



NOTICE OF PENDING ACTION

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An application for the project described on this notice has been filed and a decision about the project will soon be made by Planning Department staff. Any member of the public may submit comments on the proposal prior to the deadline listed on the reverse side of this notice. The project plans may be viewed on the Planning Department website (cdi.santacruzcountyca.gov) under Pending Public Notice Projects. The webpage may also be used to track the project decision date, which initiates an appeal period. Any member of the public may request a public hearing be held for this item within 15 working days from the date the notice of pending action was sent. Failure to request a public hearing may result in the loss of the ability to appeal the County action on the application to the Coastal Commission.

Any aggrieved person, or the applicant, may appeal the ultimate decision on this project by submitting a written request within 14 calendar days of the decision date and paying an appeal fee. Please be aware that, while an anticipated decision date has been identified for purposes of this notice, the actual decision date initiating the appeal period will be posted on the web address described above. Information regarding the appeal process or fees may be obtained by phoning (831) 454-2130.

«APN»
«OWNER»
«STREET»
«CITY», «ZIP»

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATION NUMBER: 241019

APN: 054-391-79

SITUS ADDRESS: 1148 Via Palo Alto, Aptos, CA 95003

Proposal to install yard improvements including hardscape, replacement landscape walls, site lighting, and irrigation within 50 feet of the edge of a coastal bluff. Requires a Coastal Development Permit.

OWNER: Thorndyke and Hayes-Roth Family Trust

APPLICANT: Perry W. Thorndyke

SUPERVISORIAL DISTRICT: 2

PLANNER: Nathan MacBeth, (831) 454-3118

EMAIL: Nathan.MacBeth@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. June 4, 2024.

A decision will be made on or shortly after June 5, 2024.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, contact the project planner identified above.

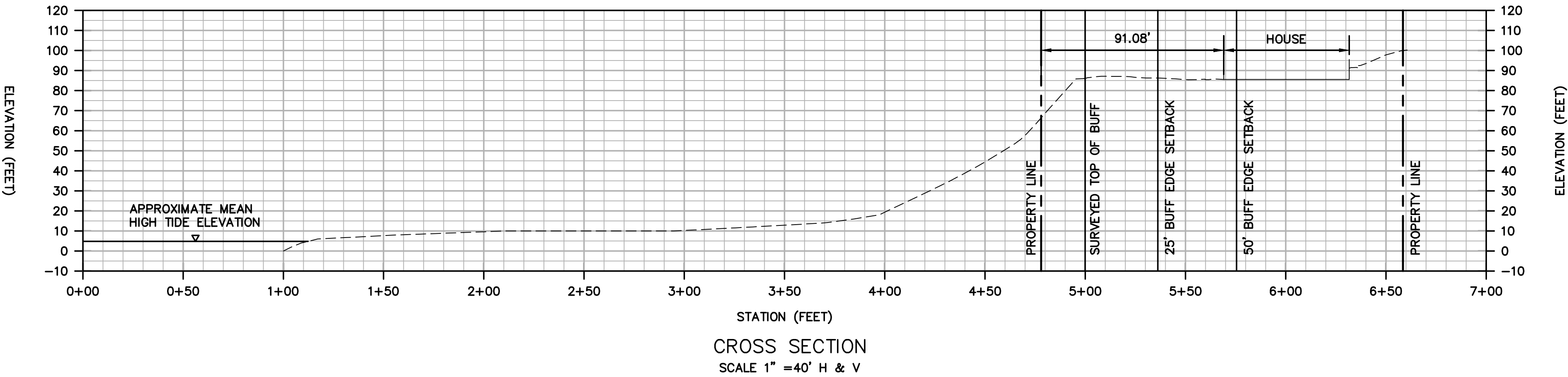
LANDSCAPING REPAIR PLANS

THORNDYKE AND HAYES-ROTH FAMILY TRUST RESIDENCE

1148 VIA PALO ALTO, APTOS, CALIFORNIA



PLAN VIEW
SCALE 1" = 40'



CROSS SECTION
SCALE 1" = 40' H & V

PROJECT INFORMATION

OWNERS: PERRY THORNDYKE AND BELLA HAYES-ROTH
54 MARIANNA LANE
ATHERTON, CALIFORNIA 94027

CONTACT NUMBER: 650-888-9700
EMAIL: PTHORNDYKE@EARTHINK.NET

SITE ADDRESS: 1148 VIA PALO ALTO
APTOS, CALIFORNIA

ASSESSOR'S PARCEL No. 054-391-79
COUNTY: SANTA CRUZ COUNTY

ZONING: PARKS, RECREATION AND OPEN SPACE (PR)
& SINGLE-FAMILY RESIDENTIAL (R-1-6)

