



# Staff Report to the Zoning Administrator

Application Number: **251313**

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**Applicant:** Matson Britton Architects  
**Owner:** California Wine Classics LLC  
**APN:** 038-165-08  
**Site Address:** 707 Seacliff Drive, Aptos

**Agenda Date:** January 30, 2026  
**Agenda Item #:** 2  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct an approximately 1,500 square foot second story addition, 100 square foot first floor addition, and remodel an existing single-family dwelling.

**Location:** Project located on the south side of Seacliff Drive at the southwest corner of the intersection of Seacliff Drive and Cross Way in Aptos (707 Seacliff Drive).

**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 251313, based on the attached findings and conditions.

**Project Description & Setting**

The subject property is located in a residential neighborhood developed at an urban density consisting of a combination of one and two story single family dwellings. Situated on the top of a coastal bluff, the project site is located approximately 2,200 feet north of the main entrance to Seacliff State Beach. The topography of the site and surrounding area is relatively flat with the exception of the steep downward slope of the coastal bluff located at the rear (south side) of the subject parcel.

Development on the project site consists of an existing single story single-family dwelling constructed in approximately 1950. In the early 2000s, a remodel of the interior and exterior of the home was approved which did not result in an increase in bedroom count. County records indicate that an attached one car garage had been converted to a third bedroom without benefit of a permit.

The Coastal permit and associated building permits note the scope of work, including required conversion of the third bedroom back into a garage; however, plans for the current proposal, along with site inspection, indicate that a garage does not exist on the project site. Based on the current

site conditions and permit history, the garage was either never converted back to a bedroom or the garage was converted back into a bedroom without benefit of a building permit. Therefore, the existing home is considered a legal two-bedroom dwelling for the purposes of evaluating the current proposal.

This is a proposal to construct a 1,500 square foot second story addition and 100 square foot first story addition to an existing single family dwelling. The project includes a substantial remodel of the remaining structure, installation of new site improvements including landscaping and drainage improvements. The project includes removal of site improvements located on adjacent land owned by California State Parks.

The project proposes to modify less than 65% of the major structural components of the existing structure. The current proposal would result in 59% modification to the existing dwelling, falling below the allowed threshold for modifications within any five year period. Further, the proposed percentage of modification falls below the threshold for consideration as "Development" as defined under the County's Geologic Hazards ordinance. The proposed additions to the home comply with the established geologic setback as determined by the project Geologist to ensure long-term stability of the project site.

A Coastal Development Permit is required because the project site is located outside the Coastal Residential Exclusion Area and the proposed scope of work does not qualify for an exemption pursuant to SCCC §13.20.

### **Zoning & General Plan Consistency**

The subject property is an approximately 6,000 square foot lot, located in the R-1-4 (Single Family Residential (Minimum 4,000 square foot parcel)) zone district, a designation which allows residential uses. The proposed addition to the existing single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Residential Density) General Plan designation.

### **Geologic Hazards Ordinance Compliance**

Geotechnical and geologic reports were prepared and submitted to the County for review. The reports were accepted by County staff therefore concluding that the project will comply with the County's Geologic Hazards ordinance.

### **Design Review**

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as variation in wall plane, mix of natural materials and colors which blend with the surrounding character of the neighborhood. Additionally, the project would include removal of all encroachments onto State property and install new landscaping for the entire site to minimize the potential visual impact of the proposed development on surrounding land uses and the natural landscape.

## **Local Coastal Program Consistency**

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the 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 design submitted is consistent with the existing range of styles. 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. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **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 **251313**, 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](http://www.sccoplanning.com)**

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## **Exhibits**

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

# 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: 251313  
Assessor Parcel Number: 038-165-08  
Project Location: 707 Seacliff Drive, Aptos

**Project Description: Proposal to construct an approximately 1,500 square foot second story addition, 100 square foot first story addition and remodel and existing single story single family dwelling. Requires a Coastal Development Permit.**

**Person or Agency Proposing Project: Matson Britton Architects attn Cove Britton**

**Contact Phone Number: (831) 425-0544**

- 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), Class 3 - New Construction or Conversions of Small structures (Section 15303)

**F. Reasons why the project is exempt:**

Construction of a residential addition and remodel of an existing single family dwelling 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 R-1-4 (Single Family Residential (Minimum 4,000 square foot parcel)), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium 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 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. The development site is on a coastal bluff top and currently developed with a home which is visible from the public beach below. The proposed home will also be visible from the beach, consistent with the surrounding pattern of urban development.

- (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 Beach Gate Way approximately 2,500 feet south of the project site as well as Seacliff State Beach approximately 3,300 feet south 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 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-1-4 (Single Family Residential (Minimum 4,000 square foot parcel)) 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.

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This finding can be made, in that the project site is located between the shoreline and the first public road however the proposed single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water in that no public access exists in the immediate vicinity of the project site. The nearest public beach access is available at Beach Gate Way approximately 2,500 feet south of the project site as well as Seacliff State Beach approximately 3,300 feet south of the project site. 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. Geotechnical and geologic reports were prepared and submitted to the County for review. The reports were accepted by County staff therefore concluding that the project will comply with the County's Geologic Hazards ordinance.

- (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 single family dwelling 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-1-4 (Single Family Residential (Minimum 4,000 square foot parcel)) zone district as the primary use of the property will be one single family dwelling 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-UM (Urban Medium Residential Density) land use designation in the County General Plan.

The project has been designed in accordance with General Plan Policy 6.2.10 (Site development to Minimize Hazards) and GP Policy 6.2.12 (Setbacks from Coastal Bluffs). A Geologic Report prepared by Pacific Crest Engineering, Inc dated December 4, 2025 and Geotechnical Report prepared by Pacific Crest Engineering, Inc dated May 16, 2025, accepted by County staff under application REV251191 (Exhibit G) concluded that the location of the proposed home will be sited in accordance with an established 100-year geologic setback to ensure long-term stability of the proposed development.

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 single family dwelling will not result in an increase in traffic generated by the project site. The expected level of traffic generated by the proposed project is anticipated to remain 1 peak trip per day (1 peak trip per dwelling unit). Consequently, the project is not anticipated to result in adversely impacts to 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 single family dwelling 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 single family dwelling 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

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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 single family dwelling 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: Architectural plans, prepared by Matson Britton Architects, dated 07/10/25  
Civil Plans, prepared by RI Engineering, revised 10/03/25

- I. This permit authorizes the construction of a 1,500 square foot second story residential addition and 100 square foot first story addition including remodel of an existing single family dwelling 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 a Grading Permit from the Santa Cruz County Building Official.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
  - E. Meet all requirements of California Department of Parks and Recreation (DPR) with respect to Encroachments & Use of State Property:
    1. Removal of all unauthorized improvements to state property is required. The proposal also identifies the use of state property for the purposes of stormwater management, sheet C-3. Entrance onto state property to conduct this work, encroachment removal and stormwater management, is regulated by DPR. The applicant shall apply for a Right of Entry (ROE) permit, which is at the discretion of DPR, and may be subject to additional conditions.
- 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.
  3. Grading, drainage, and erosion control plans.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. Details showing compliance with fire department requirements.
  6. Submit a final landscape plan prepared by a licensed Landscape Architect which includes size and species of all plants and identifies location for all site lighting and irrigation.
  7. Submit proof that a Right of Entry (ROE) Permit from California Department of Parks and Recreation (DPR) has been obtained for removal or retention of encroachments onto State property.
- 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 building permit application submittal shall adhere to Part 3 of the County Design Criteria.
  2. Submit signed, stamped final stormwater management plans and construction cross-section details for the mitigations and self-mitigating pervious pavers.
  3. Submit a signed, stamped letter from the project geotechnical engineer approving the final stormwater management plan. The letter shall reference the latest revision date of the plans reviewed and shall correspond with the latest revision date of the plans submitted.

- C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
  - D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
  - E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
  - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - H. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings.
  - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
  - J. Pay the current fees for Roadside and Transportation improvements for two (2) bedrooms. Currently, these fees are, respectively, \$3,000 and \$3,000 per bedroom.
  - K. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$8 per square foot.
  - L. Provide required off-street parking for three (3) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - M. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.

- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

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

#### V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.

- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
  
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Deputy Zoning Administrator

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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.

## ABBREVIATIONS

&	AND	H.B.	HOSE BIB
L.A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	ID.	INSIDE DIAMETER
A.C.I.	AMERICAN CONCRETE INSTITUTE	IN.	INCHES)
		INSUL.	INSULATION
		INT.	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	K.P.	KING POST
		L.	LENGTH
A.J.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LIN.	LINEAR
		MAX.	MAXIMUM
ALT.	ALTERNATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MISC.	MISCELLANEOUS
		MTL.	METAL
		M.W.	MICROWAVE
(B)	BELOW	N.	NORTH
BD.	BOARD	(N)	NEW
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O/	OVER
BM.	BEAM	O.C.	ON CENTER
B.N.	BOUNDARY NAILING	O.D.	OUTSIDE DIAMETER
B.O.	BOTTOM OF	O.H.	OPPOSITE HAND
BOT.	BOTTOM	OV.	OVEN
BOTT.		N.I.C.	NOT IN CONTRACT
BTWN.	BETWEEN	PL.	PLATE
CAB.	CABINET	PLYWD.	PLYWOOD
C.B.	CEILING BEAM	PKG.	PARKING
C.J.	CEILING JOIST	P.S.F.	POUNDS PER SQUARE FOOT
CLG.	CEILING	P.S.I.	POUNDS PER SQUARE INCH
CLR.	CLEAR	QTY.	QUANTITY
COL.	COLUMN	RAD.	RADIUS
CONC.	CONCRETE	R.B.	ROOF BEAM
CONT.	CONTINUOUS	RCP.	REFLECTED CEILING PLAN
CTR.	CENTER	R.E.	REFERENCE
CL	CENTERLINE	REF.	REFRIGERATOR
Db	BAR DIAMETER	REINF.	REINFORCED
DBL.	DOUBLE	REQ'D.	REQUIRED
DEG.	DEGREE	RM.	ROOM
DEMO.	DEMOLISH	R.O.	ROUGH OPENING
DET., DTL.	DETAIL	R.R.	ROOF RAFTER
D.W.	DISHWASHER	SCHED.	SCHEDULE
DWG.	DRAWING	SF.	SQUARE FOOT
DWN.,	DOWN	SQ. FT.	SQ. FT.
DN.		SHTG.	SHEATHING
(EJ)	EXISTING	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
E.N.	EDGE NAILING	SL.	SLOPED
EL.	ELEVATION	SPKL.	SPRINKLER
ELEV.	ELEVATOR	SQ.	SQUARE
ENG.	ENGINEER	STAGG.	STAGGER
EQ.	EQUAL	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
E.W.	EACH WAY	STR.	STRUCTURAL
F.B.	FLOOR BEAM	STRUCT.	STRUCT.
F.F.	FINISHED FLOOR	T&B	TOP & BOTTOM
FN.	FINISH(ED)	T&G	TONGUE & GROOVE
F.J.	FLOOR JOIST	THK.	THICK
FL.	FLUSH	T.O.	TOP OF
FLR.	FLOOR	T.P.	TOILET PAPER
F.N.	FIELD NAILING	TYP.	TYPICAL
FND.	FOUNDATION	U.B.C.	UNIFORM BUILDING CODE
F.O.	FACE OF	VERT.	VERTICAL
FP.	FIREPLACE	W.	WIDTH
F.R.	FIRE RATED	WD.	WOOD
FT.	FOOT OR FEET	WH.	WATER HEATER
FTG.	FOOTING		
FZR.	FREEZER		
GA.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRADE BEAM		
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYPSUM WALL BOARD		
G.W.B.			

