

Nathan MacBeth

From: Cove Britton <cove@matsonbritton.com>
Sent: Thursday, March 19, 2026 12:11 PM
To: Nathan MacBeth
Cc: Martha Matson
Subject: Re: FW: 3/20 Public Hearing 719 Seaclyff Drive Aptos

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Nate,

Thank you for forwarding the neighbor correspondence and confirming that it has been provided to the Zoning Administrator in advance of the hearing.

I would like to provide a brief response for the record addressing both the public comments received and the recommended stormwater conditions of approval.

Neighbor Comments

The issues raised in the neighbor correspondence primarily relate to private views, project scale, and CEQA compliance.

With respect to views, while we understand the concern, private views are not a protected interest under the County Code or CEQA. The project has been reviewed for visual compatibility and complies with all applicable development standards, including height, setbacks, and zoning requirements.

Regarding project scale, the proposed residence is consistent with development patterns in the surrounding area and complies with all applicable zoning standards. Similar residential redevelopment projects of comparable size have recently been approved in the immediate vicinity under the same regulatory framework. The inclusion of an ADU is also consistent with current State law and County regulations.

Regarding CEQA, the project qualifies for a categorical exemption as a replacement single-family residence. The record does not contain evidence of unusual circumstances or a potentially significant environmental impact that would preclude the use of the exemption. The question of historic resource status has also been addressed, and there is no evidence in the record supporting such a designation for the existing structure.

The project has also been evaluated for geologic stability through accepted geotechnical and geologic reports and complies with the required setbacks and safety standards.

Accordingly, the concerns raised do not appear to relate to applicable approval criteria or to be supported by substantial evidence in the record.

Stormwater / DPW Conditions

We appreciate DPW staff's efforts to address stormwater management; however, we would like to clarify several points based on the technical record developed to date.

The project site is constrained by geotechnical requirements that prohibit discharge over the coastal bluff for safety reasons. As a result, a limited and controlled diversion of runoff toward the existing Seacliff Drive drainage system is necessary.

The project team has provided engineering analysis, including basin-level evaluation, demonstrating that the existing drainage system serving the subdivision has adequate capacity to accommodate the minor incremental flow associated with the project. This analysis does not appear to be directly addressed in the staff report.

We are concerned that certain of the recommended conditions introduce requirements that are not clearly tied to established standards or that may not be feasible in practice. In particular, the requirement to obtain legal permission from downstream property owners to convey occasional additional runoff through existing drainage routes places project approval in the hands of third parties outside the applicant's control. This is a problematic requirement for residential development within an existing subdivision served by an established drainage system.

We respectfully request that any stormwater-related conditions be structured so that compliance can be demonstrated through standard engineering analysis and plan check review, consistent with established County criteria, rather than through discretionary third-party approvals or undefined alternative analyses.

The record supports that the project meets applicable approval criteria, and we remain committed to working with Public Works staff to finalize a compliant and constructible stormwater design consistent with site constraints.

Please let me know if any additional information would be helpful in advance of the hearing.

Thank you,

Cove Britton

Matson Britton Architects

On Thu, Mar 19, 2026 at 10:51 AM Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov> wrote:

Martha,

I tried calling you this morning but was unable to leave a message because your voicemail was "full".

I am confirming receipt of correspondence from Cove and RI regarding the recommended conditions of approval from Stormwater Management. In addition, I have received the following email

correspondence from a neighbor regarding the proposal. All comments have been forwarded to the Zoning Administrator for consideration.

Please let me know if you have any questions.

Thank you,



Nathan MacBeth

Development Review Planner

Community Development & Infrastructure

Phone: 831-454-3118

701 Ocean Street, Room 400



From: Mike Lampkin <lampkinmb@gmail.com>
Sent: Wednesday, March 18, 2026 2:44 PM
To: Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>
Subject: Re: 3/20 Public Hearing 719 Seacliff Drive Aptos

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Thank you Nathan.

Nathan MacBeth

To: Mike Lampkin
Cc: Matt Machado; Nicole Coburn; Sheila McDaniel; Jocelyn Jansen
Subject: RE: 3/20 Public Hearing 719 Seacliff Drive Aptos

Mike,

The web link below outlines the appeal process for Conditional Permits (Zoning Administrator) Actions.
[Discretionary Permit Appeals](#)

Thank you,



Nathan MacBeth

Development Review Planner
Community Development & Infrastructure

Phone: 831-454-3118
701 Ocean Street, Room 400



From: Mike Lampkin <lampkinmb@gmail.com>

Sent: Thursday, March 19, 2026 12:45 PM

To: Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>

Cc: Matt Machado <Matt.Machado@santacruzcountyca.gov>; Nicole Coburn <Nicole.Coburn@santacruzcountyca.gov>; Sheila McDaniel <Sheila.McDaniel@santacruzcountyca.gov>; Jocelyn Jansen <Jocelyn.Jansen@santacruzcountyca.gov>

Subject: Re: 3/20 Public Hearing 719 Seacliff Drive Aptos

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good Afternoon Nathan,

Thank you for confirming the appeal fee. If approved, we plan to file an appeal within the 10 day period, since we don't believe enough information was provided with this decision. To clarify, the appeal must be filed within 10 days of the decision? Please confirm.