WATER SERVICE AREA: SOQUEL CREEK WATER DISTRICT

CIVIL ENGINEERING: BOWMAN & WILLIAMS

IRRIGATION REPAIR & UPGRADE

OUTSIDE 25' BLUFF SETBACK IRRIGATION SYSTEM TO BE REPLACED AND COMPONENTS UPGRADED, WHILE MAINTAINING THE EXISTING IRRIGATION LINE TOPOGRAPHY AND LANDSCAPING COVERAGE. CURRENT IRRIGATION ELEMENTS INCLUDE POOR-FUNCTIONING AND INOPERATIVE DRIP EMITTERS, MICRO-SPRAY HEADS, AND IMPACT SPRINKLER HEADS. 40-YEAR OLD CONTROLLER IS ANTIQUATED, WITH NO WEATHER- OR SEASON-SENSITIVE CONTROL OPTIONS. CONTROLLER TO BE REPLACED WITH MODERN MODEL AUTO-ADJUSTING FOR WEATHER, TEMPERATURE, AND SEASON--TO PROVIDE WATER CONSERVATION. BURIED NETAFIM DRIP LINES WILL IRRIGATE PLANT AREAS WHERE POSSIBLE.

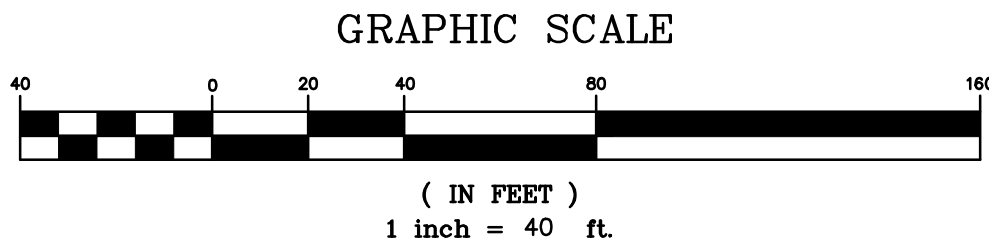
APPROXIMATELY 10 DIRECTIONAL POP-UP WATER-EFFICIENT SPRAY HEADS WILL REPLACE EXISTING IMPACT ROTARY SPRINKLERS AND NON-FUNCTIONING EXISTING SPRAY HEADS, WHERE NECESSARY FOR AREA AND GROUND COVER WATERING. ALL SPRAYS ARE AND WILL REMAIN DIRECTED AWAY FROM THE BLUFF AREA, AND THE GRADED SLOPE AND DRAINAGE SYSTEMS AWAY FROM THE BLUFF AREA WILL REMAIN.

LANDSCAPE LIGHTING REPAIR & UPGRADE

OUTSIDE 25' BLUFF SETBACK, LANDSCAPE LIGHTING TO BE REPLACED, WITH NEW WIRING, LIGHT FIXTURES, AND ANTIQUATED CONTROLLER IN THE SAME LOCATIONS AND WITH THE SAME LOCATION AND COVERAGE AS EXISTING. CORRODING AND BROKEN INCANDESCENT PATH LIGHT FIXTURES, LED LOW-VOLTAGE DOWNWARD-FACING WALKWAY LIGHTS, 12" MAX HEIGHT, SUCH AS PROVIDED BY FX LUMINAIRE. LIGHTS WILL OPERATE FROM SUNSET UNTIL 10PM.

