



Staff Report to the Zoning Administrator

Application Number: **251100**

Applicant: Omar Haque

Owner: Luanne Rotticci

APN: 043-095-09

Site Address: 387 Beach Drive, Aptos

Agenda Date: 6/20/2025

Agenda Item #: 5

Time: After 9:00 a.m.

Project Description: Proposal to construct a three-foot tall concrete landscape wall with removable lagging at the driveway along the front property line and an up to six-foot landscape wall along the side property line.

Location: Property is located on the northern side of Beach Drive (387 Beach Drive), approximately 2,000 feet from the intersection of Beach Drive and Rio Del Mar Blvd.

Permits Required: Coastal Development Permit

Supervisory 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 251100, based on the attached findings and conditions.

Project Description & Setting

The subject property is located at the base of coastal bluffs on the northern side of Beach Drive and is 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 nonconforming three-story, four-bedroom single-family dwelling that shares a common wall with the neighboring property (APN 043-095-10). The residence was originally constructed in 1965, with substantial remodels completed in 1990. The dwelling does not conform to current standards with respect to the front yard and side yard setbacks, and number of stories.

As submitted, the proposed project includes the construction of a three-foot tall concrete landscape wall along the front property line, with removable lagging at the driveway, an up to six-foot landscape wall along the side property line and a small planting area along the street-facing side of the front wall, planted with drought-tolerant plants suitable to the beach/oceanfront location. No

changes to the existing residential structure are proposed as part of this project. A Coastal Development Permit is required for this project.

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.

It should be noted that although the amended project now qualifies for administrative processing, the requested revisions to the project were received after the agenda was published and therefore a hearing is still warranted.

Zoning & General Plan Consistency

The subject property is a 4,823 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 landscape walls 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.

Pursuant to SCCC 13.10.323, “Development standards in residential districts,” a 20-foot front yard setback is required in the R-1-6 zone district.

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 walls along the front and eastern side property lines, and metal posts to accommodate 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.

SCCC 16.10.040 Geologic Hazards

The project does not meet the definition of “Development/Development Activities” as outlined 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, featuring removable wooden lagging and metal posts, have been designed in conformance with FEMA P-55 Coastal Construction Manual standards and the Free-of-Obstruction Requirements (refer to engineer’s 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

According to SCCC 13.16.050, a four-bedroom dwelling requires three off-street parking spaces, which are currently provided on the property. The proposed removable lagging and metal posts will not affect off-street parking, as their use is conditioned to avoid blocking parking areas and to be limited to major storm events only.

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.

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 **251100**, based on the attached findings and conditions.

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

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

Report Prepared By: Alexandra Corvello
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3209
E-mail: Alexandra.corvello@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. 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: 251100

Assessor Parcel Number: 043-095-09

Project Location: 387 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. ☒ **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

Date: _____

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 metal posts for removable lagging 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.

This finding can be made, in that the proposed garden walls, temporary wood lagging and landscaping are in conformance with the County's certified Local Coastal Program, in that the walls 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.

- (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 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 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.

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 landscape walls with metal posts and removable lagging at the driveway 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 dwelling) zone district as the primary use of the property will continue to be one nonconforming single-family dwelling unit that will not be altered by this project.

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. 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 are 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 that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

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

This finding can be made, in that the proposed three-foot tall concrete wall with removable lagging at the driveway entrance along the front and side property lines, have been 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. 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 front and side property lines, 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 public views of the beach or of private views because the walls at the property lines are only three feet in height and will harmonize with the surrounding development.

Conditions of Approval

Exhibit D: Project plans, prepared by Young and Borlik Architects, dated March 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 as conditioned below and 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.
 7. Show that the existing flood lights at the top of the structure will be removed. Any replacement exterior light fixtures shall be designed to shield the light source and shall be directed downward such that no light source is visible beyond the property line. In addition, all exterior lighting shall utilize warm-colored bulbs (e.g. low-CCT LEDs) to reduce light pollution to the greatest extent possible.
 8. The wall along the eastern side property line shall be reduced in height to three feet within the 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. 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.
- D. The project must comply with all recommendations of the approved soils reports, (REV241178).
- 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 intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

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

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

Application #: 251100
APN: 043-095-09
Owner: Luanne Rotticci

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

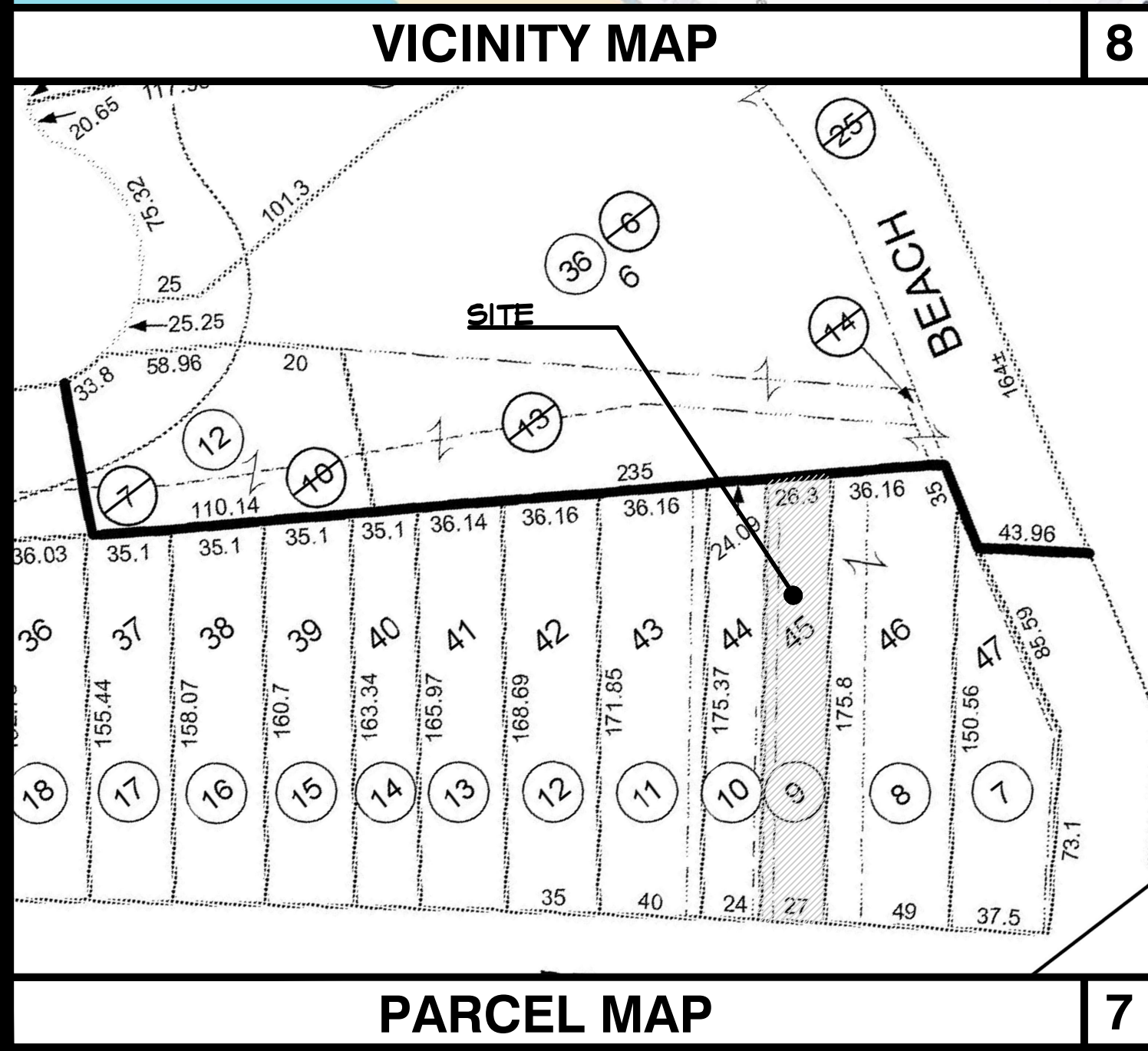
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

NEW SITE FENCE

387 BEACH DRIVE
APTOS , CALIFORNIA

386 BEACH DRIVE
UNDER SEPARATE PERMIT

6



7

4

3

2

1

Exhibit D



PROPOSED 3D VIEW FROM THE CORNER OF NEIGHBORING PROPERTY



CONCRETE WALL

REMOVABLE WOOD
PLANKS

REMOVABLE STEEL
COLUMN PAINTED IN BLACK



PROPOSED 3D VIEW FROM THE BEACH

ISSUE LOG

PROGRESS	JAN. 13, 2024
COASTAL DEVELOPMENT	
SUBMITTAL	MAR. 10, 2025

YOUNG & BORLIK ARCHITECTS

C-98925

REGISTERED ARCHITECT

STATE OF CALIFORNIA

Young & Borlik Architects
4962 EL CAMINO REAL, STE 218
LOS ALTOS, CALIFORNIA 94022
650-688-1950 | YBarchitects.com

Y&B

NEW SITE FENCE FOR:

LUANNE ROTTICCI

387 BEACH DRIVE

APTOS, CA 95003

A.P.N. 043-09-509

CHECKED	DRAWN
CHS	OH, DT
DATE	SEPT. 03, 2024
JOB #	ROTTICCI

A0.1.2

Copyright 2025 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be revised, re-used, copied, or disclosed without the written consent of the Architect. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

Exhibit D

GENERAL NOTES:
SEE GEOTECHNICAL REPORT BY C2EARTH, INC., DATED JAN. 24, 2025, FOR SOILS CONDITIONS & ANALYSIS WITH RECOMMENDATIONS FOR SUBSURFACE PREPARATION, STRUCTURAL DESIGN, & DRAINAGE. ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT.

SOILS ENGINEER SHALL OBSERVE AND TEST GRADING INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATIONS ARE FOUNDED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.

PROVIDE DUST CONTROL AS NECESSARY TO PROTECT SITE & ADJACENT PROPERTIES DURING CONSTRUCTION.

GENERAL NOTES (CONT'D):
PROVIDE FENCING AS NECESSARY TO PROTECT UNTOUCHED AREAS DURING CONSTRUCTION.

VERIFY ALL HARDSCAPE & SITE FINISH MATERIALS & SELECTIONS W/ OWNER PRIOR TO CONSTRUCTION.

VERIFY SEPARATE ENCROACHMENT PERMIT APPROVALS PER COUNTY FOR ANY WORK WITHIN THE RIGHT OF WAY.

SETBACK VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURES ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.

GENERAL NOTES:
THE PROJECT SHALL MEET ALL REQUIREMENTS OF THE DEPT. OF PUBLIC WORKS, STORMWATER MANAGEMENT SECTION AND SHALL ADHERE TO THE COUNTY DESIGN CRITERIA.

(E) UTILITIES (ELECTRIC, GAS, WATER, SEWER) SHOWN ON CIVIL SURVEY. EXACT LOCATION OF UNDERGROUND UNKNOWN & ASSUMED BASED ON METER LOCATIONS. CONTRACTOR TO CONTACT U.S.A. FOR EXACT LOCATIONS PRIOR TO DEMO.

CONTRACTORS TO COORDINATE ALL TRENCHING ACTIVITY AND CONSOLIDATE ALL (GAS, ELECTRIC, WATER, SEWER, CABLE, ETC.) INTO COMMON TRENCHES W/ MULTIPLE CONDUITS. VERIFY ALL TRENCHING & UTILITY REQUIREMENTS W/ P.G.#E. (PLUMBING, ELECTRICAL, SUBCONTRACTORS, ETC.).

GENERAL NOTES (CONT'D):
PRIOR TO DEMOLITION, VERIFY COMPLIANCE WITH E.P.A. REQ'D PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION.

THE ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) REQUIRES THAT FIRMS PERFORMING RENOVATION, REPAIR, AND PAINTING PROJECTS THAT DISTURB LEAD-BASED PAINT IN PRE-1978 HOMES, CHILD CARE FACILITIES, AND SCHOOLS BE CERTIFIED BY E.P.A. AND THAT THEY USE CERTIFIED RENOVATORS WHO ARE TRAINED BY E.P.A.-APPROVED TRAINING PROVIDERS TO FOLLOW LEAD-SAFE WORK PRACTICES.

