



Staff Report to the Zoning Administrator

Application Number: **251102**

Applicant: Swift Consulting Services

Owner: Shore Del Mar HOA

APN: 043-251-01

Site Address: 100 Rio Del Mar Blvd, Aptos

Agenda Date: November 7, 2025

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to repair 600 square feet of an existing crib retaining wall by installing rebar, lagging and shotcrete finish to the exterior of the retaining wall. Project includes repair of existing decks and replacement of steel railing with glass panel on the seaward side of an existing condominium complex.

Location: Property located on the west side of Rio Del Mar Blvd approximately 150 feet south of the intersection with Aptos Beach Drive (100 Rio Del Mar Blvd).

Permits Required: Coastal Development Permit

Supervisory District: Second District (District Supervisor: Kim De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251102, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 34,370 square feet in size and developed with an existing multifamily residential (condominium) complex and associated site improvements. The project site is situated on the top of a coastal bluff on the west side of Rio Del Mar Boulevard, flanked by similar residential development to the south.

The project site contains a modest cross-slope which parallels Rio Del Mar Blvd whereas the rear of the parcel (seaward side) slopes considerably down from the top of the coastal bluff to Beach Drive below. The project site is located in a mapped scenic area and highly visible from nearby public viewpoints including Rio Del Mar State Beach and Beach Drive west of the project site.

This is a proposal to repair the foundation of an existing condominium complex by applying an exterior shotcrete finish with lagging over a corroded steel surface. The proposed lagging system would provide protection to the degraded foundation by serving as a seal, preventing further rust and corrosion due to exposure to the elements. Little to no ground disturbance is anticipated for

the installation of the lagging and shotcrete finish. In addition, the project includes replacement of existing first second and third story decks on the seaward side of the complex. The deck repair/replacement would not result in an expansion of the existing decks however the existing split deck rails would be replaced with new glass rails system and comply with current building code requirements.

The project site is located in designated scenic area and situated at the top of a coastal bluff between the sea and the first through public road. A coastal development permit is required for the proposed retaining wall and deck repair.

Zoning & General Plan Consistency

The subject property is a 34,370 square foot lot, located in the RM-2.5 (Multi Family residential 2,500 square foot minimum parcel) zone district, a designation which allows residential uses, specifically condominiums. The proposed project is a repair to a existing structures associated with a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Residential Density) General Plan designation.

Archeological Resource

The project site is a mapped archeological resource; however, Environmental Planning staff have concluded that further archeological reconnaissance is not necessary due to the limited amount of site disturbance that is proposed and the proposed work to the retaining wall is considered maintenance activities. The project has been conditioned to ensure the project does not include grading activities that would warrant further archeological review.

Design Review

The project site is considered a “sensitive site” as defined in SCCC 13.11. Projects on sensitive sites are subject to Design Review. The proposed retaining wall and decks complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of natural colors to blend with the surrounding bluff and glass deck railing system to reduce the cluttered look associated with an existing split deck rail system, resulting in a reduction to visual impacts and greater and improved compatibility with surrounding land uses and the natural landscape.

Local Coastal Program Consistency

The proposed project is in conformance with the County's certified Local Coastal Program, in that the development is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain both multifamily and single family residential development. The design of the proposed retaining wall and deck repair are consistent with similar coastal retaining walls and deck systems found in the vicinity, including on the adjacent parcel to the south of the project site. As proposed, the exposed portion of the retaining wall would be textured and colored to match the appearance of the natural bluff face therefore minimizing potential impacts to visual resources. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to

the beach, ocean, or other nearby body of water which is available at Rio Del Mar State Beach approximately 250-500 feet northwest of the project site.

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 **251102**, based on the attached findings and conditions.

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

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

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Exhibits

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

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: 251102
Assessor Parcel Number: 043-251-01
Project Location: 100 Rio Del Mar Blvd, Aptos

Project Description: Repair existing retaining wall and replace/repair existing decks/guardrail. Requires a Coastal Development Permit.

Person or Agency Proposing Project: Swift Consulting Services, attn Ken Hart

Contact Phone Number: (831) 459-9992

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

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Repair of existing retaining wall foundation and decks on an existing condominium complex in an area designated for residential uses

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

Nathan MacBeth, 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 RM-2.5 (Multi Family residential 2,500 square foot minimum parcel), a designation which allows residential uses. The proposed repair to the existing retaining wall including deck and deck rail replacment is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High Residential 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 retaining wall repair is consistent with retaining walls and shotcrete applications found both on the subject property and in the surrounding neighborhood. The finish colors will be natural and shown to match the shotcrete applications that have been applied to the slopes below and down coast of the proposed work. The site is located at the top of a coastal bluff and highly visible from the public beach below. Conformance with the proposed/approved colors is critical to ensuring a seamless design with the previously approved bluff retention projects. The project has been conditioned to ensure final colors match the existing shotcrete on site. Additionally, the proposed deck repair and new deck railing will ensure a cohesive design in terms of architectural style and a less cluttered look from that of the existing split railing systems.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Rio Del Mar State Beach approximately 250-500 feet northwest of the project site.

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

This finding can be made, in that the proposed foundation lagging repair and decking is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the RM-2.5 (Multi Family residential 2,500 square foot minimum parcel) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain both single family dwellings and multi-family developments. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road (Beach Drive). Consequently, the proposed project will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (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. The project has been designed in order to address ongoing safety concerns related to the degradation of the foundation and deck systems.

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

This finding can be made, in that the proposed location of the retaining wall and decks and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the RM-2.5 (Multi Family residential 2,500 square foot minimum parcel) zone district as the primary use of the property will continue to be a condominium complex. The proposed foundation and deck repairs meet all current site standards for the zone district.

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

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the R-UH (Urban High Residential Density) land use designation in the County General Plan.

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

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

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption 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 retaining wall and deck repair will not result in an increase in traffic generated by the project site beyond the temporary construction phase. Therefore, no adverse impacts to existing roads or intersections in the surrounding area are anticipated. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

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

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

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

Site Development Permit Findings

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

This finding can be made, in that the proposed development is 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. By incorporating finish textures and colors similar to prior projects implementing slope stability measures, the proposed retaining wall will not result in an obtrusive structure at the top of a coastal bluff. Rather, the project will be natural in appearance.

