257, T258, T260, and T270 coast live oak, T231 and T233, Callery pear, T267 and T269, willow and T268, Canary Island palm.

The eleven *Heritage trees* meet City of Santa Cruz, Criteria and Standards for Tree Removal Approval, Criterion 3: "A Construction project design cannot be altered to accommodate existing heritage trees or shrubs".

Tree removal must be approved by the approval authority for the City of Santa Cruz. If tree removals are approved, the applicant must fulfill a tree mitigation requirement. The tree mitigation requirement requires the onsite replanting of a minimum of three 15-gallon trees, or one 24" box tree, for each *Heritage tree* approved for removal. In some circumstances, additional tree mitigation will be required, by the approval authority.

CONCLUSION

- The existing parking lot will be demolished, and construction of a multi-unit housing complex is proposed at 440 Fredrick Street, Santa Cruz.
- I surveyed a total of seventy-four trees including sixteen *Heritage trees* within or near the project area.
- The sixteen *Heritage trees* range in condition from good to fair to poor.
- Eleven *Heritage trees*, including trees T231 and T233, Callery pear, T240, T246, T257, T258, T260, T270, coast live oak, T267, and 269, willow, and T268 Canary Island palm, will be highly impacted by the proposed construction and their removal will be necessary.
- Five *Heritage trees*, including trees T254, T272, T273, T274, coast live oak, and T271, coast redwood, are in good or fair condition, will have low or moderate construction impacts, and can be incorporated into the project.
- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

RECOMMENDATIONS

- Obtain all necessary permits prior to removing or significantly altering any trees on site.

Respectfully submitted,

Kurt Fouts

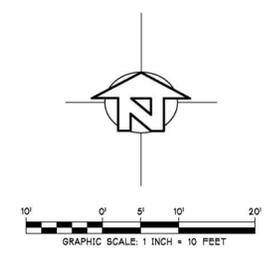
Kurt Fouts ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (TRAQ)



826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurfouts1@outlook.com



Base map from Sheet 1, *Boundary & Topographic Survey*, dated 12/2/2024, by GV Land Surveying



K.F.
6/5/2025
APN:011-081-62

Sheet T1
of 3 sheets

Tree Location Map

440 Fredrick Street, Santa Cruz





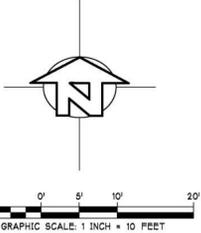
SEE SHEET 1

SEE SHEET 3

Legend

- Protected Tree Location ●
- Non-Protected Tree Location ●
- Tree Protection Fencing ---
- Tree Canopy Extents ☁
- Hand Trenching & Root Pruning >>>>>>
- Remove Tree X

Base map from Sheet 2, Boundary & Topographic Survey, dated 12/2/2024, by GV Land Surveying



K.F. 6/5/2025
APN: 011-081-02

Sheet T2
of 3 sheets

Tree Location Map

440 Fredrick Street, Santa Cruz



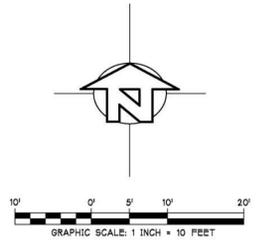
826 Monterey Avenue
Capitola, CA 95010
831-559-3807
kurfouts@earthlink.com



Legend

- Protected Tree Location ●
- Non-Protected Tree Location ●
- Tree Protection Fencing - - -
- Tree Canopy Extents ○
- Hand Trenching & Root Pruning X
- Remove Tree X

Base map from Sheet 4, Boundary & Topographic Survey, dated 12/2/2024, by GV Land Surveying



Sheet T3
of 3 sheets

Tree Location Map

440 Fredrick Street, Santa Cruz

K.F. 6/5/2025
APN: 011-081-62



Memorandum

Date: April 18, 2025
To: Mr. Jeff J. Jelniker, Palisade Builders, Inc.
From: Michelle Hunt, Daniel Choi
Subject: Transportation Screening Memo for the Proposed Residential Development Located at 440 Frederick Street in Santa Cruz, California

Hexagon Transportation Consultants, Inc. has prepared this Transportation Screening Memo for the proposed residential development located at 440 Frederick Street in Santa Cruz, California. The proposed project would construct 23 townhomes. The site is currently occupied by a surface parking lot for a church on the adjacent site. Access to the project site would be provided via Frederick Street. The project site plan is shown on Figure 1.

This Transportation Screening Memo was developed based on the City of Santa Cruz traffic study requirements (City of Santa Cruz SB 743 Implementation Guidelines, 2022 and City of Santa Cruz Transportation Study Requirements for Development, 2021).

CEQA Vehicle Miles Traveled (VMT) Analysis

According to the City's VMT policy, the effects of development on the transportation system using the VMT metric must be completed for the purpose of evaluating transportation impacts per CEQA requirements. A presumption of a non-significant transportation impact can be made on the facts of the project if it meets the screening criteria set forth in the City of Santa Cruz SB 743 Implementation Guidelines.

Projects near high-quality transit that meet specific screening criteria may be presumed to cause a less-than-significant impact on VMT. High quality transit is defined as being located within 1/2-mile of an existing major transit stop. A major transit stop is defined as:

- An existing rail or bus rapid transit station,
A ferry terminal served by either a bus or rail transit service, or
The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.

Projects near high-quality transit must also meet the following criteria to be screened out of a VMT analysis:

- Has a Floor Area Ratio (FAR) of 0.75 or more,
Includes no more parking for use by residents, customers, or employees of the project than required by the City of Santa Cruz,

1 California Public Resources Code § 21064.3

- Is consistent with the Sustainable Communities Strategy as determined by the City of Santa Cruz, and
Does not replace affordable residential units with a smaller number of moderate- or high-income residential units.

The project site is located within one-half mile of an existing major transit stop that is served by two or more bus routes. An analysis of the existing scheduled bus service near the intersection of Frederick Street and Soquel Avenue shows that the average headway between buses is 9 minutes during the AM peak period and 8 minutes during the PM peak period (see Table 1).

Table 1
SCMTD Bus Stops within 1/2 Mile

Table with 12 columns: Scheduled Time, Headway, SCMTD Route #, Directio, METRO Stop ID, Scheduled Time, Headway, SCMTD Route #, Directio, METRO Stop ID. It lists bus routes and stop IDs for both AM and PM peak periods.

Source: https://www.scmtid.com/en/routes/schedule-by-stop?id=21v (Accessed on February 7, 2025)



The project would have a FAR of 0.913 (71,620 s.f. floor area/78,481 s.f. lot = 0.913), which meets the minimum FAR requirement.

Assembly Bill (AB) 2097 prohibits public agencies from imposing any minimum automobile parking requirements on residential, commercial, or other development projects located within half a mile of a major transit stop. The proposed project site falls within this half-mile radius and thus meets this criterion. However, for the purpose of VMT screening, the proposed parking supply would not exceed the City's Zoning Code requirements that would otherwise apply to locations not near public transit.

The project is consistent with the City of Santa Cruz General Plan land use designation. The project's density, proximity to multiple bus routes and active transportation facilities, and location within a central mixed-use area would promote the use of alternative transportation modes. Thus, the project is consistent with the 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).

The project proposes to develop an existing surface parking lot and would not reduce the number of affordable dwelling units.

Therefore, the project meets all of the criteria set forth by the City and can be screened out as a project near high-quality transit. Thus, the project would have a less-than-significant impact on VMT.

Local Transportation Analysis

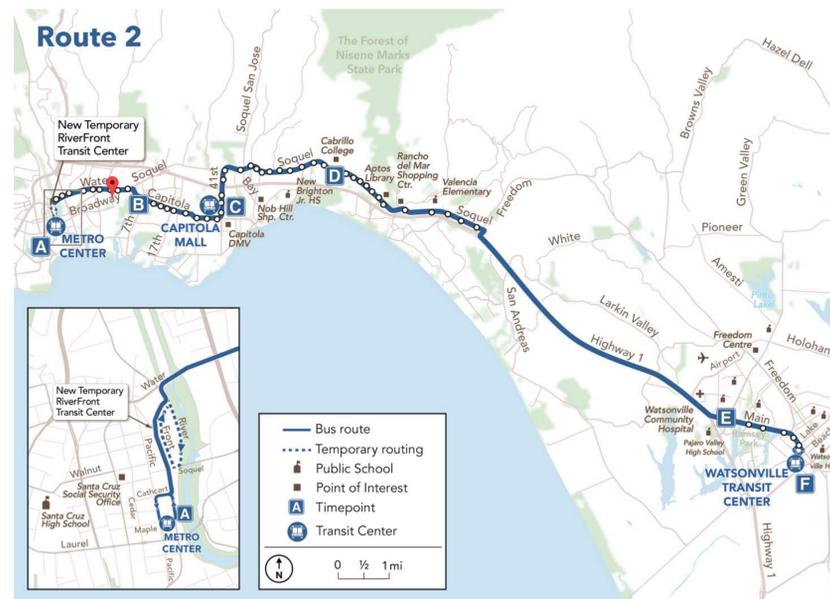
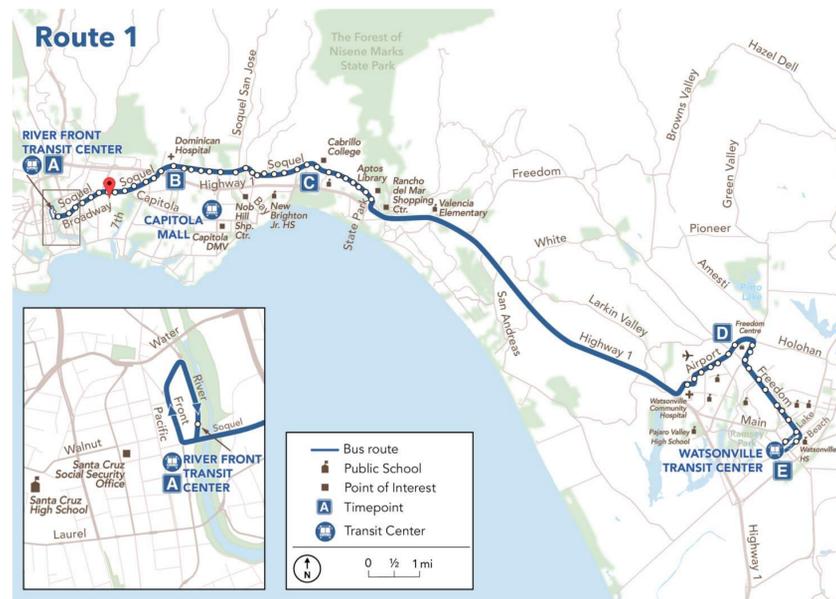
The City's Transportation Study (TS) Requirements state that discretionary projects that would generate 50 or more vehicle trips during the PM peak hour are required to prepare a TS.

Trips added to the surrounding roadway network by the proposed mixed-use development were estimated based on the trip generation rates recommended by the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition (see Table 2). The project trip generation estimates show that the project would generate 11 vehicle trips during the AM peak hour and 13 vehicle trips during the PM peak hour.

Table 2
Project Trip Generation Estimates

Table with 10 columns: Land Use, Size, Daily Trip Rate, Trips, AM Peak Hour (Rate, In, Out, Total), PM Peak Hour (Rate, In, Out, Total). It shows trip generation estimates for townhomes.

Notes:
All trip rates are from ITE Trip Generation Manual, 11th Edition, 2021.
1. Single-Family Attached Housing (ITE Land Use 215) average trip rates in trips per dwelling unit were used.



FREDERICK STREET

FRONT YARD SETBACK = 15'-0"
SCMC 24.10.450.2(a)

PROPOSED BUILDING SETBACK SHOWN, TYP.

SIDE YARD SETBACK (FLOORS 1-2) = 5'-0"
SCMC 24.10.450.2(c)

REAR YARD SETBACK = 10'-0"
SCMC 24.10.450.2(b)



3/64"=1'-0"

SETBACK DIAGRAM LEVEL 2

AP0.31

440 FREDERICK ST

AUGUST 20, 2025

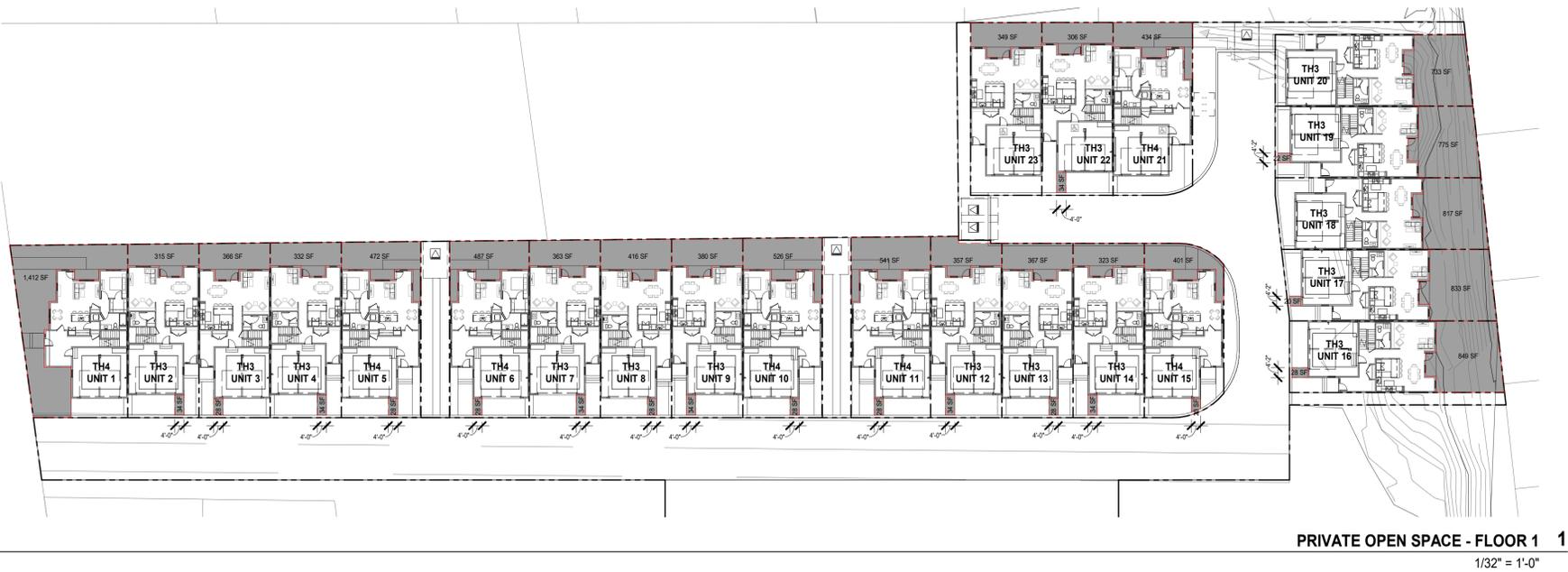
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



PRIVATE OPEN SPACE - FLOOR 3 3
1/32" = 1'-0"

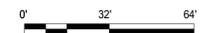


PRIVATE OPEN SPACE - FLOOR 2 2
1/32" = 1'-0"



PRIVATE OPEN SPACE - FLOOR 1 1
1/32" = 1'-0"

PRIVATE OPEN SPACE CALCULATIONS 440 FREDERICK ST REFERENCE: 08/13/25 OPEN SPACE DIAGRAMS LEVELS 1-3					
UNIT #	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	UNIT TOTAL
UNIT 1	TH4	1412	62	242	1716
UNIT 2	TH3	349	60	-	409
UNIT 3	TH3	394	60	-	454
UNIT 4	TH3	366	60	-	426
UNIT 5	TH4	500	62	242	804
UNIT 6	TH4	515	62	242	819
UNIT 7	TH3	397	60	-	457
UNIT 8	TH3	444	60	-	504
UNIT 9	TH3	414	60	-	474
UNIT 10	TH4	554	62	242	858
UNIT 11	TH4	569	62	242	873
UNIT 12	TH3	391	60	-	451
UNIT 13	TH3	395	60	-	455
UNIT 14	TH3	357	60	-	417
UNIT 15	TH4	421	62	242	725
UNIT 16	TH3	877	60	-	937
UNIT 17	TH3	853	60	-	913
UNIT 18	TH3	817	60	-	877
UNIT 19	TH3	797	60	-	857
UNIT 20	TH3	733	60	-	793
UNIT 21	TH4	434	62	242	738
UNIT 22	TH3	340	60	-	400
UNIT 23	TH3	349	60	-	409
SITE TOTALS		12,678	1,394	1,694	15,766



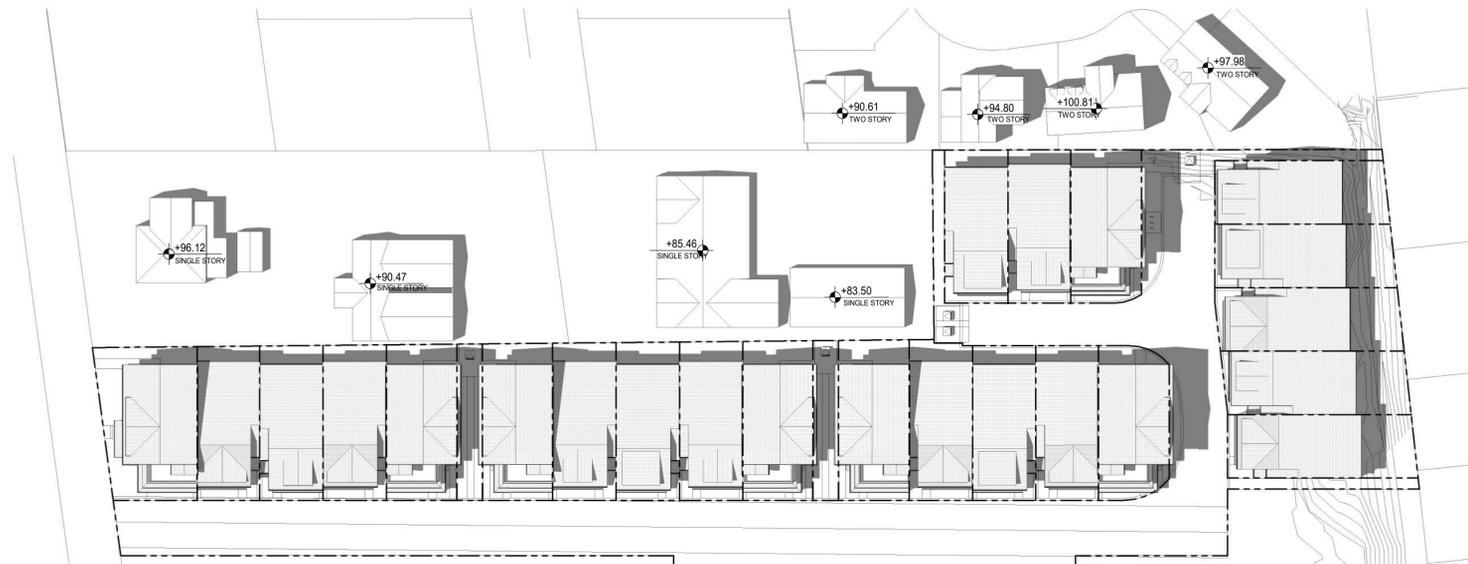
1/32" = 1'-0"