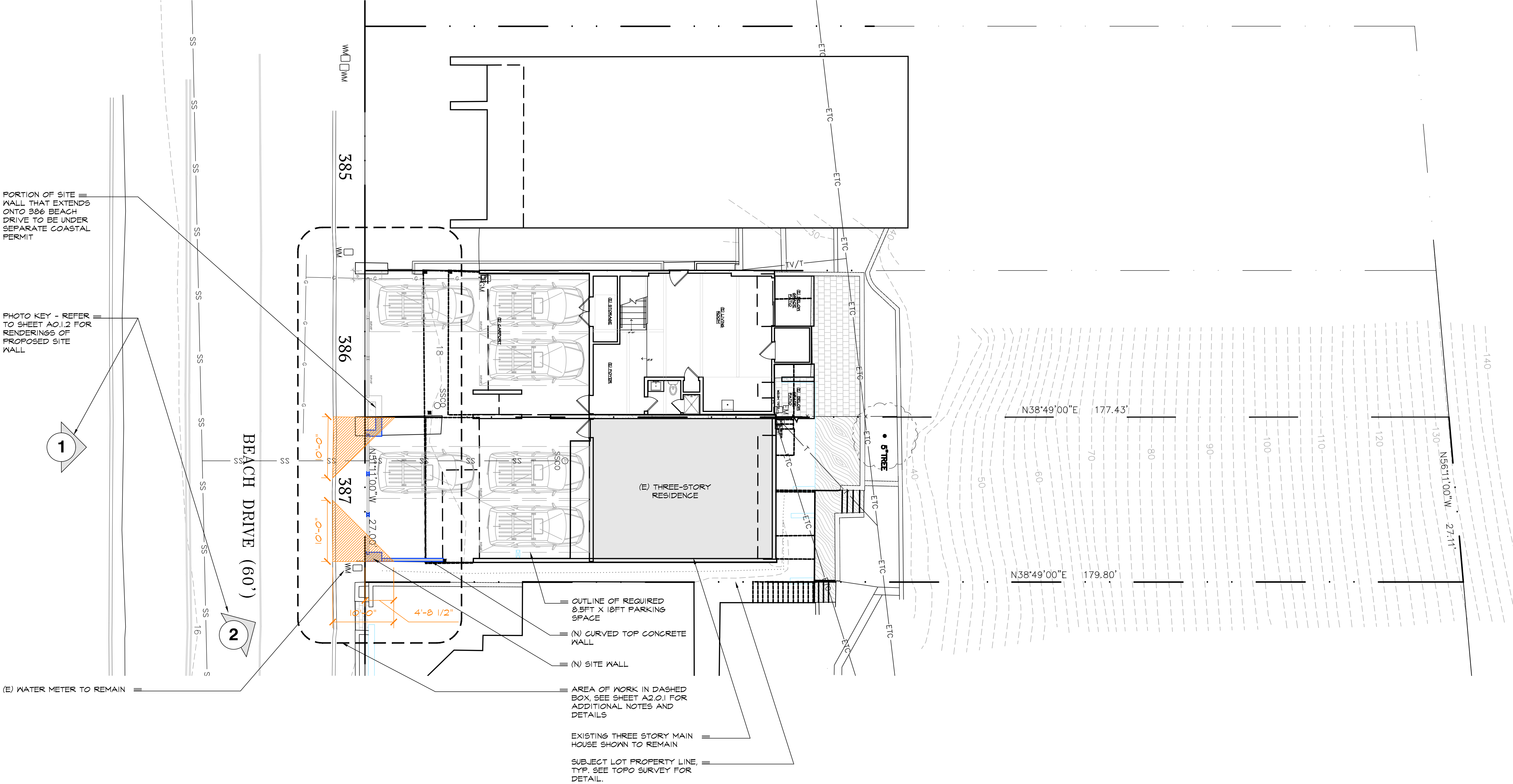
<http://www.epa.gov/lead/pubs/renovation.htm>

CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION, AND PROFESSIONAL CERTIFICATIONS.

GENERAL NOTES (CONT'D):
THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB'S, OR OTHER TOXIC SUBSTANCES.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO ASSUME OR SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

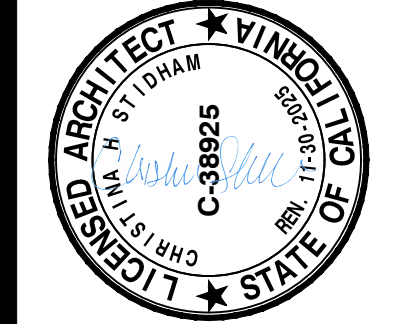
BEFORE EXCAVATION CALL U.S.A
CONTRACTOR IS RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION & CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. YOUNG & BORLIK ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.



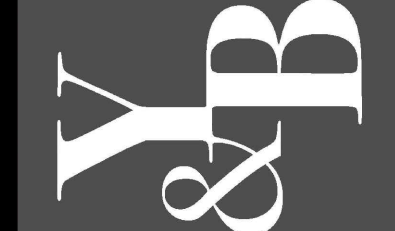
PROPOSED SITE PLAN

ISSUE LOG

PROGRESS
JAN. 13, 2024
COASTAL DEVELOPMENT
SUBMITTAL MAR. 10, 2025



Young & Borlik
Architects
4962 EL CAMINO REAL, STE 218
LOS ALTOS, CALIFORNIA 94022
650-688-1950 | YBarchitects.com



NEW SITE FENCE FOR:
LUANNE ROTTICCI
387 BEACH DRIVE
APTOS, CA 95003

A.P.N. 043-09-509
CHECKED CHS
DATE SEPT. 03, 2024
JOB # ROTTICCI

A0.5

DEMOLITION NOTES:

EXISTING ELEMENTS TO BE REMOVED OR MODIFIED SHOWN DASHED, TYPICAL.

PRIOR TO DEMOLITION, WALK THROUGH WITH OWNER AND VERIFY ANY REMOVED PLUMBING, LIGHTING, FINISHES, WINDOWS, DOORS, ETC., TO BE SAVED FOR REUSE OR RELOCATION.

VERIFY CITY REQ'D WASTE DIVERSION PROGRAMS FOR DEMOLITION & CONSTRUCTION DEBRIS PRIOR TO DEMOLITION.

PROVIDE DUST SCREENING AS NECESSARY TO PROTECT UNTOUCHED AREAS DURING CONSTRUCTION.

SEAL OFF DUCT OPENINGS & VENTS PRIOR TO DEMOLITION & THROUGHOUT CONSTRUCTION TO PREVENT DUST INFILTRATION.

SEE ADDITIONAL DEMOLITION & FLOOR PLAN NOTES ON GENERAL NOTES SHEET A0.2.1

PRIOR TO DEMOLITION, VERIFY COMPLIANCE WITH E.P.A. REQ'D PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION.

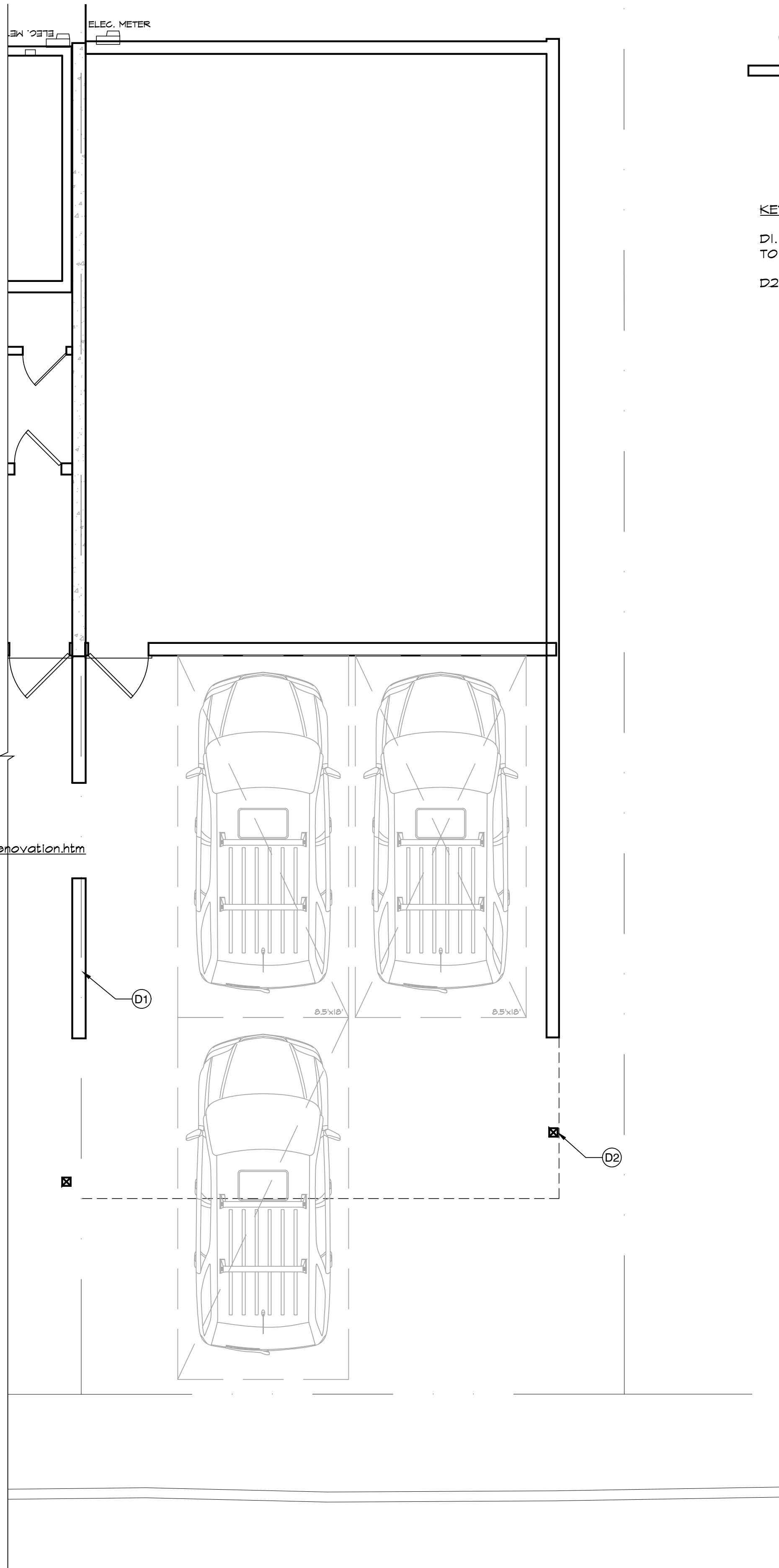
THE ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) REQUIRES THAT FIRMS PERFORMING RENOVATION, REPAIR, AND PAINTING PROJECTS THAT DISTURB LEAD-BASED PAINT IN PRE-1978 HOMES, CHILD CARE FACILITIES, AND SCHOOLS BE CERTIFIED BY E.P.A. AND THAT THEY USE CERTIFIED RENOVATORS WHO ARE TRAINED BY E.P.A.-APPROVED TRAINING PROVIDERS TO FOLLOW LEAD-SAFE WORK PRACTICES.

<http://www.epa.gov/lead/pubs/renovation.htm>

CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION, AND PROFESSIONAL CERTIFICATIONS.

THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB'S, OR OTHER TOXIC SUBSTANCES.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO ASSUME OR SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.



LEGEND

- KEY NOTES
- ▭ (E) WALL TO REMAIN

KEYNOTES:

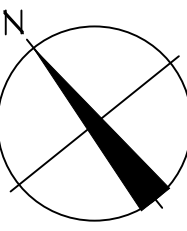
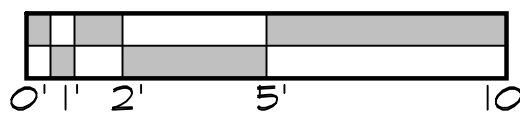
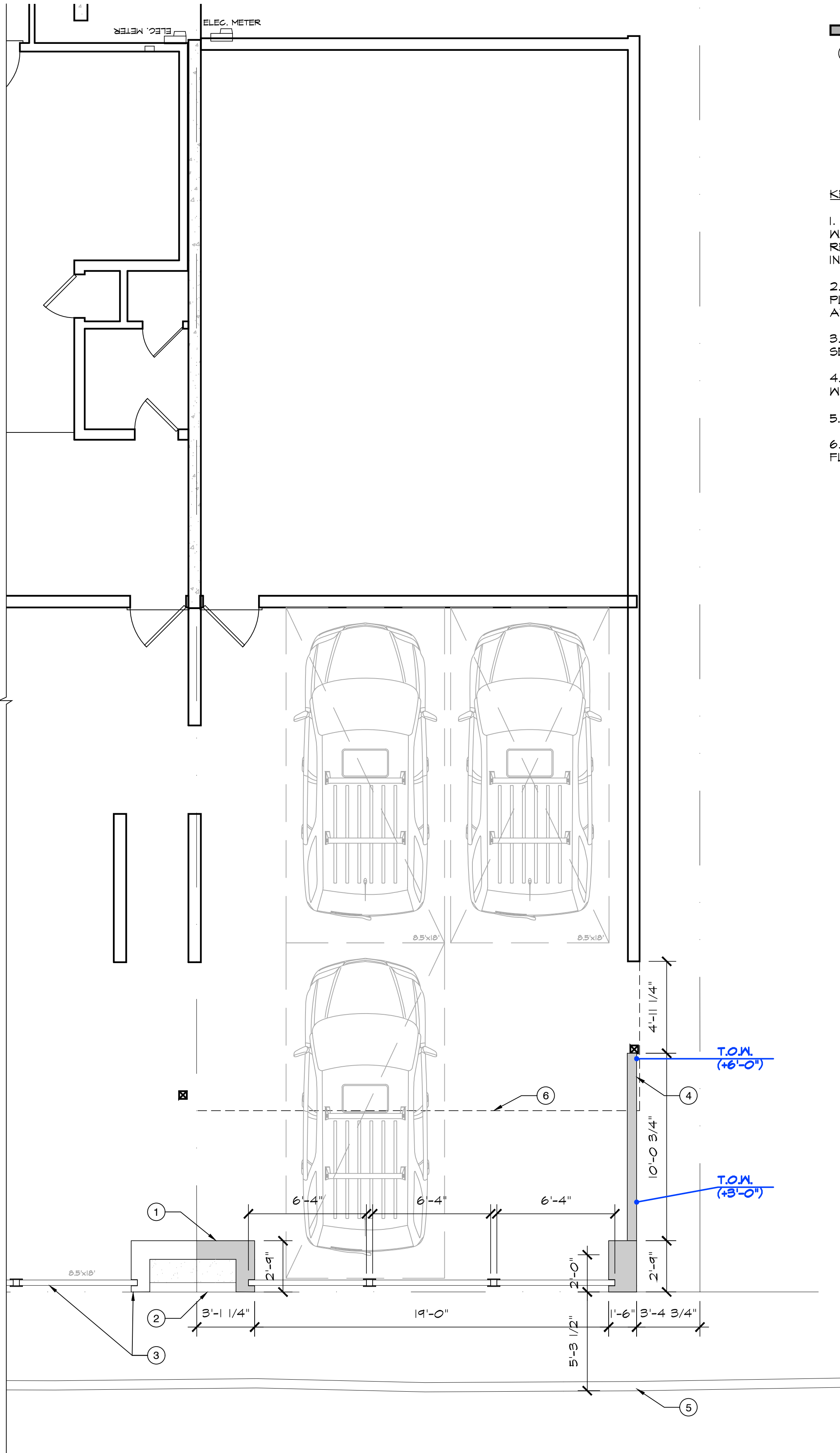
- D1. (E) BRICK WALL (FIRST FLOOR TO THIRD FLOOR) TO REMAIN.
- D2. (E) POST TO REMAIN.