SHEET INDEX

1 COVER SHEET
2 SITE PLAN
TP-1 TOPOGRAPHIC MAP



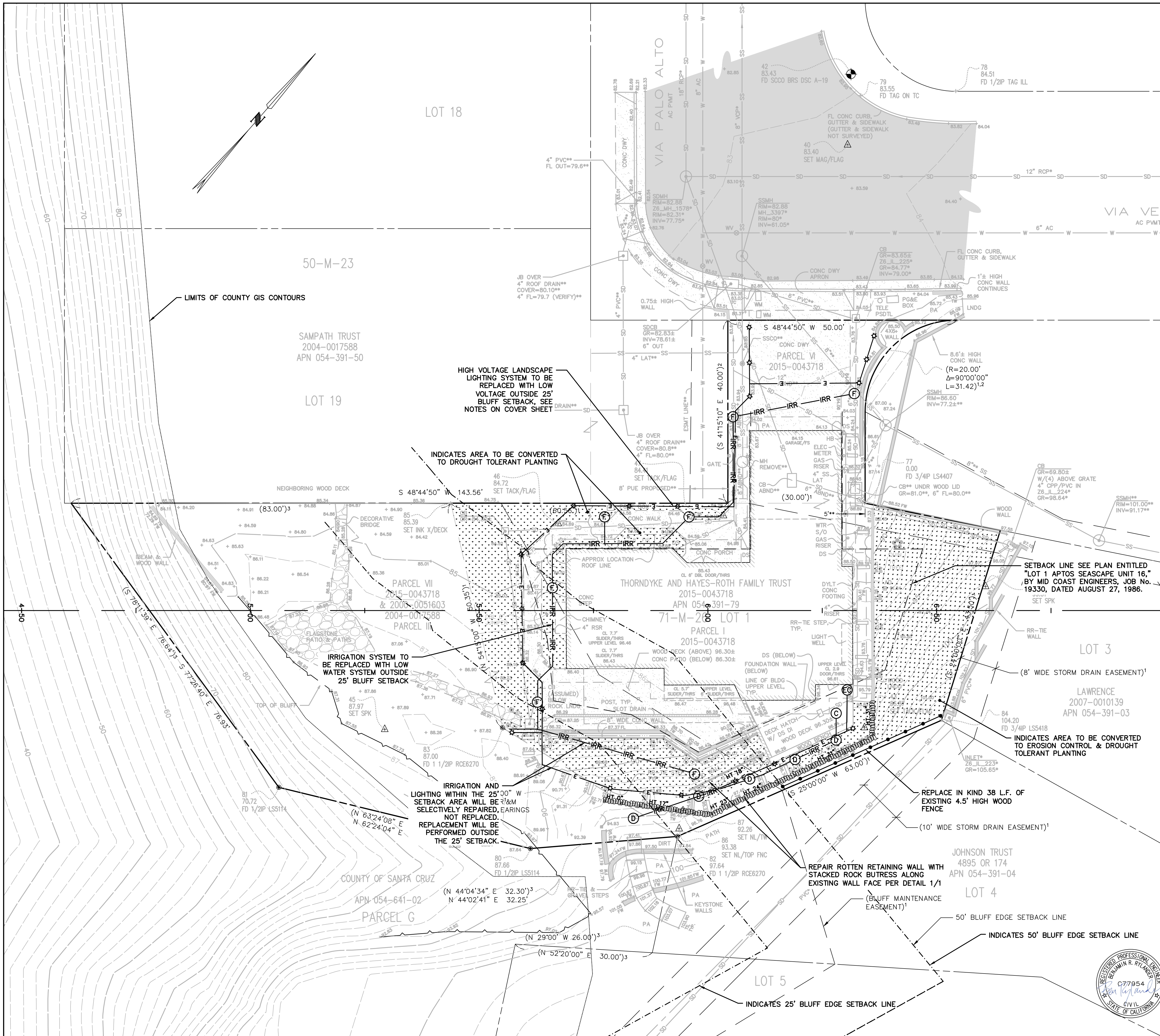
DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 054-391-79

