



Staff Report to the Zoning Administrator

Application Number: **251323**

Applicant: Johnette Besseling

Owner: Jeff & Lucille Speno

APN: 043-095-30

Site Address: 343 Beach Drive, Aptos, CA 95003

Agenda Date: January 16, 2025

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to recognize the construction of approximately 45 linear feet of 8-foot-tall concrete retaining wall and approximately 48 linear feet of 4-foot-tall debris wall behind an existing single-family dwelling.

Location: Property is located on the northern side of Beach Drive (343 Beach Drive), approximately 0.3 miles southeast of the intersection of Beach Drive and Rio Del Mar Boulevard in Aptos.

Permits Required: Coastal Development Permit

Supervisory District: 2nd 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 251323, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 8,100 square-feet in size and developed with a single-family dwelling constructed in 1932. The developed portion of the property is located on the landward side of Beach Drive, between the roadway and the base of a tall coastal bluff.

During the winter of 2022-2023, the site experienced a storm-induced debris flow that damaged an existing wooden retaining wall located at the toe of the bluff. Removal of the damaged wall and slope debris resulted in an exposed vertical cut measuring 5 to 7 feet in height along the bluff's toe. In October of 2023, the County's Code Enforcement division posted a Notice of Violation for unpermitted grading in the rear yard at the base of the coastal bluff. In November of 2023, the property owners obtained an emergency Coastal Development Permit authorizing the installation of erosion-prevention measures in the rear yard to prevent further bluff degradation and ensure the safety of the dwelling. These improvements were intended to be temporary while a permanent solution was being designed. In October of 2024, the emergency Coastal Development Permit was amended to authorize removal of the temporary erosion-prevention measures and allow

construction of the retaining and debris walls in the area affected by the debris flow.

The project proposes to recognize the emergency construction of the 8-foot-tall concrete retaining wall and a 4-foot-tall debris wall, located behind the existing single-family dwelling. This work requires approval of a Coastal Development Permit. County Code Section 13.20.090 requires that emergency permits are followed up with an application for a Coastal Development Permit within 60 days of issuance of the emergency permit.

Zoning & General Plan Consistency

The subject property is a 8,100 square foot lot, located in the R-1-6 (Single-Family Residential - 6,000 square-foot minimum) zone district, a designation which allows residential uses. The proposed retaining wall is a permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

Coastal Development Permit

Santa Cruz County Code 13.20.061(B) requires a Coastal Development permit for improvements to parcels located on a beach or within a mapped scenic area. The subject property is located within the mapped Coastal Zone scenic area, and the improvements will occur on the landward side of Beach Drive, between the paved roadway and the base of a coastal bluff. Although the parcel is not on the seaward side of Beach Drive, the parcel is located on a beach; therefore, the project does not qualify for a Coastal Development Permit exemption under 13.20.061.

Santa Cruz County Code 13.20.130 establishes design criteria for all development requiring a Coastal Development Permit. The section outlines standards related to visual compatibility, site disturbance, ridgeline and blufftop development, landscaping and the protection of scenic resources. The retaining wall has been constructed entirely behind the existing single-family dwelling and is not easily visible to the public; therefore, it is not expected to impact scenic resources. Additionally, the retaining wall has been painted a sandstone color to match the dwelling and blend with the coastal bluff behind the structure.

The retaining wall is in conformance with the County's certified Local Coastal Program, in that the existing structure 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 single family dwellings. Size and architectural styles vary in the area, and the proposed project will not make any additional exterior alterations to the existing dwelling.

The project site is located between the shoreline and the first public road; however, it will not interfere with public access to the beach or ocean, as public access is available across Beach Drive at Rio Del Mar Beach. The project 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 **251323**, 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: Michael Lam
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
E-mail: Michael.Lam@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. Report review letters (REV251172)

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: 251323
Assessor Parcel Number: 043-095-30
Project Location: 343 Beach Drive, Aptos, CA 95003

Project Description: Proposal to recognize the construction of approximately 45 linear feet of 8-foot-tall concrete retaining wall and approximately 48 linear feet of 4-foot-tall debris wall behind an existing single-family dwelling. Requires a Coastal Development Permit.

Person or Agency Proposing Project: Johnette Besseling

Contact Phone Number: (831) 425-3901

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

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residential accessory structure (retaining wall) in an area designated for residential uses.

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

Michael Lam, 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), a designation which allows residential uses. The proposed retaining wall is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

- (B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

- (C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge or bluff top. While this property is located on a beach, the retaining wall is sited behind existing development on the parcel and is painted a natural sandstone color to blend with the coastal bluff and minimize visual impacts from Beach Drive.

- (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 across Beach Drive at Rio Del Mar Beach.