KEY TO SYMBOLS:

- ▬ PROPOSED WALL
- ⑪ FLOOR PLAN KEY NOTES

KEYNOTES:

- 1. (N) 3'-0" TALL CONCRETE SITE WALL WITH SLOTS TO ALLOW REMOVABLE 4x12 WOOD PLANKS INSERTS.
- 2. (N) 6" TALL PLANTER CURB. PLANTINGS CONSIST OF NATIVE AND DROUGHT RESISTANT PLANTS.
- 3. NEIGHBORING SITE WALL UNDER SEPARATE PERMIT.
- 4. (N) CURVED TOP CONCRETE WALL WITHIN PROPERTY.
- 5. (E) SIDEWALK CURB.
- 6. OUTLINE OF EXISTING SECOND FLOOR BALCONY SHOWN DASHED.



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

2

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

1

ISSUE LOG

PROGRESS

JAN. 13, 2024

COASTAL DEVELOPMENT

SUBMITTAL MAR. 10, 2025

REGISTERED ARCHITECT

STATE OF CALIFORNIA

C-98925

YOUNG & BORLIK

Young & Borlik Architects

4962 EL CAMINO REAL, STE 218

LOS ALTOS, CALIFORNIA 94022

650-688-1950 | YBarchitects.com

Y & B

NEW SITE FENCE FOR:

LUANNE ROTTICCI

387 BEACH DRIVE

APTOS, CA 95003

A.P.N. 043-09-509

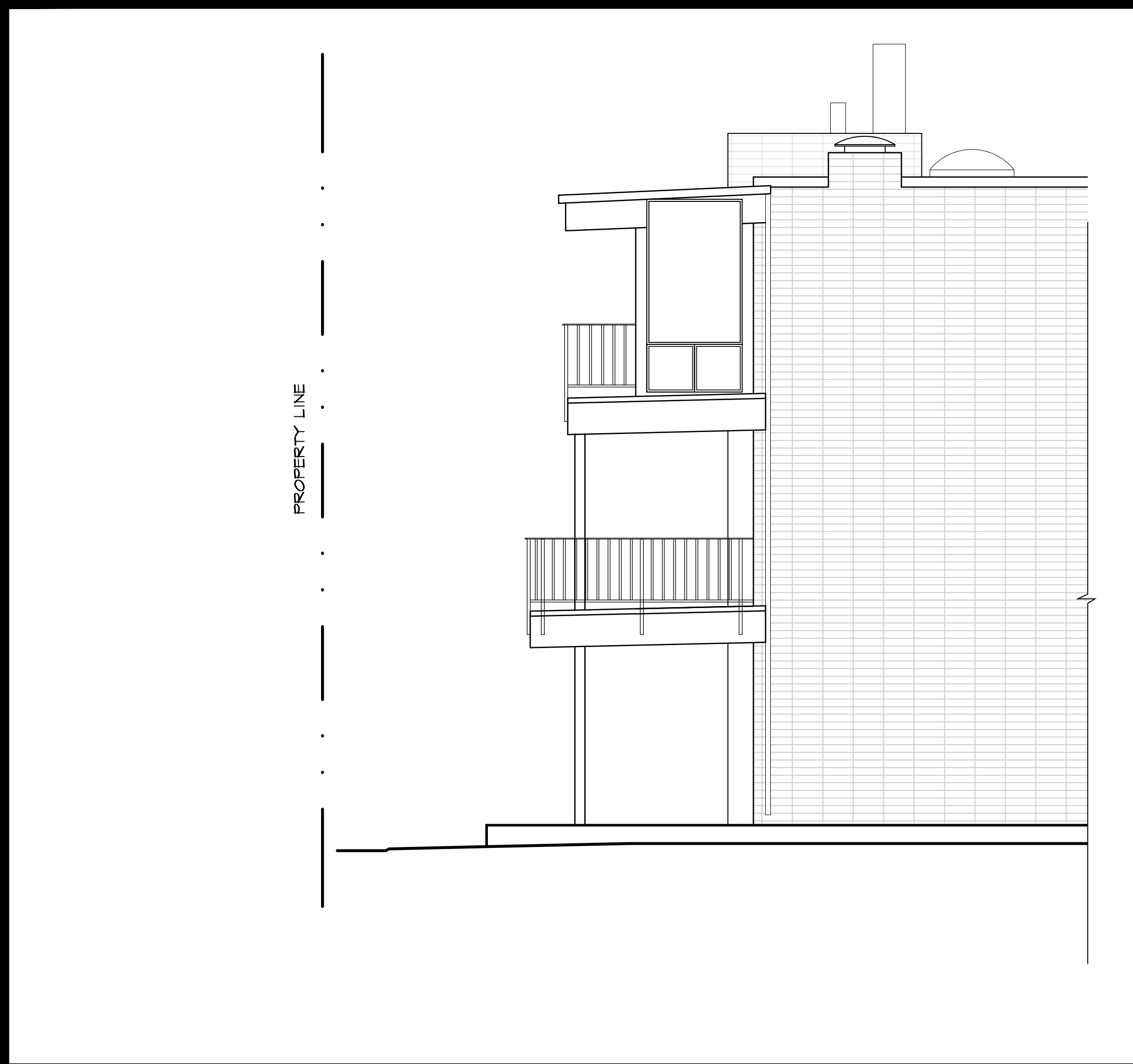
CHECKED CHS

DRAWN OH,DT

DATE SEPT. 03, 2024

JOB # ROTTICCI

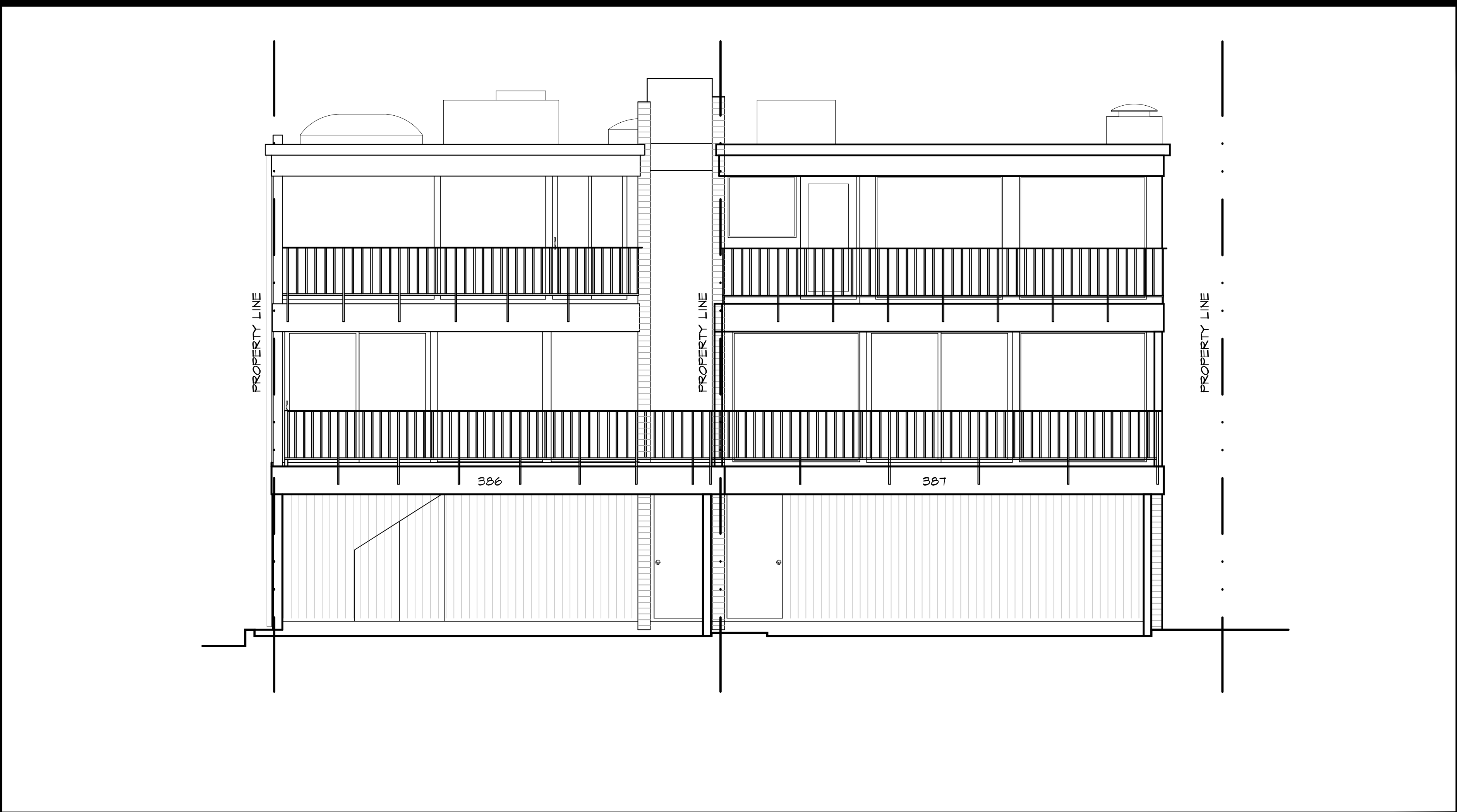
A2.0.1



EXISTING RIGHT (SOUTH) ELEVATION

1/4" = 1'-0"

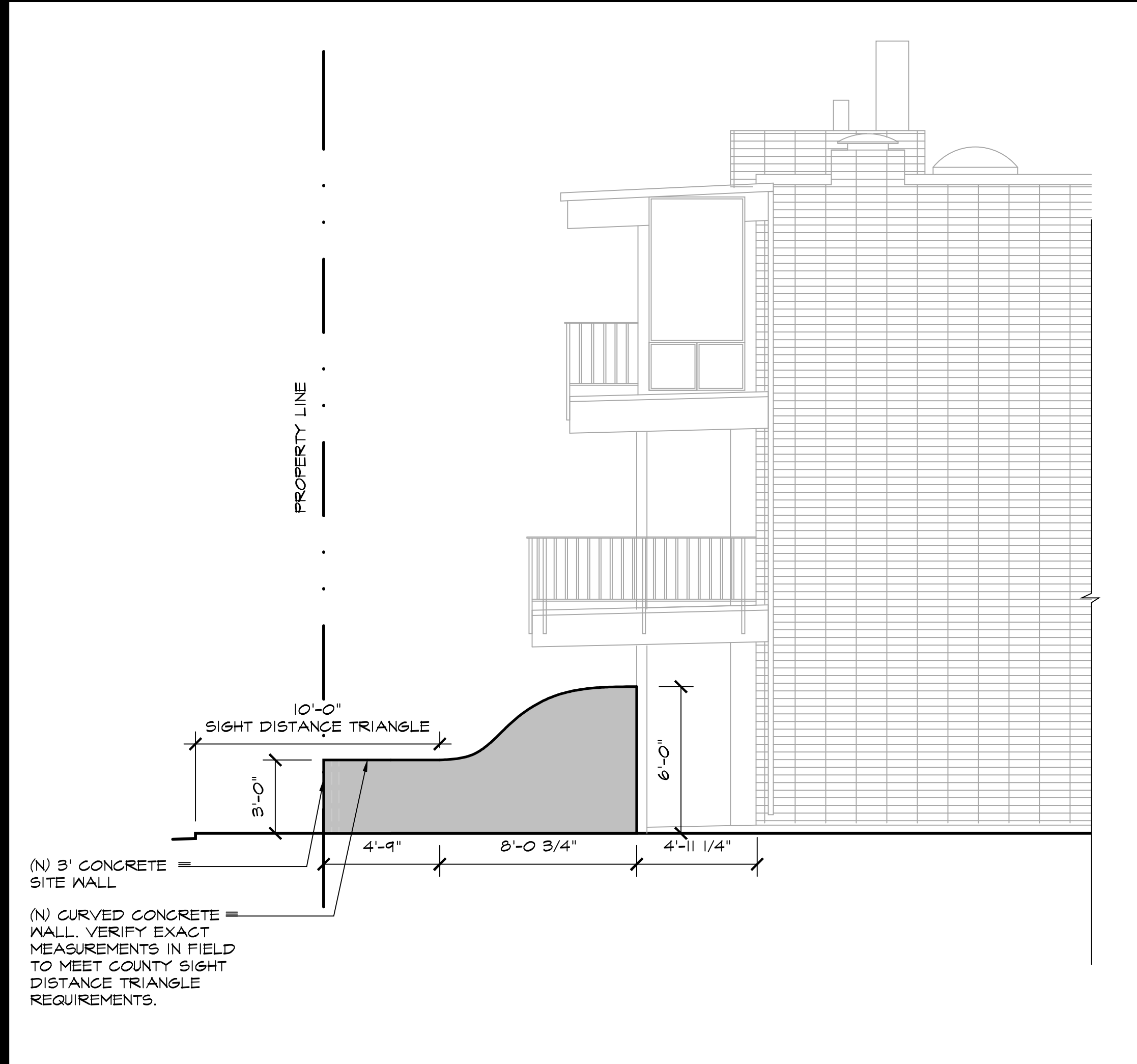
4



EXISTING FRONT (WEST) ELEVATION

1/4" = 1'-0"