# INDELICATO BLOUDOFF RESIDENCE

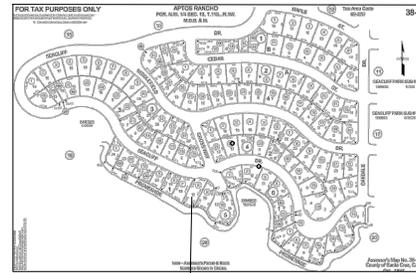
## REMODEL AND ADDITION

### 707 SEA CLIFF DRIVE APTOS, CA 95003

### VICINITY MAP



### PARCEL MAP



### CONSULTANTS

ARCHITECT:	MATSON BRITTON ARCHITECTS 728 N. BRANCIORTE SANTA CRUZ, CA 95062 PHONE: 831-425-0544 CONTACT: MARTHA MATSON
CIVIL ENGINEER:	R.I. ENGINEERING, INC. 303 POTRERO STREET, STE. 42-202 SANTA CRUZ, CA 95060 PHONE: 831-425-3901 CONTACT: RICHARD IRISH
SURVEYOR:	HANAGAN LAND SURVEYING 305-C SOQUEL AVE SANTA CRUZ, CA, 95062 831-469-3428 CONTACT: PAUL HANAGAN
GEOLOGIST	PACIFIC CREST ENGINEERING INC. 444 AIRPORT BLVD WATSONVILLE, CA 95076 831-722-9446 CONTACT: ERIK ZINN
GEOTECHNICAL ENGINEER:	PACIFIC CREST ENGINEERING INC. 444 AIRPORT BLVD WATSONVILLE, CA 95076 831-722-9446 CONTACT: ELIZABETH MITCHELL

### PROJECT INFORMATION

OWNER:	CALIFORNIA WINE CLASSICS, LLC 707 SEA CLIFF DRIVE APTOS, CA 95003
A. P. N.:	038-165-08
ZONING:	R-1-4
OCCUPANCY GROUP:	R-3 & U (PER 2022 CBC)
CONSTRUCTION TYPE:	V-B (SPRINKLERED)

### PROJECT DESCRIPTION

REMODEL ADDITION TO (E) 3 BEDROOM 3 BATH SINGLE FAMILY RESIDENCE. PROPOSED RESIDENCE IS A TWO STORY 4 BEDROOM, 4-1/2 BATH SINGLE FAMILY RESIDENCE WITH A 2-CAR GARAGE.

### SHEET INDEX

#### ARCHITECTURAL DRAWINGS

P1	TITLE SHEET
P2	SITE PLAN
P3	EXISTING FIRST FLOOR PLAN
P4	EXISTING ELEVATIONS
P5	FIRST FLOOR PLAN
P6	SECOND FLOOR PLAN
P7	ROOF PLAN
P8	EXTERIOR ELEVATIONS & FINISHES
P9	EXTERIOR ELEVATIONS
P10	BUILDING SECTION

#### CIVIL DRAWINGS

C1	GRADING & DRAINAGE PLAN
C2	DETAILS

#### SURVEY PLAN

SU-1	SURVEY
	100 YEAR BLUFF LINE

### PROJECT CALCULATIONS

TOTAL LOT SIZE: 6044 SF (PER SURVEY)

#### SETBACKS

FRONT	15' / 18' @ GARAGE
SIDE	5'
REAR	15'
MAXIMUM HEIGHT	28'

#### AREAS:

FIRST FLOOR EXISTING	2,294 SF
FIRST FLOOR DEMO	(-) 294 SF
FIRST FLOOR ADDITION	100 SF
GARAGE (CONVERSION AREA)	(-) 366 SF
FIRST FLOOR PROPOSED	1734 SF
GARAGE (ADDITION AREA)	194 SF
SECOND FLOOR ADDITION	1,534 SF
<b>TOTAL PROPOSED AREA</b>	<b>3,268 SF</b>
<b>TOTAL PROPOSED GARAGE</b>	<b>560 SF</b>

#### PROPOSED LOT COVERAGE:

2,378/6,044 = 39.3%  
MAX LOT COVERAGE 6,044X.45 = 2,720 S.F.

#### PROPOSED F.A.R.

3,268+560-225 S.F. (CREDIT GARAGE) = 3,603 SF/6,044 SF = 59.6%  
ALLOWABLE F.A.R. = 6,044X.60 = 3,626.4 SF

#### PARKING:

(N) 2 COVERED/ (E) 2 UNCOVERED

**Exhibit D**



FOR THE BRANCIORTE  
MARTHA MATSON  
C A R P O 2  
E B I T T S - 0 3 4 4

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REVISIONS  
PLANNING

INDELICATO BLOUDOFF  
RESIDENCE  
707 SEA CLIFF DRIVE  
APTOS, CA 95003  
APN: 038-165-08

TITLE SHEET



DATE	
07/10/2025	
DRAWN	
NH	
JOB NO.	
INDELICATO BLOUDOFF	
SHEET	

P1



PER A PROFESSIONAL  
 LAND SURVEYOR  
 C.A. 56082  
 831-475-0544

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 AND SURVEYING, INC.

**REVISIONS**

NO.	DATE	DESCRIPTION

INDELICATO BLOUDDOFF  
 RESIDENCE  
 707 SEA CLIFF DRIVE  
 APTOS, CA 95003  
 A/PN: 028-1-65-08

SITE PLAN



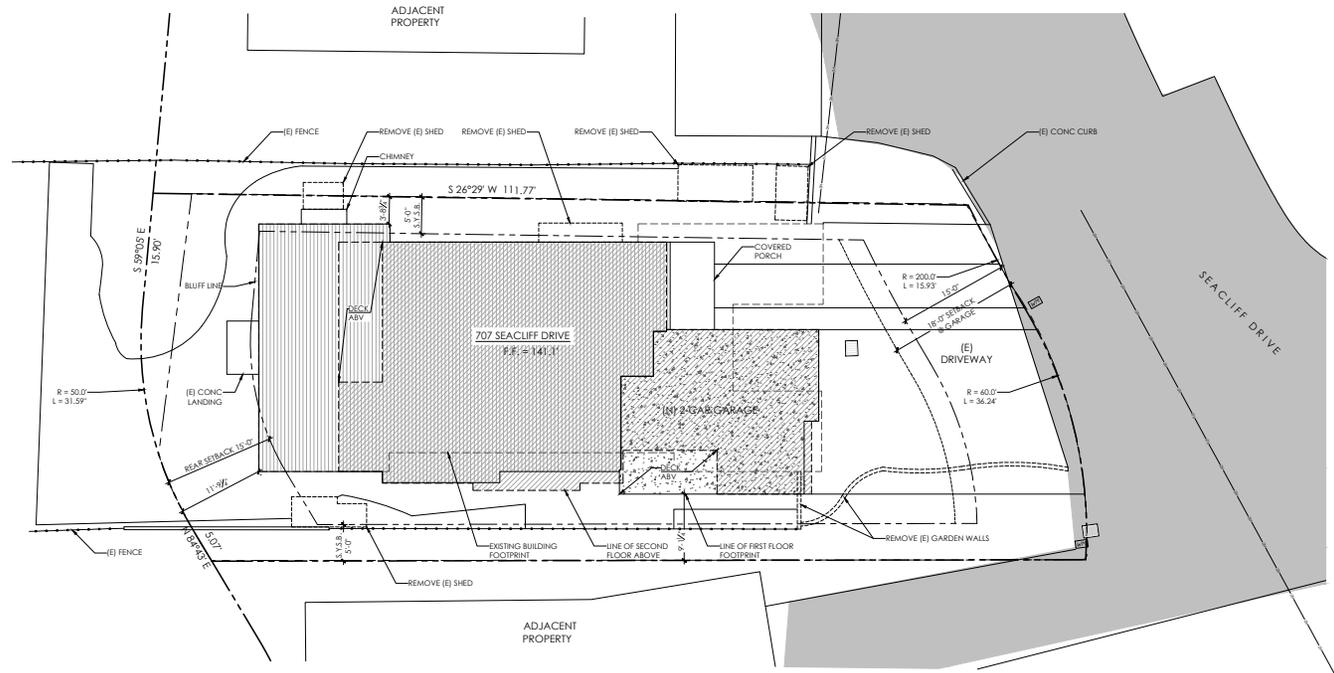
D A T E	07/10/2025
D R A W N	NH
J O B	INDELICATO BLOUDDOFF
S H E E T	1

P2

- SITE PLAN NOTES**
- FOR ALL DRAINAGE REQUIREMENTS, REFER TO CIVIL DRAWINGS BY R.J. ENGINEERING, INC.
  - PROJECT REQUIRES MINIMAL GRADING.
  - UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
  - ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
  - ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
  - NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.
  - FINISH GRADE SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE FOUNDATION, AT IMPERVIOUS SURFACES, THE MINIMUM SLOPE IS 2%.
  - MINIMUM 4" WASTE DRAIN TO SERVE 4 OR MORE WATER CLOSETS AND PROPOSED FIXTURE UNIT LOAD.

