



## **Staff Report to the Zoning Administrator**

**Application Number: 191001**

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**Applicant:** Dee Murray  
**Owner:** Judy Spence  
**APN:** 043-104-39  
**Site Address:** 440 Seaview Drive

**Agenda Date:** June 7, 2019  
**Agenda Item #:** 5  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to recognize Emergency Coastal Development Permit 181163, construction of a shotcrete retaining wall to repair a landslide on a coastal bluff. Requires a Coastal Development Permit.

**Location:** Property located on the south side of Seaview Drive at the intersection of Seaview Drive and Kenneth Drive (440 Seaview Drive)

**Permits Required:** Coastal Development Permit

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

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191001, based on the attached findings and conditions.

### **Project Description & Setting**

The subject property is approximately 1.5 acres in size and developed with an existing single family dwelling and detached habitable accessory structure. The developed portion of the project site is relatively sloped to the west and south to a point where the coastal bluff slopes dramatically to Beach Drive and residential properties at the base of the coastal bluff. The project site is within the coastal zone and mapped a scenic resource in the County General Plan.

This is a proposal to recognize the construction of a shotcrete retaining wall with tieback anchors intended to retain the upper portion of the coastal bluff which failed during winter 2016-2017. The proposed shotcrete retaining wall has been the standard of practice for many years to repair coastal bluff failures. Both drainage and re-vegetation plans have been required for this repair. Overall, the wall would accomplish the goals of stabilizing the slope and preventing further failure of the slope, thereby reducing the risk to the home at the toe of the bluff along Beach Drive.

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

The subject property is approximately 1.5 acres in size and in the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district, a designation which allows residential uses and is consistent with the R-UL (Urban Low Density Residential) General Plan designation.

The landslide repair, as designed and constructed, is consistent with General Plan Policy 6.2.16 (Structural Shoreline Protection Measures) in that it is necessary to protect an existing habitable accessory structure on the subject property as well as existing homes and occupants of those homes at the base of the coastal bluff. The project does not reduce or restrict existing beach access, adversely affect shoreline processes, increase erosion on adjacent properties, cause harmful impacts to wildlife and fish habitats, or impact archaeological or paleontological resources. Detailed technical studies have been reviewed and accepted which demonstrate the need for the proposed landslide repair.

Potential alternatives to the proposed landslide repair were evaluated during the preparation of a Geologic Hazards Assessment (REV181045). These alternatives included non-structural and structural repairs. The Geologic Hazards Assessment concluded that the proposed shotcrete retaining wall will significantly decrease the potential for failure of the upper bluff, reduce the risk to the homes along Beach Drive, and protect the existing habitable accessory structure on the subject property. The proposed project was determined superior to the other alternatives due to the greater likelihood of reducing existing and potential future slope failure and require less maintenance over the life of the project.

### **Local Coastal Program Consistency**

An Emergency Coastal Development permit (181163) was issued on November 1, 2018 and building/grading permits have been issued for the work. The proposed landslide repair is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible and integrated with the surrounding coastal bluff in order to minimize impacts to coastal views. The project would be conditioned to ensure the aesthetic character and structural performance of the bluff repair remains in its approved condition and a re-vegetation plan will be required for plantings that drape over the face of the wall and conceal the bottom and edges of the wall.

A Geotechnical Report (REV181103) has been reviewed and accepted by the County of Santa Cruz (Exhibit G). Review of the report and associated documents confirmed the necessity of the project, and all work has been performed in conformance with the approved plans (Exhibit D).

The project site is 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. The project will not interfere with public access to the beach or ocean, in that there is existing beach access along the east side of the subject parcel leading down to Beach Drive and Seacliff State Beach.

## **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 **191001**, 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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## **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans/Site photos
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters
- H. Comments & Correspondence

# 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: 191001

Assessor Parcel Number: 043-104-39

Project Location: 440 Seaview Drive

**Project Description:** Recognize construction of a shotcrete retaining wall with tieback anchors to repair a landslide on a coastal bluff intended to protect existing residential uses.

**Person or Agency Proposing Project:** Dee Murray

**Contact Phone Number:** (831) 475-5334

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

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

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

Recognize emergency repair of landslide with installation of a shotcrete retaining wall.

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

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

**EXHIBIT A**

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-6 (Single Family Residential - 6,000 square foot minimum), a designation which allows residential uses. The landslide repair (shotcrete retaining wall) is an allowed use within the zone district in that the repair is necessary to protect an existing habitable accessory structure on the subject property and existing homes at the base of the coastal bluff, and the zoning is consistent with the site's R-UL (Urban Low Density 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 SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the project is consistent with other bluff stabilization projects in terms of design. The finish color of the shotcrete retaining wall is consistent with the surrounding natural land formations. The project was designed to minimize potential visual impacts to the greatest extent feasible and has been textured to mimic a natural coastal bluff face. The project will be conditioned to install vegetation sufficient to drape over the face of the wall and conceal the bottom and edges of the wall. Further, the project shall be maintained in perpetuity to ensure the structure remains consistent with coastal design criteria.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and existing beach access exists along the east side of the subject property in the form of a public path leading from Seaview Drive (upper portion of the coastal bluff) down to a public parking lot and Seacliff State Beach. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure has been designed in accordance with General Plan Policy 6.2.16 (Structural Shoreline Protection Measures). Stabilization of the coastal bluff is necessary to mitigate a geologic hazard resulting in unsafe conditions and threatening the existing residential uses on the subject property which are allowed uses in the R-1-5 (Single Family Residential - 5,000 square foot minimum) zone district, as well as the General Plan and Local Coastal Program land use designation.

