



Staff Report to the Zoning Administrator

Application Number: **211404**

Applicant: Dee Murray

Agenda Date: March 21, 2025

Owner: Scoffone

Agenda Item #: 1

APN: 043-243-08

Time: After 9:00 a.m.

Site Address: 606 Bayview Drive, Aptos, CA 95003

Project Description: Proposal to recognize the unpermitted enclosure of a second story deck and to complete the removal of an unpermitted deck built at the bluff edge, including removal of seven footings, removal of pavement under structure, and installation of erosion control measures, as needed. Project requires a Coastal Development Permit. Consider a determination that the proposal is exempt from further environmental review pursuant to the California Environmental Quality Act.

Location: Property is located on the south side of Bayview Drive, approximately 150 feet south of the intersection of Toledo Drive and Bayview Drive (606 Bayview Drive)

Permits Required: Coastal Development Permit

Technical Reports: Combined Geology and Soils Report Review (REV231214)

Supervisory District: 2nd District (District Supervisor: Kim De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211404, based on the attached findings and conditions.

Project Description & Setting

The project site is an approximately 11,805 square foot parcel situated on the south side of Bayview Drive, between the street and the bluff overlooking Beach Drive in Aptos. Approximately 2,800 square feet of the parcel extend down the face of the bluff, and the remaining 9,000 square feet are developed with a 4,000 square foot single-family dwelling, a 500 square foot garage, and a swimming pool.

This application proposes to authorize the complete removal of the remaining deck support structure (seven piers and a 14'x12' concrete apron) constructed on the bluff and to recognize a 465 square foot unpermitted deck enclosure at the rear of the existing dwelling along the edge of the coastal bluff. Removal of the deck support structure would follow the recommendations of the applicant's engineering team, which prescribes removal via jackhammer, backfilling, and

installation of erosion control measures.

As the site is located within the appealable area of the Coastal Zone, is located in a scenic resource area, and would add more than 250 square feet of habitable area, the project is subject to a Coastal Development Permit. Resolution of the deck enclosure violation also requires issuance of a building permit with plans demonstrating compliance with health and safety standards, as well as compliance with the County's geologic hazards regulations.

Project Background

In 2020, Code Compliance staff cited the property owner for construction of an unpermitted deck built on the face of the bluff at the rear of the property. In 2021, County staff again visited the site to investigate a report of increased erosion beneath the deck and advised the applicant to obtain an Emergency Coastal Development Permit to remove the deck and secure the site. The applicant pursued removal without permitting; and, on recommendation from their technical team and County staff, seven footings and a concrete apron were left in place to avoid additional/uncontrolled erosion at the site, with the expectation that permanent removal would be authorized by a future Coastal Development Permit.

In December 2021, an additional public complaint reported that a second story deck had been enclosed at the rear of the home. Based on historical imagery (Exhibit H), the enclosure occurred sometime between October 2019 and November 2021. Following an additional citation issued on the property, the applicant expanded the project scope to include a proposal to recognize a 495 square foot second story deck enclosure.

The application remained incomplete while the technical team retained by the applicant worked with County staff to determine the appropriate geologic setbacks and completed an acceptable combined Geotechnical and Geological Report Review. REV231214 was accepted by staff on April 10, 2024. The project was deemed complete following acceptance of reports.

Zoning & General Plan Consistency

The subject property is a 11,804 square foot lot, located in the R-1-6 (Single-family residential, 6,000 square foot parcel size) zone district, a designation which allows residential uses. Single-family dwellings are a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

If approved, the dwelling and unpermitted associated decking enclosure would be consistent with all site and development standards for the R-1-6 zone district. Prior to unpermitted development, the home was an approximately 3,500 square foot dwelling with three bedrooms and a 500 square foot attached garage. The enclosure increased the habitable area by 495 square feet, resulting in a 3,996 square foot single-family dwelling. Floor area ratio (FAR) calculations on Sheet 2 of the project plans (Exhibit D), indicate 4,263 square feet of floor area and 9,028 square feet of gross site area after deduction of the bluff, resulting in 47.2% FAR (zone district maximum is 50%). Lot coverage at 37% is consistent with the 40% maximum for the district. Parking for at least three vehicles (the maximum required by County Code) is available.

Geologic Hazards Ordinance Compliance

The project is subject to the Geologic Hazards regulations for coastal bluffs described in SCCC 16.10.070, which requires all development to be setback at least 25-feet from the top edge of the

Coastal bluff. The accepted technical report (Exhibit G) indicates that a small (less than two square foot) corner of the deck at the north of the dwelling does not meet this setback and will need to be demolished to become compliant. A condition of approval, II(A)(4), requires that final building permit plans demonstrate compliance with this setback. The applicant anticipates that this corner of the structure would be converted to include a small window or balcony. Thus, removal of this portion of the structure is feasible.

Design Review

The proposed project adds 495 square feet to the dwelling, below the 500 square foot design review threshold for additions in sensitive sites or special communities as described in SCCC 13.11.040. Therefore, the project does not require a Minor Site Permit (MSP) with Design Review. The project is, however, subject to the "Design Criteria for Coastal Zone developments" as discussed below.

Local Coastal Program Consistency

The proposed addition, which is existing and would be recognized under this application, does not represent a significant conflict with the County's certified Local Coastal Program. The pre-project home design implemented wall-to-wall windows on the rear of the home with 10-feet of deck extending towards the bluff. While the previous deck design offered some visual separation between the first and second stories, the house itself is not highly visible from the shoreline. The most prominent features on-site are the concrete retaining wall and the glass fencing around the pool, both of which were in place before the deck enclosure was added. The rearward expansion of the dwelling does not result in substantial looming or shading into either public or private viewsheds and does not extend further towards the bluff than adjacent development. The demolition required for compliance with the geologic setbacks is expected to provide improved articulation at the rear of the structure and will improve the visual aesthetic.

The resulting dwelling will be compatible with, in scale with, and integrated with the variety of architecture found in the surrounding neighborhood. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. While the project site is located between the shoreline and the first public through road, it is not identified as a priority acquisition site in the County's Local Coastal Program and neither construction nor completed project will interfere with public access to the ocean, or other nearby body of water.

Public Comments

After the Notice of Proposed Development was posted, staff received two phone calls from neighbors opposing the project. Their objections primarily focused on the owner's request for approval after construction had already taken place, expressing concerns that the design would not have been approved if it had been proposed beforehand.

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 **211404**, 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

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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. Acceptance Letter for Soils/Geologic Report REV231214 dated April 10, 2024
- H. Historical Imagery, dated 2019 and 2024, California Coastal Record Project

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 reasons(s) which have been specified in this document.

Application Number: 211404
Assessor Parcel Number: 043-243-08
Project Location: 606 Bayview Drive, Aptos, CA 95003

Project Description: Proposal to remove unpermitted decking installed on the face of a bluff and to recognize the enclosure of a second floor deck at an existing dwelling.

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. **X** **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:

Construction of a residential addition in an area designated for residential uses. The proposed project adds 495 square feet of floor area to an approximately 3,500 square foot dwelling, without adding bedrooms, and therefore does not represent an expansion of use. Demolition of an unpermitted deck would revert the site to substantially the same condition as the pre-project conditions.

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

Evan Ditmars, Project Planner

Date: _____

Coastal Development Permit Findings SCCC 13.20.110

- (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 R-1-6 (Single-family residential, 6,000 square foot parcel size), a designation which allows residential uses. The proposed deck enclosure would be attached to an existing single-family dwelling, which is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) 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.

- (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 project is substantially consistent with the design criteria described in SCCC. 13.20.130. The pre-project home design implemented wall-to-wall windows on the rear of the home with 10-feet of deck extending towards the bluff. While the previous deck design offered some visual separation between the first and second stories, the house itself is not highly visible from the shoreline. The most prominent features on-site are the concrete retaining wall and the glass fencing around the pool, both of which were in place before the deck enclosure was added. The rearward expansion of the dwelling does not result in substantial looming or shading into either public or private viewsheds and does not extend further towards the bluff than adjacent development. The demolition required for compliance with the geologic setbacks is expected to provide improved articulation at the rear of the structure and will improve the visual aesthetic. The resulting dwelling will be compatible with, in scale with, and integrated with the variety of architecture found in the surrounding neighborhood. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

The site is not located within a special area and is therefore not subject to the special area design criteria of SCCC 13.20.140-149.

- (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.

While the project site is located between the shoreline and the first public through road, it is not identified as a priority acquisition site in the County's Local Coastal Program and neither construction nor completed project will interfere with public access to the ocean, or other nearby body of water. Public beach access is available south of the project site at Hidden Beach County Park or north of the site via the shore trail at the intersection Kenneth Drive and Seaview Drive.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the R-1-6 (Single-family residential, 6,000 square foot parcel size) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings varying in size and architectural styles, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

(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.

While the project site is located between the shoreline and the first public through road, it is not identified as a priority acquisition site in the County's Local Coastal Program and neither construction nor completed project will interfere with public access to the ocean, or other nearby body of water. Public beach access is available south of the project site at Hidden Beach County Park or north of the site via the shore trail at the intersection Kenneth Drive and Seaview Drive.

(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 SCCC 18.10.230(A)(1)

- (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 residential 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 project would recognize the enclosure and expansion of a deck at an existing dwelling, and the conditions under which the dwelling would be operated or maintained will be in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-family residential, 6,000 square foot parcel size) zone district.

Prior to unpermitted development, the home was an approximately 3,500 square foot dwelling with three bedrooms and a 500 square foot attached garage. The enclosure increased the habitable area by 495 square feet, resulting in a 3,996 square foot single-family dwelling. Floor area ratio (FAR) calculations on Sheet 2 of the project plans (Exhibit D), indicate 4,263 square feet of floor area and 9,028 square feet of gross site area after deduction of the bluff, resulting in 47.2% FAR (zone district maximum is 50%). Lot coverage at 37% is consistent with the 40% maximum for the district. Parking for at least three vehicles (the maximum required by County Code) is available.

The addition meets the requirements for development described by the County Geologic Hazards regulations (SCCC 16.10.070), in that the 25-foot minimum setback from the bluff edge will be maintained.

- (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 residential use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan.

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 (Exhibit A) 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 the deck enclosure represents an expansion of existing bedrooms within the dwelling. As no new bedrooms would be added, the project does not include any new traffic generating features. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that 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 addition would result in a dwelling which 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 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 SCCC 13.10.230 (A)(2)

- (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.
- (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 Chapter 13.11 SCCC (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 Chapter 13.20 SCCC.

The proposed project is not subject to Site Development Permit findings, as the proposal represents a 495 square foot addition to an existing dwelling and therefore, does not meet the 500 square foot threshold for a Site Development Permit for residential additions on sensitive sites or in coastal special communities as described in SCCC 13.11.037.

Conditions of Approval

Exhibit D: Project plans, prepared by Robin Alaga, dated September 20, 2023.

- I. This permit authorizes a 495 square foot second story deck addition and authorizes work required to remove concrete deck supports, as described in the approved geologic report (REV231214) and 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.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning 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. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permits proposed in the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with the 25-year geologic setback, as indicated on sheets one and two of the maps prepared by Haro, Kasunich, and

Associates, Inc, dated 9/15/2023.

- a. Development, alterations, or changes to the dwelling which are not described in the project plans or technical reports will not be approved without amendment to this application.
5. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 1. All project site evaluation and the removal of the seven bluff face piers/post-Coastal Commission Act shotcrete shall comply with the recommendations of the reports;
 2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations; and
 3. After plans are prepared that are acceptable to all reviewing agencies, please request both your project geologist and project geotechnical engineer submit a completed Consultant Plan Review Form (PLG300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by the last revision date.
- D. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- E. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single-family dwellings.
- F. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single-family dwellings.

- G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. 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. The project must comply with all recommendations of the approved soils reports.
 - D. 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.
- IV. Operational Conditions
- A. 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.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director:

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.

GENERAL NOTES

- The code editions to be followed: Santa Cruz County Amendments
California Plumbing Code 2022 Edition California Building Code 2022 Edition
California Electrical Code 2022 Edition California Mechanical Code 2022 Edition
California Energy Standards 2022 Edition California Green Building Standards Code 2022 Edition
California Residential Code 2022 Edition California Fire Code 2022 Edition
- Held down devices must be secured in place prior to foundation inspection.
- Fasteners in preservative-treated wood (anchor bolts, nails, screws, etc.) shall be of an approved silicon bronze or copper, stainless steel or hot-dipped zinc coated steel.
- Foundation sill shall be a naturally durable wood or a preservative-treated wood.
- Anchor bolts shall be a minimum of 1/4 inch diameter in SDC D and 5/8 inch minimum diameter in SDC E.
- Anchor bolts shall be embedded a minimum of 7 inches into foundation.
- Anchor bolts shall not be spaced more than 6 feet apart in SDC D and no more than 4 feet apart in SDC E.
- There shall be a minimum of 2 bolts per sill piece with one bolt not located more than 12 inches or not less than 4 inches of each end of the sill piece.
- Washers for anchor bolts shall be a minimum of 3 inches by 3 inches by 0.229 inch thick. Steel plate washers may be slotted.
- Minimum compression strength of concrete shall be 2,500 psi.
- Reinforcing Steel to be a minimum of ASTM A615 Grade 60
- Framing lumber shall be Douglas Fir #2 (unless noted otherwise).
- Wall framing shall comply with CBC Table 2308.5.1
- Nailing shall be in compliance with CBC Table 2304.10.1
- Foundation vents to be 6"x14" @ 8'-0" o.c. max
- Block or double joist under all walls. Blocking at 8'-0" o.c. max (not applicable with TJs)
- Attic and foundation venting shall be a minimum of 1/150 of the area to be vented.
- Smoke detectors and carbon monoxide alarms in new structures shall receive their primary power from the house primary wiring and shall have a battery backup.
- Egress requirements for sleeping rooms:
a. Min. net clear operable dimension of 24" in height. b. Min. net clear operable dimension of 20" in width.
c. Min. net clear operable dimension of 5.7 square feet d. Maximum distance to floor is 44"
- Joists and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.
- The first 5' of hot and cold water pipes from the storage tank from non-recirculating systems shall be thermally insulated with a minimum of 1" (.75") thick insulation for hot (cold) water pipes with a diameter of less than or equal to 2" or 1.5" (1") for hot (cold) water pipes with a diameter of greater than 2" and conform to Cal Energy Code 150.00(12)
- The builder/contractor shall provide the owner and County Building Department a copy of the CF-2R Installation Certificate at the time of inspection.
- Air ducts installed under a floor in a crawl space shall be installed as to maintain a vertical clearance of 18" for all portions of the duct that would obstruct access to any part of the crawl space.
- Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, non-absorbent surface to a height of not less than 72" above finish floor. Ceramic tile is to be installed over fiber-cement or cementitious backer board.
- The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for the meeting of this provision.
- Plumbing fixtures are required to meet the following maximum flow rates: shower heads 1.8 gpm @ 80 psi, kitchen faucet 1.8 gpm @ 60 psi, lavatory faucets 1.2 gpm @ 60 psi and water closets 1.28 gallons per flush.
- The shower valve shall be a pressure balance type, thermostatic mixing type or a combination pressure balance/thermostatic mixing type.
- Fiber-cement, fiber-mat reinforced cementitious backer units, glass mat gypsum backers of fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278 respectively and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas [CRC R702.4.2]
- Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A108.4 through A108.6, A108.11, A118.1, A118.3, A136.1, and A137.1. [CRC R702.4.1]
- The waste outlet and tailpiece for the shower shall be a minimum 2" in diameter.