**SITE PLAN LEGEND**

	PROPERTY LINE		FIRST FLOOR AREA ONLY		GRASSES
	REMOVE (E)		AREA OF SECOND FLOOR OVERHANG		PLANT AREA
	OUTLINE OF PROPOSED SECOND FLOOR		AREA OF SECOND FLOOR		GARAGE S.O.G.
	BUILDING OUTLINE OF FIRST FLOOR				
	LINE OF EXISTING FENCE				
	CONCRETE DRIVEWAY				



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

1



Exhibit D



PER M. BRANCAFORTE  
 LARITA CRUZ  
 C.A. 95083  
 951-475-0544

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**R E V I S I O N S**

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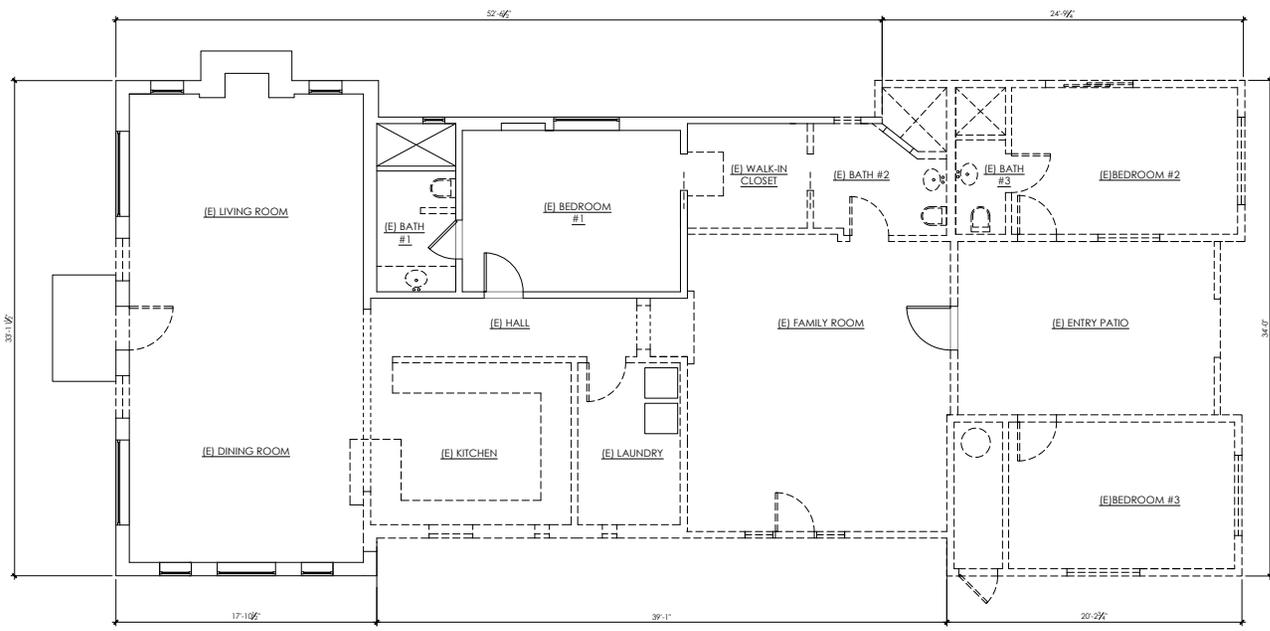
INDELICATO BLOUDDOFF  
 RESIDENCE  
 707 SEACLIFF DRIVE  
 APTOS, CA 95003  
 A/PN: 038-1-05-08

EXISTING FIRST FLOOR PLAN



D A T E	07/10/2025
D R A W N	NH
J O B	INDELICATO BLOUDDOFF
S H E E T	1

P3

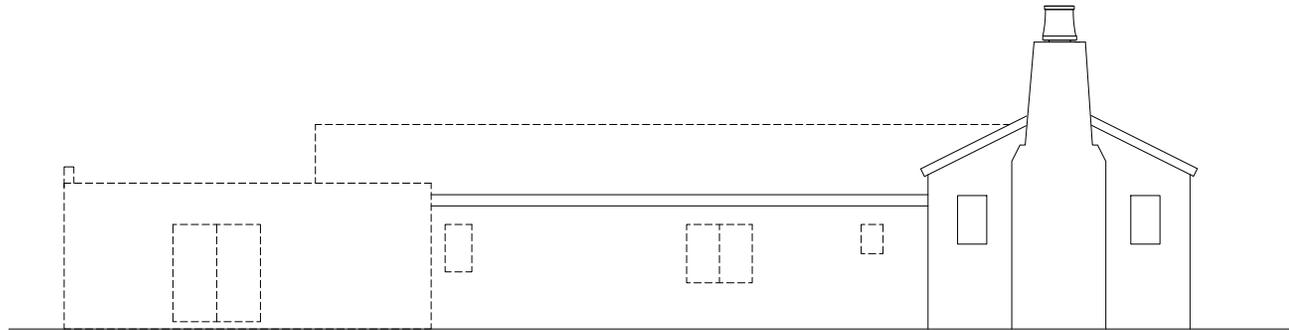


EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

1

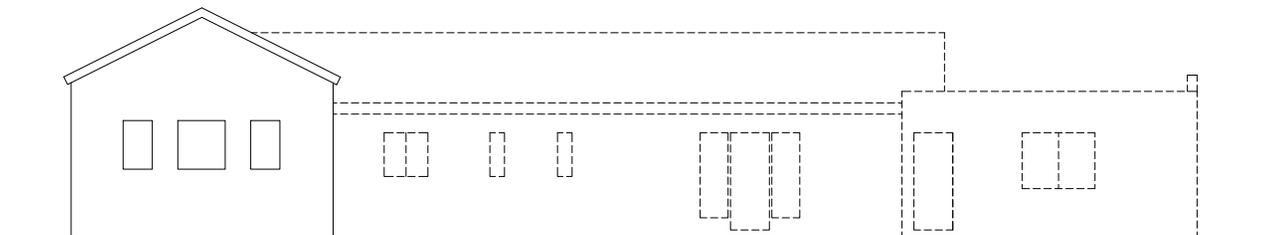
Exhibit D





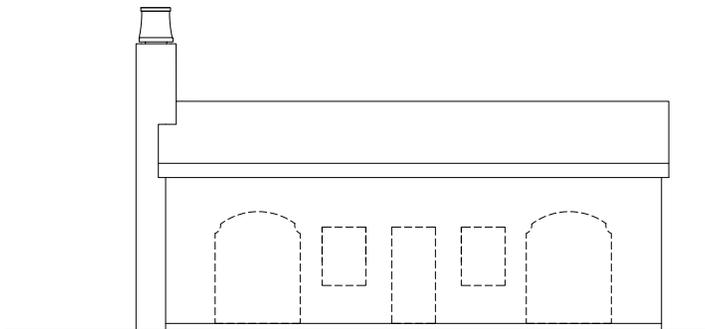
EXISTING SIDE ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"

3



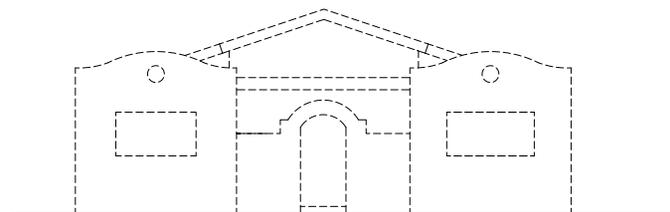
EXISTING SIDE ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"

2



EXISTING REAR ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"

4



EXISTING FRONT ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"

1



THE M. BRANCAFORTE  
FAMILY TRUST  
C.A. 95083  
831-475-0544

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REVISIONS

PLANNING

INDELICATO BLOUDDOFF  
RESIDENCE  
707 SEACLIFF DRIVE  
APTOS, CA 95003  
APN: 038-165-08

EXISTING ELEVATIONS



DATE

07/10/2025

DRAWN

NH

JOBS

INDELICATO BLOUDDOFF

SHEET

P4



PER M. BRANCO/FRONTIER  
 LARITA CRUZ  
 C.A. 95883  
 831-425-0544

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NO.	DATE	DESCRIPTION

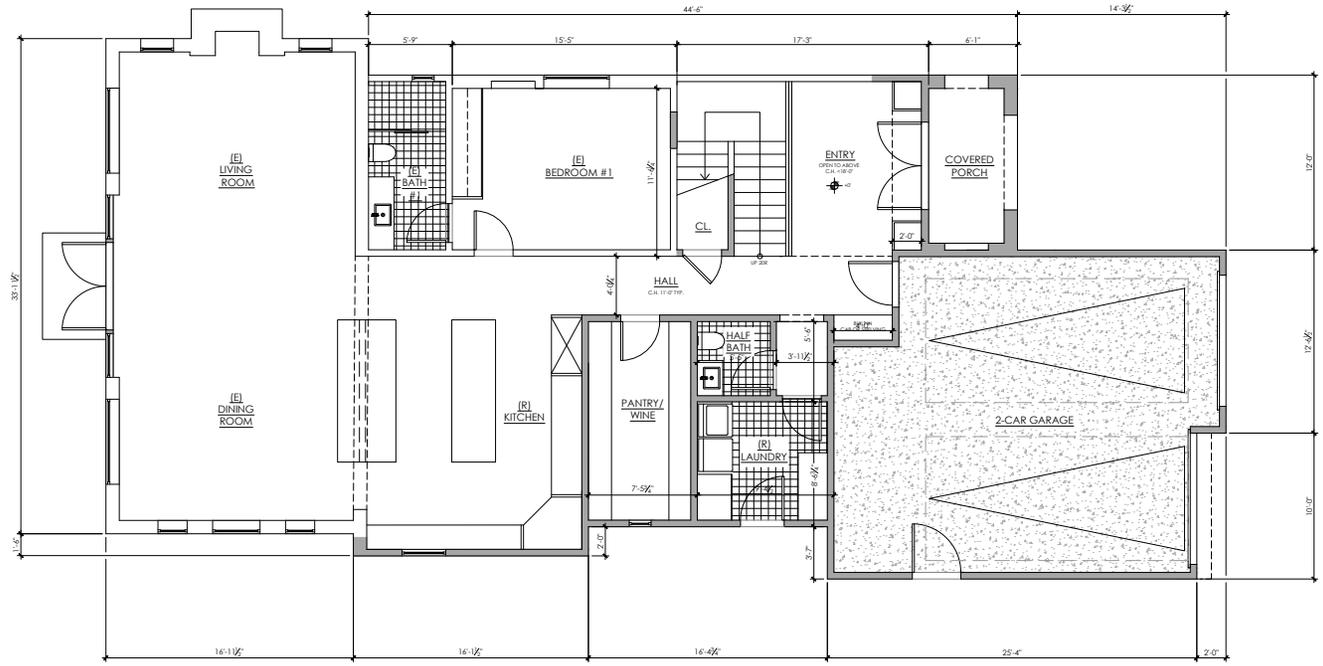
INDELICATO BLOUDDOFF  
 RESIDENCE  
 707 SEACLIFF DRIVE  
 APTOS, CA 95003  
 A/PN: 038-165-08