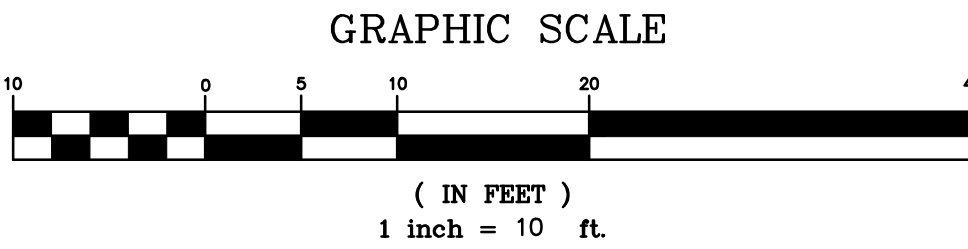
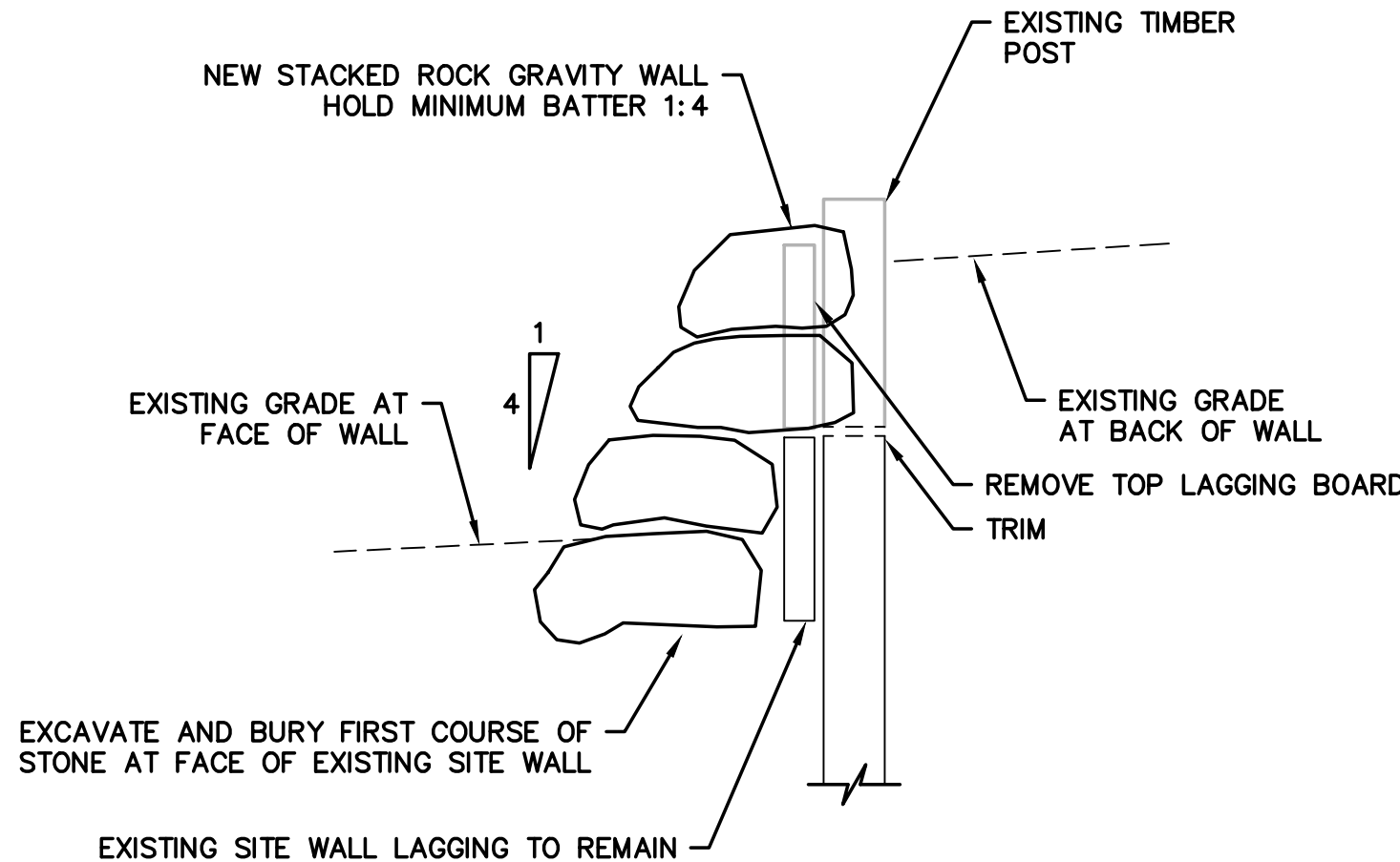
REVISIONS			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		COVER SHEET THORNDYKE AND HAYES-ROTH FAMILY TRUST 1148 VIA PALO ALTO SITUATE IN APTOS, CALIFORNIA	
SCALE 1" = 40'	DRAWN CMM	JOB NO. 27252	SHEET
DATE MARCH 18, 2024	CHECKED BRR	INDEX APTOS 4	1
DESIGN CMM	DWG NAME SITE_MAP	FILE NO. 27252	OF 2