OPEN SPACE DIAGRAMS

AP0.33

AUGUST 20, 2025

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



SHADOW STUDY - SUMMER SOLSTICE (6/21) 3PM 6

1" = 40'-0"



SHADOW STUDY - WINTER SOLSTICE (12/21) 3PM 3

1" = 40'-0"



SHADOW STUDY - SUMMER SOLSTICE (6/21) 12PM 5

1" = 40'-0"



SHADOW STUDY - WINTER SOLSTICE (12/21) 12PM 2

1" = 40'-0"



SHADOW STUDY - SUMMER SOLSTICE (6/21) 9AM 4

1" = 40'-0"



SHADOW STUDY - WINTER SOLSTICE (12/21) 9AM 1

1" = 40'-0"



SHADOW STUDIES

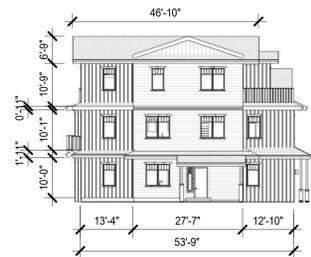
1"=40'

AP0.34

Section	Category	R-1 Provision	Filled out by Applicant		
			Complies with Standard?	Plan Sheet Number	Applicant notes
Site Design	Maximum Building Length	15 Except that the front yard may be reduced to not less than 10 feet for a portion not to exceed 50% of the building frontage, and providing that the total of 15 square feet of front yard is provided for each three feet of frontage.	Yes	AP0.30	water requested
Site Design	Maximum Building Length	10 Near- and Setback (Feet): Minimum: 10 feet Maximum: 10 feet	Yes	AP0.30	
Site Design	Maximum Building Length	10 For the first two stories and 1 additional feet for each story above the second story. For townhouses on interior lots (Feet): Minimum: 10 feet Maximum: 10 feet	Yes	AP0.30	
Site Design	Walkability	Existing Public Connections: All existing public streets, alleys, paths, passers, trails, or other public pedestrian connections within the project area are maintained or replaced.	Yes	24.12.185.4 (A01)	no existing public access
Site Design	Walkability	Existing Public Connections: There is no reduction in the total number of connections through the site for bicycles and pedestrians.	Yes	24.12.185.4 (A02)	no existing public access
Site Design	Public Frontages	Public frontage is comprised of ground floor residential uses that are oriented toward the public frontage (except flag lots).	Yes	AP1.01	24.12.185.4 (A01)
Site Design	Public Frontages	Ground floor residential units face a public frontage: The unit's entrance faces toward the public frontage and provides access into an entry area, living area, kitchen, or hallway from a vestibule or breezeway, with the exception of attached units.	Yes	AP1.01	24.12.185.4 (A01)
Site Design	Public Frontages	For entry facing a public frontage: Entries include Min. of 48 square feet of flat, unobstructed, covered area (projection or inset, or a combination of the two). (See Planning Code Section 24.12.122 for allowed projections into setback area.)	Yes	AP1.01	24.12.185.4 (A01)
Site Design	Parking Location and Screening	Off-street parking and loading facilities, including bike parking requirements, provided as required in Section 24.12.220 or less.	Yes	AP0.30 AP1.01	2 PARKING SPACES PROVIDED PER UNIT NO QUEST PARKING PER 24.12.240
Site Design	Parking Location and Screening	For projects including five or more dwelling units: There is no parking in the area between the front lot line and a line extended horizontally from the plane of the predominant building face to the edge of the lot (See Figure 3 of Objective Development Standards).	Yes	24.12.185.7 (B)	ALL PARKING WITHIN UNIT GARAGES
Site Design	Parking Location and Screening	Driveways and approaches comply with: The standards set forth in Municipal Code Sections 15.20 and 24.12.280; and The driveway approach standard detail included with the public works standards to effect the line of design review and designed in accordance with ASHOTO Green Book right of way standards. Note: Approaches to driveway approaches may be limited based on the results of a Transportation Study.	Yes	C3.0	24.12.185.7 (B)
Site Design	Landscape and Buffering	Open spaces in the front setback (including driveways and sidewalks) are at least 75 percent landscape (plant material) that comply with WEIG standards as found in Chapter 15.18 of the Municipal Code at the time of design review. The selected plant material is WEIG compliant even when the formal requirements of the WEIG do not apply to the project.	Yes	L1.1 L1.2 L1.3	24.12.185.8 (A)
Site Design	Landscape and Buffering	Selected plant species for the site incorporate a mix of trees, shrubs, and ground cover.	Yes	L1.1 L1.2 L1.3	24.12.185.8 (A)
Site Design	Landscape and Buffering	Turf areas include no more than 25 percent of the total irrigated area on the site.	Yes	L1.1 L1.2 L1.3	NO TURF PROPOSED
Site Design	Landscape and Buffering	Refuse/Recycling Storage Facility: For all new multi-family and mixed-use residential projects with three or more housing units or any commercial development: Enclosures for refuse bins or dumpsters are provided.	Yes	24.12.185.8 (G)	INDIVIDUAL PICKUP APPROVED. BINS LOCATED IN UNIT GARAGES

NOTE:
OBJECTIVE DESIGN STANDARDS DETERMINED TO BE NOT APPLICABLE HAVE BEEN REMOVED FROM THE ABOVE CHECKLIST FOR CLARITY. PLEASE SEE SUBMITTED CHECKLIST FOR COMPLETE FORM.

Section	Category	R-1 Provision	Filled out by Applicant		
			Complies with Standard?	Plan Sheet Number	Applicant notes
Site Design	Usable Open Space	400 square feet per dwelling unit for 2 or more units.	Yes	A00.31	24.12.185.9 (B) Zoning code sections: R1, 24.12.185.9 R2, 24.12.185.9 R3, 24.12.185.9 R4, 24.12.185.9 R5, 24.12.185.9 R6, 24.12.185.9 R7, 24.12.185.9 R8, 24.12.185.9 R9, 24.12.185.9 R10, 24.12.185.9 R11, 24.12.185.9 R12, 24.12.185.9
Site Design	Usable Open Space	In all districts where residential uses are allowed: Private usable open space is at least 4 feet in any horizontal dimension and common usable open space is at least 10 feet in any horizontal dimension.	Yes	A00.31	24.12.185.9 (B)
Site Design	Usable Open Space	Note: There is no limit to the percent of the required open space assigned to private balconies or patio areas.	Yes	A00.31	24.12.185.9 (B)
Building Design	Roof Form	At least one form for every 30 feet of frontage (e.g., a footage of 31 feet has a minimum roof form requirement of two roof forms and located within 15 feet of the predominant building face on all frontages. On corner lots or double-frontage lots, standards for variation in roof form apply to all frontages. See Figure 9 of Development Standards. Note: Roof form is defined as a geometric plane or set of planes which form the top enclosure of a volumetric area below 50ftm. Common types of roof forms are gabled, hipped, gambrel, flat, and vaulted with decorative parapets. Examples of roof forms are illustrated in Figure 9 of Development Standards. Note: Smaller roof forms that cover enclosed space (such as dormers and bay windows) count as individual roof forms if they are at least 30 square feet in horizontal surface area. The windows located on a wall below another roof form will not count as individual roof forms regardless of size. Note: Ground-level space (such as balconies, terraces, patios, and porches) located on individual roof forms if they are at least 64 square feet in horizontal area. Balconies should also conform to the standards for Usable Open Space in Section 24.12.185.9. Note: For the purpose of calculating the number of required roof forms on a building, each corner of 90 feet of building frontage requires an additional roof form, rounded up to the next whole number. For example, a footage of 91 feet would be required to provide four roof forms. However, there is no maximum dimension for any one	Yes	AP0.33	24.12.185.11 (A)
Building Design	Roof Form	Change in roof form is combined with: A change in height of at least 3 feet; A horizontal change in plane of at least 4 feet; or A change in roof pitch. See Figure 10 of Objective Development Standards for examples. Changes in roof form shall not exceed allowed building heights, as defined by the underlying zone district.	Yes	AP0.33	24.12.185.11 (A01)
Building Design	Building Modulation	Building faces longer than 30 feet are articulated in one of three ways (unless another modulation control applies, such as an Area Plan): 1. A horizontal change in plane for every 30 feet building face, rounded up to the next whole number (e.g., 31 ft footage provides two changes in plane); the change in plane is 4 feet deep, 6 feet wide and open to sky. 2. A horizontal change in plane for every 30 feet of building face, rounded up to the nearest whole number; the change in plane is at least 2 feet deep and 6 feet wide and combined with a change in material. 3. A horizontal change in plane at an interval of 30 feet or less; the change in plane is at least 4 feet deep and 12 feet wide and combined with a change in material. When implemented as building notches, the notches may contain balconies, as long as the railing is at least 70 percent clear through or transparent. Note: Building faces that are less than 30 feet wide are not required to have a change in plane incorporated into their design. Note: Projections from the building face (e.g., balconies, overhangs, signs, and decorative elements) are not considered to be changes in plane.	Yes	AP0.33	24.12.185.12



MATERIAL BREAKDOWN
BOARD & BATTEN: 30%
LAP SIDING: 44%
ASPHALT SHINGLE ROOF (PROJECTED): 21%

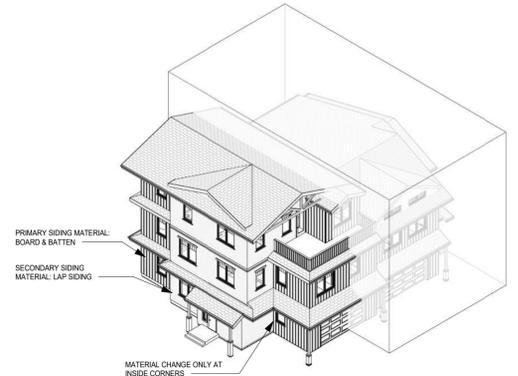
MATERIAL BREAKDOWN 5

Section	Category	R-1 Provision	Filled out by Applicant		
			Complies with Standard?	Plan Sheet Number	Applicant notes
Building Design	Corridor Frontage	The possible setback width is not less than 8 feet. If applicant has approval of an Administrative Use Permit and reasonable former as allowed under Municipal Code Section 24.12.152 for Outdoor Kitchen Areas: The possible setback width shall not be less than 6 feet.	Yes	AP0.33	24.12.185.13 (A01)
Building Design	Architectural Details	If project is mixed-use and/or three stories in height or greater: The building facade differentiates the ground floor from the floors above by one or more of the following: A change in material, and/or A change in plane, and/or A corner trim, half band, or similar horizontal element.	Yes	AP1.00 AP1.01	24.12.185.13 (A)
Building Design	Architectural Details	For all windows above the ground floor: At least 3 inches of window inset between the plane of the glass and the plane of the building face. For buildings that include 4+ stories and for all windows above the ground floor, this depth shall be increased to 3 inches.	Yes	AP10.40	24.12.185.13 (A)
Building Design	Architectural Details	Walk or portions of walls that are unfrustrated (without windows, balconies, or glass doors) that extend from grade up to the roofline are limited to a maximum horizontal width of 15 feet.	Yes	AP1.00 AP1.01	24.12.185.13 (A)
Building Design	Building Materials	Buildings incorporate two or more of accepted materials or as approved in the design of each building face (i.e., brick, glass, metal (except as prohibited below), painted or stained wood, concrete, stone, plastic, stucco, and stone (granite or natural), and being walls (as defined). Note: Unfrustrated or flat paneled materials (such as metal, cement board, or GRC) shall not be used on public frontages but may be incorporated on other building faces. Plans for modular and pre-fabricated construction are allowed (including sandwich panels). Note: Any materials that are not explicitly listed here require an administrative design review process to ensure that approved materials conform to the goal of this section.	No	AP0.30 AP1.01	24.12.185.13 (A)
Building Design	Building Materials	No single material makes up more than 85 percent of any building face. This can include materials for building decoration, but does not include fenestration.	Yes	AP0.33 AP1.00 AP1.01	24.12.185.13 (B)
Building Design	Building Materials	No Vinyl Windows are used in the following circumstances: 1. Any mixed-use or residential building more than three stories in height. 2. On a building face oriented toward a public street other than an alley or a mixed-use or residential building three stories in height or less. 3. At building corners, except for single walls, all materials shall wrap around the corner to a depth of at least 4 inches. This includes corners of roofs, materials, or changes in plane that are 4 inches or greater in depth, as well as balcony, ground floor entry, or change in plane. (See examples shown in Figure 13 of Development Standards).	No	AP0.33 AP1.00 AP1.01	24.12.185.13 (A)
Building Design	Lighting	Individual exterior luminaires shielded to direct light downward and does not exceed 1,200 lumens. Note: A luminaire is considered to be fully shielded if it is constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or an diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is prevented below the horizontal plane through the luminaire's lowest light-emitting part.	Yes	AP0.33	24.12.185.17 (A)
Building Design	Lighting	Exterior light fixtures utilize light sources with a color temperature that does not exceed 3000 Kelvin.	Yes	AP0.33	24.12.185.17 (A)
Building Design	Lighting	Outdoor lights do not blink, flash, flicker, or change intensity (including motion-detecting lights).	Yes	AP0.33	24.12.185.17 (B)
Building Design	Lighting	Building faces are illuminated such that surfaces located at least 30 horizontal feet away from building entries shall have at least 85 percent less luminance than surfaces within 10 horizontal feet of building entries. Compliance demonstrated with lighting plan.	Yes	AP0.33	24.12.185.17 (D)

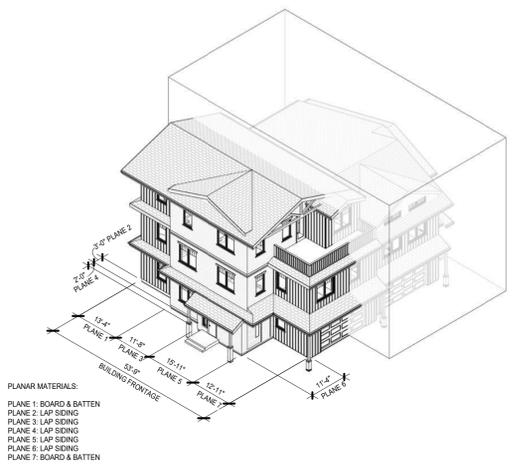


NOTE:
1. ALL EXTERIOR LUMINAIRES 1,200 LUMENS MAX
2. ALL EXTERIOR LUMINAIRES 4,000 K MAX

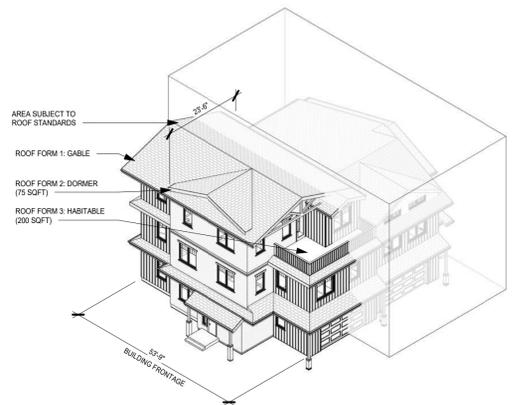
EXTERIOR LIGHTING DIAGRAM 4



SIDING DIAGRAM 3



BUILDING ARTICULATION DIAGRAM 2



FRONTAGE ROOF FORM DIAGRAM 1



TENTATIVE MAP

FOR

440 FREDERICK STREET

SANTA CRUZ, CALIFORNIA



VICINITY MAP
N.T.S.

GEOTECHNICAL ENGINEER

GEOTECHNICAL INVESTIGATIVE REPORT PREPARED FOR THIS PROJECT WAS OBTAINED FROM GEOCON CONSULTANTS, INC., PROJECT NO. E9446-04-01, DATED DECEMBER, 2024.

SURVEY

SURVEY FOR THIS PROJECT WAS OBTAINED FROM GV LAND SURVEYING, JOB NO. V24109, DATED DECEMBER 02, 2024.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF SANTA CRUZ BENCHMARK D6-23, WHICH IS A 7/8" BRASS TAG, LOCATED ON THE WEST SIDE OF FREDERICK STREET AT THE STAR OF THE SEA CHAPEL.