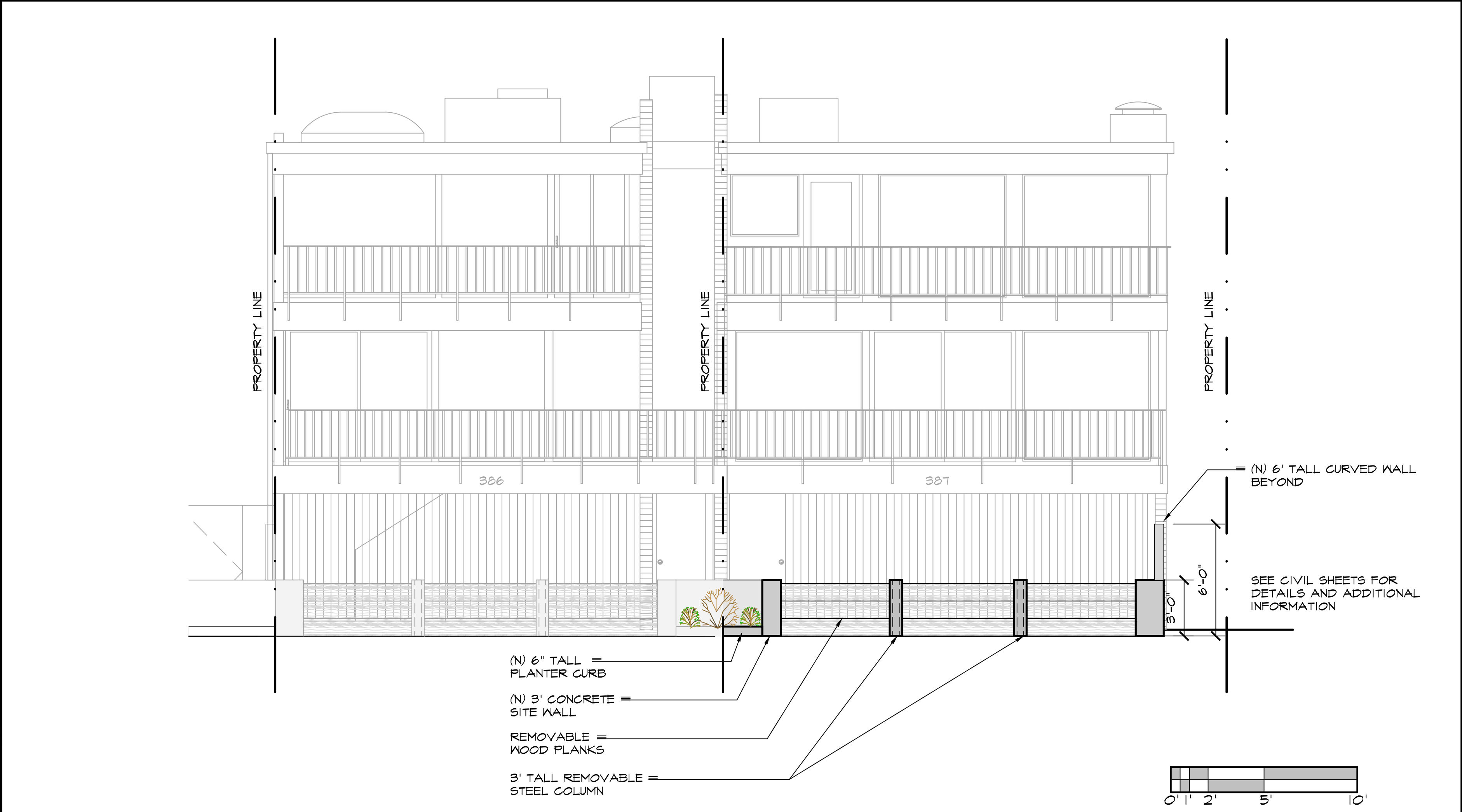
2



PROPOSED RIGHT (SOUTH) ELEVATION

1/4" = 1'-0"

3



PROPOSED FRONT (WEST) ELEVATION

1/4" = 1'-0"

1

ISSUE LOG

PROGRESS	JAN. 13, 2024
COASTAL DEVELOPMENT	
SUBMITTAL	MAR. 10, 2025

REGISTERED ARCHITECT

CHS 9825

STATE OF CALIFORNIA

YOUNG & BORLIK

ARCHITECTS

4962 EL CAMINO REAL, STE 218

LOS ALTOS, CALIFORNIA 94022

650-688-1950 | YBarchitects.com

Y

&B

NEW SITE FENCE FOR:

LUANNE ROTTICCI

387 BEACH DRIVE

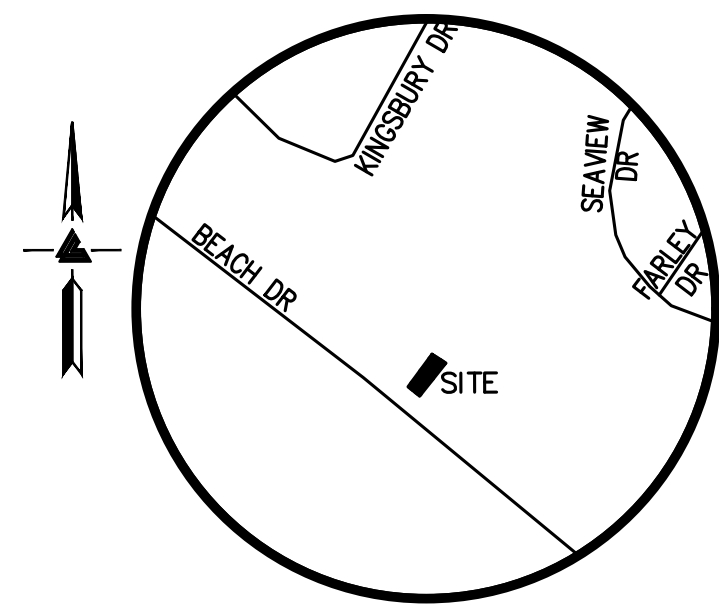
APTOS, CA 95003

A.P.N. 043-09-509

CHECKED	CHS	DRAWN	OH, DT
DATE	SEPT. 03, 2024		
JOB #	ROTTICCI		

A3.1

Copyright © 2025 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be revised, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



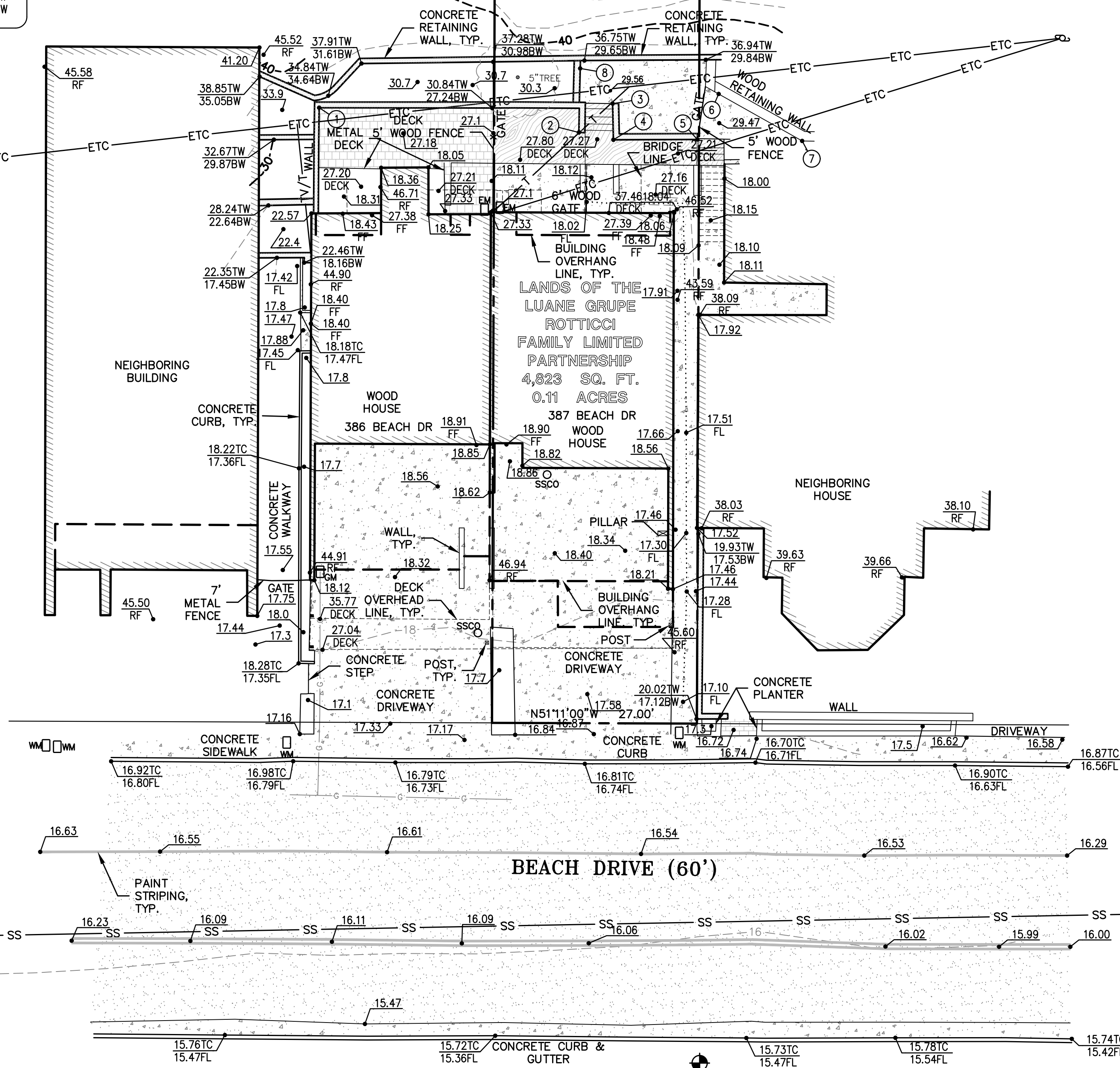
VICINITY MAP
NO SCALE

RETAINING WALL SPOTGRADES

- | | |
|----------------------|----------------------|
| ① 30.88TW
27.28BW | ⑤ 30.70TW
27.20BW |
| ② 30.90TW
27.80BW | ⑥ 33.59TW
29.59BW |
| ③ 29.51TW
30.71BW | ⑦ 33.44TW
29.44BW |
| ④ 30.70TW
27.20BW | ⑧ 30.64TW
29.64BW |

