



Staff Report to the Zoning Administrator

Application Number: **241224**

Applicant: Chris Anderson

Owner: Salesian Society

APN: 054-551-06

Site Address: 2320 Sumner Avenue, Aptos

Agenda Date: December 20, 2024

Agenda Item #: 7

Time: After 9:00 a.m.

Project Description: Proposal to recognize an existing 6-foot-high chain link fence, approximately 210 feet in length, with a 14-foot-wide gate, located above a coastal bluff and wrapping partially along the side property line, and recognize an existing 170-foot section of 5-foot-high chain link fence along the bluff top at the north end of the parcel.

Location: Property located at the south end of Sumner Avenue (2320 Sumner Avenue), about 800 feet south of the Seascapes Resort and the intersection of Via Soderini and Sumner Avenue.

Permits Required: Coastal Development Permit

Supervisory District: District 2 (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 241224, based on the attached findings and conditions.

Project Description & Setting

The subject parcel, developed with a year-round camp facility, is located on a bluff above the beach just south of the Seascapes resort and Seascapes County Park and north of an active commercial agricultural parcel (AG resource 3). A single-family residential neighborhood is located to the northeast of Sumner Avenue, across the street from the site.

This application serves to recognize sections of 6-foot-high chain-link fencing and 5-foot-high chain-link fencing built without benefit of permits on a parcel within an environmentally sensitive site and designated scenic area.

A coastal development permit is required for all fence and retaining wall development within the Coastal Zone, pursuant to SCCC 13.10.525(C)(1)(2) unless it is otherwise exempt or excluded from coastal development permit requirements. The parcel is located within a significant public viewshed and within 50 feet of a coastal blufftop edge, and therefore may not be exempted from coastal development permit requirements pursuant to SCCC 13.20.062(B) or SCCC 13.20.072.

Design Review is required for all Coastal Development Permits involving exterior alterations to a commercial facility.

Project Background

Camp St Francis, which is owned by the Salesian Society, has been operating as a faith-based organized campground for young boys since the late 1940's, prior to the requirement of use or building permits. To allow for improvements to the facility, a use permit (4778-U), authorizing the operation of an organized camp for approximately 100-150 people, was issued in 1973. According to County permit history and notes from the Camp St. Francis website, the Camp St. Francis facility now consists of a main assembly hall, an indoor Chapel, a 3,840 square foot kitchen & dining facility, 6 dwelling buildings, basketball and volleyball courts, a playing field, with beach access restricted to staff, guests, and County emergency services.

The developed portion of the property is located on a roughly level area at the top of a steep coastal bluff, with the remaining approximately half the subject parcel containing precipitous slopes of over 50 percent. Like many coastal properties, this parcel has a history of erosion with subsequent restoration and repair required for safety. In 2019, a Coastal Development Permit and Riparian Exception (191063) was approved to construct one 62 linear foot (LF) retaining wall for landslide repair, and one 110 LF soldier pile wall to replace an existing failing retaining wall to maintain private beach access. To date the wall has not been replaced due to funding concerns.

The use of the site as a youth camp requires that safety barriers exist to protect campers, staff, and visitors from the steep cliffs. Most of the existing fencing, constructed between the bluffs and the parking area and walkways, is a split-rail timber style, approximately 4 feet in height. This fence appears to have been periodically rebuilt at its southern end, as the bluff edge has gradually eroded away. A 6-foot woven wire (hog wire) fence along the side property line of the neighboring parcel to the south and separating the agricultural fields from the Camp St. Francis parcel, was erected between 2003 and 2007. Neither the agricultural fence nor the split-rail fence closed off the southwest portion of the subject parcel, leaving a small corner of the parcel open and accessible to a narrow ridge with a steep drop off to the beach below. After 2020, coastal bluff erosion caused the end section of the split-rail fence to drop down the cliff towards the ocean, which then left more of this corner of the parcel, adjacent to the quickly eroding drainage gully to the south, unfenced and unsecured.

To address the increased hazards, a 6-foot-high chain-link fence, approximately 210 total feet in length, was constructed to close off the previously open corner. No permit was obtained for this work. The chain-link fence starts on the southwestern edge above the bluff, replacing the fallen split rail fencing, and runs south for 41 feet then continues along the southeastern property line for approximately 137 feet, running parallel to the hog wire agricultural fence, and then pivots northward, partially across the parcel to connect via a 14-foot-wide locking gate to an existing wood fence, thereby creating a private enclosure and preventing public access (Figure 1). This new fence prompted a complaint that a historical pattern of bluff access was effectively blocked and spurred a County Code Compliance case (NV25080) to be opened on this parcel.

Application site visits confirmed that an additional 170-foot-long section of split rail fencing above the bluffs had also been replaced with a black coated 5-foot-high chain-link fence, due to cliff erosion and fallen trees after the January 2023 storm (Figure 2), so this application will also recognize this north section.



Figure 1. Camp St Francis. View of fencing along cliff edge at southwest corner of parcel. July 18, 2024.



Figure 2. Camp St Francis. View of fencing along cliff edge at northwest corner of parcel. November 27, 2024.

Zoning & General Plan Consistency

The subject property is a 14.75 acre lot, located in the PR (Parks, Recreation and Open Space) zone district, a designation which allows for commercial recreational uses, including organized camps. The proposed fence is a permitted use within the zone district and the zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

The parcel is located inside the Urban Services line and within the Coastal Zone and the Coastal Appeals Jurisdiction. Additionally, the project site is mapped within a Coastal Scenic Area.

The location of an organized camp in this area aligns with General Plan Objective PPF-1.3 which encourages a full range of educational, religious, and recreational facilities operated by organized groups to utilize the varied scenic and natural settings of the County's rural and mountain areas while providing proper management and protection of local natural resources.

Design Review

The recognition of the existing fence complies with the requirements of the County Design Review Ordinance and the design criteria for Coastal Zone developments, in that the proposed project will recognize an existing open chain-link fence, that is coated in black to minimize reflectivity, and thereby reducing the overall visual impact of the fencing on surrounding land uses and the natural landscape.

SCCC 13.11.070(B) Environmental Considerations for Building and Site Design.

All projects requiring design review shall be designed to compatible with the natural environment and surroundings. The chain-link fence does not negatively impact the surrounding topography or natural vegetation, and no trees have been removed to accommodate the additional fence sections. The fence instead acts as a protective barrier to minimize further human caused erosion and damage to the natural vegetation and habitat.

New development shall protect the public viewshed with appropriate siting of structures and maintenance of viewshed corridors from the public rights-of-way. The recently installed chain-link fence at the south end of the parcel is only partially visible from the public right-of-way. Sumner Avenue, a County maintained road which parallels the railroad tracks, dead ends in front of the subject parcel. Vehicle traffic must either turn around within the right-of-way or enter the private parking lot at Camp St. Francis. While the new fencing between the subject parcel parking area and the agricultural fields to the south is apparent from the entrance to the parking lot from Sumner Avenue, the fence along the top of the bluff, approximately 500 feet from the right-of-way, is barely perceptible from the right-of-way due to distance and slight slope (Figure 3).

The north section of chain-link is not visible from the right-of-way as it sits behind a heavily wooded area of the parcel. Sections of the fence in this location had fallen along with at least one tree during the January 2023 storm, necessitating the replacement of the fence section to protect campers, staff and visitors from the steep cliffs above the bluffs. The fence has been relocated inward away from the bluff to reduce visibility to the public beach and prevent recurring fence failures.



Figure 3. Camp St Francis. View from Sumner Avenue across parcel toward ocean. November 27, 2024.

SCCC 13.20.130(D) Design Criteria for Coastal Zone development (Beach Viewsheds)

The chain-link fence to the south is also not visible from the beach or shoreline below the cliffs. Within the Urban Services Line, blufftop development shall conform to the rural scenic resources criteria in SCCC 13.20.130(C)(2) and shall be sited and designed to fit the physical setting so that its presence is subordinate to the natural character of the site, requiring appropriate setbacks to preserve prominent natural features. The chain-link fence at the southern end of the parcel has been installed no closer than 6 feet to the cliff edge. In addition, due to erosion patterns, the top bluff edge is set back from the base of the bluff. As a result, the chain link fence at the top of the steep slope is not visible from the public beach area (Figure 4), in that it is recessed from view.



Figure 4. View from the public beach to the subject parcel. July 19, 2024.



Figure 5. View of north section of parcel from the public beach.
November 11, 2024.

The fence section at the north end of the parcel, however, is moderately visible from the public beach (Figure 5). This fence section was installed as an emergency response to the damage inflicted during the January 2023 storm which brought down the previous fencing as well as a Cypress tree with multiple large limbs.

The open style fence continues to allow ocean views, and the matte-black color reduces any reflectivity and allows the fence to “disappear” into the natural landscape. The code also stipulates that screening and landscaping suitable to the site shall be used to soften the visual impact of development unavoidably sited in the public viewshed, however in this case, the preference is to maintain the open character of the fence to preserve views from inside the campground and it is recommended that the native vegetation be allowed to grow with no additional landscaping is to be planted in attempt to screen the fencing.

Further, pursuant to SCCC 13.11.070(B)(5)(b), in addition to protecting the public viewshed new development should also minimize the impact on private views from adjacent parcels wherever practicable. Due to the surrounding trees and vegetation, the northern chain link fence section is not visible from neighboring parcels. The southern chain-link fence is only visible from the commercial agricultural parcel to the south and is not visible to residents in the neighborhood across Sumner Avenue. The only private views that are impacted by the new chain-link fence sections are those from within Camp St. Francis. The industrial/commercial look of the chain-link fence contrasts with the natural setting, however a noticeable and effective barrier between the campground and the cliff edge is an important safety precaution for the campers, staff, and visitors, and in this case takes priority over the minimal impacts to the aesthetics of the private views.