ELEVATION = 70.34 FEET DATUM = NAVD88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE EASTERLY LINE OF FREDERICK STREET, AS SHOWN ON THAT MAP FILED IN VOLUME 139 OF MAPS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = N10°09'36"W

GENERAL DATA

MAP PREPARED BY: IFLAND ENGINEERS
1509 SEABRIGHT AVENUE, SUITE A2
SANTA CRUZ, CA 95062
(831) 426-5313
CONTACT: JON IFLAND

OWNER & SUBDIVIDER: PALISADE BUILDERS
900 E. HAMILTON AVENUE, SUITE 140
CAMPBELL, CA 95008
(408) 429-7700
CONTACT: MATT EATON

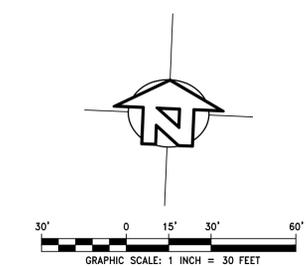
APN: 011-081-62 (PORTION)
EXISTING USE: PARKING FOR SANTA CRUZ BIBLE CHURCH
PROPOSED USE: (23) TOWNHOUSE LOTS & COMMON AREA
EXISTING ZONING: RL - MULTIPLE RESIDENTIAL LOW
WATER SUPPLY: CITY OF SANTA CRUZ
SANITARY SEWER: CITY OF SANTA CRUZ
STORM DRAIN: CITY OF SANTA CRUZ
TOTAL ACREAGE: 81,653 SQUARE FEET / 1.87± ACRES

INDEX OF CIVIL SHEETS

SHEET NO.	DESCRIPTION
TM1.0 - TM1.2	TENTATIVE MAP
C1.0 - C1.2	PRELIMINARY DEMOLITION PLANS
C2.0 - C2.2	PRELIMINARY GRADING AND DRAINAGE PLANS
C3.0 - C3.2	PRELIMINARY UTILITY PLANS
C4.0 - C4.3	PRELIMINARY EROSION CONTROL PLANS
C5.0	PRELIMINARY STORMWATER CONTROL PLAN



SITE PLAN
SCALE: 1" = 30'



NOT FOR CONSTRUCTION

1509 SEABRIGHT AVE SUITE A2
SANTA CRUZ, CA 95062
TEL: (831) 426-5313
www.iflandengineers.com
IFLAND ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN



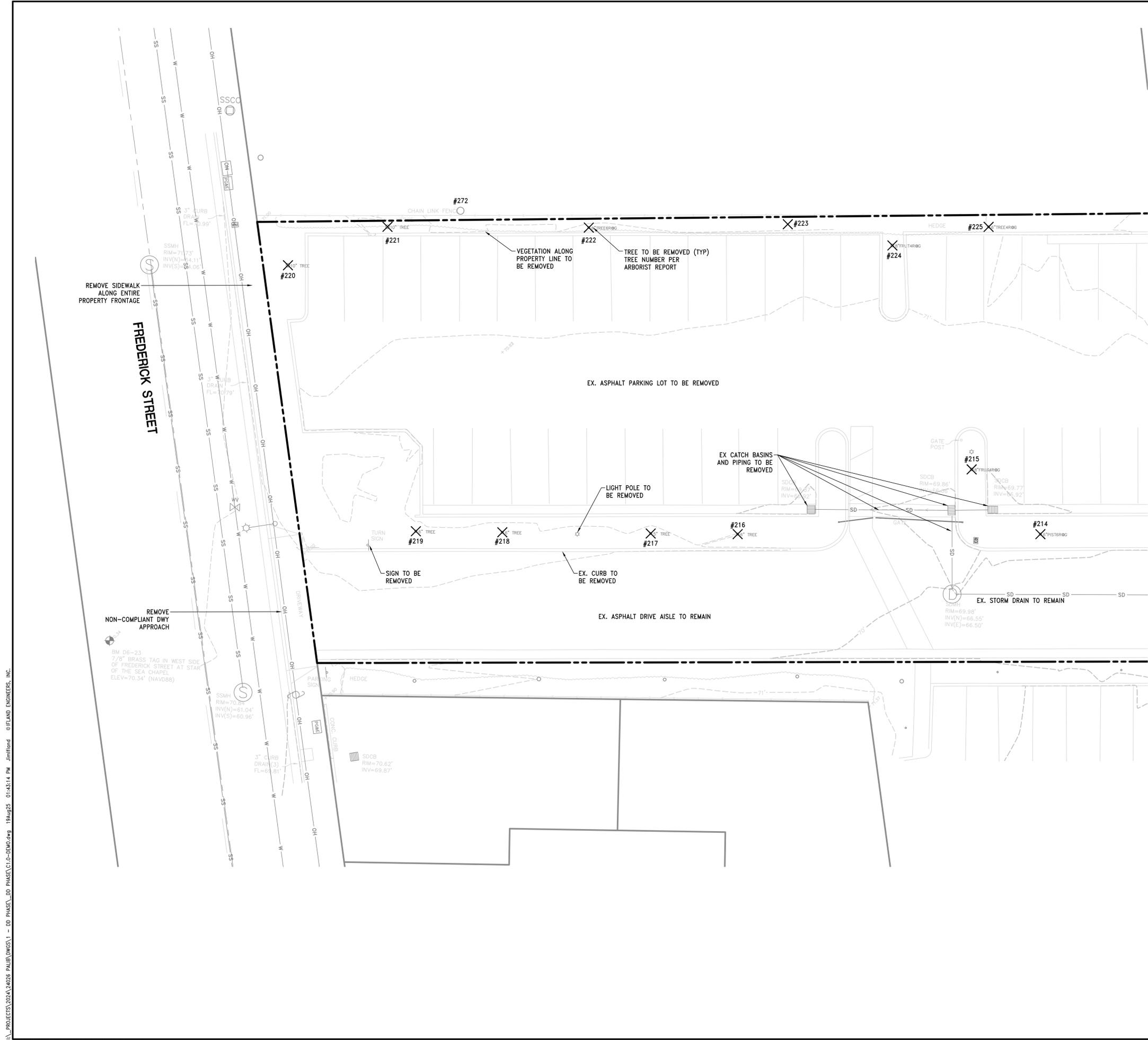
TENTATIVE MAP - COVER SHEET
440 FREDERICK STREET
SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT
DATE 06/09/2025
DESIGN IET
DRAWN STAFF

SHEET
TM1.0
JOB NO. 24026

I:\PROJECTS\2024\24026 PALISADE\DWGS\1 - DD PHASE\DD PHASE\TM1.0-TENT.dwg 19Aug25 01:46:48 PM JimIfland © IFLAND ENGINEERS, INC.

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DEMOLITION NOTES

1. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SITE DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
2. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
3. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGeways, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
4. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
5. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE.
6. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND BUILDING DEMOLITION AREA.
7. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
8. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
9. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
10. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
11. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
12. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, THEN PROVIDE TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER BUILDINGS AND STRUCTURES.
13. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
14. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION.
15. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
16. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
17. GENERAL: DEMOLISH INDICATED SITE IMPROVEMENTS ACCORDING TO CIVIL DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
18. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
19. MAINTAIN FIRE WATCH DURING FLAME CUTTING OPERATIONS AND FOR A PERIOD AFTER CUTTING OPERATIONS ACCORDING TO OWNER'S INSURANCE AND LOCAL FIRE MARSHALL REQUIREMENTS.
20. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
21. EXPLOSIVES: USE OF EXPLOSIVES IS NOT PERMITTED.
22. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO MINIMIZE GROUND IMPACT AND DUST GENERATION.
23. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIAL WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
24. BELOW-GRADE AREAS: ROUGH GRADE BELOW-GRADE AREAS READY FOR FURTHER EXCAVATION OR NEW CONSTRUCTION. DO NOT DISTURB GRADE BELOW LEVEL OF NEW FOUNDATIONS.
25. SITE GRADING: UNIFORMLY ROUGH GRADE AREA OF DEMOLISHED CONSTRUCTION TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
26. ON-SITE STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
27. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
28. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
29. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
30. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
31. DO NOT BURN DEMOLISHED MATERIALS.
32. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF OWNER. CAREFULLY SALVAGE IN A MANNER TO PREVENT DAMAGE AND PROMPTLY RETURN TO OWNER.

NOT FOR CONSTRUCTION

SEE SHEET C1.1

PRELIMINARY DEMOLITION PLAN

440 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

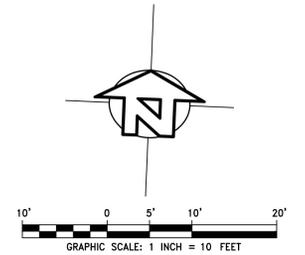
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DATE	REVISION	BY
06/18/2025	STAFF	
	ROUND 1 PLAN REVIEW COMMENTS	

APN 011-081-62 (PORTION)	DESIGN DEVELOPMENT	DATE	06/09/2025
	DESIGN	DATE	06/09/2025
	DESIGN	DATE	06/09/2025

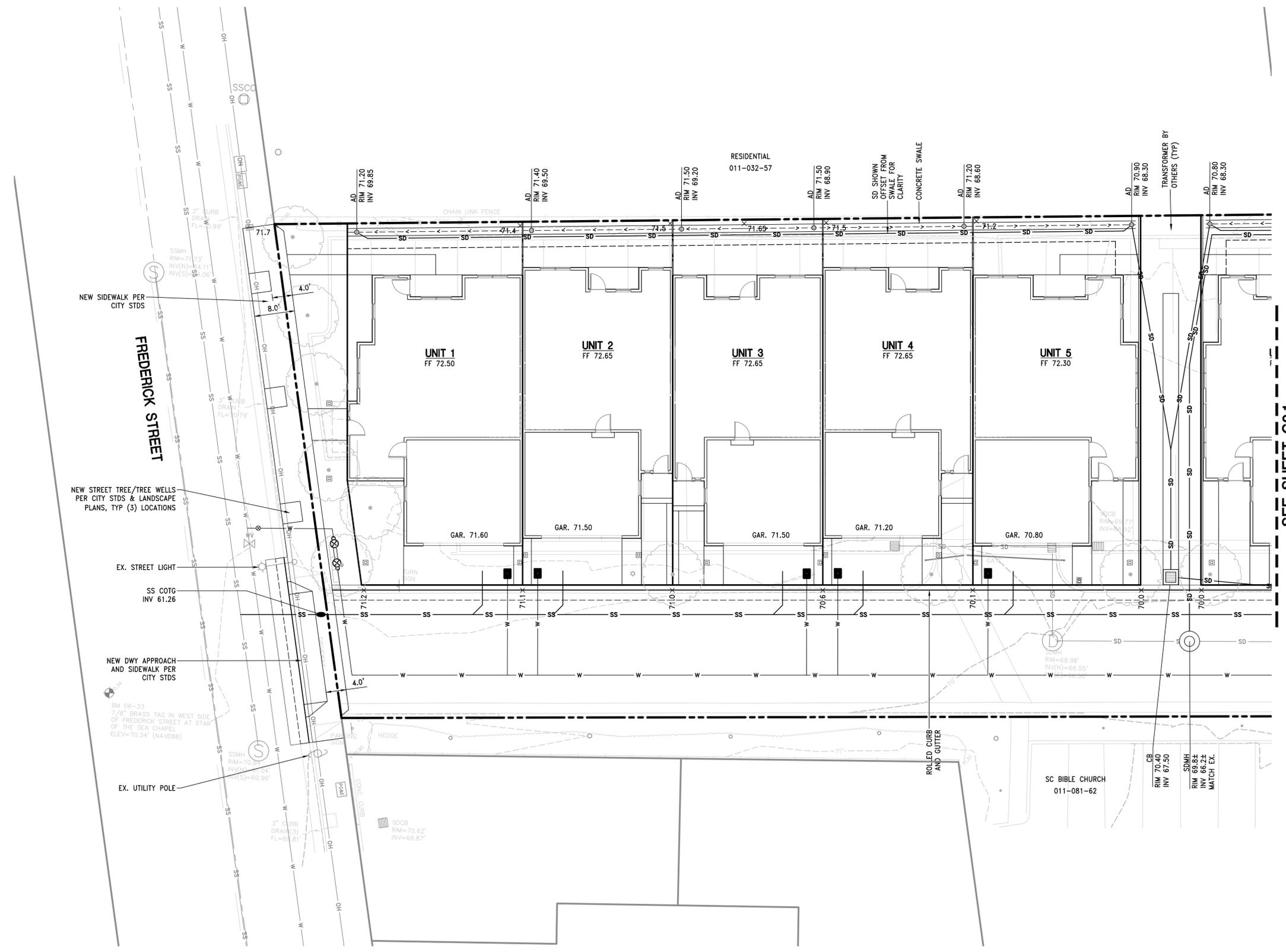
SHEET **C1.0**
JOB NO. 24026



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FREDERICK STREET

NEW SIDEWALK PER CITY STDS

NEW STREET TREE/TREE WELLS PER CITY STDS & LANDSCAPE PLANS, TYP (3) LOCATIONS

EX. STREET LIGHT

SS COTG INV 61.26

NEW DWY APPROACH AND SIDEWALK PER CITY STDS

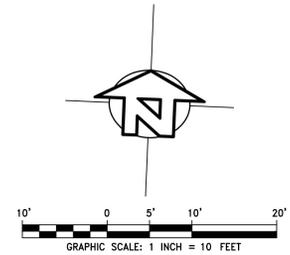
EX. UTILITY POLE

ESTIMATED EARTHWORK QUANTITIES	
400	CUBIC YARDS CUT
2,060	CUBIC YARDS FILL
1,660	CUBIC YARDS IMPORT

NOTES:

- ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
- ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.

- NOTES:**
- ALL COMPACTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT ADDENDUM LETTERS FOR FINAL THICKNESS AND COMPACTION OF THE BUILDING PAD PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY THE STRUCTURAL SECTION FOR SLAB ON GRADE FLOORS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.



NOT FOR CONSTRUCTION

PRELIMINARY
GRADING & DRAINAGE PLAN

440 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)	DESIGN DEVELOPMENT	DATE	06/09/2025
	DESIGN	BY	IEI

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C2.0

JOB NO. 24026

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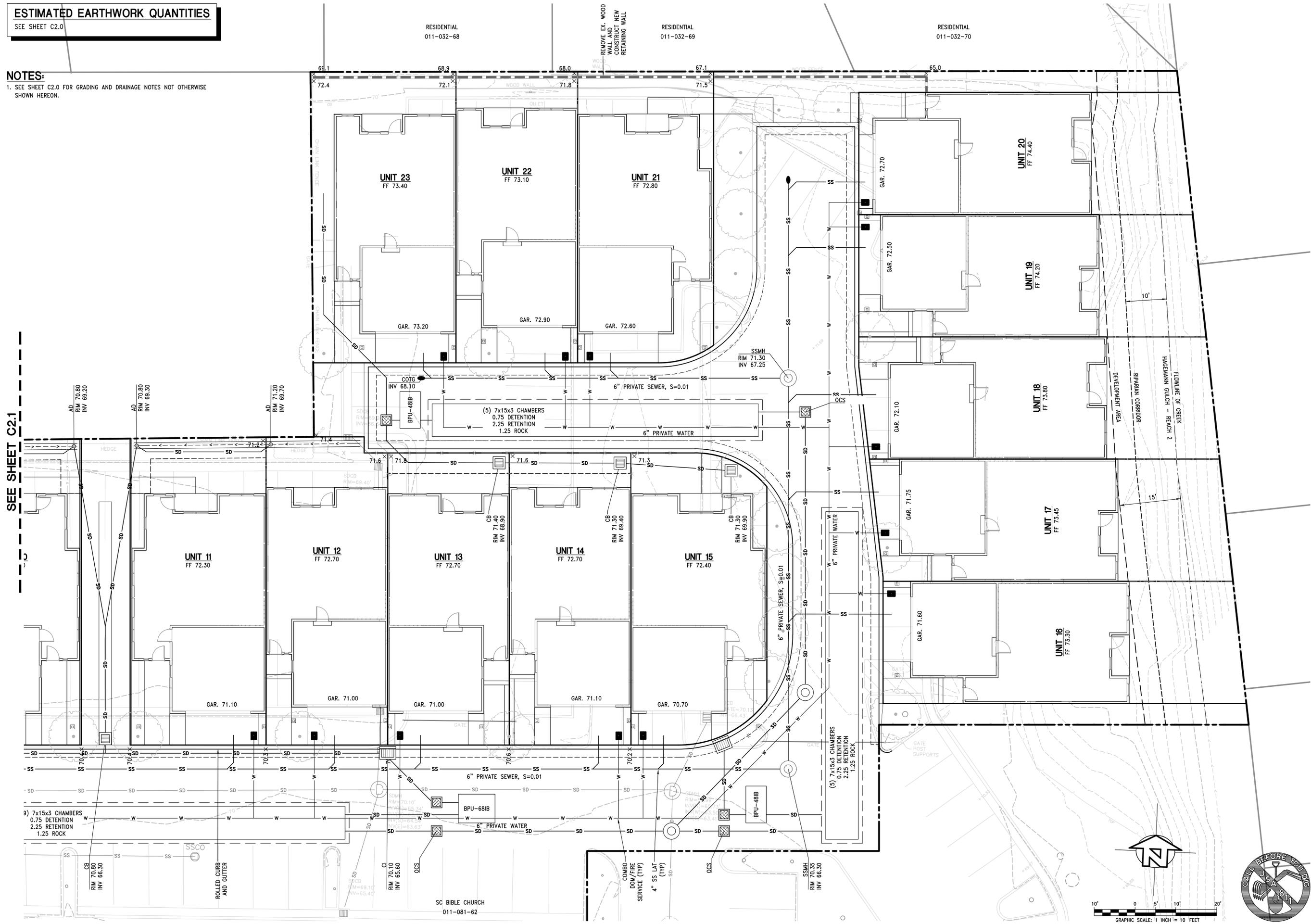
STAFF	BY	ROUND 1 PLAN REVIEW COMMENTS	DATE

ESTIMATED EARTHWORK QUANTITIES

SEE SHEET C2.0

NOTES:

1. SEE SHEET C2.0 FOR GRADING AND DRAINAGE NOTES NOT OTHERWISE SHOWN HEREON.



SEE SHEET C2.1

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PRELIMINARY
GRADING & DRAINAGE PLAN

440 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)	DESIGN DEVELOPMENT	DATE	06/09/2025
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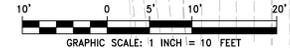


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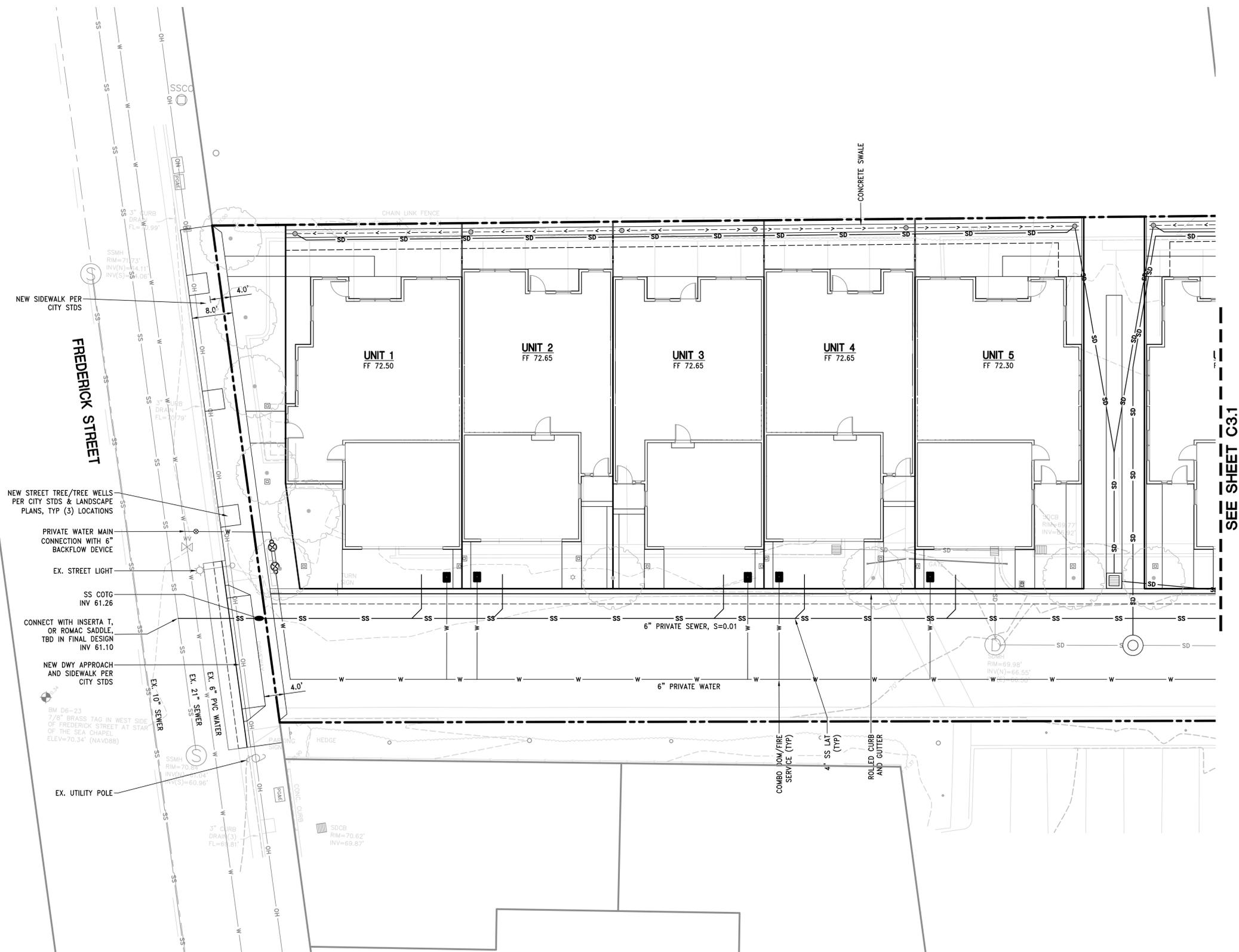
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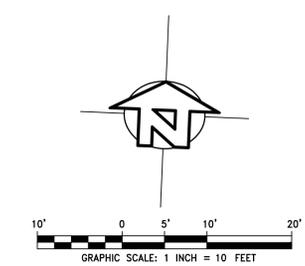
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NOTES:
 1. ALL DOMESTIC BY FIRE COMBINATION SERVICES ARE TO BE 1" UNLESS SPECIFIED OTHERWISE BY SCFD IN FINAL DESIGN.