FIRST FLOOR PLAN



D A T E	07/10/2025
D R A W N	NH
J O B	INDELICATO BLOUDDOFF
S H E E T	P5

P5



FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

①

Exhibit D







FOR A MANUFACTURED  
 FABRICATION  
 C.A. 95083  
 831-425-0544

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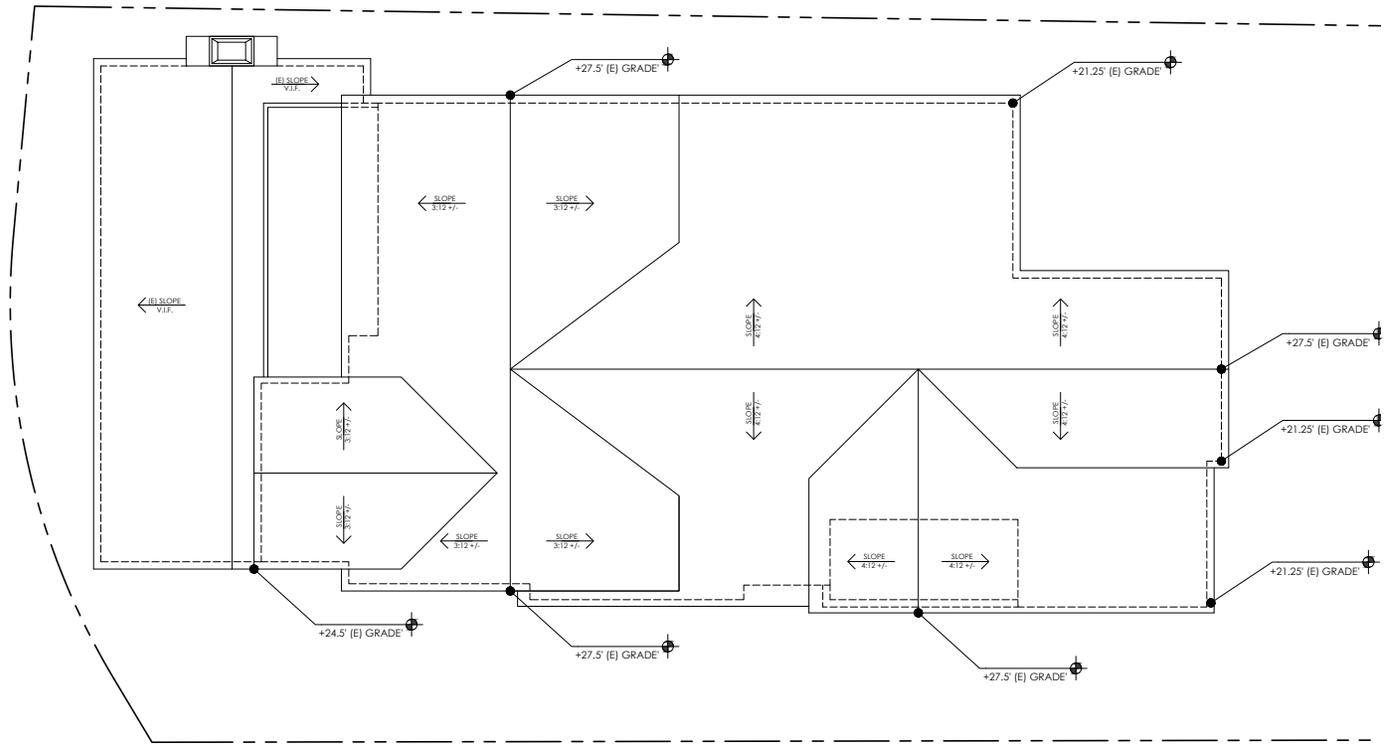
INDELICATO BLOUDDOFF  
 RESIDENCE  
 707 SEACLIFF DRIVE  
 APTOS, CA 95003  
 A/PN: 038-165-08

**ROOF PLAN**



D A T E	07/10/2025
D R A W N	NH
J O B	INDELICATO BLOUDDOFF
S W E E T	

**P7**

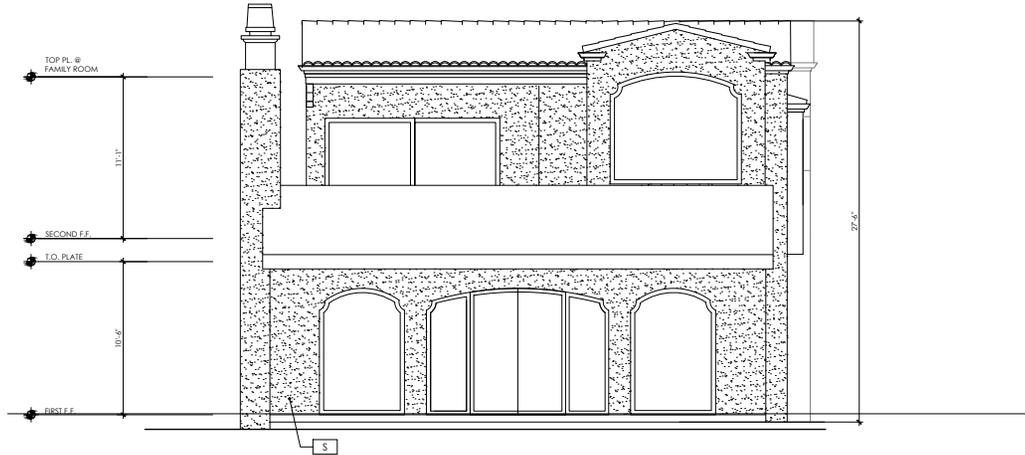


**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

①



**Exhibit D**



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

2

EXTERIOR FINISHES	
SI	(N) A-TROWEL STUCCO FINISH - LIGHT BEIGE
WD	PAINTED TRIM
W	ANODIZED ALUM/WOOD WINDOW IN BRONZE
RF	CLAY TILE ROOF
C	COPPER CHIMNEY CAP
ST	LIGHT GREY/BEIGE STONE VENEER SIDING

MATERIALS	
	ANODIZED ALUM WOOD CLAD WINDOWS
	STONE VENEER
	CLAY TILE ROOF
	LIGHT BEIGE STUCCO STUCCO
	PAINTED WOOD TRIM



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

1

**Exhibit D**



PER. #. BRANCA 10/10/16  
 TARIK, CRJ  
 C.A. 95003  
 831-475-0044

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 ARCHITECTURAL DESIGN CORPORATION

REVISIONS  
 PLANNING

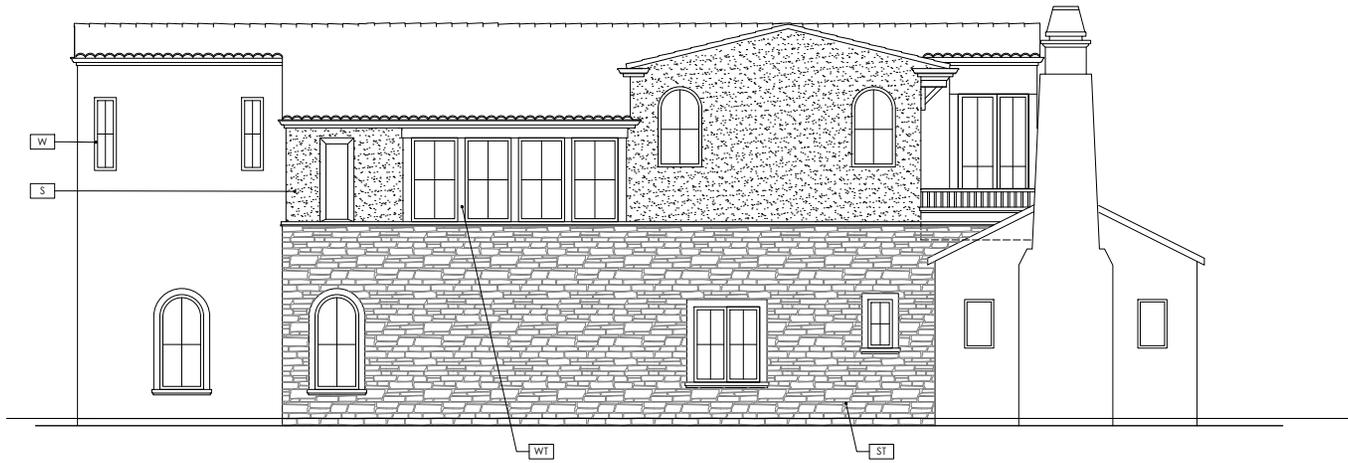
INDICATO BLOUDDOFF  
 RESIDENCE  
 707 SEACLIFF DRIVE  
 APTOS, CA 95003  
 A/PN: 038-1-65-08

EXTERIOR ELEVATIONS



DATE  
 07/10/2025  
 DRAWN  
 NH  
 JOB  
 INDICATO BLOUDDOFF  
 SHEET

P8



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

EXTERIOR FINISHES	
ST	(N) A-TROWEL STUCCO FINISH - LIGHT BEIGE
WD	PAINTED TRIM
W	ANODIZED ALUM/WOOD WINDOW IN BRONZE
RF	CLAY TILE ROOF
C	COPPER CHIMNEY CAP
ST	LIGHT GREY/BEIGE STONE VENEER SIDING