Santa Cruz County Design Guidelines - Chapter 2

An overarching goal of the Design Guidelines is to encourage new structures to have compatible mass and scale, architectural style, and materials that respect and contribute to the neighborhood. Policy B6 (Design Consistency) specifies the use of compatible and high-quality building materials which harmonize with the overall project design, landscaping and neighboring structures.

While a continuation of the split rail fencing previously built along the buff of the Camp St. Francis site would be the County’s preferred fence style in terms of aesthetics and use of natural materials,

it is understood that this type of fence is inadequate to both protect campers from easily climbing over or under the fence, and to discourage trespassing from either direction. The chain-link (cyclone) style fence has been used extensively along the blufftop at the adjacent Seascapes County Park (Figure 5), therefore the use of this style of fencing at Camp St. Francis has a neighborhood precedent and is an acceptable substitute.



Figure 5. Seascapes County Park, July 19, 2024

Local Coastal Program Consistency

The proposed fence is in conformance with the County's certified Local Coastal Program (LCP), in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding agricultural fields and residential neighborhood. Developed parcels in the area include a commercial resort and County Park to the north, single family dwellings to the east, and commercial agriculture to the south. Size and architectural styles vary in the area, and the open wire design of the fence is consistent with the existing range of styles. 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 nearest public access to the beach and ocean via the Seascapes Resort is approximately 1/3 mile to the northwest of the subject parcel.

Santa Cruz County General Plan (LCP) - Chapter 3 (Access and Mobility)

A goal (AM-4.0) of the LCP is to preserve and create public access to the County's coast, parks and other natural resources. Although this parcel has been privately owned for at least a century, and includes a private, gated beach access pathway, there is no evidence that any legal public access or "prescriptive rights" of access to the beach exist over the subject parcel.

To confirm that no such "prescriptive rights" might exist, as had been asserted by some neighbors, research was conducted by staff. This included review of historic aerial photos of the site, as well as coastal access maps and prior Permits for this property. This research did not uncover evidence of consistent public beach access through the site, either along the south side of the Camp St. Francis parcel in the location of the subject fence, or elsewhere on the property. However, staff

did determine that, as a condition of approval for Use Permit 4788-U, the applicant was required to submit a written statement of intention to cooperate with any future attempt to create a public beach access route through the ravine along the northwesterly property boundary (Exhibit I). It must be noted that this condition of approval pre-dated the creation of the Seascapes Resort, located just to the north of the subject parcel, through which there is an accessible trail down to the beach. In addition, there are numerous public pathways and coastal bluff viewing areas, both within the resort and within the Seascapes County Park, which lies immediately adjacent to Camp St. Francis, which provide numerous coastal bluff viewing areas and, through the resort, an accessible trail down to the beach.

Santa Cruz County General Plan (LCP) - Chapter 5 (Agriculture, Natural Resources and Conservation)

Camp St. Francis is sited within a Scenic Resource area as designated by the General Plan. Therefore, LCP Policies ARC-5.1.1, ARC-5.1.2 and ARC-5.1.3 which require that significant public vistas be protected by minimizing disruption of landform and aesthetic characteristics, and be sited and designed to retain existing public views and scenic assets apply to this project. While Monterey Bay can be seen from public viewpoints lying outside the parcel, such as from Sumner Avenue in front of the property, the cliff edge and coastal bluff are not visible. Therefore, views of these features do not need to be protected as part of the public ocean vista. Further, as previously described in this report and as shown by Figures 1 & 2 (above), the open style fence continues to allow ocean views, and the matte-black color reduces any reflectivity and allows the fence to “disappear” into the natural landscape.

While the northern fence is minimally visible, the south end fencing section is not visible from the public beach area, as shown by Figure 4 (above) and therefore complies with Policy ARC-5.1.7 (LCP) which prohibits the placement of new permanent structures that would be visible from a public beach.

Santa Cruz County General Plan (LCP) - Chapter 7 (Parks and Recreation)

Policy PPF-2.6.1 (LCP) mandates the provision of a system of shoreline access to the coast to serve the general public and the coastal neighborhoods, which meets public safety needs, protects natural resource areas from overuse, protects public rights, and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture. To protect resources from the adverse impacts of overuse, policy PPF-2.6j (LCP) was adopted to prevent access to bluff top observation points when the public use is likely to cause disturbance to animals, erosion or damage to vegetation.

Although, as described above, historic and continuous public access to the beach or blufftop has not been verified, it does appear that neighbors have recently taken access to the cliff edge through the Camp St. Francis parcel to enjoy the panoramic view (despite signs indicating “private property” at the entrance to the site). There is also evidence of a new and unauthorized pathway down the steep bluff. The new fence and gate comply with these policies in that, due to its location and style, it now effectively prohibits neighborhood access to this pathway and to the bluff edge, which will serve to limit continued trespassing and prevent additional damage to the coastal bluff. A review of this application by County Environmental Planning Staff sums up the importance of the fence for environmental protection:

The coastal bluff below the fenced off access point is made up of coastal scrub and maritime chaparral, both constitute Environmentally Sensitive Habitat Area (ESHA) and are particularly fragile and susceptible to accelerated disturbance. Historic photos show an access trail immediately below the fence and corner of the subject parcel as having been established between September 2021 and 2022. The orientation of the trail is vertical down the slope which if left in use will accelerate and further destabilize this coastal bluff. There is evidence of recent significant bluff failure at the top of the bluff that poses a significant health and safety risk to pedestrians. Reported and evident motorcycle use from this access point further erodes and destabilizes this area. The proposed fence is necessary to prevent further disturbance of ESHA, destabilization of the bluff face, and to prevent potential risk to life and limb.

Public Outreach/Public Comment

Planning Staff has received five public comments to date (Exhibit J). Several of the comments resulted from a misunderstanding that the project proposed a new fence rather than recognition of an existing fence. To clarify the scope of this project and address neighbor concerns, the application was elevated from a Level 4 to a Level 5 in order to re-notice the project and allow for the public to raise issues at a public hearing.

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 **241224**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Rebecca Rockom
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3121
E-mail: rebecca.rockom@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Aerial photographs of subject site
- H. 4788-U Use Permit with Conditions of Approval
- I. Owner Statement of Intent
- J. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 241224

Assessor Parcel Number: 054-551-06

Project Location: 2320 Sumner Avenue, Aptos

Project Description: Proposal to recognize an existing 6-foot chainlink fence located above a coastal bluff

Person or Agency Proposing Project: Chris Anderson

Contact Phone Number: 831-345-5124

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an accessory structure (fence) on a previously developed parcel within the PR zone.

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



Rebecca Rockom, Project Planner

Date: November 15, 2024

EXHIBIT A

Coastal Development Permit Findings

- (A) 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 PR (Parks, Recreation and Open Space), a designation which allows organized camp uses. The proposed fence is a principal permitted use within the zone district, and the zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

- (B) 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. There is no public access easement across the property that provide beach access.

- (C) 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.

The chain-link fencing is consistent with the surrounding neighborhood in terms of its style in that the fence has been sited and designed so that it does not block or adversely impact significant public views and scenic character of the surrounding area, including views from the beach. Furthermore, the color of the fence does not stand out in contrast to the site or surrounding neighborhood and that while the development site is on a prominent bluff top, the open style of the fence is compatible with the surrounding natural environment.

The fence complies with the following design criteria, special use standards and conditions:

SCCC 13.20.130 (B)(1) Visual Compatibility. All development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas.

SCCC 13.20.130 (B)(2) Minimum Site Disturbance. Grading, earth moving, and removal of major vegetation shall be minimized. Developers shall be encouraged to maintain all mature trees over six inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species. Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.

SCCC 13.20.130 (B)(7) Development shall be sited and designed so that it does not block or significantly adversely impact significant public views and scenic character, including by siting lots, access roads, driveways, buildings, and other development (including fences, walls, hedges and other landscaping) to avoid view degradation and to maximize the effectiveness of topography and landscaping as a means to eliminate, if possible, and/or soften, if not possible, public view impacts.

In addition, the majority of the chain-link fence is not visible from the beach below. Only a short section is visible from the beach, where vegetation and trees have been lost to erosion. Pursuant to SCCC 13.20.130(D), within the Urban Services Line, new blufftop development shall be sited and

designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, including through appropriately maintaining natural features and requiring appropriate setbacks therefrom. Screening and landscaping suitable to the site shall be used to soften the visual impact of development unavoidably sited in the public viewshed. The chain-link fence has been installed no closer than 6 feet to the cliff edge, and due to erosion patterns the ridge top is set back from the bluff. As a result, the chain link fence at the top is recessed from view and cannot be seen by members of the public when walking along the adjacent public beach. Additional screening is not recommended in order to preserve the ocean views.

The chain-link (cyclone) style fence has been used extensively along the blufftop at Seascapes County Park, located on the adjacent parcel to the north; therefore, the use of this style and material at Camp St. Francis has a neighborhood precedent and is an acceptable substitute for the split-rail fencing used elsewhere on the parcel.

The fence meets the general intent of the Coastal Design Criteria and as a result, protects coastal resources. It is also consistent with the visual resource policies for the LCP Land Use Plan, and therefore complies with the special area design findings in SCCC 13.20.140(B)(2).

This finding can therefore be made.

- (D) 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. Blufftop viewpoints are widely accessible at the Seascapes County Park on the neighboring parcel, and public beach access is available via an accessible trail approximately 1/3 of a mile north at the Seascapes Resort.

Policy PPF-2.6.1 (Chapter 7 of the Santa Cruz General Plan / LCP) mandates the provision of a system of shoreline access to the coast to serve the general public and the coastal neighborhoods, which meets public safety needs, protects natural resource areas from overuse, protects public rights, and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture. To protect resources from the adverse impacts of overuse, policy PPF-2.6j (LCP) was adopted to prevent access to bluff top observation points when the public use is likely to cause disturbance to animals, erosion or damage to vegetation.

