



## Staff Report to the Zoning Administrator

Application Number: **161340**

**Applicant:** Robert Claassen  
**Owner:** Claassen  
**APN:** 043-095-25

**Agenda Date:** 8/4/17  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to replace an existing eight-foot tall debris wall located behind the existing dwelling with a nine-foot tall debris wall, construct a three-foot tall debris fence on top of the wall, and excavate about 200 cubic yards of earth. Project is Categorically Exempt from additional review under CEQA.

**Location:** 355 Beach Drive, Aptos

**Supervisory District:** Second District (District Supervisor: Zach Friend)

**Permits Required:** Coastal Development Permit and Residential Development Permit to allow a nine-foot tall wall with an additional three feet of fencing within the side yard setback.

**Technical Reviews:** Preliminary Grading Review and Geology & Geotechnical Report Review

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161340, based on the attached findings and conditions.

### Exhibits

- |   |   |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings                                   | F. Visual Impact Information                          |
| C. Conditions                                 | G. Technical Letters                                  |
| D. Project plans                              |   |

### Parcel Information

Parcel Size:	8,233 (estimate)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and Beach
Project Access:	Beach Drive

Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Residential)  
Zone District: R-1-6 (Single-family zoning, 6,000 square foot minimum parcel size)  
Coastal Zone: X Inside    \_\_\_ Outside  
Appealable to Calif. Coastal Comm. X Yes    \_\_\_ No

### Environmental Information

Geologic Hazards: Coastal bluff, wave run-up  
Soils: Soils and Geology report reviewed and accepted with conditions  
Fire Hazard: Not a mapped constraint  
Slopes: Level at front of parcel, approaching vertical at coastal bluff  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: About 200 cubic yards  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped as scenic  
Drainage: Drainage reviewed as a part of the emergency permit  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line: X Inside    \_\_\_ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: County of Santa Cruz  
Fire District: Aptos / La Selva  
Drainage District: Zone 6

### Project Setting and History

The subject parcel is one in a line of parcels sandwiched between Beach Drive to the south and the coastal bluff to the north. Although these parcels are desirable for their proximity to the beach, they are subject to natural hazards, including wave run-up and erosion from the coastal bluff.

Erosion from the coastal bluff impacted the subject dwelling in January 1997. A shallow slide, which was about three feet deep by 30 feet wide, hit the dwelling, resulting in a determination that the house was unsafe to occupy. This past winter, more erosion occurred and the property owner is now proposing to improve the site's safety with a new debris wall and fence. The proposed nine-foot tall wall and three-foot tall debris fence would replace the existing wall and is designed to afford additional protection to the house from falling debris.

In June 2017, the applicant initiated an Emergency Coastal Permit. The need for an Emergency Coastal Permit results from the imminent risk another wet winter may pose to the property. Due to concern about the timeline for acquiring permits, the applicant—with the agreement of the County Geologist—applied for an Emergency Coastal Permit and building permit. Acquiring an Emergency Coastal Permit does not eliminate the need for a regular Coastal Permit. County Code 13.20.090(C)

requires a regular Coastal Permit to be processed within six months. Given this, it is likely that the debris wall and fence will be either under construction or completed before this application is heard before the Zoning Administrator.

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

The subject property is a parcel of approximately 8,233 square feet, located in the R-1-6 (Single-family zoning, 6,000 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed wall is ancillary to the house which is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Residential) General Plan designation.

The project requires a preliminary grading approval to remove about 200 cubic yards of earth material that came down from the coastal bluff during the past winter's storms. The removal of this material is reasonable and necessary for the construction of the debris wall and fence.

### **Local Coastal Program Consistency**

The proposed wall is in conformance with the County's certified Local Coastal Program, in that the structure is designed to be as visually unobtrusive as possible. Because of its location behind the house, it is only potentially visible along the eastern side yard. Currently, the side yard has landscaping that would screen the wall. The wall is required to be colored to match the bluff behind the house so even the small portion of it that may be visible along the side yard will blend in with the coastal bluff. The three-foot tall fence on top of the wall will be constructed of something equivalent to heavy-duty chain link. The dark color of the metal will visually recede, if it is visible at all. A condition of approval is included requiring replacement landscaping if the existing landscaping is removed or damaged during construction.

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

### **Residential Development Permit for Over-height Fence**

County Code 13.10.524 (Regulations for fences and retaining walls within required yards) limits side yard fences to eight feet in height without an over-height fence approval. In this case, the approximately nine-foot tall wall will be topped with about three feet of fencing to catch debris. Together, the wall and fence will total about 12 feet in height. Because the wall and fence extend the width of the parcel, they encroach into the side yards and, therefore, require a Residential Development Permit to exceed eight feet. Unlike a traditional fence which parallel the property line, the proposed wall and fence will be perpendicular to the side property line which will reduce the visual and shading impacts. Because the wall and fence are intended to improve the safety of this site and they are not anticipated to have a significant visual impact, staff supports the over-height fence request.

### **CEQA Categorical Exemption**

This project qualifies for a California Environmental Quality Act (CEQA) Categorical Exemption because it is a replacement of the existing wall (15302, Class 2). This exemption is appropriate where the structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

### **Conclusion**

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

### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **161340**, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 161340  
Assessor Parcel Number: 043-095-25  
Project Location: 355 Beach Dr.

**Project Description: Proposal to replace an existing eight-foot tall debris wall with a new nine-foot tall debris wall and three-foot tall debris fence.**

**Person or Agency Proposing Project: Robert Claassen**

**Contact Phone Number: 650-714-0538**

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

Specify type: 15302 (Replacement or Reconstruction)

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

(Class 2) This project would replace the existing wall. The replacement debris wall and fence will be located in the same location as the existing structure and will have the same purpose as the existing wall.

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



Annette Olson, Project Planner

Date: 7/10/17

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts, listed in section 13.10.170(D) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-6 (Single-family zoning, 6,000 square foot minimum parcel size), a designation which allows residential uses. The proposed wall and fence are ancillary to the dwelling which is a principal permitted use within the zone district. The zoning is consistent with the site's R-UL (Urban Low Residential) General Plan designation.

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

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

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 et seq.

This finding can be made, in that the wall and fence will be located behind the existing house. The house will almost entirely screen the wall and fence and will, therefore, have a negligible visual impact when viewed from the public right-of-way or beach. The wall and fence may be slightly visible along the eastern side yard if the vegetation located there is damaged or removed during construction. If this occurs, a condition is included require screening vegetation to be planted. The wall is required to be colored the same color as the bluff so, if visible, it will visually recede. The wall and fence are necessary to protect the dwelling from falling debris.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between the nearest through public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not listed in Figure 2-5 which details designated priority uses. In addition, the project conforms to the policy in Chapter 7 of the General Plan and Local Coastal Program land use plan. For example, the project would not conflict with any shoreline access as detailed in 7.7.10 (Protecting Existing Beach Access) since the proposed debris wall and fence would be located on a parcel on the bluff side of Beach Drive where there is no known pedestrian easement intended to provide beach access. Consequently, the wall will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

The General Plan / Local Coastal Program (LCP) has several policies intended to protect public ocean vistas. For example, Policy 5.10.2 (Development within Visual Resource Areas) requires that projects in scenic areas conform to the Coastal Zone design criteria. General Plan Policy 5.10.3 (Protection of Public Vistas) requires that development's visual impact be minimized and, if visible, screened to protect the public vista. Finally, Policy 5.10.6 (Preserving Ocean Vistas) requires that public ocean vistas be retained to the maximum extent possible. This application complies with all three of these policies in that the design and placement of the debris wall and fence result in a project that will have virtually no visual impact to the public view since the project would be screened by the house and vegetation. If the vegetation is damaged during construction, a condition is included requiring its replacement.

