

Applicant: Omar Haque **Agenda Date:** 6/20/2025

Application Number: 241343

Owner: Joan Lane Trustee: Margaret Lane
APN: 043-095-11
Agenda Item #: 3
Time: After 9:00 a.m.

Site Address: 385 Beach Drive, Aptos

Project Description: Proposal to construct a three-foot tall concrete landscape wall with removable lagging at the driveway along the front property line, an up to six-foot landscape wall along the side property line and to install five-foot high fully removable metal posts for temporary wooden lagging in front of the main entrance door.

Location: Property is located on the northern side of Beach Drive (385 Beach Drive), approximately 2,000 feet from the intersection of Beach Drive and Rio Del Mar Blvd.

Permits Required: Minor Variation to Coastal Development Permit 02-0500 and Site Development Permit for the over height wall on the side property line

Supervisorial District: Second District (District Supervisor: Kimberly De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241343, based on the attached findings and conditions.

Project Description & Setting

The subject property is situated at the base of coastal bluffs, on the northern side of Beach Drive and visible from Rio Del Mar Beach. The neighborhood is made up of lots developed along the base of the coastal bluff, with one-, two-, and three-story single-family homes. The property is located within the appeals jurisdiction of the Coastal Zone.

The subject parcel is currently developed with a three-story, four-bedroom single-family dwelling, with an attached garage, storage areas, and an entryway on the first floor, that was built in 2006 under Coastal Development Permit and Variance 06-0500 and Building Permit #138535. As submitted, the proposed project includes construction of a three-foot tall concrete landscape wall along the front property line, with removable lagging at the driveway, a small planting area along the street-facing side of the front wall, planted with drought-tolerant plants, and an up to six-foot tall landscape wall along the eastern side property line. The project also includes installing five-foot high fully removable metal posts for temporary wooden lagging in front of the main entrance door. No changes are proposed to the existing dwelling or to the existing concrete wall in the front yard that runs along the western side property line.

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After the publishing of the agenda, the proposed project was revised at the request of the property owner, to reduce the height of the wall along the eastern side property line to three feet in height.

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The project is in the Coastal Zone and is located on a beach (at the base of a coastal bluff) and within a mapped scenic area, therefore all of the proposed improvements require approval of a Minor Variation to Coastal Development Permit 06-0500. In addition, although removable, a Site Development Permit is required for the five-foot tall fence (removable posts and wood lagging) at the front entrance. It should be noted that this project qualifies for administrative processing; however, because the project is being constructed in conjunction with related projects on the adjacent parcels to the east (APNs 043-095-10 and 043-095-09), both of which are scheduled for a public hearing, this project was been referred to a higher level in accordance with the provisions of SCCC 18.10.124.

Zoning & General Plan Consistency

The subject property is a 6,943 square foot lot, located in the R-1-6 (Single Family Residential, 6,000 square foot minimum per unit) zone district, a designation which allows residential uses. The proposed walls and associated landscaping constitute a principally permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Residential – Low Density) General Plan designation.

Pursuant to SCCC 13.10.323, and approved Variance 06-0500, the site and development standards relevant to this project, are set out in the table below:

	R-1-6	Variance
Front Yard	20 feet	14 feet
Setback to Garage entrance	20 feet	20 feet

Additional code sections and standards relevant to the project include the following:

SCCC 13.10.525 Regulations for fences and retaining walls within required yards

Within any front yard setback, walls and fences of up to three feet in height are allowed by right and heights of up to 6 feet may be approved with a Site Development Permit, where such walls are outside of any required sight distance triangle adjacent to the driveway entrance. The proposed three-foot-tall concrete landscaping wall at the front and side property lines, with metal posts and removable lagging at the driveway, complies with this standard. In addition, the wall is set back from the property line to accommodate an approximately one-foot-wide planting area along the public-facing side of the wall which will add visual interest in views from the public right-of-way.

The proposed fully removable five-foot-high metal posts and wood lagging located in front of the main entrance to the dwelling would exceed three feet in height but is within the allowed six-foot height limit. A Site Development Permit is for this temporary over-height wall/fence is appropriate because this barrier will not be in a sight-distance triangle. Furthermore, as a condition of approval

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of this Permit the metal posts and wooden lagging at the front entrance and at the driveway may only be installed between October 15 and April 15 and is required to be removed during all times that the dwelling is occupied.

As previously discussed, the wall at the eastern side property line shown on the right side of the dwelling in the rendering below has been reduced to a maximum height of three feet, at the request of the property owner/applicant. A condition of approval has therefore been added confirming the requirement that this wall shall not exceed three feet in height.



SCCC 16.10.040 Geologic Hazards

As proposed, the project does not meet the definition of "Development/Development Activities" set out in the Geologic Hazards Ordinance, SCCC 16.10.040. Therefore, the proposed project does not require additional considerations under the Geologic Hazards ordinance. The proposed garden walls with temporary lagging do not qualify as a coastal protection structure. However, because of the location of the site on Beach Drive, which was developed at the back of a beach, the addition of temporary lagging at the driveway and at the entrance to the dwelling is desired, to minimize the potential incursion of wind-blown sand and other debris carried by occasional wave run-up.

SCCC 16.13 Floodplain Management Regulations

The proposed landscape walls with removable wooden lagging and metal posts have been designed to be in conformance with FEMA P-55 Coastal Construction Manual and the Free-of-Obstruction Requirements (see engineer letter in Exhibit G). The proposed walls and landscaping are therefore consistent with the floodplain management regulations.

SCCC 13.16.050 Off-street vehicle parking spaces required

The existing dwelling has four bedrooms; therefore, as outlined in SCCC 13.16.050, three parking spaces are required. Three parking spaces are provided on the property, and these spaces will not be removed as a result of the proposed project. The lagging and metal posts will not impact off-street parking because it has been conditioned to not block the off-street parking and to only be used during major storm events.

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Local Coastal Program Consistency

The proposed garden walls, temporary wood lagging and landscaping are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible with, appropriately scaled to, and integrated into the neighborhood. The surrounding area features a wide variety of single-family homes, many of which also feature low walls along the property lines. Most landscape walls in the area are concrete or stucco and several also include provisions for the addition of temporary lagging. Size and architectural styles of homes and associated garden walls vary in the area and the design submitted is consistent with the existing range of styles. Additionally, the new planting area along the sidewalk in front of the proposed walls will soften their appearance and allow for increased visual interest in views from the public beach and the adjacent street. Plantings will include drought-tolerant species that are suitable for this oceanfront site. The fully removable five-foot high metal posts and lagging in front of the main entrance to the dwelling will be set in front of the existing approved stone-clad buttress walls of the home and will not visually encroach into the approved 14-foot front yard setback. As such, the temporary wood lagging, when installed, will blend with the aesthetic of the existing home.

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

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 241343, 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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Report Prepared By: Alexandra Corvello

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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. Engineer Letter

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: 241343

Assessor Parcel Number: 043-095-11

Project Location: 385 Beach Drive, Aptos CA 95003

Project Description: Construct landscape walls and install metal posts for removable wooden lagging in the front yard of an existing single-family dwelling.				
Person or Agency Proposing Project: Omar Haque				
Contact Phone Number: 650-688-1950				
 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 3 - New Construction or Conversion of Small Structures (Section 15303)				
F. Reasons why the project is exempt:				
Minor landscape changes at an existing developed residential property.				
In addition, none of the conditions described in Section 15300.2 apply to this project.				
Alexandra Corvello, Project Planner				

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 R-1-6 (Single Family Residential, 6,000 square foot minimum per unit), a designation which allows residential uses. The proposed landscape walls, with removable lagging and metal posts, are principally permitted uses within the zone district and the zoning is consistent with the site's R-UL (Urban Residential – Low Density) 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 proposed garden walls, temporary wood lagging and landscaping are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible with, appropriately scaled to, and integrated into the neighborhood. The surrounding area features a wide variety of single-family homes, many of which also feature low walls along the front property line. Most landscape walls in the area are concrete or stucco and several also include provisions for the addition of temporary lagging. Size and architectural styles of homes and associated garden walls vary in the area and the design submitted is consistent with the existing range. Additionally, the new planting area along the sidewalk in front of the proposed walls will soften their appearance and allow for increased visual interest in views from the adjacent public beach and from the street. Plantings will include drought-tolerant species that are suitable for this oceanfront site. The fully removable five-foot high metal posts and lagging in front of the main entrance to the dwelling will be set in front of the existing approved stone-clad buttress walls of the home and will not visually encroach into the approved 14-foot front yard setback. As such, the temporary wood lagging, when installed, will blend with the aesthetic of the existing home. 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.