Although it appears that neighbors have recently taken unauthorized access to the cliff edge through the south end of the Camp St. Francis parcel, as well as down the steep bluff to the beach, the new fence and gate complies with these policies, in that it will serve to limit continued trespassing and prevent additional damage to the coastal bluff due to its location and style, which now effectively prohibits access. No historic and continuous public access to the beach or coastal bluff top or other legal right of access through the parcel has been established.

- (E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made in that the proposed fence is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding area and therefore substantially conforms with the County's certified Local Coastal Program. Developed parcels in the area include

a commercial resort, single family dwellings, and commercial agriculture to the south. Size and architectural styles vary in the area, and the open wire design of the fence is consistent with the existing range of fencing styles. The project site is located between the shoreline and the first public road but will not block any existing legal access to the beach or shoreline. The nearest public access to the beach and ocean via the Seascape Resort is approximately 1/3 mile to the northwest of the subject parcel. In addition, the site is not identified as a priority acquisition site in the County's Local Coastal Program.

The project complies with the LCP Policies ARC-5.1.1, ARC-5.1.2 and ARC-5.1.3 which require that significant public vistas be protected by minimizing disruption of landform and aesthetic characteristics, and sited and designed to retain existing public views and scenic assets. Camp St. Francis is sited within a Scenic Resource area, but the cliff edge and coastal bluff are not visible from the public right-of-way and therefore do not need to be protected as part of the public ocean vista. The project also complies with Policy ARC-5.1.7 (LCP) which prohibits the placement of new permanent structures that would be visible from a public beach, because the fencing is not visible from the public beach area.

- (F) 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 while the project site is located between the shoreline and the first public road, the fence is located at the top of the bluff in areas that do not provide an established access to the shoreline; therefore it will not interfere with any legal public access to the beach, ocean, or any nearby body of water. Public beach access is available via an accessible trail approximately 1/3 of a mile north, at the Seascape Resort. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

A goal (Chapter 3, AM-4.0) of the LCP is to preserve and create public access to the County's coast, parks and other natural resources. Although this parcel has been privately owned for at least a century, and includes a private, gated beach access pathway, there is no evidence that any legal public access or "prescriptive rights" of access to the beach exist over the subject parcel. Research into whether any such "prescriptive rights" to public access exists over the property, including review of historic aerial photos, coastal access maps and prior Permits, failed to uncover any evidence of any such consistent and longstanding use.

A further confirmation that no such historic access exists is indicated by a condition of approval for Use Permit 4788-U, which required the applicant to submit a written statement of intention to cooperate with any future attempt to create a public beach access route through the ravine along the northwesterly property boundary (Exhibit I). It must be noted that this condition of approval pre-dated the creation of the Seascape Resort, located just to the north of the subject parcel, through which there is now an accessible trail down to the beach.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

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

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

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

This finding can be made, in that the proposed location of the fence and the conditions under which it has been constructed are in substantial conformance with all pertinent County ordinances and the purpose of the PR (Parks, Recreation and Open Space) zone district. The primary use of the property is an organized camp and the 210 linear foot chain-link fence is a permitted use within the zone district, and at a maximum 6 feet in height meets all current site standards pursuant to SCCC 13.10.525 for the zone district.

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

This finding can be made, in that the proposed organized camp use is in substantial conformance with the use and density requirements specified for the O-R (Parks, Recreation and Open Space) land use designation in the County General Plan.

The location of an organized camp in this area aligns with General Plan Objective PPF-1.3 which encourages a full range of educational, religious, and recreational facilities operated by organized groups to utilize the varied scenic and natural settings of the County's rural and mountain areas while providing proper management and protection of local natural resources.

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

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that recognition of the existing fence will not intensify the existing use of a previously developed lot. No traffic will be generated by the recognition of the existing fence and therefore the project will not adversely impact existing roads or intersections in the surrounding area. In addition, the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

This finding can be made, in that the proposed fence is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the existing fence has been designed and located on the site in a manner that complements and harmonizes with the physical design aspects of existing and proposed development in the surrounding area. As previously stated, the chain-link fence has been installed no closer than 6 feet to the cliff edge, and therefore is recessed from view and is not visible to members of the public walking along the shoreline. The chain-link or cyclone style fence has been used extensively along the blufftop at Seascape County Park, the adjacent parcel to the north, setting a precedent for the use of a fence of this style and material at Camp St. Francis.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the existing fence is of an appropriate scale and type of design that blends with the aesthetic qualities of the subject property and that has a minimal visual impact on surrounding land uses. Furthermore, the fence is required for public safety and protects the vegetation and the habitat on the bluff below. The fence further complies with the requirements of the coastal design review standards and the County Design Review Ordinance, in that the open chain-link fence is coated black, thereby minimizing its overall visual impact on surrounding land uses the natural landscape, and both public and private views across the parcel. The open style fence continues to allow ocean views, and the matte-black color reduces any reflectivity and allows the fence to “disappear” into the natural landscape.

Conditions of Approval

Exhibit D: Project plans, prepared by Michael Roesner, dated 04/12/2024.

I. This permit authorizes the construction of a 6-foot chain-link 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

II. Operational Conditions

A. All portions of the fence shall be maintained in good condition, including the matte-black coating material. Any section of the fence that is damaged or destroyed, either by coastal erosion processes or by vandalism, shall be replaced in-kind with a similar coated fence of the same configuration and color.

B. Unauthorized public beach access over the coastal bluff shall be prevented to the greatest extent possible.

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.

III. Indemnification

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

applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

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

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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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.

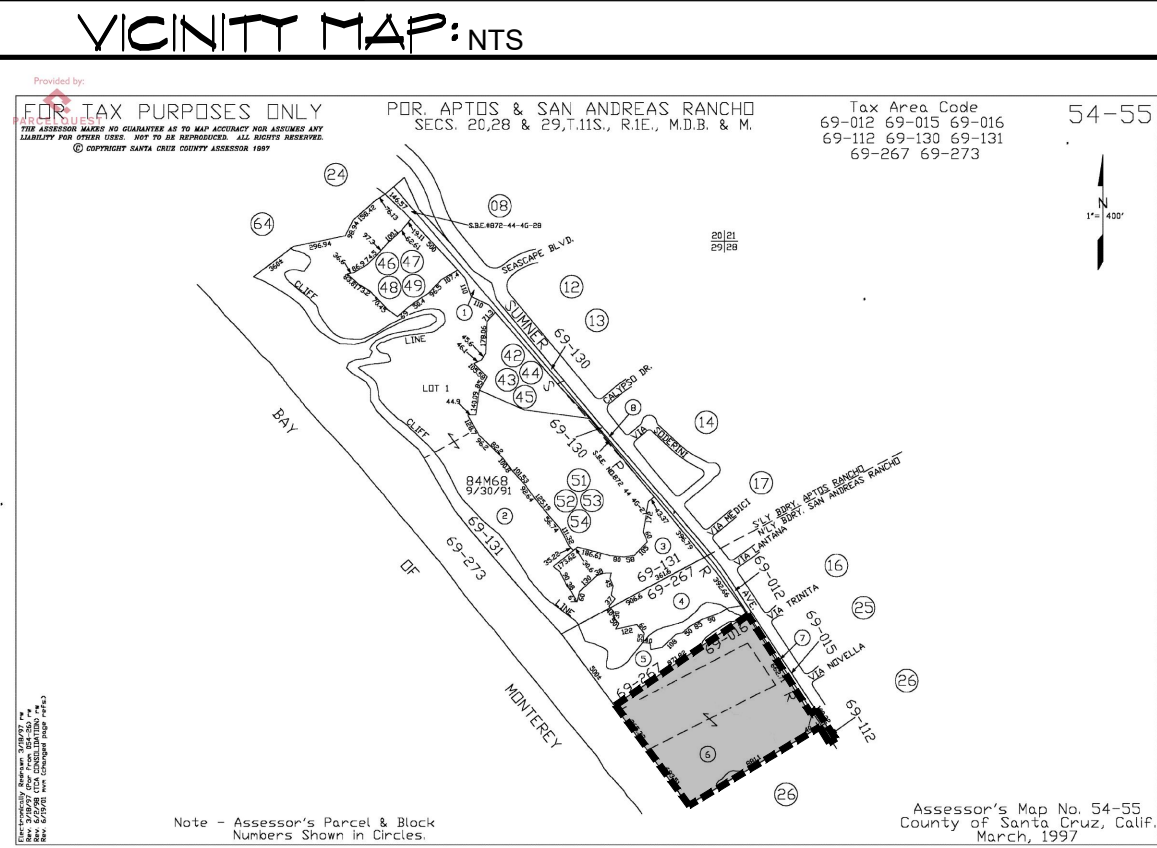


PHOTO "D"

PHOTO "C"

PHOTO "B"

PHOTO "A"



PROJECT SCOPE:

PROPERTY SIZE: 642,423 sq' (14.748 acres)

SCOPE OF WORK:

220' OF NEW 6'-0" TALL BLACK CHAIN LINK FENCING WITH 1 14'-0" SWING GATE.