The County's Local Coastal Program has policies limiting development on coastal bluffs (6.2.12) and structural shoreline protection measures (6.2.16). In this case, however, no bluff stabilization is proposed—the project is to catch debris, not to prevent the debris from falling—and the existing development is at the base, not the top, of the bluff. Therefore, LCP Policy 6.2.12 is not applicable. Further, LCP Policy 6.2.16 is not applicable as the project in question is not a structural shoreline protection measure. The shoreline is located across the beach to the southwest. Because this is a discretionary permit, however, staff did evaluate some of the requirements of Policy 6.2.16. Specifically, staff evaluated the necessity of the project, the visual impacts of the project, public access impacts, and an alternative to the current proposal.

In addition, the project conforms with County Code 13.20.130 (Design Criteria for Coastal Zone developments), in that a minimum of site disturbance is proposed, the project will not loom over Beach Drive or the beach since the house separates the debris wall and fence from the road and beach; and the public view will not be affected since the barrier will be screened by the house. If the existing vegetation along the house's eastern side yard must be removed, a condition is included requiring its replacement.

This project is unlikely to have an effect to public views from the bluff top above the project and is also unlikely to have a visual impact for the properties on the top of the coastal bluff. The bluff is very steep. The wall and fence may be impossible to view from above given the steepness and angles of the bluff. Regardless, the project will readily blend into the existing built environment.

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located within a developed residential neighborhood. Geologic and geotechnical reports were completed for this project. Construction will comply with those reports, as well as with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed debris wall and fence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures are of an open design and located on the northeast side of the dwelling at the foot of a coastal bluff / ravine.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the debris wall and fence and the conditions under which they would be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single-family zoning, 6,000 square foot minimum parcel size) zone district as the primary use of the property will continue to be one single-family dwelling, a principal permitted use in the zone district. The proposed debris wall and fence are ancillary to that allowed use. County Code 13.10.525 limits side yard fences to eight feet in height. In this case, a small portion of the debris wall and fence will encroach into the side yard setbacks (see discussion in the body of the staff report). Since together the debris wall and fence are 12 feet in height, a discretionary permit with public notice is required.

The impacts to neighbors will be minimal in that most of debris wall and fence are located outside of the side yard setbacks. The project will not significantly affect the neighbors' access to light and air in that the debris wall and fence are perpendicular to the property line against the bluff. The debris wall and fence were the subject of a geology/geotechnical report and were designed by a registered engineer to handle the calculated debris burden.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed debris wall and fence are ancillary to the primary use of the property's single-family dwelling. The General Plan / Local Coastal Program (LCP) has several policies intended to protect public ocean vistas. For example, Policy 5.10.2 (Development within Visual Resource Areas) requires that projects in scenic area to conform to the Coastal Zone design criteria. General Plan Policy 5.10.3 (Protection of Public Vistas) requires that development's visual impact be minimized and, if visible, screened to protect the public vista. Finally, Policy 5.10.6 (Preserving Ocean Vistas) requires that public ocean vistas be retained to the maximum extent possible. This application complies with all three of these policies in that the design and placement



of the wall and fence result in a project that will have no visual impact to the public view since they are screened by the house and existing vegetation. Should the vegetation be damaged during construction, a condition of approval is included requiring its replacement.

The County's Local Coastal Program has policies limiting development on coastal bluffs (6.2.12) and structural shoreline protection measures (6.2.16). In this case, however, no bluff stabilization is proposed—the project is to catch debris, not to prevent the debris from falling—and the existing development is at the base, not the top, of the bluff. Therefore, LCP Policy 6.2.12 is not applicable. Further, LCP Policy 6.2.16 is not applicable as the project in question is not a structural shoreline protection measure. The shoreline is located across the beach to the southwest. Because this is a discretionary permit, however, staff did evaluate some of the requirements of Policy 6.2.16. Specifically, staff evaluated the necessity of the project, the visual impacts of the project, and public access impacts.

Given the history of slope failure, this is an important safety project. The visual impacts of the project will be minimal given the project design and the wall and fence's location behind the house. Public access to the beach is readily available via Beach Drive and the proposed barriers are ancillary to the existing dwelling on the subject parcel.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed wall is to be constructed on an existing lot developed with a single-family dwelling. No increase in traffic or utility use will occur as a result of this project.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed debris wall and fence would be located behind the existing house. The visual impact of the project on the public view, as shown in the photo-simulations provided by the applicant, would be minimal. The project will have no effect on land use as the use of the property will remain residential. In addition, the project will have no effect on the land use intensities or dwelling unit densities. Similar structures are present along the length of Beach Drive to protect homes from falling debris. Given this, the proposed project would complement and harmonize with the existing development. The

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

The subject parcel is mapped as being within a scenic area. In addition to the Local Coastal Program's scenic protection policies, the project is subject to the County's design review (Chapter 13.11).

Application #: 161340  
APN: 043-095-25  
Owner: Claassen

The project complies with the County's design review ordinance which calls for the protection of public views (13.11.072(B)(2)(a)). Public views will be protected since the project will be screened by the existing house and the wall will be colored to match the coastal bluff. The proposed over-height wall and fence will not significantly shade the adjacent property since the debris wall and fence are located perpendicular to the side property line and is located on the northeast side of the property.

Finally, this project is unlikely to have an effect on the public views from the bluff top above the project and is also unlikely to have a visual impact for the properties on the top of the coastal bluff. The bluff is very steep. The wall and fence may be impossible to view from above given the steepness and angles of the bluff. Regardless, the project will readily blend into the existing built environment.

## Conditions of Approval

Exhibit D: 3 Sheets by Andrew Radovan, Registered Professional Engineer, revised to 5/18/17.

- I. This permit authorizes the construction of a nine foot tall debris wall and three foot tall debris fence as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. A "Notice of Geologic and Flood Hazards, Acceptance of Risk, and Liability Release" shall be recorded on the parcel with the format and content of that document to be reviewed and accepted by the County of Santa Cruz prior to recordation. The Notice will provide for property owner (and all successors and assigns) agreement to an acknowledgement of coastal and geologic hazards, an acceptance of and assumption of risk, a waiver of liability against the County, and an indemnification of the County; the final language of such provisions will be consistent with the following:
    1. Coastal Hazards.  
That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, liquefaction and the interaction of same;
    2. Flood Insurance.  
If the structure is built so that it does not comply with the effective BFE data as shown on the final Flood Insurance Rate Map (FIRM), that the structure may be subject to a higher flood insurance rating, likely resulting in higher-risk annual flood insurance premium if the property owner purchases flood insurance (voluntarily, or as required by mortgage lenders).
    3. Assume Risks.  
To assume the risks to the Applicant and the properties that are the subject of this CDP of injury and damage from such coastal hazards in connection with the permitted development;
    4. Waive Liability.  
To unconditionally waive any claim of damage or liability against the County, its officers, agents, and employees for injury or damage from such coastal hazards;
    5. Indemnification. To indemnify and hold harmless the County, its officers, agents, and employees with respect to the County's approval of the development against any and all liability, claims,



demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards; and

6. Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner.