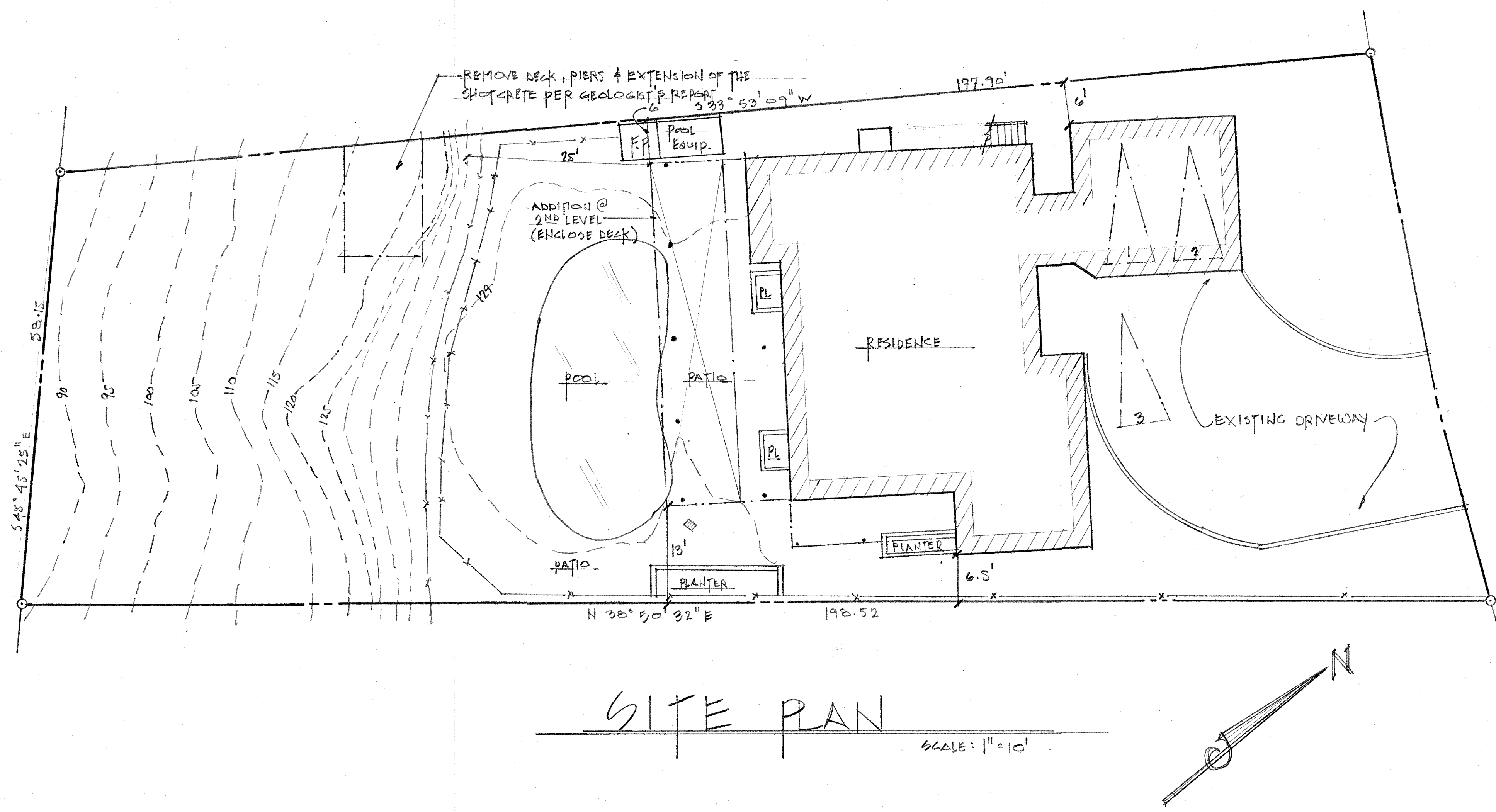
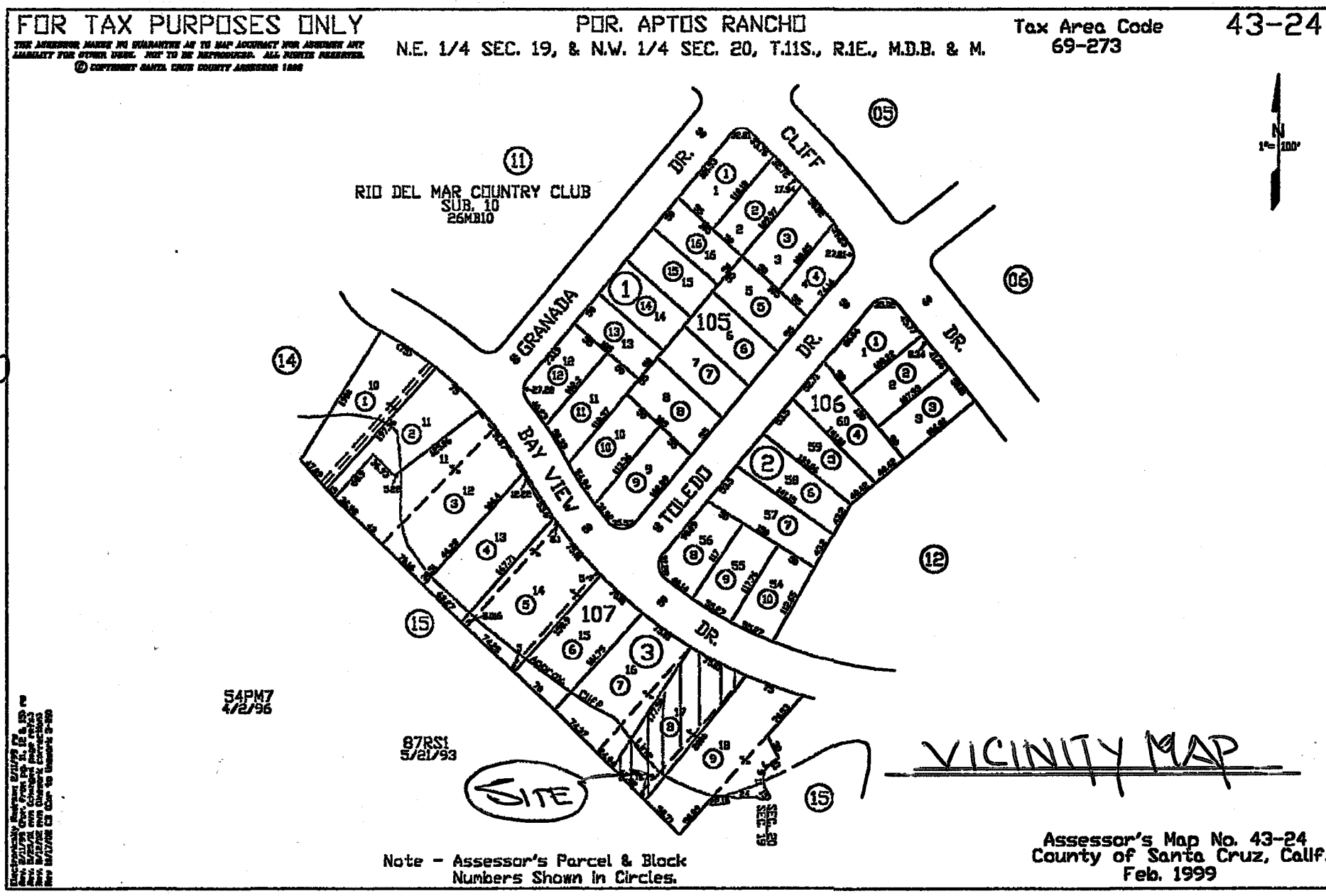
OWNER: Dave Scoffone
606 Bayview Drive
Aptos, CA 95003

PROJECT DATA:

A.P.N. 043-243-08
Zoning R-1-6
Occupancy Group R-3
Construction Type VB Non-Sprinkled (less slope over 30%)
Parcel Size 11,804 sq. ft. GROSS / 9,028 sq. ft. NET
Lot Coverage 3,327 sq. ft. (37%) see sheet 2 for calculations
F.A.R. 416.3 sq. ft. (47%) see sheet 2 for calculations
Existing Residence 3,531 sq. ft.
Deck Enclosure (Addition) 465 sq. ft.
Total Heated Area 3,996 sq. ft.
Existing Garage 492 sq. ft.
Existing Covered Patios 843 sq. ft.
Existing Porch 34 sq. ft.
Existing Breezeway 38 sq. ft.

SCOPE OF WORK:

Enclose an existing 465 sq. ft. deck at the second level
To extend the Living Room and a Bedroom.





BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE CENTERLINE OF BEACH DRIVE AS SHOWN ON THAT MAP FILED IN VOLUME 127 OF MAPS AT PAGE 2, SANTA CRUZ COUNTY RECORDS AND WAS ESTABLISHED BETWEEN FOUND SPIKES AS SHOWN THEREON

NORTH 45°45'25" WEST

BASIS OF ELEVATIONS

ELEVATIONS FOR THIS SURVEY ARE BASED ON A REALTIME KINEMATIC (RTK) GPS TIE TO CONTROL SET AS A PART OF THIS SURVEY AND ARE SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SITE BENCHMARK IS CONTROL POINT #10.

ELEVATION POINT #10: 127.66' (NAVD88)

DEVELOPABLE AREA = 9,028 SF

NOTE: DEVELOPABLE AREA FOR THIS LOT IS THAT AREA LANDWARD OF THE TOP OF BLUFF. THE TOP OF BLUFF WAS DETERMINED TO BE THE LINE/SEAM BETWEEN THE CONCRETE POOL DECK AND SHOTCRETE CAP WALL BELOW.

BACKGROUND IMAGERY

1. DRONE-BASED LIDAR, PHOTOGRAMMETRY, AND AERIAL IMAGING WAS PERFORMED BY:
WALLS LAND + WATER, LLC.
320 ALAMO AVE
SANTA CRUZ, CA 95060
SURVEY DATE: OCT 18, 2022.

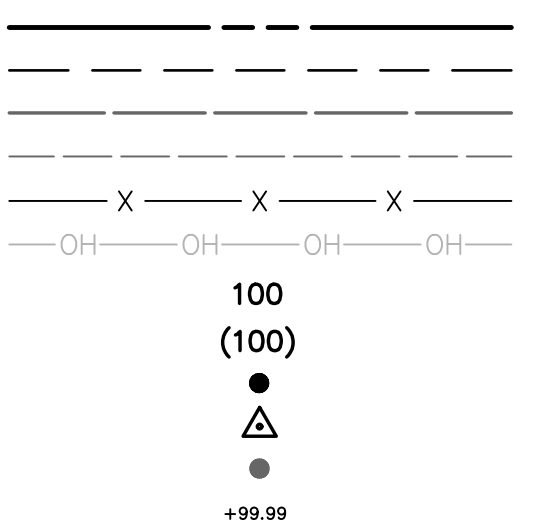
RECORD BOUNDARY NOTE

THE RECORD BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS NOTED HEREON. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.

UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA LAND SURVEYS IN OCTOBER 2022.

LEGEND



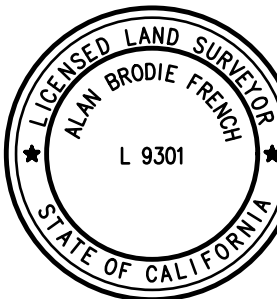
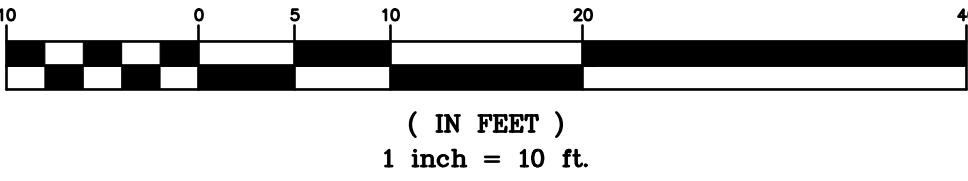
CONTOUR INTERVAL = 1 FOOT
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

PROPERTY LINE
EASEMENT LINE
CONTOUR INTERVAL, MAJOR
CONTOUR INTERVAL, MINOR
FENCE LINE
OVERHEAD UTILITY LINE
DISTANCE MEASURED
RECORD DATA
FOUND MONUMENT, AS NOTED
RANDOM CONTROL POINT
TREE, AS NOTED
SPOT ELEVATION

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
CO	CLEANOUT
DI	DRAIN INLET
DOC	DOCUMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
JP	UTILITY POLE
MH	MANHOLE
PA	PLANTER
SD	STORM DRAIN
SS	SANITARY SEWER
THRESH	THRESHOLD
WM	WATER METER

GRAPHIC SCALE



Alpha Land Surveys, Inc.

SANTA CRUZ COUNTY APN: 043-243-08

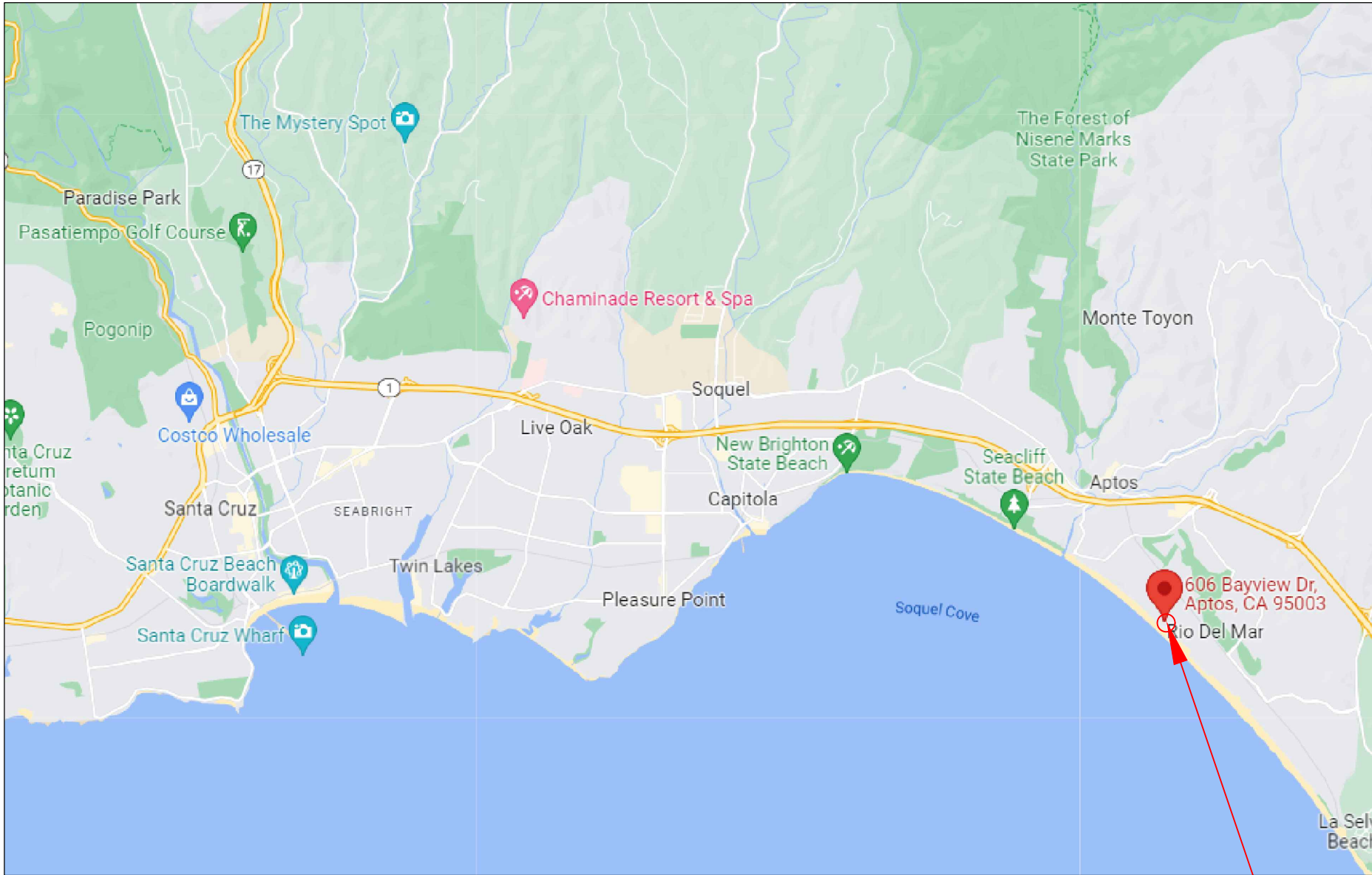
ALPHA LAND SURVEYS, INC.