COMPLIANCE:

THIS PROJECT TO COMPLY WITH THE FOLLOWING CODES:

2022 California Residential Code	2022 California Mechanical Code
2022 California Building Code	2022 California Fire Code
2022 California Plumbing Code	2022 California Green Building Code
2022 California Electrical Code	2022 California Energy Code
2022 California CAL Green Code	

GRADING:

GRADING: NONE

NO GRADING FOR THIS PROJECT

TREE REMOVAL:

NO TREE REMOVAL FOR THIS PROJECT

BUILDING CODE DATA:

OCCUPANCY: C
ZONING: PF, PR
DESCRIPTION OF USE: Campground
TYPE OF CONST: VB
FIRE SPRINKLERS: No
STORIES: 1
APN: 054-551-06

DEFERRED SUBMITTALS:

None

CONSULTANTS:

OWNER: Camp St. Francis 2320 Summer Ave Aptos, Ca 95003	DESIGN: Roesner Building & Design 1007 Paloma Rd Del Rey Oaks, Ca 93940 831 241 1381	SURVEYOR: N/A
PROJECT ADDRESS: 2320 Summer Ave Aptos, Ca 95003 054-551-06	ENGINEER: N/A	ROOF TRUSSES: N/A
APPLICANT: Chris Anderson 789 Green Valley Rd #67 Watsonville, Ca 95076 831-345-5124	SOLE ENGINEER: N/A	TITLE 24: N/A

SHEET INDEX:

A-0.0 TITLE PAGE
A-0.1 SURVEY MAP WHOLE
A-0.2 SURVEY MAP ZOOM
A-1.0 SITE OVER VIEW

CONSTRUCTION NOTES:

- General Contractor shall verify all conditions and dimensions at job site.
- All construction work must conform to current local codes, building & health authorities. General Contractor agrees by accepting contract and starting work that he shall assume sole and complete responsibility for job site conditions during the course of construction, including but not limited to safety of all persons and property. This requirement shall apply continuously and not be limited to normal business hours. Contractor shall defend, indemnify, and hold the Owners, Designers, Engineers, and Landlords harmless from any and all liabilities, real or alleged, in connection with the performance of work on this project. Contractor shall show proof of Worker's Compensation Insurance as required prior to issuing a building permit.
- Additional on site fire protection during construction to be provided as required by Fire Inspector or Department. Maintain existing fire sprinkler system if applicable to this project. All materials stored on site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may result in the rejection of work. General Contractor and Sub-Contractors shall be responsible for locating, maintaining, relocating, and or removing existing utilities.
- General Contractor to provide larger stud walls as required for installation of plumbing, electrical, and / or structural items, etc. Verify with Designer in writing prior to making changes.
- Existing materials on demising or partition walls shall be removed by General Contractor to allow installation of new work; such as electrical outlets, plumbing lines, etc. After work has been tested completed, inspected and approved, walls shall be covered with 5/8" type "X" gypsum board fire taped and prepared for new finishes. All workmanship and materials are subject to the approval of the Designer and/ or Owner.
- Each trade shall be responsible for wall or roof penetrations pertaining to the installation of their own equipment, vents, conduit, etc. to include flashing and caulking for a water tight installation. All openings to be approved by Designer and/ or Structural Engineer.
- Contractor shall protect all existing site conditions not scheduled for removal or modification during construction. Any damage to existing conditions shall be covered at Contractor's expense.
- Verify all site conditions, dimensions, and grades prior to start of work. If any discrepancies exist between actual and drawings, notify Designer in writing immediately.
- The drawings, details, schematics and notes contained in the plans are intended to describe the project sufficiently, by reference or implication, and do not represent to show or include every specific item which may be necessary to complete this project.
- In all new construction (including additions and remodels) Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gpf. Shower heads to have a max. flow of 2.0 gpm. Lavatory faucets 1.5 gpm, and kitchen faucets 1.8 gpm. All hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. (SECTION 6(Q), ORD. 3522).
- The use of plumbing pipelines as an electrical ground is prohibited. (SB 164)
- Provide an access panel (min. 12"x12") or utility space for all plumbing fixtures having slip joint connections. (CPC 405.2)
- Gas line sizing plans to be provided by the contractor prior to inspection.
- Construction Waste Management: Recycle and/or salvage for re-use a minimum of 65% of the non-hazardous construction and demolition waste in accordance with the California Green Building Standards, Section 4.408.1
- In accordance with the California Green Building Standards, Section 4.504.2, the following pollutant control measures shall be implemented.
 - Paint, stains and other coatings shall be compliant with VOC limits.
 - Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used.
 - Carpet and carpet systems shall be compliant with VOC limits.
 - 50% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
 - Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

GENERAL NOTES:

- DRAINAGE TO BE A MINIMUM OF 5% AWAY FROM HOUSE FOR A MINIMUM OF 10 FEET.
- ALL CUT/FILL SLOPES SHALL BE 2:1 OR FLATTER. COMPACTION SHALL BE A MINIMUM OF 90
- ALL GRADING SHALL CONFORM WITH MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
- EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/ OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/ OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AND, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT. (SECTION 6(L), ORD. 3522).
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE. (SECTION 6(K), ORD. 3522).
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE. (SECTION 6(K), ORD. 3522).
- THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED. (SB 164).

ABBREVIATIONS:

@ AT # POUND OR NUMBER A.B. ANCHOR BOLT A.C. ASPHALT CONCRETE ACOUS. ACOUSTICAL ADJ. ADJUSTABLE AGG. AGGREGATE APPROX. APPROXIMATE ARCH. ARCHITECTURAL A.S. ASPHALT SURFACE BD BOARD BLDG. BUILDING BLK BLOCK BLOCK'G BLOCKING BM BEAM CEM CEMENT CLG. CEILING CL CLOSET CLR. CLEAR C.O. CLEAN OUT COL. COLUMN CONC. CONCRETE CTR. CENTER d PENNY DBL. DOUBLE DET. DETAIL D.F. DOUGLAS FIR DIA. DIAMETER DIM. DIMENSION DN. DOWN DR. DOOR DWG. DRAWING (E) EXISTING E EAST EA. EACH ELEC. ELECTRICAL E.N. EDGE NAILING EQ. EQUAL EQPT. EQUIPMENT EXT. EXTERIOR FDN. FOUNDATION F.G. FINISH GRADE	FIN. FINISH FLR. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FT. FOOT OR FEET FTG. FOOTING FURR. FURRING GA. GAUGE GALV. GALVANIZED G.B. GRAB BAR GFI GROUND FAULT INTERRUPTER GL GLASS GLB GLUE LAMINATED BEAM GND GROUND GR. GRADE GYPSUM H.B. HOSE BIB HC HOLLOW CORE HIC HANDICAPPED HDR. HEADER H.M. HOLLOW METAL HORIZ. HORIZONTAL HTR. HEATER HT. HEIGHT INSUL. INSULATION INT. INTERIOR J.H. JOIST HANGER MAX. MAXIMUM MECH. MECHANICAL MIN. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED (N) NEW N NORTH N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE O/ OVER O.C. ON CENTER OPP. OPPOSITE PLAS. PLASTER PLYWD. PLYWOOD	PT. POINT PTDF PRESSURE TREATED DOUGLAS FIR RAD. RADIUS REF. REFERENCE OR REFRIGERATOR REINF. REINFORCED REQ. REQUIRED RESIL. RESILIENT RET. RETAINING RM. ROOM R.O. ROUGH OPENING RWD. REDWOOD S. SOUTH S.B. SOLID BLOCKING SC. SOLID CORE SCHED. SCHEDULE SECT. SECTION SHT. SHEET SPEC. SPECIFICATION SQ. SQUARE STD. STANDARD STL. STEEL STOR. STORAGE STRL. STRUCTURAL SUSP. SUSPENDED T & G TONGUE AND GROOVE T.O.C. TOP OF CONCRETE T.O.F. TOP OF FOOTING T.O.P. TOP OF PAVEMENT T.O.W. TOP OF WALL TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED VERT. VERTICAL W. WEST W/ WITH W/I.N. WITHIN W.C. WATER CLOSET WD. WOOD W.T.S. NOT TO SCALE W/O WITHOUT WP. WATERPROOF WT. WEIGHT W.W.M. WELDED WIRE MESH
---	--	--

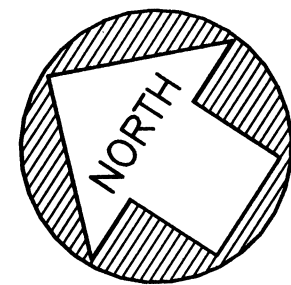
REVISION BY

Roesner Building & Design
Michael Roesner
831 241 1381
michael@roesnerbuilding.com
www.RoesnerBuilding.com