- C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.

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

- A. Any vegetation that currently screens the view along the eastern side yard must be replaced if it is damaged or removed during construction. At maturity, the replacement vegetation should screen the debris wall and fence.
- B. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

III. Operational Conditions

- A. The debris wall and fence shall be permanently maintained in good visual and structural condition. The wall shall be maintained in a color to match the coastal bluff in perpetuity.
- B. Comply with all the monitoring and compliance requirements of the Geotechnical Engineering and Engineering Geology Report and the requirements of the County's Geologist and civil engineer. Comply with all maintenance requirements of the project and County engineers.
- C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

IV. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless

the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

**Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date. No building permit is required because one will have been applied for and completed under the auspices of the Emergency Coastal Development Permit.**

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

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

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

Application #: 161340  
APN: 043-095-25  
Owner: Claassen

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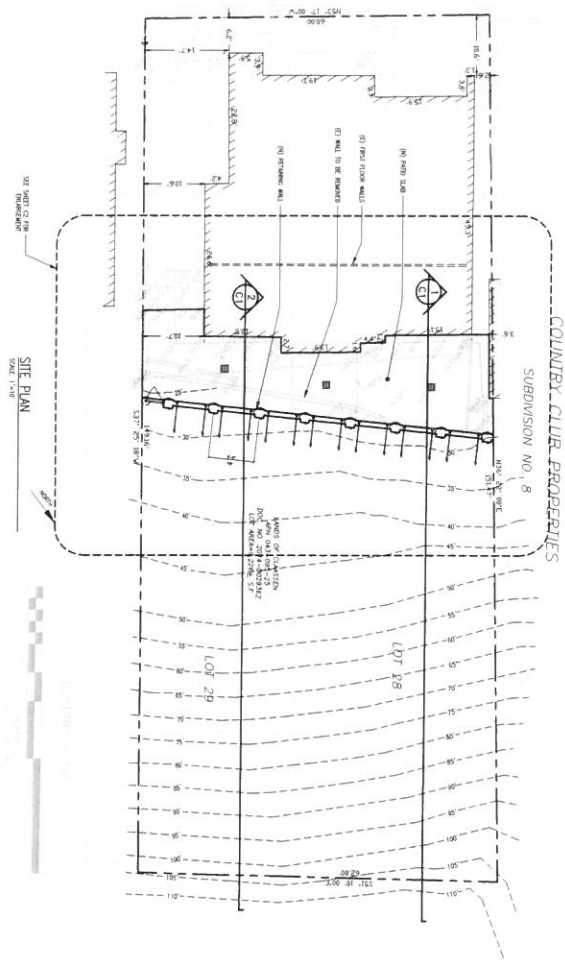
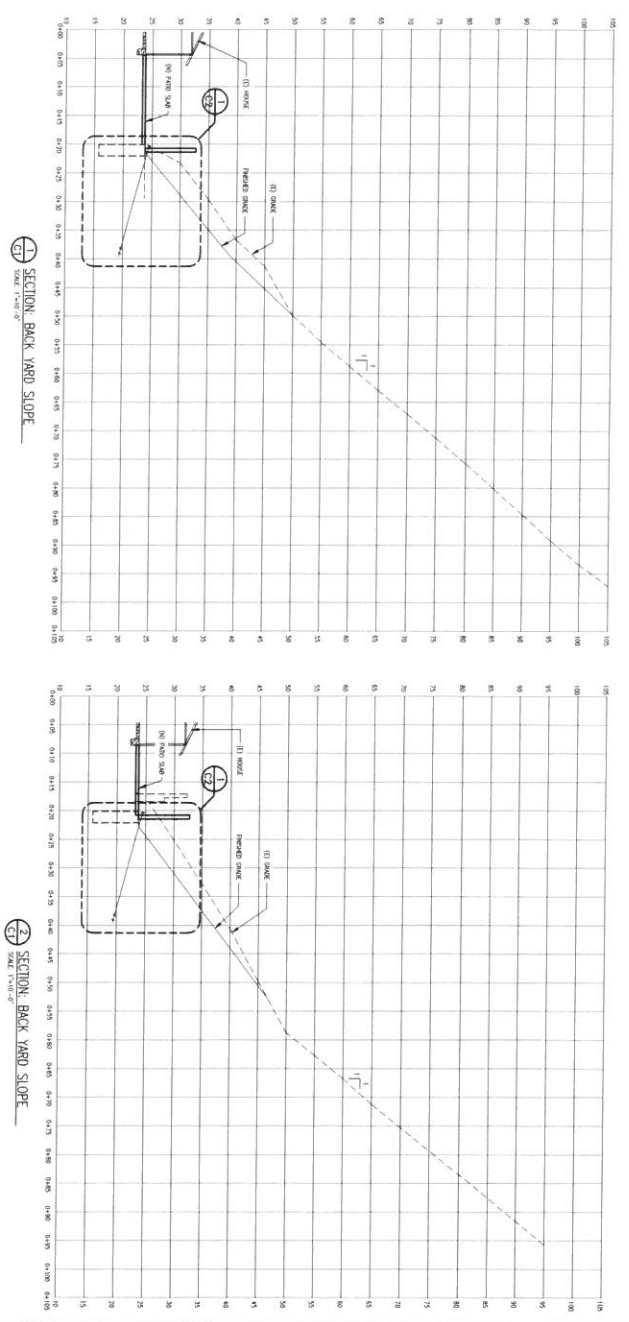
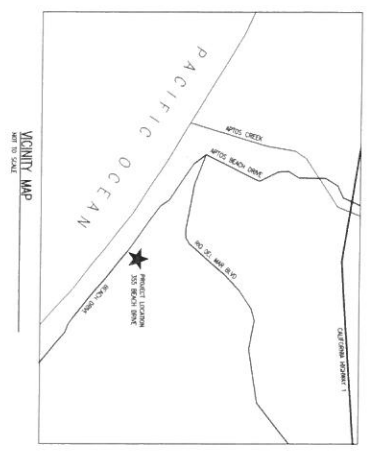
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