Similar bluff stabilization projects have been approved in the vicinity. The project is consistent in terms of design and typical for this type of emergency repair. Finish color and texture of the repair are consistent with the surrounding coastal bluff. Detailed technical studies have been reviewed and accepted which demonstrate the need for the proposed structure. As stated in the staff report, several alternatives were evaluated and were not feasible, due to the imminent hazard to the existing structures and residents below.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first public road however, the project will not interfere with existing public access to the beach, ocean, or any nearby body of water. As previously described, existing beach access exists along the east side of the subject property. The location of the proposed project will not interfere or restrict existing public access. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

## 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 in an area designated for residential uses. The shotcrete retaining wall is constructed in conformance with the recommendations of the project geotechnical engineer and complies with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The structure is not materially injurious to properties or improvements in the vicinity in that it has been designed and constructed to blend into the natural coastal bluff, will protect the site and adjacent parcels from future erosion processes, and will protect residents and existing structures from hazards associated with potential failure of the coastal bluff.

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 location of the landslide repair and the conditions under which it would be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single-Family Residential) zone district. The primary use of the property will continue to be residential. Installation of the shotcrete retaining wall is necessary to stabilize the coastal bluff to ensure safety of the existing residential structures on the subject property, homes at the base of the bluff, and residents in the vicinity.

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 an emergency coastal development permit and associated building permit were issued for the landslide repair due to an imminent risk to health and safety. As indicated in the Geotechnical Report (REV181103) prepared by Haro, Kasunich, and Associates dated November 2017, potential further failure of the bluff would result in a significant threat to the existing habitable accessory structure.

The project has been designed in accordance with General Plan Policy 6.2.16 (Structural Shoreline Protection Measures). The shoreline protection structure is intended to address the immediate hazard due to the unsafe site conditions, and is not limited to protection of existing structures. Several alternatives were evaluated (as stated in REV181045) and determined not feasible. The proposed project was determined to be the preferred alternative in terms of mitigating the hazard, as well as to ensure longevity of the repair.

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 construction of the shotcrete retaining wall to stabilize the coastal bluff is intended to protect the coastal bluff from further slope instability and potential hazard to the existing structures on the subject property and homes located at the base of the coastal bluff. Beyond the construction phase, the bluff repair will not require the use of utilities and will not generate additional traffic on the streets in the vicinity.

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 project is located along a coastal bluff which is subject to coastal erosion. The subject parcel is developed with an existing single family dwelling. In terms of design, the project is consistent with landslide repairs in the vicinity. The façade of the repair has been textured and colored to match the surrounding bluff face and minimizes potential impacts to visual resources to the greatest extent possible. The project will be conditioned to install vegetation sufficient to drape over the face of the wall and conceal the bottom and edges of the wall. Construction of the shotcrete retaining wall, to protect the existing structure on the subject property and dwellings at the base of the bluff, does result in any change to the existing land use intensity and density of the neighborhood.

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.

This finding can be made, in that the landslide repair has been textured and colored to mimic the appearance of a natural bluff face in order to blend with the natural environment. The project will be conditioned to install vegetation sufficient to drape over the face of the wall and conceal the bottom and edges of the wall. Consequently, the project does not result in adverse impacts to coastal views.

## Conditions of Approval

Exhibit D: Project plans (8 sheets), prepared by George Drew, revised 1/10/19.

- I. This permit authorizes the construction of a shotcrete retaining wall 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. Submit proof that a Maintenance and Monitoring Program has 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.
  - C. Vegetation, sufficient to drape over the face of the wall and conceal the bottom and edges of the wall shall be installed.
  - D. Finalize Building Permit B-183068 for construction of the shotcrete retaining wall.
    1. Any outstanding balance due to the Planning Department must be paid prior to final of the Building Permit.
- E. "Notice of Geologic Hazards, Acceptance of Risk, Liability Release, and Indemnification" 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. 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;
  3. 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 in connection with the permitted development;

4. 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 in connection with the permitted development; and
5. Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner

II. All construction shall be performed according to the approved plans for the Building Permit (B-183068). Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. All requirements of the Environmental Planning section of the Planning Department shall be met.
- D. The project must comply with all recommendations of the approved soils reports.
- E. 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 Development Approval Holder shall comply with the Maintenance and Monitoring Program.
- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- 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.

Application #: 191001  
APN: 043-104-39  
Owner: Judy Spence

**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.**

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

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

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

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

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

## Parcel Information

### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: County Sanitation District  
Fire District: Aptos/LaSelva Fire Protection  
Drainage District: Flood Control District 6

### Parcel Information

Parcel Size: Approximately 1.5 acres  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Seaview Drive  
Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-6 (Single Family Residential - 6,000 square foot minimum)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal   X   Yes      No  
Comm.

**Technical Reviews:** Geotechnical Report accepted under application REV181103  
Geologic Hazards Assessment REV181045

### Environmental Information

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

# STABILIZATION OF LANDSLIDE ALONG ARROYO

CONSTRUCTION OF SHOTCRETE WALL/FACING W/ TIEBACKS

PREPARED FOR

MS. JUDY SPENCE  
440 SEAVIEW DRIVE,  
APTOS, SANTA CRUZ COUNTY,  
CALIFORNIA 95003

PROJECT ADDRESS:

440 SEAVIEW DRIVE, APTOS,  
SANTA CRUZ COUNTY, CALIFORNIA 95003  
APN: 043-104-39

## PROJECT CONTACTS/CONSULTANTS:

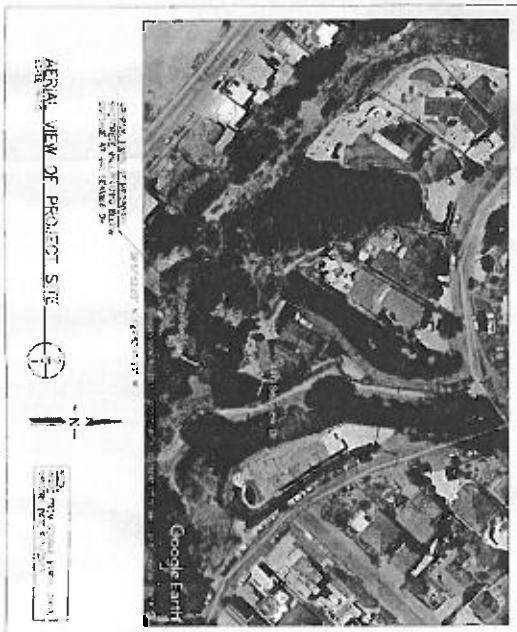
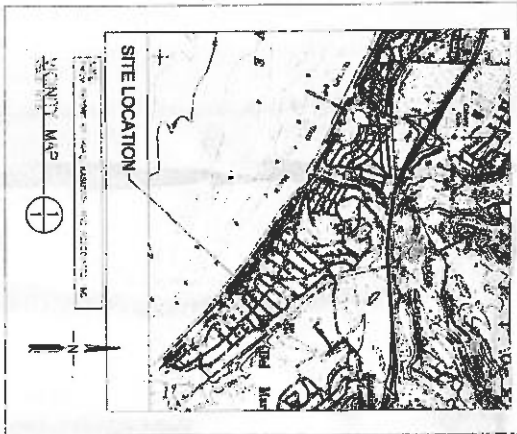
**OWNER:**  
MS. JUDY SPENCE  
440 SEAVIEW DRIVE  
APTOS, SANTA CRUZ COUNTY  
CALIFORNIA 95003  
(408) 455-1234

**DESIGNER:**  
SOIL ENGINEERING CONSTRUCTION, INC.  
527 ARROYO STREET, REDWOOD CITY, CALIFORNIA 94063  
(650) 367-3550 FAX (650) 367-8138

**CONTRACTOR:**  
2016 CBC SECTION 1908-SHOTCRETE

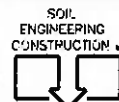
## SHEET INDEX

1. VICINITY MAP, AERIAL VIEW OF PROJECT SITE.
2. PROJECT CONTACTS/CONSULTANTS
3. SITE PLAN-PROPOSED WORK
4. GEOLOGIC CROSS SECTION Y-Y'
5. SECTION A-A'
6. SHOTCRETE WALL ELEVATION, TIEBACK ANCHOR TABLE 'A'
7. SECTION AND DETAILS
8. PROJECT NOTES, STANDARD TABLES AND STANDARD WALL DRAIN DETAILS
9. CONSTRUCTION PLAN-DRAINAGE, EROSION CONTROL, SITE ACCESS, STORAGE & STAGING AREAS, BMP NOTES
10. DRAINAGE, TIEBACKS, RESEARCH REPORT, BMP NOTES
11. 2016 CBC SECTION 1908-SHOTCRETE



STABILIZATION OF  
LANDSLIDE ALONG  
ARROYO  
440 SEAVIEW DRIVE,  
APTOS, SANTA CRUZ COUNTY,  
CALIFORNIA 95003

VICINITY MAP, AERIAL  
VIEW OF PROJECT SITE,  
PROJECT CONTACTS/  
CONSULTANTS



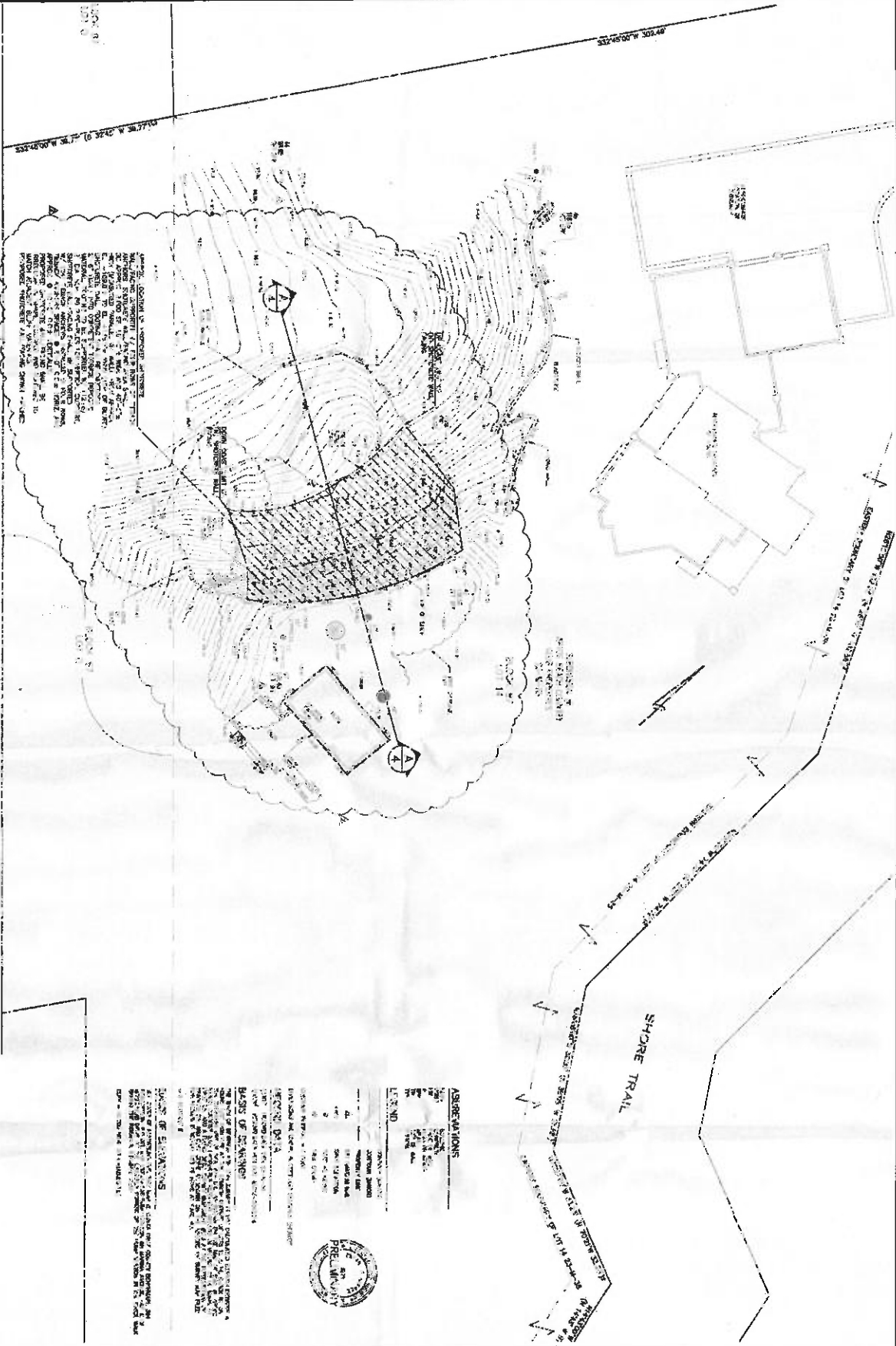
SOIL ENGINEERING CONSTRUCTION, INC.  
527 ARROYO STREET, REDWOOD CITY, CALIFORNIA 94063  
PHONE (650) 367-3550 FAX (650) 367-8138