Although the project site is located between the shoreline and the first public road, the proposed project will not interfere with public access to the beach and ocean, because beach access is available across the street at various points along Beach Drive. To ensure that public beach access is not impeded during construction, this Permit has been conditioned to require that if temporary work is required within the right-of-way, signage shall be placed in a visible location indicating that beach access is open/available. Further, the property is not identified as a priority acquisition site in the County's Local Coastal Program. Therefore, the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan and this finding can be made.

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

This finding can be made, in that the proposed walls, temporary lagging and associated landscaping 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 minimum per unit) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings, many with garden walls within the front yard that also allow for the installation of temporary lagging. Architectural styles vary in the area, and the design submitted for the walls is consistent with other walls along Beach Drive.

(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.

The project will not impact public access or recreation in accordance with Chapter 3 of the Coastal Act, even though the project site is located between the shoreline and the first public road. The project site is located on the inland side of Beach Drive and beach access is found at various points across the street. To ensure that public beach access from Beach Drive is not obstructed during construction, the project has been conditioned to ensure existing beach access is maintained and is clearly signposted to the public. Therefore, this finding can be made.

(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 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 three-foot concrete walls with removable lagging and associated landscaping, fully removable five-foot high metal posts and lagging in front of the main entrance to the dwelling, will be operated and/or maintained in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential, 6,000 square foot minimum per unit) zone district as the primary use of the property will continue to be one single-family dwelling unit that meets all current site standards for the zone district and the Variance approved under Permit 06-0500.

The proposed three-foot concrete walls, and removable lagging at the front driveway, meet all applicable standards of the County fence regulations in SCCC 13.10.525. Three-foot fences are allowed by right within the front yard in all residential zone districts. Further the wall is set back from the property line to allow for a planting area along the street-facing side of the wall, to allow for plantings that will add visual interest in views from the public street. The proposed fully removable five-foot-high metal posts and wood lagging located in front of the main entrance to the dwelling would exceed three feet in height but is within the allowed six-foot height limit. A Site Development Permit is for this temporary over-height wall/fence is appropriate because this barrier will not be located in a sight-distance triangle. Furthermore, as a condition of approval of this Permit the metal posts and wooden lagging at the front entrance and at the driveway may only be installed between October 15 and April 15 and is required to be removed when the dwelling is occupied.

In accordance with SCCC 13.16.050, three parking spaces are available on the property for the existing four-bedroom dwelling. The proposed temporary lagging at the driveway will not impact off-street parking because as a condition of approval of this permit, the lagging is required to be removed whenever the dwelling is occupied.

As proposed, the project does not meet the definition of "Development/Development Activities" under the Geologic Hazards Ordinance, SCCC 16.10.040. Therefore, the proposed project does not require additional considerations under this code.

(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 yard improvements are in substantial conformance with the use and density requirements specified for the R-UL (Urban Residential, Low Density) land use designation in the County General Plan in which it is located. In addition, the proposed project complies with the Local Coastal Program (see findings above).

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 the proposed walls and associated landscaping will not increase the density of on an already developed lot. As such, the expected level of traffic generated by the proposed project is not anticipated to increase 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 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 landscape walls, with removable metal posts and wooden lagging and associated landscaping, are 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 as 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 proposed three-foot tall concrete wall with removable lagging at the driveway entrance along the property lines, as well as the fully removable five-foot high metal posts and lagging in front of the main entrance to the dwelling, are designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The surrounding area features a wide variety of single-family homes, many of which also feature low walls along the front property line. Most landscape walls in the area are concrete or stucco and several also include provisions for the addition of temporary lagging. Additionally, the new planting area along the sidewalk in front of the proposed walls will soften their appearance and allow for increased visual interest in views from the adjacent public beach and from the street. Plantings will include drought-tolerant species that are suitable for this oceanfront site. The fully removable five-foot high metal posts and lagging in front of the main entrance to the dwelling will be set immediately in front of the existing approved stone-clad buttress walls of the home and will not visually encroach into the approved 14-foot front yard setback. As such, the temporary wood lagging, when installed, will blend with the aesthetic of the existing home. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

(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 proposed three-foot tall concrete wall with removable lagging at the driveway entrance along the property lines, as well as the fully removable five-foot high metal posts and lagging in front of the main entrance to the dwelling, are in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and proposed landscaping along the street side of the wall will reduce the visual impact of the proposed development on surrounding land uses, as will the use of natural materials. There will be no significant impact to any public or private views of the beach because the walls at the property lines are only three feet in height and will harmonize with the surrounding development. The fully removable five-foot high metal posts and lagging in front of the main entrance to the dwelling will be set immediately in front of the existing approved stone-clad buttress walls of the home and will not visually encroach into the approved 14-foot front yard setback. As such, the temporary wood lagging, when installed, will blend with the aesthetic of the existing home.

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Owner: Joan Lane Trustee: Margaret Lane

Conditions of Approval

Exhibit D: Project plans, prepared by Young and Borlik Architects, dated February 10, 2025.

- I. This permit authorizes the construction of a three-foot tall concrete landscape wall along the front and eastern side property lines with metal posts for the addition of temporary, removable lagging at the driveway, and five-foot tall, fully removable metal posts for the addition of temporary, removable lagging in front of the main entrance door as conditioned below 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.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County-road right-of-way, if required.
- 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 except that the wall along the eastern side yard shall be reduced to a maximum height of three feet. Any additional changes from the approved Exhibit "D" for this development permit on 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. Drainage, and erosion control plans, if required.
- 4. Details showing compliance with fire department access requirements.
- 5. Show the proposed plant species, which must be drought tolerant and suitable to the beach/oceanfront location.
- 6. The wall along the eastern side property line shall be reduced in height to three-feet within the approved 14-foot front yard setback for the dwelling.
- 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.
- D. Submit a copy of the approved soils report for this project (REV241178).
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Maintain required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- 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 report (REV241178).
- D. Public Beach Access located along Beach Drive for Rio Del Mar Beach shall remain unimpeded during construction. If temporary work is required within Beach Drive right-of-way, signage shall be placed in a visible location indicating that beach access is open/available.
- E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. The wooden lagging at the driveway and at the front entrance may only be installed between October 15 and April 15 and shall be removed during all times that the dwelling is occupied.
- B. All planting shall be maintained.
- 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.

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

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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.

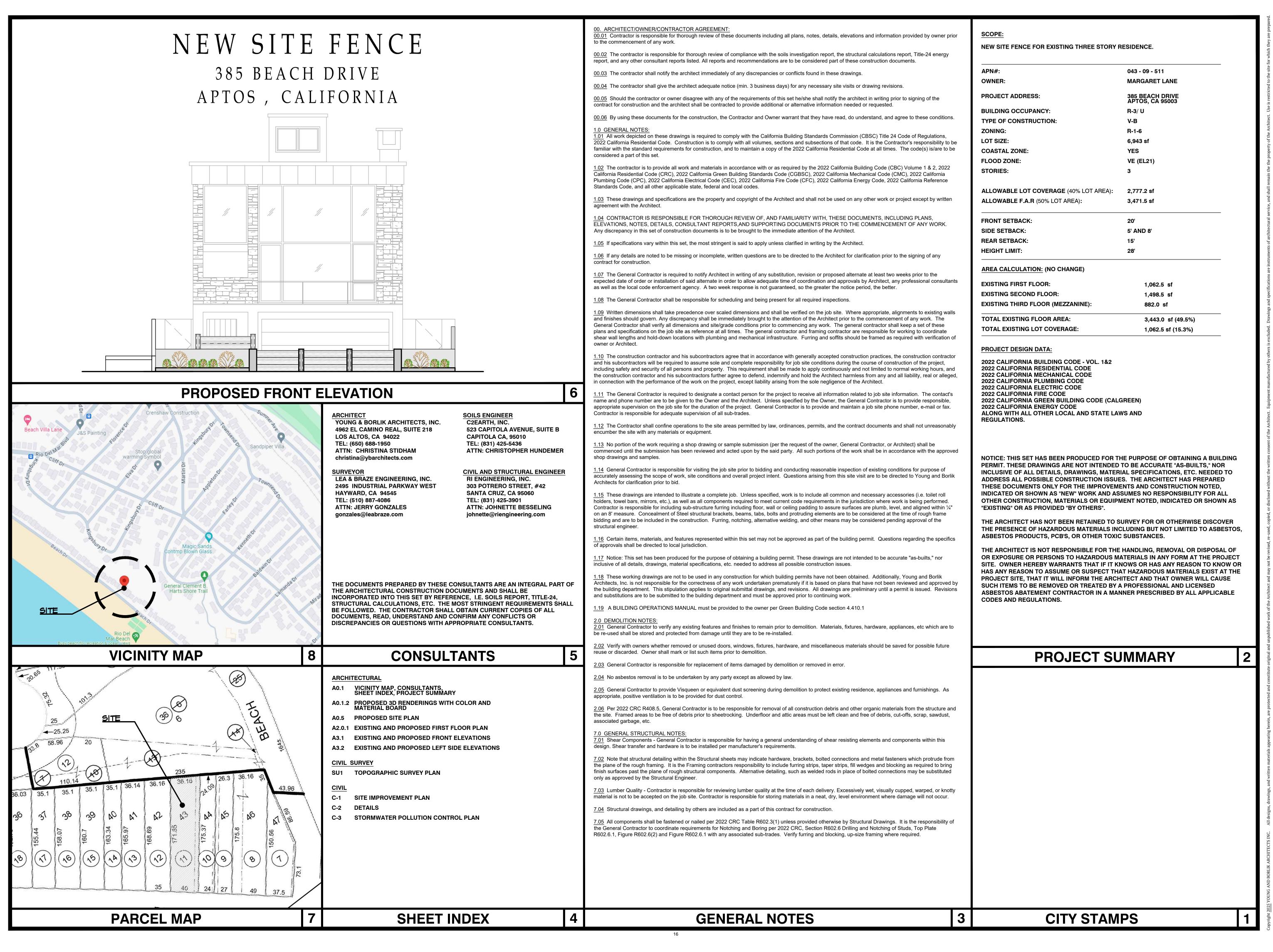
- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the 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. <u>Settlement</u>. 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. <u>Successors Bound</u>. 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 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.