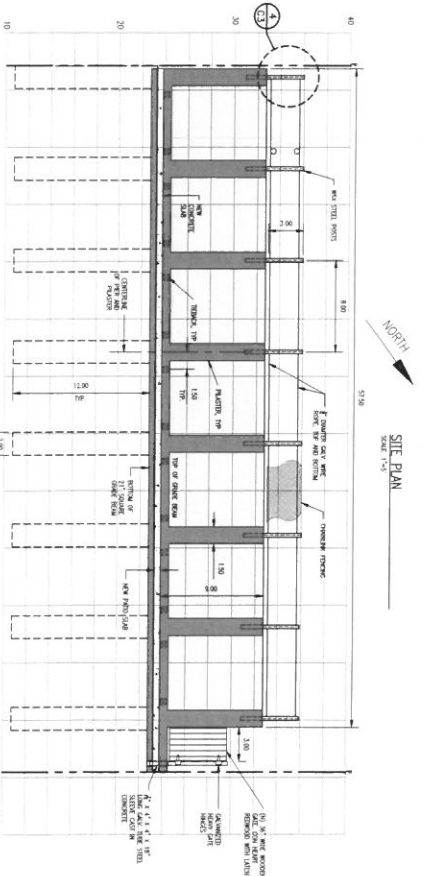
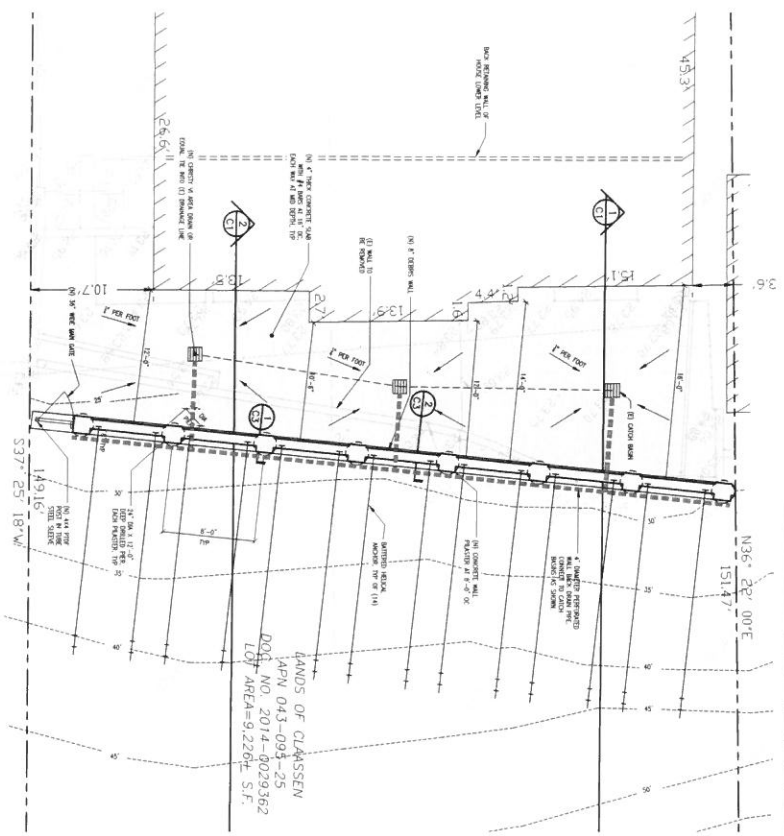
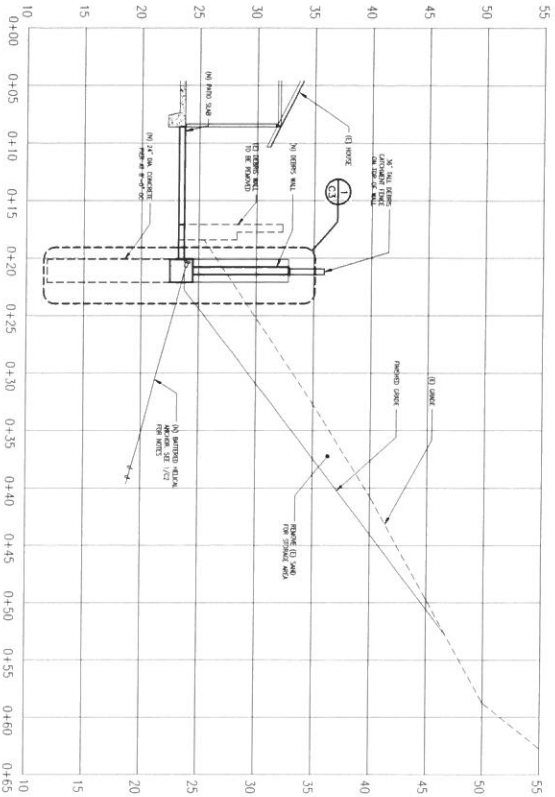
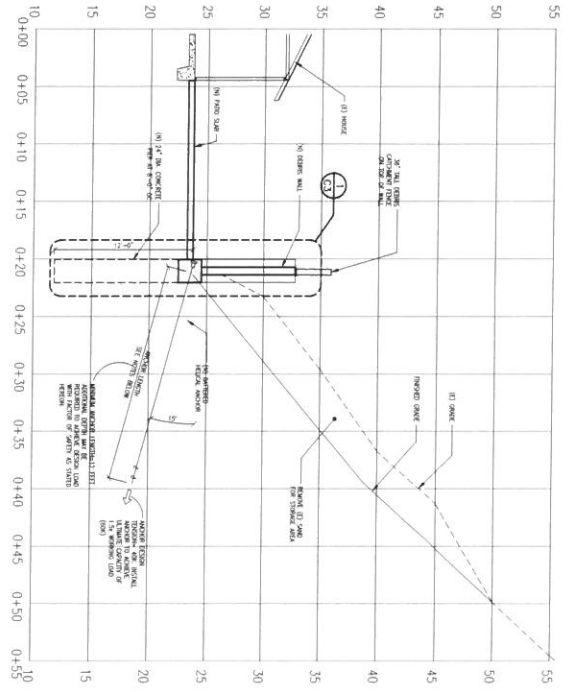
# PROJECT STATEMENT

THE PROJECT INCLUDES THE CONSTRUCTION OF A NEW EARTH WALL AT 355 BEACH DRIVE, APTOS, CA 95003. THE PROJECT SCOPE IS TO DEMOLISH THE EXISTING WALL AND PAVO AND REPEAT WITH NEW EARTH WALL AND PAVO SLAB.

## TECHNICAL SPECIFICATIONS

- SECTION 01100 - EXISTING CONDITIONS**
1. ALL EXISTING WALLS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE. THE EXISTING WALL SHALL BE DEMOLISHED TO THE EXISTING GRADE. THE EXISTING WALL SHALL BE DEMOLISHED TO THE EXISTING GRADE. THE EXISTING WALL SHALL BE DEMOLISHED TO THE EXISTING GRADE.
  2. ALL EXISTING PAVO SHALL BE DEMOLISHED AND REMOVED FROM THE SITE. THE EXISTING PAVO SHALL BE DEMOLISHED TO THE EXISTING GRADE. THE EXISTING PAVO SHALL BE DEMOLISHED TO THE EXISTING GRADE.
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DEBRIS WALL PLAN, DETAILS

C2

Professional Engineer CS5138

Andrew Radovan

Civil Engineering Inc.