- (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 retaining wall and deck repair 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

Application #: 251102
APN: 043-251-01
Owner: Shore Del Mar Homeowners Association

subject property and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, consisting of 10 plan sheets
Architectural Plans prepared by Pacific InterWest, dated 08/22/25,
Deck railing Plans prepared by BORM Structural Engineers, dated 08/21/25,
Foundation Lagging Plans prepared by Steelhead Engineering, revised 09/01/25.

- I. This permit authorizes the repair of an existing retaining wall and replacement of existing decks and deck railing 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 including potential staging of construction materials and vehicles.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development 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. Final color shall be field verified by Environmental

Planning staff in consult with the project Engineering team to ensure the shotcrete has been installed and textured to blend with the existing natural bluff face in order to simulate the appearance of natural rock to the greatest extent possible.

3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
- C. Meet all requirements of the Santa Cruz County Sanitation District.
- D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning including:
1. The project shall not include grading activities that would warrant further archeological review.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit a final plan review letters prepared and stamped by the project Geotechnical Engineer(s).
- G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this

development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When

representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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: _____

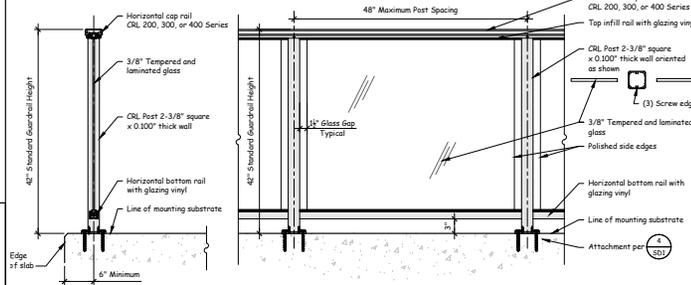
Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

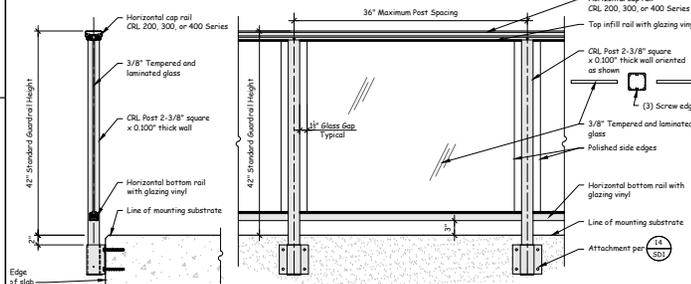
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

- Note:**
1. Design wind pressure 60 PSF ASD.
 2. Install clips and fasteners per rail system manufacturer's recommendations.
 3. Fasteners shall be stainless steel 300 series.
 4. Design is based on CR Laurence Products, Los Angeles, California.
 5. Spacing of balusters, size, shape, and contour of the balusters, rails, newel posts and similar information is per architectural drawings, this information sets forth minimum strength requirements.
 6. The guardrail manufacturer may prove an alternate design together with supporting calculations prepared by a qualified engineer.



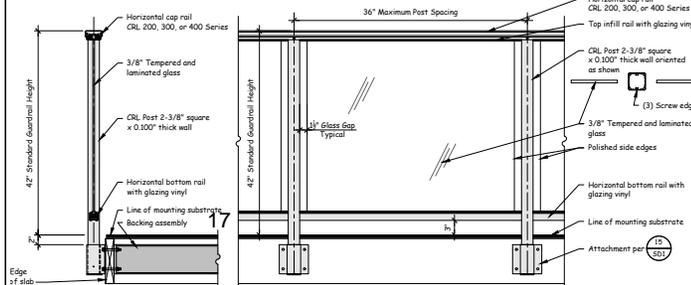
Glass Railing Surface Mount to Concrete CR Laurence SRL 200, 300, & 400 Aluminum Railing System 11

- Note:**
1. Design wind pressure 60 PSF ASD.
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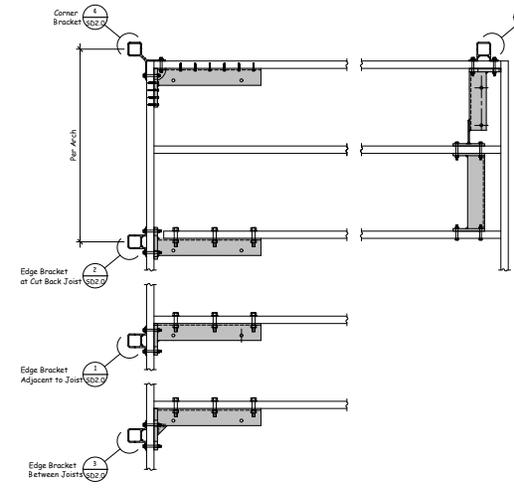


Glass Railing Surface Mount to Concrete Edge CR Laurence SRL 200, 300, & 400 Aluminum Railing System 12

- Note:**
1. Design wind pressure 60 PSF ASD.
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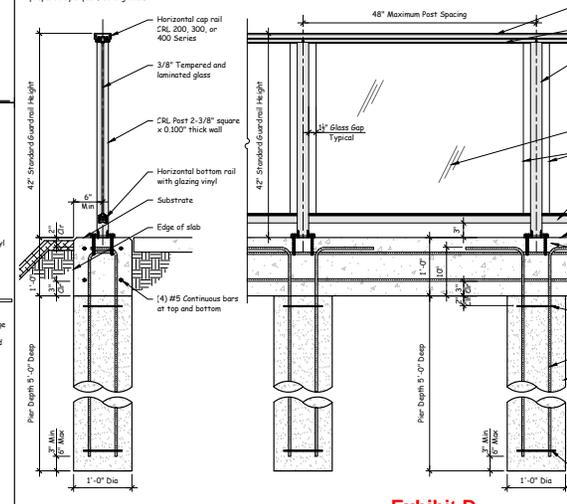


Glass Railing Surface Mount to 2x Wood with Bracing CR Laurence SRL 200, 300, & 400 Aluminum Railing System 13



Guard Rail Plan View

- Note:**
1. Design wind pressure 60 PSF ASD.
 2. Install clips and fasteners per rail system manufacturer's recommendations.
 3. Fasteners shall be stainless steel 300 series.
 4. Design is based on CR Laurence Products, Los Angeles, California.
 5. Spacing of balusters, size, shape, and contour of the balusters, rails, newel posts and similar information is per architectural drawings, this information sets forth minimum strength requirements.
 6. The guardrail manufacturer may prove an alternate design together with supporting calculations prepared by a qualified engineer.