**SITE PLAN-PROPOSED WORK**

2

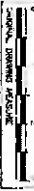
DATE: 08/01/84  
PROJECT NO. 84-112  
DRAWN BY: J. L. BROWN  
CHECKED BY: J. L. BROWN  
APPROVED BY: J. L. BROWN  
SCALE: 1" = 20' (HORIZONTAL)  
1" = 40' (VERTICAL)

PLAN OF SITE



**NOTES:**  
1. THE PROPOSED STABILIZATION WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN.  
2. THE STABILIZATION WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN.  
3. THE STABILIZATION WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN.

**BASES OF DESIGN:**  
1. THE PROPOSED STABILIZATION WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN.  
2. THE STABILIZATION WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN.  
3. THE STABILIZATION WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN.



**STABILIZATION OF LANDSLIDE ALONG ARROYO**  
440 SEAVIEW DRIVE,  
APTOS, SANTA CRUZ COUNTY,  
CALIFORNIA 95003

**SITE PLAN-PROPOSED WORK**



**SOIL ENGINEERING CONSTRUCTION**

**SOIL ENGINEERING CONSTRUCTION, INC.**  
607 ARCADE STREET, REDWOOD CITY, CALIFORNIA 94063  
PHONE (650) 367-8585 FAX (650) 367-8130

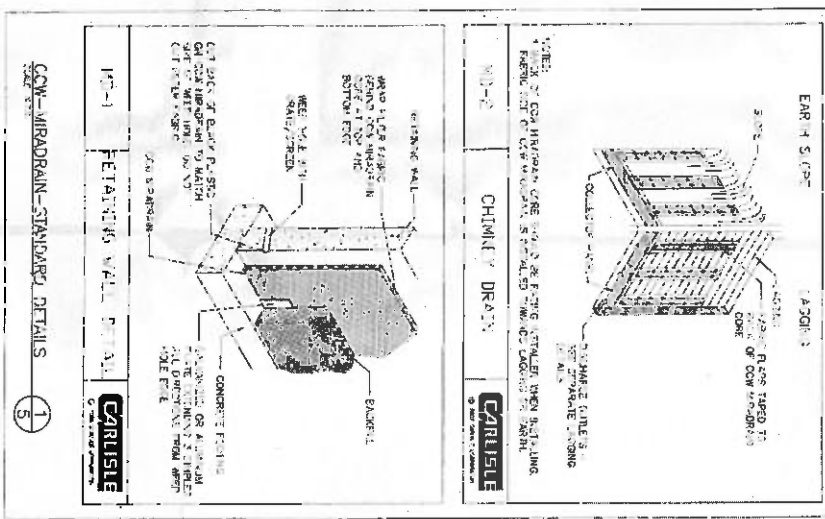
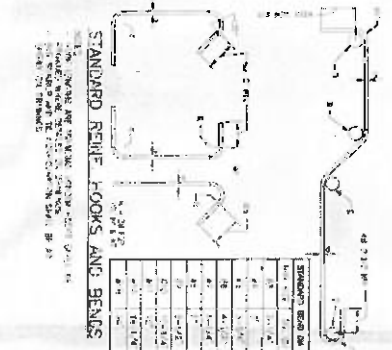






### MATERIAL NOTES

1. *Structural design parameters*—The structural design parameters are the parameters that are used to design the structure. These parameters are the material properties, the geometry, the loading, and the boundary conditions.