2815 Mission Street, Santa Cruz, CA 95060

Phone: (831) 459-7296

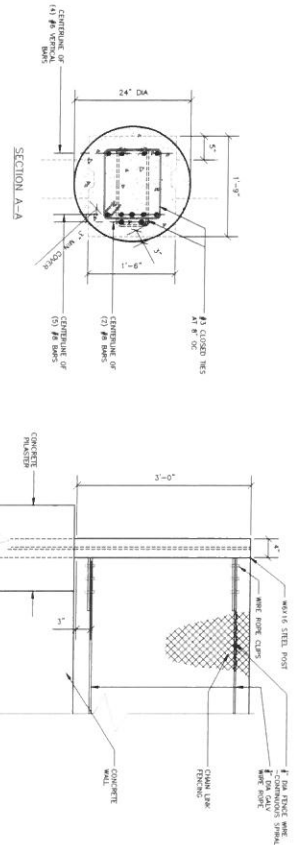
Fax: (831) 457-1472

E-mail: andrew@radovan-inc.com

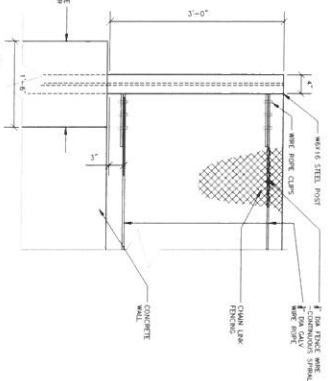
ROBERT CLAASSEN  
355 BEACH DRIVE  
APTOS, CA 95003

DEBRIS WALL PLAN, DETAILS

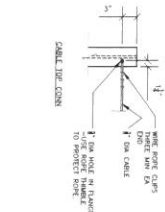
REVISION	DESCRIPTION	DATE
1	REVISED TO REFLECT OWNED HOME WALL DESIGN VALUES PER SECTION 17	3/15/17



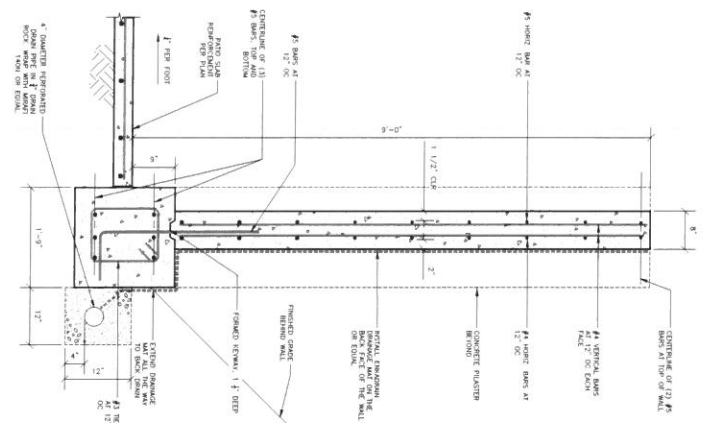
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C3 TYPICAL PIER SECTION



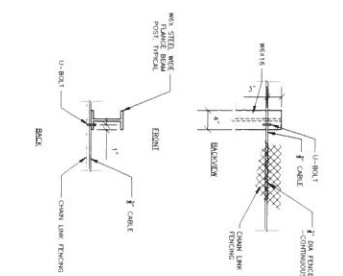
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C3 TOP FENCE DETAIL



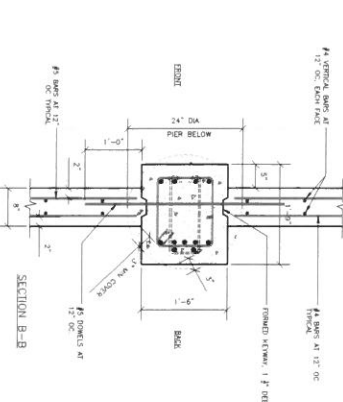
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C3 END POST DETAILS



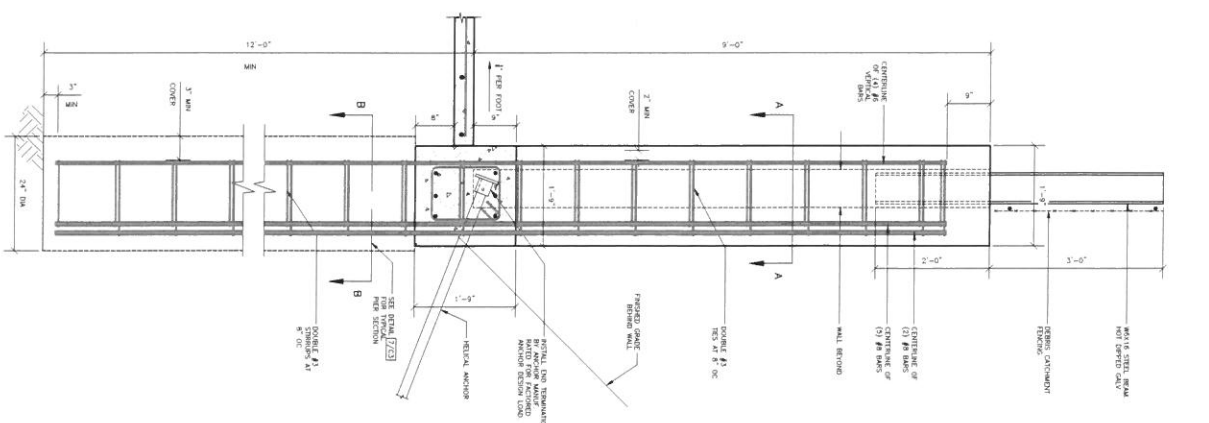
2  
C3 DEBRIS WALL DETAIL



6  
C3 INTERMEDIATE POST DETAILS



3  
C3 DEBRIS WALL PIER AND PLASTER DETAIL



1  
C3 DEBRIS WALL PIER AND PLASTER DETAIL

C3

DATE: 8/2/16  
DRAWN BY: CDM/ACB  
CHECKED BY: CDM/ACB  
SCALE: 1/8"=1'-0"

Professional Engineer C30138  
Andrew Radovan  
Civil Engineering Inc.  
2815 Mission Street, Santa Cruz, CA 95060

ROBERT CLAASSEN  
355 BEACH DRIVE  
APTOS, CA 95003

DEBRIS WALL DETAILS

REVISION	DESCRIPTION	DATE
1	REVISED TO REFLECT CHANGES MADE PER DESIGN	7/21/17

# FOR TAX PURPOSES ONLY

THE ASSessor'S OFFICE DOES NOT GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER ERRORS OR OMISSIONS. ALL RIGHTS RESERVED.  
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## POR. APTOS RANCHO

S.E. 1/4 SEC. 18 &  
SEC. 19, T.11S., R.1E., MDB. & M.