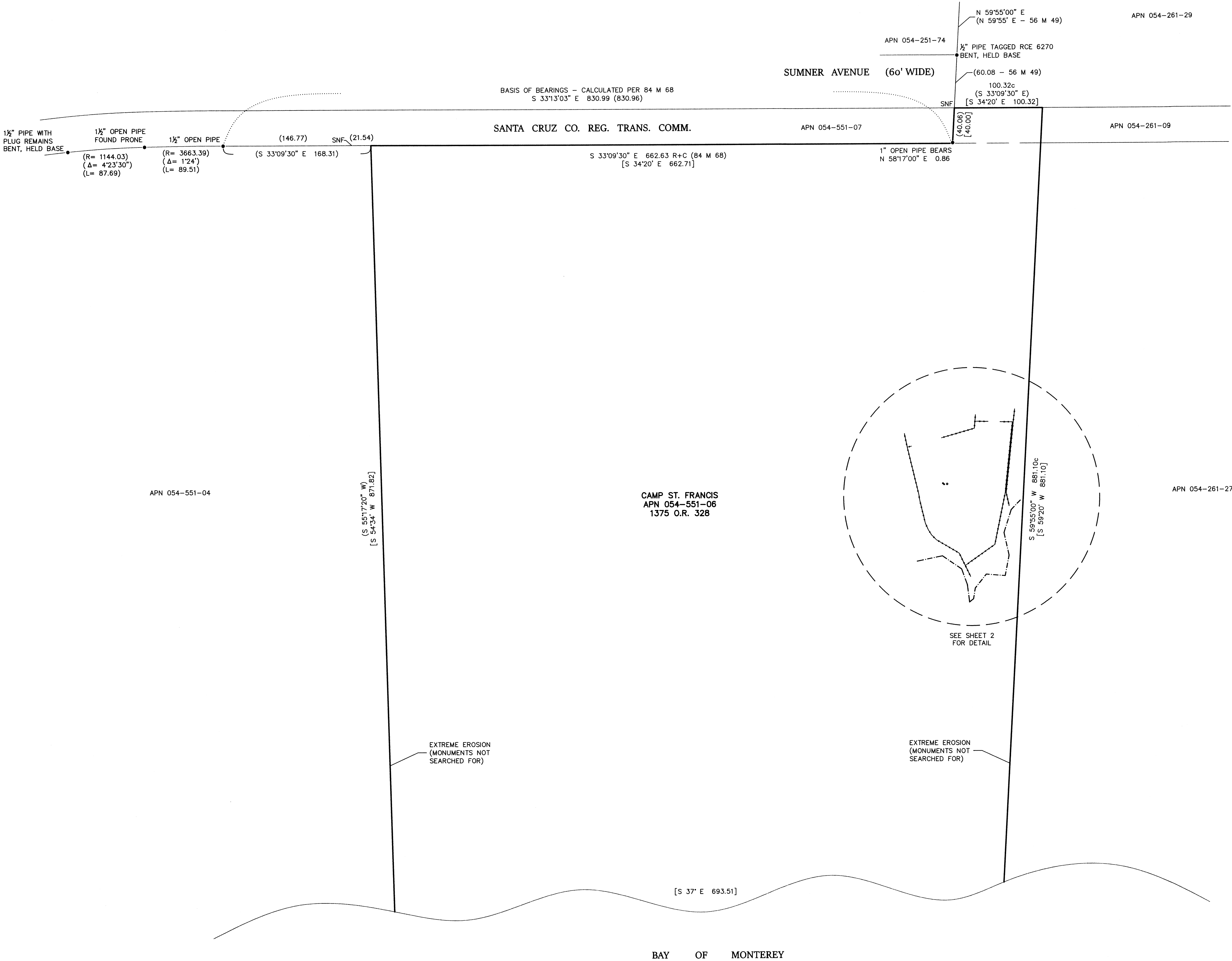
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, REPRODUCED OR PUBLISHED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ROESNER BUILDING & DESIGN. VISUAL CONTACT WITH THESE PLANS CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

New Fence for:
Camp St. Francis
2320 Summer Ave.
Aptos, Ca. 95003
Apt: 054-551-06

DATE 04/12/24
SCALE As Noted
DRAWN
JOB
SHEET
A-0.0
OF SHEETS



Scale: 1" = 60'

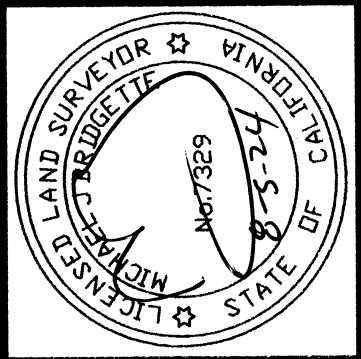


LEGEND

- FOUND MONUMENT AS NOTED
- c CALCULATED
- R+C RECORD AND CALCULATED
- SNF SEARCHED, NOT FOUND
- () RECORD INFORMATION PER 84 M 68
- [] RECORD INFORMATION PER 1375 O.R. 328

NOTES

DISTANCES ARE IN FEET AND DECIMALS THEREOF.
EASEMENTS & RIGHTS-OF-WAY ARE NOT SHOWN HEREON.
A TITLE REPORT WAS NOT PROVIDED.
BOUNDARY LINES DEPICTED HEREON ARE (IN PART)
COMPILED FROM THE COUNTY RECORDS AND DO NOT
REPRESENT A COMPLETE BOUNDARY SURVEY. A COMPLETE
BOUNDARY SURVEY (TO SET THE MISSING MONUMENTS
WITH THE RECORDING OF A RECORD OF SURVEY) IS
RECOMMENDED.



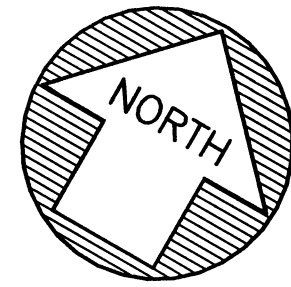
BRIDGETTE LAND SURVEYING
80 ASPEN WAY, STE A, WATSONVILLE, CA 95076
T.831.722.5800 bridgettelandsurveying.com

PARTIAL SITE PLAN
Camp St. Francis
2320 Sumner Avenue, Aptos, CA 95003

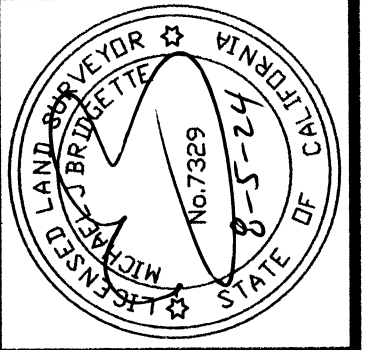
APN 054 - 551 - 06
SANTA CRUZ COUNTY
CALIFORNIA

DATE: AUGUST 5, 2024
SCALE: 1" = 60'
CONTOUR INTERVAL: N/A
REVISIONS:
REVISIONS:

Sheet
A-0.1
24-48



Scale: 1" = 8'



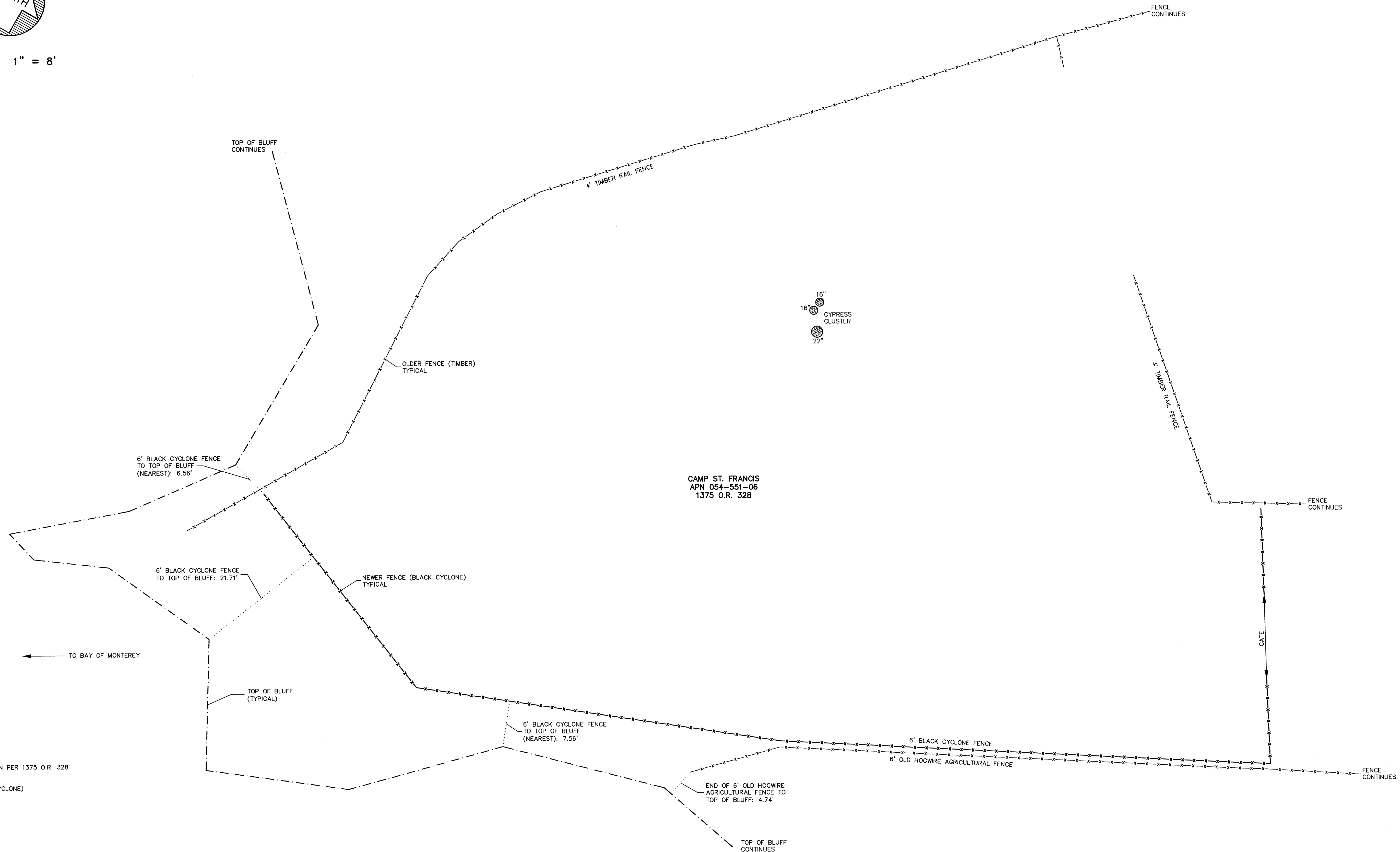
BRIDGETTE LAND SURVEYING
80 ASPEN WAY, STE A, WATSONVILLE, CA 95076
T.831.722.5800 bridgettelandsurveying.com

PARTIAL SITE PLAN
Camp St. Francis
2320 Summer Avenue, Aptos, CA 95003

APN 054 - 551 - 06
SANTA CRUZ COUNTY
CALIFORNIA

DATE: AUGUST 5, 2024
SCALE: 1" = 8'
CONTOUR INTERVAL: N/A
REVISIONS:
REVISIONS:

Sheet
A-0.2
24-48



LEGEND

- c CALCULATED
- [] RECORD INFORMATION PER 1375 O.R. 328
- x— FENCE (6' BLACK CYCLONE)
- x— FENCE (OTHER)
- - - TOP OF BLUFF
- TREE AS NOTED

NOTES

DISTANCES ARE IN FEET AND DECIMALS THEREOF.
EASEMENTS & RIGHTS-OF-WAY ARE NOT SHOWN HEREON.
A TITLE REPORT WAS NOT PROVIDED.
SEE SHEET 1 FOR COMPILED BOUNDARY.
BOUNDARY LINES DEPICTED HEREON ARE (IN PART)
COMPILED FROM THE COUNTY RECORDS AND DO NOT
REPRESENT A COMPLETE BOUNDARY SURVEY. A COMPLETE
BOUNDARY SURVEY (TO SET THE MISSING MONUMENTS
WITH THE RECORDING OF A RECORD OF SURVEY) IS
RECOMMENDED.