MATERIALS	
	ANODIZED ALUM WOOD CLAD WINDOWS
	STONE VENEER
	CLAY TILE ROOF
	LIGHT BEIGE STUCCO STUCCO
	PAINTED WOOD TRIM



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

Exhibit D



PER: W. BRANCAFORTE  
LARISSA CRUJE  
C.A. 95033  
831-475-0044

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REVISIONS  
PLANNING

INDELICATO BLOUDDOFF  
RESIDENCE  
707 SEACLIFF DRIVE  
APTOS, CA 95003  
APN: 038-165-08

EXTERIOR ELEVATIONS



DATE  
07/10/2025  
DRAWN  
NH  
JOB  
INDELICATO BLOUDDOFF  
SHEET

P9



PER M. BANCROFT/11E  
 LARITA CRUZ  
 C.A. 95083  
 831-425-0544

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**R E V I S I O N S**

NO.	DATE	DESCRIPTION

INDELICATO BLOUDDOFF  
 RESIDENCE  
 707 SEACLIFF DRIVE  
 APTOS, CA 95003  
 APN: 038-165-08

**BUILDING SECTION**



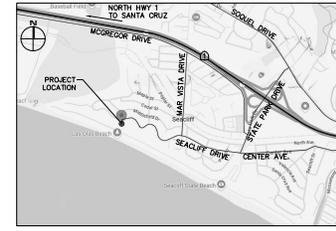
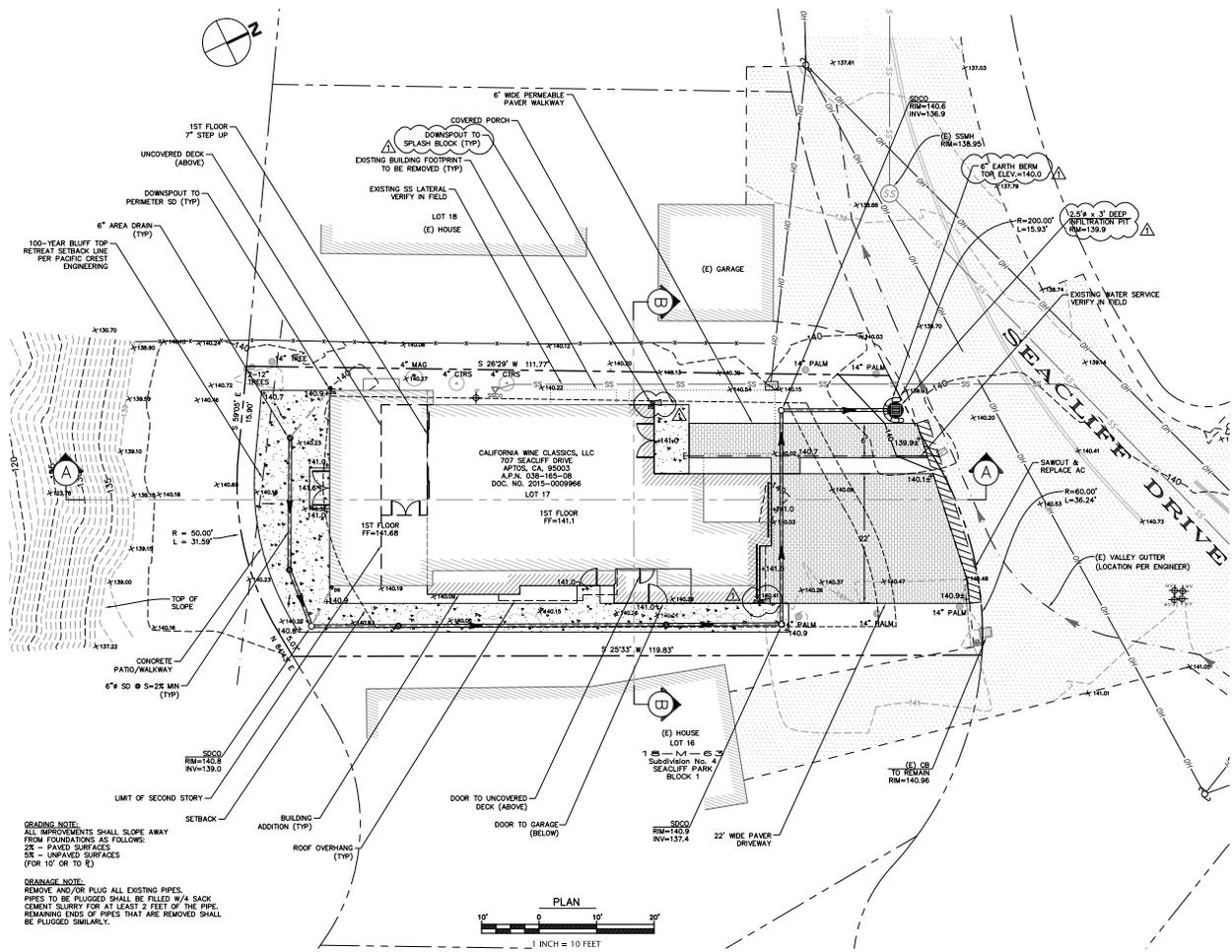
<b>D A T E</b>	07/10/2025
<b>D R A W N</b>	NH
<b>J O B</b>	INDELICATO BLOUDDOFF
<b>S W E E T</b>	P10



**Exhibit D**

**BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

①



VICINITY MAP

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED AC BERM
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERMETER SD
- PROPOSED EARTH BERM
- PROPOSED SDCO
- PROPOSED GB

ABBREVIATIONS

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

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
	13	17	4 FILL

NOTES:  
 1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDENTIFICALLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.  
 2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.  
 3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEY, R.I. ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP HAS BEEN ESTABLISHED BETWEEN IRON PIPE MONUMENTS FOUND ALONG SEACLIFF DRIVE PER THAT CERTAIN SUBDIVISION MAP ENTITLED "SUBDIVISION NO. 4 SEACLIFF PARK" FILED IN VOLUME 18 OF MAPS, AT PAGE 63 OF THE SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATION

SANTA CRUZ COUNTY BENCHMARK 474, LOCATED ON A CONCRETE PAD WITH A FIRE HYDRANT AT THE ENTRANCE GATE TO THE LAS OLAS HOA, BENCHMARK ELEVATION = 18.66 NAVD 88. THE CONTOUR INTERVAL IS 1 FOOT.

GRADING NOTE:  
 ALL IMPROVEMENTS SHALL SLOPE AWAY FROM FOUNDATIONS AS FOLLOWS:  
 2% = PAVED SURFACES  
 5% = UNPAVED SURFACES (FOR 10' OR TO E)

GRANADE NOTE:  
 REMOVE AND/OR PLUG ALL EXISTING PIPES. PIPES TO BE PLUGGED SHALL BE FILLED W/ A SACK CEMENT SURRY FOR AT LEAST 2 FEET OF THE PIPE. REMAINING ENDS OF PIPES THAT ARE REMOVED SHALL BE PLUGGED SIMILARLY.

REVISIONS PER COUNTY COMMENTS, 10/3/2025



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

RESIDENTIAL REMODEL AND ADDITION  
 FOR  
 ROBERT INDIALATO AND LESLIE BLODLOFF  
 707 SEACLIFF DRIVE, APTOS 95003  
 SANTA CRUZ COUNTY  
 APN 0338-105-009

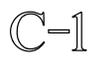
GRADING & DRAINAGE PLAN

project no. 25-029-1

date JULY 2025

scale AS SHOWN

dwg name CIVIL1.DWG



PLANNING SUBMITTAL

Exhibit D



**County of Santa Cruz**  
 Department of Community Development & Infrastructure  
 701 Ocean Street, 4th Floor, Santa Cruz, CA 95060-4070  
 (831) 454-2700

**Project Information & Threshold Determination - Appendix A**

Completion of this form shall be used in accordance with the application for determining the project information requirements. Applicants are encouraged to contact the Stormwater Department staff with any questions. Definitions, threshold details and further guidance is provided within Part 3 of the Design Criteria found on the Public Works website at <https://pwr.co.santacruz.ca.us/home.aspx>

**PROJECT CONTACT INFORMATION**

Project Site Address: <b>707 Seaciff Drive, Aptos, CA 95003</b>	Project Owner, Applicant, or Representative Name: <b>Robert Indelicato and Leslie Bloudoff</b>
Approved Permit Number (APN): <b>038-165-08</b>	Contact Phone Number: <b>(831) 470-6312</b>
Building Permit No. / Discretionary Approval:	Final Control District (additional permit fees for lot coverage may be assessed, refer to DP/PA Fee Schedule): <b>Zone G</b>

**PROJECT DESCRIPTION**

Lot Coverage	Actual	Adjusted	Notes	
A. Total lot area:	6,043 sq.ft.		Project lot owner shall not automatically calculated user fees. Applicant to enter information here if lot area is not correct.	
B. Existing Permitted Impervious Area:	4,842 sq.ft.			
C. Replaced Permitted Impervious Area:	3,289 sq.ft.			
D. Replaced Permitted Semi-impervious Area:	991 sq.ft.	496 sq.ft.		Total REPLACED Impervious & semi-impervious area: <b>3,785</b> sq.ft.
E. Total proposed Self-mitigating Area:	0 sq.ft.			Total NEW Impervious & semi-impervious area: <b>0</b> sq.ft.
F. Proposed Impervious Area:	0 sq.ft.	0 sq.ft.		
G. Proposed Semi-impervious Area:	0 sq.ft.	0 sq.ft.		

**Project Threshold Classification**

Owner will submit a PMF and/or other documents and/or NEW to allow staff to determine project size below: **3,785** sq.ft.

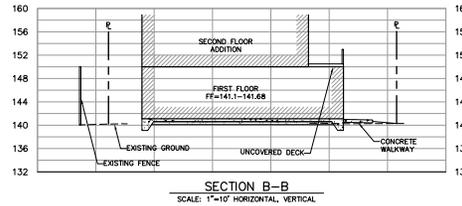
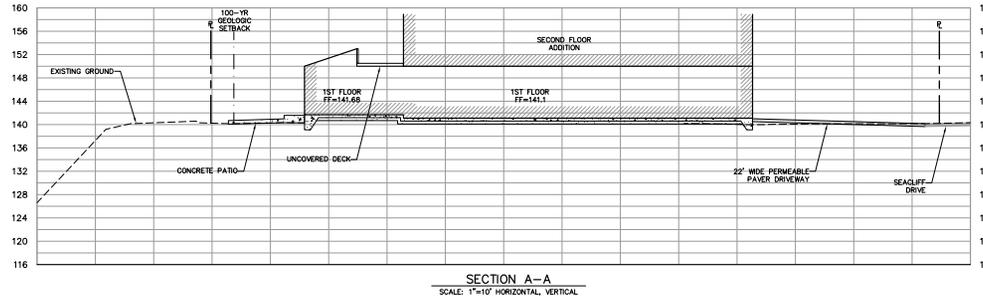
- Small Project** (less than 500 sq.ft. created and/or replaced) - Use Appendix B Small Project Submittal Requirement for submittal requirement guidance.
- Medium Project** (more than 500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use Appendix C Medium Project Submittal Requirements for submittal requirement guidance.
- Large Project** (more than 5,000 sq.ft. created and/or replaced OR 50% increase in permitted impervious area\*\*) - Use Appendix D Large Project Submittal Requirement for submittal requirement guidance.

1. Application is part of a phased project OR master plan? Yes  No
2. No diversion is proposed and pre-development runoff patterns will be maintained. Yes  No
3. Application complies with Part 3 of the Design Criteria requirements. Yes  No
4. Drainage has been evaluated. There are no existing drainage issues on the site and none anticipated. Yes  No
5. Safe stormwater overflow has been incorporated into the project design. No adverse impacts to neighboring properties, drainage pathways or roadways are anticipated. Yes  No

**Signature Required**

By signing this form, the signee agrees the information provided herein represents, to the best of their knowledge the scope of work being proposed. Signee acknowledges this document to be used as a guideline for determining the project based on stormwater requirements, additional requirements and certification may be required.

\*Home will apply a 50% credit for semi-impervious areas so final owner. Applicant shall not apply the credit.  
 \*\* Projects that add more than 50% impervious area coverage are required to mitigate the entire site.