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

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

Application #: 251323
APN: 043-095-30
Owner: Jeff & Lucille Speno

This finding can be made, in that although the project site is located between the shoreline and the first public road, the retaining wall will not interfere with public access to the beach, ocean, or any nearby body of water. The retaining wall is located behind the existing single-family dwelling, between the dwelling and the base of a coastal bluff. 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.

- (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 location of the retaining wall 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 R-1-6 (Single-Family Residential - 6,000 square-foot minimum) zone district as the primary use of the property will be one single-family dwelling with a retaining wall in the rear yard that meets 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-UL (Urban Low Density Residential) land use designation in the County General Plan.

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

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

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption 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 will not add any residential units on the existing developed lot. The expected level of traffic generated by the proposed project is not

anticipated to increase beyond 1 peak trip per day (1 peak trip per dwelling unit). The retaining wall will not adversely impact existing roads or intersections in the surrounding area. 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 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 retaining wall 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.

- (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 is 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 reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by RI Engineering, dated 09/16/2025.

- I. This permit recognizes the construction of 45 linear feet of retaining wall measuring 8 feet tall, and 48 linear feet of 4-foot-tall debris wall, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development 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. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.

2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - D. Submit copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- 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.

Application #: 251323
APN: 043-095-30
Owner: Jeff & Lucille Speno

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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

GENERAL NOTES

- THE 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.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER. A DETAILED SKETCH, SHOWING THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE 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.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
- 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.
- WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
- 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.
- 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.
- 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.
- WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER 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-CORNER 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.
- 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.
- 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.
- 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.
- 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

- WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
- ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
- REFERENCE IS MADE TO THE GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS BY C2EARTH, INC., ENTITLED "GEOLOGIC AND GEOTECHNICAL STUDY PROPOSED RETAINING WALL REPLACEMENT," DATED 14 JUNE 2024, DOCUMENT ID. 24025A-01R1. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT C2EARTH, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
- 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.
- THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
- 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%.
- ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY C2EARTH, INC.
- IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
- 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.
- BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

STORM DRAIN SYSTEM MAINTENANCE

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

STORM DRAINAGE NOTES

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

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
	20	35	15 FILL

NOTES:
 1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
 2. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
 3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS & AREA DRAINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
DEBRIS CATCHMENT AREA BETWEEN WALLS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

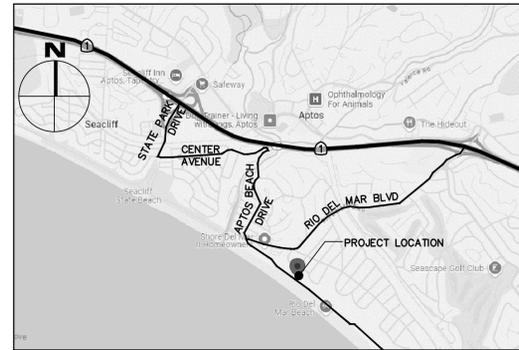
GPS TIES TO NAD83 (2011) CALIFORNIA STATE PLANE, ZONE 3 USING THE LEICA GEOSYSTEMS SMARTNET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.

BASIS OF ELEVATION

GPS TIES TO COUNTY OF SANTA CRUZ BENCHMARK 477 ELEV 17.19FT NAVD88 USING THE LEICA GEOSYSTEMS SMARTNET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, Ø	DIAMETER
DS	DOWNSPROUT
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
RIM	RIM ELEVATION
S	SLOPE
SCCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