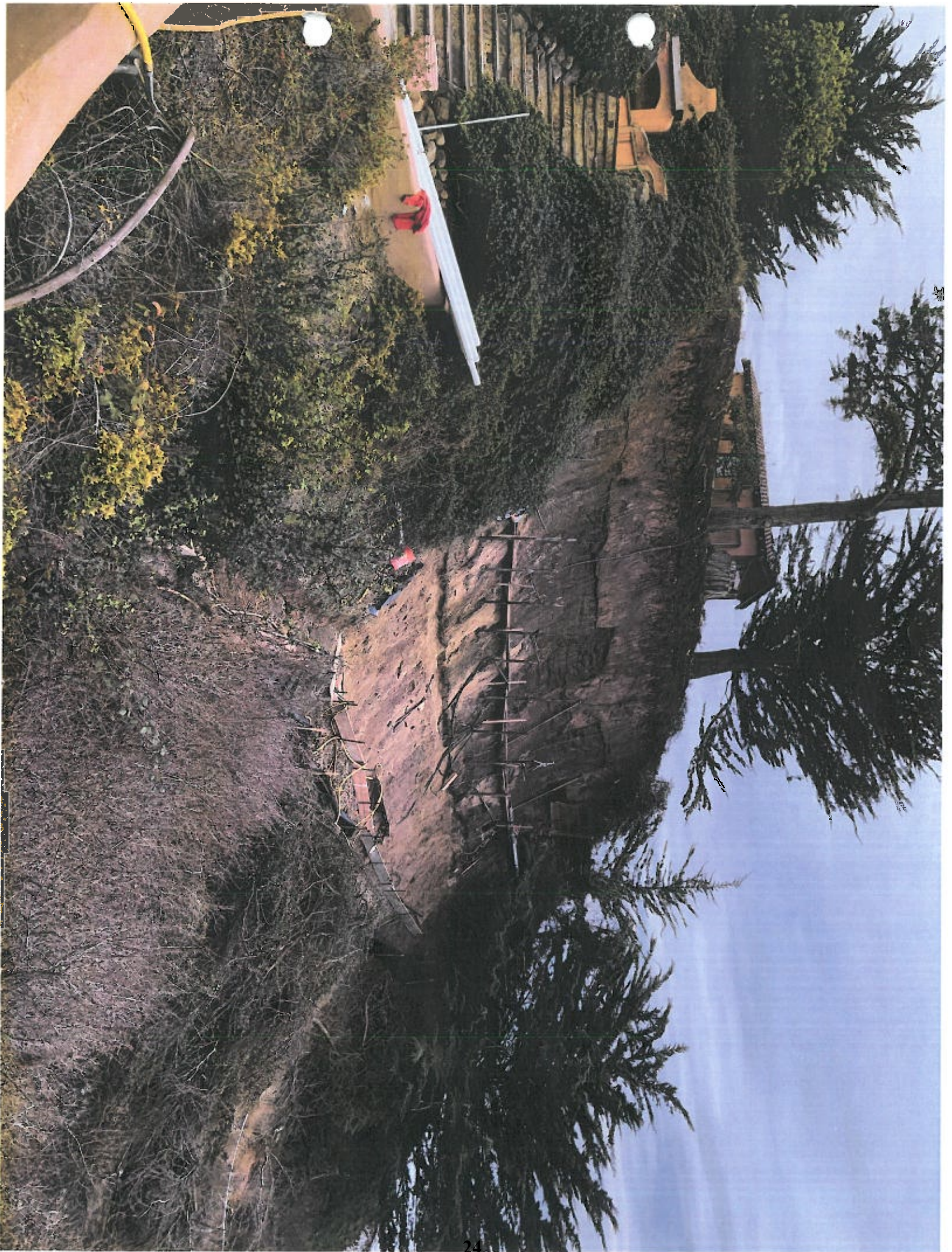
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# FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ASSIGNED TAX LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

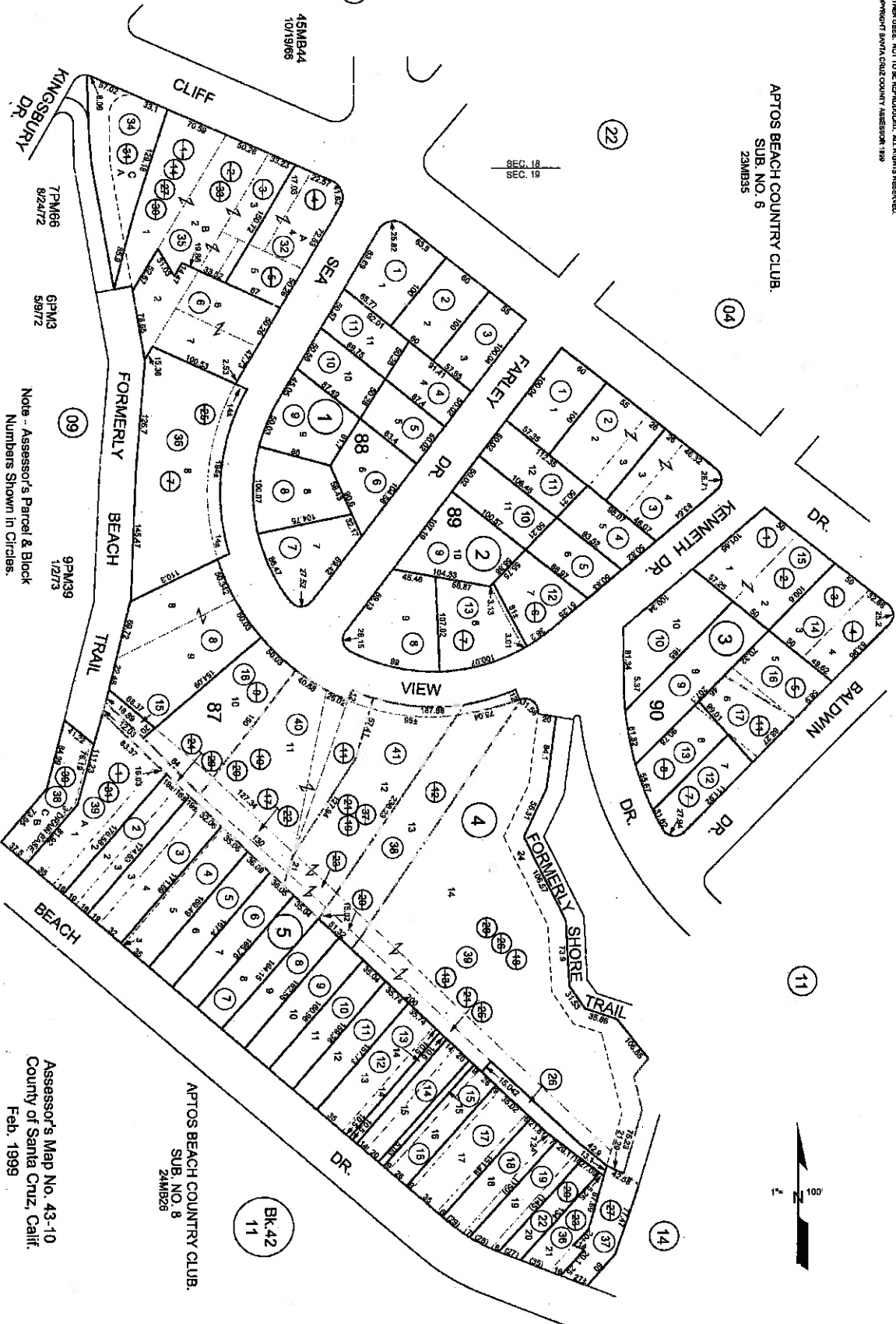
S.E. 1/4 SEC. 18, & N.E. 1/4 SEC. 19, T.11S., R.1E., M.D.B. & M.