4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	TOPOGRAPHIC MAP 606 BEACHVIEW DRIVE APTOS, CALIFORNIA COUNTY OF SANTA CRUZ	SHEET 1 OF ONE
1" = 10'	DATE: 11/10/2022	JOB#: 2022-228	

Exhibit D

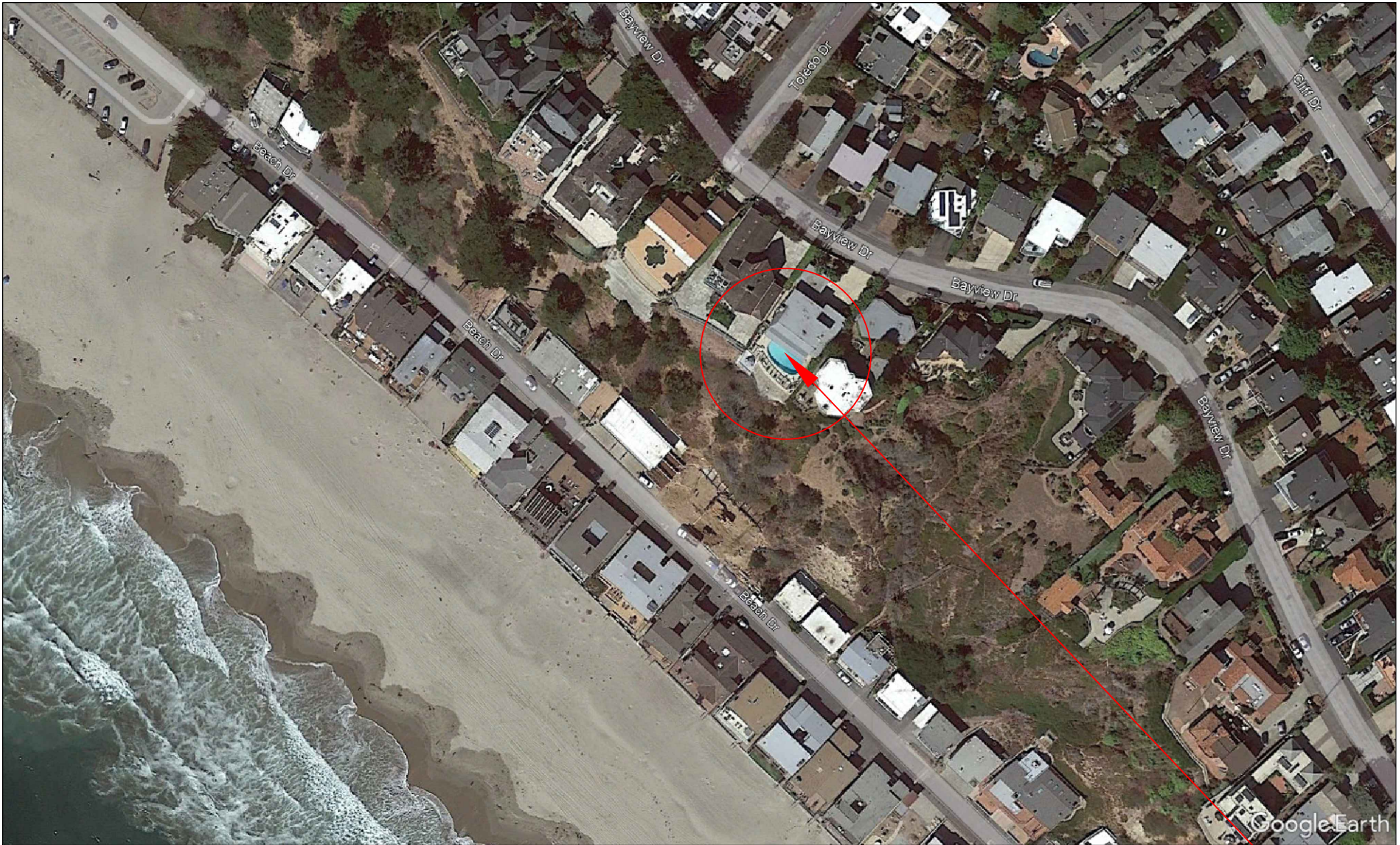
GRADING PLAN

606 BAYVIEW DRIVE
APTOS, CALIFORNIA 95003
APN 043-243-08



REGIONAL MAP
N.T.S. (GOOGLE MAPS)

PROJECT
LOCATION



VICINITY MAP
N.T.S. (GOOGLE EARTH)

SUBJECT
PROPERTY

SHEET INDEX

- C1 TITLE SHEET
C2 EXISTING SITE CONDITIONS
C3 GRADING PLAN
C4 SECTIONS A/B
C5 SECTIONS C/D AND DETAILS
C6 EROSION CONTROL PLAN & GENERAL NOTES

GENERAL NOTES

- TOPOGRAPHIC MAPPING WAS PERFORMED BY:
ALPHA LAND SURVEYS, INC
4444 SCOTTS VALLEY DRIVE #7
SCOTTS VALLEY, CA 95066
DATE: 11/10/2022
- DRONE-BASED LIDAR, PHOTOGRAMMETRY, AND AERIAL IMAGING WAS PERFORMED BY:
WALLS LAND + WATER, LLC.
320 ALAMOE AVE
SANTA CRUZ, CA 95060
DATE: 10/18/2022
- ELEVATION DATUM: NAVD88, BASED ON A REALTIME KINEMATIC (RTK) GPS TIE TO CONTROL SET.
SITE BENCHMARK IS CONTROL POINT #10.
- GEOTECHNICAL & CIVIL ENGINEER:
MOSES CUPRILL
831-722-4175
HARO, KASUNICH AND ASSOCIATES, INC.
116 EAST LAKE AVE.
WATSONVILLE, CA 95076
PROJECT NO. SC7272
- OWNER:
DAVE SCOFFONE
606 BAYVIEW DRIVE
APTOS, CALIFORNIA 95003
- ALL WORK INDICATED ON THE PLANS SHALL CONFORM WITH THE FOLLOWING CODES; 2022 CALIFORNIA BUILDING STANDARDS CODE (CBC TITLE 24) WITH COUNTY OF SANTA CRUZ ADOPTED AMENDMENTS AND CAL GREEN.

ABBREVIATIONS

AVG.	AVERAGE
CC	CONCRETE
CY	CUBIC YARDS
DIA.	DIAMETER
E	EXISTING
EG	EXISTING GROUND
ELEV.	ELEVATION
FG	FINISHED GRADE
FT	FEET
INV	INVERT
IN	INCH
MIN.	MINIMUM
N	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
SF	SQUARE FOOT
T	TREE
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF REMOVING AN UNPERMITTED VIEWING DECK SUPPORTED ON SEVEN REINFORCED CONCRETE PIERS. LEGALLY-SHORED HAND-DUG SHAFTS WILL BE DUG TO REMOVE THE PIERS IN SECTIONS. THE PIERS SHOULD BE BACKFILLED WITH BEACH GRADE SAND FROM THE MARINA LANDFILL QUARRY. THE PIER WITHIN THE LEGACY SHOTCRETE ARMORING SHOULD HAVE A CONCRETE CAP TO PATCH THE ARMORING FACADE. THE HAND-DUG SHAFTS SHOULD BE BACKFILLED AND COMPACTED WITH NATIVE SPOILS. THE TOP 18 INCHES OF THE REMAINING PIERS SHOULD BE BACKFILLED WITH ON-SITE NATIVE SOIL AND COMPACTED TO 90 PERCENT (%) RELATIVE COMPACTION. ALL EARTHWORK SHOULD BE OBSERVED BY HARO, KASUNICH AND ASSOCIATES, INC (HKA).

SECTION AND DETAIL CONVENTION

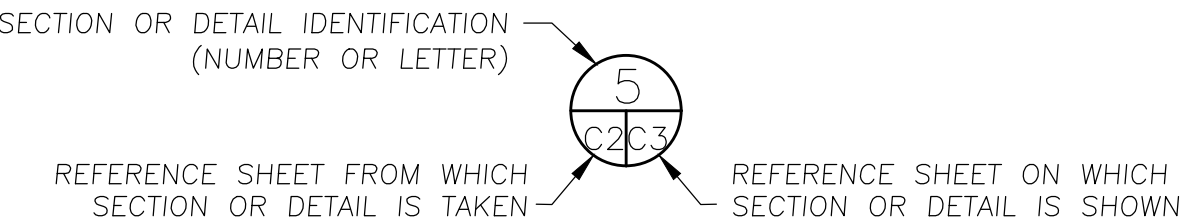


Exhibit D



Know what's below.
Call before you dig.



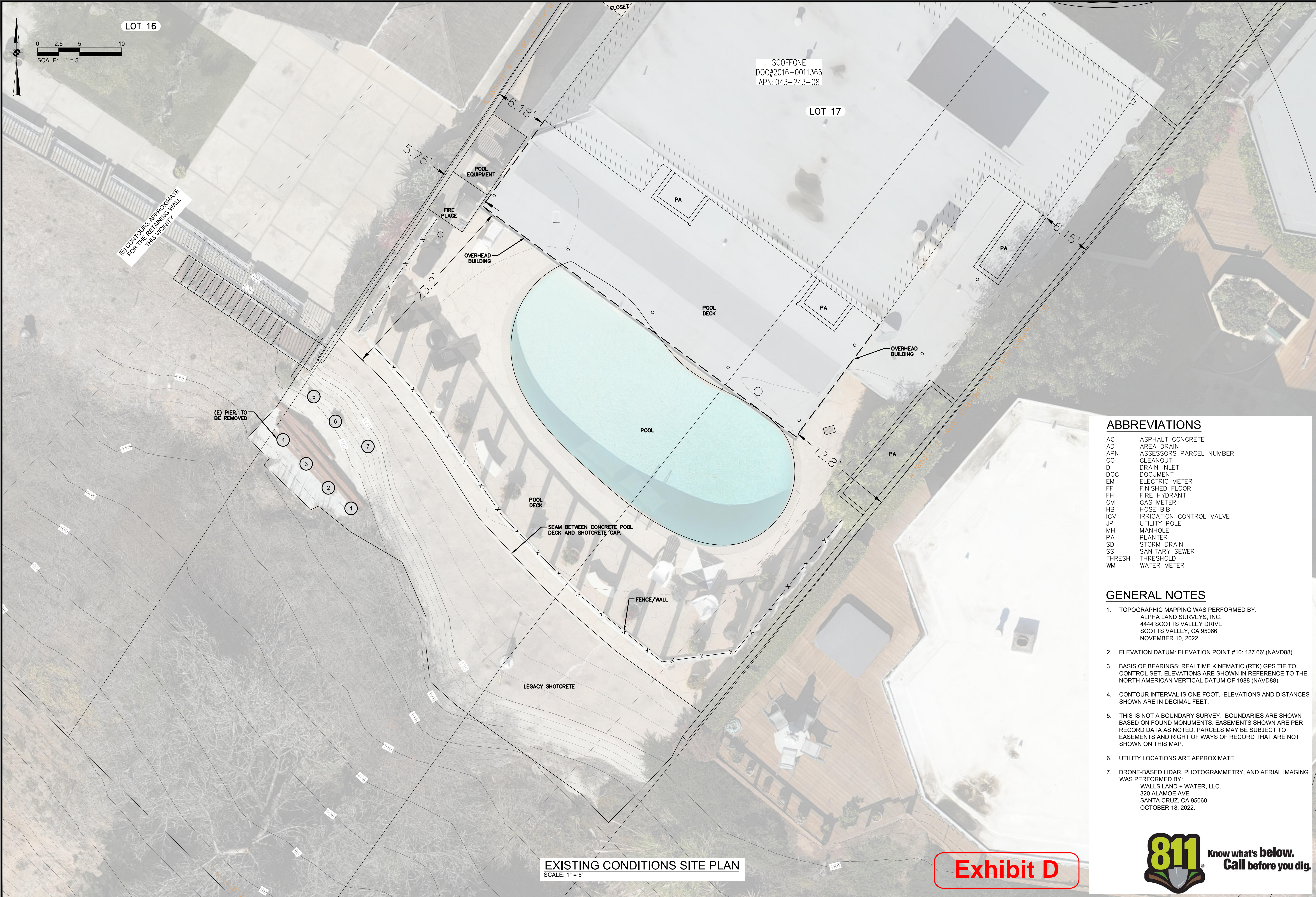
DATE	REVISION	BY

HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722-4175 PHONE AND (831) 722-3202 FAX

TITLE SHEET
DAVID SCOFFONE
606 BAYVIEW DRIVE
APTOS, CA 95003
APN 043-243-08

PROJECT:	SC12180
DATE:	MARCH 2023
DESIGN:	MC
DRAWN:	MW
SCALE:	NTS

C1



LOT 16

SCOFFONE
DOC#2016-0011366
APN: 043-243-08

LOT 17

(E) CONTOURS APPROXIMATE
FOR THE RETAINING WALL
THIS VICINITY

(E) PIER, TO
BE REMOVED

LEGACY SHOTCRETE

EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 5'

Exhibit D

ABBREVIATIONS

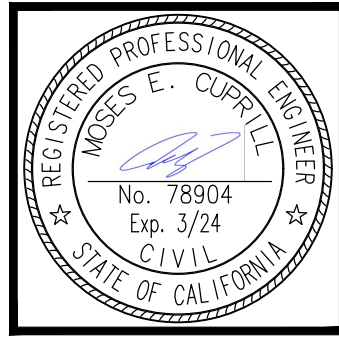
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSORS' PARCEL NUMBER
CO	CLEANOUT
DI	DRAIN INLET
DOC	DOCUMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
JP	UTILITY POLE
MH	MANHOLE
PA	PLANTER
SD	STORM DRAIN
SS	SANITARY SEWER
THRESH	THRESHOLD
WM	WATER METER

GENERAL NOTES

- TOPOGRAPHIC MAPPING WAS PERFORMED BY:
ALPHA LAND SURVEYS, INC.
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
NOVEMBER 10, 2022.
- ELEVATION DATUM: ELEVATION POINT #10: 127.66' (NAVD88).
- BASIS OF BEARINGS: REALTIME KINEMATIC (RTK) GPS TIE TO
CONTROL SET. ELEVATIONS ARE SHOWN IN REFERENCE TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS AND DISTANCES
SHOWN ARE IN DECIMAL FEET.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES ARE SHOWN
BASED ON FOUND MONUMENTS. EASEMENTS SHOWN ARE PER
RECORD DATA AS NOTED. PARCELS MAY BE SUBJECT TO
EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT
SHOWN ON THIS MAP.
- UTILITY LOCATIONS ARE APPROXIMATE.
- DRONE-BASED LIDAR, PHOTOGRAMMETRY, AND AERIAL IMAGING
WAS PERFORMED BY:
WALLS LAND + WATER, LLC.
320 ALAMOE AVE
SANTA CRUZ, CA 95060
OCTOBER 18, 2022.



Know what's below.
Call before you dig.



DATE	REVISION	BY

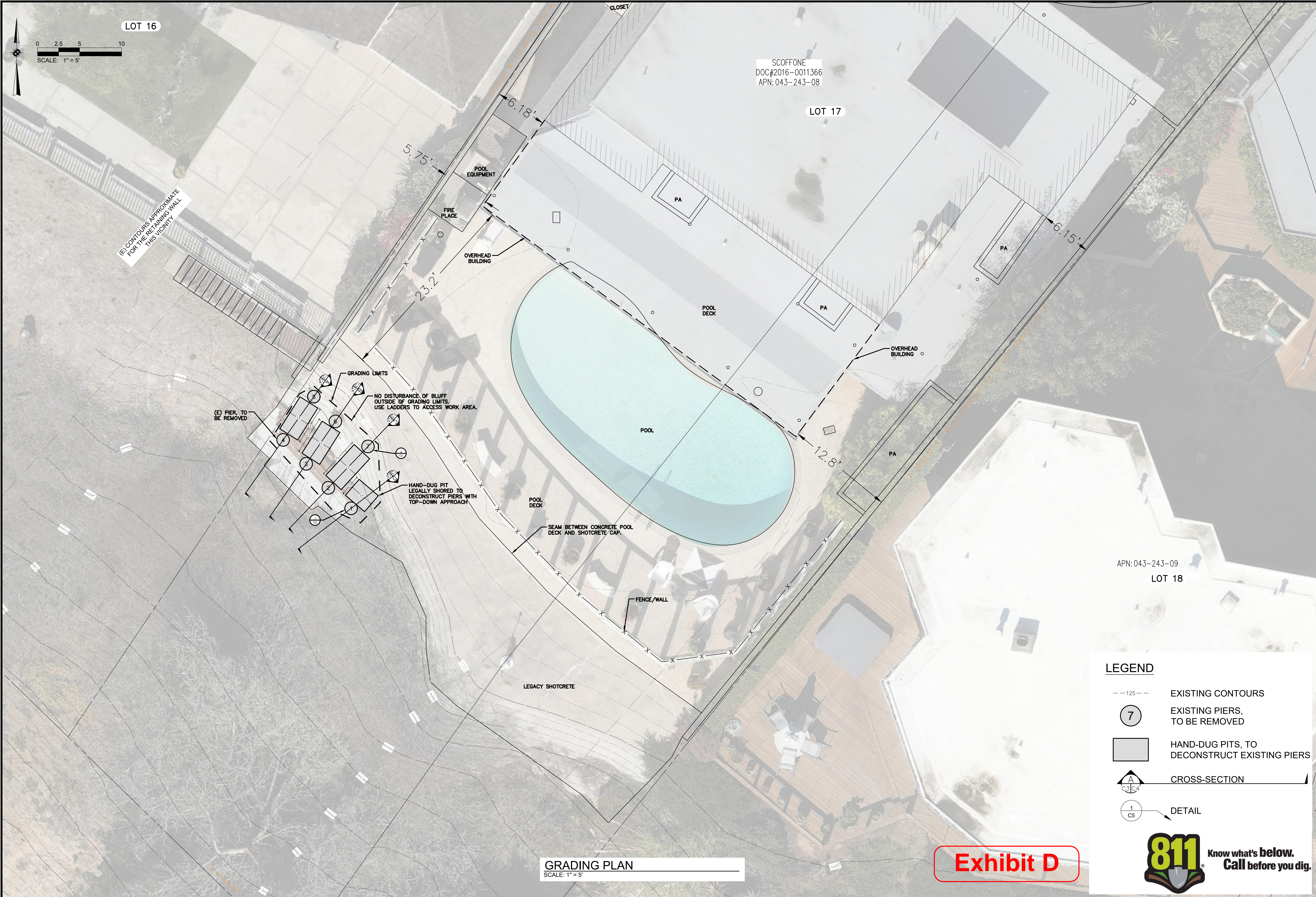
HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