PRELIMINARY
 UTILITY PLAN

440 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
 DESIGN DEVELOPMENT
 DATE 06/09/2025
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STAFF	BY	REVISION	DATE

**DANDY CURB BAG®
CURB AND GUTTER INLET/GRATE PROTECTION SYSTEM
GUIDE SPECIFICATION**

PRODUCT:

DANDY CURB BAG®

MANUFACTURER:

Dandy Products, Inc.
P.O. Box 1680
Powell, Ohio 43065
Phone: 800-591-2284
Fax: 740-881-2791
Email: sdunppe@dandyproducts.com
Web: www.dandyproducts.com

1.0 Description:

1.1 Work covered under this item consists of installing a Dandy Curb Bag® curb and gutter inlet protection system. The purpose is to keep silt, sediment, and construction debris out of the storm water system.

2.0 Material:

2.1 The Dandy Curb Bag® curb and gutter inlet protection unit shall be a sewn in the U.S.A. geotextile fabric unit enclosing a porous structure in the form of a cylindrical tube placed in front of and extending beyond the inlet opening on both sides and have a geotextile fabric envelope fitted to the individual grate(s) on the street side of the sewn unit for grate(s) to be inserted and to completely enclose the grate(s).

2.2 The Dandy Curb Bag® shall have lifting devices to allow manual inspection of the storm water system.

2.3 The Dandy Curb Bag® unit shall utilize an orange monofilament fabric that is manufactured in the U.S.A. with the following characteristics:

PROPERTY	TEST METHOD	UNITS	TEST RESULTS
Tensile Strength	ASTM D4632	lbs	450 x 300
Elongation	ASTM D4632	%	38% x 21%
Trapezoidal Tear	ASTM D4533	lbs	165 x 150
CBR Puncture	ASTM D6241	lbs	1000
HYDRAULIC PROPERTIES:			
Apparent Opening Size (AOS)	ASTM D 4751	US Std Sieve	30
Permittivity	ASTM D 4491	sec ⁻¹	4.9
Water Flow Rate	ASTM 4491	gal/min/ft ²	365
% Open Area (POA)	COE - 22125-86	%	29

UV Resistance (% Retained @ 2500 hrs)	ASTMD 4355	%	70
Color			Orange ¹

¹The color orange is a trademark of Dandy Products, Inc. The property values listed above are effective April 2022 and are subject to change without notice.

3.0 Installation:

3.1 Place the empty Dandy Curb Bag® unit over the grate as the grate stands on end.

3.2 For oil and sediment model; to install or replace absorbent, place absorbent pillow in pouch, on the bottom (below-grade side) of the unit.

3.3 Tuck the enclosure flap inside to completely enclose the grate.

3.4 Holding the lifting devices, being careful not to damage the sewn fabric unit, insert the grate into its frame, street side edge first, then lower back edge with cylindrical tube into place. The cylindrical tube should be partially blocking the curb hood opening when installed properly.

4.0 Maintenance:

4.1 The contractor shall remove all accumulated sediment and debris from surface and vicinity of unit after each rain event or as directed by engineer/inspector. Dispose of unit no longer in use at an appropriate recycling or solid waste facility.

4.2 For oil and sediment model; remove and replace absorbent when near saturation.

5.0 Method of Measurement:

5.1 The quantity to be paid is for the actual number of Dandy Curb Bag® inlet protection units installed

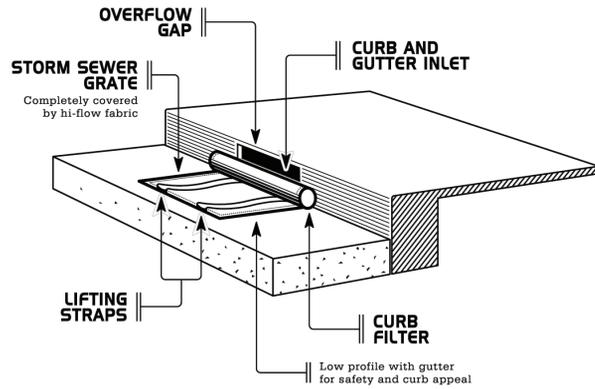
6.0 Basis of payment:

6.1 The unit price shall include labor, equipment, and materials necessary to complete the work and maintain the Dandy Curb Bag® inlet protection units.

6.2 Payment for the completed work will be made at the contract prices for:

ITEM	UNIT	DESCRIPTION
Dandy Curb Bag®	EA	Curb Inlet Protection Unit (# Inlet)

DANDY CURB BAG™



1

EROSION CONTROL NOTES

- THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL DIRECTION, DETAILS, AND REQUIREMENTS ARE INCLUDED IN THE SWPPP. CONTRACTOR SHALL WORK WITH THE PROJECT'S QUALIFIED SWPPP PRACTITIONER (QSP) THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE QSP HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION AS SPECIFIED IN THE SWPPP DOCUMENT.
- THE QSP SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED BY THE SWPPP AND ALL RECORDS ARE RETAINED ONSITE THROUGHOUT CONSTRUCTION.
- NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 1ST AND APRIL 30TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 1ST AND APRIL 30TH, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION REQUIRED BY SECTION 16.19.140 SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 1ST AND APRIL 30TH. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE SPILL RESPONSE REQUIREMENTS SPECIFIED IN THE SWPPP DOCUMENT AND THE CONTRACTORS O&M STANDARDS.
- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. SEE THE CITY WEBSITE AT: <http://www.cityofsantacruz.com/home/showdocument?id=6031>.
- EROSION AND SEDIMENT CONTROL BMP'S, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT. MAKE NEEDED REPAIRS IMMEDIATELY.
- CHECK THE SIDEWALK AND STREET DAILY DURING DEMOLITION AND CONSTRUCTION FOR SOIL DRAG-OUT, AND SWEEP IF NEEDED. ROUTINELY MAINTAIN THE CONSTRUCTION ENTRANCE/EXIT TO ENSURE IT REMAINS EFFECTIVE AT PREVENTING DRAG-OUT.
- STORE OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE KEPT COVERED OR CLOSED, AND DURING THE RAINY SEASON KEPT WITHIN SECONDARY CONTAINMENT.
- DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.
- SOIL AND MATERIAL STOCKPILES MUST BE PROTECTED FROM RUN-OFF/RUN-ON, WHEN NOT IN USE, BY BMP'S SUCH AS SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES AND COVERED WITH SHEETING OR TARPS.
- DO NOT LOCATE PORTA-POTTIES ADJACENT TO WATERCOURSE OR STORM DRAIN INLETS.
- DURING THE RAINY SEASON, ENSURE THAT SEDIMENT CONTROL MEASURES ARE IN PLACE AND EFFECTIVE AT PREVENTING SEDIMENT FROM LEAVING THE SITE.
- CONTACT ERIC DHAKNI, edhakni@santacruzca.gov OR (831) 420-5169, FOR FINAL INSPECTION FORM STORM WATER ONCE THE WORK IS COMPLETED AS PART OF THE PERMIT "SIGN-OFF" PROCESS. PRIOR TO CALLING FOR A FINAL INSPECTION, DISTURBED AREAS SHALL EITHER BE LANDSCAPED OR BARE SOILS SHALL BE PROTECTED BY MULCHING TO PREVENT EROSION.

CONSTRUCTION SPECIFICATIONS

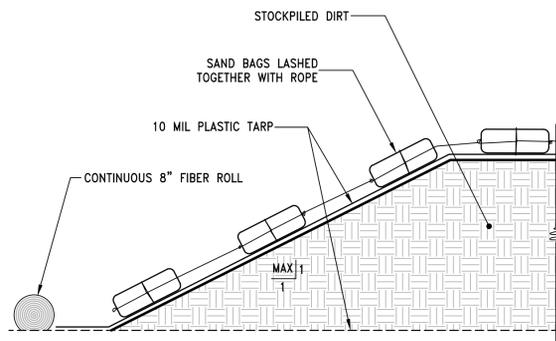
- PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
- DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
- START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
- CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
- LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
- DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
- INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

- INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
- REPAIR ANY RILLS OR GULLIES PROMPTLY.
- RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

FIBER ROLLS

SLOPE INSTALLATION TABLE	
SLOPE	MAX FIBER ROLL SPACING (FT)
4:1 (OR FLATTER)	20
4:1 TO 2:1	15
GREATER THAN 2:1	10

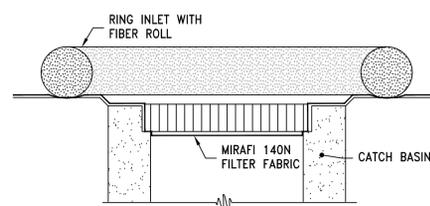


NOTES:

- STOCKPILE SIZE AND LOCATIONS TO BE DETERMINED BY CONTRACTOR WITH ENGINEER'S APPROVAL.
- USE OF NON-ACCESSIBLE PARKING STALLS FOR STOCKPILE AREA TO BE APPROVED BY OWNER PRIOR TO USE. IF AREA CANNOT BE USED, CONTRACTOR SHALL SECURE APPROVAL FOR AN ALTERNATE AREA OR ARRANGE FOR IMMEDIATE OFF-HAUL OF MATERIALS SUCH THAT STOCKPILING OF MATERIALS IS NOT NECESSARY.

DIRT STOCKPILE
NTS

4

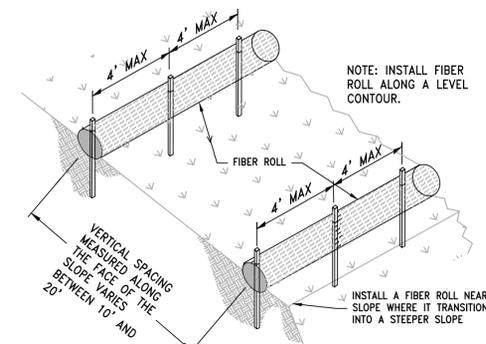


INSPECTION AND MAINTENANCE:

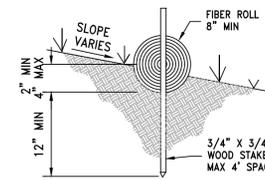
- FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME, INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
- THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION
NTS

3



TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

2

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TEL: (831) 426-5338
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STRUCTURAL DESIGN



PRELIMINARY
EROSION CONTROL NOTES AND DETAILS
440 FREDERICK STREET
SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT
DATE 06/09/2025
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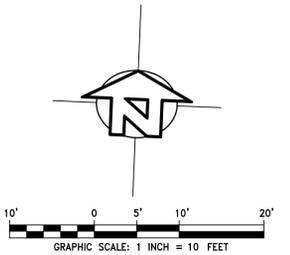
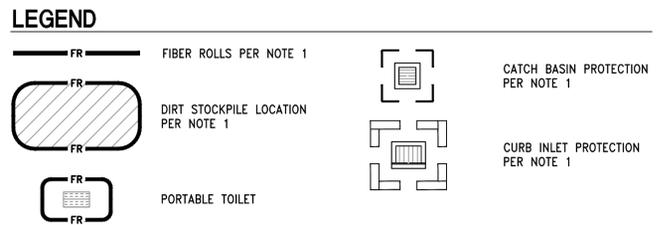
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FREDERICK STREET

SEE SHEET C4.2

- NOTES:**
1. SEE EROSION CONTROL NOTES AND DETAILS SHEET AS PART OF THIS PLAN SET.
 2. CONTRACTOR TO DETERMINE BEST LOCATION FOR THE CONCRETE WASHOUT.
 3. EXISTING AC PAVED DRIVEWAY/DRIVE AISLE SHALL BE USED AS THE TEMPORARY CONSTRUCTION ENTRANCE/EXIT.



PRELIMINARY
EROSION CONTROL PLAN

440 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT
DATE 06/09/2025
DESIGN IEI
DRAWN STAFF

SHEET
C4.1

JOB NO. 24026

NOT FOR CONSTRUCTION

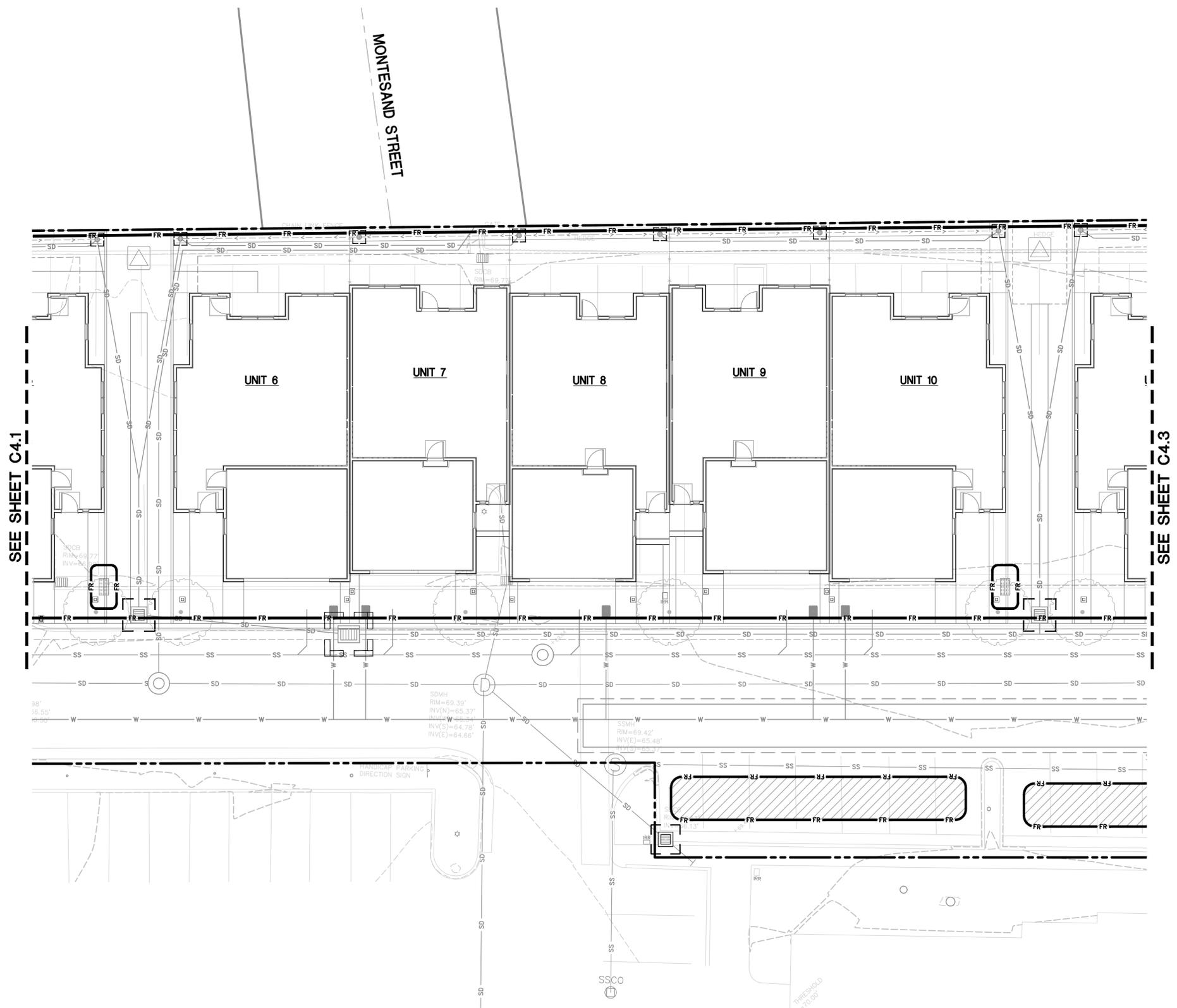
1608 SEABRIGHT AVE SUITE A2
SANTA CRUZ, CA 95062
TEL (831) 426-6313
www.iflandengineers.com

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STAFF	BY	REVISION	DATE

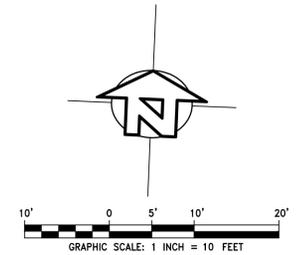
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I:\PROJECTS\2024\24026 PAUB DWGS\1 - DD PHASE\DD PHASE\C4.2-EROS.dwg 19Aug25 01:46:01 PM JimHofland © IFLAND ENGINEERS, INC.



NOTES:
 1. SEE SHEET C4.1 FOR EROSION CONTROL NOTES NOT OTHERWISE SHOWN HEREON.

LEGEND
 SEE SHEET C4.1 FOR EROSION CONTROL BMP'S SYMBOL LEGEND.