POR. APTOS RANCHO

Tax Area Code  
69-273

43-10

Electronically Redrawn 2/5/99 by  
Rev. 6/25/01 mm (changed page refs.)  
Rev 3/26/03 CB (3-027621 & 23, LBA 4-40 & 41)  
Rev 10/05/03 CB (Cor to knower)  
Rev 4/12/04 DD (3-0106200 & 1, sp into 4-42 to 47)  
Rev 4/12/04 DD (corr pg as per 3-0106200 & 01)



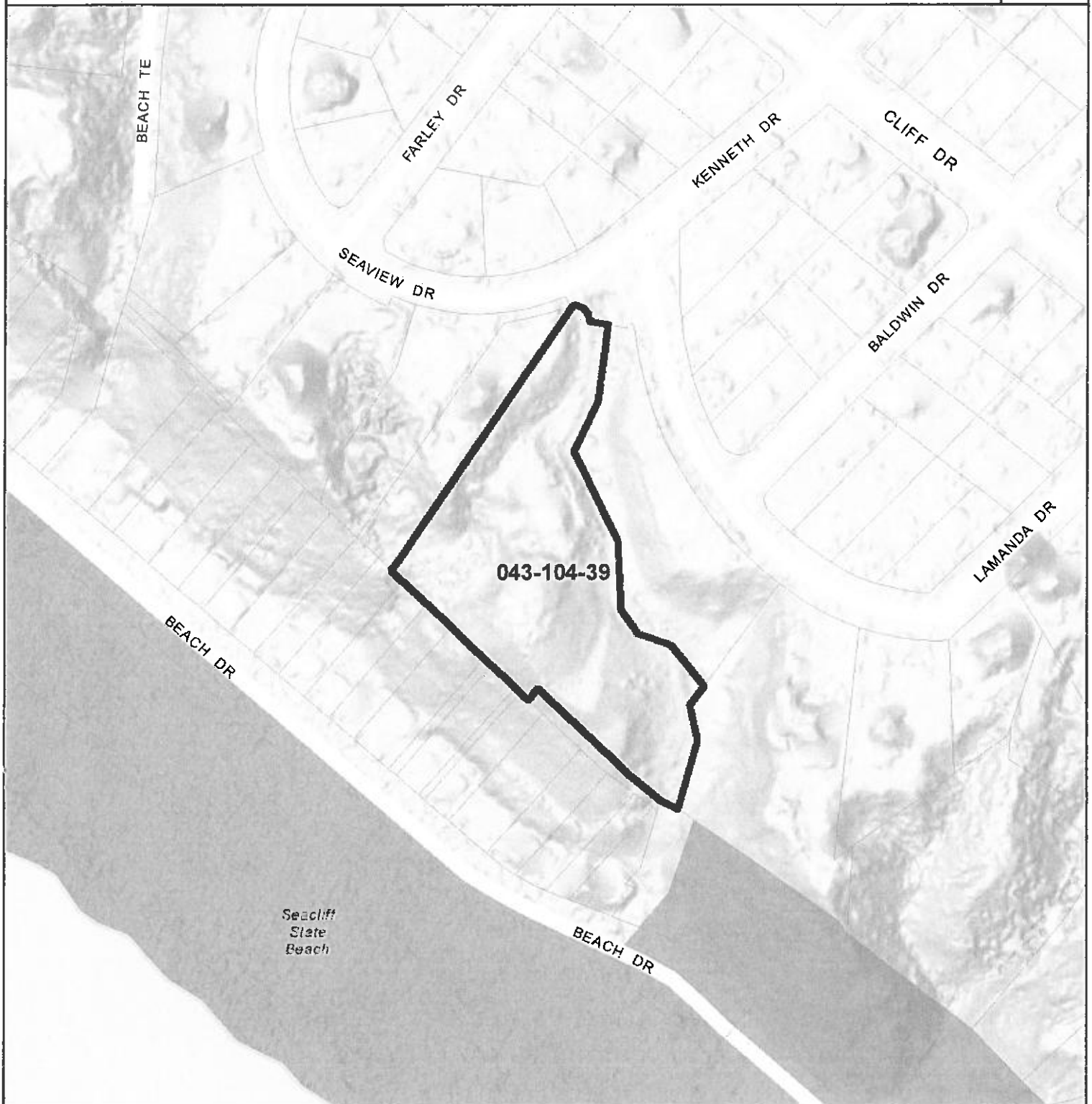
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 43-10  
County of Santa Cruz, Calif.  
Feb. 1999