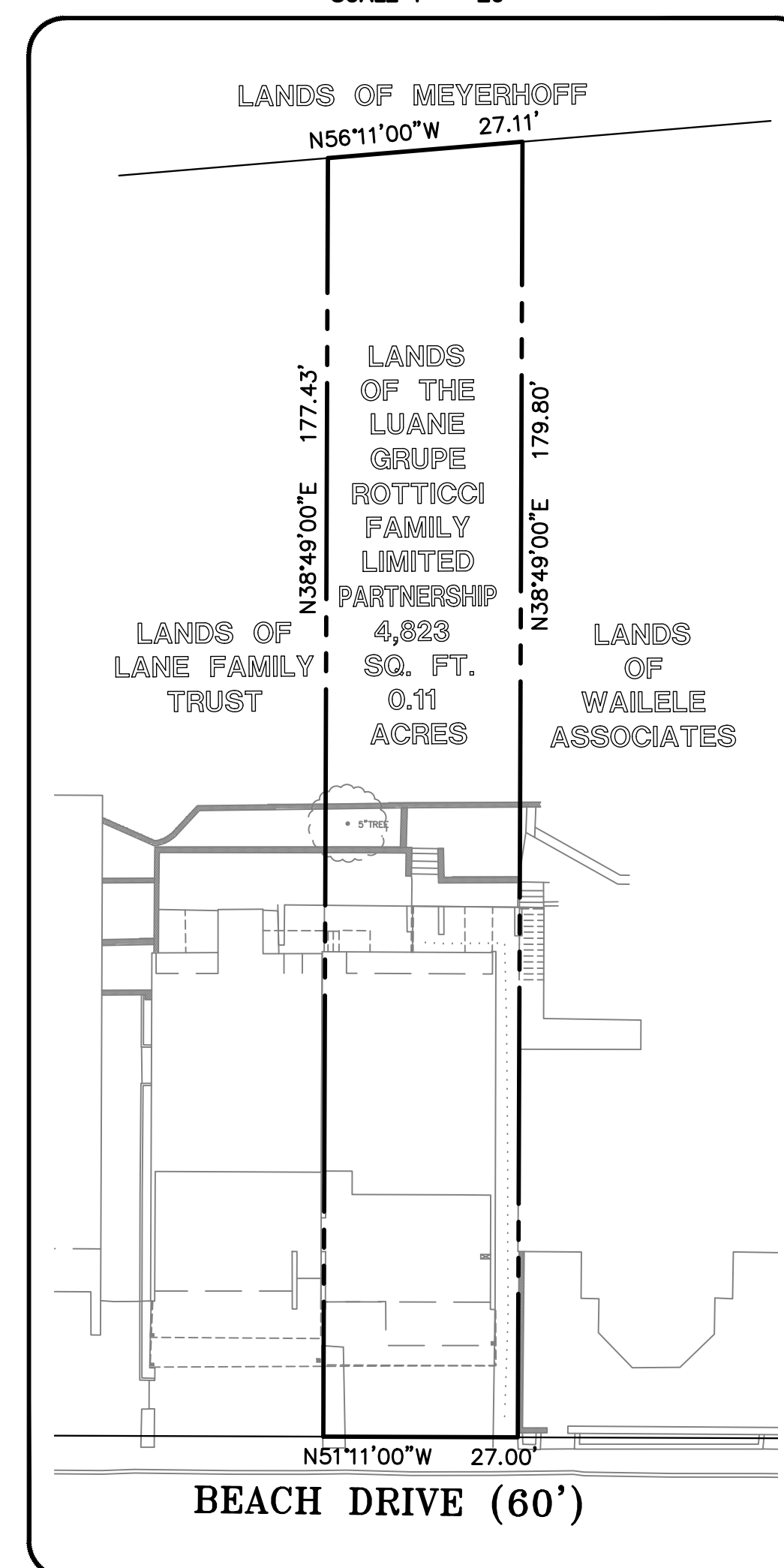
LEGEND AND NOTES

- | | |
|--------|---|
| --- | BOUNDARY LINE |
| --- | BUILDING OVERHANG LINE |
| ETC | ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE |
| TV/T | CABLE TV/TELEPHONE OVERHEAD LINE |
| T | TELEPHONE OVERHEAD LINE |
| --- | DECK OVERHEAD LINE |
| x | FENCE LINE |
| --- | FLOW LINE |
| SS | SANITARY SEWER LINE |
| G | GAS LINE (PAINT MARKINGS) |
| ⊕ | BENCHMARK |
| BW | BOTTOM RETAINING WALL |
| EM | ELECTRICAL METER |
| FF | FINISH FLOOR |
| FL | FLOW LINE |
| GM | GAS METER |
| ⊕ | JOINT POLE |
| RF | ROOF FLAT |
| SSCO | SANITARY SEWER CLEAN-OUT |
| TC | TOP OF CURB |
| TW | TOP OF RETAINING WALL |
| WM | WATER METER |
| XXX.XX | SPOTGRADE |
- | | |
|--|----------|
| | ASPHALT |
| | BRICK |
| | CONCRETE |
| | TILE |
| | WOOD |



OVERALL LAYOUT

SCALE 1" = 20'



TREE NOTE

TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

BENCHMARK

CITY OF APTOS BENCHMARK
BM GU4226

IN ROB ROY JUNCTION, AT THE INTERSECTION OF US HIGHWAY 1 AND FREEDOM ROAD, IN THE SOUTHEAST ABUTMENT WALKWAY OF THE NORTHEAST ABUTMENT, OF THE OVERPASS, SOUTHWEST OF THE CENTERLINE IF THE ROAD, NORTHWEST OF THE SOUTHWEST GUARD RAIL, AND ABOVE THE LEVEL OF THE ROAD,

ELEVATION = 182.47'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 16.03'
(NAVD 88 DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 4,823± SQUARE FEET / 0.11± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

EASEMENT NOTE

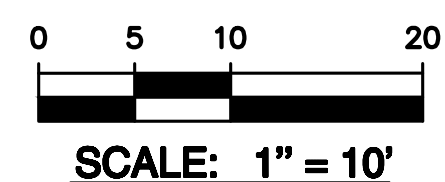
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

FEMA FLOOD NOTE

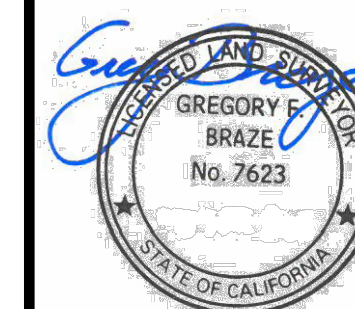
FLOOD ZONE: VE

100-YEAR BASE FLOOD ELEVATION (BFE): 21.1' (NAVD88 DATUM)
PER TABLE 17: COASTAL TRANSECTS
FLOOD INSURANCE STUDY (FIS)
06087CV001C PAGE 81

FEMA FLOOD INSURANCE RATE MAP
NO.: 06087C0359F
EFFECTIVE DATE: SEPTEMBER 29, 2017



SCALE: 1" = 10'



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1845 WEST
12495 INDUSTRIAL PARKWAY
SAN JOSE, CALIFORNIA 95145
(510) 887-4086
WWW.LEABRAZE.COM

387 BEACH DRIVE
APTOS
CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2241355	
DATE: 8-27-24	
SCALE: 1"=10'	
BNDY BY: DW	
FIELD BY: JC	
DRAWN BY: KF	
SHEET NO:	

SU1

1 OF 1 SHEETS

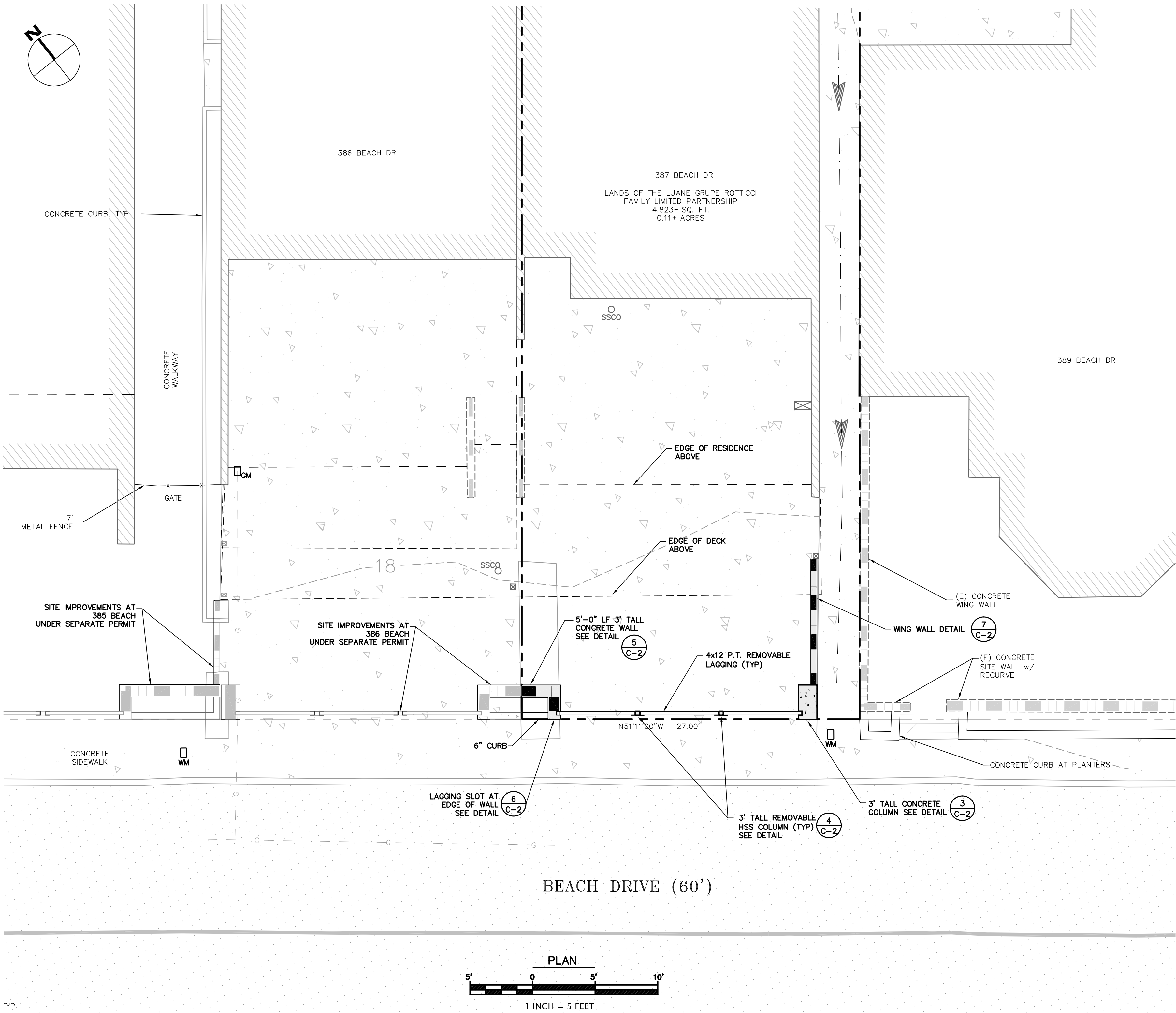
Exhibit D

GENERAL NOTES

1. 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 CONDITIONS.
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.
3. 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 DRAWINGS.
4. 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.
5. 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 ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR 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 RESTRICTION.
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 WINTER EROSION CONTROL PLAN.
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.

EARTHWORK AND GRADING

1. 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.
2. 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 SEA WALL, ROTTICCI PROPERTY, 387 BEACH DRIVE," DATED JANUARY 24, 2025, DOCUMENT ID 24126A-DILL. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT C2 EARTH, INC. 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 OPERATIONS.
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.



TYP.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY LEA & GRAZ ENGINEERING, R.I. 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

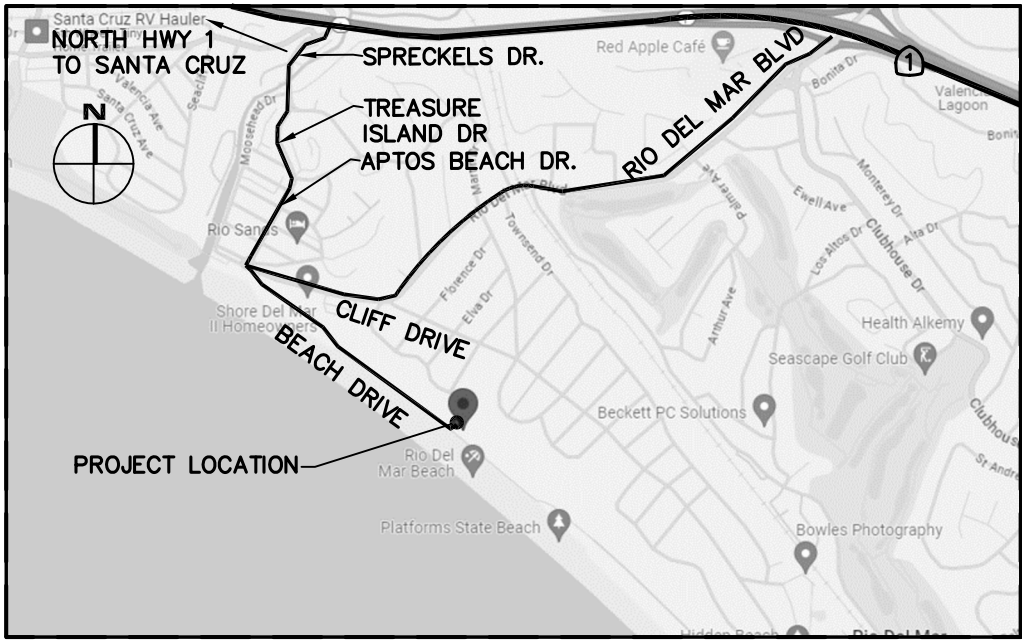
CITY OF APTOS BENCHMARK
BM GU4226

IN ROB ROY JUNCTION, AT THE INTERSECTION OF US HIGHWAY 1 AND FREEDOM ROAD, IN THE SOUTHEAST ABUTMENT WALKWAY OF THE NORTHEAST ABUTMENT OF THE OVERPASS, SOUTHWEST OF THE CENTERLINE IF THE ROAD, NORTHWEST OF THE SOUTHWEST GUARD RAIL, AND ABOVE THE LEVEL OF THE ROAD,

ELEVATION = 182.47'
(NAVD 88 DATUM)

BASIS OF ELEVATION

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 16.03'
(NAVD 88 DATUM)



VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- (E) SITE WALL
- PROPOSED NEIGHBORING SITE WALLS
- PROPERTY LINE
- PROPOSED CONCRETE COLUMN WITH SLOTS FOR REMOVABLE LAGGING
- PROPOSED REMOVABLE HSS COLUMN WITH SLOTS FOR LAGGING
- PROPOSED CONCRETE SITE WALL
- PROPOSED 6" CONCRETE CURB

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA.	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RM	RM ELEVATION
S	SLOPE
SSCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SSCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE



3/10/2025



R.I. Engineering, Inc.