Tax Area Code  
69-273

43-09



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

Assessor's Map No. 43-09  
County of Santa Cruz, Calif.  
Feb. 1999

Electronically Redrawn 2/10/99 rw  
Rev. 5/4/99 CB (added MB refs)  
Rev. 5/9/00 CB (added Bk line)  
Rev. 12/10/00 CB (added page refs.)  
Rev. 5/25/01 mmm (changed page refs.)  
Rev. 3/31/05 DO (4-0089640, b9, 4-34 & 35)  
Rev. 6/3/15 AR (14-0019936, comb. 4-36)  
44RS23  
10/5/1965

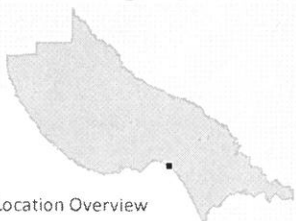
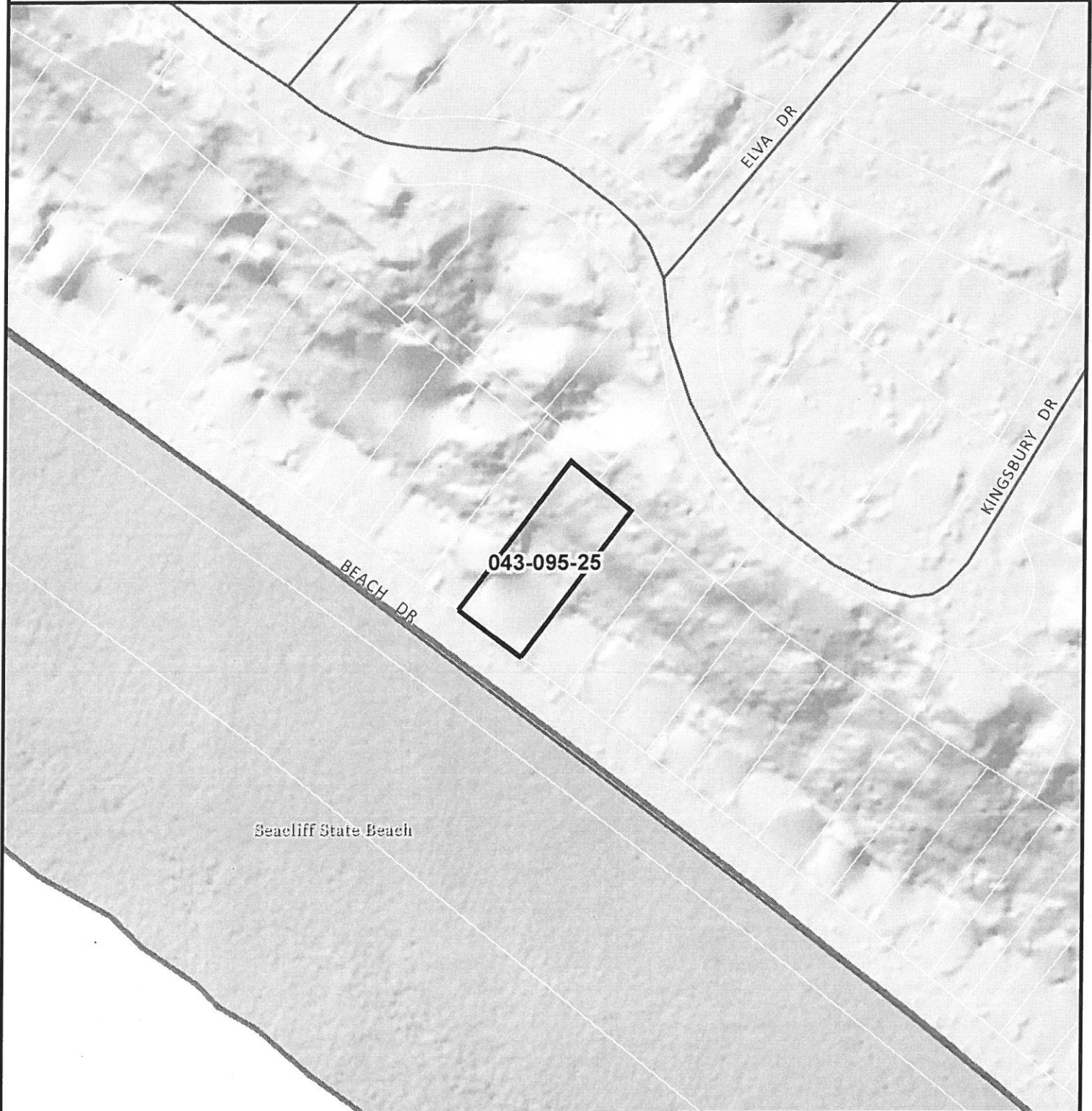




# Parcel Location Map

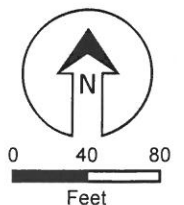
Santa Cruz County Planning Department

Parcel Number  
**043-095-25**  
Jun. 28, 2017



## Symbol Key

- Street
- ▭ Park





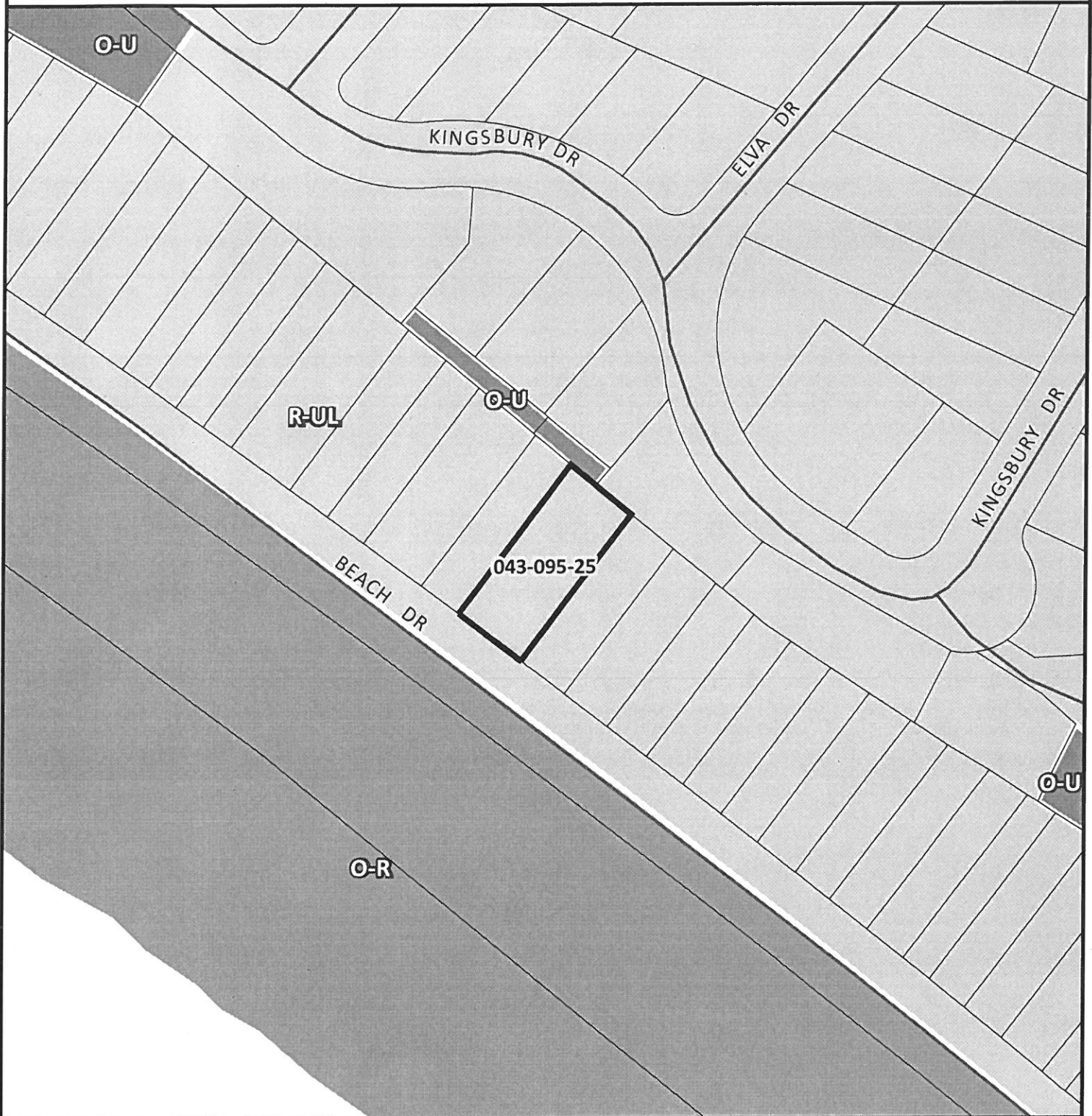
# Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