S 59°55'00" W 881.10c
[S 59°20' W 881.10]

COMPILED PROPERTY
LINE (SEE NOTES)

APN 054-261-27



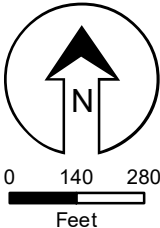
Parcel Location Map



Parcel: 05455106

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 11 Dec. 2024





Parcel General Plan Map



AG

Agricultural

C-V

Commercial Visitor Accommodation

O-R

Parks, Recreation & Open Space

O-U

Urban Open Space

P

Public Facilities

R-UH

Res. Urban High Density

R-UM

Res. Urban Medium Density

R-UL

Res. Urban Low Density

0

140

280

Feet

N

Page 25 of 43

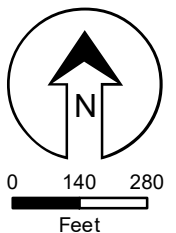
EXHIBIT E



Parcel Zoning Map



- | | |
|------------------------------------|---------------------------|
| CA Commercial Agriculture | SU Special Use |
| PF Public/Community Facilities | VA Visitor Accommodations |
| PR Parks, Recreation, & Open Space | |
| R-1 Single-Family Residential | |
| RM Residential Multi-Family | |



Parcel Information

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Camp St. Francis
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 6

Parcel Information

Parcel Size:	14.7480 acres
Existing Land Use - Parcel:	Public and Community Facilities (organized camp)
Existing Land Use - Surrounding:	Commercial Agriculture / Single-Family Residential / Parks
Project Access:	Sumner Avenue
Planning Area:	Aptos
Land Use Designation:	O-R (Parks, Recreation and Open Space)
Zone District:	PR (Parks, Recreation and Open Space)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> X </u> Yes <u> </u> No

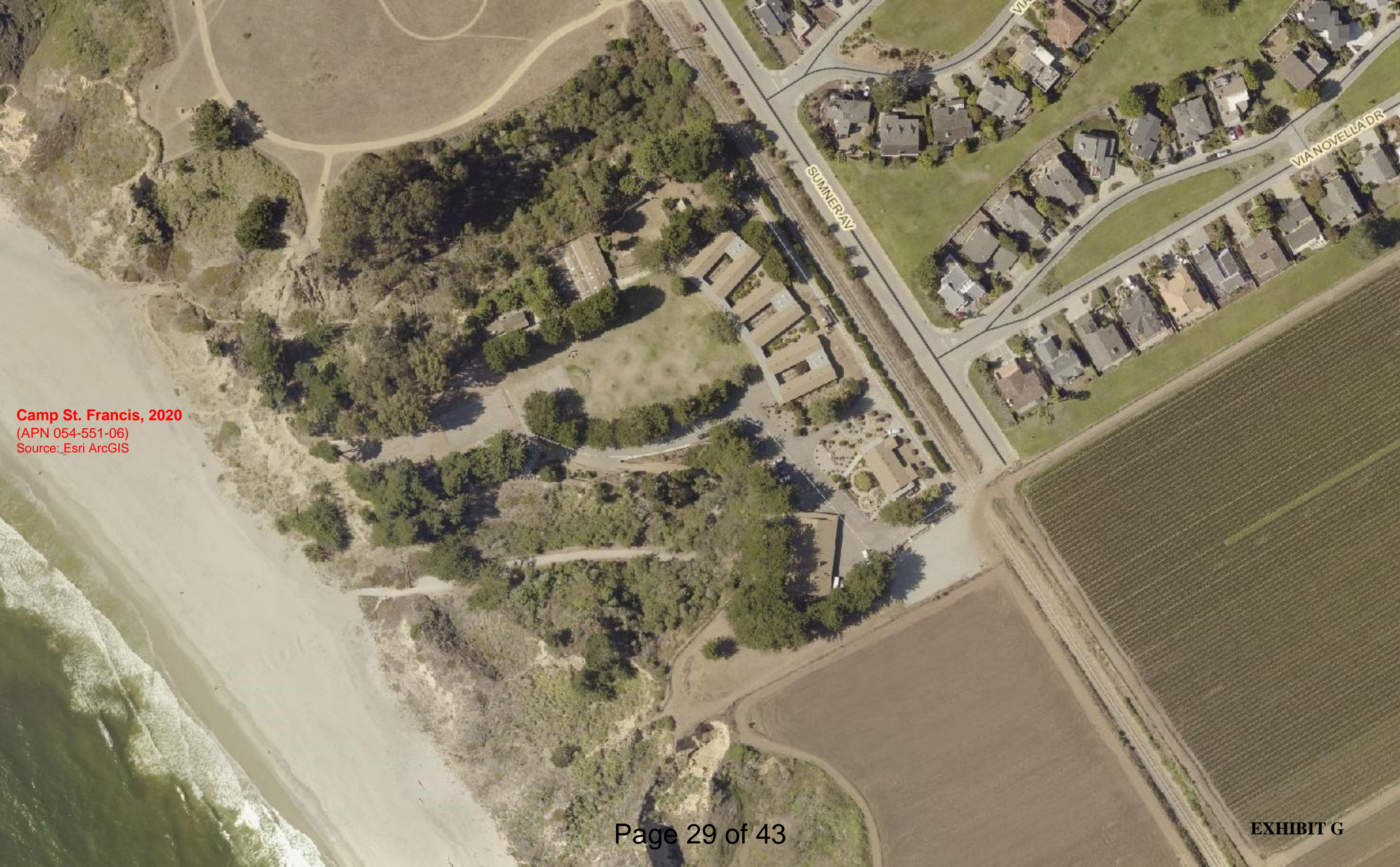
Technical Reviews: None

Environmental Information

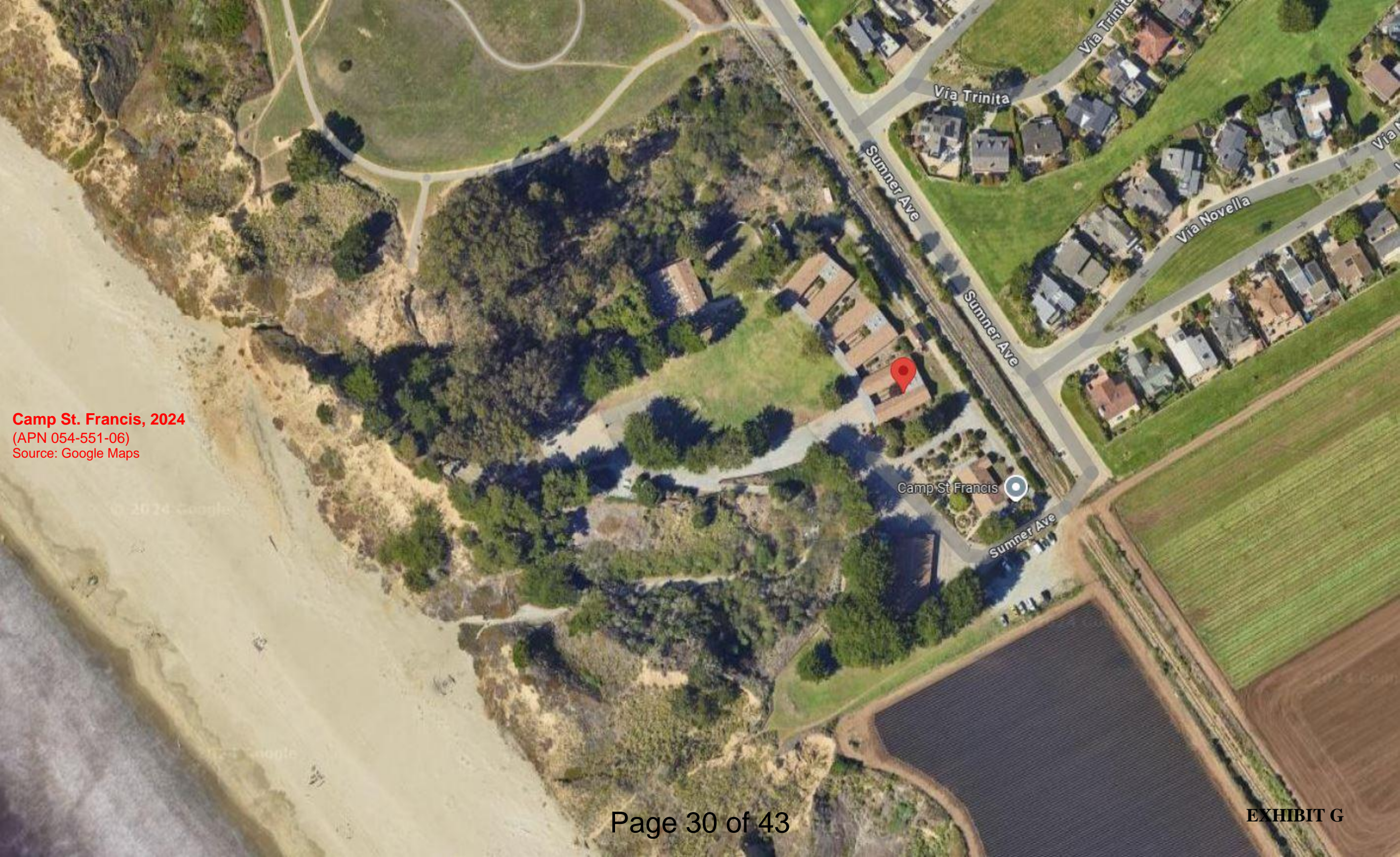
Geologic Hazards:	Yes – mapped with physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	Up to 50%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Yes - a mapped resource
Archeology:	Not mapped/no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