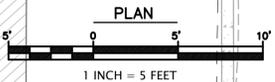
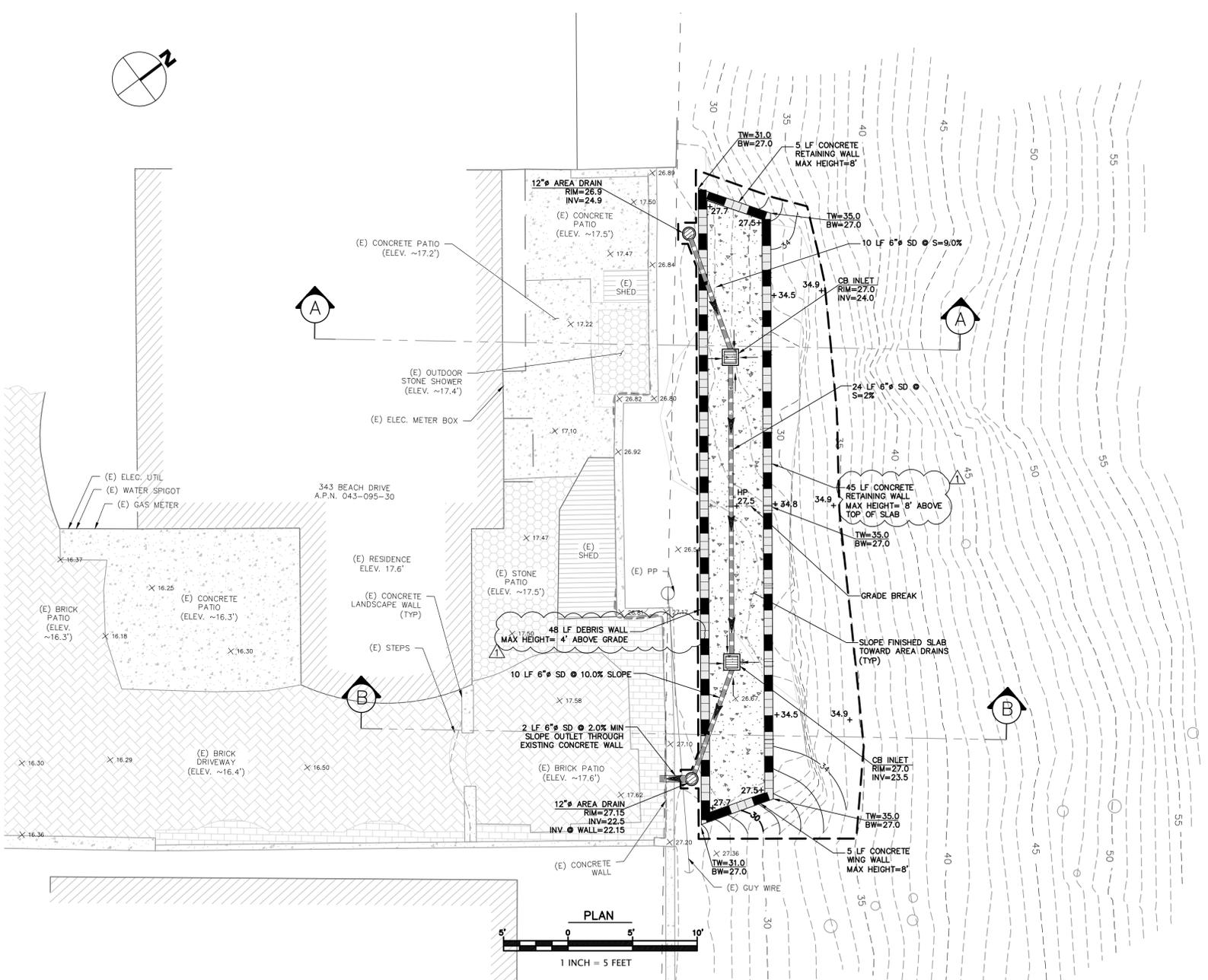


VICINITY MAP

NTS

LEGEND

- (E) CONCRETE
- PROPOSED CONCRETE
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED SD
- PROPOSED AREA DRAIN
- PROPOSED CATCH BASIN