EXISTING SITE CONDITIONS

DAVID SCOFFONE
606 BAYVIEW DRIVE
APTOS, CA 95003
APN 043-243-08

PROJECT:	SC12180
DATE:	MARCH 2023
DESIGN:	MC
DRAWN:	MW
SCALE:	1" = 5'

C2



REGISTERED PROFESSIONAL ENGINEER
MOSES E. CLIFTON
No. 78904
Exp. 3/24
CIVIL
STATE OF CALIFORNIA

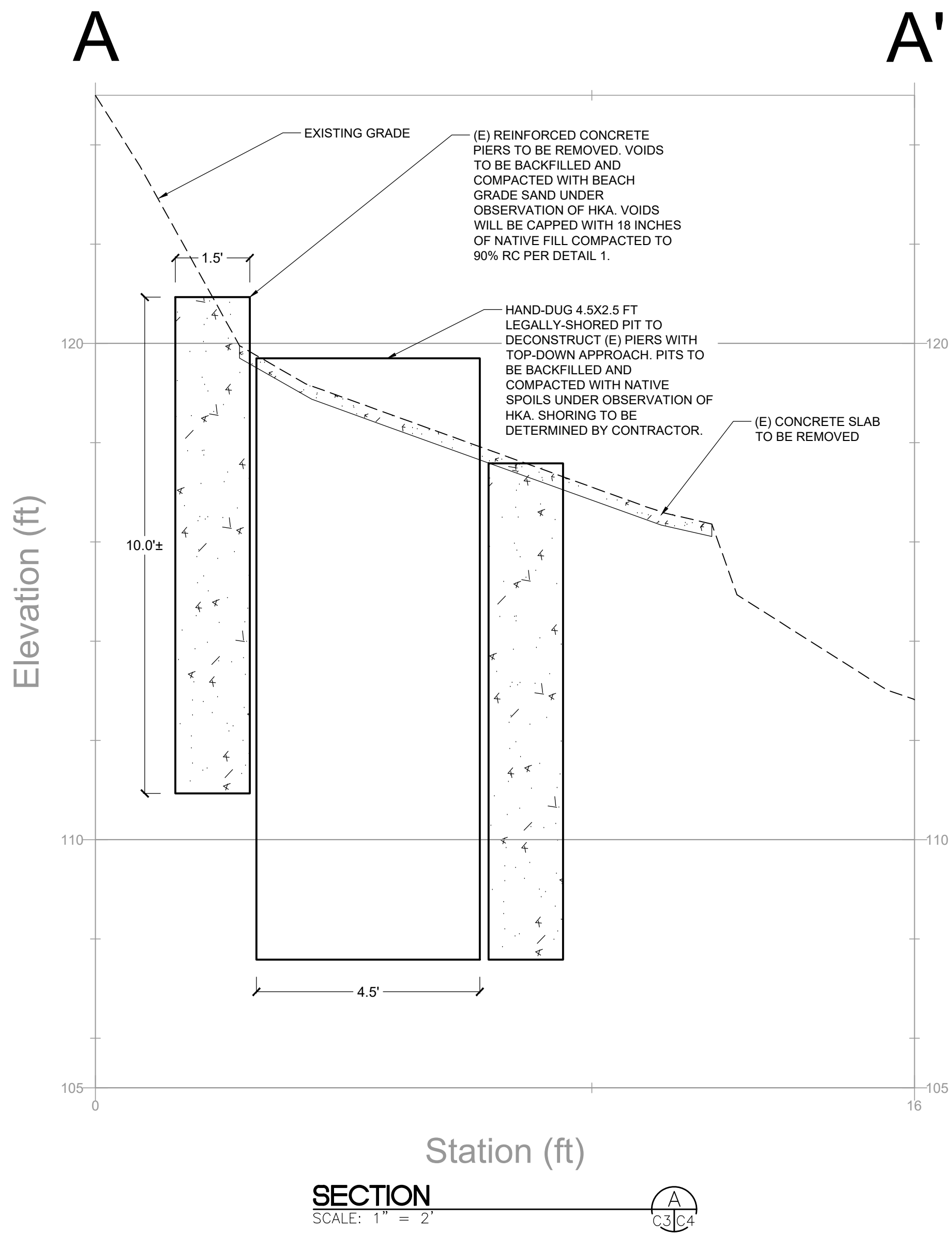
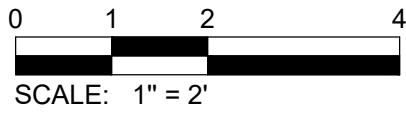
BY
REVISION
DATE

HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

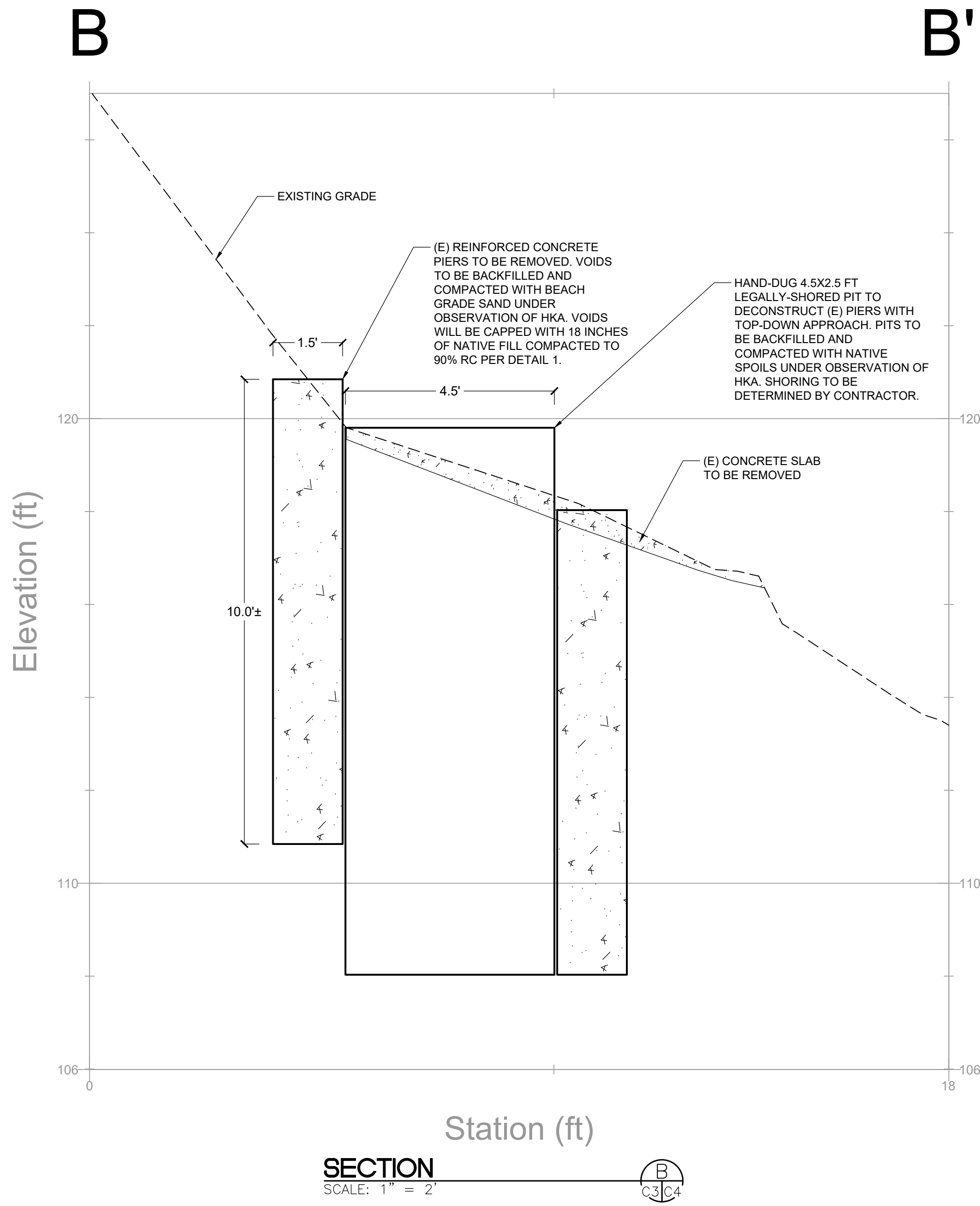
GRADING PLAN
DAVID SCOFFONE
606 BAYVIEW DRIVE
APTOS, CA 95003
APN 043-243-08

PROJECT: SC12180
DATE: MARCH 2023
DESIGN: MC
DRAWN: MW
SCALE: 1" = 5'

C3



SECTION A-A'
SCALE: 1" = 2'



SECTION B-B'
SCALE: 1" = 2'



DATE	REVISION	BY

HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

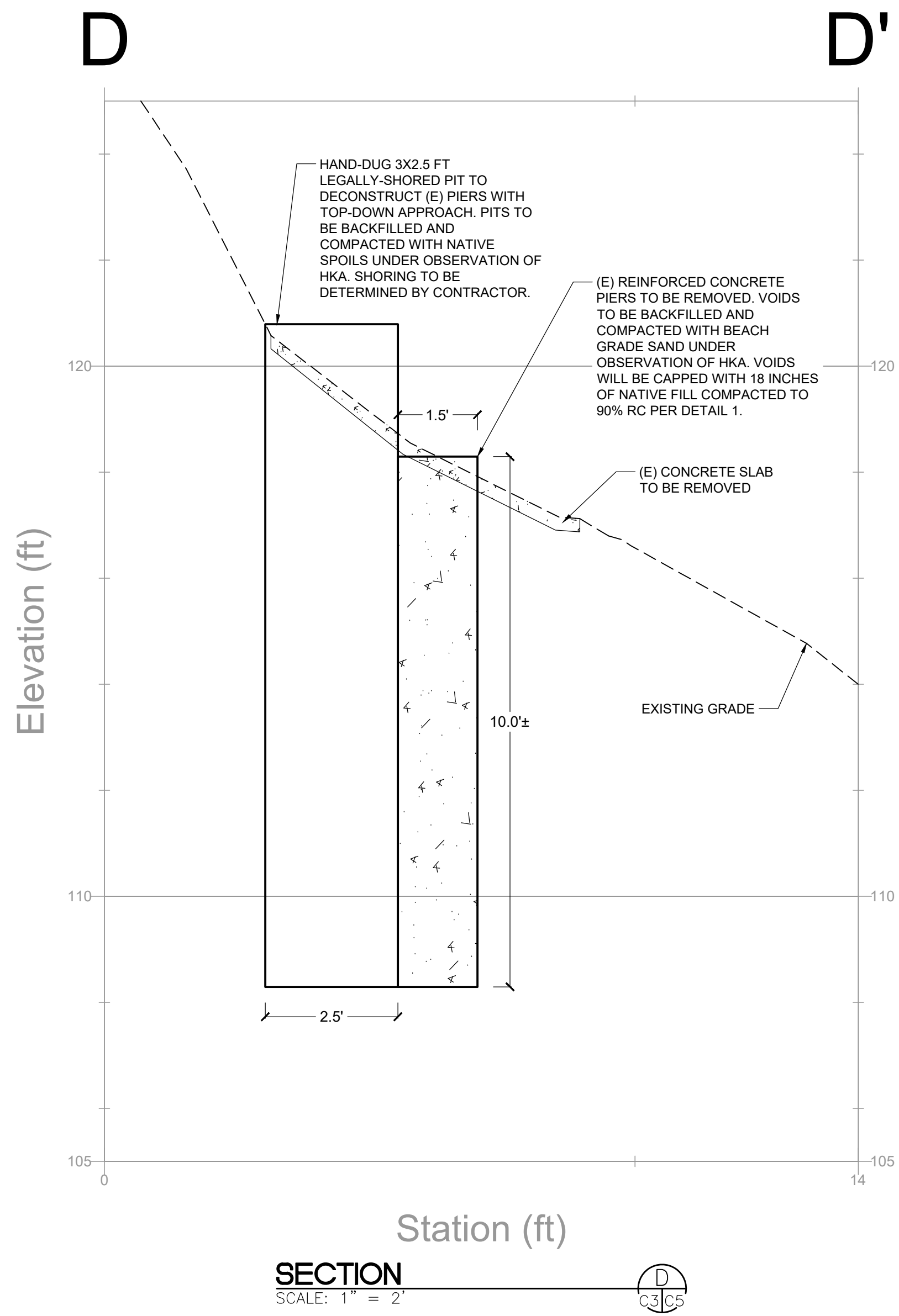
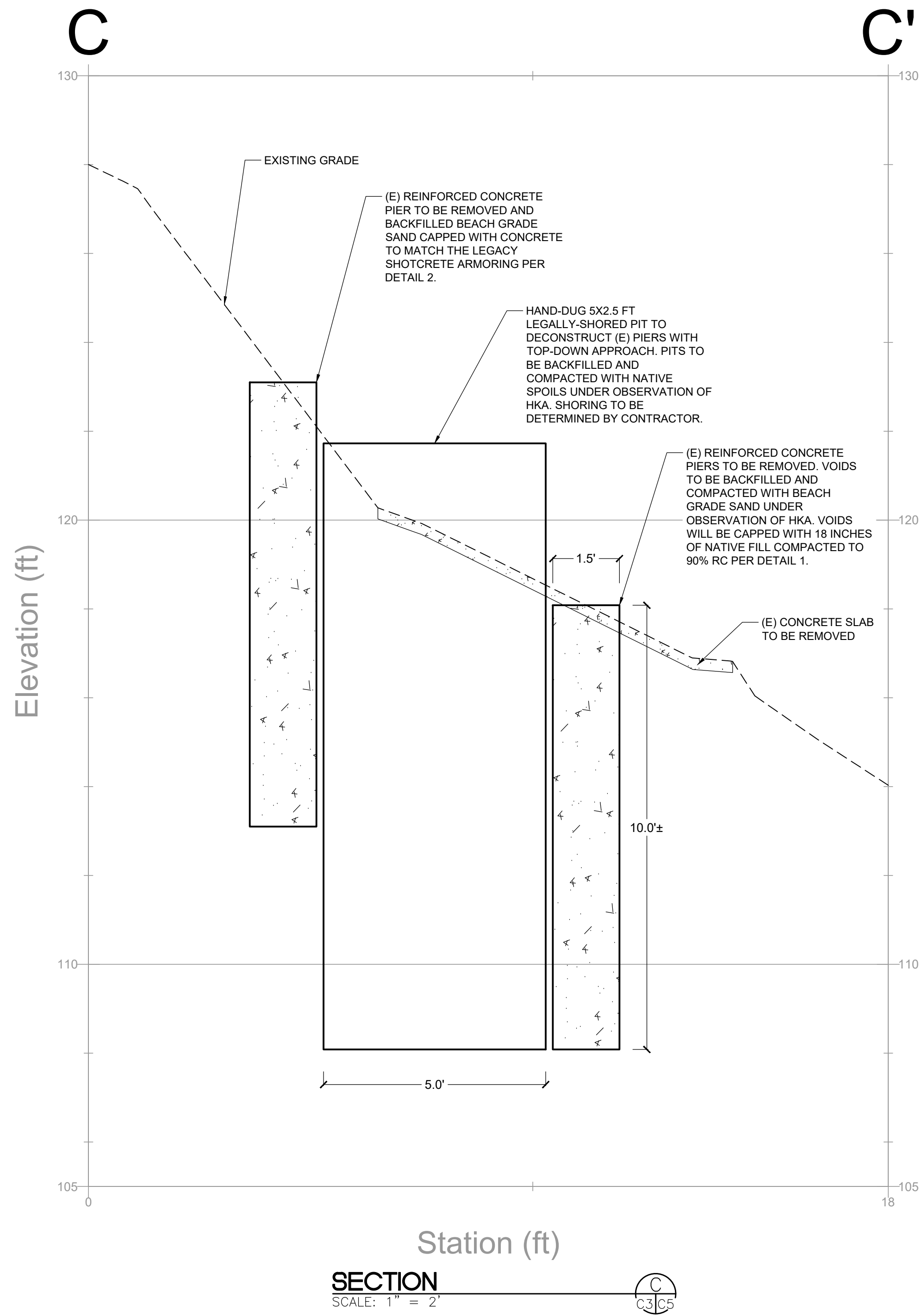
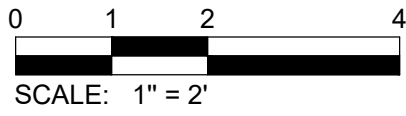
SECTIONS A/B
DAVID SCOFFONE
606 BAYVIEW DRIVE
APTOS, CA 95003
APN 043-243-08