Camp St. Francis, 2016
(APN 054-551-06)
Source: Esri ArcGIS



Camp St. Francis, 2020
(APN 054-551-06)
Source: Esri ArcGIS



Camp St. Francis, 2024
(APN 054-551-06)
Source: Google Maps

COUNTY OF SANTA CRUZ

USE

-PERMIT-

NUMBER 4708-U

ISSUED TO Salcsian Society, Camp St. Francis
2400 East Lake Avenue
Watsonville, CA 95076

PARCEL NO.(S) 45-021-14

LOCATION OF USE Off a right-of-way extending westerly approximately one mile from San Andreas Road, La Selva Beach Area

PERMITTED USE To operate an organized camp for approximately 100 to 150 people.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. This camp shall operate in accordance with laws and regulations relating to organized camps as stated in the California Health and Safety Code and the California Administrative Code.
2. Before the issuance of a building permit, the following shall be done:
 - A. Meet Environmental Health Service requirements as follows:
 - (1) Bring in a detailed sewage disposal plan showing the design for the new septic tank system that will be required for the new dormitories.
 - (2) Calculate the use of the old septic tank system to determine if the existing system is adequate to handle the proposed flow. The system will need to be uncovered and evaluated for sizing purposes.
 - (3) Install a chlorinator on the water system to insure potable water at all times.
 - (4) Eliminate all existing wastewater surface discharges and connect these to an approved sewage disposal system.
 - B. Apply for rezoning of the property to the REC (Recreational) District.
 - C. Obtain a permit from the Coastal Zone Commission.
 - D. Submit a driveway and parking plan for the entire site, showing all existing and proposed surfaced areas.
 - E. Final plans shall be subject to Planning Department review. All new structures shall be painted earthen colors.
3. Before final building inspection, the following shall be done:
 - A. Control erosion from surface and roof drainage by submitting a plan for approval by the County Inspection Services and implementing the plan.
4. Any off-site direction signs will require another use permit and written permission of the property owner.

(CONTINUED ON ATTACHED SHEET)

THIS PERMIT WILL EXPIRE ON December 31, 1974 IF IT HAS NOT BEEN EXERCISED.

PLEASE SIGN AND RETURN BOTH COPIES

WALTER J. MONASCH, AIP
 SANTA CRUZ COUNTY ZONING ADMINISTRATOR

SIGNATURE OF APPLICANT

BY Dennis Pisilla DATE Dec. 31, 1973
 Dennis Pisilla, Sr. Planner

NOTE THIS IS NOT A BUILDING PERMIT.

5. The applicant shall submit a written statement of intention to cooperate with any future attempt to create a public beach access route through the ravine along the northwesterly property boundary.
6. Future plans for additions or replacements of structures shall be subject to Planning Department approval. Any increase in camp capacity will require a modification of this use permit.

CAMP ST. FRANCIS

OVERLOOKING BEAUTIFUL MONTEREY BAY
CONDUCTED BY THE SALESIANS OF ST. JOHN BOSCO

August 20, 1974

Santa Cruz County Planning Dept.
Ocean St.
Santa Cruz, Calif.

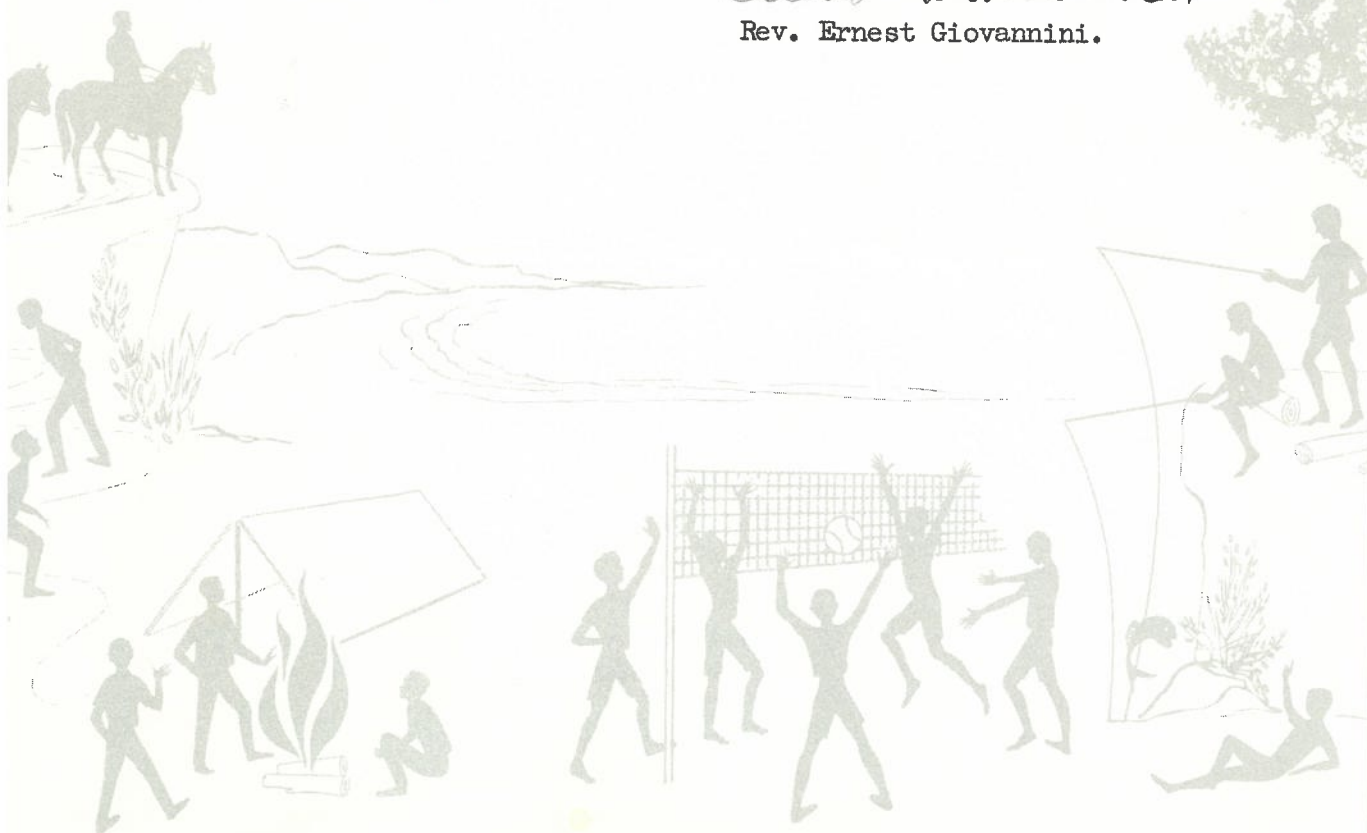


4788-4

The Salesians at Camp St. Francis will have no objection to an access to the beach for the public being provided through the ravine just north of the Camp St. Francis property.

Camp St. Francis

Rev. Ernest Giovannini.



CAMP ST. FRANCIS, POST OFFICE BOX 720, WATSONVILLE, CALIFORNIA, TELEPHONE 408 722-0115

Rebecca Rockom

From: ed heyl [REDACTED]
Sent: Sunday, November 3, 2024 8:54 AM
To: Rebecca Rockom
Cc: Rich Armendariz; Jacquie Armendariz; Lisa <3 Mac66
Subject: application 241224

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Rebecca,

Thanks for sending out the notice for application no. 241224 (APN: 054-551-06).

Myself and other concerned neighbors would like some clarification regarding the application. In particular, the notice states that the fence will be within 800 ft from the resort (or Intersection of Via Soderini and Sumner), however that seems imprecise. Are there more details (with maps) of the proposal available to review? If not, are there temporary markers available to review?

The notice also states the fence will “wrap partially along the side property line”, however it’s not clear if the proposed fence will wrap along the park side of the property or the farmland side (and how far it will run along the side).

A number of neighbors in the area only have a coastal view through the eucalyptus tree grove on the bluff; so a fence could potentially block that coastal view.

Our concerns are:

-
-
- Chain link fences are not aesthetically pleasing (particularly on a coastline)
-
-
-
- Fences in the area become overgrown with vegetation, creating a solid wall effect
-
-
- Depending on the exact location, it could block coastal views for some neighbors
-

I believe if more precise information were available, some (or all) the concerns could be resolved.

Thank you for helping us resolve our concerns.

Rebecca Rockom

From: Jeff Powers [REDACTED]
Sent: Thursday, October 31, 2024 7:37 PM
To: Rebecca Rockom
Subject: ST Francis Point pictures

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Rebecca-
Great speaking with you today!
Attaching pictures of historic public access for over 50 years.
Jeff Powers















Rebecca Rockom

From: Pat Kelly [REDACTED]
Sent: Thursday, October 31, 2024 9:05 AM
To: Rebecca Rockom
Subject: Application 241224 Pending Action

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Rebecca,
On the proposed 6-foot high chain link fence for Chris Anderson for Salesian Society:
Could I please get a map or drawing of where the chain link fence is proposed?
Why is the fence being put in?
Why is it 6 feet?

Notice of Pending Action is very confusing.