REVISED PER COUNTY COMMENTS 09/16/25



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

SPEND RETAINING WALL REPLACEMENT FOR JEFF SPENO 343 BEACH DRIVE SANTA CRUZ COUNTY 043-095-30 GRADING & DRAINAGE PLAN

project no. 24-060-1
 date SEPTEMBER 2025
 scale AS SHOWN
 dwg name CIVIL2.dwg

C-1
EXHIBIT D

TOTAL AREA OF DISTURBANCE = 0.01 ACRES
= 570 SF

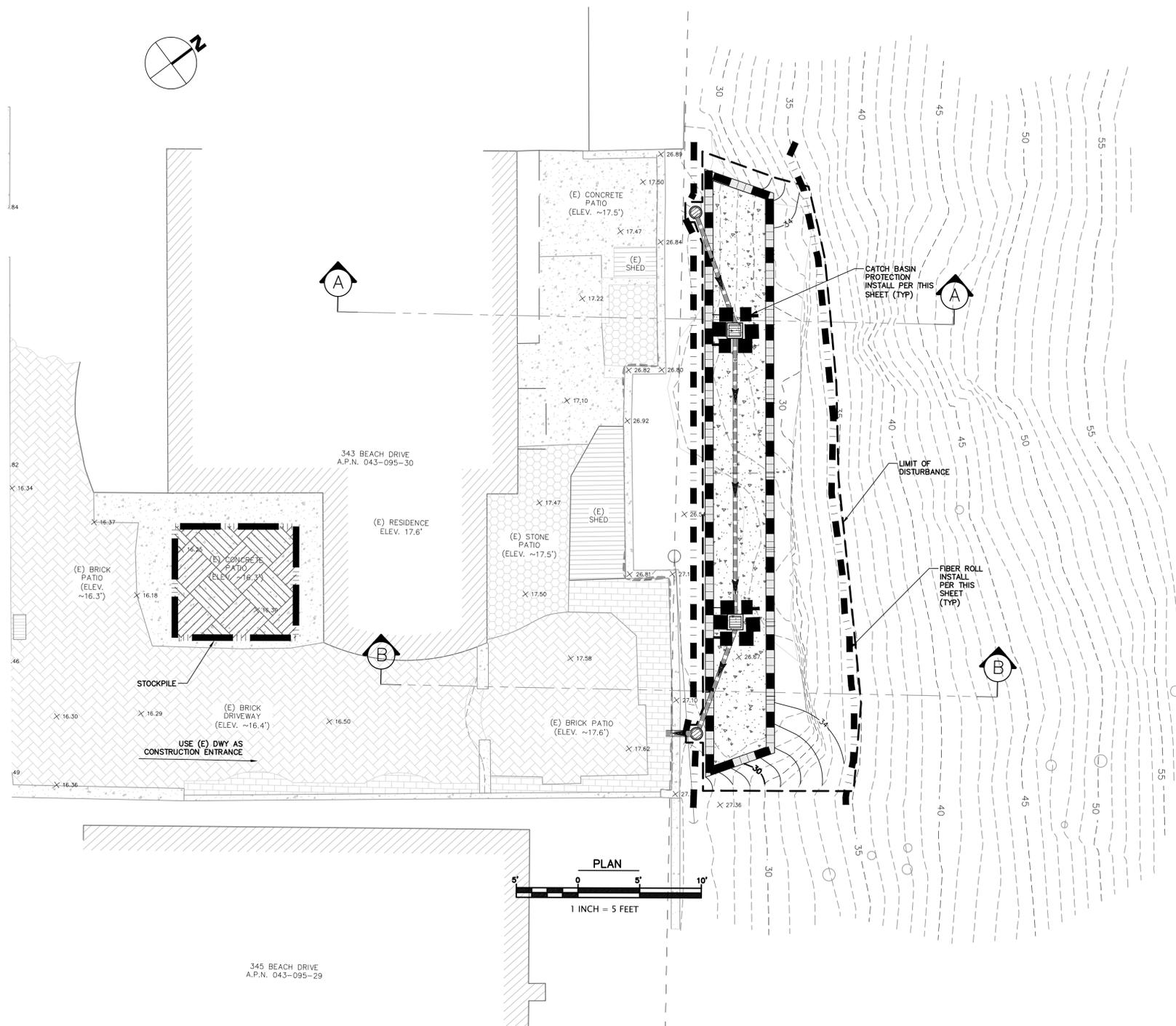
SITE HOUSEKEEPING REQUIREMENTS

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

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

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

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



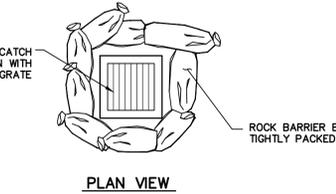
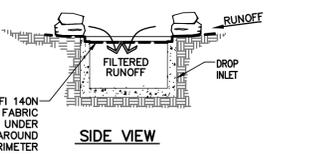
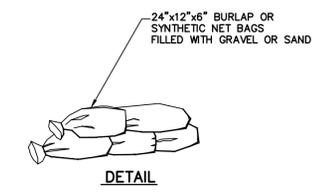
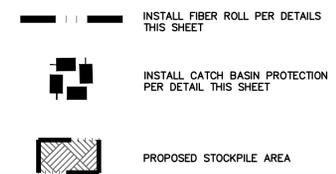
EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
 2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
 3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
 4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
 5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
 6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
 7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED 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.