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

SITE WALL
FOR
LUANNE ROTTICCI
387 BEACH DRIVE
SANTA CRUZ COUNTY
APN 043-095-09

SITE IMPROVEMENT PLANS

project no.
24-087-1

date
FEBRUARY 2025

scale
AS SHOWN

dwg name
CIVIL1

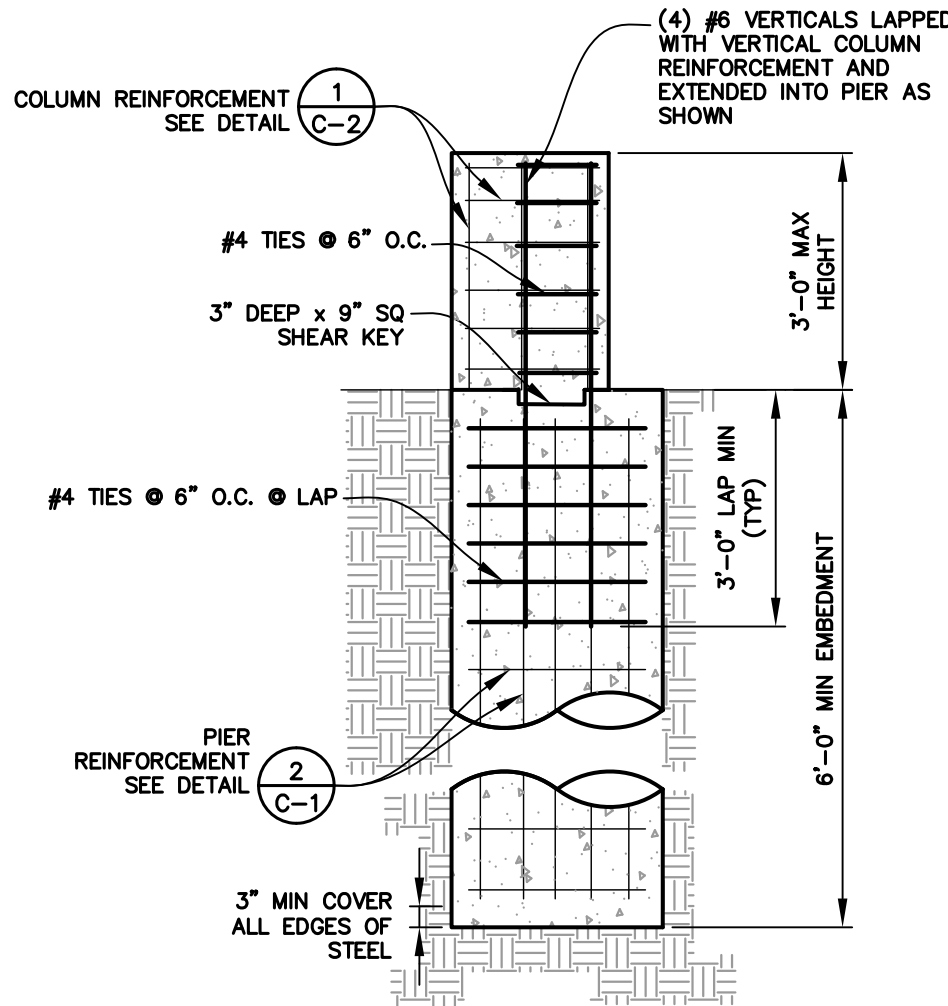
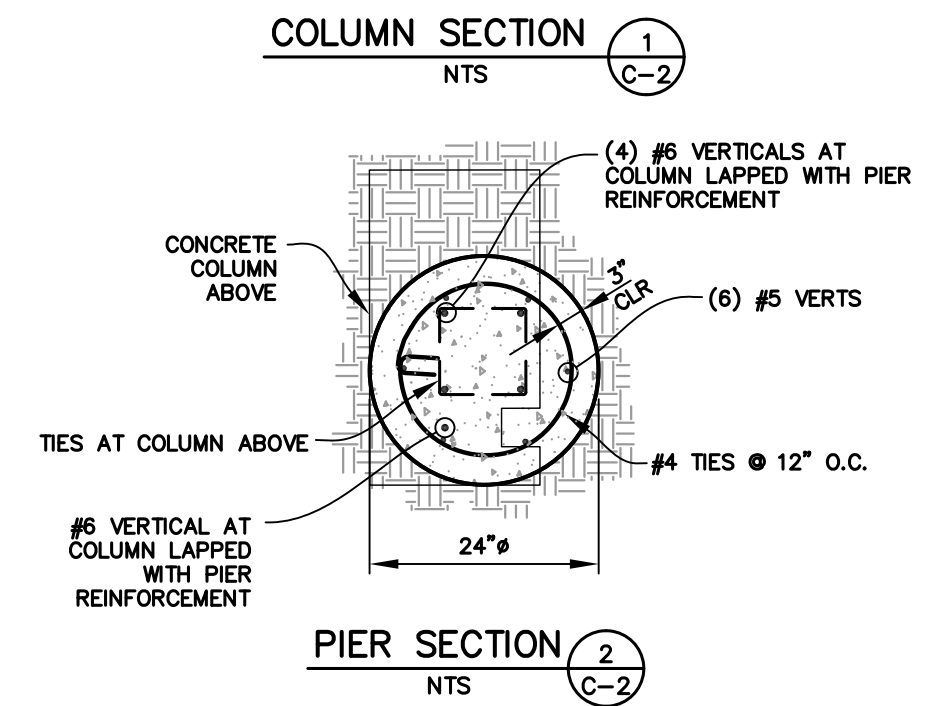
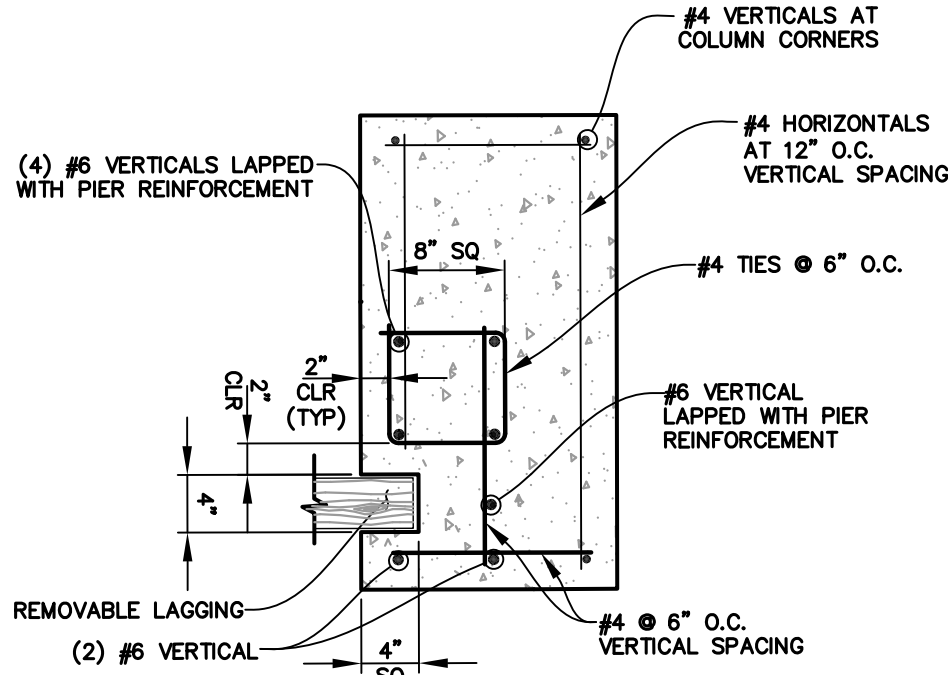
C-1

SPECIFICATIONS

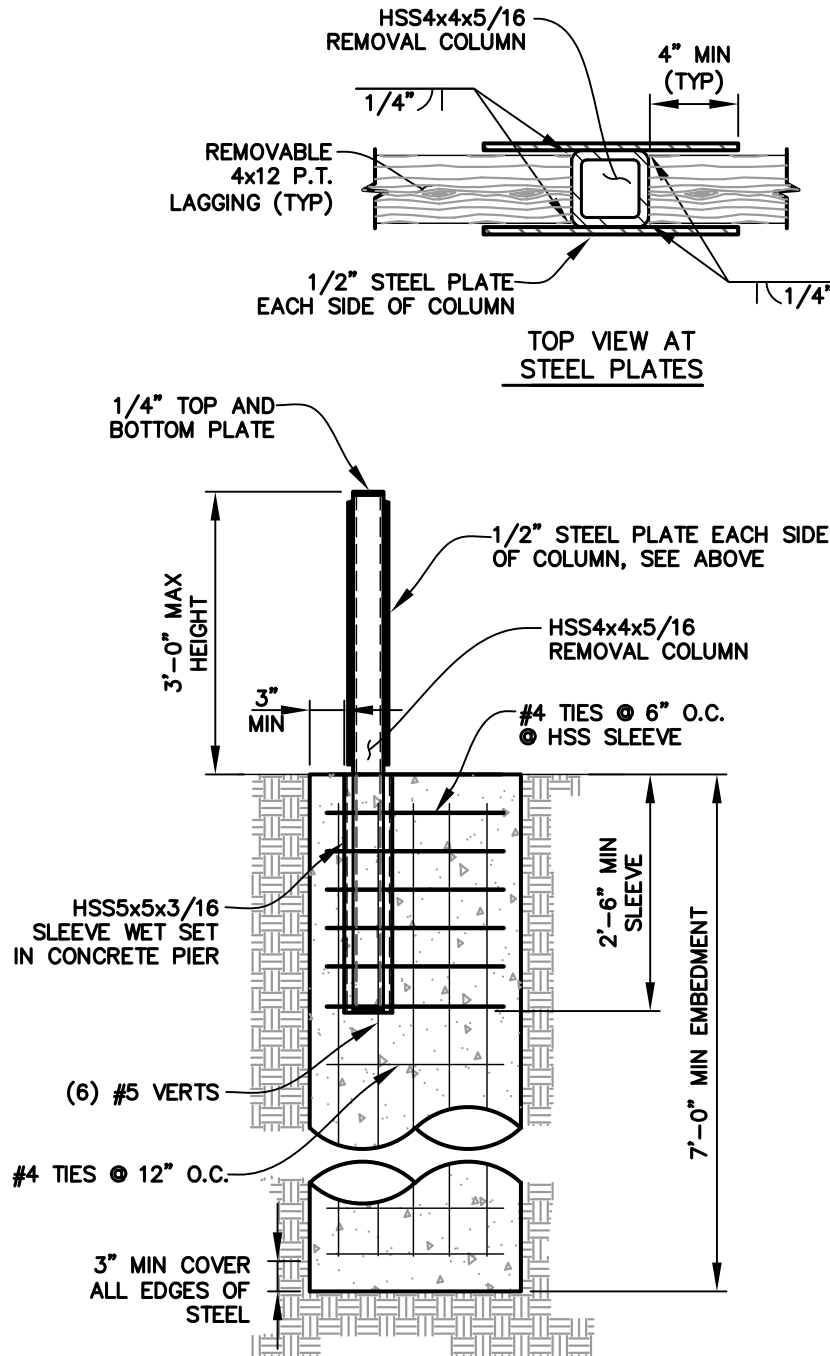
1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CBC SECTION 1905 AND ACI 318-19.
2. CONCRETE SHALL BE TYPE HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI. CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.50.
3. 2% - 3% BY WEIGHT OF CEMENT CONTENT OF XPEX ADMIX C-500 SHALL BE INCLUDED IN THE MIX DESIGN
4. STEEL REINFORCING SHALL CONFORM TO ASTM DESIGNATION A614, GRADE 60.
5. PLACEMENT AND HANDLING OF STEEL REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 52, "REINFORCEMENT OF THE CALTRANS STANDARD SPECIFICATIONS.
6. PRESERVATIVE TREATMENT OF LUMBER SHALL CONFORM TO THE REQUIREMENTS OF SECTION 58 OF THE CALTRANS STANDARD SPECIFICATIONS. CUT ENDS AND EXPOSED PORTIONS OF PRESSURE TREATED LUMBER SHALL BE IMMERSER A MINIMUM OF 6" INTO PRESERVATIVE SOLUTION.
7. STRUCTURAL STEEL SHALL CONFORM TO ASTM DESIGNATION A36 AND SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 36,000 PSI. BOLTED AND WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE 2010 CALIFORNIA BUILDING CODE AND THESE SPECIFICATIONS.
8. WELDED CONNECTIONS SHALL MEET THE REQUIREMENTS OF FEMA 350 AND THE 2022 CALIFORNIA BUILDING CODE CHAPTER 22, "STEEL."
9. ALL NAILS AND ANCHOR BOLTS THAT WILL BE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153. FASTENERS AND CONNECTORS EXPOSED TO WET WEATHER SHALL BE STAINLESS STEEL, TYPE A304