PROJECT:	SC12180
DATE:	MARCH 2023
DESIGN:	MC
DRAWN:	MW
SCALE:	1" = 2'

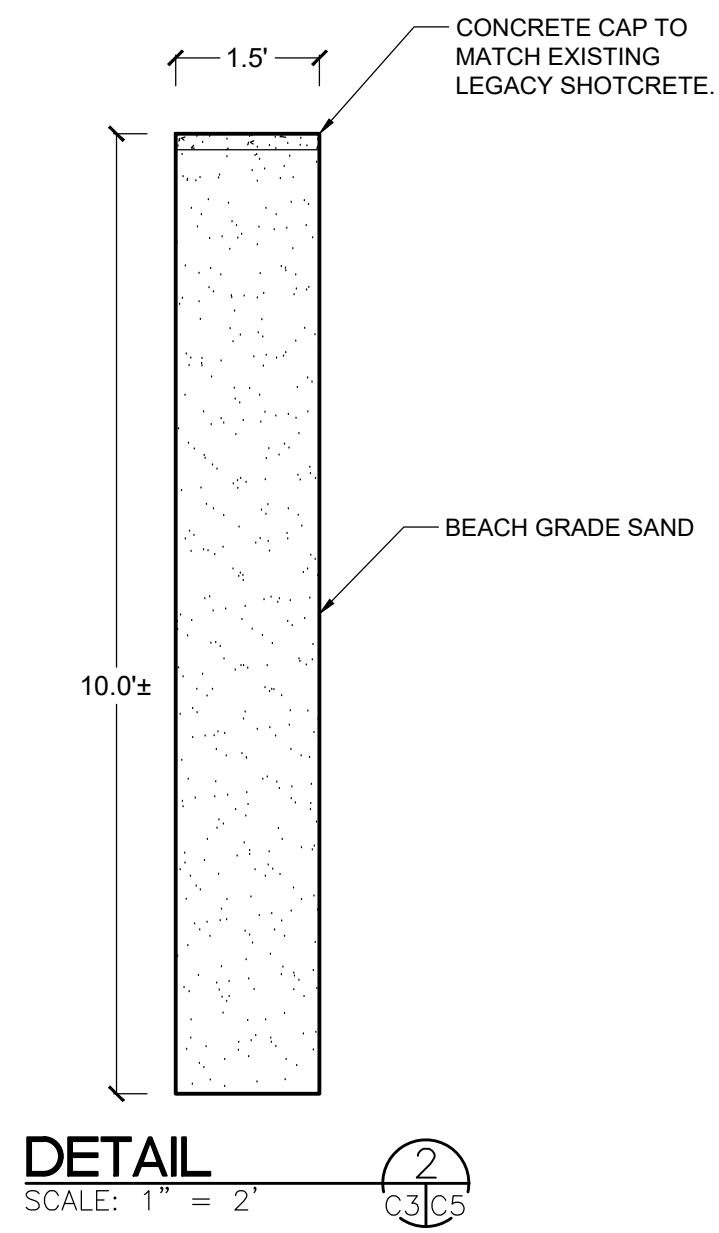
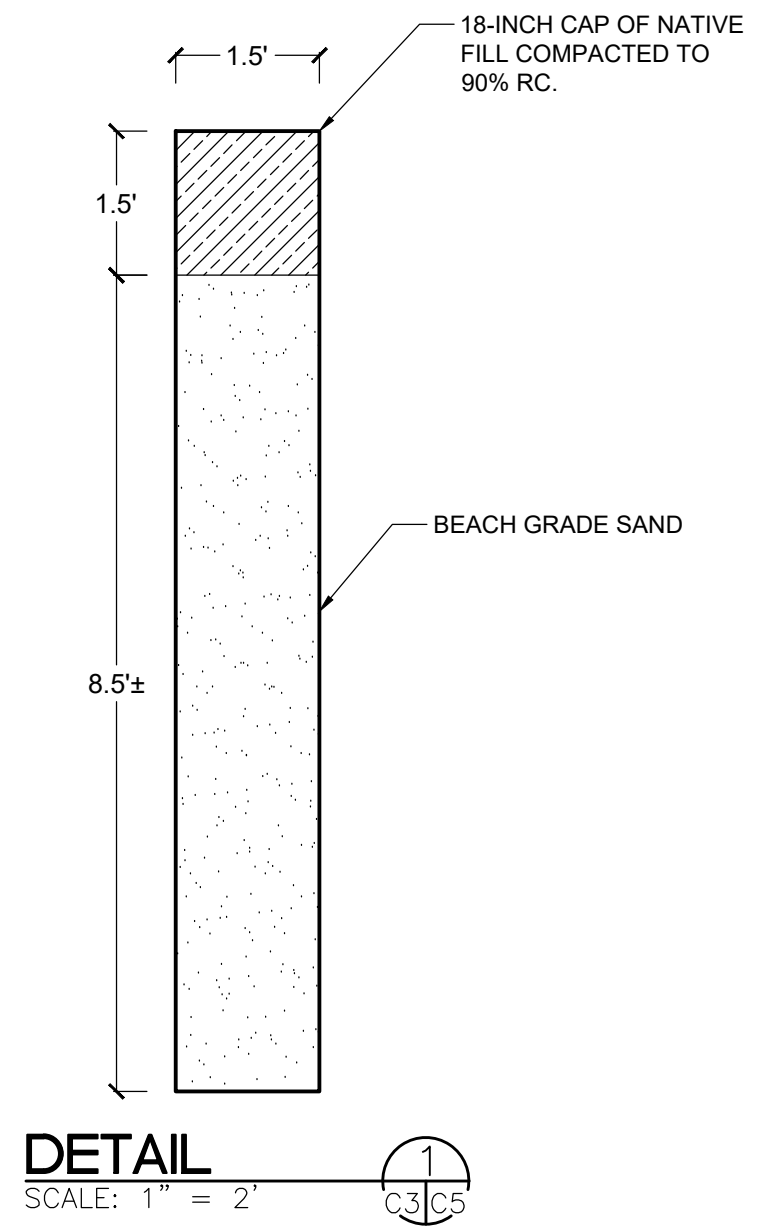
Exhibit D



C4



PIER BACKFILL
DETAILS



BY	
REVISION	
DATE	

HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

SECTIONS C/D AND DETAILS
DAVID SCOFFONE
606 BAYVIEW DRIVE
APTOS, CA 95003
APN 043-243-08

PROJECT:	SC12180
DATE:	MARCH 2023
DESIGN:	MC
DRAWN:	MW
SCALE:	1" = 2'

SPECIAL TESTS AND INSPECTION SCHEDULE		
THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2022 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.		
ITEM	REQ.	REMARKS
PIER EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE /FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION OF FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIALMECHANICAL TAMPING	YES	BY SOIL ENGINEER / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION
HARO KASUNICH AND ASSOCIATES 831-722-4175, EXT. 104

EARTHWORK NOTES:

- ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THESE PROJECT PLANS AND WITH THE APPLICABLE REQUIREMENTS OF THE SANTA CRUZ COUNTY GRADING ORDINANCE.
- PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL BE FAMILIAR WITH THE GEOTECHNICAL CONSULTATION AND RECOMMENDATIONS MEMORANDUM. IN THE EVENT OF DISCREPANCY BETWEEN THE MEMORANDUM AND THE NOTES HEREIN, THE MEMORANDUM SHALL PREVAIL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT HKA WITH REGARD TO MATERIALS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT.
- GRADING SUMMARY:

TOTAL CUT VOLUME (CY)

TOTAL IMPORT FILL VOLUME (CY)

TOTAL NATIVE FILL VOLUME (CY)

=

=

=

24.4

4.0

20.4

THE ABOVE QUANTITIES ARE APPROXIMATE IN-PLACE CUT VOLUMES CALCULATED AS THE SOIL REMOVED DURING EXCAVATION OF THE WORKING SHAFTS AND THE CONCRETE REMOVED FROM WITHIN THE PIER SHAFTS. THE NATIVE FILL VOLUME WAS CALCULATED AS THE 1.5 FT NATIVE FILL CAP FOR 6 PIERS PLUS THE SOIL REMOVED FROM THE WORKING SHAFT AND REPLACED AS ENGINEERED FILL AFTER WORK HAS COMPLETED. THE IMPORT FILL VOLUME WAS CALCULATED AS THE VOID AFTER REMOVAL OF THE CONCRETE PIERS MINUS THE 1.5 FT NATIVE FILL CAP FOR 6 PIERS. IMPORT FILL MATERIAL SHOULD CONSIST OF MARINA LANDFILL QUARRY BEACH GRADE SAND. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING BID PRICES FOR IMPORT FILL. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS OR UNSUITABLE EARTH MATERIALS.

- BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN THIN LIFTS IN GOOD WORKMANSHIP MANNER. ORGANIC MATERIAL MUST FIRST BE REMOVED PRIOR TO PLACING FILL.
- THE OWNER/CLIENT AND THE CONTRACTOR SHOULD MAKE THEMSELVES AWARE OF, AND BECOME FAMILIAR WITH, APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS, EXCAVATION AND TRENCH SAFETY STANDARDS. CONSTRUCTION SITE SAFETY AND TEMPORARY SHORING GENERALLY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED BELOW BE INTERPRETED TO MEAN THAT HKA IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY FOR THE CONTRACTORS' ACTIVITIES; SUCH RESPONSIBILITY IS NOT IMPLIED AND SHOULD NOT BE INFERRED.
- EXCAVATIONS MAY BE SUSCEPTIBLE TO SPALLING AND SLOUGHING. PROTECTION AND SAFETY OF WORKERS WILL BE A KEY ELEMENT THROUGHOUT CONSTRUCTION. EXCAVATION SHOULD NOT BE PERFORMED IN INCLEMENT WEATHER. EXCAVATIONS SHOULD NOT REMAIN OPEN FOR LENGTHY PERIODS OF TIME OR EXPOSED TO RUNOFF.
- SHAFT CAPS SHOULD BE CONSTRUCTED TO MATCH EXISTING ADJACENT SLOPE GRADIENTS.

EROSION CONTROL NOTES

- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION, SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES.
- INSTALL ALL PROTECTIVE DEVICES AT THE END OF EACH WORK DAY WHEN THE FIVE-DAY RAIN PROBABILITY EQUALS OR EXCEEDS 50 PERCENT AS DETERMINED FROM THE NATIONAL WEATHER SERVICE FORECAST OFFICE: WWW.SRH.NOAA.GOV. THE CONTRACTOR IS RESPONSIBLE TO KEEP IN FORCE ALL EROSION CONTROL DEVICES AND TO MODIFY THOSE DEVICES AS SITE PROGRESS DICTATES.
- THE CONTRACTOR SHALL MONITOR THE EROSION CONTROL DEVICES DURING STORMS AND MODIFY THEM IN ORDER TO PREVENT PROGRESS OF ANY ONGOING EROSION. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET.
- CONTRACTOR SHALL BE FAMILIAR WITH THE CONDITIONS OF APPROVAL OF ALL REQUIRED PROJECT PERMITS.
- EROSION AND SEDIMENT CONTROL SHALL BE IN PLACE AND IMPLEMENTED, AS APPROPRIATE, PRIOR TO COMMENCING GRADING OR VEGETATION REMOVAL. THESE MEASURES SHALL BE MAINTAINED ON ALL DISTURBED AREAS IN ORDER TO MINIMIZE THE RELEASE OF SEDIMENT IN A SITE'S STORM WATER DISCHARGE.
- PROTECT AND PRESERVE TOPSOIL TO MINIMIZE EROSION AND RETAIN INFILTRATION CAPACITY.
- MINIMIZE LAND DISTURBANCE TO BE CONFINED WITHIN THE LIMITS OF GRADING DELINEATED ON SHEET C3. STABILIZE SLOPES AND ALL DISTURBED AREAS AS SOON AS GRADING IS FINISHED OR CUT-AND-FILLS ARE MADE.
- COVER BARE SOILS AND SLOPES AS SOON AS POSSIBLE. USE ONE OR MORE OF THE FOLLOWING TO REDUCE THE EROSION POTENTIAL FROM BARE, EXPOSED, OR DISTURBED SOIL: ROLLED EROSION CONTROL PRODUCTS (E.G. EROSION CONTROL BLANKETS), HYDROSEEDING, SEEDING, NATIVE VEGETATION PLANTING, OR OTHER APPROPRIATE COVER MATERIAL.
- ESTABLISH A UNIFORM VEGETATIVE COVER WITH A MINIMUM OF 70 PERCENT COVERAGE.
- A QUALIFIED PERSON SHOULD CONDUCT INSPECTIONS AFTER A MAJOR STORM EVENT.

SEDIMENT CONTROL NOTES:

- USE FIBER ROLLS DOWNSLOPE AS PERIMETER CONTROL TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE WINTER SEASON. FIBER ROLLS ARE APPROPRIATE IN COMBINATION WITH EROSION CONTROL COVER ON SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW.
- SILT FENCES ARE NOT APPROPRIATE IN CONCENTRATED RUNOFF FLOW AREAS (STREAMS, SWALES, GULLIES, ETC.), IN AREAS WHERE FLOODING IS A CONCERN, OR ALONG SLOPES.
- LONG-TERM SEDIMENT CONTROL MEASURES ARE REQUIRED TO ENSURE THAT EROSION AND SEDIMENTATION DO NOT BECOME AN ISSUE ONCE THE PROJECT IS COMPLETED. THE FOLLOWING MEASURES CAN BE EFFECTIVE FOR LONG TERM SEDIMENT CONTROL ONCE THE PLANTINGS AND ROOTS HAVE GROWN TO SUFFICIENT SIZE:
 - SEEDING SLOPES BY HYDRO-SEEDING OR WITH SEEDED BLANKETS; USING NATIVE SEEDS WITH WINTER BARLEY OR OATS.
 - LANDSCAPING WITH PLANT SPECIES THAT GROW RAPIDLY AND HAVE ROOT SYSTEMS THAT ARE EFFECTIVE AT "HOLDING" SOIL