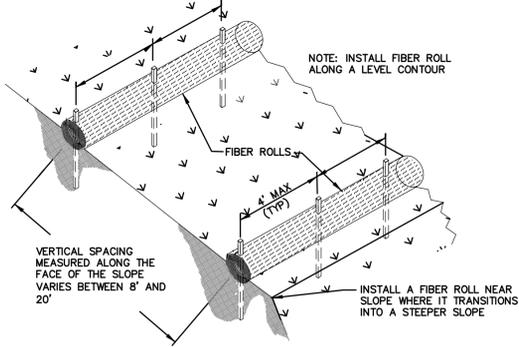
EXPOSED SLOPE MEASURES

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

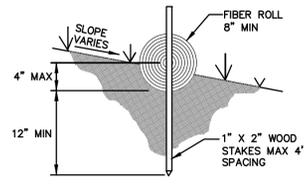
EROSION CONTROL LEGEND



GRAVEL BAG CATCH BASIN PROTECTION
NTS



TYPICAL FIBER ROLL INSTALLATION
NTS



FIBER ROLL DETAIL IN SLOPE AREA
NTS

REVISED PER COUNTY COMMENTS 09/16/25



09/16/2025

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

SPEND RETAINING WALL REPLACEMENT
FOR
JEFF SPENO
343 BEACH DRIVE
SANTA CRUZ COUNTY
043-095-30

project no. 24-060-1
date SEPTEMBER 2025
scale AS SHOWN
dwg name CIVIL2.dwg

C-3

EXHIBIT D

PLG-240 must be on the plan sheets. Documents cannot be restricted by digital signatures or otherwise.

A. Statement of Special Inspections

Permit No. _____
APN: 043-095-30 _____
Project Address: 343 Beach Drive _____

Reserved for County Stamp

Form Submittal
The Owner or Owner's Agent, on the advice of the Registered Design Professional in Responsible Charge, must complete this form, secure signatures by all parties, and incorporate all pages onto the plan sheets.

2022 California Building Code (CBC) This form lists aspects of the project that require special inspection and testing as indicated in the California Building Code Section 1704 and 1705 and defines duties and responsibilities of parties involved in the project.

Duties & Responsibilities. The Owner and Contractor acknowledge assignment of the following duties, responsibilities, and conditions applicable to special inspection or testing:

Owner
1. Ensures that construction complies with the approved permit documents and implements the program of special inspections.

Contractor
1. Ensures proper notification to the special inspection or testing agency for items listed herein.
2. Reviews the Building Division approved permit documents for additional inspection or testing requirements. A pre-construction conference at the job site is recommended to review special inspection procedures.

Special Inspection/Testing Agency
1. Provides copies of all laboratory reports and inspections to the Building Division and Registered Design Professional in Responsible Charge on a weekly basis. Only the testing laboratory may take samples and transport them to their laboratory.
2. Submits for the Building Division's approval an inspector list that shows the names and qualifications of on-site special inspectors who are NOT on the County's pre-approved list.
3. Provides each special inspector with an identification badge that includes:
→ Name and photograph
→ Areas that the inspector is qualified to inspect
→ An authorization signature by the Registered Engineer who is a full-time employee of the agency
4. Provides the Final Report of Special Inspections that documents required special inspections and correction of discrepancies noted in inspections. A copy of this report must be kept at the job site for review by the County Inspector prior to final inspections.
Per CBC section 1704.2.4 this report is required before an occupancy permit can be issued.

Special Inspectors
1. Must have their badge visible when performing their duties.
2. Must immediately notify the County Building Division upon encountering any concerns or problems.
3. Must use only the County Building Division's approved permit documents.

Acknowledgements Provide name, signature, & date

Registered Design Professional in Responsible Charge
Name: Johette Besseling RCE 84810 Signature: [Signature] Date: 3/18/2025

Owners' Authorization
Name: Lucille Speno Signature: [Signature] Date: 3/18/2025

Contractor
Name: Brian Eslick Signature: [Signature] Date: 3/18/2025

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

D. Summary Of Special Inspections & Tests

Identify special inspections/tests required by CBC chapter 17 for this project.
Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings.
Describe and mark each required inspection/test as Continuous (C) or Periodic (P) or both as appropriate.

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Special Cases 1705.1.1		<input type="checkbox"/>	<input type="checkbox"/>
Structural Steel 1705.2.1		<input type="checkbox"/>	<input type="checkbox"/>
Cold-Formed Steel Deck 1705.2.2		<input type="checkbox"/>	<input type="checkbox"/>
Open-Web Steel Joists & Joist Girders 1705.2.3		<input type="checkbox"/>	<input type="checkbox"/>
Cold-Formed Steel Trusses Span ≥ 60 feet 1705.2.4		<input type="checkbox"/>	<input type="checkbox"/>
Concrete 1705.3	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Masonry 1705 Level 1 TMS 602 Table 3, Level 2 or 3 TMS 602 Tables 3, 4		<input type="checkbox"/>	<input type="checkbox"/>

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

D. Summary Of Special Inspections & Tests

Identify special inspections/tests required by CBC chapter 17 for this project.
Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings.
Describe and mark each required inspection/test as Continuous (C) or Periodic (P) or both as appropriate.