Glass Railing Surface Mount to Concrete Per CR Laurence SRL 200, 300, & 400 Aluminum Railing System

FOUNDATION LAGGING REPAIR

PREPARED FOR:
SHORE DEL MAR #1 HOA
C/O Ms. ALICE LOPES
SHORE DEL MAR APARTMENTS
100 RIO DEL MAR BLVD, APTOS, CA 95003

Vicinity Map (N.T.S.)



PROJECT LOCATION

Sheet Index

- S1 TITLE
- S2 SITE PLAN (PARIAL)
- S3 SITE PLAN (PARIAL)
- S4 LAGGING ELEVATIONS
- S5 LAGGING ELEVATIONS
- S6 LAGGING ELEVATION & DETAILS

General Notes

1. ALL WORK SHALL COMPLY WITH THE 2018 CALIFORNIA BUILDING CODE.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS, ELEVATIONS AND DIMENSIONS PRIOR TO BEGINNING THE WORK. DISCREPANCIES AND VARIATIONS OF DIMENSIONS IN EXISTING RECORDS SHALL BE NOTICED WITH STRUCTURAL ENGINEERING BEFORE EXECUTION.
3. ANY DEVIATION FROM THE PLANS SHALL BE CALLED TO THE ATTENTION OF STRUCTURAL ENGINEERING PRIOR TO COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL FORMWORK, SHORING AND SUPPORT BRACING.
5. ALL STEEL NOT IMBEDDED WITH SUFFICIENT CLEAR CONCRETE COVER SHALL BE SET PROTRUDING TO THE EXTERIOR AND SHALL BE PAINTED WITH ONE COAT OF ZINC RICH PRIMER AND SHALL BE PAINTED WITH A SECOND COAT OF ZINC RICH PRIMER. UNPAINTED STEEL SHALL BE REPAIRED AND HAVE CORROSION PROTECTION SHALL BE PAINTED WITH ONE COAT OF ZINC RICH PRIMER AND A SECOND COAT OF ZINC RICH PRIMER AFTER FINISH.

Shotcrete Notes

1. REINFORCING STEEL SHALL BE GRADE 40 FOR 1/2" BARS & GRADE 60 FOR 3/4" BARS AND SHALL COVER WITH 2" MINIMUM. THE MAXIMUM SPACING SHALL BE 16" AND SHALL BE MAINTAINED THROUGHOUT THE ENTIRE THICKNESS OF THE CONCRETE.
2. SHOTCRETE SHALL BE COMPACTED IN ACCORDANCE WITH STANDARD CONCRETE PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR CONCRETE COVER OF 2" FOR CONCRETE CAST AGAINST FORMS OR SHOTCRETE EXPOSED TO WEATHER AND 1" FOR CONCRETE CAST FOR CONCRETE CAST AGAINST FORMS OR SHOTCRETE.

Legend

- MONUMENT FOUND AS NOTED
- ⊙ SAN. SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ BENCHMARK
- () INDICATES RECORD DATA
- (R) INDICATES RADIAL BEARING
- RAC. RECORD & CALCULATED DATA
- INV. INDICATES INVERT ELEVATION
- CLF CHAIN LINK FENCE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ DRAIN INLET
- ⊙ SURVEY CONTROL POINT
- ⊙ STREET SIGNAGE
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ LIGHT STANDARD
- ⊙ SAN. SEWER CLEANOUT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ EXISTING SHOTCRETE

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Benchmark

THE BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK #294, WHICH IS LOCATED AT THE RIO DEL MAR ESPRANDE PUMP STATION ON MARINA AVE, 143' E. OF MOOSEHEAD DR. AT THE ELY COR. OF THE PUMP STATION IN THE BRICK WORK BEHIND THE SIDEWALK STAMPED 10.57.

BENCHMARK ELEVATION = 10.705 (1929-FT. UNADJUSTED)
 TOPOGRAPHIC SURVEY PROVIDED BY GARY ISLAND & ASSOCIATES.

Utility Note

1. UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OBSERVED BY SURVEYOR (GARY ISLAND & ASSOC.). SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETENESS.

LOCATIONS OR SIZES THAT MAY BE SHOWN FOR A MORE COMPLETE SURVEY, UNDERGROUND LOCATIONS MAY BE CONFIRMED BY THE OWNER BY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND IMPROVEMENT PRIOR TO BEGINNING ANY EXCAVATION.