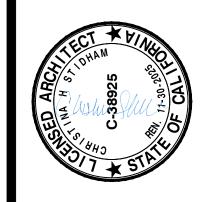
Approval Date:	
Effective Date:	
Expiration Date:	
	Deputy Zoning Administrator

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.



ISSUE LOG

OASTAL DEV. PC REV. FEB. 10, 2025 / 2



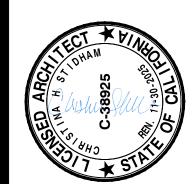


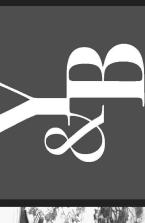
A.P.N. 043-09-511 OH, DT

> MAY. 20, 2024 M LANE 385



COASTAL DEV. PC REV. FEB. 10, 2025 2



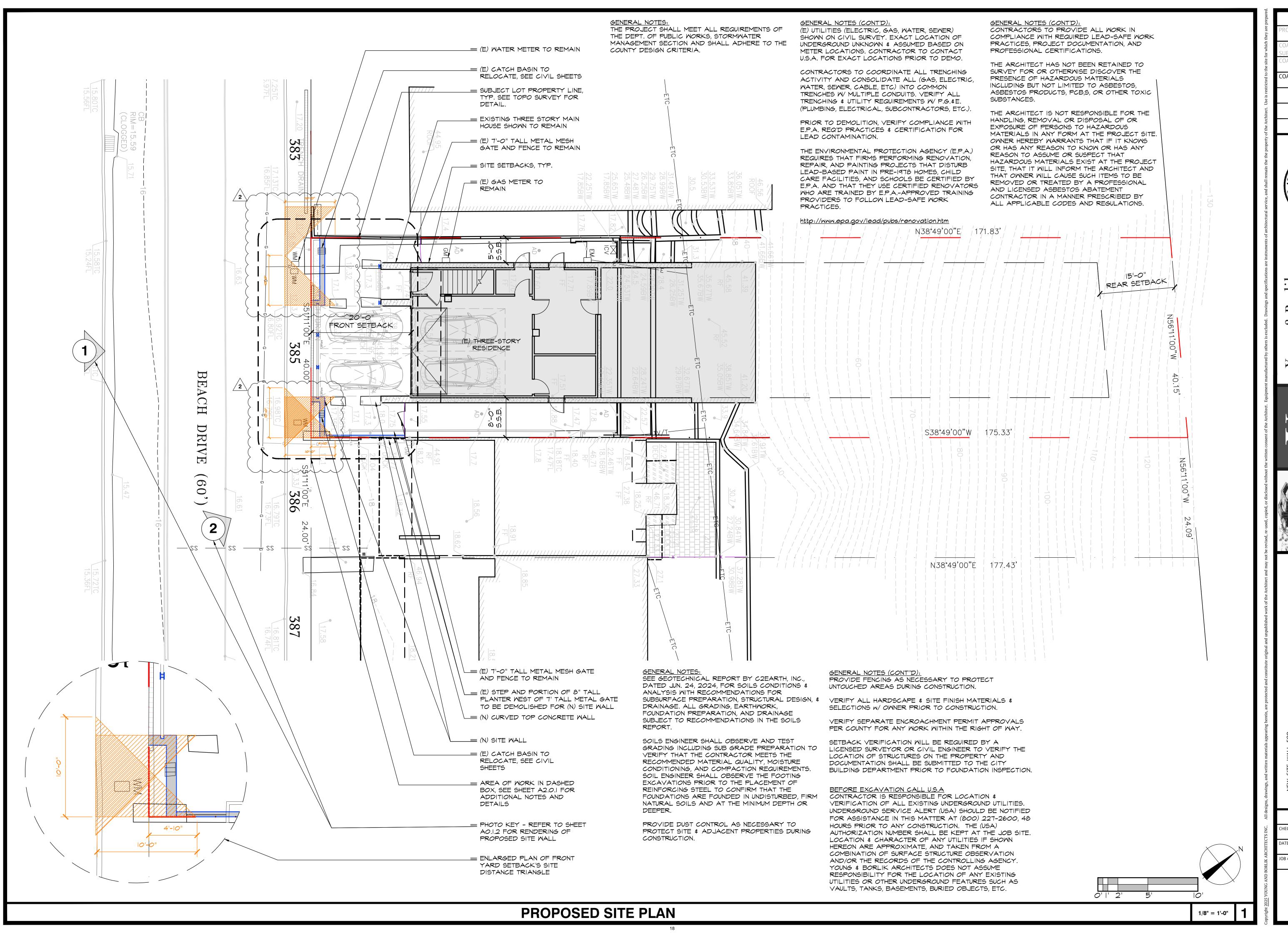




A.P.N. 043-09-511 DRAWN OH, DT

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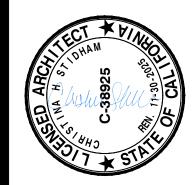
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ISSUE LOG

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COASTAL DEV. PC REV. FEB. 10, 2025 \angle