PRELIMINARY
 EROSION CONTROL PLAN
440 FREDERICK STREET
 SANTA CRUZ, CALIFORNIA

APN 011-081-62 (PORTION)
DESIGN DEVELOPMENT
 DATE 06/09/2025
 DESIGN IEI
 DRAWN STAFF

SHEET
C4.2

JOB NO. 24026

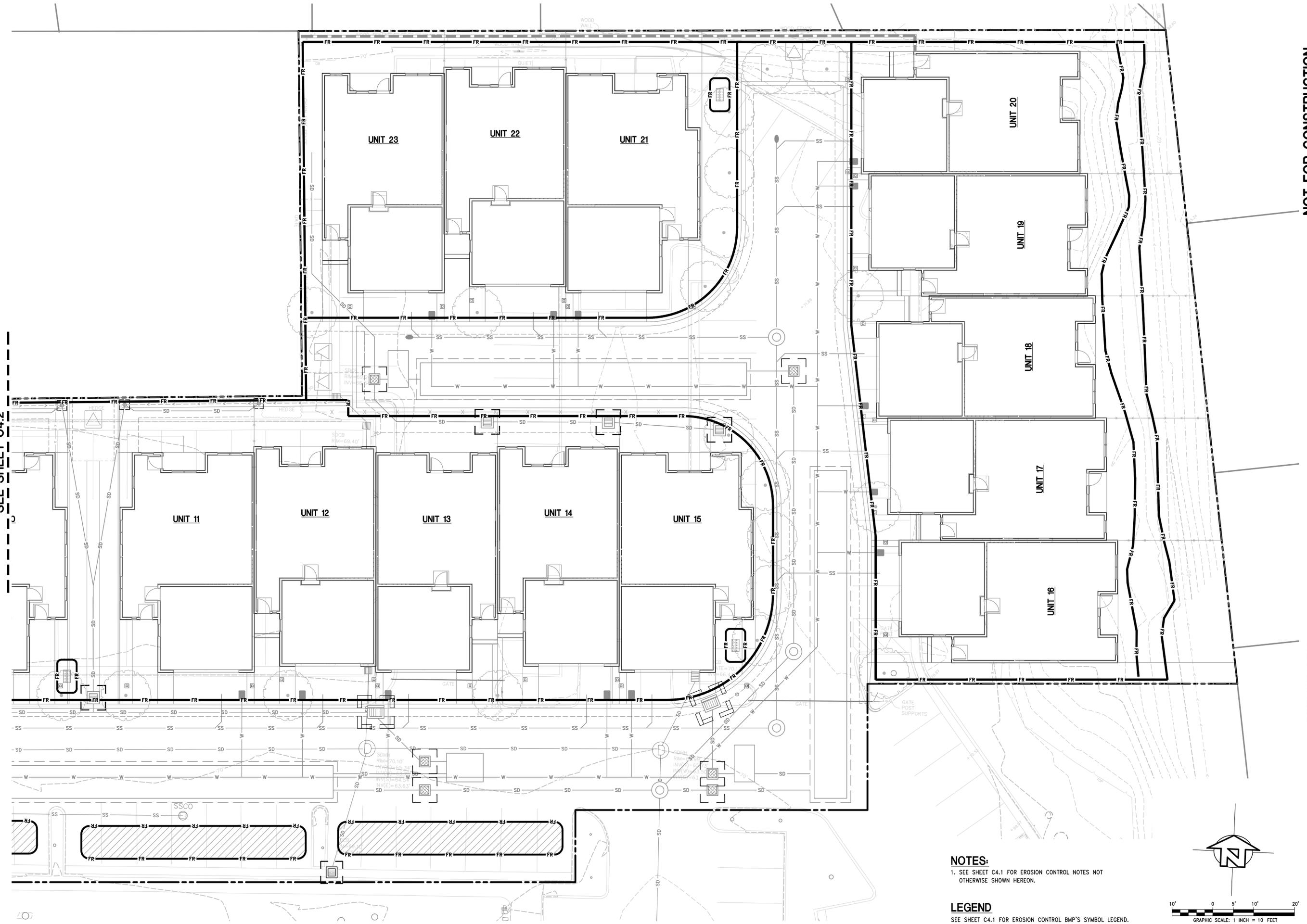
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NO.	DATE	BY	REVISION
1	06/19/2025		ROUND 1 PLAN REVIEW COMMENTS

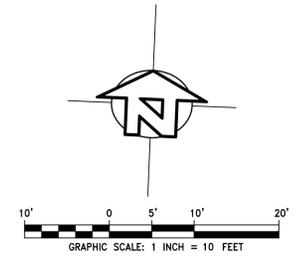
I:\PROJECTS\2024\24026 PALM DWGS\1 - DD PHASE_DD PHASE\C4.3-EROS.dwg 19Aug25 01:46:16 PM JimHoford © IFLAND ENGINEERS, INC.

SEE SHEET C4.2



NOTES:
1. SEE SHEET C4.1 FOR EROSION CONTROL NOTES NOT OTHERWISE SHOWN HEREON.

LEGEND
SEE SHEET C4.1 FOR EROSION CONTROL BMP'S SYMBOL LEGEND.



NOT FOR CONSTRUCTION

PRELIMINARY
EROSION CONTROL PLAN

440 FREDERICK STREET

SANTA CRUZ, CALIFORNIA

DATE	06/09/2025	DESIGN	TEI	DRAWN	STAFF
APN	011-081-62 (PORTION)	DESIGN DEVELOPMENT			

SHEET
C4.3

JOB NO. 24026

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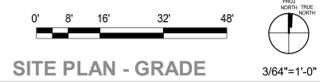
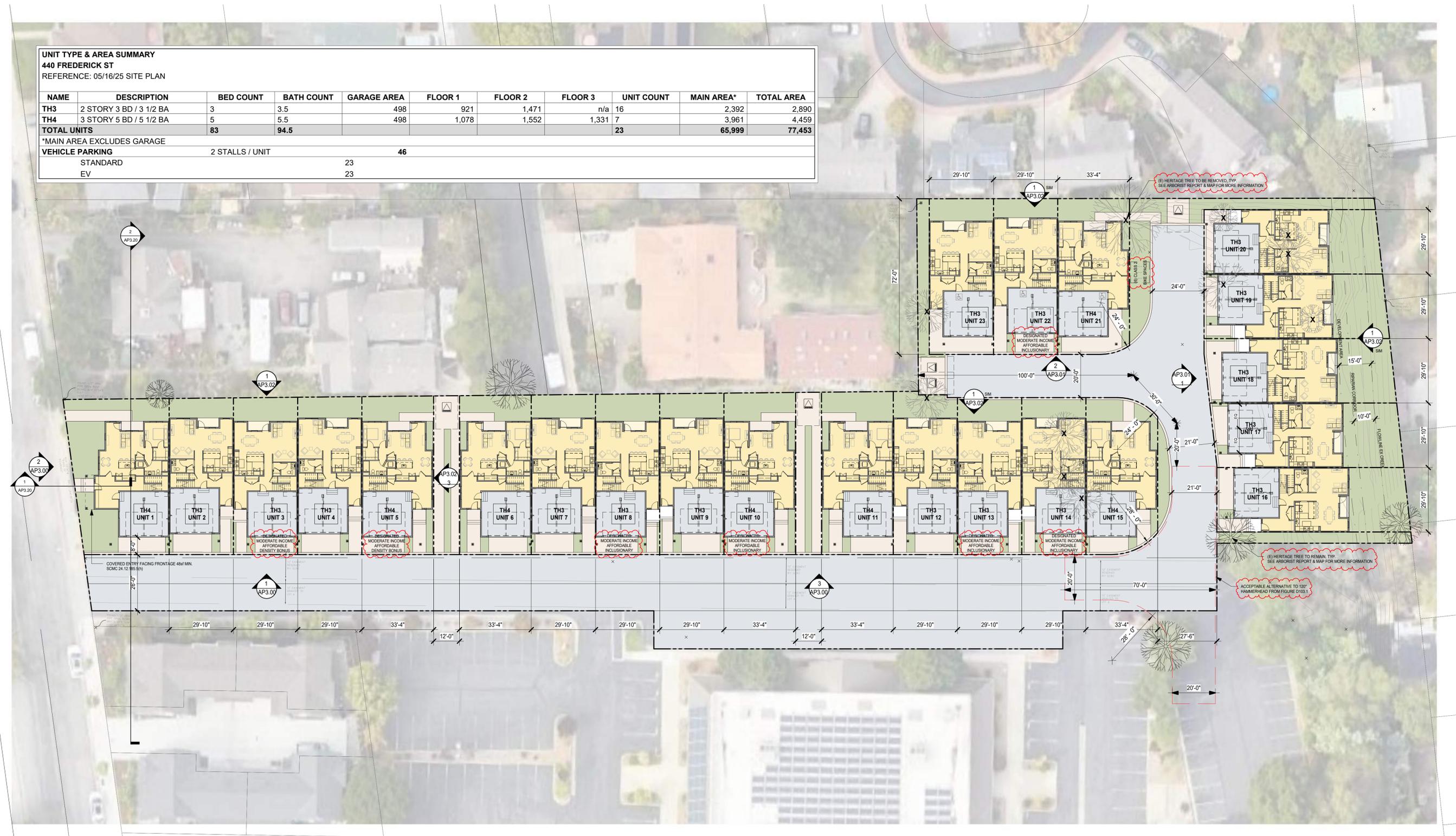


STAFF	BY	REVISION	DATE

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UNIT TYPE & AREA SUMMARY										
440 FREDERICK ST										
REFERENCE: 05/16/25 SITE PLAN										
NAME	DESCRIPTION	BED COUNT	BATH COUNT	GARAGE AREA	FLOOR 1	FLOOR 2	FLOOR 3	UNIT COUNT	MAIN AREA*	TOTAL AREA
TH3	2 STORY 3 BD / 3 1/2 BA	3	3.5	498	921	1,471	n/a	16	2,392	2,890
TH4	3 STORY 5 BD / 5 1/2 BA	5	5.5	498	1,078	1,552	1,331	7	3,961	4,459
TOTAL UNITS		83	94.5					23	65,999	77,453
*MAIN AREA EXCLUDES GARAGE										
VEHICLE PARKING		2 STALLS / UNIT		46						
STANDARD				23						
EV				23						

FREDERICK STREET





SITE PLAN - LEVEL 2

3/64"=1'-0"

AP1.02



SITE PLAN - LEVEL 3

3/64"=1'-0"

AP1.03

AUGUST 20, 2025

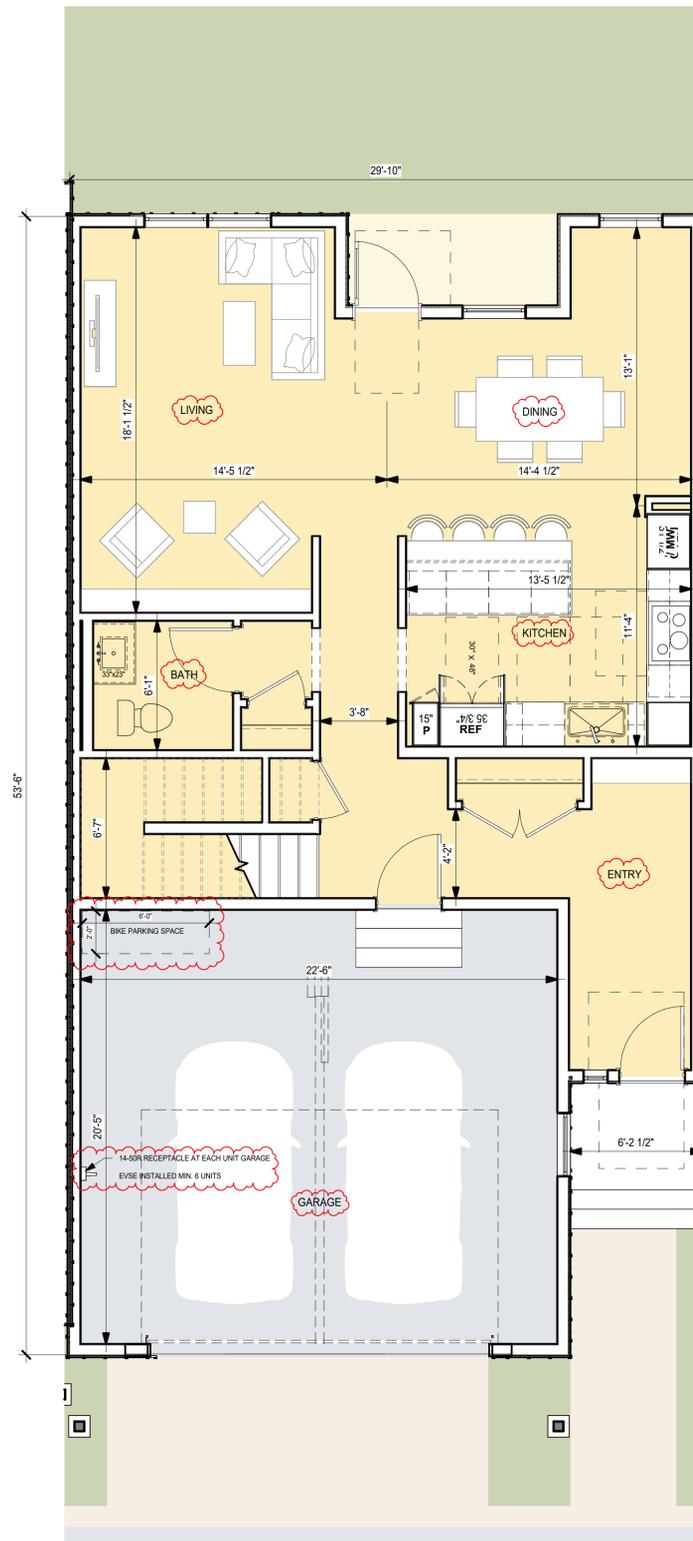
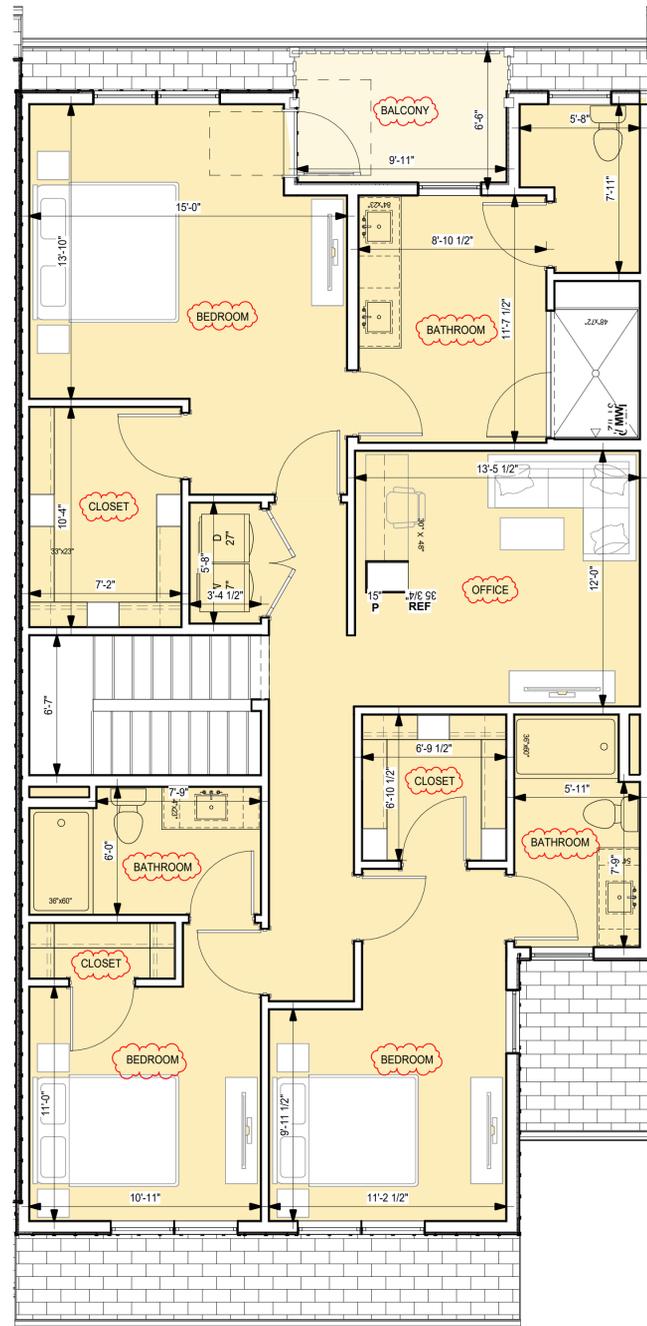


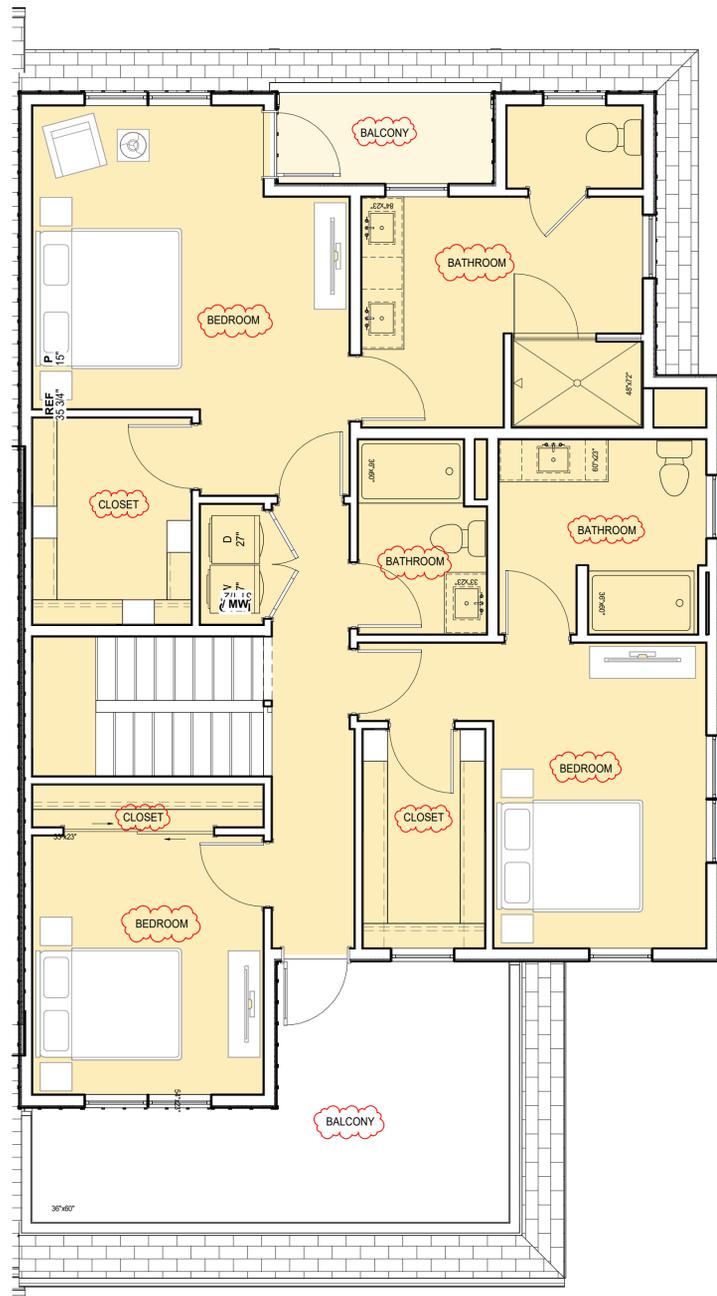
SITE PLAN - ROOF

3/64"=1'-0"