Boundary Note

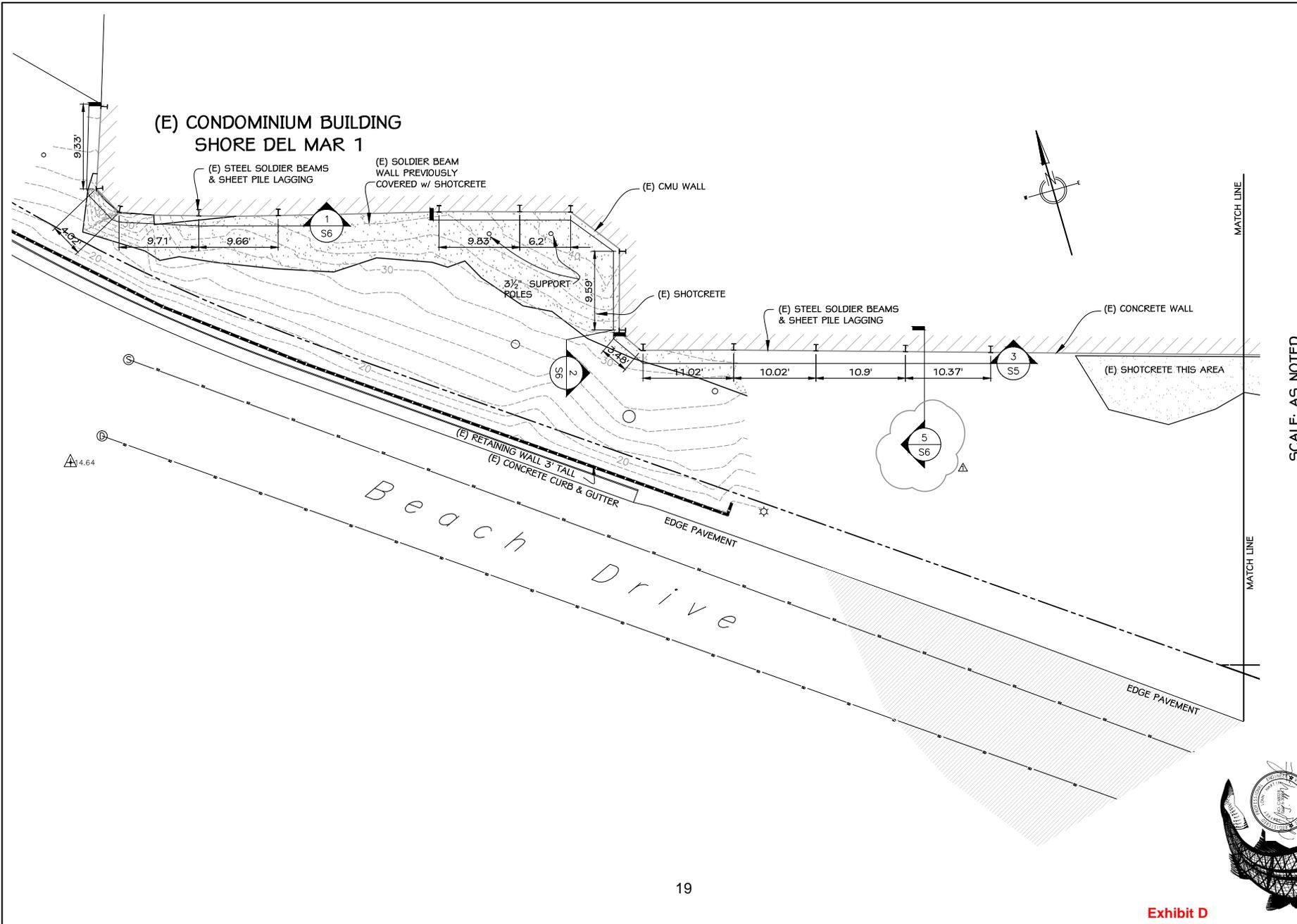
BOUNDARY SHOWN IS APPROXIMATED FROM PREVIOUS SURVEY 1E91542.

THIS IS NOT A BOUNDARY SURVEY.

DATE	07/18/22	SCALE	AS NOTED	SHEET	S1
DATE	09/17/23	SCALE			
REVISION	PLAN CHECK COMMENT RESPONSE				
REV	A				

Cover & Vicinity Map
 Lagging Repair
 Shore Del Mar #1 H.O.A.
 100 Rio Del Mar Blvd.
 Aptos, CA 95003
 APN# 043-251-01

R.C.E. 68028
Steelhead Engineering
 P.O. Box 1300
 Freedom, CA 95019
 (831) 236-0077