LANE DRIVE 95003 B

A.P.N. 043-09-511

OH, DT MAY. 20, 2024

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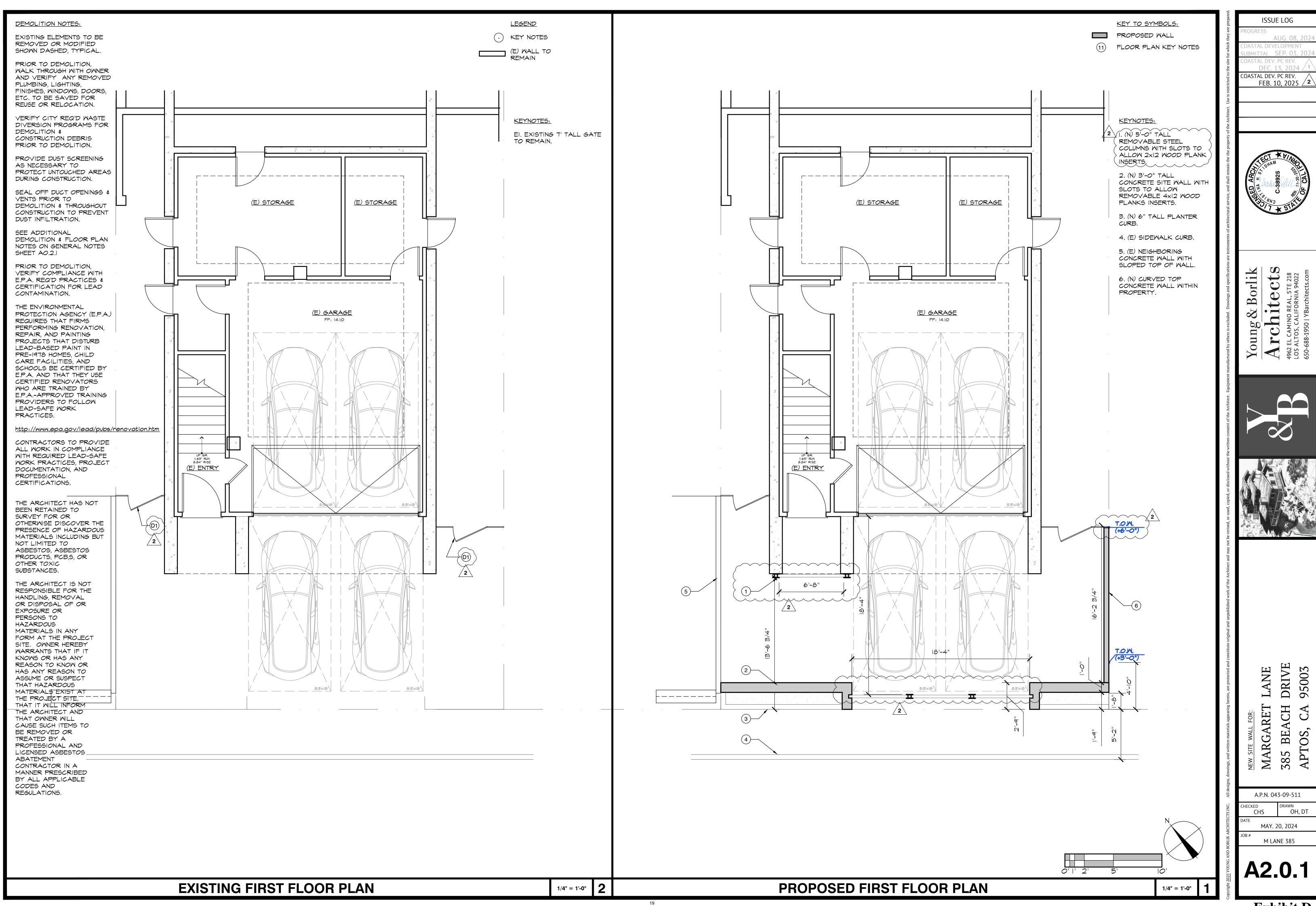
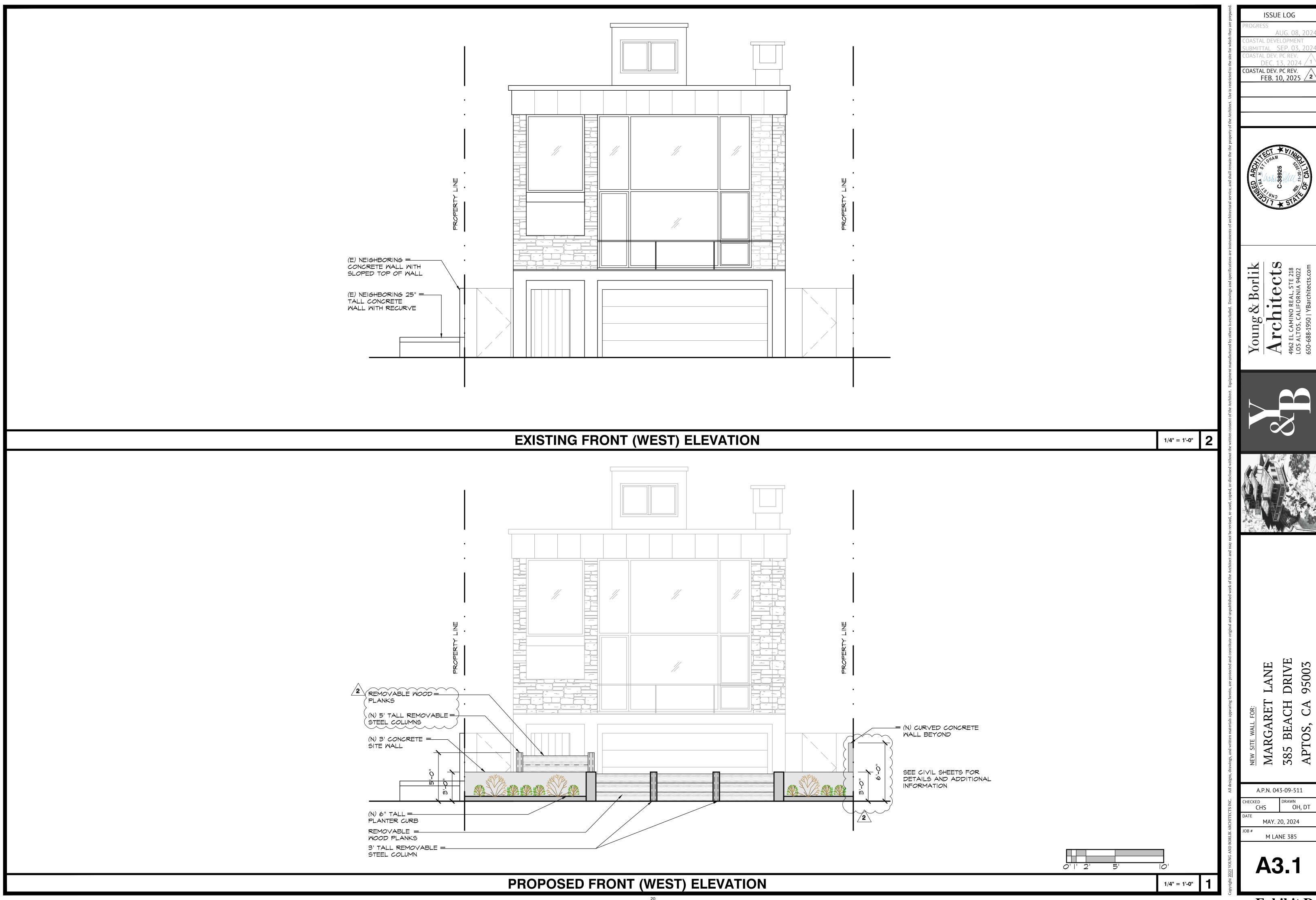