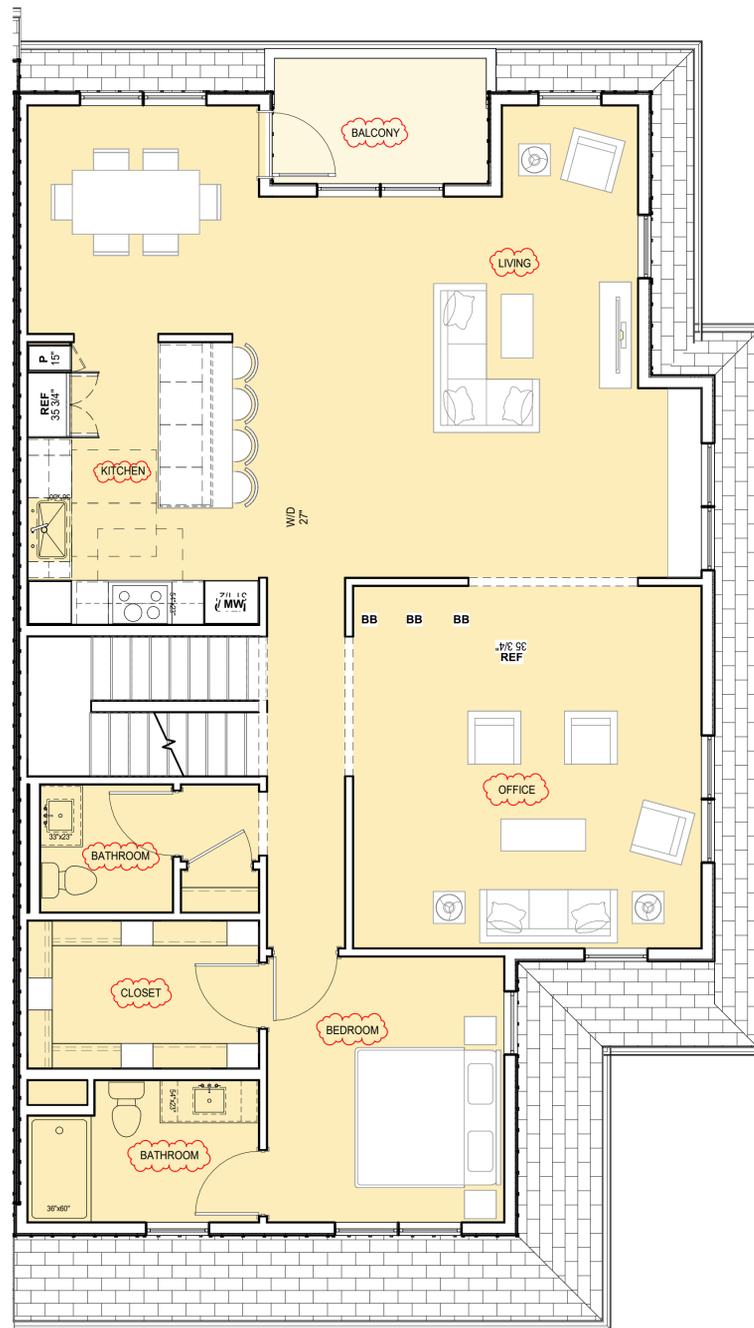
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AUGUST 20, 2025

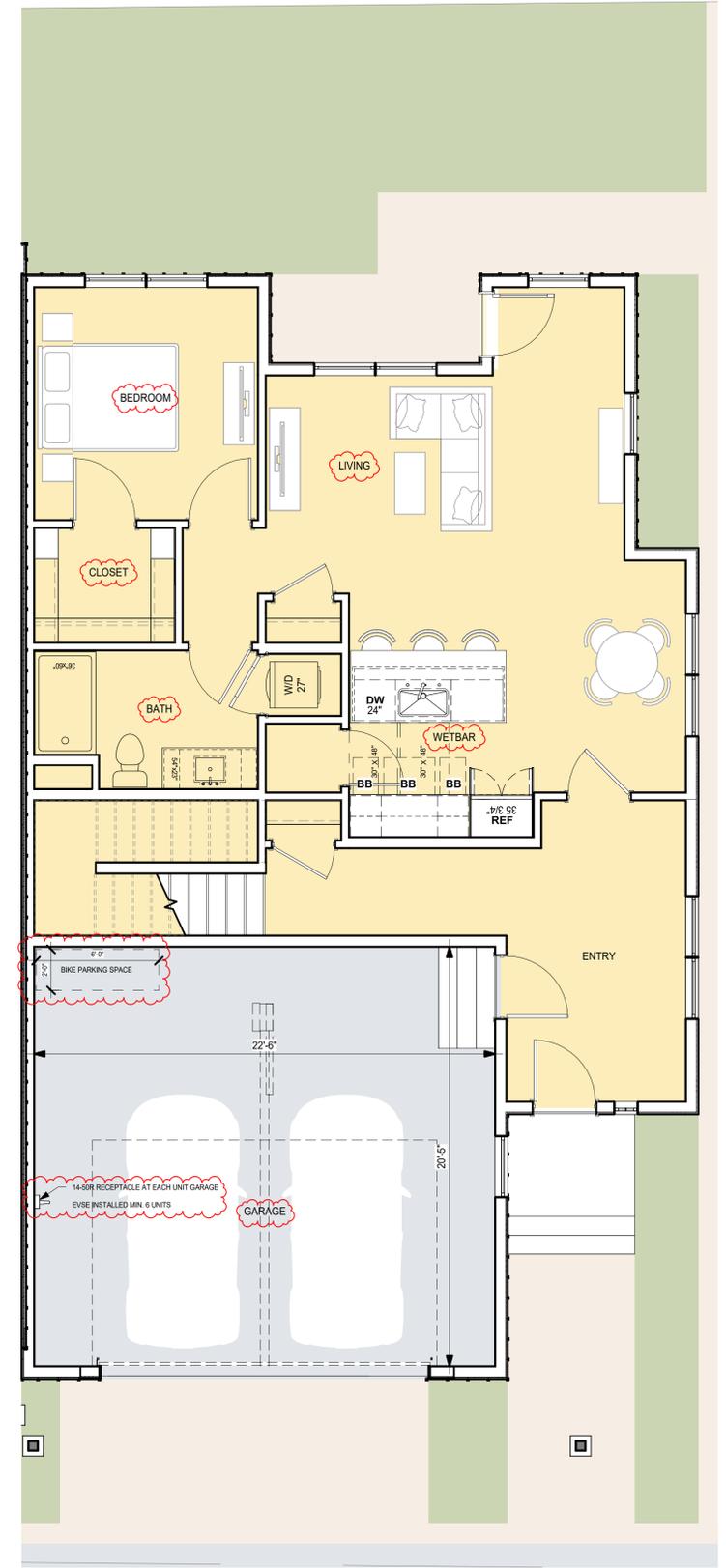




TH4 LEVEL 3 3
1/4" = 1'-0"



TH4 LEVEL 2 2
1/4" = 1'-0"



TH4 LEVEL 1 1
1/4" = 1'-0"





BUILDING ELEVATION - WEST 2
3/32" = 1'-0"

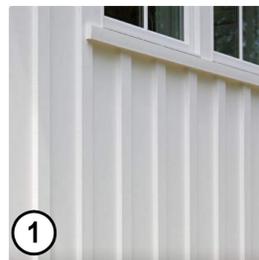


BUILDING ELEVATION - SOUTH 1/3 1
3/32" = 1'-0"

INTERIOR SIDE YARD SETBACK = 1'-0" per 3'-0" HEIGHT (5'-0" MIN.)
HEIGHT = 30'-0" INTERIOR SETBACK = 12'-0"
SCMG 24.10.400.20(1)



BUILDING ELEVATION - SOUTH 2/3 3
3/32" = 1'-0"



1 FIBER CEMENT BOARD & BATTEN SIDING



2 FIBER CEMENT LAP SIDING



3 COMPOSITE SHINGLE ROOF



4 VINYL WINDOWS



5 PAINTED DECK RAILINGS

MATERIAL LEGEND





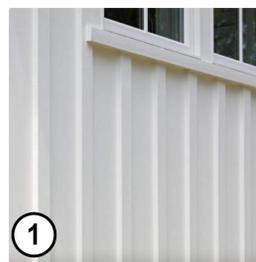
BUILDING ELEVATION - NORTH 2

3/32" = 1'-0"

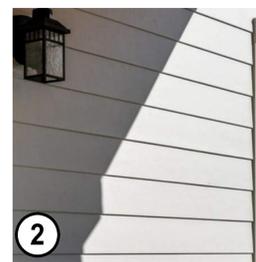


BUILDING ELEVATION - EAST 1

3/32" = 1'-0"



1 FIBER CEMENT BOARD & BATTEN SIDING



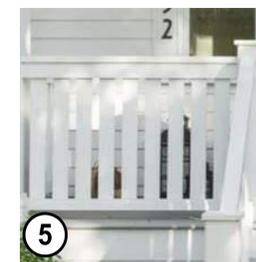
2 FIBER CEMENT LAP SIDING



3 COMPOSITE SHINGLE ROOF



4 VINYL WINDOWS



5 PAINTED DECK RAILINGS

MATERIAL LEGEND

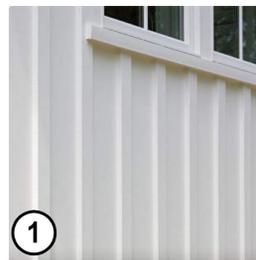




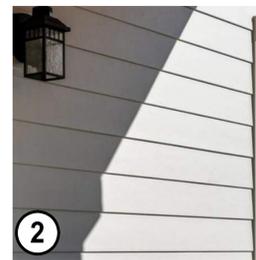
BUILDING ELEVATION - SIDE, TYP. 3
3/32" = 1'-0"



BUILDING ELEVATION - REAR, TYP. 1
3/32" = 1'-0"



1
FIBER CEMENT BOARD & BATTEN SIDING



2
FIBER CEMENT LAP SIDING



3
COMPOSITE SHINGLE ROOF



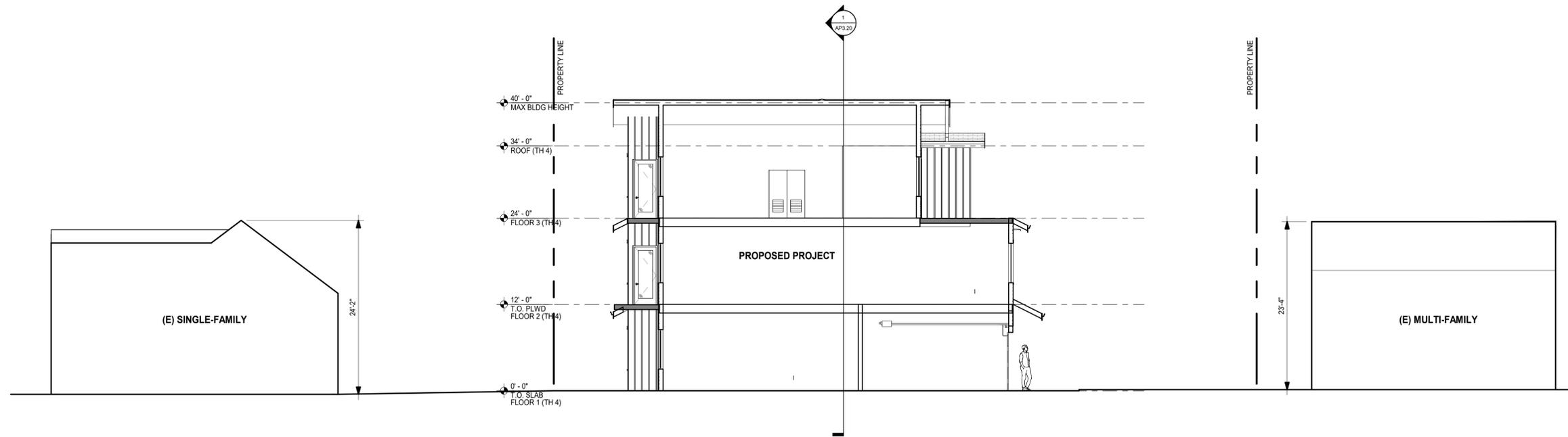
4
VINYL WINDOWS



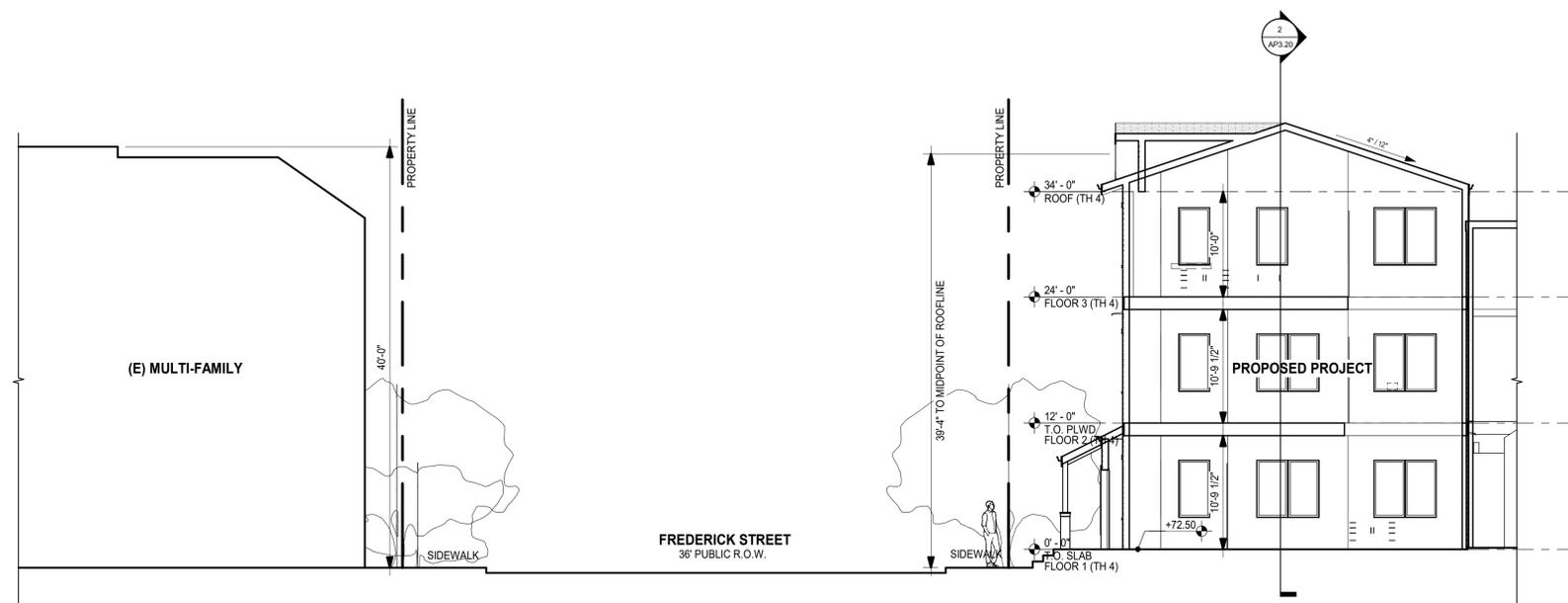
5
PAINTED DECK RAILINGS

MATERIAL LEGEND

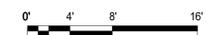




(E) MULTI-FAMILY **SITE CROSS SECTION 2**
1/8" = 1'-0"



STREET CROSS SECTION 1
1/8" = 1'-0"

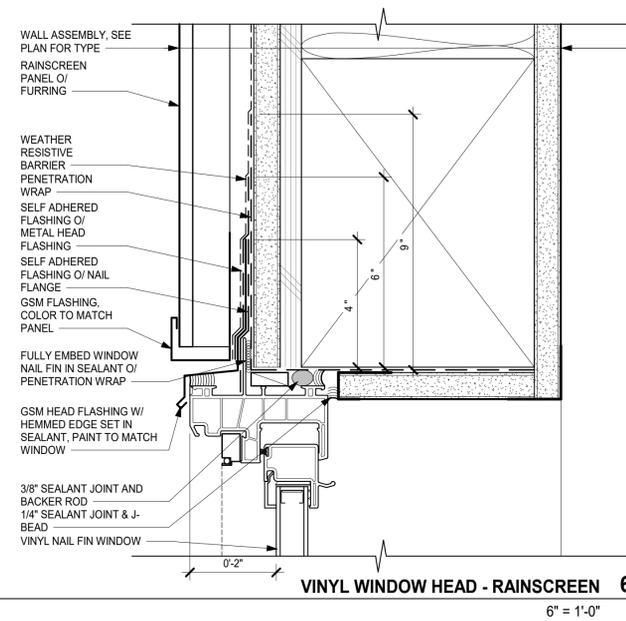




NOTE: PRELIMINARY RENDERINGS SHOW FOR CONTEXT AND MASSING, SEE BUILDING ELEVATIONS FOR PROPOSED MATERIALS

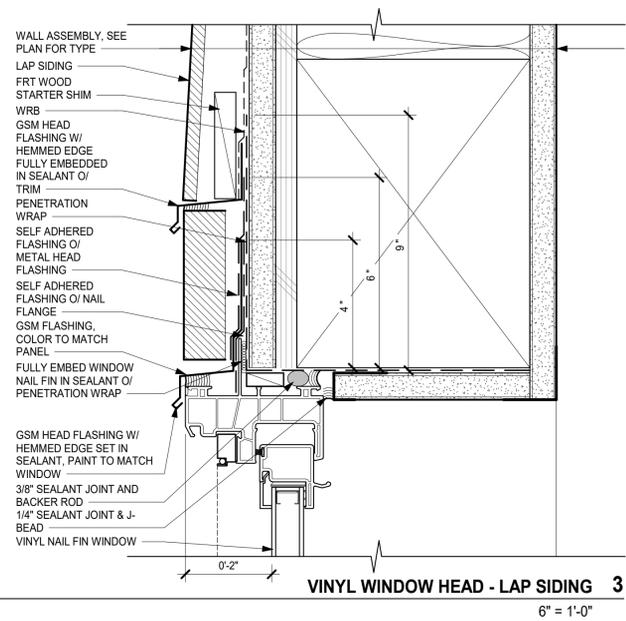


NOTE: PRELIMINARY RENDERINGS SHOW FOR CONTEXT AND MASSING, SEE BUILDING ELEVATIONS FOR PROPOSED MATERIALS



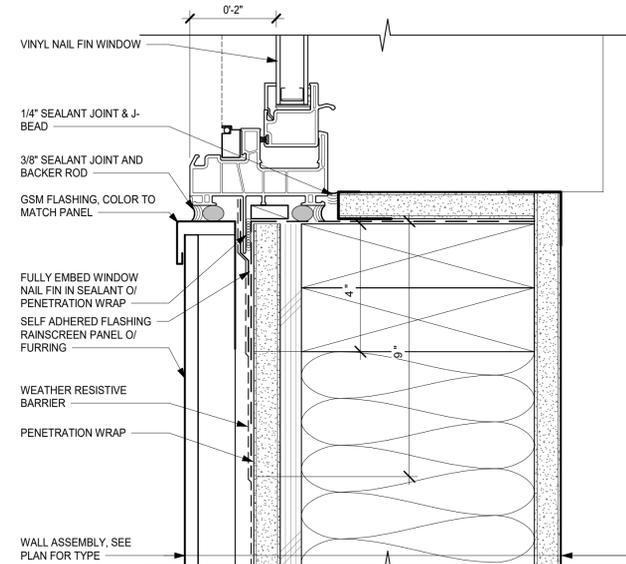
VINYL WINDOW HEAD - RAINSCREEN 6

6" = 1'-0"