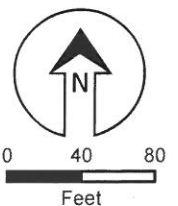
043-095-25

Jun. 28, 2017



## General Plan

- O-R - Parks and Recreation
- R-UL - Residential - Urban Low Density
- O-U - Urban Open Space



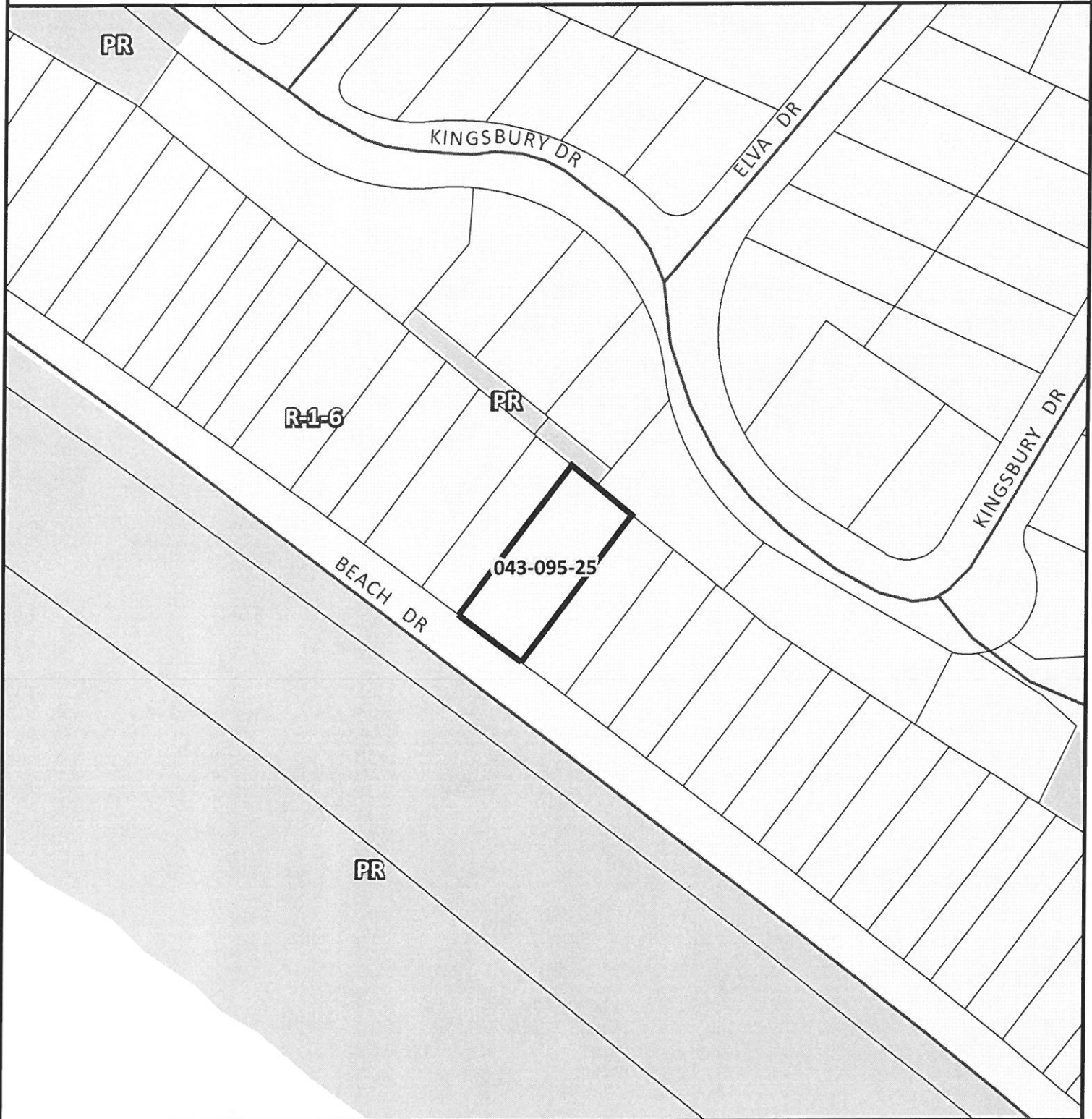






# Parcel Zoning Map

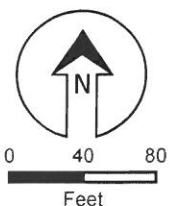
Santa Cruz County Planning Department

Parcel Number  
**043-095-25**  
Jun. 28, 2017



## Zoning

-  (PR) Parks, Recreation, and Open Space
-  (R-1) Single-Family Residential



**April 6, 2017**

**County of Santa Cruz  
Planning Department  
701 Ocean St., 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
Attn: Annette Olson**

**Re: APN: 043-095-25, 355 Beach Drive, Application: 161340,  
Augmented Visibility Analysis (augmented to include fence)**

Dear Annette:

I received your letter dated November 10, 2016 regarding our project to replace our debris wall behind our house located at 355 Beach Drive, in Aptos, APN: 043-095-25. Per your request, this letter augments the visibility analysis letter dated November 3, 2015, and analyzes the potential visibility of the 3-foot fence to be built on top of the new wall. This letter is intended to be read with the November 3, 2016 Visibility Analysis Letter.

As you note in your letter, the plans for the replacement wall call for a 3-foot chain link fence to be built on top of the new wall, to help protect the house from pieces of debris falling from the cliff behind the house that might bounce above the wall.

To understand the impact the new fence will have on visibility, we added to the mock-up of the new wall (described in the November 3, 2016 letter) from posts and orange netting to show the height and the placement of the new fence. Here are two photographs showing the new mock-up and its placement relative to the existing wall (increased in height to be as tall the wall and the 3-foot fence on top):



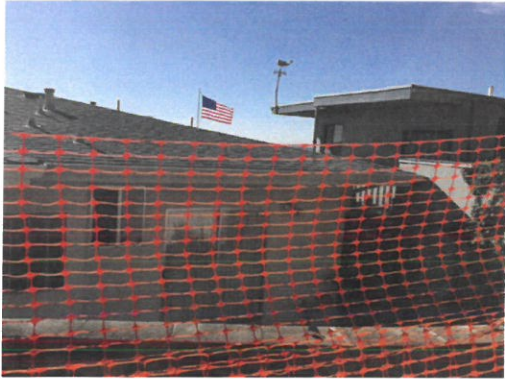
The fence, like the wall under it, will end 3 feet short of the property line in the side yard. Here is a photo that shows where the new wall and fence will end relative to the existing wall viewed from the side yard of the house. The wall in front is the existing wall.