STEEL

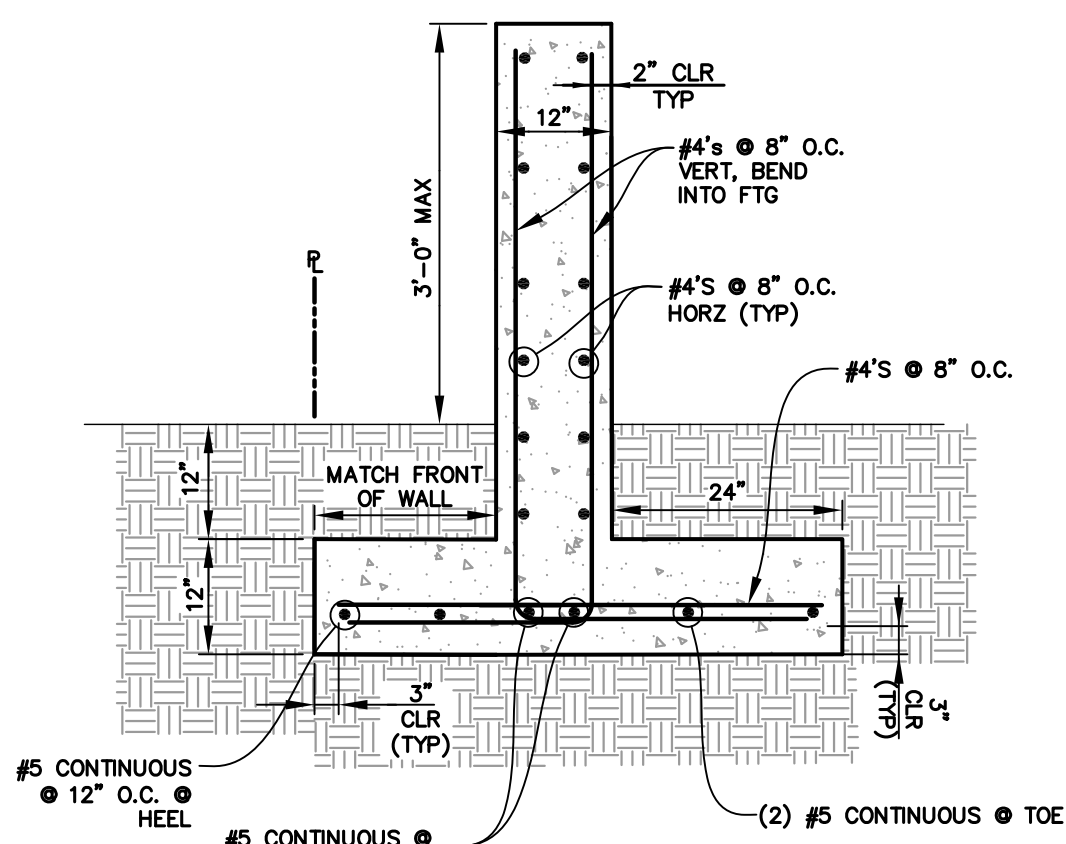
1. STRUCTURAL STEEL AND BOLTED AND WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL (14TH EDITION), THE 2022 CALIFORNIA BUILDING CODE, AND THESE SPECIFICATIONS.
2. ALL FIELD WELDING TO BE DONE UNDER CONTINUOUS INSPECTION AS REQUIRED BY THE COUNTY OF SANTA CRUZ.
3. ALL PIPE COLUMNS SHALL CONFORM TO ASTM A58, GRADE "B."
4. ALL TUBE COLUMNS SHALL BE H.S.S. SHAPES AND SHALL CONFORM TO ASTM A592 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46 KSI.
5. CUSTOM FABRICATED STEEL PLATES SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KSI.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY TEMPORARY BRACING.
7. BOLTS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED.
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 (AWS).
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 CODE CHAPTER 22, "STEEL."
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.