REVISIONS PER COUNTY COMMENTS, 10/3/2025



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

RESIDENTIAL REMODEL AND ADDITION  
 FOR  
 ROBERT INDELICATO AND LESLIE BLOUDDOFF  
 707 SEACIFF DRIVE, APTOS 95003  
 SANTA CRUZ COUNTY  
 APN 038-165-08  
 DETAILS

project no. 25-029-1  
 date JULY 2025  
 scale AS SHOWN  
 dwg name CIVIL1.DWG

C-2

TOTAL AREA OF DISTURBANCE = 0.139 ACRES  
= 6,043 SF

**SITE HOUSEKEEPING REQUIREMENTS**

**CONSTRUCTION MATERIALS**

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

**LANDSCAPE MATERIALS**

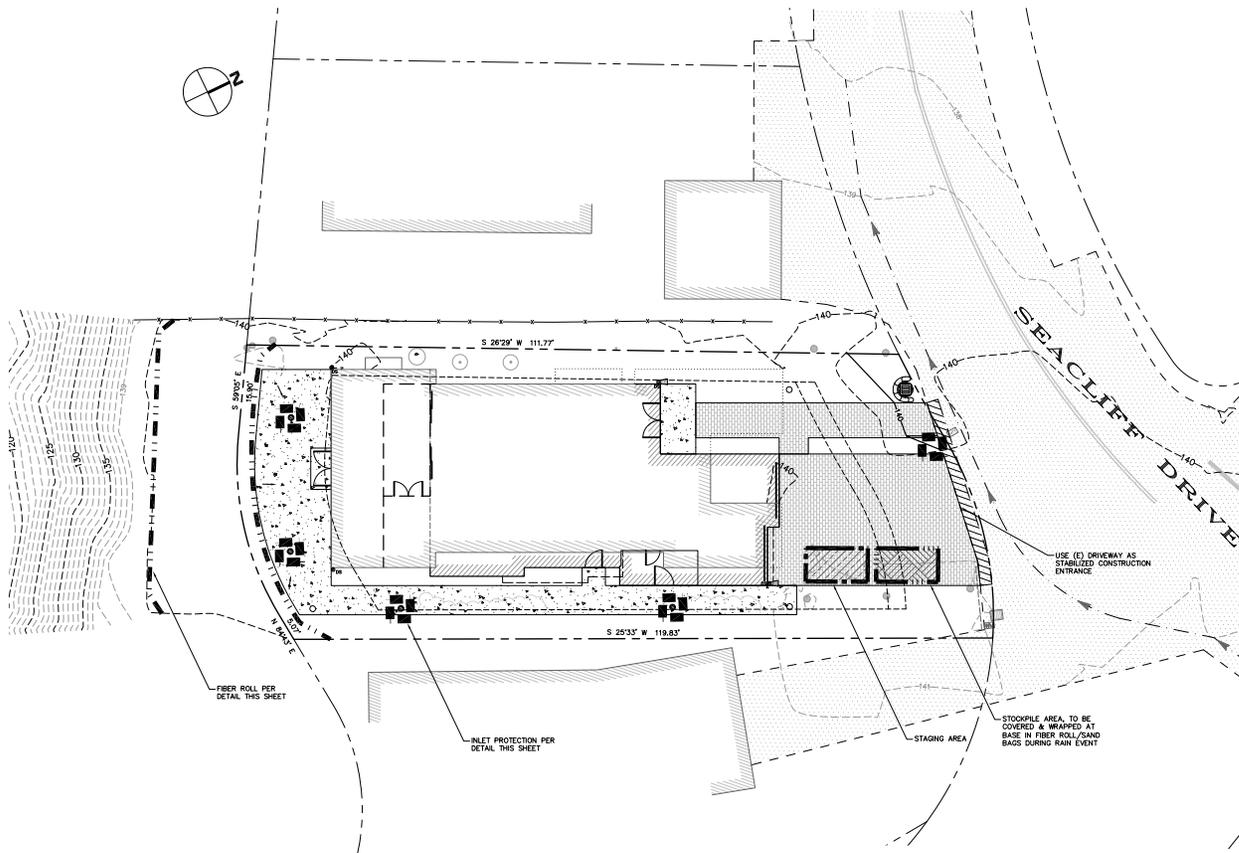
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER 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 BUMPS.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

**WASTE MANAGEMENT**

1. DISPOSAL OF ANY WASTE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM AN INLET STREET OR DRIVEWAY.
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.
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.



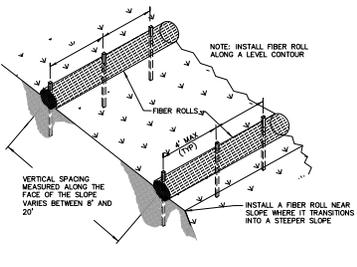
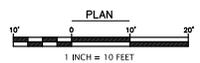
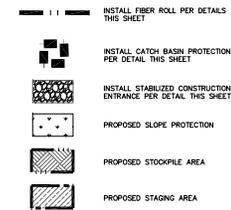
**EROSION CONTROL MEASURES**

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 LINEY 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 SHALL BE REQUIRED.
  4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDDED 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 50 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.

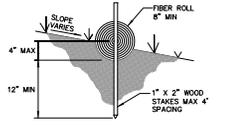
**EXPOSED SLOPE MEASURES**

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%.

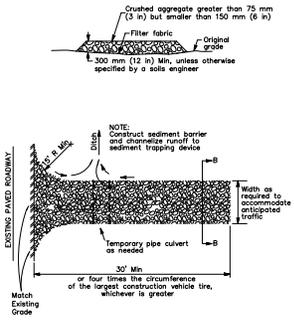
**EROSION CONTROL LEGEND**



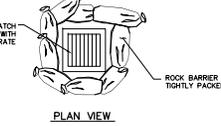
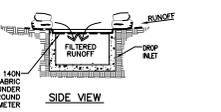
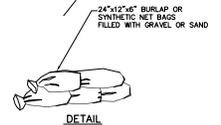
TYPICAL FIBER ROLL INSTALLATION



FIBER ROLL DETAIL IN SLOPE AREA



CONSTRUCTION ENTRANCE DETAIL



GRAVEL BAG CATCH BASIN PROTECTION

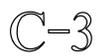
REVISIONS PER COUNTY COMMENTS, 10/3/2025



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

RESIDENTIAL REMODEL AND ADDITION  
FOR  
ROBERT INDELLATO AND LESLIE BLODDOFF  
707 SEACLIFF DRIVE, APTOS 95003  
SANTA CRUZ COUNTY  
APL1038-165-038  
STORMWATER POLLUTION  
CONTROL PLAN

project no.  
25-029-1  
date  
JULY 2025  
scale  
AS SHOWN  
dwg name  
CIVIL1.DWG

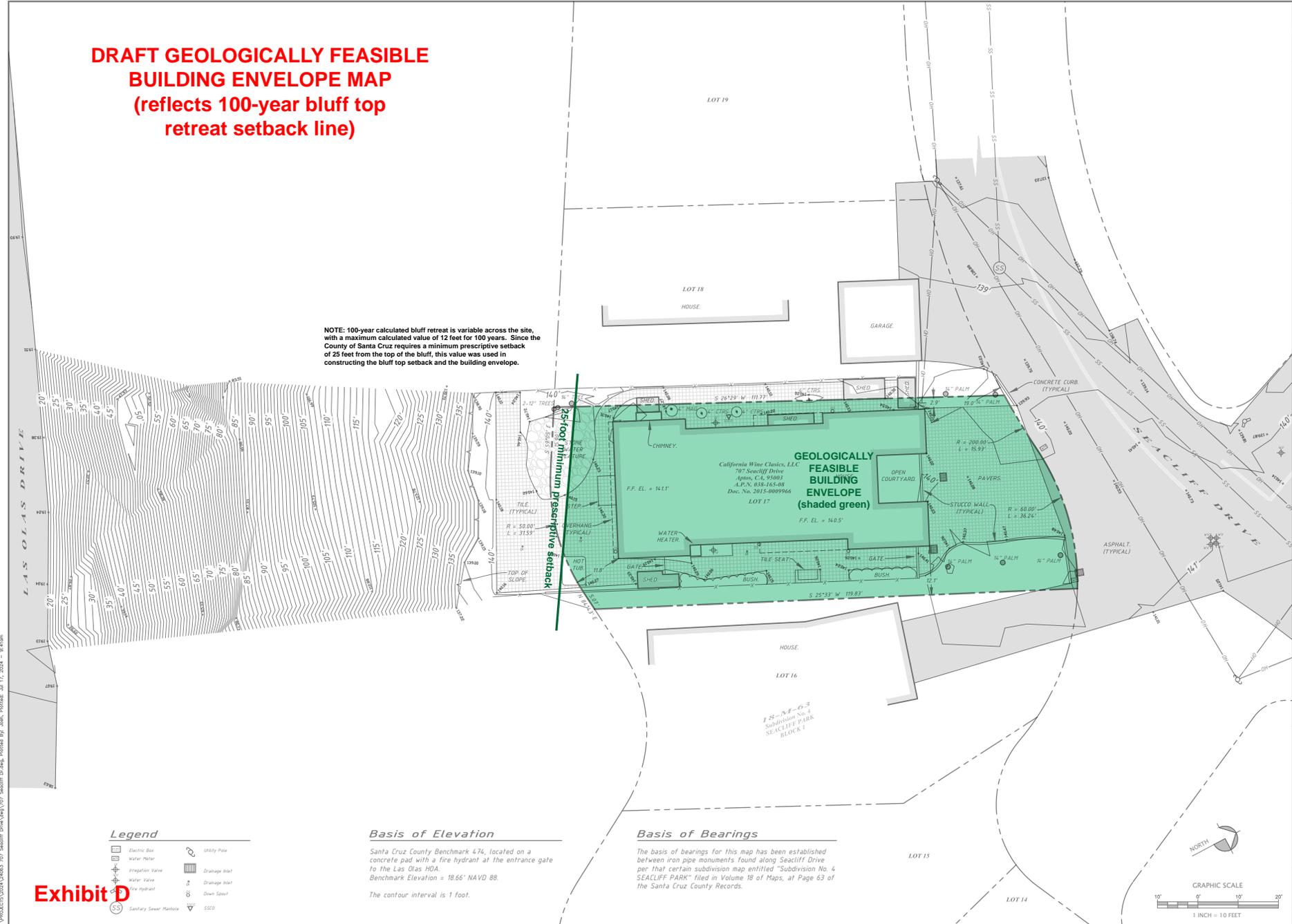


# DRAFT GEOLOGICALLY FEASIBLE BUILDING ENVELOPE MAP (reflects 100-year bluff top retreat setback line)

NOTE: 100-year calculated bluff retreat is variable across the site, with a maximum calculated value of 12 feet for 100 years. Since the County of Santa Cruz requires a minimum prescriptive setback of 25 feet from the top of the bluff, this value was used in constructing the bluff top setback and the building envelope.

25-foot minimum prescriptive setback

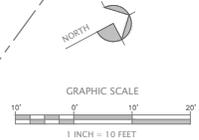
**GEOLOGICALLY FEASIBLE BUILDING ENVELOPE (shaded green)**



Legend	
	Electric Box
	Water Meter
	Irrigation Valve
	Water Valve
	Hydrant
	Sanitary Sewer Manhole
	Utility Pole
	Drainage Inlet
	Drainage Outlet
	Down Spout
	SSD

**Basis of Elevation**  
 Santa Cruz County Benchmark 474, located on a concrete pad with a fire hydrant at the entrance gate to the Las Olas HOA.  
 Benchmark Elevation = 18.66' NAVD 88.  
 The contour interval is 1 foot.

**Basis of Bearings**  
 The basis of bearings for this map has been established between iron pipe monuments found along Seaclyff Drive per that certain subdivision map entitled "Subdivision No. 4 SEACLYFF PARK" filed in Volume 18 of Maps, at Page 63 of the Santa Cruz County Records.