Exhibit D



DRAWN OH, DT **Exhibit D**

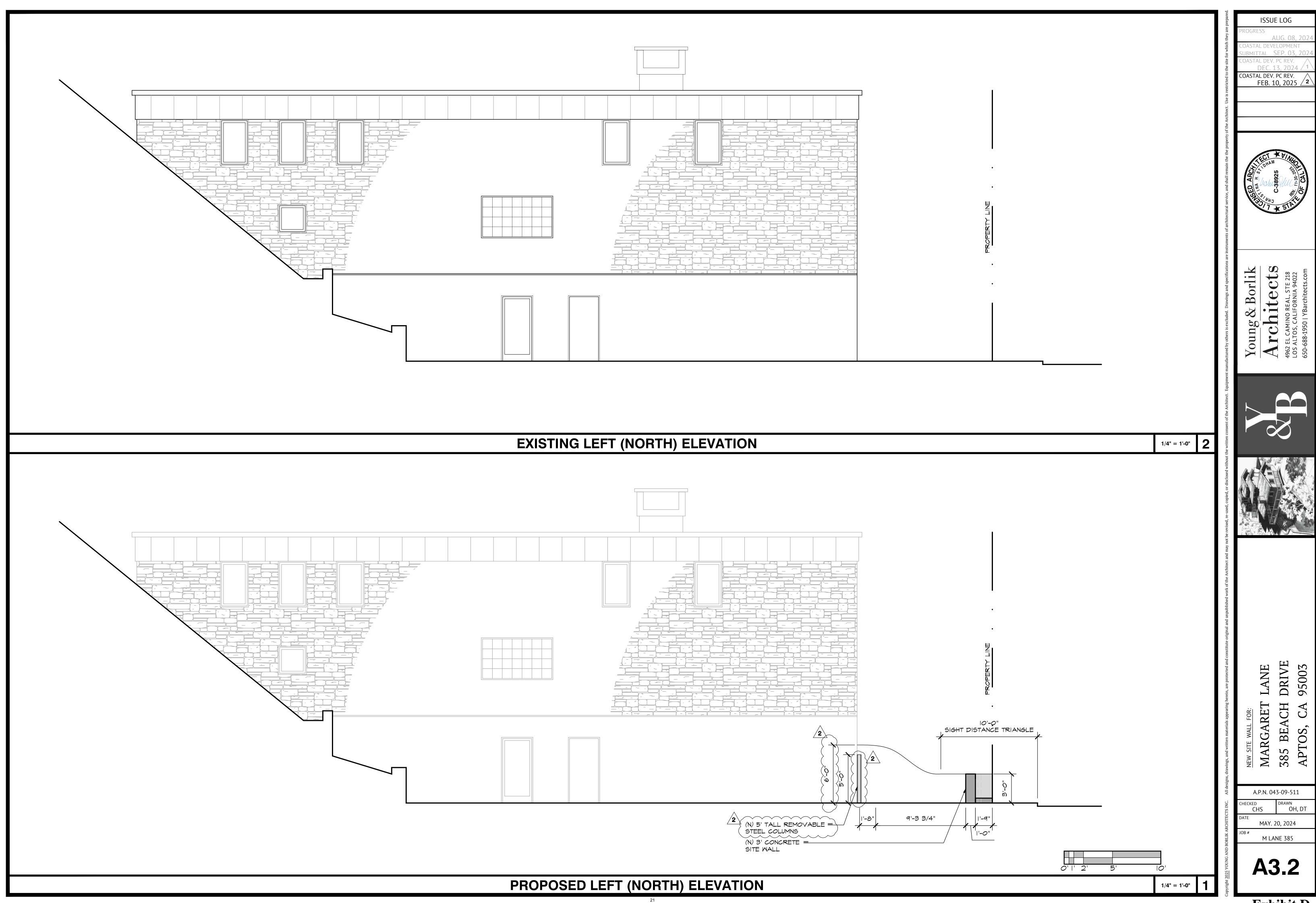
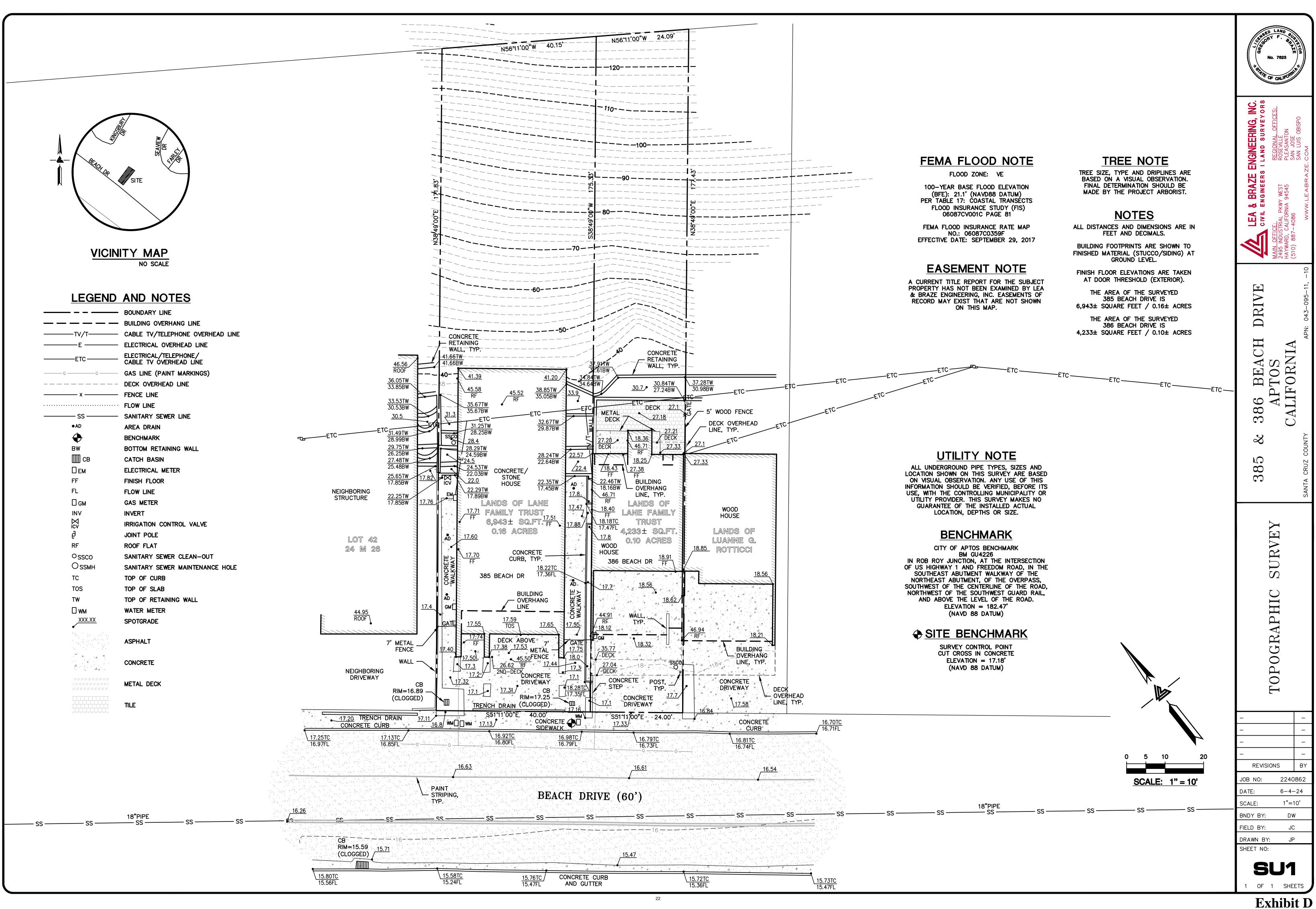


Exhibit D



THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.

ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.

7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS

11. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."

12. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE

13. 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.

14. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 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 ARCHEOLOGICAL 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 16.40.010 AND 16.42.100, SHALL BE OBSERVED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS. OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

18. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS, ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.

20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

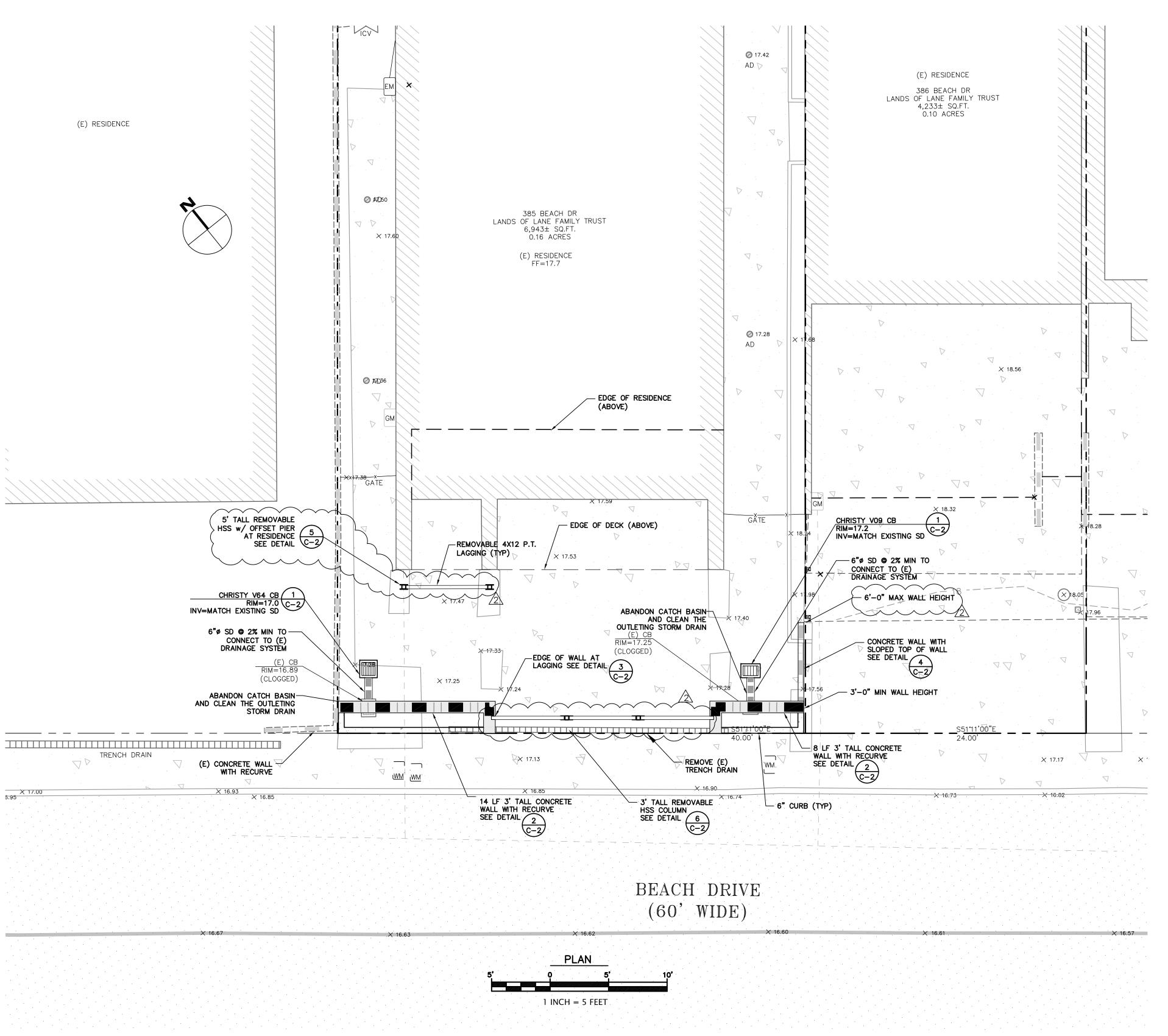
STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.

INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.



POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS & TRENCH DRAINS	ANNUAL & STORMS	1. INSPECT INLET & REMOVE GRATE (IF REQUIRED) 1.1. INSPECT FOR BUILDUP OF TRASH, DEBRIS, SEDIMENT, LEAVES AND GRASSES 1.2. INSPECT PIPE INLET AND OUTLET CONDITIONS 2. IF REQUIRED, HOSE FILL CATCH BASIN WITH WATER AND CONFIRM POSITIVE FLOW TO DOWNSTREAM OUTLET	 REMOVE SEDIMENT, TRASH, DEBRIS, ETC. REPLACE BROKEN/DAMAGED GRATES AND REQUIRED SNAKE/UNCLOG PIPES AS REQUIRED.
STORMDRAINS AND CULVERTS	ANNUAL	1. CHECK STORMDRAINS ARE FLOWING DURING STORM EVENTS 2.1. IF REQUIRED, HOSE FILL CATCH BASIN WITH WATER AND CONFIRM POSITIVE FLOW TO DOWNSTREAM OUTLET 3. CHECK VISIBLE PORTIONS OF PIPE FOR DETERIORATION OR RUST IF METAL 4. CHECK FOR BROKEN OR CRUSHED PIPES (DEPRESSIONS IN SOIL/PAVEMENT ABOVE PIPE RUN) 5. INLETS AND OUTLETS FREE OF DEBRIS AND SEDIMENT	1. REMOVE SEDIMENT AND DEBRIS FROM PIPE INLETS 2. SNAKE/UNCLOG PIPES AS REQUIRED 3. REPLACE SEVERELY DAMAGED PIPES AS REQUIRED 4. RELINE PIPES THAT HAVE CORRODED OR RUSTED OUT

ABBREVIATIONS

CATCH BASIN CONST DIA, Ø CONSTRUCT DIAMETER **DOWNSPOUT** DRIVEWAY **EXISTING ELEVATION** EDGE OF PAVEMENT FINISH FLOOR FINISH GRADE FIRE SERVICE HIGH POINT INVFRT LINEAR FEET LOW POINT MAXIMUM N.T.S. NOT TO SCALE RFTAINING WALL RIM ELEVATION COUNTY OF SANTA CRUZ SSCO SDCO SANITARY SEWER CLEANOUT STORM DRAIN CLEANOUT TYPICAL TOP OF WALL WATER SERVICE

BOTTOM OF WALL

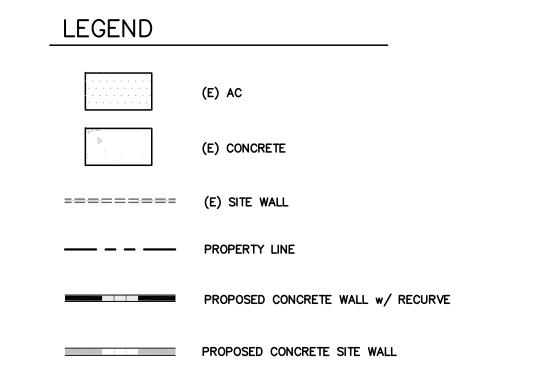
TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY LEA & BRAZE ENGINEERING. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

CITY OF APTOS BENCHMARK BM GU4226 IN ROB ROY JUNCTION, AT THE INTERSECTION OF US HIGHWAY 1 AND FREEDOM ROAD.IN THE NORTHEAST ABUTMENT, OF THE OVERPASS, SOUTHWEST OF THE CENTERLINE OF THE ROAD, NORTHWEST OF THE SOUTHWEST GUARD RAIL, AND ABOVE THE LEVEL OF THE ROAD. ELEVATION = 182.47' (NAVD 88 DATUM) BASIS OF ELEVATION

ELEVATIONS FOR THIS SURVEY ARE BASED UPON SITE BENCHMARK ELEVATION = 17.18' (NAVD 88 DATUM)



PROPOSED 6" CONCRETE CURB

PROPOSED REMOVABLE HSS COLUMN

WITH SLOTS FOR LAGGING

PROPOSED SD

EARTHWORK AND GRADING

WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY C2 EARTH, INC. ENTITLED "LIMITED GEOTECHNICAL STUDY PROPOSED LOW SEAWALL LANE PROPERTY 385 BEACH DRIVE," DATED 24 JUNE 2024, DOCUMENT ID 24057A-01L1. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT C2 EARTH. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIÓNS.

6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.

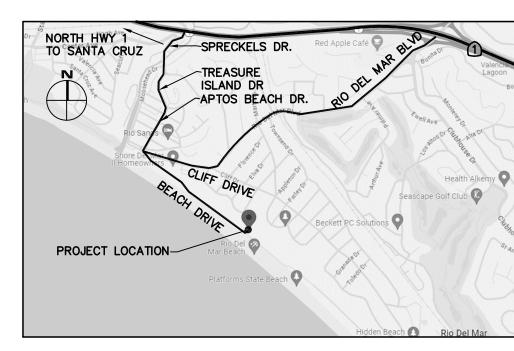
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY C2 EARTH, INC. 9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED

GEOTECHNICAL INVESTIGATION.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



VICINITY MAP



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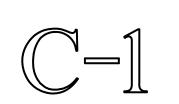
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ACH CRU

project no 24-055-1

AUGUST 2024

AS SHOWN dwg name CIVIL3.DWG



PLANNING SUBMITTAL

3" MIN COVER ALL EDGES OF STEEL

REMOVABLE HSS POST AT DRIVEWAY 6 C-2

#5's @ 8" O.C. TOP AND BOTTOM OF

- #4'S @ 8" O.C.

(2) #5 CONTINUOUS © TOE

REMOVABLE 4x12 P.T.

#4's @ 8" O.C.— VERT, BEND INTO FTG

#4'S @ 8" O.C. —

#5 CONTINUOUS @ BASE OF BENDS

CONCRETE WALL WITH RECURVE (2)

-1/4" TOP AND BOTTOM PLATE

REMOVAL COLUMN

REMOVABLE HSS POST AT RESIDENCE 5
C-2

-1/2" STEEL PLATE EACH SIDE OF COLUMN, SEE ABOVE

-HSS5x5x3/16 SLEEVE WET SET IN CONCRETE PIER

-#4 TIES @ 6" O.C. @ HSS SLEEVE

#4 TIES @ 12" O.C.

(2) #5 CONTINUOUS -

FACE OF RESIDENCE _ FOUNDATION

3" MIN COVER ALL EDGES OF

HORZ (TYP)

- METAL GRATE

SUPPORT BASKET -

PIPE OUT TO CONNECT TO EXISTING DRAINAGE SYSTEM

3,-0,

#5's © 8" O.C. VERT,— BEND INTO STEM AND LAP 36" MIN

3'-0"

CONCRETE WALL WITH SLOPING TW 4 C-2

- CHRISTY FLOGARD INSTALLED INTO CATCH BASIN W/ HIGH FLOW

MANUFACTURER'S SPECIFICATIONS OR

BYPASS FEATURE PER

APPROVED EQUAL

- INVERT TO MATCH

REPLACED CB

- CONTINUOUS #4 HORZ SLOPING WITH TOP OF

— #4'S **©** 12" O.C. HORZ (TYP)

-#4's **©** 8" O.C. VERT

(3) #4 CONTINUOUS

WALL (TYP)

PIPE IN AS REQUIRED PER EXISTING DRAINAGE SYSTEM

CONCRETE BOTTOM

NOTE: CLEAN AND UNCLOG ALL ELEMENTS OF THE EXISTING ON SITE DRAINAGE BEFORE CONNECTING REPLACEMENT CATCH BASIN TO SYSTEM

REPLACEMENT CATCH BASIN 1

INVERT ELEVATION OF

1. STRUCTURAL STEEL AND BOLTED AND WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL (14TH EDITION), THE 2022 CALIFORNIA

2. ALL FIELD WELDING TO BE DONE UNDER CONTINUOUS INSPECTION AS REQUIRED BY THE COUNTY OF SANTA CRUZ.

3. ALL PIPE COLUMNS SHALL CONFORM TO ASTM A58, GRADE

4. ALL TUBE COLUMNS SHALL BE H.S.S. SHAPES AND SHALL CONFORM TO ASTM A592 GRADE B WITH A MINIMUM YIELD

5. CUSTOM FABRICATED STEEL PLATES SHALL HAVE A MINIMUM

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY TEMPORARY BRACING.