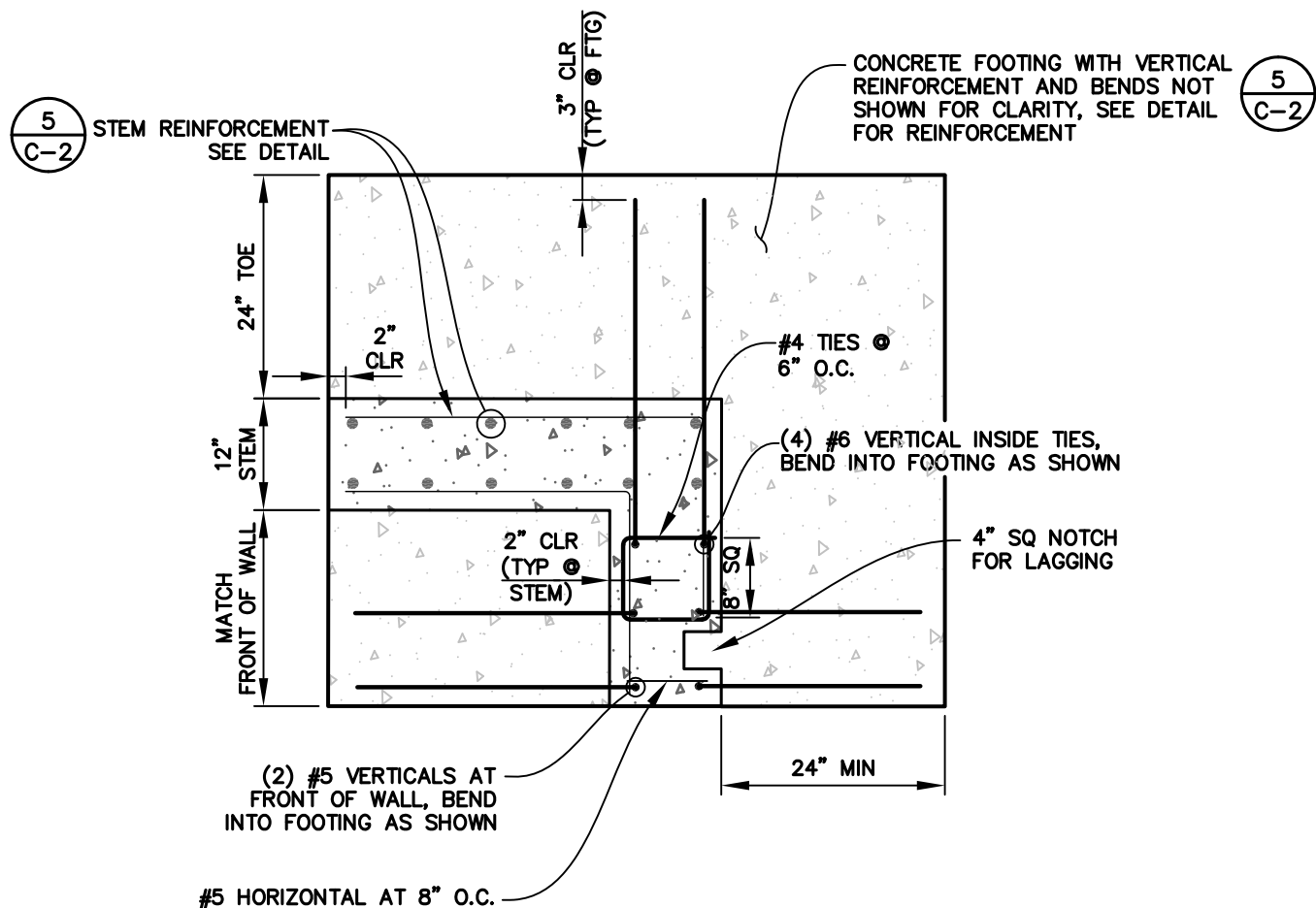
CONCRETE COLUMN AT PIER (3) C-2



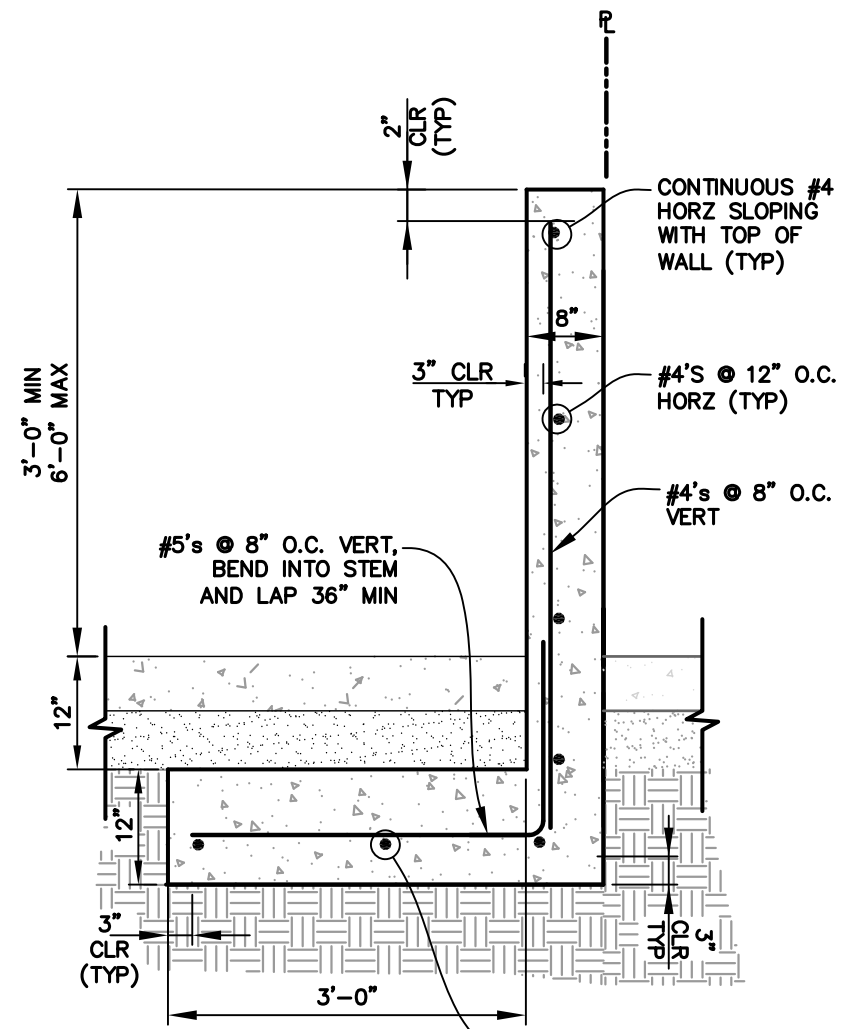
REMOVABLE HSS POST (4) C-2



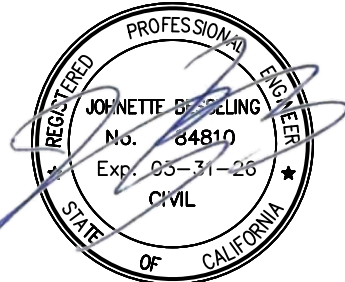
CONCRETE SITE WALL (5) C-2



LAGGING AT END OF CONCRETE WALL (6) C-2



WING WALL (7) C-2



3/10/2025

R.I. Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

SITE WALL
FOR
LUANNE ROTTICCI
387 BEACH DRIVE
SANTA CRUZ COUNTY
APN 043-095-09
DETAILS

project no.
24-087-1
date
FEBRUARY 2025
scale
AS SHOWN
dwg name
CIVIL1

C-2

TOTAL AREA OF DISTURBANCE = 0.001 ACRES
= 65 SF

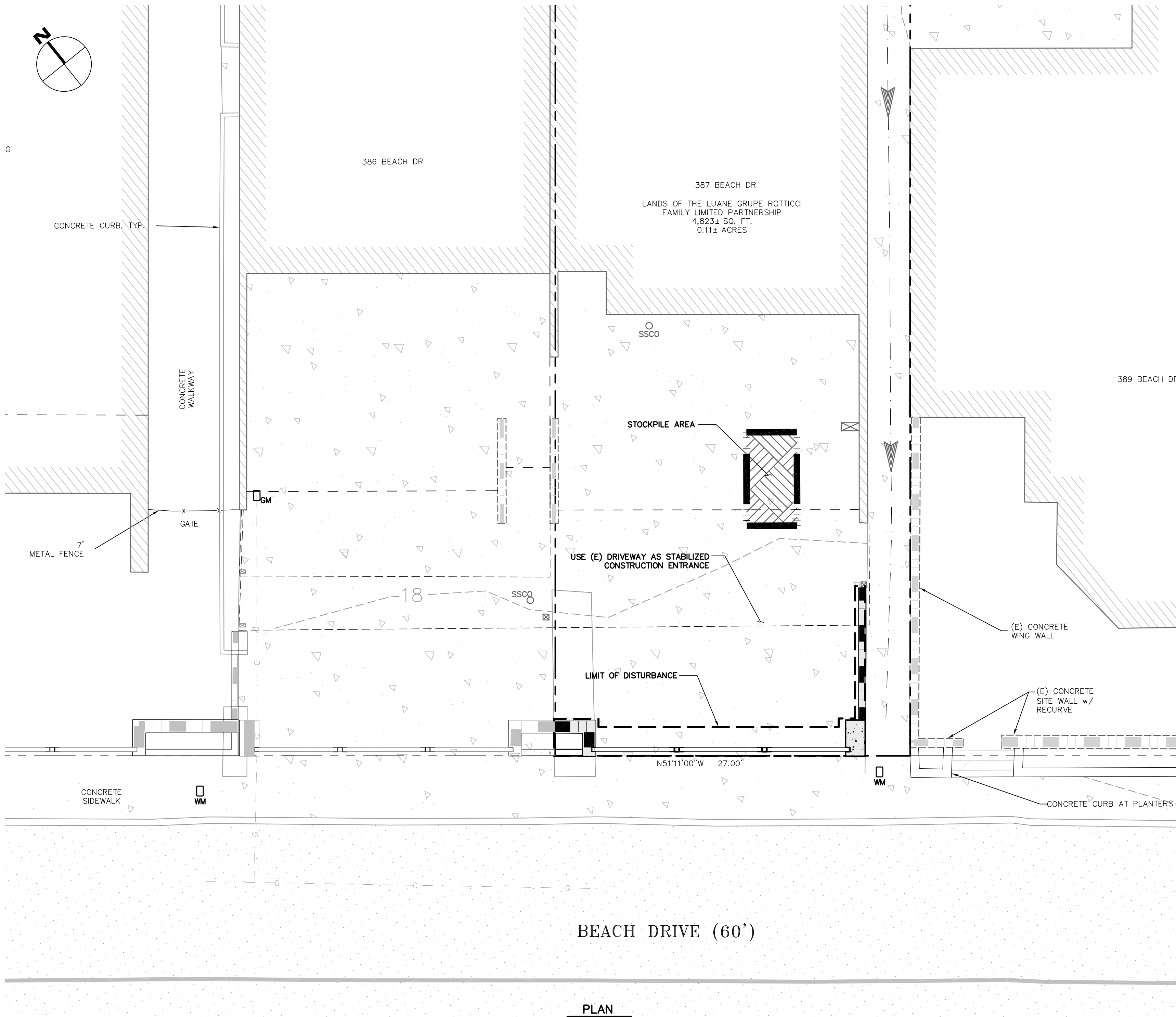
SITE HOUSEKEEPING REQUIREMENTS

- CONSTRUCTION MATERIALS**
- 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.
 - 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).
 - 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.).
 - BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

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

- VEHICLE STORAGE AND MAINTENANCE**
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
 - ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
 - LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

- WASTE MANAGEMENT**
- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
 - 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.
 - SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
 - COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
 - DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
 - STACKED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 - PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
 - 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
 - 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 AREAS.



EROSION CONTROL MEASURES

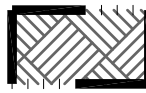
- EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
- UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
- 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.
- ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
- AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
- 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.
- SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

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

- COVER ALL EXPOSED SLOPES
- STRAW 2 TONS/ACRE ON SLOPES \leq 20% WITH SOIL BINDER
- USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>20\%$

EROSION CONTROL LEGEND



PROPOSED STOCKPILE AREA

SITE WALL
FOR

LUANNE ROTTICCI
387 BEACH DRIVE
SANTA CRUZ COUNTY
APN 043-095-09

STORMWATER POLLUTION
CONTROL PLAN

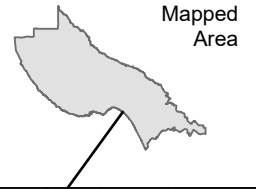
project no.
24-087-1
date
FEBRUARY 2025
scale
AS SHOWN
dwg name
CIVIL1

C-3



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 04309509

☐ Subject Parcel

Map printed: 12 Jun. 2025

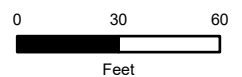
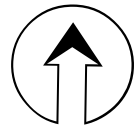
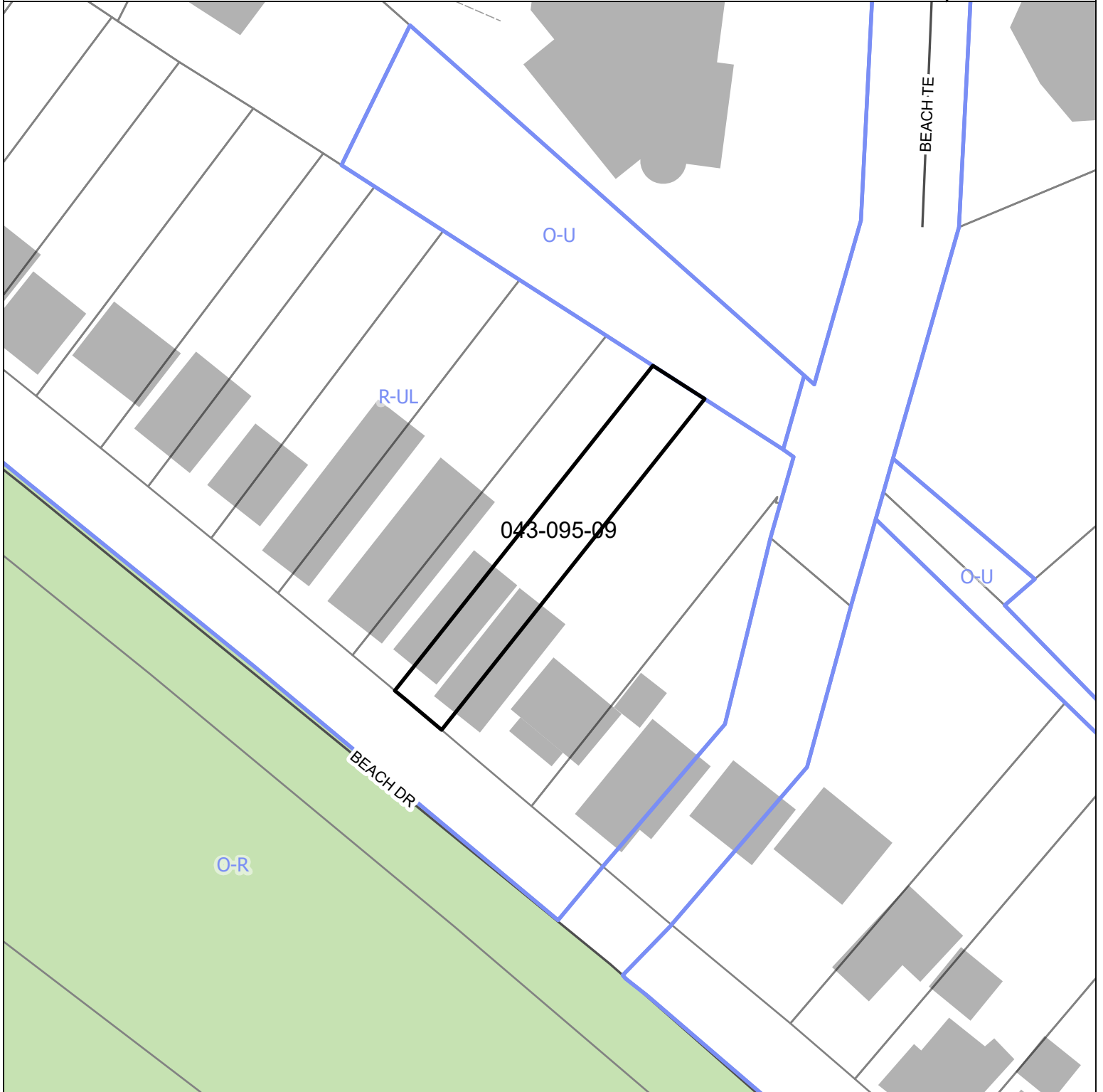


Exhibit E



Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

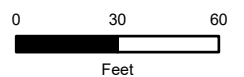
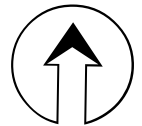


Exhibit E



Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



0 30 60
Feet

Exhibit E

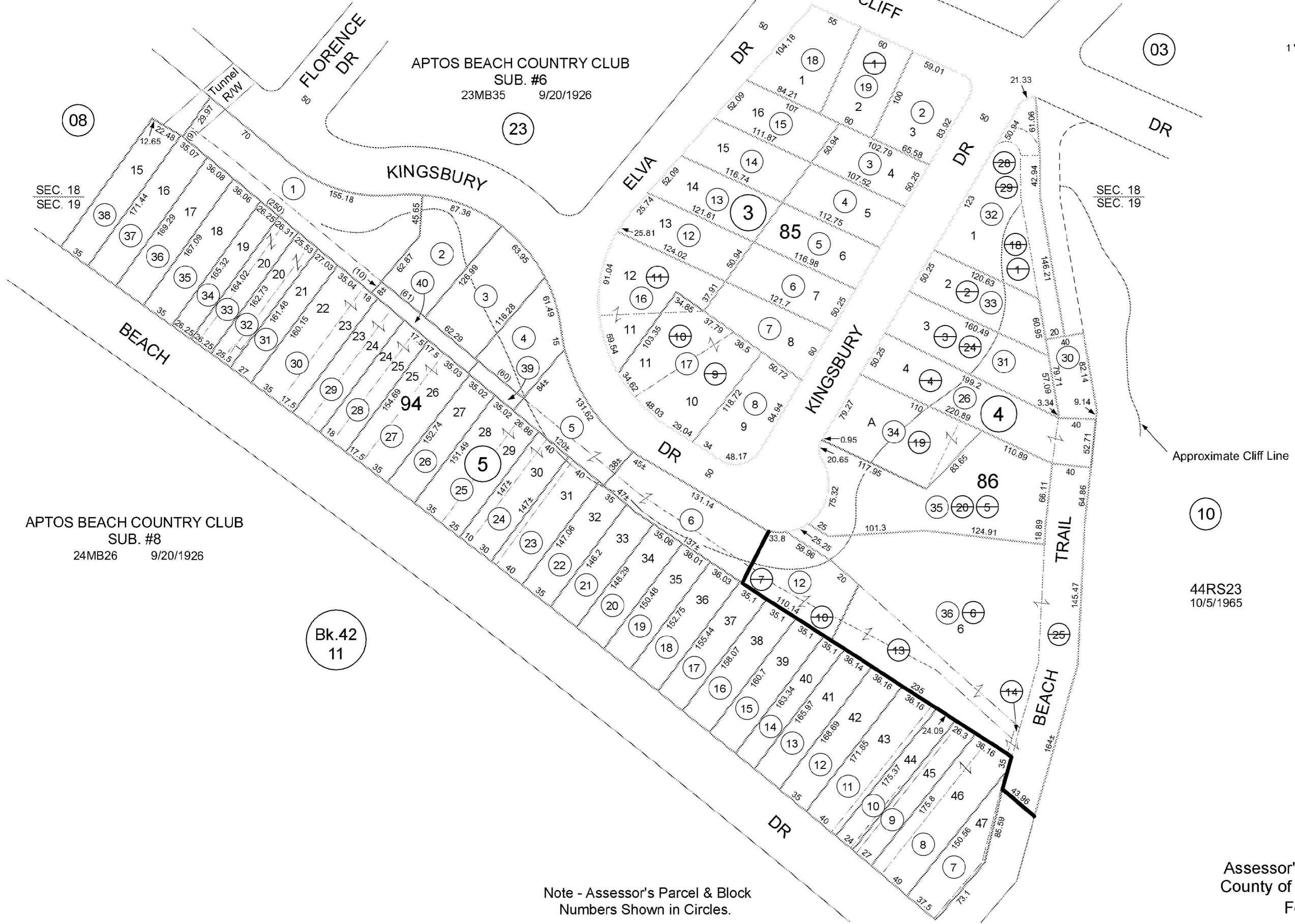
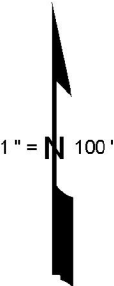
FOR TAX PURPOSES ONLY

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

Tax Area Code
69-273

43-09



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

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

Electronically Redrawn 2/10/99 nw
Rev 2/10/99 (Por to pg 23) nw
Rev 5/4/99 CB (Added MB ref's)
Rev 5/9/00 CB (Added Bk line)
Rev 5/25/01 mvm (changed page refs.)
Rev 12/10/02 CB (2-0068226 Sp 4-32 & 33)
Rev 3/6/05 DD (4-0088640, lba 4-34 & 35)
Rev 6/3/15 AR (14-0019936, comb. 4-36)

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 Protection District
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	4,823 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:	<u> X </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> X </u> Yes <u> </u> No

Technical Reviews: NA

Environmental Information

Geologic Hazards:	Mapped/not being impacted
Fire Hazard:	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



Civil Engineering

303 Potrero Street

Suite 42-202

Santa Cruz, CA 95060

831-425-3901

www.riengineering.com

April 30, 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 387 Beach Drive,
Santa Cruz County, CA, APN: 043-09-509.

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 20 linear feet of three-foot-tall bulkhead along the driveway, five linear feet of a three-foot-tall concrete site wall west of the driveway, and 10 linear feet of a concrete wing wall along the east side of the property. The bulkhead will consist of one concrete column and two removable HSS columns with slots for removable wood lagging. 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 is proposing to construct similar site improvements along the frontage concurrently with the subject improvements. The site to the east of the property has existing site improvements consisting of a concrete wall with recurve along the frontage and a concrete wing wall along the west side of the property. Therefore an increased flood hazard risk to these neighboring sites 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 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 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.

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

Very Truly Yours,
RI Engineering, Inc.


Johnette Besseling, PE
RCE # 84810