REV	REVISION	DATE	DATE	DRAWN	DESIGN	SHEET
1	PLAN CHECK COMMENT RESPONSE	09/17/23	07/19/22	JM	JM	S2
						AS NOTED

SCALE: AS NOTED

Partial Site Plan
Lagging Repair

Shore Del Mar #1 H.O.A.
100 Rio Del Mar Blvd.
Apricos, CA 95003

APN# 043-251-01

R.C.E. 68028

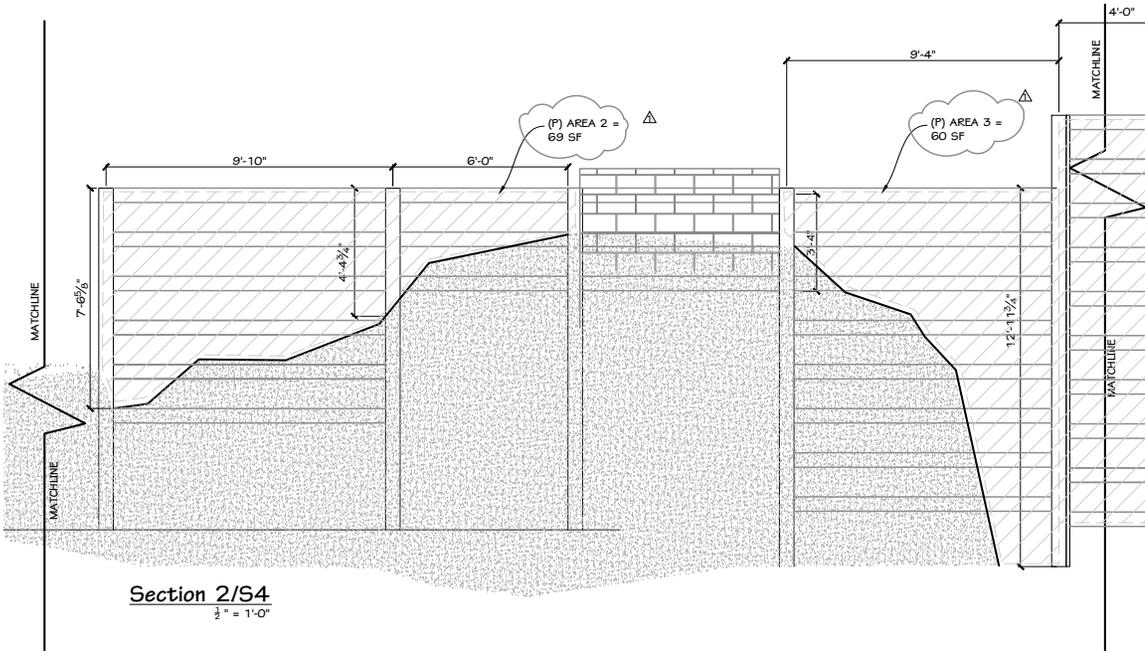
Steelhead Engineering

P.O. Box 1300
Freedom, CA 95019

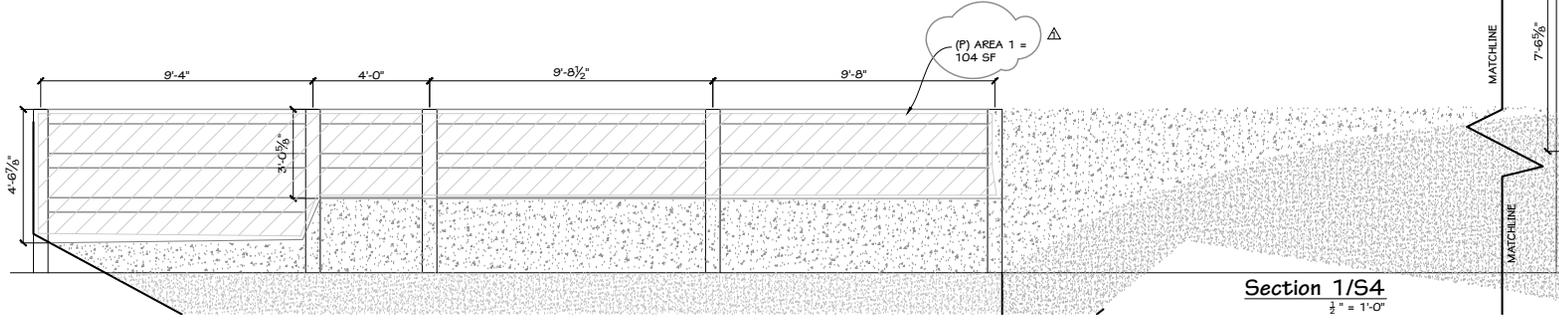
(831) 236-0077

10/11/2011





Section 2/54
1/2" = 1'-0"



Section 1/54
1/2" = 1'-0"

SCALE: AS NOTED

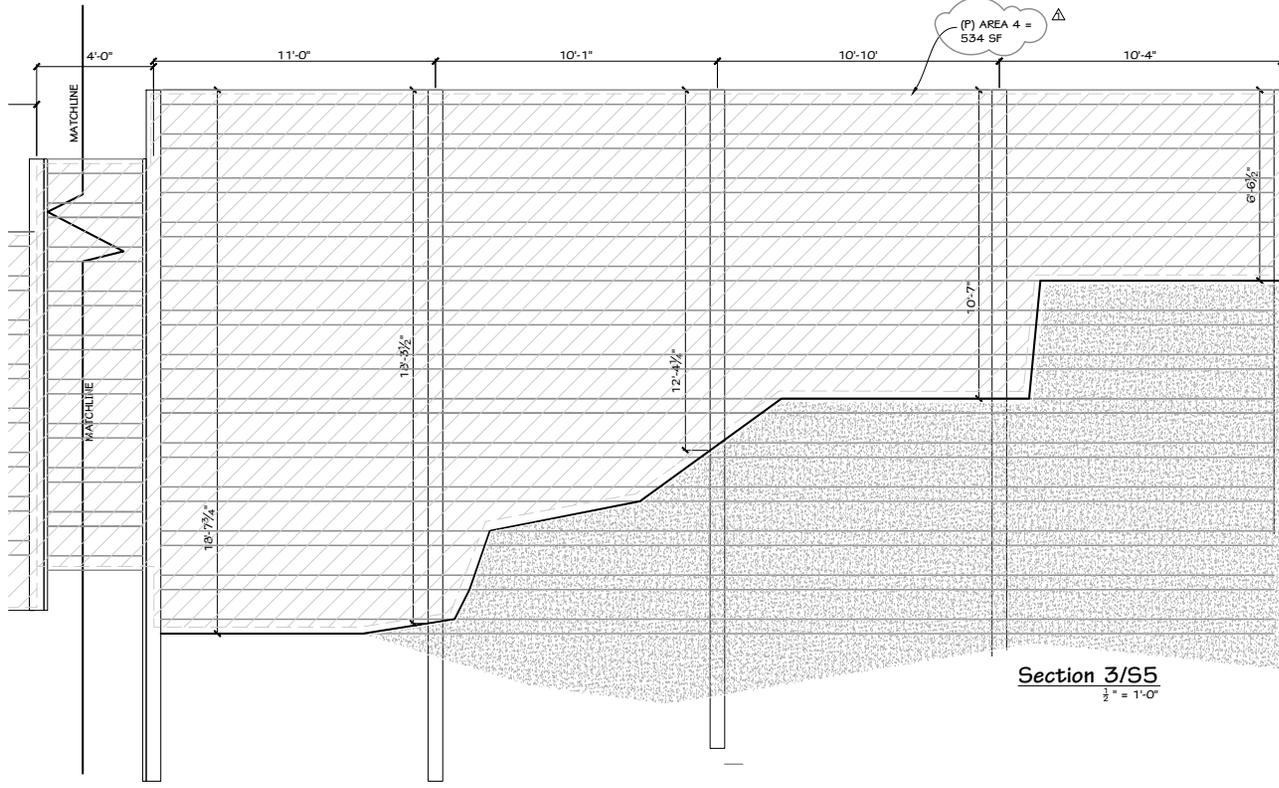
REV	REVISION	DATE	DATE	DRAWN
Δ	PLAN CHECK COMMENT RESPONSE	09/17/23	07/19/22	JM
				JM
				JM

Lagging Elevations
Lagging Repair
Shore Del Mar # 1 H.O.A.
100 Rte. Del Mar Blvd.
Aptos, CA 95003
APN# 043-251-01