SITE HOUSEKEEPING NOTES

EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING

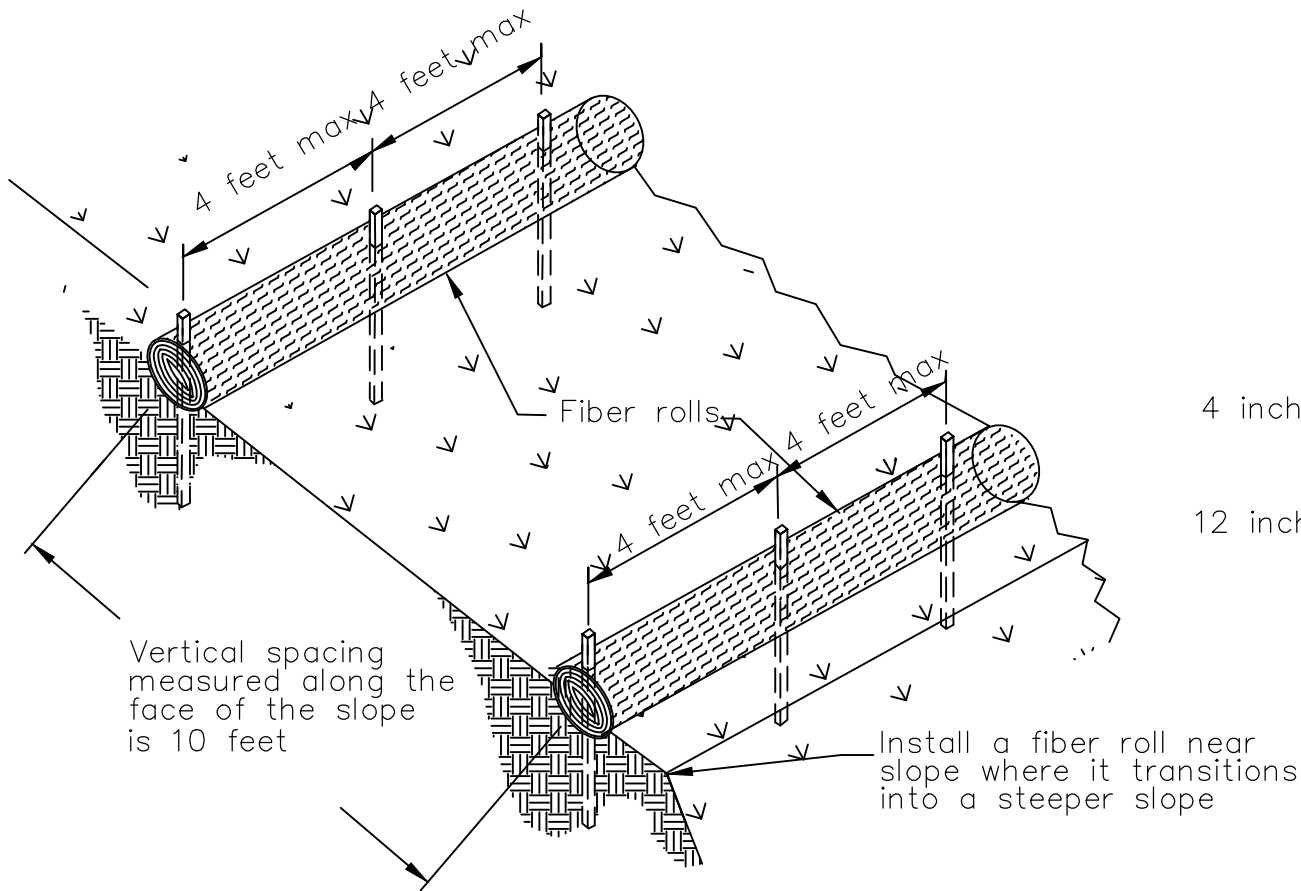
- INSPECT EQUIPMENT AND VEHICLES FREQUENTLY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS, AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS AS QUICKLY AS POSSIBLE TO MINIMIZE RUN-OFF OR SOAK IN. THIS INCLUDES FUEL AND MOTOR OIL, HYDRAULIC FLUID, AND GLYCOL BASED ANTI-FREEZE FROM VEHICLES. USE DRY CLEANUP METHODS IF POSSIBLE. PERFORM MAJOR MAINTENANCE AND REPAIRS OFF-SITE.
- IF REPAIR OR REFUELING OF VEHICLES AND EQUIPMENT MUST BE DONE ON-SITE, USE A DESIGNATED LOCATION AWAY FROM THE BLUFF, STORM DRAIN INLETS, WATER BODIES, AND OTHER SENSITIVE AREAS.
- IF EQUIPMENT IS WASHED ON-SITE, WASH WATER MAY NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. IF POSSIBLE, WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY.
- RECYCLE USED MOTOR OIL, OTHER VEHICLE FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.
- MATERIAL STORAGE AND SOIL STOCKPILES
- LOCATE MATERIAL AND SOIL STOCKPILES IN DRIVEWAY. STOCKPILES ARE NOT ALLOWED TO BE STORED ON THE BLUFF.
- ALL LOOSE STOCKPILED MATERIAL THAT ARE NOT BEING ACTIVELY USED, SHALL BE UNDER COVER AND/OR BERMED AND PROTECTED FROM WIND, RAIN, AND RUNOFF.
- STORE OPEN BAGS OF PARTICULATE, GRANULAR, OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE COVERED OR CLOSED, AND DURING THE RAINY SEASON THEY MUST BE KEPT WITHIN SECONDARY CONTAINMENT.
- STORE PAINTS, CHEMICALS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS INSIDE OR WITHIN A SHED WITH DOUBLE CONTAINMENT.
- KEEP DUMPSTER LIDS CLOSED AND SECURED. FOR DUMPSTERS OR BINS THAT DON'T HAVE A LID, COVER THEM WITH PLASTIC SHEETING OR A TARP DURING RAINY OR WINDY WEATHER.

WASTE MANAGEMENT: BUILDING MATERIALS, DEMOLITION WASTE, AND VEGETATION

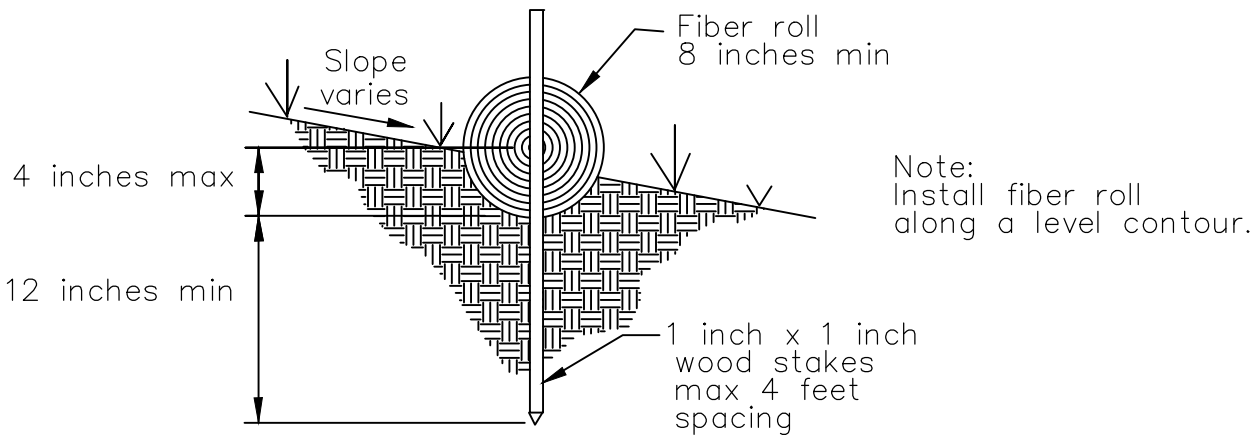
- ONSITE STORAGE OF CONSTRUCTION MATERIALS. STORE WASTES IN CONTAINERS OR A DUMPSTER WHENEVER POSSIBLE. COVER PILES OF UNCONTAINED WASTES AND WASTES STORED IN OPEN CONTAINERS DURING WINDY CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE.
- USE CONSTRUCTION PRODUCTS MADE FROM OR PACKAGED IN POLYSTYRENE/PLASTIC FOAM IN A MANNER PREVENTING THE POLYSTYRENE/PLASTIC FOAM FROM BEING RELEASED INTO THE ENVIRONMENT.
- NO SPOILS SHALL BE ALLOWED TO STOCKPILE ON THE BLUFF.
- NEVER LEAVE OR ABANDON MATERIALS OR EXCAVATION SPOILS AT A PROJECT SITE. AT THE END OF A CONSTRUCTION PROJECT, COLLECT ALL UNUSED OR WASTE MATERIALS AND DISPOSE OF PROPERLY. DO NOT LEAVE DISCARDED BUILDING MATERIALS, DEMOLITION WASTES, WASTE VEGETATION, SOIL, MULCH, VEGETATION, AND OTHER LANDSCAPE PRODUCTS IN A STREET, GULLY, OR WATERWAY.
- PORTABLE TOILET FACILITIES
- ALL SANITARY WASTES SHALL BE COLLECTED AND MANAGED THROUGH THE USE OF PORTABLE TOILET FACILITIES. ENSURE THAT THE LEASING COMPANY PROPERLY MAINTAINS THE TOILETS AND PROMPTLY MAKES REPAIRS AS NEEDED. CONDUCT VISUAL INSPECTIONS FOR LEAKS.
- PLACE PORTABLE TOILETS ON A LEVEL SURFACE AND AT A SAFE DISTANCE AWAY FROM PAVED AREAS AND, TO THE EXTENT PRACTICAL, STORM DRAIN INLETS. SECURE THEM TO PREVENT BLOWING OVER.
- PROVIDE SECONDARY CONTAINMENT FOR PORTABLE TOILETS LOCATED WITHIN 20 FEET OF A STREAM, STORM DRAIN, OR STREET.
- DURING PUMP-OUT, TAKE APPROPRIATE MEASURES TO AVOID SPILLAGE. IF SPILLAGE OCCURS IT SHALL BE CLEANED UP IMMEDIATELY.

SITE CLEANUP

- WHEN CLEANING UP, SWEEP WHENEVER POSSIBLE. LITTER AND DEBRIS MUST BE PICKED UP AND DISPOSED OF PROPERLY.
- IN THE ROADWAY AND/OR ON THE SIDEWALK, MATERIAL STOCKPILES MUST BE REMOVED AND CLEANED UP BY THE END OF EACH DAY.
- SWEEP AND REMOVE ANY SOLID WASTE THAT ACCUMULATES AT EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS POSSIBLE.
- DO NOT CLEAN THE STREET, SIDEWALK, OR OTHER PAVED AREAS BY WASHING OR BY DIRECTING SEDIMENT, CONCRETE, ASPHALT, OR OTHER PARTICLES INTO THE STORM DRAIN SYSTEM. IF USING WATER, DIRECT IT TO A LANDSCAPED OR GRASSY AREA LARGE ENOUGH TO ABSORB ALL THE WATER.
- MASONRY AND CONCRETE WORK
- CONCRETE, CEMENT, AND MASONRY PRODUCTS MAY NEVER BE DISCHARGED INTO THE STORM DRAIN SYSTEM. CONCRETE, CEMENT, AND MASONRY MIXING CONTAINERS MAY NOT BE WASHED OR RINSED INTO THE STREET OR STORM DRAIN SYSTEM. IF A CONCRETE TRANSIT MIXER IS USED, A SUITABLE WASHOUT BOX, EXCAVATION OR SELF-WASHING MIXER ABLE TO CONTAIN THE WASTE MATERIAL SHALL BE PROVIDED ON-SITE.
- DO NOT MIX FRESH CONCRETE OR CEMENT MORTAR IN A GUTTER, OVER A STORM DRAIN INLET, OR IMMEDIATELY ADJACENT TO A WATER BODY.
- STORE MATERIALS UNDER COVER AND PROTECTED FROM WIND, RAIN, AND RUNOFF.
- SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR MAY BE DISPOSED OF IN THE TRASH.
- WASH OUT FROM CONCRETE MIXERS MAY NEVER BE DISPOSED OF IN THE STREET OR STORM DRAIN SYSTEM. IF POSSIBLE, PUMP THE WASHOUT BACK INTO THE MIXER FOR REUSE.



TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

NOTES:

- Place fiber rolls at 10 foot spacing on 2:1 (H:V) or steeper slopes.
- Place rolls into key trench 3 inches deep.
- Place excavated soil on uphill or flow side of the roll.
- Rolls should be abutted at the ends, not overlapped.
- Alternate stakes on both sides of the roll, every six inches.
- Eroded sediment that accumulates against the fiber roll shall be removed prior to the fiber roll being overtopped.

1 FIBER ROLL DETAILS & NOTES

NO SCALE

Exhibit D



Know what's below.
Call before you dig.

C6

EROSION CONTROL PLAN

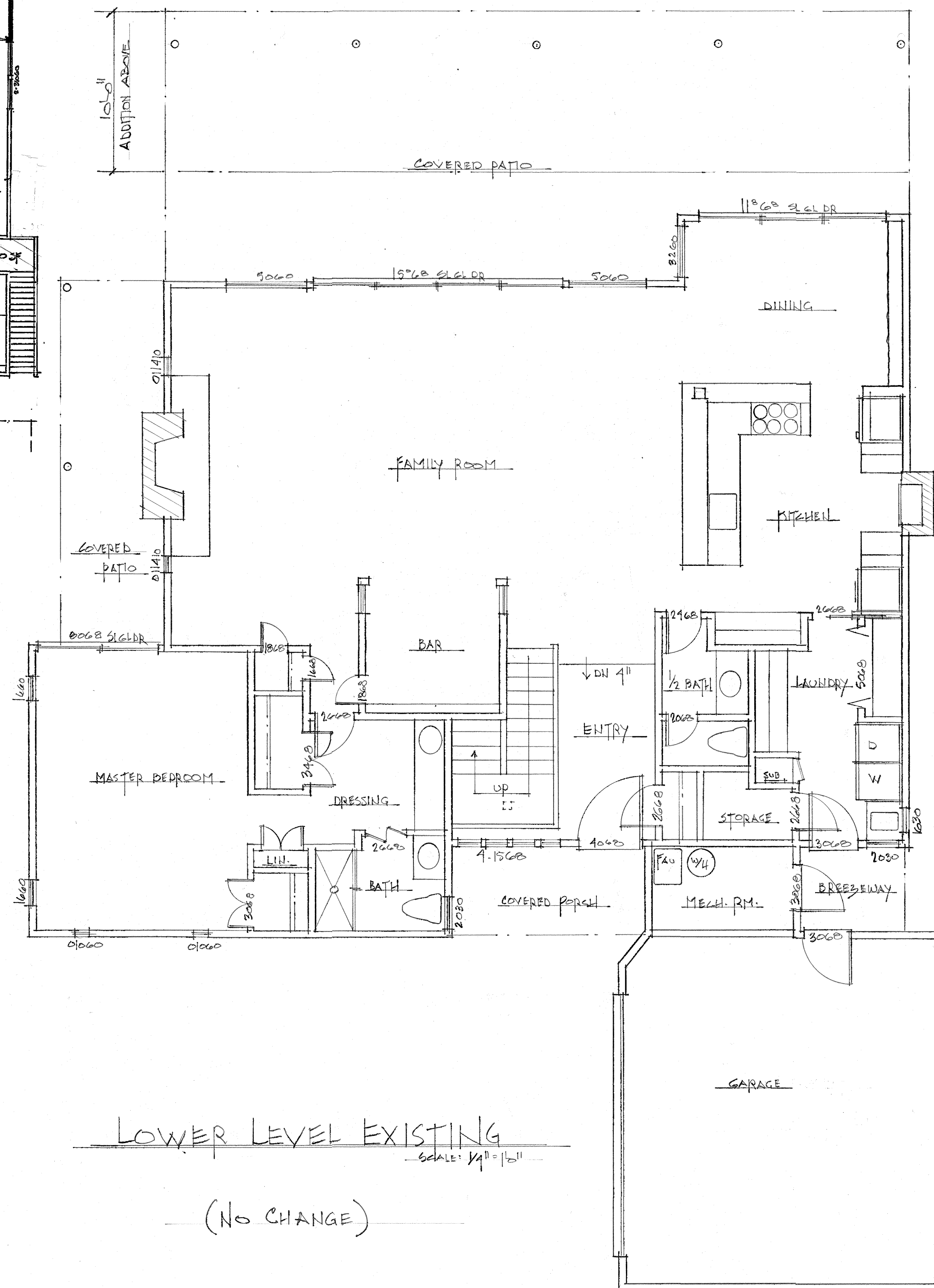
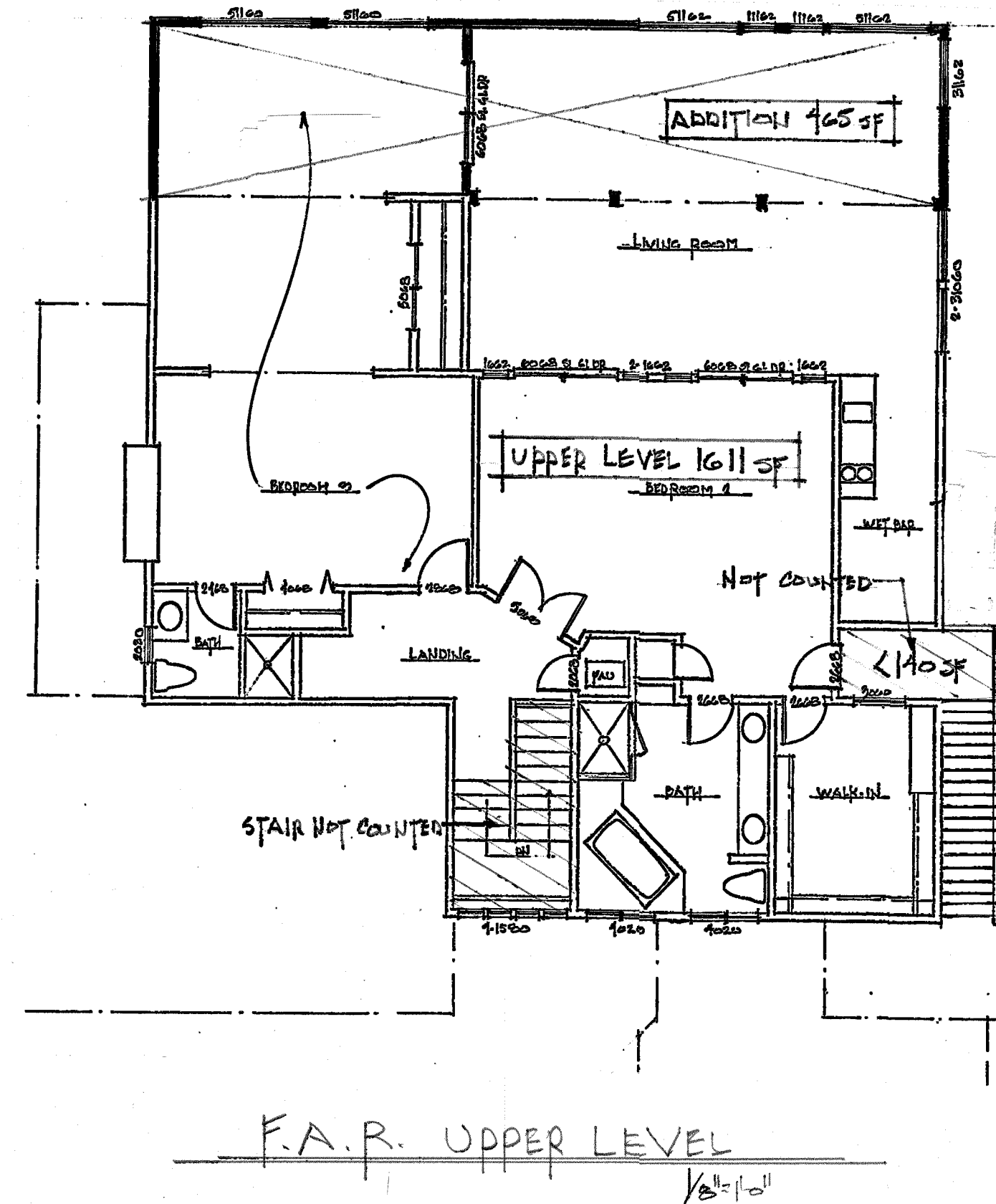
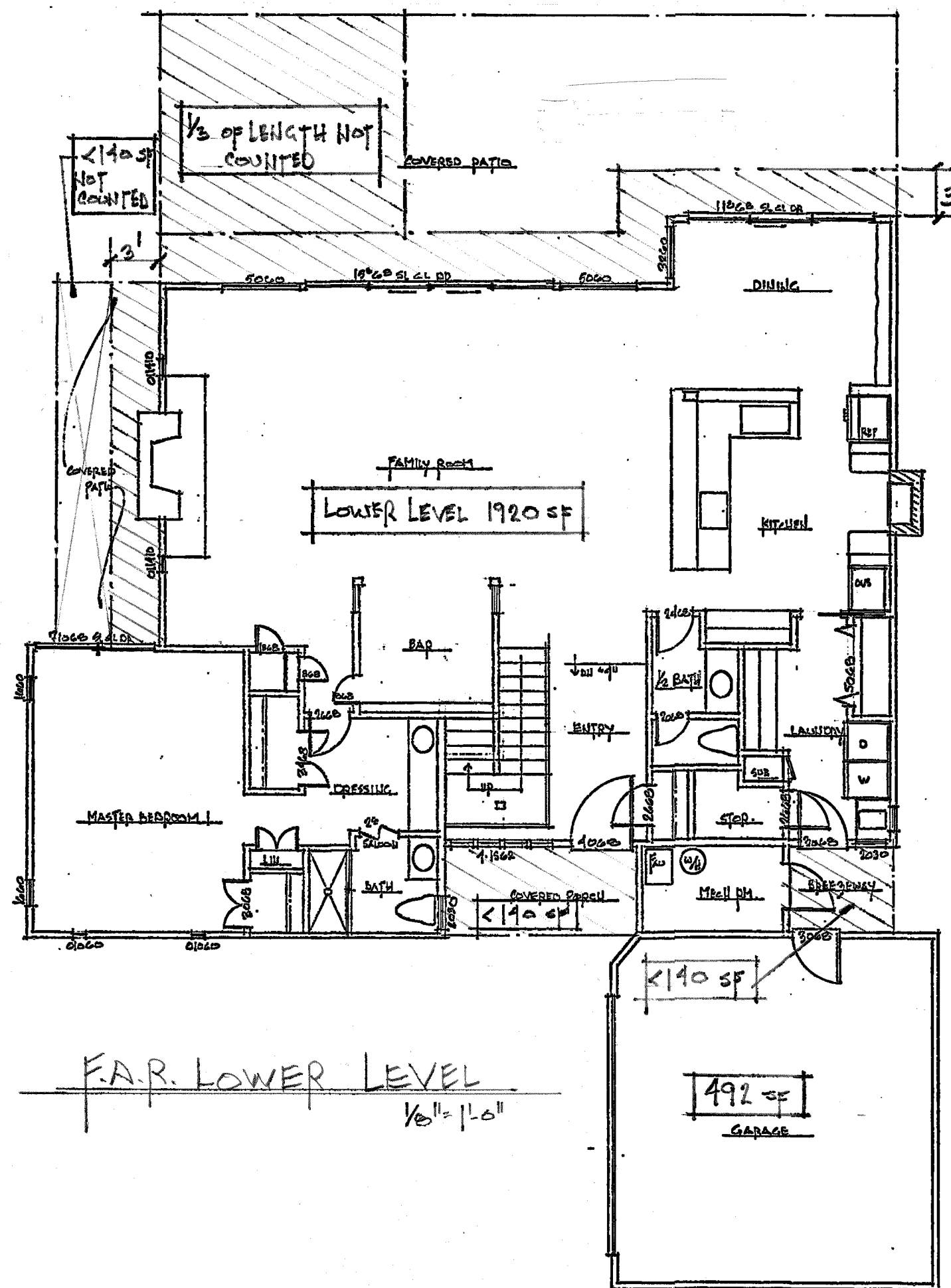
DAVID SCOFFONE
606 BAYVIEW DRIVE
APTOS, CA 95003
APN 043-243-08