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Wood 1705.5		<input type="checkbox"/>	<input type="checkbox"/>
Soils 1705.6		<input type="checkbox"/>	<input type="checkbox"/>
Driven Deep Foundation Elements 1705.7		<input type="checkbox"/>	<input type="checkbox"/>
Cast-in-Place Deep Foundation Elements 1705.8		<input type="checkbox"/>	<input type="checkbox"/>
Helical Pile Foundations 1705.9	Installation, record the following information: C a. Installation equipment used, b. Pile dimensions, c. Tip elevations d. Final depth, e. Final installation torque	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wind Resistance 1705.12		<input type="checkbox"/>	<input type="checkbox"/>

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

D. Summary Of Special Inspections & Tests

Identify special inspections/tests required by CBC chapter 17 for this project.
Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings.
Describe and mark each required inspection/test as Continuous (C) or Periodic (P) or both as appropriate.

Inspection/Test Categories	Inspection/Test Descriptions	C	P
Seismic Resistance 1705.13		<input type="checkbox"/>	<input type="checkbox"/>
Testing for Seismic Resistance 1705.14		<input type="checkbox"/>	<input type="checkbox"/>
Sprayed Fire-Resistant Materials 1705.15		<input type="checkbox"/>	<input type="checkbox"/>
Mastic & Intumescent Coatings 1705.16		<input type="checkbox"/>	<input type="checkbox"/>
Exterior Insulation & Finish Systems (EIFS) 1705.17		<input type="checkbox"/>	<input type="checkbox"/>
Fire-Resistant Penetrations & Joints 1705.18		<input type="checkbox"/>	<input type="checkbox"/>
Smoke Control Systems 1705.19		<input type="checkbox"/>	<input type="checkbox"/>
Sealing of Mass Timber 1705.20		<input type="checkbox"/>	<input type="checkbox"/>
Other tests, inspections, or special instructions		<input type="checkbox"/>	<input type="checkbox"/>

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

B. Special Inspection Agency, Material Testing Lab, Geotechnical

Firm Name: C2 Earth Responsibility: _____
Person Name: Chris Hundemer Soils and foundations
Phone: (831) 425-5436
Email: C2@C2Earth.com

Firm Name: _____ Responsibility: _____
Person Name: _____
Phone: _____
Email: _____

Firm Name: _____ Responsibility: _____
Person Name: _____
Phone: _____
Email: _____

C. Contractor's Statement of Responsibility - CBC 1704.4

CBC Section 1704.4 requires the Contractor responsible for the construction of a main wind or seismic force resisting system, designated seismic system, or a wind or seismic resisting components to submit a written statement of responsibility to the Building Official and the Owner prior to the commencement of work on the system or component. The Contractor hereby acknowledges this responsibility regarding special requirements as described in the Summary of Special Inspections & Tests, Inspection Schedule, issued documentation and as prepared by the engineer of record or registered design professional and the requirements of CBC 1704.4.

Acknowledgement
Contractor License No. _____
Name: _____ Signature: _____ Date: _____

Special Inspections and Testing will be performed in accordance with the approved plans and specifications, this statement and CBC Sections 1704 and 1705. The Summary of Special Inspections & Tests summarizes the Special Inspections and tests required. Special inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.

Seismic Requirements - CBC 1704.3.2
The extent of the seismic-force-resisting system is defined in more detail in the construction documents.
Describe seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.13:
n/a

Wind Requirements - CBC 1704.3.3
The extent of the main wind-force-resisting system and wind resisting components is defined in more detail in the construction documents.
Describe wind-force-resisting system & designated wind resisting components subject to special inspections per Section 1705.12:
n/a

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

E. Special Inspection & Testing Agencies Recognized by Santa Cruz County Building Division

Agencies may have more than one location. "Pending" agencies are recognized. Other agencies require prior approval.

Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires
ACE Quality Control Roseville, CA (916) 1742-5096	RC	PC	SM	SW	HSB			FP	4/25
Achievement Engineering Corp. San Jose, CA (408) 217-9174	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/25
Advanced Testing & Inspection (ATI) Salinas, CA (831) 422-2272	RC	PC	SM	SW	HSB			FP	10/22 Pending
Apex Testing Labs, Inc. San Francisco, CA (415) 550-9800	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/25
Applied Materials & Engineering Oakland, CA (510) 420-8190	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/25
Aries Engineering San Jose, CA (408)634-0087	RC			SW	HSB		SWC		10/26
Baez Geotechnical Group (BGG) Livermore, CA (925) 766-1616	RC	PC	SM						4/22
BAGG Engineers San Jose, CA (650) 852-9133	RC	PC	SM	SW	HSB	NDT		FP	10/26
Berlinger, Stevens and Associates Pleasanton, CA (925) 484-0220	RC	PC	SM	SW	HSB			FP	9/21 Pending
Biggs Cardosa Associates, Inc. San Jose, CA (408) 296-5515	RC	PC	SM	SW	HSB	NDT		FP	5/25
Consolidated Engineering Labs San Ramon, CA (925) 314-7100	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/25
Construction Testing Services (CTS) Pleasanton, CA (925) 462-5183	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/26
CTE Cal, Inc. Fremont, CA (510) 573-6362	RC	PC	SM	SW	HSB	NDT	SWC	FP	12/25
Earth Systems Pacific Fremont, CA (510) 353-3833	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/24 Pending
ENGEO Incorporated San Ramon, CA (925) 866-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/27
Geisler Engineering Belvedere, CA (415) 992-9393	RC			SW	HSB		SWC		10/23
Geoccon Consultants, Inc. Livermore, CA (925) 371-5900	RC	PC	SM	SW	HSB		SWC	FP	10/23 Pending