Steelhead Engineering
P.O. Box 1300
Freedom, CA 95019
(831) 236-0077



Exhibit D



Section 3/55
 $\frac{1}{2}'' = 1'-0''$

SCALE: AS NOTED

REV	REVISION	DATE	DRAWN
Δ	PLAN CHECK COMMENT RESPONSE	09/17/23	JM

Lagging Elevations
Lagging Repair
 Shore Del Mar #1 H.O.A.
 100 Rio Del Mar Blvd.
 Aptos, CA 95003
 APN# 043-251-01

R.C.E. 68028
Steelhead Engineering
 P.O. Box 1300
 Freedom, CA 95019 (831) 236-0077

DATE	DESIGN	DRAWN



FOR TAX PURPOSES ONLY

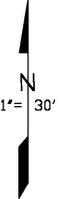
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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PDR. APTOS RANCHO
S. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273

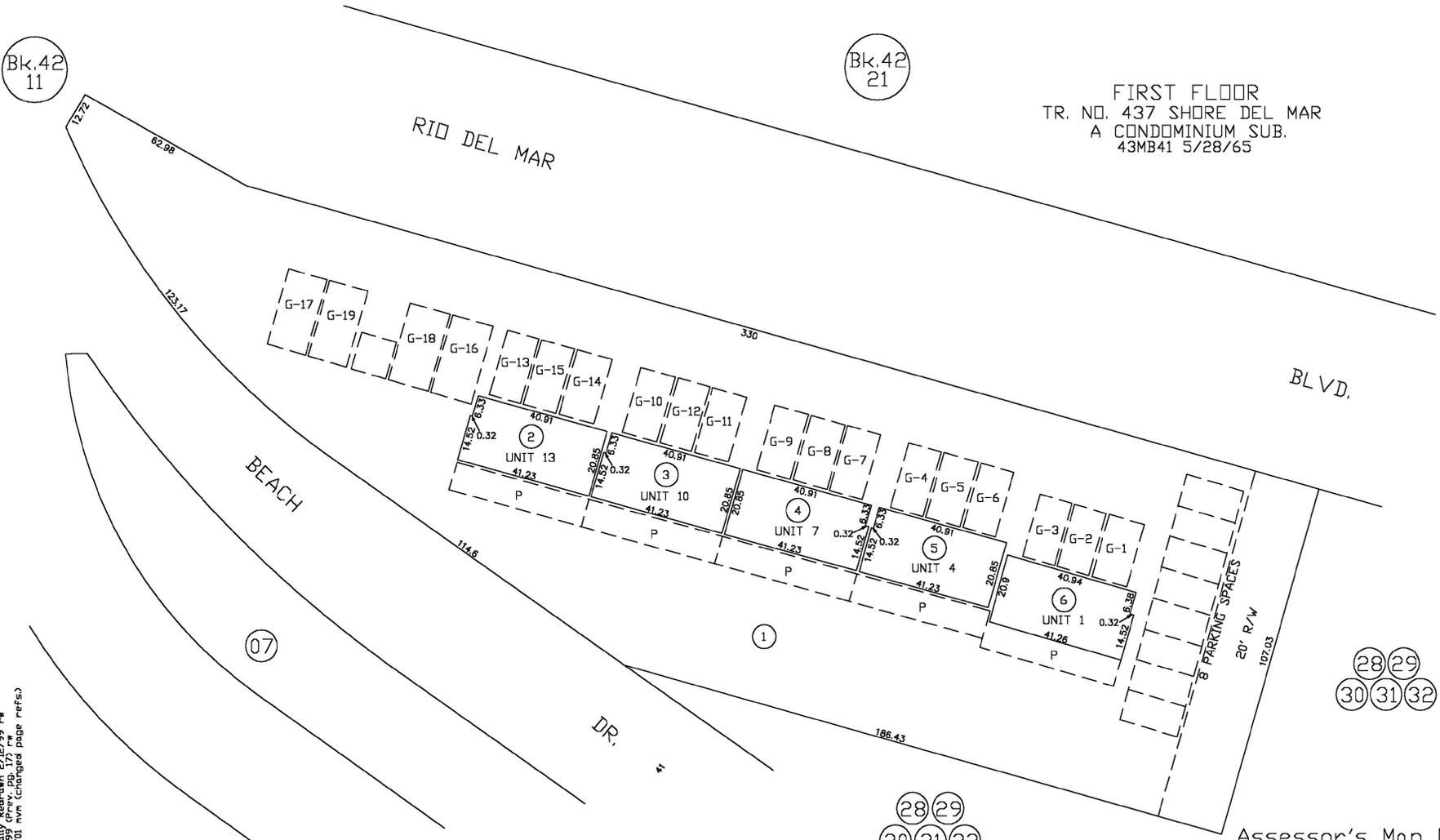
43-25



Bk.42
11

Bk.42
21

FIRST FLOOR
TR. NO. 437 SHORE DEL MAR
A CONDOMINIUM SUB.
43MB41 5/28/65



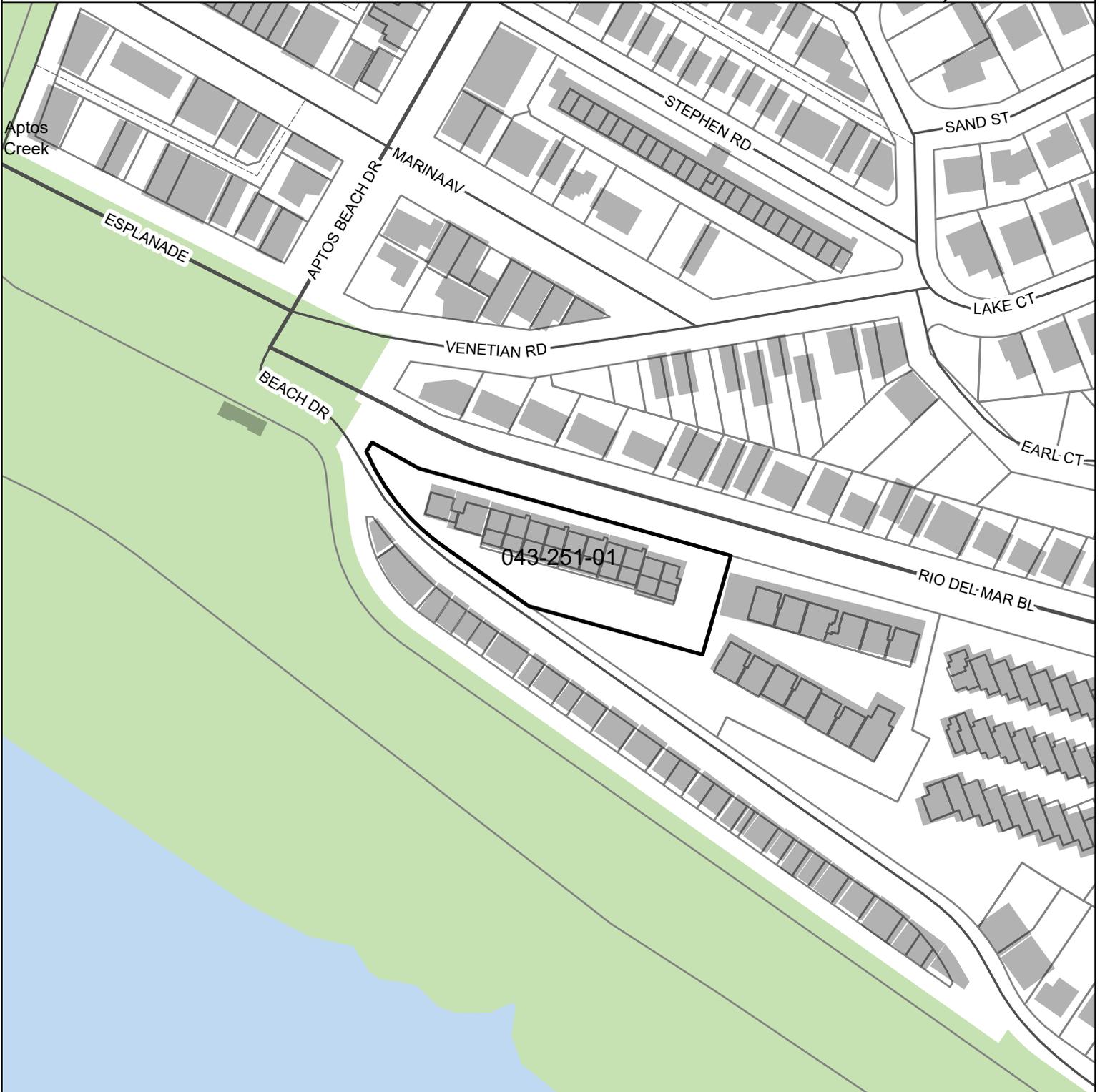
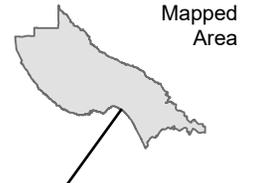
Electronically Redrawn 5/12/99 RW
Rev. 5/25/01 mvt. (changed page refs.)

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

Assessor's Map No. 43-25
County of Santa Cruz, Calif.
February, 1999



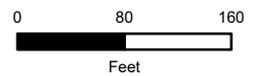
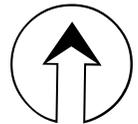
Parcel Location Map



Parcel: 04325101

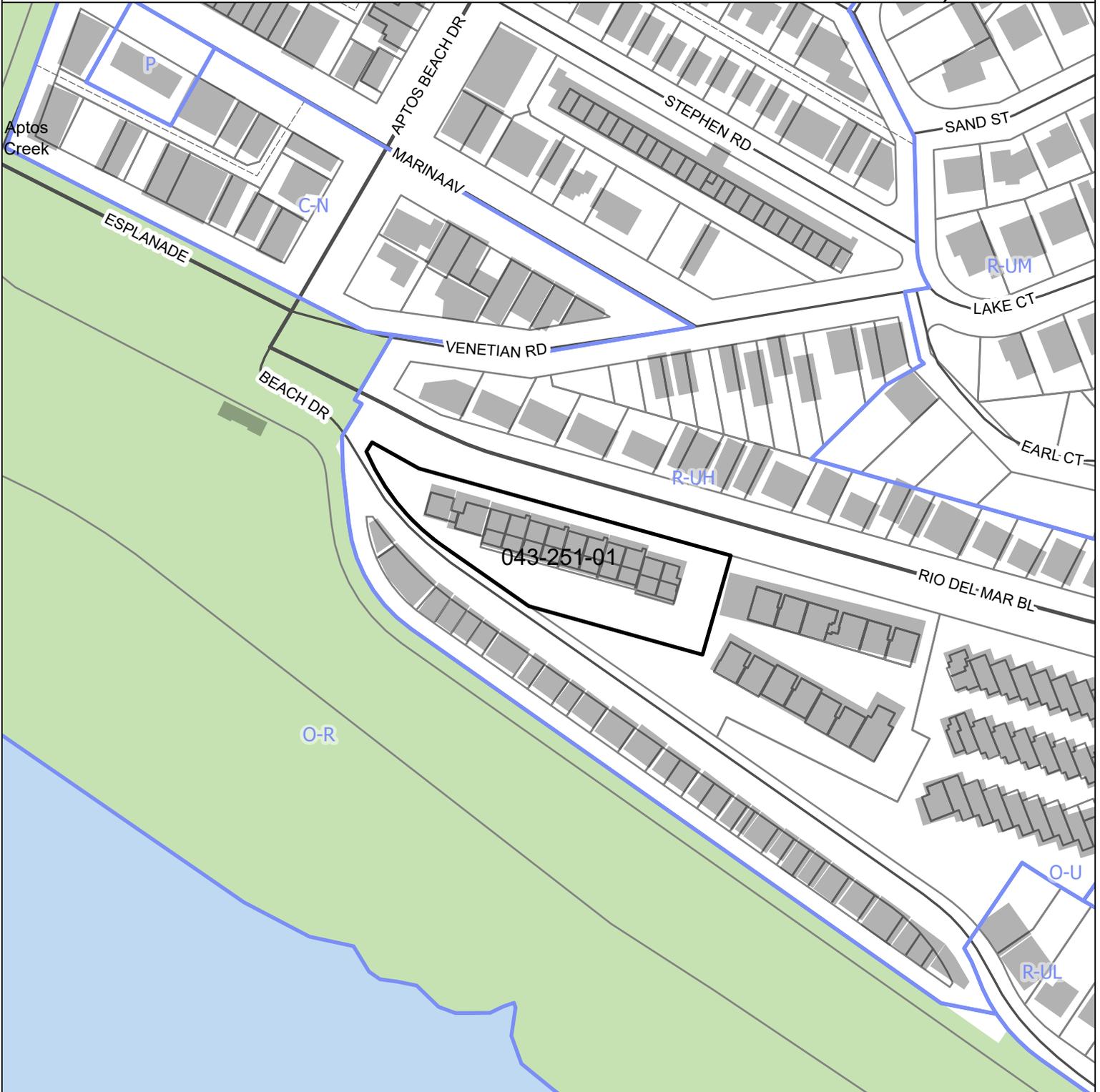
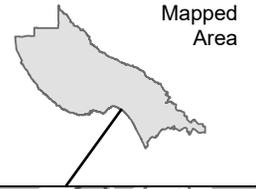
 Subject Parcel