8. ALL STEEL DIMENSIONING TO BE DETERMINED BY CONTRACTOR. INFORMATION ON PLANS MUST BE VERIFIED IN FIELD.

9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ANY FABRICATION DONE PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE CONTRACTORS OWN RISK.

10. SHOP DRAWINGS STEEL FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER M, SPECIFICATION OF THE AISC, STEEL CONSTRUCTION MANUAL, THIRTEENTH EDITION.

11. AN APPROVED FABRICATOR SHALL PROVIDE ALL STRUCTURAL STEEL. APPROVAL SHALL BE THROUGH THE INTERNATIONAL ACCREDITATION SERVICE, INC. (IAS), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), OR THE AMERICAN WELDING SOCIETY

12. ALL STRUCTURAL STEEL, EXCEPT THE PORTION TO BE EMBEDDED IN CONCRETE OR TO RECEIVE SPRAYED ON FIREPROOFING SHALL RECEIVE ONE TOP COAT OF PAINT AS DESCRIBED BY MANUFACTURER'S SPECIFICATIONS.

13. WELDED CONNECTIONS SHALL MEET THE REQUIREMENTS OF THE AISC SEISMIC DESIGN MANUAL AND THE 2019 CALIFORNIA BUILDING

14. CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGNMENT OF THE BUILDING FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE POURED.

No. 484870

Cr

303 Potrero St., Sui 831-425-3901

Engir

★ Exp. 3-31-26

CIVIL

project no

24-055-1

AUGUST 2024

AS SHOWN

CIVIL3.DWG

dwg name

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS 1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO,

- HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- 2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- 3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS,
- INSULATORS, BRICKS, ETC.). 4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE

- LANDSCAPE MATERIALS

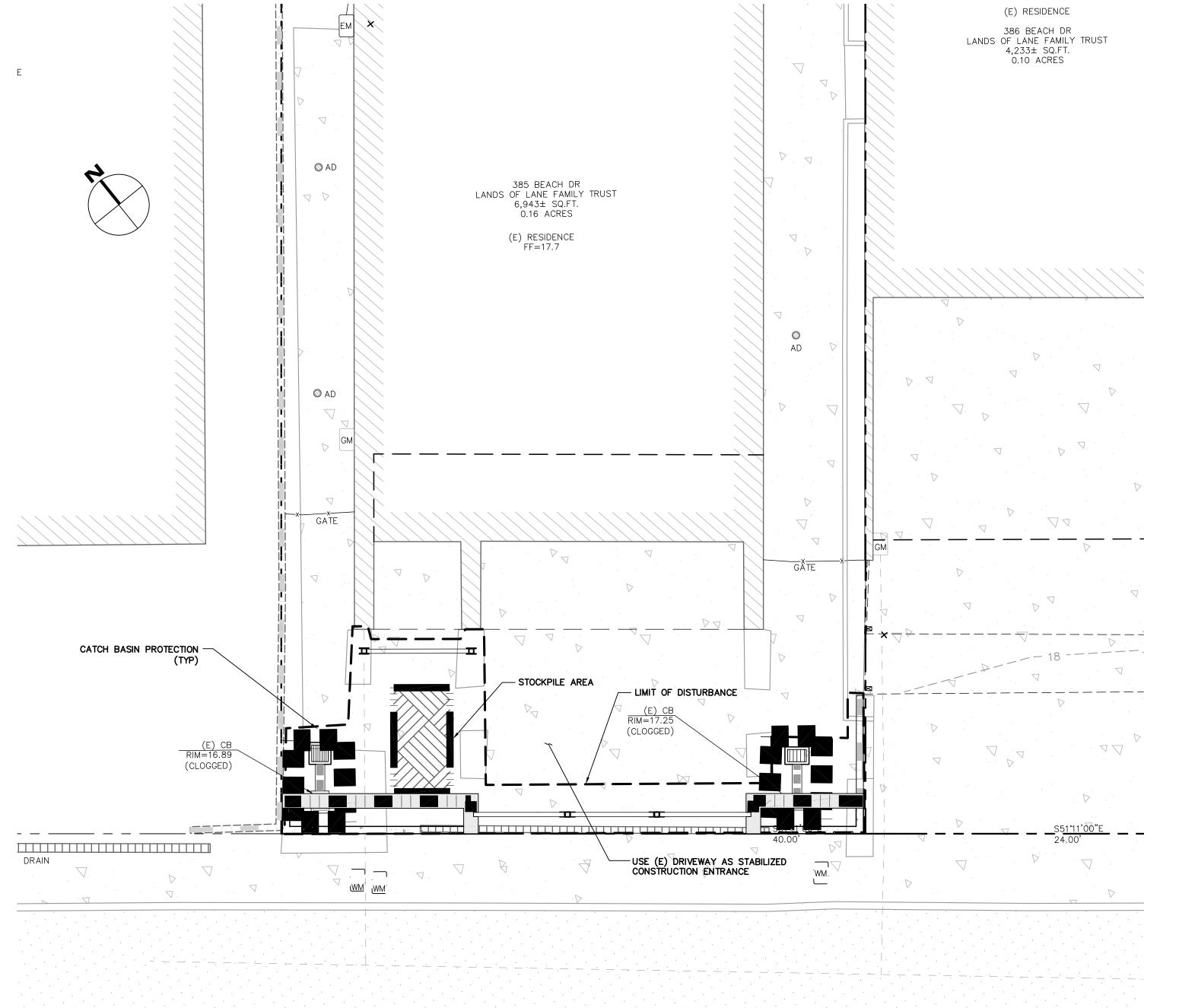
 1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED. 2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY
- ARE NOT ACTIVELY BEING USED. 3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL
- WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD
- 4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD
- 5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

<u>VEHICLE STORAGE AND MAINTENANCE</u> 1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO

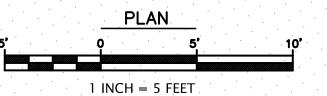
- LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS. 2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED
- AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH
- 3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT I. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN

- SYSTEM SHALL BE PREVENTED. 2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY,
- STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY. 3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND
- SPILLS AND CLEANED OR REPLACED AS NECESSARY. 4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- 5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER
- DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED. 6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING
- 7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND
- NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED. 8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE
- AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY; AND
- 9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING



BEACH DRIVE (60' WIDE)



EROSION CONTROL MEASURES

- EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
- 2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
- 3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
- 4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:

WINTER BARLEY 25#/ACRE

- 5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
- 6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
- 7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

- 1. COVER ALL EXPOSED SLOPES
- 2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL
- 3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%.

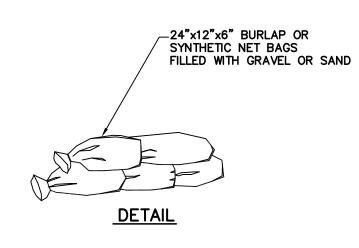
EROSION CONTROL LEGEND

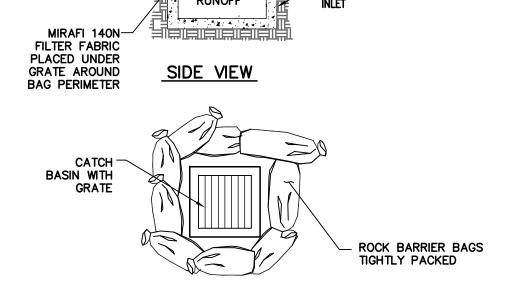


INSTALL CATCH BASIN PROTECTION



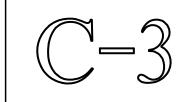
PROPOSED STOCKPILE AREA





GRAVEL BAG CATCH BASIN PROTECTION

PLAN VIEW



PLANNING SUBMITTAL

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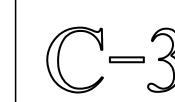
project no