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

E. Special Inspection & Testing Agencies Recognized by Santa Cruz County Building Division

Agencies may have more than one location. "Pending" agencies are recognized. Other agencies require prior approval.

Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires
HP Inspections San Jose, CA (408) 288-8460	RC	PC	SM	SW	HSB	NDT		FP	2/27 Pending
Inspection Services Inc. (ISI) Berkeley, CA (510) 900-2100	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/26
KC Engineering Co. Vacaville, CA (707) 447-4025	RC	PC	SM	SW	HSB			FP	11/20 Pending
Kleinfelder Inc. Hayward, CA (925) 484-1700	RC	PC	SM	SW	HSB	NDT		FP	7/22 Pending
Korbmacher Engineering Inc. Livermore, CA (925) 454-9033	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/24 Pending
Krazan and Associates Inc. Pleasanton, CA (925) 307-1160	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/24 Pending
Matriscope Engineering Laboratories, Inc. Livermore, CA (510) 763-3601	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/25
Mid Pacific Engineering, Inc. MPE Sacramento, CA (916) 927-7000	RC	PC	SM	SW	HSB	NDT		FP	6/26
Moore Twining Associates, Inc. Fresno, CA (559) 268-7021	RC	PC	SM	SW	HSB			FP	8/21 Pending
Nicholas Engineering Consultants Dublin, CA (925) 829-8090	RC	PC	SM	SW	HSB		SWC	FP	5/26
Ninyo & Moore San Jose, CA (408) 435-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/24 Pending
Norcon, LLC San Francisco, CA (415) 692-0519	RC	PC	SM	SW	HSB	NDT	SWC	FP	10/26
Pico Inspection Oakland, CA (510) 847-8990	RC	PC	SM	SW	HSB		SWC	FP	1/27
PIC & Associates, Inc. Rohnert Park, CA (707) 584-4804	RC	PC	SM	SW	HSB			FP	1/27
Intertek-PSI Inc. Moraga Hill, CA (408) 669-5500	RC		SM	SW	HSB			FP	3/22 Pending
Quantum Geotechnical San Jose, CA (408) 629-3822	RC	PC	SM					FP	8/19 Pending
RES Engineers, Inc. San Francisco, CA (415) 822-4625	RC	PC	SM	SW	HSB	NDT	SWC	FP	8/26
RMA Group Rancho Cordova, CA (916) 631-7194	RC	PC	SM	SW	HSB	NDT	SWC	FP	7/26

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

E. Special Inspection & Testing Agencies Recognized by Santa Cruz County Building Division

Agencies may have more than one location. "Pending" agencies are recognized. Other agencies require prior approval.

Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires
Salem Engineering Group, Inc. Fresno, CA (559) 271-9700	RC	PC	SM	SW	HSB	NDT		FP	8/25
Sigma Engineering Laboratories, Inc. San Francisco, CA (415) 702-8374	RC	PC	SM	SW	HSB	NDT		FP	1/28
Signet Testing Laboratories Hayward, CA (510) 887-8484	RC	PC	SM	SW	HSB	NDT	SWC	FP	1/25
Smith-Emery Company San Francisco, CA (415) 642-7326	RC	PC	SM	SW	HSB	NDT	SWC	FP	8/26
Stevens Ferrero & Bailey Concord, CA (925) 688-1001	RC	PC	SM	SW	HSB		SWC	FP	7/26
Structure Groups Livermore, CA (925) 447-9900	RC	PC	SM	SW	HSB		SWC	FP	7/26
Terracon Consultants, Inc. Concord, CA (925) 348-9057	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/27
Testing Engineers Inc. San Leandro, CA (510) 835-3142	RC	PC	SM	SW	HSB	NDT	SWC	FP	10/24 Pending
Twining Sacramento, CA (916) 649-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/24
Valley Inspection Vallejo, CA (707) 552-7037				SW			SWC	FP	6/25
Wallace-Kuhl & Associates, Inc. Sacramento, CA (916) 372-1434	RC	PC	SM	SW	HSB	NDT		FP	8/23 Pending
Youngdale Consulting Group Inc. El Dorado Hills, CA (916) 933-0633	RC	PC	SM	SW	HSB	NDT	SWC	FP	1/24