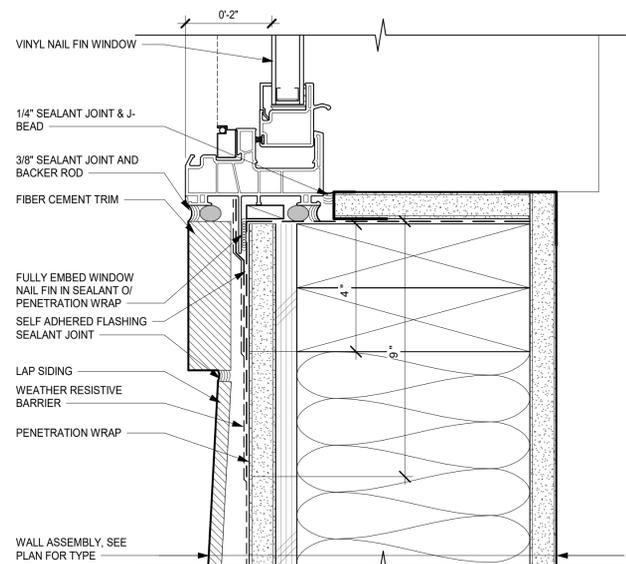
VINYL WINDOW HEAD - LAP SIDING 3

6" = 1'-0"



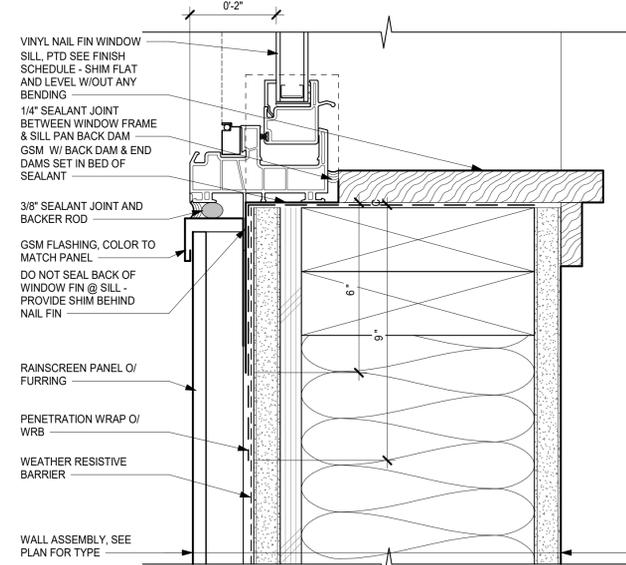
VINYL WINDOW JAMB - RAINSCREEN 5

6" = 1'-0"



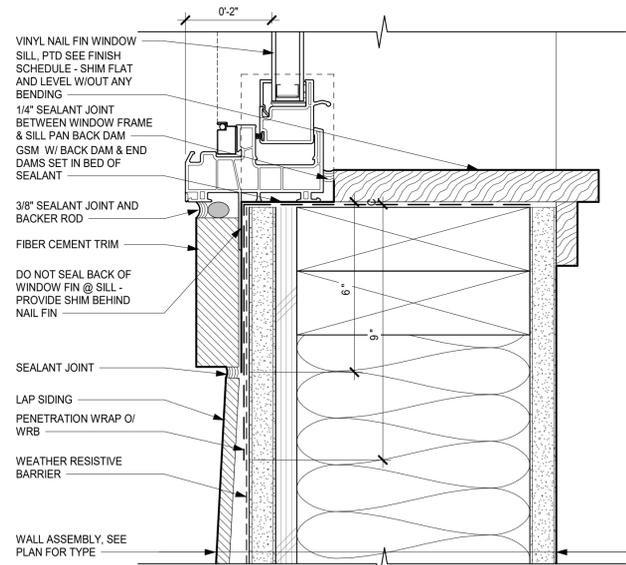
VINYL WINDOW JAMB - LAP SIDING 2

6" = 1'-0"



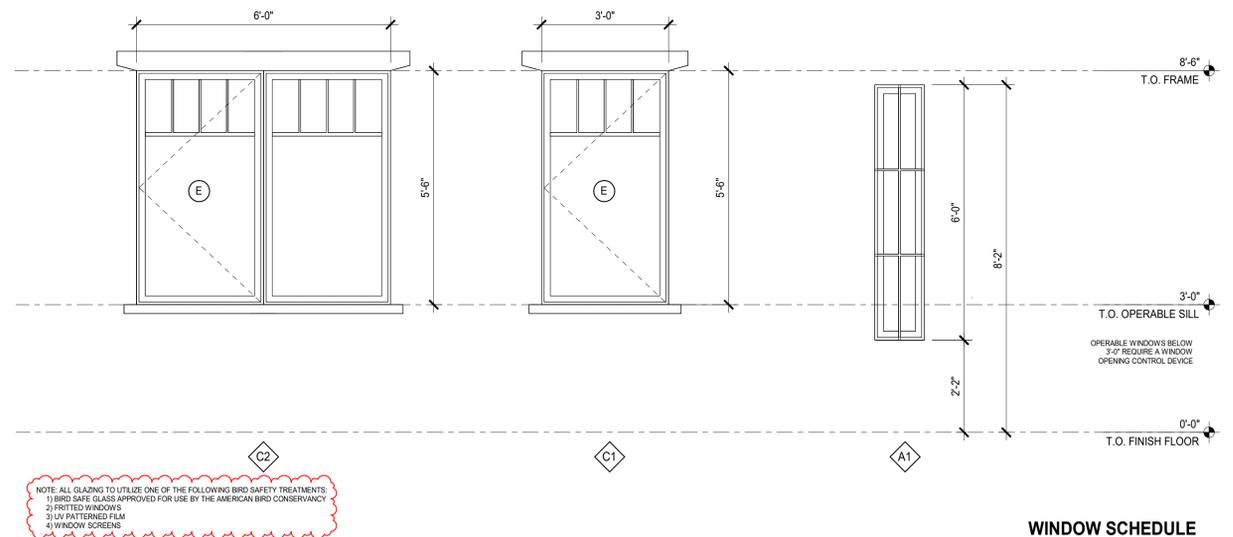
VINYL WINDOW SILL - RAINSCREEN 4

6" = 1'-0"

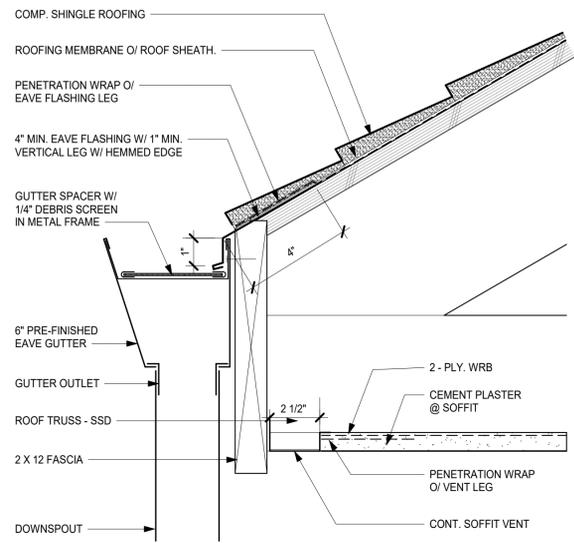


VINYL WINDOW SILL - LAP SIDING 1

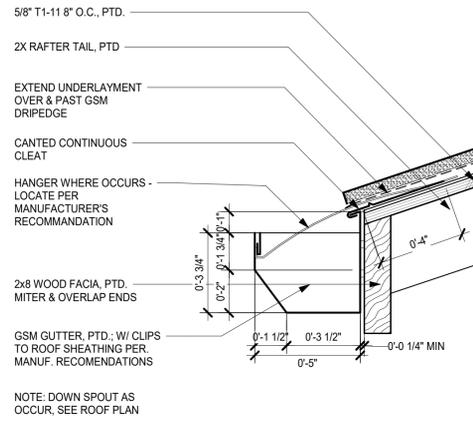
6" = 1'-0"



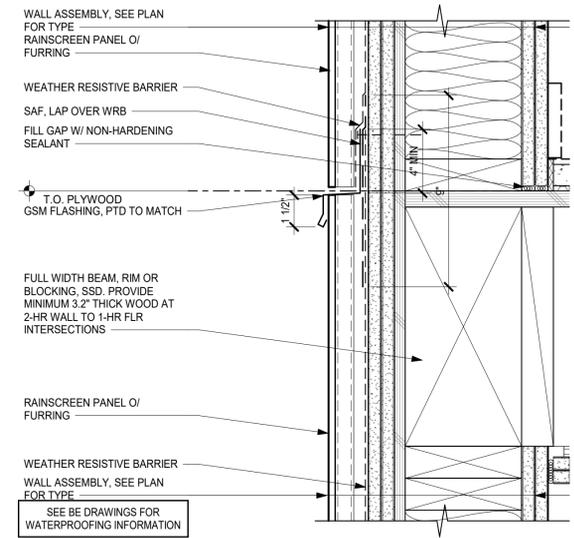
WINDOW SCHEDULE



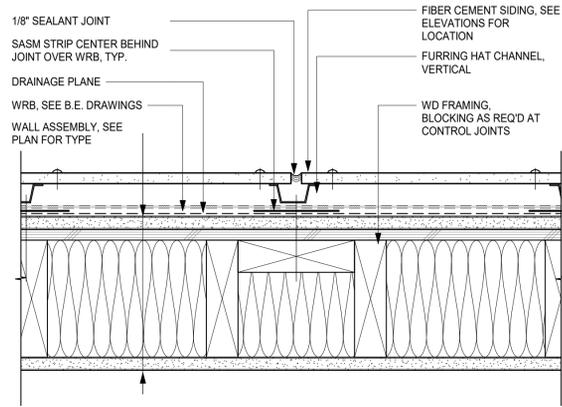
GUTTER @ SLOPED ROOF EAVE OVERHANG 1
 3" = 1'-0"



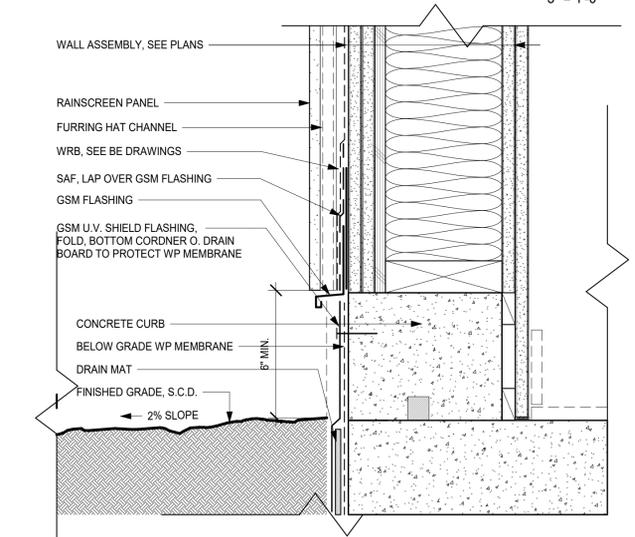
GUTTER AT EAVE 2
 3" = 1'-0"



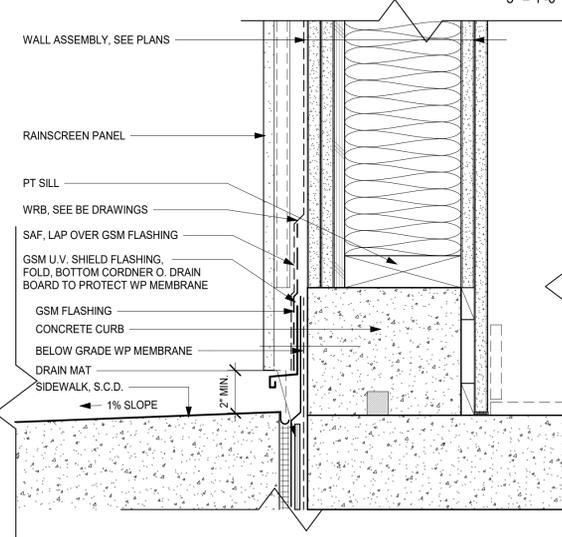
EXTERIOR WALL INTERSECTION AT FLOOR - RAINSCREEN 3
 3" = 1'-0"



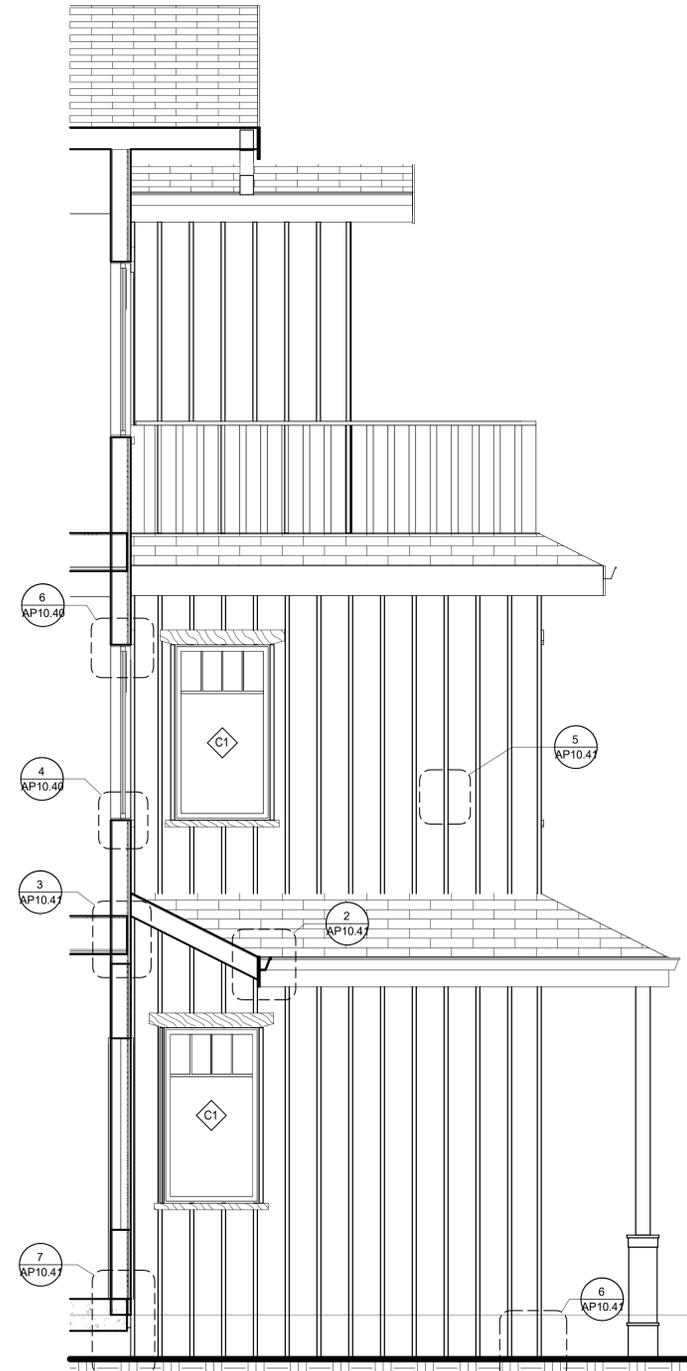
VERTICAL JOINT DETAIL - RAINSCREEN PANEL 5
 3" = 1'-0"



RAINSCREEN PANEL WALL BASE AT GRADE - SOFTSCAPE 7
 3" = 1'-0"



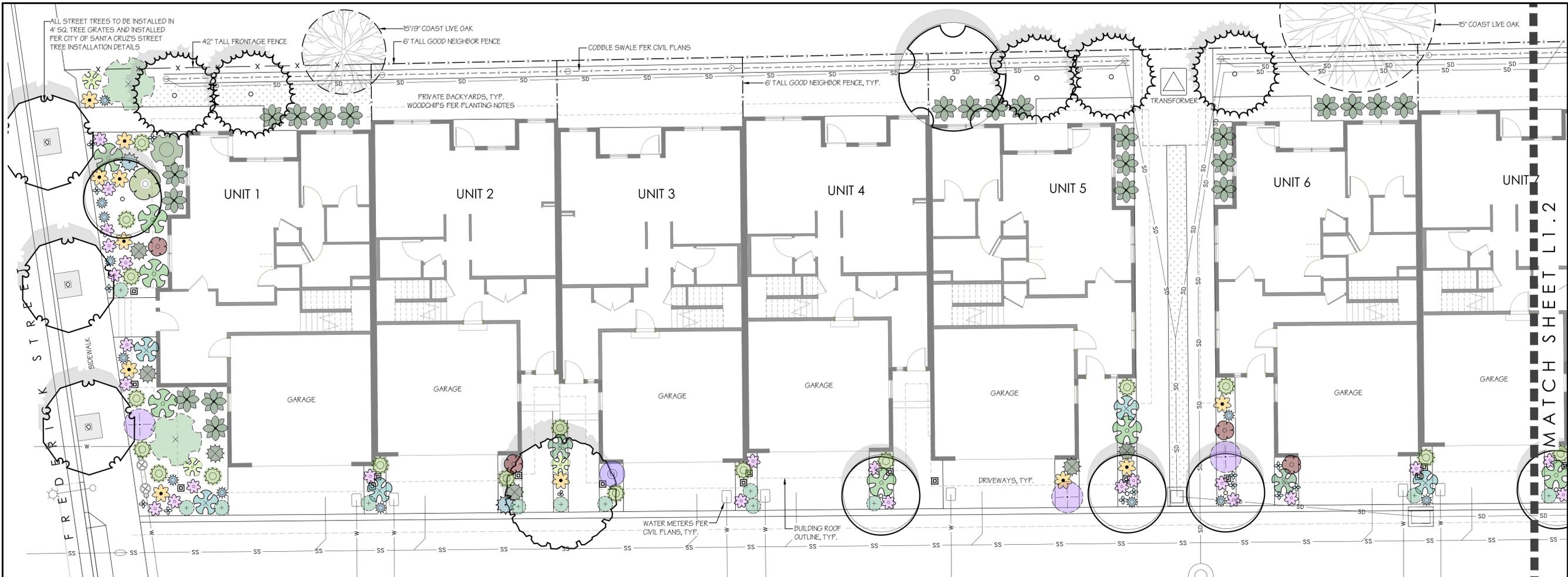
RAINSCREEN PANEL WALL BASE AT GRADE - SIDEWALK 6
 3" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