LEGEND

- ⓔ ELECTRICAL CONTROL
- ⓓ DRIP IRRIGATION EMITTER
- ⓕ FIXED SPRINKLER HEAD
- Ⓟ PULSE SPRINKLER HEAD
- EXISTING FENCE TO BE REPLACED
- E— EXISTING HIGH VOLTAGE ELECTRIC
- ELV— EXISTING LOW VOLTAGE ELECTRIC
- IRR— EXISTING IRRIGATION LINE
- ▤ STACKED GRAVITY WALL
- ☆ EXISTING EXTERIOR LIGHT FIXTURES
- HT 6" EXISTING WALL HEIGHT IN INCHES
- ▨ PROPOSED DROUGHT TOLERANT PLANTING AREA



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REVISIONS		SITE PLAN	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUOIA, CA 95073-2094 (831) 426-3560		THORNDYKE AND HAYES-ROTH FAMILY TRUST 1148 VIA PALO ALTO APTOS, CALIFORNIA	
SCALE 1" = 10'	DRAWN CMM	JOB NO. 27252	SHEET 2
DATE MARCH 18, 2024	CHECKED BRR	INDEX APTOS 4	OF 2
DESIGN CMM	DWG NAME SITE_MAP	FILE NO. 27252	

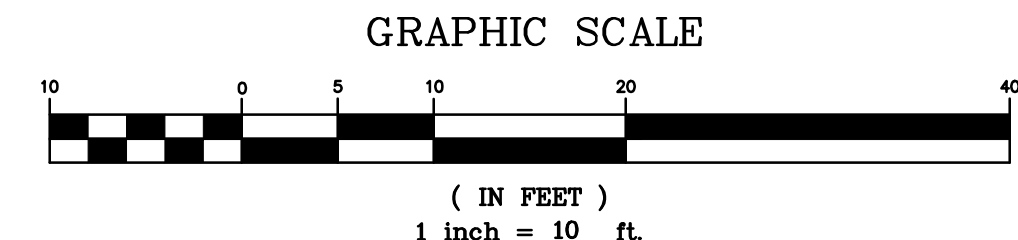
ABBREVIATIONS

ABND	ABANDONED	PA	PLANTING AREA
AC	ASPHALT CONCRETE	POSTL	PEDESTAL
AD	AREA DRAIN	PG&E	PACIFIC GAS & ELECTRIC
APN	ASSESSORS PARCEL NUMBER	PVC	POLYVINYL CHLORIDE
BRS	BRASS	PVMT	PAVEMENT
CL	CENTERLINE	QUIN	QUINTUPLE
CONC	CONCRETE	RCE	REGISTERED CIVIL ENGINEER
DBL	DOUBLE	RCP	REINFORCED CONCRETE PIPE
DI	DRAIN INLET	RIM	RIM ELEVATION
DS	DOWNSPOUT	RR	RAILROAD
DSC	DISC	RSR	RISER
DWY	DRIVEWAY	S/O	SHUT-OFF
DYLT	DAYLIGHT	SCCO	SANTA CRUZ COUNTY
ELEC	ELECTRIC	SDCB	STORM DRAIN CATCH BASIN
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE
FD	FOUND	SPK	SPIKE
FL	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FS	FINISH SLAB	TS	TELEPHONE
FW	FACE OF WALL	THRS	THRESHOLD
GR	GRATE	TW	TOP OF STEP
HB	HOSEBIB	TYP	TOP OF WALL
ILL	ILLEGIBLE	VCP	TYPICAL
INV	INVERT	W	VITRIFIED CLAY PIPE
IP	IRON PIPE	WM	WITH
LNDG	LANDING	WTR	WATER
LS	LAND SURVEYOR	WV	WATER VALVE
MAG	MAGNETIC	Z	SANTA CRUZ COUNTY
±	PLUS OR MINUS	Z*	LOCATION MAP & PAGE NUMBER

LEGEND

	BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	FENCE LINE
	FLOWLINE
	FOUND MONUMENT AS NOTED
	HOSEBIB
	JOIN LOT
	OLD PROPERTY LINE
	PROPERTY LINE
	SANITARY SEWER LINE
	SET PROPERTY LINE HUB
	SET RANDOM NAIL
	SPOT ELEVATION
	STORM DRAIN LINE
	TOP OF BANK
	TREE AS NOTED
	VALVE AS NOTED
	WATER LINE