HARO, KASUNICH & ASSOCIATES

GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

DATE	REVISION	BY





GR. FOOTAGE	LOT COVERAGE	FLOOR AREA RATIO	LARGE HOUSE
LOWER LEVEL 1920 SF	1920 SF	1920 SF	1920 SF
UPPER LEVEL 1611 SF	8	1611 SF	1611 SF
ADDITION 465 SF	8	465 SF	465 SF
3996 SF			
GARAGE/MECH 492 SF	492 SF	267 SF (492 - 225 = 267)	492 SF
BREEZEWAY 38 SF	38 SF	8	8
PORCH 34 SF	34 SF	8	8
COVERED PATIOS 843 SF	843 SF	8	8
	3327 SF	4.26 SF	4.488 SF
DEVELOPABLE LOT AREA = 9028 SF	3327 ÷ 9028 = 37%	4.26 ÷ 9028 = 47.2%	

LOWER LEVEL EXISTING

(NO CHANGE)

Exhibit D

REVISIONS	BY

ROBIN ALAGA

250 Evening Hill Lane, Corralitos, CA 95076

Phone: (831) 724-4994, Cell: (831) 419-4919

e-mail: alagabn@gmail.com

SCOFFONE ADDITION

djs@garlic.com

Dave Scoffone

606 Bayview Drive Aptos, CA 95003

A.P.N. 043 - 243 - 08

ROBIN

CHECKED

DATE

6 JAN 2024

SCALE

NOTED

JOB NO.

23-02

SHEET

2

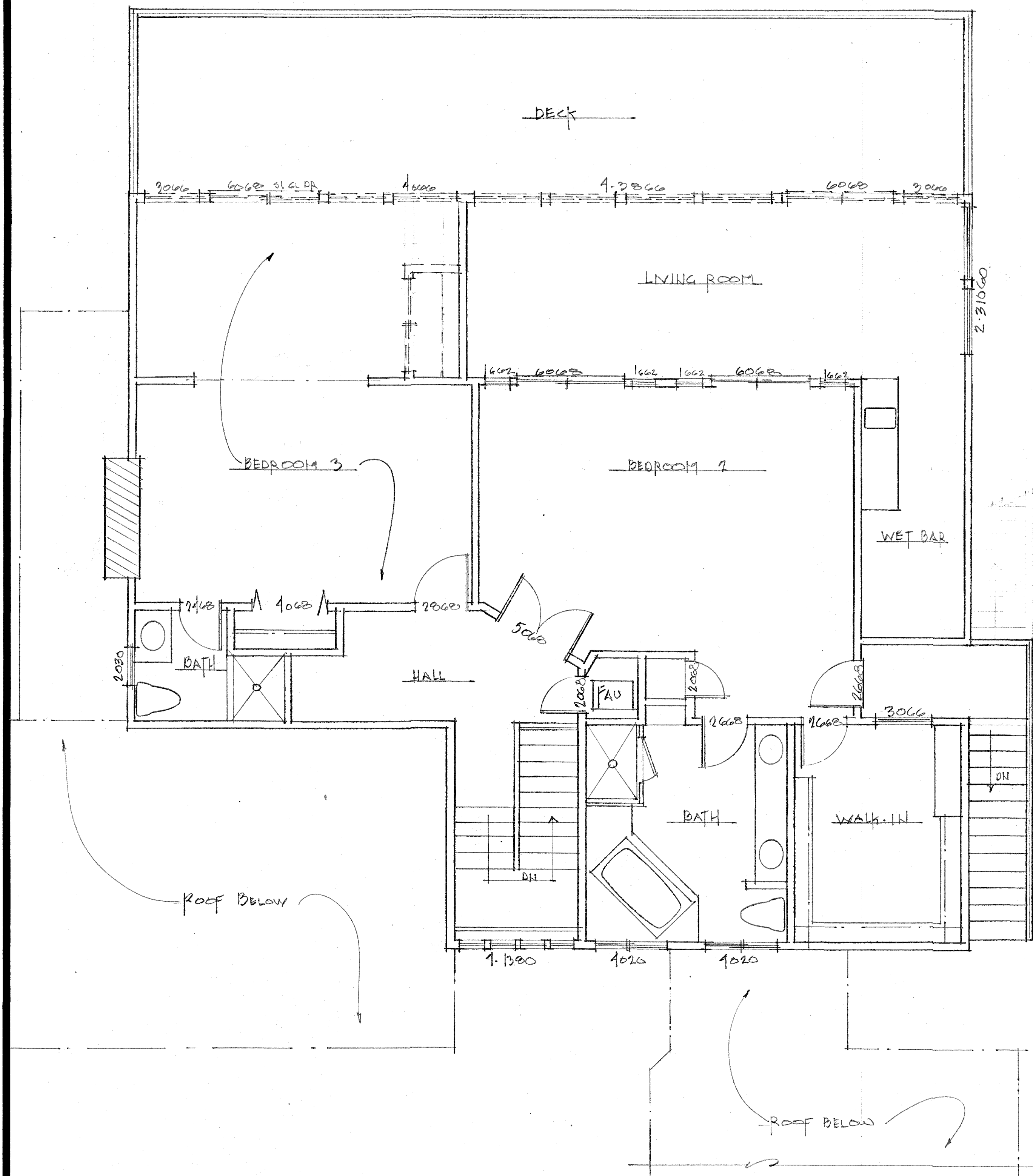
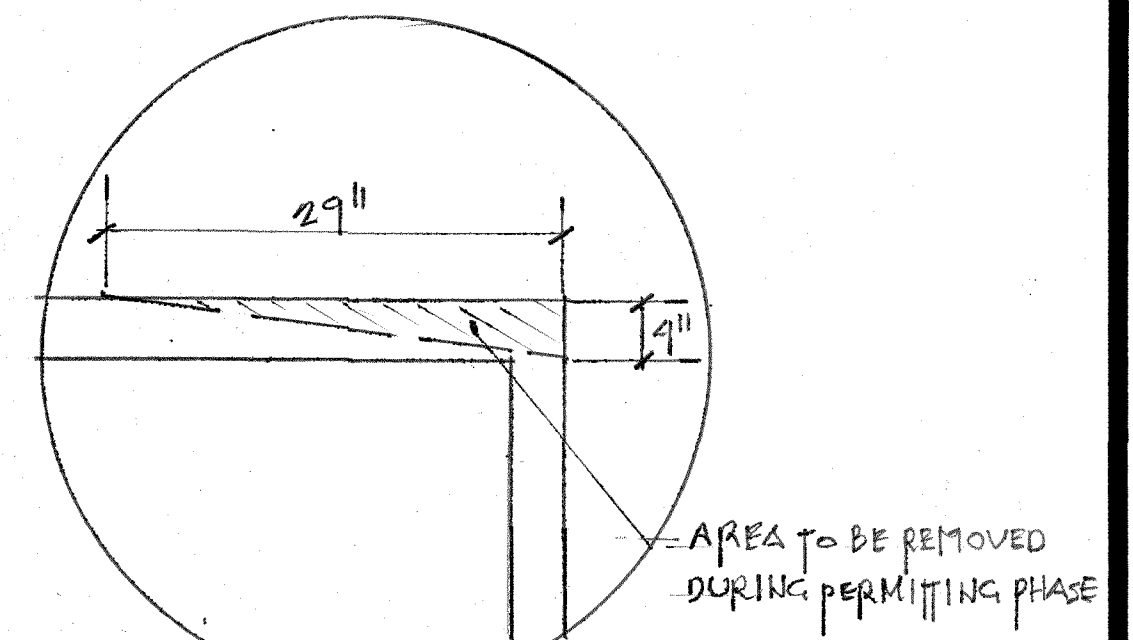
OF

SHEETS

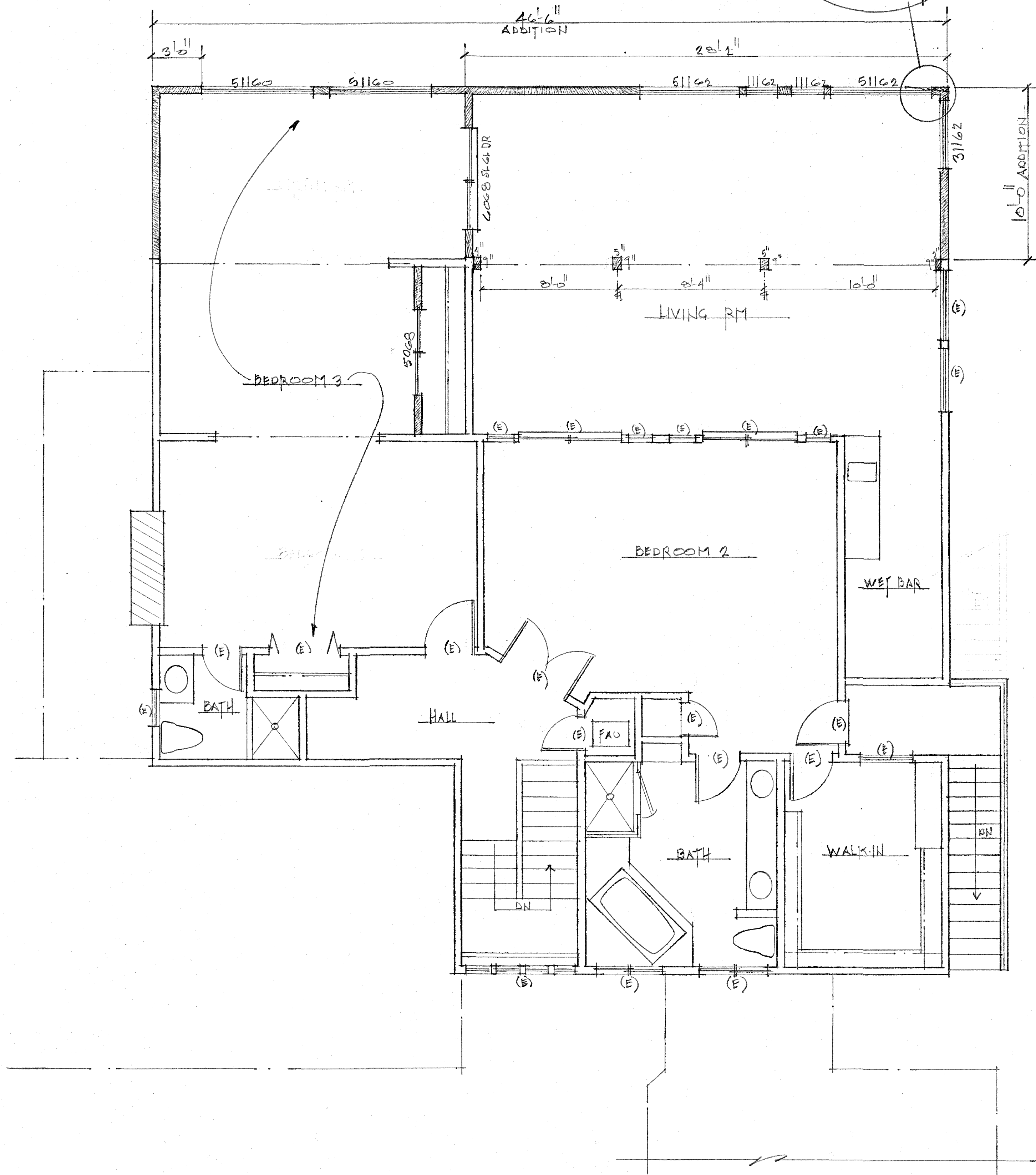
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LEGEND