24-055-1

AUGUST 2024

AS SHOWN dwg name

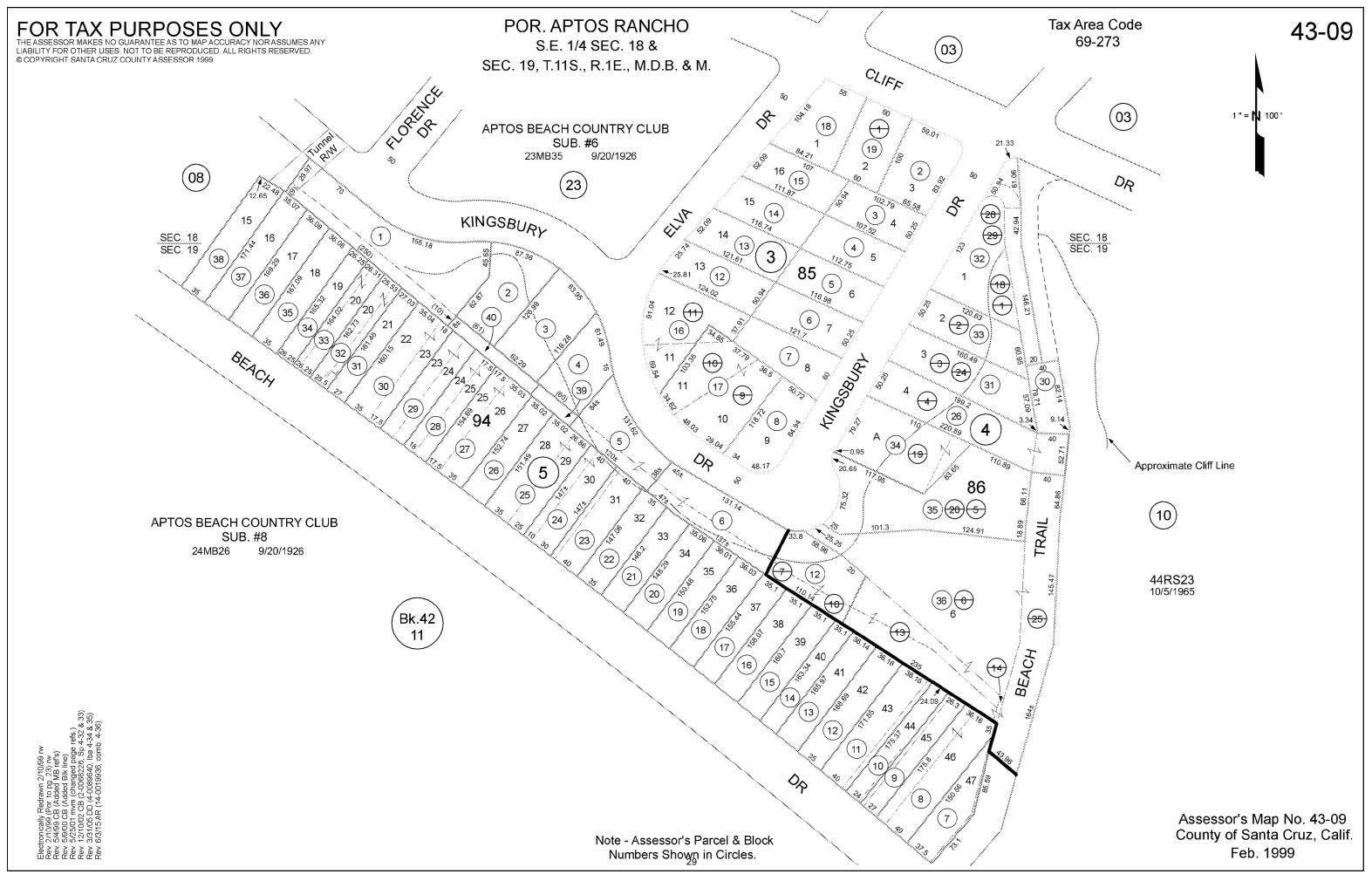
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Application #: 241343 APN: 043-095-11

Owner: Joan Lane Trustee: Margaret Lane

Parcel Information

Services Information

Urban/Rural Services Line:X InsideOutsideWater Supply:Soquel Creek Water DistrictSewage Disposal:Santa Cruz Sanitation DistrictFire District:Central Fire Protection District

Drainage District: Flood Control Zone 6

Parcel Information

Parcel Size: 6,943 square foot Existing Land Use - Parcel: Residential

Existing Land Use - Surrounding: Residential and Open Space (public beach)

Project Access: Beach Drive

Planning Area: Aptos General Plan Boundary

Land Use Designation: R-UL (Urban Residential – Low Density)

Zone District: R-1-6 (Single Family Residential, 6,000 square foot

minimum size per dwelling unit)

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No

Comm.

Technical Reviews: NA

Environmental Information

Geologic Hazards: Mapped/not being impacted Not a mapped constraint

Slopes: Slopes along the coastal bluff at the back/not in the development area

Env. Sen. Habitat: Not mapped/no physical evidence on site

Grading: No grading proposed

Tree Removal: No trees proposed to be removed

Scenic: Mapped resource

Archeology: Not mapped/no physical evidence on site

RI Engineering, Inc.



Civil Engineering

303 Potrero Street Suite 42-202 Santa Cruz, CA 95060 831-425-3901 www.riengineering.com

February 11, 2025

Jessica deGrassi County of Santa Cruz Environmental Planning Department 701 Ocean Street, 4th Floor Santa Cruz, CA 95060

Subject: FEMA Compliance for Proposed Site Improvements for an Existing Residence at

385 Beach Drive, Santa Cruz County, CA, APN: 043-09-511.

Dear Jessica,

The site improvements at the above noted location have been designed to be in conformance with FEMA P-55 Coastal Construction Manual, August 2011 and the Free-of-Obstruction Requirements NFIP Technical Bulletin 5, March 2020. The project consists of constructing approximately 40 linear feet of a three-foot-tall concrete site fence with a recurve along the front of the property. An 18 foot opening in the fence will be provided at the driveway. At the driveway, a removeable tube steel column with slots for wood lagging is proposed. The lagging will span between the removable post and the site fence. A 9 linear foot bulkhead consisting of two removable tube steel columns with slots for wood lagging will be constructed in front of the existing residence. The wood lagging will be put in place prior to forecasted storm events and removed after the storm event. Several properties along Beach Drive have similar flood protection measures along their frontage.

Per Section 3.5.2.3 "Erosion Due to Manmade Structures and Human Activities" of FEMA P-55 Coastal Construction Manual, considerations to the potential for erosion have been made in the design of the structures. The proposed site improvements are located opposite of Beach Drive roughly 50 feet behind an existing seawall which runs the length of Beach Drive, and therefore the construction of the improvements are not anticipated to affect the potential of beach erosion. Additionally, considerations have been made to the potential impact of flood hazards at neighboring sites. The site to the west of the property has existing improvements along the frontage similar in design to the subject site improvements. The location of the proposed site improvements is intended to align with these existing improvements and therefore an increased flood hazard risk to this neighboring site is not anticipated. The site to the east of the property is proposing to construct a bulkhead along the frontage concurrently with the subject site improvements, and therefore an increased flood hazard risk to this neighboring site is not anticipated. The proposed alignment of the site improvements is intended to direct flood waters back towards the ocean.

Section 5.2.3.3 "Additional Minimum Requirements for Buildings in Zone V," of FEMA P-55 Coastal Construction Manual states any erosion control structures may not be attached to the building or its foundation. The bulkheads at the front of the residence have been designed to be structurally independent of the building and its foundation, and are in conformance with this section.

In the Free-of-Obstruction Requirements NFIP Technical Bulletin 5, section 7.3 outlines the requirements and design considerations for erosion control structures. Erosion control structures are prohibited to be located beneath the elevated structure. The proposed location of the bulkheads in front of the residence satisfies this requirement. Consideration has been made to the potential adverse effects to the existing residence's structure as



the result of the bulkhead construction, and based on the anticipated wave forces provided by the geotechnical engineer and the configuration of the residence, adverse effects to the structure are not anticipated.

In conclusion, the proposed site improvements have been designed per the requirements and recommendations of FEMA P-55 Coastal Construction Manual, August 2011 and the Free-of-Obstruction Requirements NFIP Technical Bulletin 5, March 2020. Based on the site conditions the proposed improvements are not anticipated to result in an increased risk of erosion to the beach or increased flood hazard risk to the neighboring properties. The proposed site improvements are consistent with existing frontage improvements which have been previously constructed at other properties along Beach Drive.

Please feel free to contact our office if there are any questions.

PROFESSIONA

84810 Exp. 3-31-26

JOHNETTE BESSELIN

No.

Very Truly Yours, RI Engineering, Inc.

Johnette Besseling, PE

RCE # 84810