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | www.cdi.santacruzcountyca.gov

REVISER PER COUNTY COMMENTS 09/16/25



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

SPEND RETAINING WALL REPLACEMENT
FOR
JEFF SPENO
343 BEACH DRIVE
SANTA CRUZ COUNTY
043-095-30
SPECIAL INSPECTION FORMS

project no. 24-060-1
date SEPTEMBER 2025
scale AS SHOWN
dwg name CIVIL2.dwg

C-4

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



03

08

23

10

44RS23
10/5/1965

Bk.42
11

EXHIBIT E

Electronically Redrawn 2/10/99 rw
Rev 2/10/99 (Por to pg 23) rw
Rev 5/4/99 CB (Added MB refs)
Rev 5/9/00 CB (Added Blk line)
Rev 5/25/01 mvm (changed page refs.)
Rev 12/10/02 CB (2-0068226, Sp 4-32 & 33)
Rev 3/31/05 DD (4-0089640, lba 4-34 & 35)
Rev 6/3/15 AR (14-0019936, comb. 4-36)

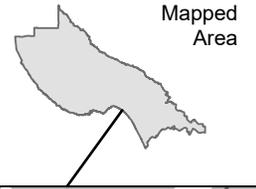
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

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



Santa Cruz County Planning Department

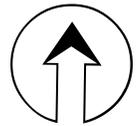
Parcel Location Map



Parcel: 04309530

 Subject Parcel

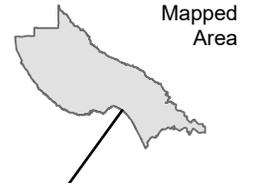
Map printed: 23 Dec. 2025



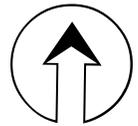


Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel



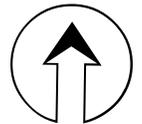


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Application #: 251323
APN: 043-095-30
Owner: Jeff & Lucille Speno

Parcel Information

Services Information

Urban Services Line: Inside 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: 8,102 square-feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential; Parks & Recreation
Project Access: Beach Drive
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-Family Residential - 6,000 square-foot minimum)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Technical Reviews: None

Environmental Information

Geologic Hazards: VE Flood Zone
Fire Hazard: Not a mapped constraint
Slopes: 0-15% & 50%+
Env. Sen. Habitat: Not mapped
Grading: 15 cubic yards net fill
Tree Removal: No trees proposed to be removed
Scenic: Yes
Archeology: Not mapped



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
cdi.santacruzcountyca.gov

Jeff and Lucille Speno jspeno@missionvalleyford.com
PO Box 611150
San Jose, CA 95116

21 November 2025

Subject: Review of the Geologic and Geotechnical Investigation dated 30 November 2017 dated 14 June 2024 by C2Earth, Inc. Document Id. 24025A-01R1

Project Site: 343 Beach Drive
APN 043-095-30
Application No. REV251172 (related to 251323)

Dear Applicant(s):

The purpose of this letter is to inform you that the Planning Division has accepted the subject reports, and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports. [SCCC 16.10.070]
2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]
3. After plans are prepared that are acceptable to all reviewing agencies, please request both your project geologist and project geotechnical engineer submit a completed Consultant Plan Review Form (PLG-300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by the last revision date. [SCCC 16.10.070]
4. A Declaration of Coastal and Geologic Hazards shall be recorded prior to environmental planning approval of building permit(s) for the proposed project. Please find the declaration form attached along with instructions for recording. [SCCC 16.10.070]

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

Electronic copies of all forms required to be completed by the Engineering Geologist and/or Geotechnical Engineer may be found on our website:
<https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx>

EXHIBIT G

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

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

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

Sincerely,



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

A handwritten signature in black ink, appearing to read "Craig Stewart".



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

Cc: Environmental Planning, Attn: Jessica deGrassi
C2Earth, Inc., Attn: Chris Hundemer PE CEG

Attachments: Notice to Permit Holders
Declaration of Geologic Hazards
Steps for Recording

**NOTICE TO PERMIT HOLDERS WHEN GEOLOGIC AND GEOTECHNICAL REPORTS
HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your engineering geologist and geotechnical engineer to be involved during construction. [SCCC 12.10.217 (E)]

1. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the geologic and geotechnical reports.

If the *Final Inspection Form(s) (PLG-305)* identifies any portions of the project that were not observed by the geotechnical engineer and/or engineering geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The geotechnical engineer and/or engineering geologist then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.