**Exhibit D**

HANABAN LAND SURVEYING  
 305-C BOQUEL AVE.  
 SANTA CRUZ, CA 95062  
 PHONE (831) 489-3429  
 Paul Hanagan LS 7197

PROFESSIONAL LAND SURVEYOR  
 PAUL J. HANAGAN  
 NO. 7197  
 STATE OF CALIFORNIA

HANABAN LAND SURVEYING  
 305-C BOQUEL AVE.  
 SANTA CRUZ, CA 95062  
 PHONE (831) 489-3429

REVISION  
 APPROVED Paul Hanagan LS 7197

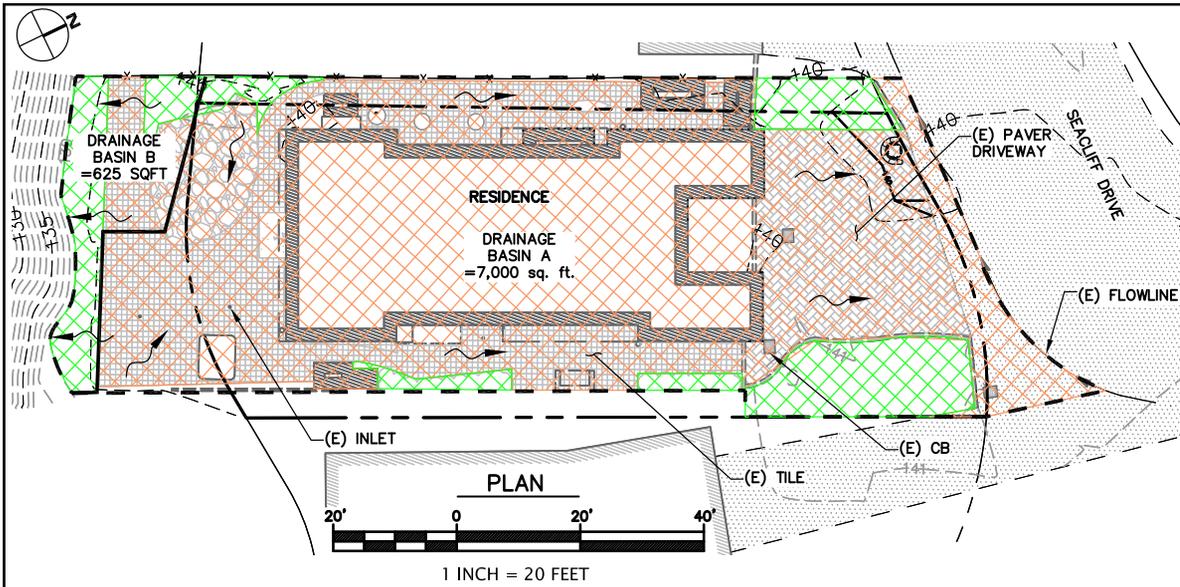
Topographic Map, The Lands of  
**California Wine Classics, LLC**  
 707 Seaclyff Drive, Aptos, CA, 95003

Santa Cruz County  
 A.P.N. 038-455-08  
 DATE 7-17-2024  
 SCALE 1" = 10'

DESIGN  
 DRAWN J. Keaney

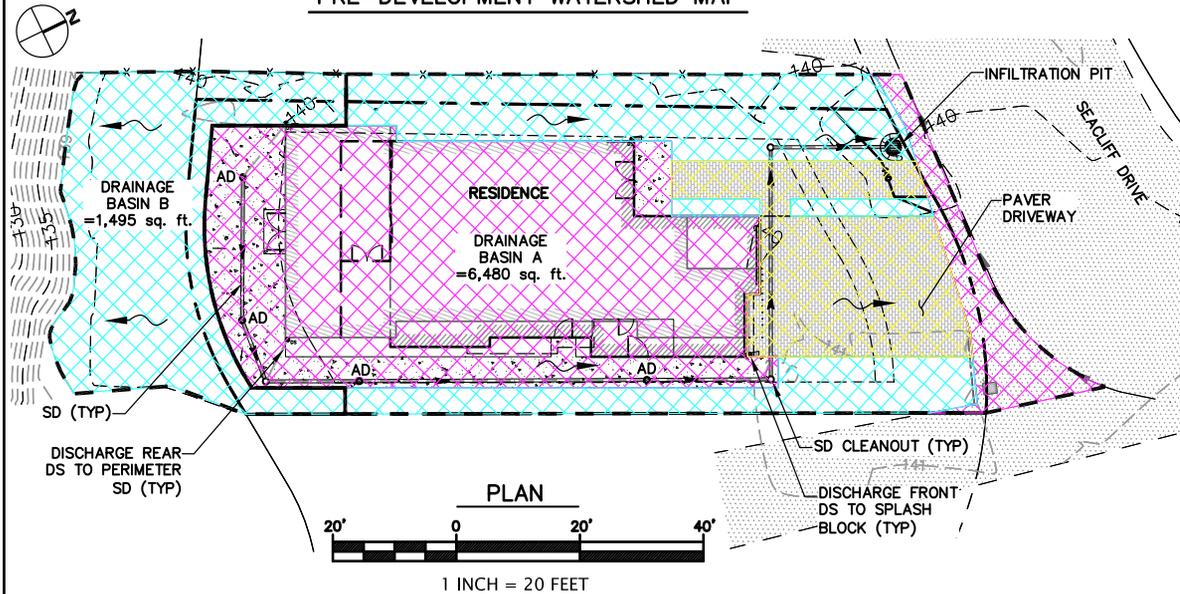
SHEET  
**SU-1**  
 OF 7 SHEETS  
 24063

JOB NO.



**PRE-DEVELOPMENT KEY**

- BASIN A:
- IMPERVIOUS AREA = 6,150 sq.ft.
  - PERVIOUS AREA = 850 sq.ft.
- BASIN B:
- IMPERVIOUS AREA = 250 sq.ft.
  - PERVIOUS AREA = 375 sq.ft.



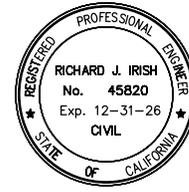
**POST-DEVELOPMENT KEY**

- BASIN A:
- IMPERVIOUS AREA = 3,755 sq.ft.
  - PERVIOUS AREA = 1,735 sq.ft.
  - SELF-MITIGATING AREA = 990 sq.ft.
- BASIN B:
- IMPERVIOUS AREA = 0 sq.ft.
  - PERVIOUS AREA = 1,495 sq.ft.

**RI Engineering, Inc.**

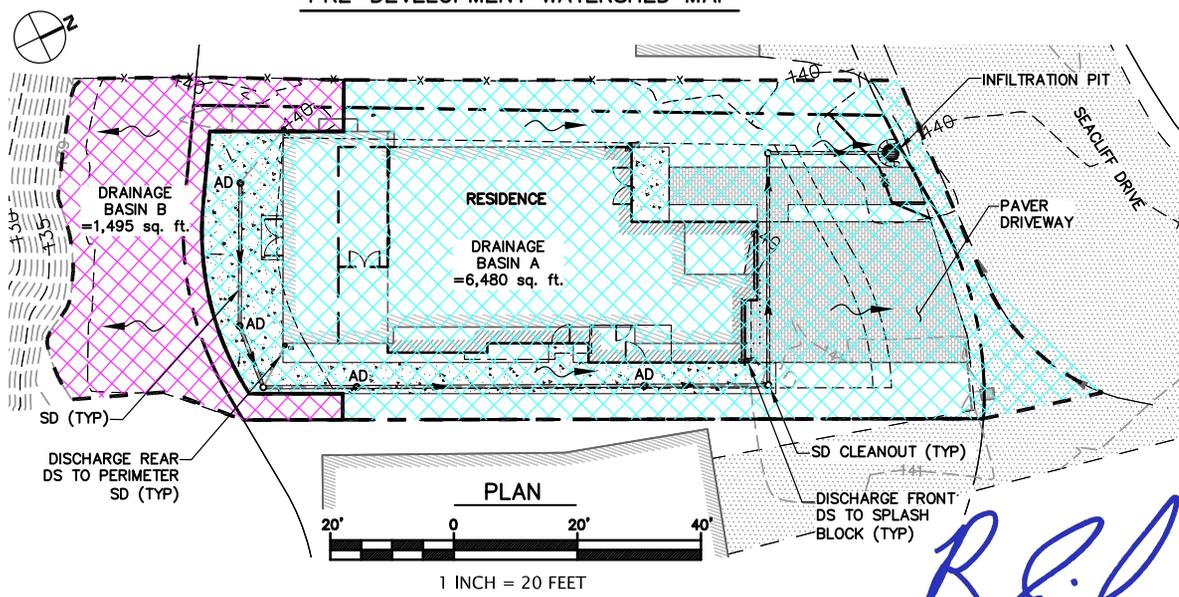
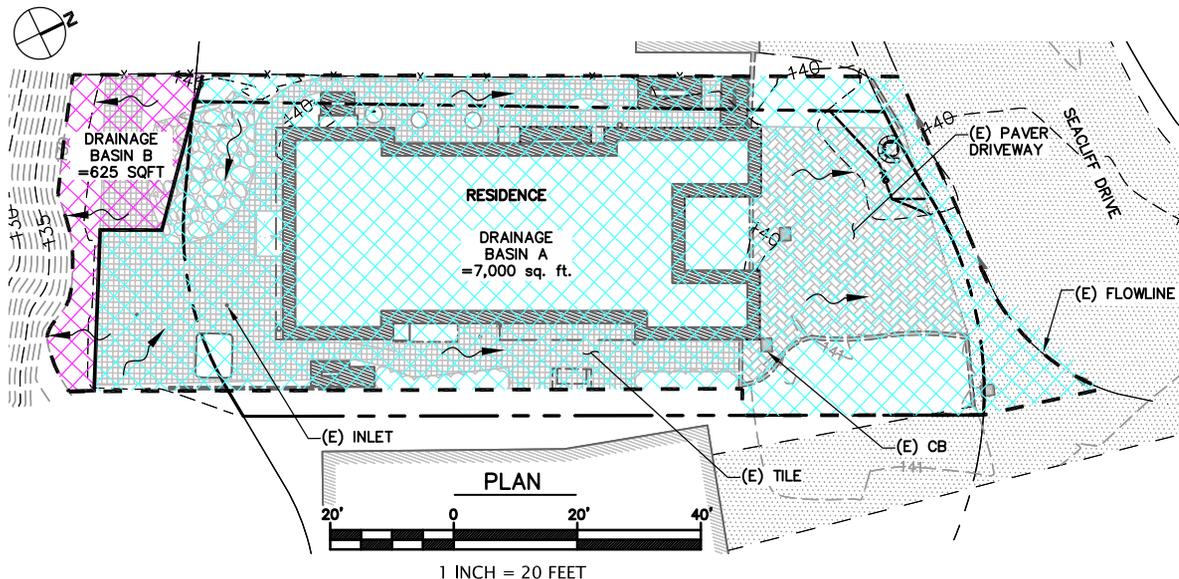
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.rfiengineering.com

RESIDENTIAL REMODEL & ADDITION  
FOR  
ROBERT INDELIATO & LESLIE BLOUDOFF  
707 SEACLIFF DRIVE, APTOS 95003  
SANTA CRUZ COUNTY  
APN 038-165-08  
**PRE & POST DEVELOPMENT DRAINAGTE MAP**