- PROPOSED WALL
- EXISTING WALL
- WALL TO BE REMOVED
- (N) NEW
- (E) EXISTING
- (V.I.F) VERIFY IN FIELD



UPPER LEVEL EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL PROPOSED ADDITION
SCALE: 1/4" = 1'-0"

Exhibit D

REVISIONS	BY

ROBIN ALAGA
250 Evening Hill Lane
Carmel, CA 95076
Phone: (857) 724-4994 Call: (857) 219-4919
e-mail: alagabinc@gmail.com

SCOFFONE ADDITION

Dave Scoffone
606 Bayview Drive Aptos, CA 95003
A.P.N. 043 - 243 - 08

DRAWN	ROBIN
CHECKED	
DATE	6 JAN 2014
SCALE	1/4" = 1'-0"
JOB NO.	23-02
SHEET	
OF	3 SHEETS

REVISIONS	BY

ROBIN ALAGA
 250 Evening Hill Lane, Corralitos, CA 95076
 Phone: (831) 724-4994 Cell: (831) 419-4919
 e-mail: alagarc@gmail.com

SCOFFONE ADDITION

Dave Scoffone djs@garlic.com
 606 Bayview Drive, Aptos, CA 95005
 A.P.N. 043 - 243 - 08

DRAWN	ROBIN
CHECKED	
DATE	6 JAN 2024
SCALE	1/4" = 1'-0"
JOB NO.	23-02
SHEET	4
OF	4 SHEETS

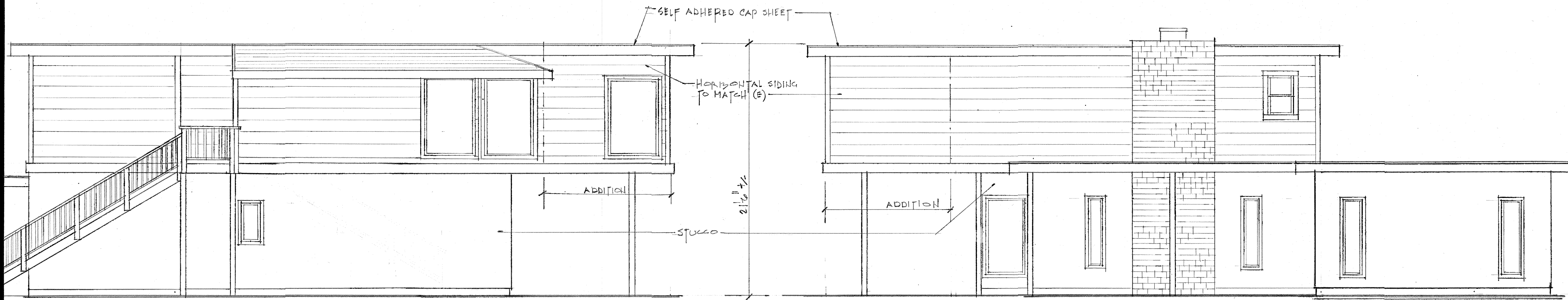


WEST ELEVATION

SCALE: 1/4" = 1'-0"

COLORS OF EXTERIOR

- ALL COLORS TO MATCH EXISTING RESIDENCE
- BODY: SAND/BEIGE TO MATCH EXISTING
- TRIM: WHITE TO MATCH EXISTING
- ROOF: FLAT ROOF - ROOFING PRODUCT TO MATCH EXIST.



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

Exhibit D

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

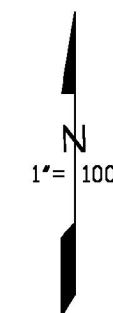
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

POR. APTOS RANCHO

N.E. 1/4 SEC. 19, & N.W. 1/4 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273

43-24



54PM7
4/2/96

87RS1
5/21/93

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

Exhibit E

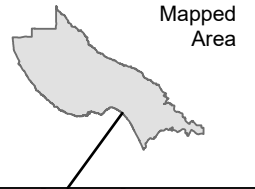
Assessor's Map No. 43-24
County of Santa Cruz, Calif.
Feb. 1999

Electronically Redrawn 2/11/99 r/w
Rev. 2/11/99 (Por. from pg. 11, 12 & 15) r/w
Rev. 5/25/01 mvm (changed page refs.)
Rev. 8/12/02 mvm (linework correction)
Rev. 10/17/02 CB (Cor to linework 3-05)



Santa Cruz County Planning Department

Parcel Location Map

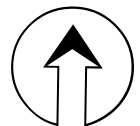


Parcel: 04324308

☐ Subject Parcel

Map printed: 13 Mar. 2025

Exhibit E

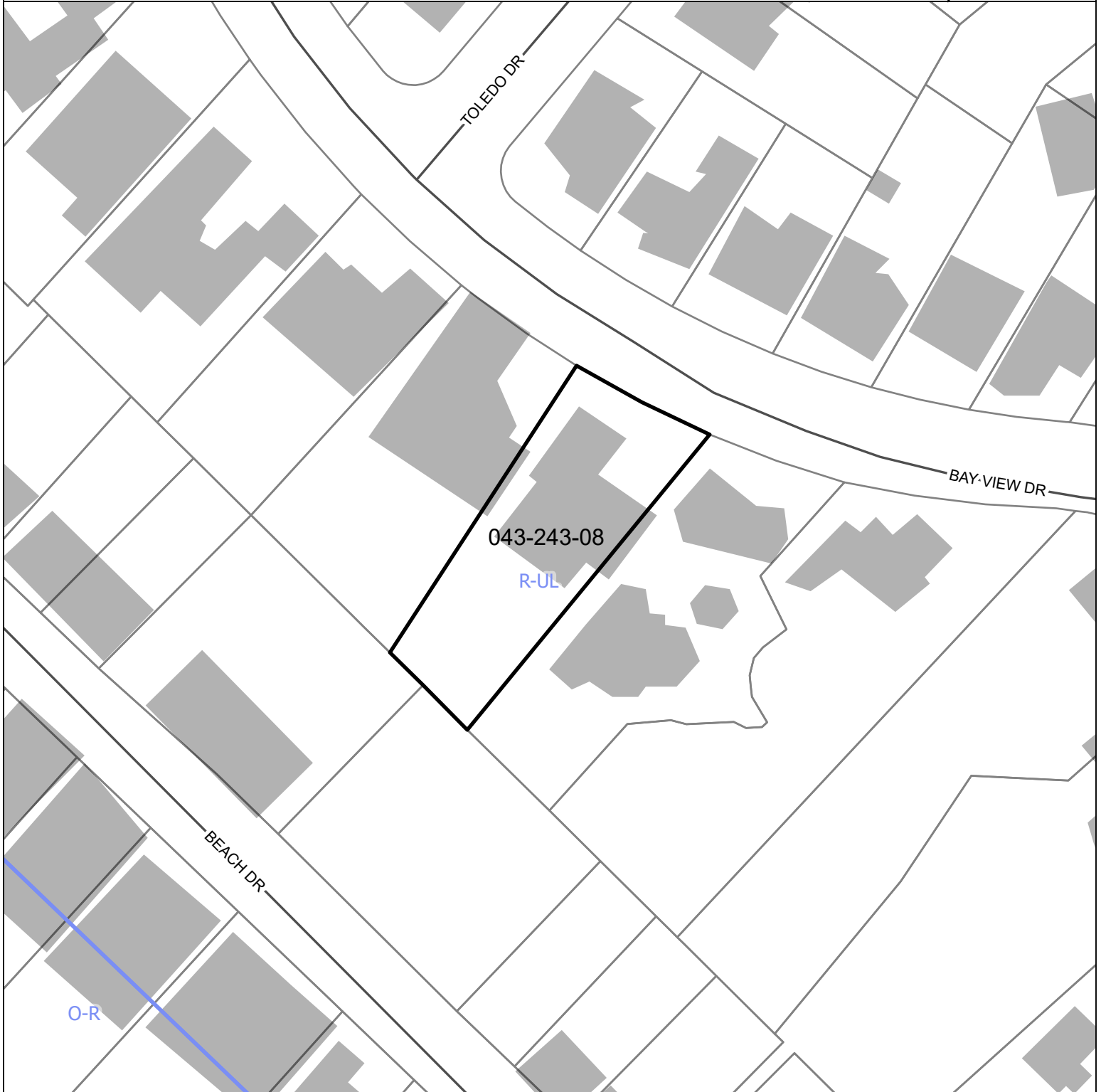
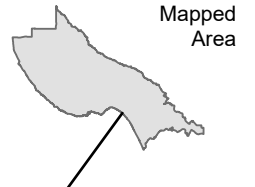


0 40 80
Feet



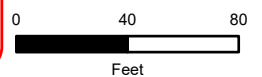
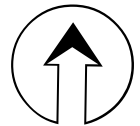
Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

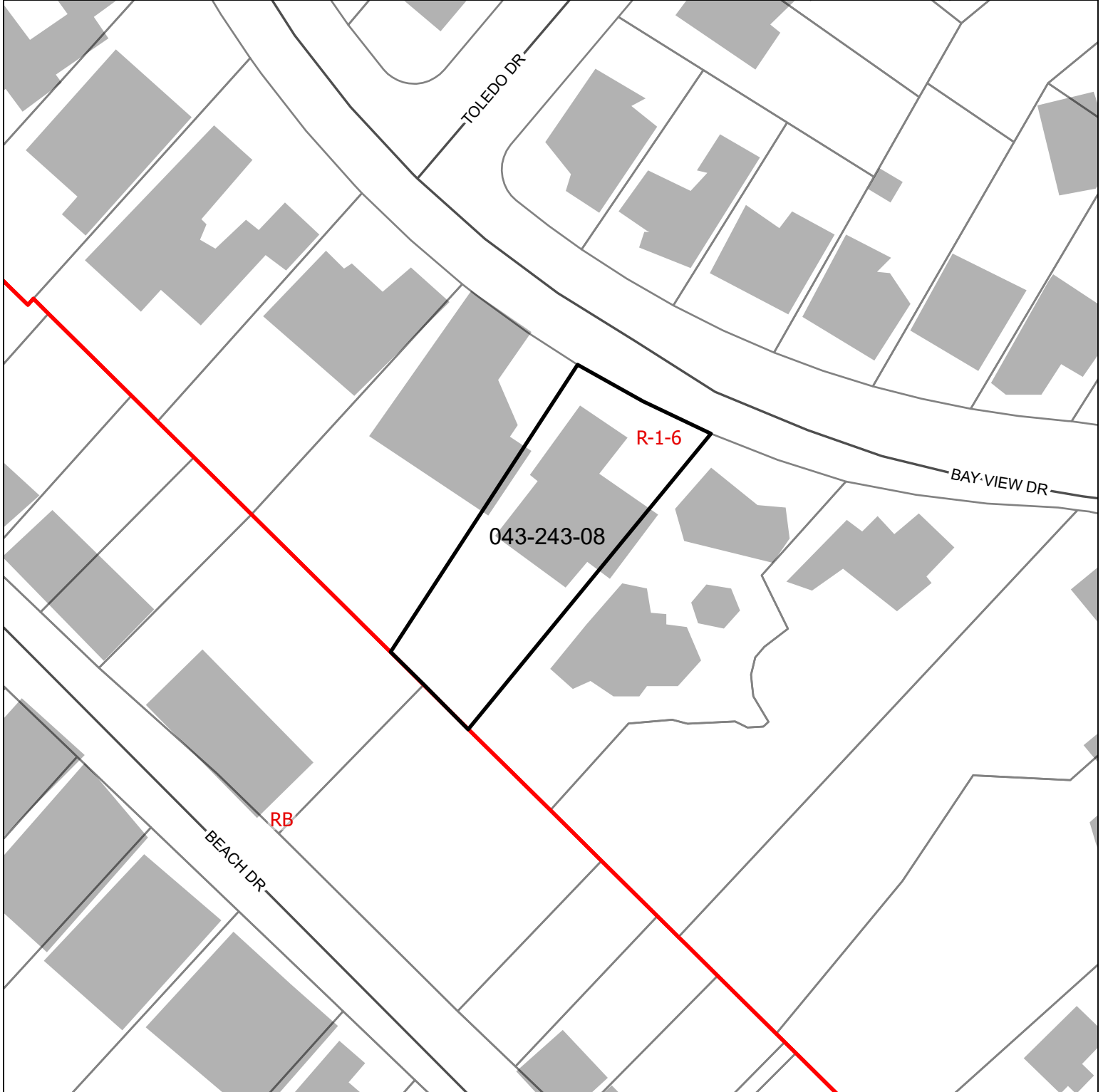
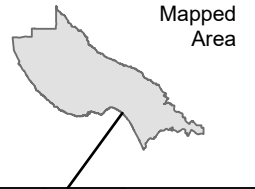
Exhibit E





Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel

Exhibit E



0 40 80
Feet

Parcel Information

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire District
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	11,804 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Public, via Bayview 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 parcel size)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> X </u> Yes <u> </u> No

Technical Reviews: Combined Soils and Geology (REV231214)

Environmental Information

Geologic Hazards:	Improvements located on a coastal bluff subject to geologic hazards ordinance. As conditioned, the project would comply with the accepted soil and geology reports.
Fire Hazard:	Not a mapped constraint
Slopes:	0% to >30%
Env. Sen. Habitat:	Not mapped/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

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

10 April 2024

David Scaffone <djs@garlic.com>
11970 Old Coach Road
Gilroy, CA 95020

Subject: Review of the Addendum to Geotechnical Investigation, Unpermitted Addition, 606 Bayview Drive, Aptos, CA, APN 043-243-08 revised 22 February 2024 by Haro, Kasunich and Associates, Inc. - Project No. SC12180;

Geotechnical Investigation Report, Unpermitted Addition, 606 Bayview Drive, Aptos, CA, APN 043-243-08 revised 22 September 2023 by Haro, Kasunich and Associates, Inc. - Project No. SC12180;

Geologic and Coastal Bluff Recession Assessment Report, 606 Bayview Drive, Aptos, CA, APN 043-243-08 dated 19 September 2023 by Haro, Kasunich and Associates, Inc. - Project No. 12180.1; and

Geotechnical Consultation and Recommendations, Pier, Deck, and Extension, 606 Bayview Drive, Aptos, CA, APN 043-243-08 report dated 13 April 2023 by Haro, Kasunich and Associates, Inc. - Project No. SC12180.

Project Site: 606 Bayview Drive
 APN 043-243-08
 Application No.: REV231214

Dear Applicant:

The purpose of this letter is to inform you that the Planning Division has accepted the subject reports. The subject reports outline:

1. A minimum blufftop setback of 25 feet based upon quantitative and qualitative slope stability analyses to be utilized for the evaluation of the proposed permitting of an existing addition on the bluff side of the residence;
2. Recommendations for the removal of seven existing concrete piers in the bluff face which previously supported a viewing deck; and
3. Recommendations for the removal of a section post-Coastal Commission Act shotcrete placed at the viewing deck location as well as project site erosion control recommendations.

The following items shall be required:

1. All project site evaluation and the removal of the seven bluff face piers/post-Coastal Commission Act shotcrete shall comply with the recommendations of the reports;

Exhibit G

2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations; and
3. After plans are prepared that are acceptable to all reviewing agencies, please request both your project geologist and project geotechnical engineer submit a completed Consultant Plan Review Form (PLG300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by the last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the subject reports.

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

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

Our acceptance of the reports is limited to their technical content only. Compliance with other resource protection requirements set forth in Chapter 16 of the Santa Cruz County Code, as well as other planning related regulations governing zoning, fire safety, septic or sewer are subject to approval by other agencies.

Please contact Rick Parks at (831) 454-3168/email: Rick.Parks@santacruzcountyca.gov or Craig Stewart at (831) 454-3175/email: Craig.Stewart@santacruzcountyca.gov if we can be of any further assistance.

Sincerely,



Rick Parks GE 2603
Civil Engineer
County of Santa Cruz
CDI - Planning Division

A handwritten signature of Craig Stewart in black ink.

Craig Stewart CEG 2779
County Geologist
County of Santa Cruz
CDI - Planning Division



Cc: Jessica deGrassi
Evan Ditmars
Moses Cuprill, PE
Mark Foxx, CEG
Dee Murray

**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.

Context Photos

Application 211404, 606 Bayview Drive



Image showing site conditions circa 2019.

Second story deck has not been enclosed and bluff deck has not been constructed

Exhibit H



Image showing current (2024) site conditions.

Second story deck has been enclosed and bluff deck has been removed but footings remain.

Exhibit H