SANTA CRUZ COUNTY PLANNING DEPARTMENT

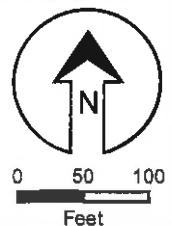
Parcel Location Map



Parcel: 04310439

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 25 Apr. 2019

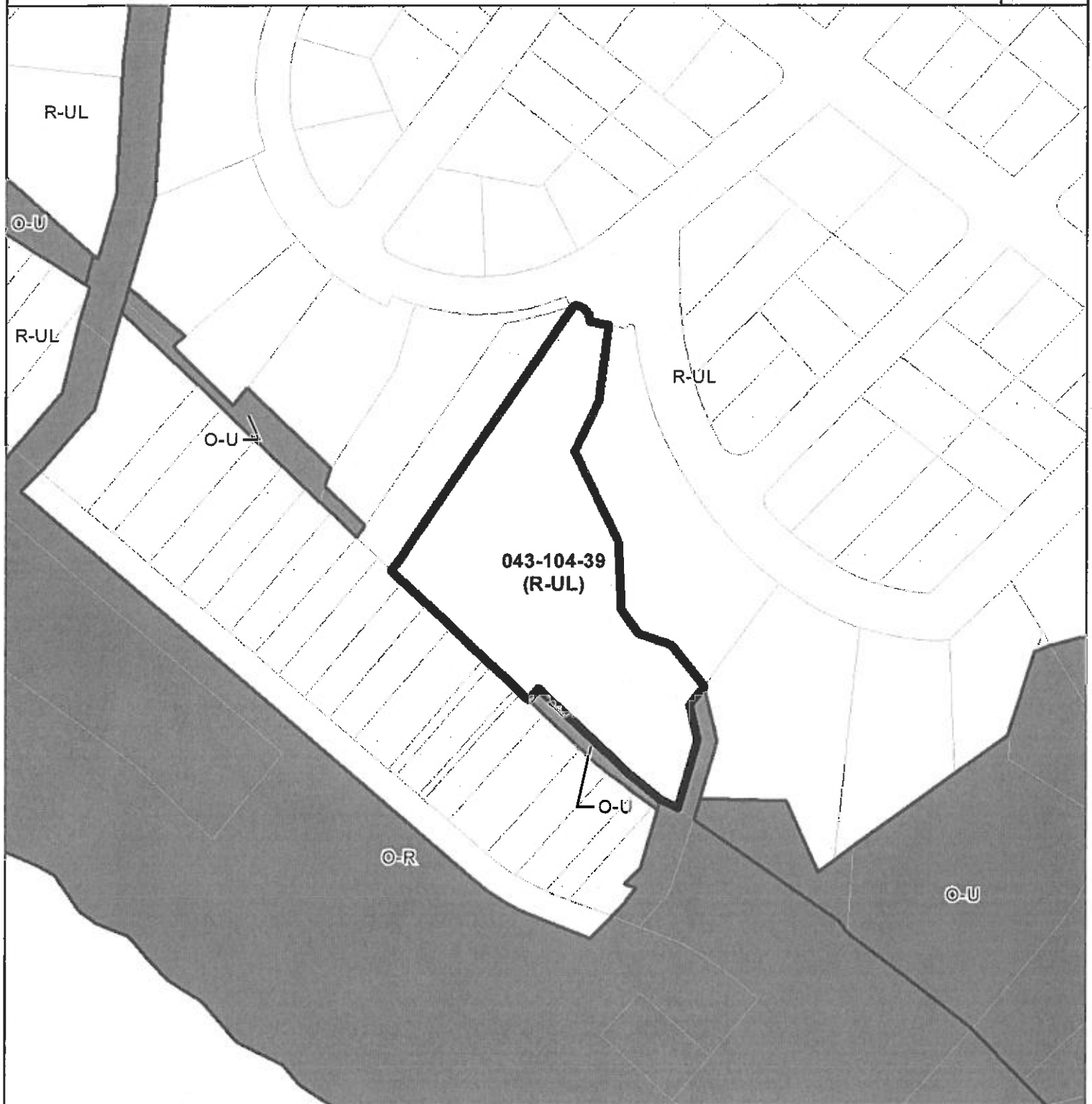







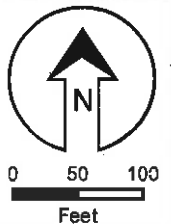
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**Parcel General Plan Map**

Mapped  
Area



-  O-R Parks, Recreation & Open Space
-  O-U Urban Open Space
-  R-UL Res. Urban Low Density