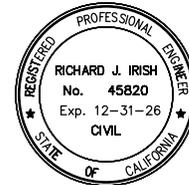


*R. Irish*

project no.	25-029-1
date	OCTOBER 2025
scale	AS SHOWN
dwg name	DRAINAGE_MAP.dwg



*R. J. Irish*



**RI Engineering, Inc.**

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

RESIDENTIAL REMODEL & ADDITION FOR ROBERT INDELIATO & LESLIE BLOUDOFF 707 SEA CLIFF DRIVE, APTOS 95003 SANTA CRUZ COUNTY APN 038-165-08	PRE & POST DEVELOPMENT DRAINAGE MAP
project no. 25-029-1	
date OCTOBER 2025	
scale AS SHOWN	
dwg name DRAINAGE_MAP.dwg	

# Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

## How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

### Roof

<b>Enter either</b>		Do not enter words or symbols
Estimated % of roof to be modified	72%	
<b>or</b>		
Area of Existing Roof		SF
Total Modified Area of Roof		SF

### Calculation Tips

#### Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

### Exterior Walls

<b>Enter either</b>		
Estimated % of exterior walls to be modified	66%	
<b>or</b>		
Total length of <u>existing</u> exterior walls		LF
Total length of <u>modified</u> exterior walls		LF

#### Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

### Floors

<b>Enter either</b>		
Estimated % of floor area to be modified	21%	
<b>or</b>		
Total area of <u>existing</u> floors		SF
Total area of <u>modified</u> floors		SF

#### Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

**Foundations**

Enter either

Estimated % of foundations to be modified	28%
---	-----

or

Perimeter Foundations		
Total length of <u>existing</u> perimeter foundation		LF
Total length of <u>modified</u> perimeter foundation		LF
Area of first floor supported by perimeter foundation		SF
Slab Foundations		
Total area of <u>existing</u> slab foundation		SF
Total area of <u>modified</u> slab foundation		SF
Area of first floor supported by slab foundation		SF
Pier and Grade Beam Foundation		
Total length of <u>existing</u> pier and grade beam foundation		LF
Total length of <u>modified</u> pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF

**Foundation Calculation Notes:**  
 Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;  
 Modification of a slab is measured as percentage of area.  
 Where piers are added or reinforced, multiply the number of modified piers by the average spacing.  
 Where one pier or anchor is added, count as a modification of 4'.  
 Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary	
Roof Modification (15%)	11%
Exterior Wall Modification (65%)	43%
Floor Framing Modification (10%)	2%
Foundation Modification (10%)	3%
	59%

**For Planning Staff Only**  
 If structural modifications exceed the level of modification indicated below, a discretionary application is required.  
 C 65%                      C Other\*  
 C 50%                      C No Maximum\*  
 \*Explain: \_\_\_\_\_

APN: 038-165-08      Owner Name: BLODORF INDELICATO      Date: 6/30/25

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

  
 \_\_\_\_\_  
 Signature

COVE BRITTON  
 \_\_\_\_\_  
 Print Name

# FOR TAX PURPOSES ONLY

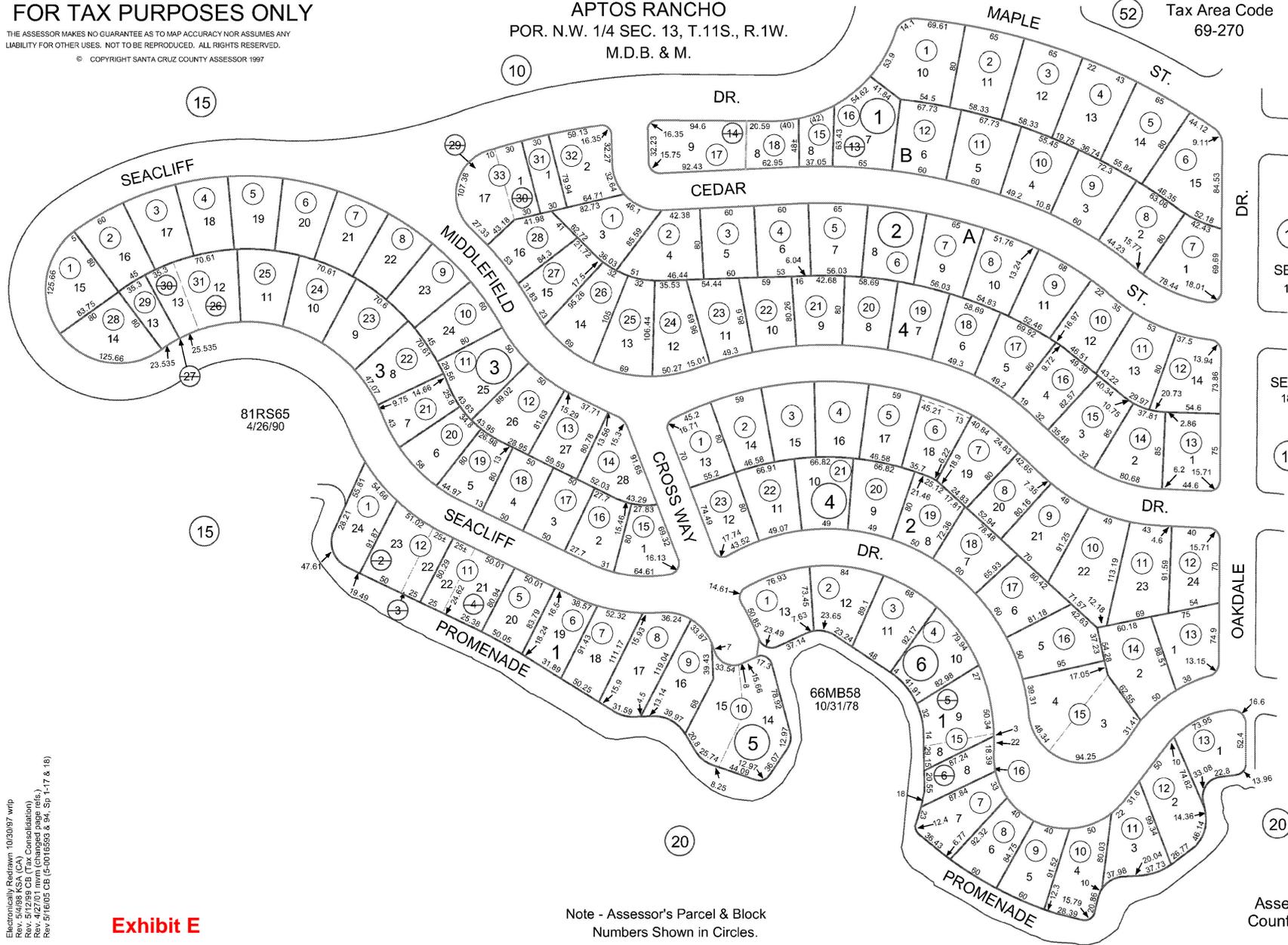
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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APTOS RANCHO  
POR. N.W. 1/4 SEC. 13, T.11S., R.1W.  
M.D.B. & M.

Tax Area Code  
69-270

38-16



11  
SEACLIFF PARK SUB # 4  
18MB70 1/7/26

17  
SEACLIFF PARK SUB # 4  
18MB63 6/18/25

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

Assessor's Map No. 38-16  
County of Santa Cruz, Calif.  
Oct., 1997

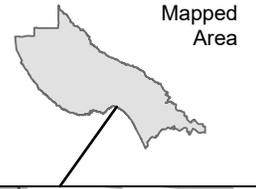
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Rev. 5/12/99 CB (Tax Consolidation)  
Rev. 4/27/01 mmr (changed page refs.)  
Rev. 5/16/05 CB (0-0116593 & 94, Sp 1-17 & 18)

Exhibit E



Santa Cruz County Planning Department

# Parcel Location Map

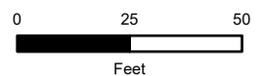
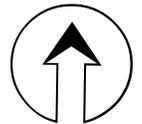


**Parcel: 03816508**

 Subject Parcel

Map printed: 9 Jan. 2026

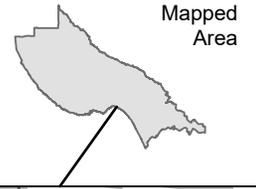
**Exhibit E**





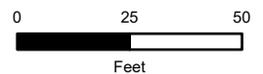
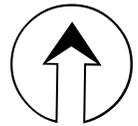
Santa Cruz County Planning Department

# Parcel General Plan Map



 Subject Parcel

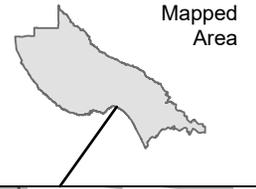
Exhibit E



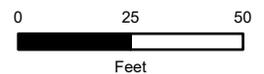
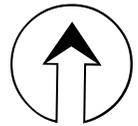


Santa Cruz County Planning Department

# Parcel Zoning Map



 Subject Parcel



**Exhibit E**

## 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: Approximately 6,000 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Seacliff Drive  
Planning Area: Aptos  
Land Use Designation: R-UM (Urban Medium Residential Density)  
Zone District: R-1-4 (Single Family Residential (Minimum 4,000 square foot parcel))  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.:  Yes  No

**Technical Reviews:** Combined Soils and Geology Report (REV251191)

### Environmental Information

Geologic Hazards: Coastal Bluff  
Fire Hazard: Not a mapped constraint  
Slopes: Coastal Bluff  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Foundation only  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped resource  
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

9 January 2026

Matson Britton Architects  
Attn: Cove Britton  
728 N Branciforte Ave  
Santa Cruz CA 95062

Subject: Review of the project site Geotechnical Investigation report dated 16 May 2025 by Pacific Crest Engineering, Inc., Project No. 24060-SZ69-H29

Review of the project site Geological Investigation report dated 4 December 2025 by Pacific Crest Engineering, Inc. Project No. 24037-SZ69-B45

Project Site: 707 Seacliff Drive  
APN 038-165-08  
Application No. REV251191 (related to CDP251313)

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 that 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 Geologic Hazards shall be recorded prior to issuance of building permit(s) for the proposed project. The declaration form will be prepared and provided along with instructions for recording upon building permit submittal. [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>

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

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

Please contact Rick Parks at (831) 454-3168/email: [Rick.Parks@santacruzcountyca.gov](mailto:Rick.Parks@santacruzcountyca.gov) or Craig Stewart at (831) 454-3175/email: [Craig.Stewart@santacruzcountyca.gov](mailto: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  
Planning Division, Attn: Nathan MacBeth  
Pacific Crest Engineering, Inc., Attn: Erik Zinn CEG  
Pacific Crest Engineering, Inc., Attn: Elizabeth Mitchell GE  
Leslie Bloudoff and Robert Indelicato <[robert@nostravitawinery.com](mailto:robert@nostravitawinery.com)>

Attachments: Notice to Permit Holders

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

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

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

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