Sincerely,

Pat

Patricia M. Kelly
Aptos, California
[REDACTED]

Rebecca Rockom

From: Bradley Finkelstein [REDACTED]
Sent: Monday, November 4, 2024 11:14 AM
To: Rebecca Rockom
Cc: Karen Boyd [REDACTED]
Subject: Application 241224 (2320 Sumner)

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Rebecca,
We received a notice of pending action for a chain link fence at 2320 Sumner Avenue Aptos (Application 241224). We live close to the location at 118 Via Novella Aptos.

I don't know what the standards for the planning department's review are for this project, but we have significant concerns about the aesthetics of the planned project. Is there an illustration of where the fence would be located that we could see?

Also, if you could let us know the standards the planning department uses to review these applications, that would help inform any comment we would want to submit.

Thanks,

Brad Finkelstein and Karen Boyd

MARK A. MASSARA
ATTORNEY AT LAW
65 VENTURA STREET
HALF MOON BAY, CALIFORNIA 94019
T: 805.895.0963
MARKMASSARAESQ@GMAIL.COM

Via Internet & U.S. Mail

Rebecca Rockom
Project Planner
Development Review
Department of Community Development & Infrastructure
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060-4070

September 15, 2024

Attn: Rebecca.rockom@santacruzcountyca.gov

Re: Application #241224
Camp St. Francis
2320 Sumner Avenue
Aptos, Santa Cruz County CA
APN #054-551-06

Dear Ms. Rockom,

This firm represents Salesian Society, owner of the above referenced property (aka Camp St. Francis) and applicant with respect to project #241224 for a development permit submitted on June 21, 2024. This correspondence and attachments respond to your letter and request for additional information dated July 19, 2024. For convenience, we've provided your request in bold italics prior to each response.

- 1. Please submit a full and complete sets of revised plans which include the following information:***
 - a. Please relocate the coastal bluffs area as shown on the site plan correctly towards the top of the cliff edge.***
 - b. Please add the linear distances of the sections of new fencing.***
 - c. The fencing location along the south/ocean side does not appear to be sited correctly on the plans, pursuant to photos and a site visit. The fencing appears to be much closer to the cliff***

edge, please confirm the correct location on the submitted plans.

Attached to this correspondence please find updated plans prepared by Roesner Building & Design and Bridgette Land Surveying.

The plan set consists of four sheets total. Sheets A-0.0 (Title Page) and A-01.0 (Site Overview) were prepared by Roesner Building and Design (2 sheets total) and are dated April 12, 2024.

Plan sheets A-0.1 (Survey Map Whole) and A-0.2 (Survey Map Zoom) were prepared by Bridgette Land Surveying (2 sheets total) and are dated August 5, 2024.

Between the Roesner plans and the detailed site land survey you will note that the coastal bluffs are now surveyed and correctly located (1a), that the linear distances of the new fence sections are specified (1b) and that the fence located along the south/ocean side of the property is correctly sited (1c).

2. The chain link fence and gate may block an area that has been historically used for coastal vistas. Please provide a letter or justification as to why the fence and the gate are required to prevent access to this site. The 6' chain link fence style was installed despite the adjacent/previous existing of a split rail wood fence. Please include in the letter why the replacement of split rail fencing would not be adequate for this situation.

There may be some confusion regarding “historic public access” at this property. To be clear, there is no lawful *uninvited or unmanaged* public access to this property and historically there never has been and to date there is no evidence of any public access ever having been lawfully established across or on this property. Camp St. Francis exists to provide retreat and outdoor recreation opportunities for boys and young men in a setting dedicated to educative-pastoral ministries and social services for the benefit of the poor and their families. Camp St. Francis has been in operation since 1946 and for the protection of the youth unauthorized public access is not permitted.

Thus, while the Camp welcomes opportunities to engage with churches, youth programs, non-profits and other “public” organizations to provide space consistent with its mission, random public access to the property or youth participants is not permitted or allowed.

Instead, there has been concerns regarding occasional unauthorized and well documented vandalism on the property, which necessitates the fencing.¹

In fact, following a thorough examination of the property history the only non-criminal instance of what might be confused for access across Camp St. Francis is a 2004 photograph archived at www.californiacoastline.org and shown below:



As can be seen in the picture, a group of people (perhaps scientists) appear to be examining a recent landslide *from an adjacent agricultural property offsite of the Camp and on land not owned by the applicant*. Note also that access to the dangerous

¹ The 1974 Coastal Commission P-631 permit application explicitly acknowledged "(T)he camp grounds and buildings have been subject to a great deal of vandalism..." and that "public beach access is rare in the area between Rio Del Mar and La Selva Beach."

collapsing bluff edge appears to have been made via the agricultural parcels and agricultural roads offsite of the Camp St. Francis property.

More important however than rare instances of unauthorized public access across the applicant's property are the contemporary reports provided by Santa Cruz Environmental Planning staff Matt Johnston, wherein Johnston noted high value coastal scrub and maritime chaparral in the area immediately below proposed fence area that is fragile ESHA and susceptible to easy disturbance. Johnston also noted recent trampling of the ESHA (between September 2021-22). He found that further disturbance of the ESHA would also cause bluff damage and erosion, to the point of which "evidence of recent significant bluff failure at the top of the bluff (that) poses a significant health and safety risk to pedestrians."

Obviously, there is a compelling and immediate need for the fencing proposed by the applicant.

Moreover, Johnston also noted "reported and evident motorcycle use" in this area which would obviously create extreme danger to participants, the surrounding ESHA and fragile bluffs, youth at Camp St. Francis and members of the public who may be lawfully recreating on the beach below.

Johnston concludes, and the applicant agrees, **"(T)he proposed fencing is necessary to prevent further disturbance of ESHA, destabilization of the bluff face, and to prevent potential risk to life and limb."** (emphasis added).

For the record however there is more to be said regarding public access pertaining to the Santa Cruz County Land Use Plan (LUP), the Implementation Plan (IP) and Coastal Act policies. Nolan Clark, staff at California Coastal Commission, commented and referenced LUP Policies AM-4.1.7, AM-4.1.8 and AM-4.1.9 that encourage expansion of historic access and IP Sections requiring that development conform with Chapter 3 of the Coastal Act.

As stated above, there is no history of public access across Camp St. Francis except for documented vandalism and more recent motorcycle wrought destruction of the coastal bluff face and ESHA. Rather, to the extent that environmentally destructive informal public access has occurred, it is unauthorized and apparently happening primarily on the neighboring open agricultural properties. In any event, the proposed project will not only protect ESHA on applicant's property but is needed for protection of the youth attendees of the Camp.

Underscoring this public access framework is the Coastal Commission's own analysis concluding that establishment of Seascape Park between Seascape Resort adjacent to Camp St. Francis provides public parking, open space, vistas and a

stairway and *safe* beach access immediately adjacent to the property. (emphasis added).²

Coastal staff also cites LUP Coastal Scenic Area policies ARC-5.1.2 and ARC-5.1.3 and IP Section 13.20.130 (C)(2) that require consideration of significant public vistas.

First, the policies cited are not relevant to the current application since the privately owned bluffs of Camp St. Francis are not “significant public vistas.”

Despite that, however, the applicant carefully considered public views from adjacent roadways and properties and specifically chose the chain link fence to maintain and maximize views of the Monterey Bay. Any other fence type analyzed, including the historic failing split rail wooden fence (which is entirely inadequate to discourage trespassing and environmental damage) would have greater adverse view impacts. For example, the fencing is not visible from the adjacent Seascape Park, or from the public beach. To the extent wooden split rail fence is considered and compared, it would achieve neither protection of views nor preventing trespass damage to bluffs and ESHA.

Finally, the very purpose of the facility underscores the need to carefully vet and prevent unauthorized individuals from randomly accessing the property. The permits for the Camp authorize the presence of up to 150 boys and young men onsite. The Camp operates year around and is obligated to protect the young Camp attendees, and to ensure their physical safety. The Camp takes that responsibility extremely seriously. To that end the Camp requires that all adults on the premises be trained for child protective care pursuant to the National Catholic Risk Retention Group’s Virtus Program for ensuring the safety of children.

<https://www.virtusonline.org/virtus/> Obviously, failing to secure the property, especially given the history of trespass and environmental damage, would not be consistent with the approved, permitted and historic use of the property and facilities.³

In conclusion, the balance of policy objectives and equities clearly supports approval of applicant’s project. Recall that when Coastal Commission approved P-631 for the Camp St. Francis property in 1974 staff specifically acknowledged a “great deal of vandalism.” It also explicitly approved up to 150 young men attending the camp each summer session. CCC also found that the creation of Seascape Park provided

² Ibid.

³ See Camp St. Francis Policies at <https://drive.google.com/viewerng/viewer?url=https://static1.squarespace.com/static/616f397322180c10725424f5/t/6675ae30ec1ad977a3437ead/1718988336789/Camp%2BSt.%2BFrancis%2BPolicies%2B-%2B%2528As%2Bseperate%2Bdocument%2529.PDF&wmode=opaque> and Policy No. 2 in particular, which states, “For groups involving minors, all adults must be fingerprinted and be Virtus trained and approved to work in a youth setting. Only approved adults will be present on the property during the reservation period.” (emphasis added)

safe public beach access in the immediate vicinity of the Camp. The presence of these legal minor youth onsite at the adjacent Camp specifically requires the applicant to take reasonable care to protect the visitors and to ensure that offroad motorcycle enthusiasts and trespassers are not able to damage the grounds or injure the boys. The fencing thus protects Camp visitors and ESHA, while ensuring that views and adjacent offsite beach access remains undisturbed.

We look forward to working with you, and trust this submittal and attachments provide basis for approval of the project.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark A. Massara', with a stylized, wavy line extending to the right.

Mark A. Massara, Esq.

cc: Fr. Joseph Paradayit SDB, Camp St. Francis Retreat Center & Youth Camp