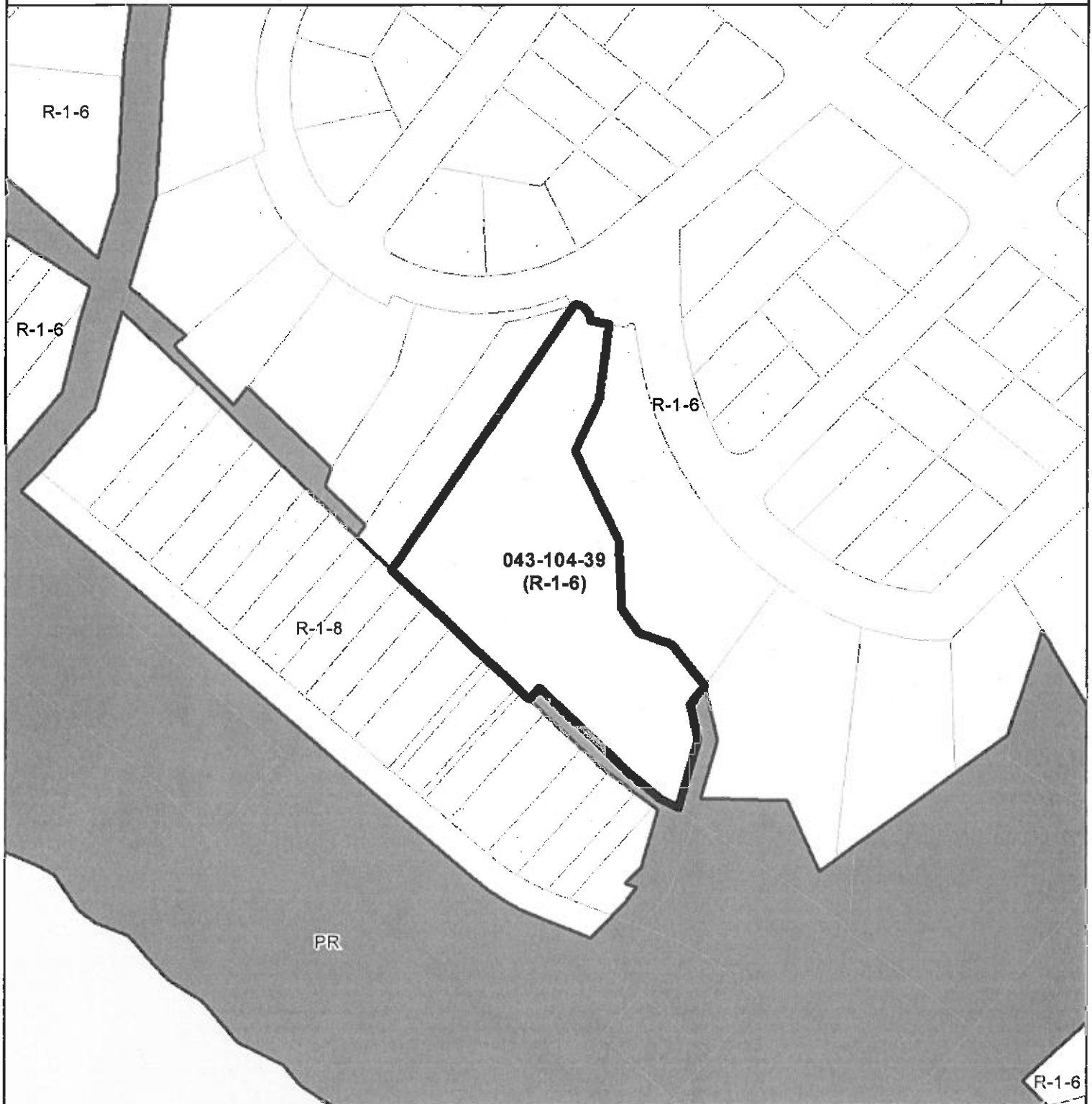


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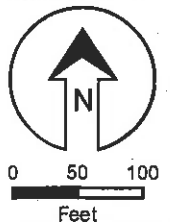
**Parcel Zoning Map**



Mapped  
Area



- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential



## Parcel Information

### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: County Sanitation District  
Fire District: Aptos/LaSelva Fire Protection  
Drainage District: Flood Control District 6

### Parcel Information

Parcel Size: Approximately 1.5 acres  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Seaview Drive  
Planning Area: Aptos  
Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-6 (Single Family Residential - 6,000 square foot minimum)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

**Technical Reviews:** Geotechnical Report accepted under application REV181103

### Environmental Information

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



# COUNTY OF SANTA CRUZ

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## 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, PLANNING DIRECTOR

25 October 2018

Judith Spence  
440 Seaview Drive  
Aptos, CA 95003-5116

Subject: Review of the Supplemental Grouted Anchor and Micropile Criteria for Stabilization of Landslide at 440 Seaview Drive/ APN 043-104-39 dated 25 September 2018 by Haro, Kasunich and Associates, Project No. SC4722.1

Project Site: 440 Seaview Drive  
APN 043-104-39  
Application No. B-183068 (REV181103)

Dear Applicant:

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

1. All project design and construction shall comply with the recommendations of the supplemental report.
2. Final plans shall reference the 18 November 2017 geotechnical investigation report and 25 September 2018 report supplement by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations. This requirement may be redlined on the project plans if no other corrections are needed.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp their respective completed form. 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 *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.

Review of the Supplemental Grouted Anchor and Micropile Criteria for Stabilization of Landslide  
at 440 Seaview Drive/ APN 043-104-39 dated 25 September 2018 by Haro, Kasunich and  
Associates, Project No. SC4722.1

APN 043-104-39

25 October 2018

Page 2 of 3

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) if we can be of any further assistance.

Sincerely,



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

Cc: HKA, Attn: Moses Cuprill, PE  
Environmental Planning, Attn: Jessica deGrassi

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE 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.

1. **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 made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils and geology reports.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist 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.



# COUNTY OF SANTA CRUZ

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## PLANNING DEPARTMENT

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(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

July 11, 2018

Judith Spence  
440 Seaview Drive  
Aptos, CA 95003-5116

Subject: Review of the Geotechnical Investigation for the Proposed Retaining Wall Construction at 440 Seaview Drive/ APN 043-104-39 dated November 2017 by Haro, Kasunich and Associates, Project No. SC4722.1

Project Site: 440 Seaview Drive  
APN 043-104-39  
Application No. B-183068 (REV181103)

Dear Applicant:

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

1. All project design and construction shall comply with the recommendations of the report.
2. The subject geotechnical investigation provides design criteria for helical anchor type tiebacks. The project plans accompanying the building permit application by Soils Engineering Construction, Inc., dated 03-05-18, outlines the use of drilled and grouted post-tensioned tieback anchors. The Building Permit cannot be processed until the project plans are in conformance with your geotechnical engineer's recommendations. Please request your geotechnical engineer provide a supplement to his report presenting criteria for the design, installation and testing of post-tensioned tieback anchors.
3. Final plans shall reference the report and supplement by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
4. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp their respective completed form. 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 *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

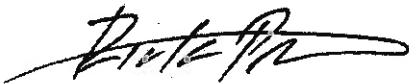
Review of the Geotechnical Investigation for the Proposed Retaining Wall Construction at 440 Seaview Drive/APN 043-104-39 dated November 2017 by Haro, Kasunich and Associates, Project No. SC4722.1  
APN 043-104-39  
July 11, 2018  
Page 2 of 3

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Please contact Rick Parks at (831) 454-3168/email: [Rick.Parks@santacruzcounty.us](mailto:Rick.Parks@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

Cc: HKA, Attn: Moses Cuprill, PE  
Environmental Planning, Attn: Jessica deGrassi  
Planning Dept., Attn: Nate MacBeth

Attachments: Notice to Permit Holders

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