Map printed: 17 Oct. 2025

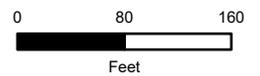
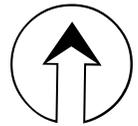




Parcel General Plan Map

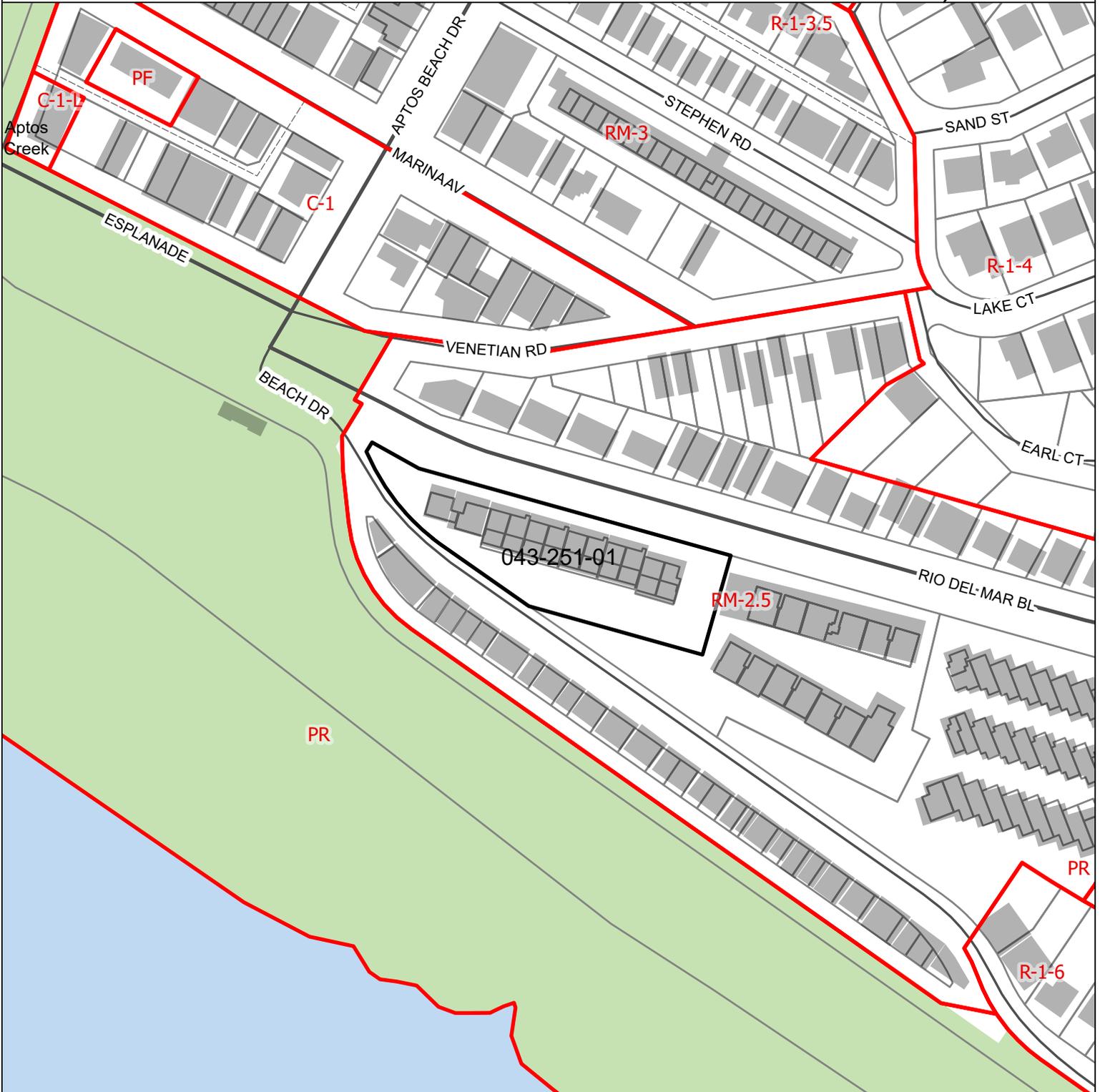
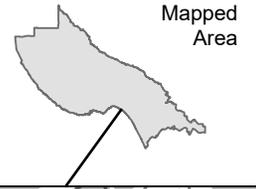


 Subject Parcel

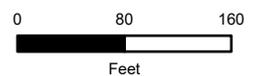
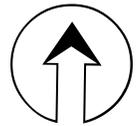




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 34,370 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential, Recreational
Project Access: Rio Del Mar Blvd
Planning Area: Aptos
Land Use Designation: R-UH (Urban High Residential Density)
Zone District: RM-2.5 (Multi Family residential - 2,500 square foot minimum parcel)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Technical Reviews: N/A

Environmental Information

Geologic Hazards: Coastal bluff
Fire Hazard: Not a mapped constraint
Slopes: Coastal bluff
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped resource
Archeology: Mapped archeological resource