THIS SHEET TO BE PRINTED AT 24" X 36"
WATER EFFICIENT COMPLIANCE
UPON BUILDING SUBMITTAL.
PLANTING AND IRRIGATION
PLANS SHALL COMPLY WITH
THE CITY OF SANTA CRUZ,
MUNICIPAL CODE CHAPTER
16.16



PLANT LEGEND

TREES		BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
[Tree Symbols]	ACER PALMATUM 'OSAKAZUKI' / OSAKAZUKI JAPANESE MAPLE	24" BOX 4	20 X 20'	M		
	ACER PALMATUM 'WOLFF' / EMPEROR 1 JAPANESE MAPLE	24" BOX 10	15' X 15'	M		
	LAURUS NOBILIS / BAY LAUREL (STANDARD-TRUNK)	15 GAL 17	15' X 15'	L		
	LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAFT MYRTLE MULTI-TRUNK STANDARD TRUNK FOR STREET TREES	15 GAL 6	25' X 20'	M		
SHRUBS AND PERENNIALS		BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
[Shrub/Perennial Symbols]	**ACHILLEA 'LAVENDER BEAUTY' / LIGHT PURPLE YARROW	1 GAL 46	2' X 3'	L		
	**ACHILLEA MILLEFOLIUM 'TERRA COTTA' / ORANGE YARROW	1 GAL 23	2' X 4'	L		
	AGAVE ATTENUATA / FOX TAIL AGAVE	1 GAL 16	4' X 6'	L		
	AGAVE 'KARAS STRIPE' / VARIEGATED	5 GAL 14	3' X 3'	L		
	AGAVE 'RAY OF LIFE' / VARIEGATED	5 GAL 13	2' X 3'	L		
	AGAVE SHAWII X ATTENUATA 'BLUE FLAME'	5 GAL 14	4' X 4'	L		
	**ARCTOSTAPHYLOS 'PACIFIC MIST' / MANZANITA	5 GAL 9	2' X 10'	L		
	**ARCTOSTAPHYLOS 'SUNSET' / MANZANITA	5 GAL 7	3' X 5'	L		
	CHONDRPETALUM TECTORUM / CAPE RUSH	1 GAL 8	3' X 3'	L		
	**DUDLEYA BRITTONII	3 GAL 18	1' X 1'	L		
	FATSIA JAPONICA / JAPANESE ARALIA	1 GAL 1	6' X 6'	M		
	LEUCADENDRON 'RED GEM' / RED GEM CONEBUSH	1 GAL 11	3' X 3'	L		
	LEUCADENDRON 'SAFARI GOLDSTRIKE' / SAFARI GOLDSTRIKE YELLOW CONEBUSH	1 GAL 6	5' X 5'	L		
	LEUCOSPERMUM 'SUNRISE' / ORANGE PINCUSHION	5 GAL 5	4' X 6'	L		
	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE DWARF MAT RUSH	1 GAL 38	2' X 3'	L		
MANGAVE 'FALLING WATERS'	1 GAL 22	1' X 2'	L			
ROSMARINUS OFFICINALIS 'BARBECUE' / ROSEMARY	1 GAL 13	5' X 4'	L			
**SALVIA 'DARA'S CHOICE' / DARA'S CHOICE SAGE	1 GAL 11	15' X 6'	L			
SENECIO FICOIDES 'SKYSCRAPER' / MOUNT EVEREST BLUE CHALK STICKS	1 GAL 3	3' X 3'	L			
SENECIO VITALIS / SERPENT'S BLUE CHALK FINGERS	1 GAL 55	15' X 2.5'	L			
**WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	1 GAL 34	4' X 4'	M			
GROUNDCOVER		BOTANICAL NAME / COMMON NAME	SIZE	QTY	SPACING	WUCOLS
[Groundcover Symbol]	AJUAGA REPTANS / CARPET BUGLE	4"	475 SF	12" O.C.	M	

** = CALIFORNIA NATIVE PLANT

WUCOLS WATER USE CLASSIFICATION

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

PLANTING NOTES

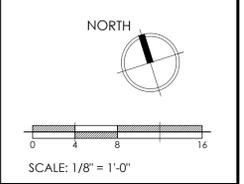
- TOTAL LANDSCAPED AREA = 6,195 SF
- SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH RECOMMENDED PRODUCTS TO PROMOTE INFILTRATION AND WATER RETENTION. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPOILS.
- ALL PLANTING DIRECTLY IN FRONT OF UNITS (ALONG DRIVEWAYS AND TO FRONT DOORS) TO RECEIVE 3" THICK LAYER OF PEBBLE MULCH EQUAL TO 1-2" SIZED MEXICAN BEACH PEBBLE.
- ALL OTHER PLANTING ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
- ALL PRIVATE BACKYARDS TO RECEIVE A 3" LAYER OF CLEAN WOODCHIPS.
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.
- MULCH STOCKPILES: LOCATE AND STORE MULCH IN A WAY THAT PREVENTS DISCHARGE TO THE STORM DRAIN SYSTEM.

PRELIMINARY IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

- ALL NEW TREES TO RECEIVE TWO (2) TREE BUBBLERS TO BE EQUAL TO: HUNTER RZWS-18-60-CY (0.5 GPM) TREE ROOT BUBBLERS 18" DEEP
- ALL NEW PERENNIALS, SHRUBS AND PLANTER POTS TO RECEIVE DRIP (POINT-SOURCE) EMITTERS EQUAL TO: HUNTER HE-B SINGLE OUTLET WITH SCREEN
- GROUNDCOVER TO RECEIVE IN-LINE DRIP EMITTERS EQUAL TO: HUNTER HDL-09-12-250-PC
- LOW FLOW DRIP VALVES SHALL BE EQUAL TO HUNTER ICZ-101 - BELOW GRADE IN VALVE BOXES.
- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON AS-BUILT DRAWINGS. DRAWINGS TO INCLUDE ALL IRRIGATION VALVES, MAIN LINES, LATERALS, AND HYDROZONES.
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
- PROGRAMMING OF THE NEW CONTROLLER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IT IS THE RESPONSIBILITY OF THE OWNER TO MAKE ADJUSTMENTS IN THE PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATIC VARIATIONS. THIS WATERING SCHEDULE IS INTENDED AS A GUIDE ONLY. ACTUAL WATER USE WILL VARY DURING THE YEAR DEPENDING ON WEATHER AND INDIVIDUAL SITE CONDITIONS. WATCH PLANTS FOR ANY STRESS AND IMMEDIATELY ADJUST SCHEDULE ACCORDINGLY CONTRACTOR TO PROVIDE TRAINING TO OWNER'S REPRESENTATIVE FOR IRRIGATION PROGRAMMING. PROGRAMMING GUIDE SHOULD BE INCLUDED WITH CLOSEOUT DOCUMENTS.

4040
FREDERICK
STREET
SANTA CRUZ, CA 95062
APN#011-081-16



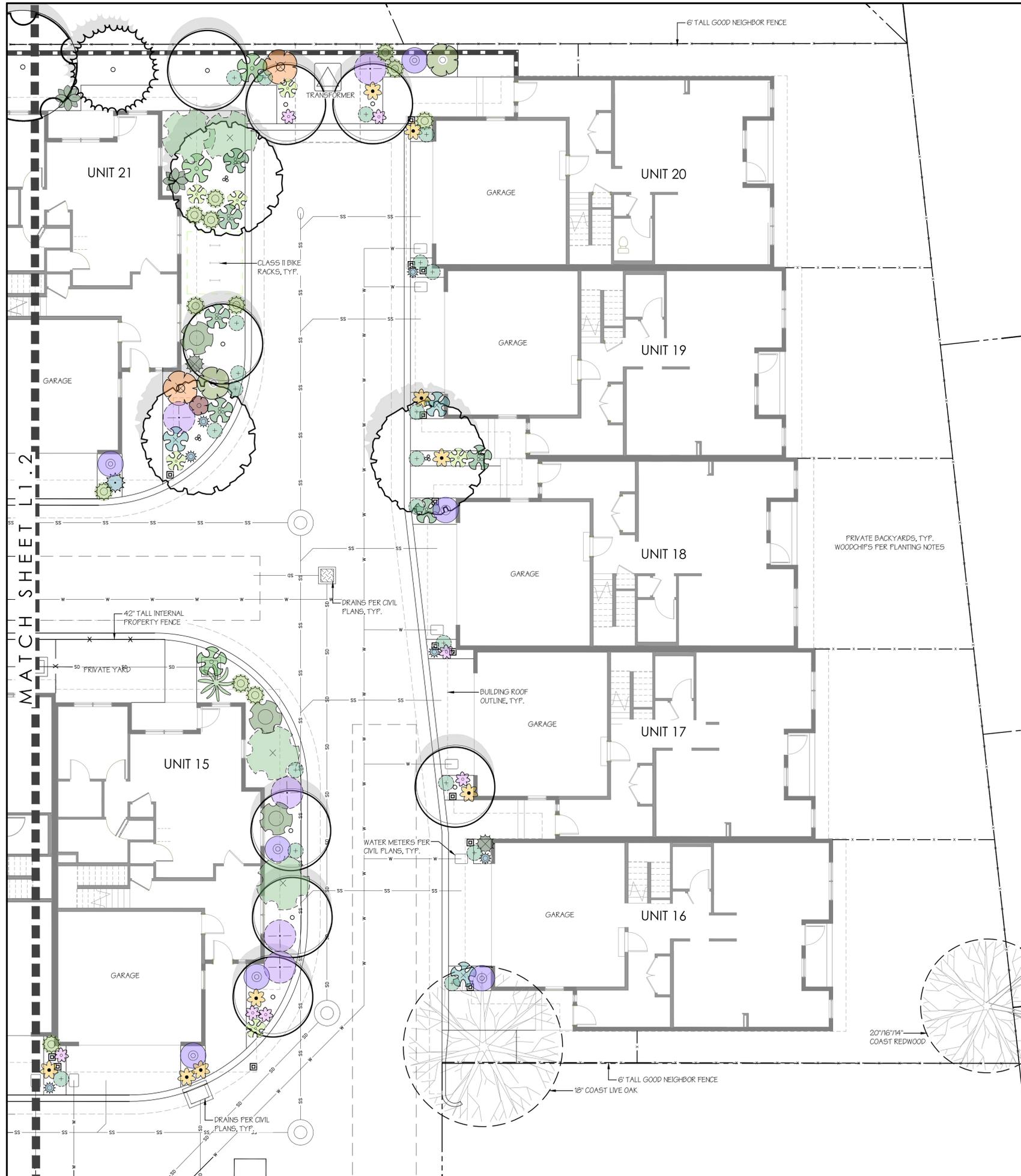
PLAN REVISIONS

8/14/2025	RESPONSE TO COMMENTS
-----------	----------------------

DATE	6/9/2025
JOB	2420

SHEET TITLE
SITE LANDSCAPE PLAN

SHEET NUMBER
L1.1



PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ACER PALMATUM 'OSAKAZUKI' / OSAKAZUKI JAPANESE MAPLE	24" BOX 4	4	20' X 20'	M
	ACER PALMATUM 'WOLFF' / EMPEROR 1 JAPANESE MAPLE	24" BOX 10	10	15' X 15'	M
	LAURUS NOBILIS / BAY LAUREL (STANDARD-TRUNK)	15 GAL	16	15' X 15'	L
	LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAFT MYRTLE	15 GAL	6	25' X 20'	M
	MULTI-TRUNK STANDARD TRUNK FOR STREET TREES		3		

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	**ACHILLEA 'LAVENDER BEAUTY' / LIGHT PURPLE YARROW	1 GAL	46	2' X 3'	L
	**ACHILLEA MILLEFOLIUM 'TERRA COTTA' / ORANGE YARROW	1 GAL	23	2' X 4'	L
	AGAVE ATTENUATA / FOX TAIL AGAVE	1 GAL	16	4' X 6'	L
	AGAVE 'KARAS STRIPE' / VARIEGATED	5 GAL	14	3' X 3'	L
	AGAVE 'RAY OF LIFE' / VARIEGATED	5 GAL	13	2' X 3'	L
	AGAVE SHAWII X ATTENUATA 'BLUE FLAME'	5 GAL	14	4' X 4'	L
	**ARCTOSTAPHYLOS 'PACIFIC MIST' / MANZANITA	5 GAL	9	2' X 10'	L
	**ARCTOSTAPHYLOS 'SUNSET' / MANZANITA	5 GAL	7	3' X 5'	L
	CHONDROPETALUM TECTORUM / CAPE RUSH	1 GAL	8	3' X 3'	L
	**DUDLEYA BRITTONII	3 GAL	18	1' X 1'	L
	FATSIA JAPONICA / JAPANESE ARALIA	1 GAL	1	6' X 6'	M
	LEUCADENDRON 'RED GEM' / RED GEM CONEBUSH	1 GAL	11	3' X 3'	L
	LEUCADENDRON 'SAFARI GOLDSTRIKE' / SAFARI GOLDSTRIKE YELLOW CONEBUSH	1 GAL	6	5' X 5'	L
	LEUCOSPERMUM 'SUNRISE' / ORANGE PINCUSHION	5 GAL	5	4' X 6'	L
	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE DWARF MAT RUSH	1 GAL	38	2' X 3'	L
	MANGAVE 'FALLING WATERS'	1 GAL	22	1' X 2'	L
	ROSMARINUS OFFICINALIS 'BARBECUE' / ROSEMARY	1 GAL	13	5' X 4'	L
	**SALVIA 'DARA'S CHOICE' / DARA'S CHOICE SAGE	1 GAL	11	15' X 6'	L
	SENECIO FICOIDES 'SKYSCRAPER' / MOUNT EVEREST BLUE CHALK STICKS	1 GAL	3	3' X 3'	L
	SENECIO VITALIS / SERPENT'S BLUE CHALK FINGERS	1 GAL	55	15' X 2.5'	L
	**WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	1 GAL	34	4' X 4'	M

GROUND COVER	BOTANICAL NAME / COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	AJUGA REPTANS / CARPET BUGLE	4"	475 SF	12" O.C.	M

** = CALIFORNIA NATIVE PLANT

WUCOLS WATER USE CLASSIFICATION

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

PLANTING NOTES

- TOTAL LANDSCAPED AREA = 6,195 SF
- SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH RECOMMENDED PRODUCTS TO PROMOTE INFILTRATION AND WATER RETENTION. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPOILS.
- ALL PLANTING DIRECTLY IN FRONT OF UNITS (ALONG DRIVEWAYS AND TO FRONT DOORS) TO RECEIVE 3" THICK LAYER OF PEBBLE MULCH EQUAL TO 1/2" SIZED MEXICAN BEACH PEBBLE.
- ALL OTHER PLANTING ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
- ALL PRIVATE BACKYARDS TO RECEIVE A 3" LAYER OF CLEAN WOODCHIPS.
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.
- MULCH STOCKPILES: LOCATE AND STORE MULCH IN A WAY THAT PREVENTS DISCHARGE TO THE STORM DRAIN SYSTEM.

PRELIMINARY IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

- ALL NEW TREES TO RECEIVE TWO (2) TREE BUBBLERS TO BE EQUAL TO: HUNTER RZWS-18-50-CV (0.5 GPM) TREE ROOT BUBBLERS 18" DEEP
- ALL NEW PERENNIALS, SHRUBS AND PLANTER POTS TO RECEIVE DRIP (POINT-SOURCE) EMITTERS EQUAL TO: HUNTER HE-B SINGLE OUTLET WITH SCREEN
- GROUND COVER TO RECEIVE IN-LINE DRIP EMITTERS EQUAL TO: HUNTER HDL-09-12-250-PC
- LOW FLOW DRIP VALVES SHALL BE EQUAL TO HUNTER ICZ-101 - BELOW GRADE IN VALVE BOXES.
- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON AS-BUILT DRAWINGS. DRAWINGS TO INCLUDE ALL IRRIGATION VALVES, MAIN LINES, LATERALS, AND HYDROZONES.
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
- PROGRAMMING OF THE NEW CONTROLLER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IT IS THE RESPONSIBILITY OF THE OWNER TO MAKE ADJUSTMENTS IN THE PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATIC VARIATIONS. THIS WATERING SCHEDULE IS INTENDED AS A GUIDE ONLY. ACTUAL WATER USE WILL VARY DURING THE YEAR DEPENDING ON WEATHER AND INDIVIDUAL SITE CONDITIONS. WATCH PLANTS FOR ANY STRESS AND IMMEDIATELY ADJUST SCHEDULE ACCORDINGLY. CONTRACTOR TO PROVIDE TRAINING TO OWNER'S REPRESENTATIVE FOR IRRIGATION PROGRAMMING. PROGRAMMING GUIDE SHOULD BE INCLUDED WITH CLOSEOUT DOCUMENTS.

mbLA
megan bishop
LANDSCAPE ARCHITECTURE

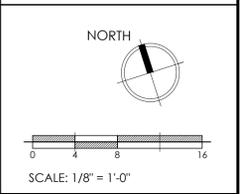
po box 328 aptos, ca 95001
(831) 818-9227
www.mb-landarch.com

LICENSED LANDSCAPE ARCHITECT
MEGAN BLENCOWE BISHOP
NO. 5706
Exp. 4/11/26
STATE OF CALIFORNIA

THIS SHEET TO BE PRINTED AT 24" X 36"

WATER EFFICIENT COMPLIANCE
UPON BUILDING SUBMITTAL.
PLANTING AND IRRIGATION
PLANS SHALL COMPLY WITH
THE CITY OF SANTA CRUZ,
MUNICIPAL CODE CHAPTER
16.16

4040
FREDERICK
STREET
SANTA CRUZ, CA 95062
APN#011-081-16



PLAN REVISIONS

8/14/2025	RESPONSE TO COMMENTS
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DATE = 6/9/2025
JOB = 2420

SHEET TITLE
SITE LANDSCAPE PLAN

SHEET NUMBER
L1.3