CONTOUR INTERVAL = 1 FOOT
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF



VIA VERDE

JONES TRUST
1995-0021673
APN 054-391-02

LOT 2

RECORD DATA

(100)¹ RECORD DATA PER 71-M-26
(100)² RECORD DATA PER 2015-0043718
(100)³ RECORD DATA PER 2000-0051603

EASEMENT NOTE

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERN BOUNDARY OF LOT 1, AS SHOWN ON THE MAP ENTITLED TRACT NO. 1034, APTOS SEASCAPE UNIT 16, FILED IN VOLUME 71 OF MAPS AT PAGE 26, SANTA CRUZ COUNTY RECORDS, AND ESTABLISHED FROM MONUMENTS FOUND AS SHOWN

=S 80°35' W

BASIS OF ELEVATIONS (BENCHMARK)

THE BASIS OF ELEVATIONS FOR THIS MAP WAS DETERMINED MAY 16, 2018 FROM A RAPID GPS OBSERVATION AT POINT #42, AND COMPUTED USING THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (NGS-OPUS).

THE BENCHMARK POINT IS A BRASS DISC MARKED SANTA CRUZ COUNTY SURVEYOR A-19 ORTHOMETRIC HEIGHT: (273.65 M) 83.43± NAVD88

APN 054-391-79

REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073 (831) 426-3560		TOPOGRAPHIC MAP THORNDYKE AND HAYES-ROTH FAMILY TRUST 1148 VIA PALO ALTO SITUATE IN APTOS, CALIFORNIA	
SCALE 1" = 10'	DRAWN DLN	JOB NO. 27252	SHEET
DATE NOVEMBER 20, 2023	CHECKED BFH	INDEX APTOS 4	TP-1
DESIGN ABF	DWG NAME 27252TPO	FILE NO. 27252	OF 1



11/21/2023

SURVEYORS NOTE

THORNDYKE/HAYES-ROTH (2015-0073718, PARCEL VI) AND SAMPATH (2004-0051603, PARCEL III) BOTH OWN UNDIVIDED 1/2 INTERESTS IN THE PORTION OF LAND THEREIN DESCRIBED. A TITLE COMPANY SHOULD BE CONTACTED TO ASSIST IN THIS MATTER.

TREE NOTE

TREE DIAMETERS ARE MEASURED AT APPROXIMATELY 4 FEET ABOVE GROUND. TREE TRUNK ARE SHOWN AS CIRCULAR ON THIS PLAN AND MAY NOT REPRESENT THE ACTUAL TREE TRUNK SHAPE.

UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS DURING A SURVEY BY BOWMAN & WILLIAMS FEBRUARY 21, 2018. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.

UTILITIES SHOWN WITH AN ASTERISK (*) FROM THE SANTA CRUZ COUNTY GIS WEBSITE.

UTILITIES SHOWN WITH A DOUBLE ASTERISK (**) FROM IMPROVEMENT PLANS, TRACT NO. 1034, APTOS SEASCAPE UNIT 16-BENCH A, PREPARED BY BOWMAN & WILLIAMS IN APRIL 1981, JOB NO. 18102-1 & 18437

DOWNSPOUTS AND ON-SITE UNDERGROUND STORM DRAIN LINES PER EROSION CONTROL & SITE PLAN, PREPARED BY GEORGE FOY & ASSOCIATES, DATED 4-10-87, JOB NO. 86128

UNDERGROUND WATER LINES PER SOQUEL CREEK WATER DISTRICT FACILITIES MAP

BACKGROUND IMAGE FROM GOOGLE EARTH, DATED SEPTEMBER 1, 2017.

LOT 18

50-M-23

SAMPATH TRUST
2004-0017588
APN 054-391-50

LOT 19

NEIGHBORING WOOD DECK

COUNTY OF SANTA CRUZ

APN 054-641-02

PARCEL G

BASIS OF BEARINGS

(N 44°04'34" E 32.30')³
(N 44°02'41" E 32.25')

(N 29°00'00" E 30.00')³
(N 52°20'00" E 30.00')³

VIA PALO ALTO

THORNDYKE AND HAYES-ROTH FAMILY TRUST

2015-0043718

APN 054-391-79

71-M-26 LOT 1

PARCEL I

2015-0043718

APN 054-391-03

LOT 4

JOHNSON TRUST

4895 OR 174

APN 054-391-04

LOT 5

LOT 3

LOT 2

LOT 1

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

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LOT 50