In the above photo, the orange netting behind the wall shows the placement of the wall and fence. The top 3 feet of the netting, is the fence portion.

The new wall and the fence will be behind the house. The house is significantly taller than both the new wall and the new fence. Here are two pictures from behind the orange mock-up on the cliff taken level with the netting.





As you can see in the two pictures the beach and ocean are not visible. The house blocks it.

Similarly, this lack of visibility is apparent from the beach. From the beach in front of the house, the mock-up of the wall and the fence are not visible. Here is a photo that demonstrates that. This picture was taken after the mock-up of the wall and fence were built.





As one can see from the above beach photo, the orange mock-up is not visible behind the house.

You will notice the orange netting ends about 3 feet from the end of the current wall, limiting visibility from the side yard (the only visibility corridor from the street and beach). The cement block wall in front is the wall being replaced.

We noted in our letter dated November 3, 2016 with our original visibility analysis that there is a “visibility corridor” through the trees on the south side of the house. Here is a picture of the new mock-up through the visibility corridor:





From this photo, if you look carefully, it is possible to see a little bit of the bright orange netting through the trees in the location of the red square. We note however that the new fence will be a neutral gray color, and shouldn't be visible from the beach or road.

In conclusion, we hope this letter is helpful in understand the impact of replacing the wall and the fence on the visibility from the street and beach. We do not believe the new wall or the new fence will be visible from the street or the beach, or if it is, just barely. If you have any questions, please don't hesitate to reach out.

SINCERELY,

ROBERT CLAASSEN  
OWNER OF 355 BEACH DRIVE, APTOS



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

9 June 2017

Classen Family Trust  
25720 Carado Court  
Los Altos Hills, CA 94022

Subject: Review of the Limited Geologic and Geotechnical Study – 355 Beach Drive dated 30 October 2014; Supplemental Geologic and Geotechnical Study – 355 Beach Drive dated 25 August 2016; and Supplemental Geologic and Geotechnical Study – 355 Beach Drive dated 3 April 2017 by Upp Geotechnology

Project Site: 355 Beach Drive  
APN 043-095-25  
Application No: REV151005

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has conditionally accepted the subject reports and the following items shall be required:

1. No site specific subsurface investigation was performed to develop design criteria for the foundation system to support the proposed 12 feet high, bluff toe debris impact structure. Project site foundation design parameters outlined in the subject reports are based upon investigations performed on nearby parcel by other firms. The subject reports have been conditionally accepted provided the subsurface soil profile along the proposed alignment of the debris impact structure is explored and strength tested prior to construction in order to validate the foundation system design criteria outlined in the Supplemental Geologic and Geotechnical Study – 355 Beach Drive reports dated 25 August 2016 and 3 April 2017.

The results of the site specific subsurface investigation shall be submitted to Environmental Planning via a separate addendum to the subject reports prior to construction. If the existing foundation system design criteria must be revised to reflect the project site soil profile, revised plans must be submitted for a Change Order to the Building Permit.

2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form and a completed Geologist

Review of the Limited Geologic and Geotechnical Study – 355 Beach Drive dated 30 October 2014; Supplemental Geologic and Geotechnical Study – 355 Beach Drive dated 25 August 2016; and Supplemental Geologic and Geotechnical Study – 355 Beach Drive dated 3 April 2017 by Upp Geotechnology  
APN 043-095-25  
9 June 2017  
Page 2 of 3

Plan Review Form to Environmental Planning. The authors of the soils and geology reports shall sign and stamp their respective completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the reports is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

Please contact Rick Parks at (831) 454-3168/email: [Rick.Parks@santacruzcounty.us](mailto:Rick.Parks@santacruzcounty.us) or Joe Hanna at (831) 454-3175/[Joseph.Hanna@santacruzcounty.us](mailto:Joseph.Hanna@santacruzcounty.us) if we can be of any further assistance.

Sincerely,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning  
County of Santa Cruz Planning Department



Joseph Hanna, CEG 1313  
County Geologist– Environmental Planning  
County of Santa Cruz Planning Department

Cc: Upp Geotechnology, Attn: Chris Hundemer, CEG and Craig Reid, GE  
Andrew Radovan – Civil Engineering Inc., Attn: Andrew Radovan, PE

Attachments: Notice to Permit Holders

Review of the Limited Geologic and Geotechnical Study – 355 Beach Drive dated 30 October 2014; Supplemental Geologic and Geotechnical Study – 355 Beach Drive dated 25 August 2016; and Supplemental Geologic and Geotechnical Study – 355 Beach Drive dated 3 April 2017 by Upp Geotechnology  
APN 043-095-25  
9 June 2017  
Page 3 of 3

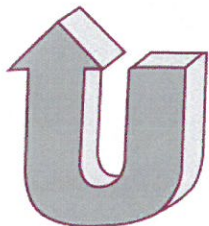
**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,  
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* are required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.





## UPP GEOTECHNOLOGY

Engineering Geology • Geotechnical Engineering

a division of C2EARTH, INC.

2 June 2017  
Document Id. 14062A-03L2  
Serial No. 18058

Mr. Robert Claassen  
25720 Carado Court  
Los Altos Hills, CA 94022

SUBJECT: PLAN REVIEW  
DEBRIS WALL  
CLAASSEN PROPERTY  
355 BEACH DRIVE  
SANTA CRUZ COUNTY, CALIFORNIA

Dear Mr. Claassen:

As you requested, we have reviewed the plans (Sheets C1 through C3 with latest revision date 18 May 2017) and calculations (with latest revision date 1 June 2017) by Andrew Radovan Civil Engineering, Inc. for the debris wall to be constructed along the rear of your property at 355 Beach Drive in the Rio Del Mar area of unincorporated Santa Cruz County, California. Our plan review was made from a geotechnical engineering viewpoint; no review was made of other aspects of the project design, such as project structural engineering.


We have provided the following documents, which presented our recommendations for the earthwork and foundation design aspects of the project:

- Supplemental Geologic and Geotechnical Study letter dated 3 April 2017  
(Document Id. 14062A-03L1)
- Supplemental Geologic and Geotechnical Study letter dated 25 August 2016  
(Document Id. 14062A-02L1)
- Limited Geologic and Geotechnical report dated 30 October 2014  
(Document Id. 14062A-01R1)

Following the submittal of our reports and letters, the plans have been modified to allow for the use of hand-dug caissons and larger capacity helical anchors.

Based upon our review, in our opinion, the plans and calculations for the debris wall appear to be in general conformance with the intent of our recommendations. However, we make no representation as to the accuracy of dimensions, measurements, calculations or any portion of the design, other than that covered by our recommendations.

Sincerely yours,  
Upp Geotechnology  
a division of C2Earth, Inc.

  
Craig N. Reid, Principal  
Certified Engineering Geologist 2471  
Registered Geotechnical Engineer 3060



Distribution: Addressee (3 copies picked up and via e-mail to rob238@gmail.com)  
Mr. Andrew Radovan (via e-mail to andrew.radovan@att.net)  
Mr. Jack Drew (via e-mail to soilstability@aol.com)

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