I located the following excerpt from the code document

Item 13.11.070(B)(5)(b)

(5) Views.

(b) Development should minimize the impact on private views from adjacent parcels wherever practicable.

Per the above, the applicant is in clear violation. Please advise.

It's unfortunate Santa Cruz County willingly approves these exemptions for a part time applicant/resident, who typically is residing one night every eight to ten weeks. Also, per applicant they have no intention to alter residency or contribute to the community.

Thank you,

Mike Lampkin
(415) 423-7824
lampkinmb@gmail.com

On Wed, Mar 18, 2026 at 2:44 PM Mike Lampkin <lampkinmb@gmail.com> wrote:

Thank you Nathan.

Mike Lampkin
(415) 423-7824
lampkinmb@gmail.com

On Wed, Mar 18, 2026 at 2:25 PM Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov> wrote:

Mike,

Sorry for just getting back to you. Appeals of a determination by the Zoning Administrator requires payment of a fee in the amount of \$2,420.

Thank you,

Nathan MacBeth

From: Cove Britton <cove@matsonbritton.com>
Sent: Monday, March 16, 2026 10:35 AM
To: Jocelyn Jansen
Cc: Rodney Trujillo; Jennifer Buckley; Craig Stewart; Nathan MacBeth; Carolyn Burke; Richard J. Irish; Matt Machado; Natalie Kirkish; Manu Koenig; Kimberly De Serpa; Jamie Sehorn
Subject: Re: 719 Seacliff Drive CDP Drainage Review

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Subject: Stormwater Conditions and PSA Compliance – Application 251308 (719 Seacliff Drive)

Dear Ms. DeSerpa and Supervisor Koenig,

I am writing regarding the stormwater conditions included in the staff report for **Application No. 251308 (719 Seacliff Drive)**. These conditions raise serious concerns regarding both the **technical justification** and the **legal basis** for the requirements being imposed.

More importantly, the staff report provides **no analysis supporting these conditions**, does not address the **basin capacity analysis already submitted**, and appears to impose requirements that exceed the lawful authority of County staff.

1. Absence of Analysis in the Staff Report

The staff report contains no substantive engineering or policy analysis supporting the requirement that the applicant:

- retain runoff on-site for a **25-year storm event via infiltration**, or
- perform a **downstream drainage assessment to the beach** and obtain legal permission from downstream property owners.

These requirements are presented as conclusions without any explanation of:

- the specific drainage impact created by this project,
- the capacity limitations of the existing system, or
- the basis for requiring watershed-scale analysis for a single residential project.

Conditions of approval must be supported by **substantial evidence and analysis in the administrative record**. That analysis is absent here.

2. Failure to Address Submitted Basin Analysis

The project already provided a **basin analysis demonstrating downstream drainage capacity**. The staff report does not address this analysis in any meaningful way.

Instead, the conditions assume that downstream capacity must be evaluated without acknowledging the engineering work that has already been submitted demonstrating that capacity exists.

Ignoring submitted technical analysis while imposing additional requirements creates an administrative record that is **incomplete and potentially misleading**.

3. Nexus and Proportionality

This project is located within a **recorded subdivision served by an existing drainage system designed for that subdivision**. The proposed residence replaces an existing structure on a parcel that historically drains to that system.

Requiring:

- watershed-scale downstream analysis to the ocean, and
- potential legal agreements from downstream property owners,

appears **grossly disproportionate to the scale and impact of this project**.

Permit conditions must have a **clear nexus to the impacts of the proposed development and must be roughly proportional to those impacts**. The staff report provides no such nexus analysis.

4. Requirement to Obtain Legal Rights From Downstream Property Owners

Condition 3(b) requires the applicant to obtain:

“Legal documentation from downstream property owners... to allow diversion through their properties.”

County staff do not have authority to require applicants to obtain **property rights from unrelated third parties** as a condition of permit approval.

This requirement is particularly problematic because it introduces the possibility that **non-participants in the permit process could effectively veto project approval**. Such conditions are widely recognized as impractical and inappropriate for residential development within existing subdivisions.

5. Countywide Implications

Many properties along the County’s coastal bluffs are subject to **geotechnical and geologic constraints that require controlled diversion of stormwater away from unstable areas**.

If Public Works routinely requires downstream watershed analysis and third-party legal agreements in such cases, this would create **an unworkable standard for numerous existing residential parcels** throughout the County.

Stormwater requirements should instead be grounded in **site-specific impacts and the demonstrated capacity of existing drainage systems**.

6. Permit Streamlining Act Concerns

Finally, this project is now being scheduled for hearing **well beyond the timelines required by the Permit Streamlining Act.**

Under Government Code §65943 and §65950, development applications must be processed and acted upon within specific statutory deadlines. Where those deadlines are exceeded, the project may be **deemed approved as a matter of law.**

Proceeding with a hearing while imposing unsupported and potentially infeasible conditions raises serious concerns regarding the County's compliance with the PSA.

Conclusion

The stormwater conditions proposed for this project are unsupported by analysis in the staff report, fail to address the basin analysis already submitted, and appear to impose requirements that exceed the lawful scope of project-level mitigation.

Given these issues, I respectfully request reconsideration of these conditions prior to the hearing and clarification of the County's legal and technical basis for the requirements being imposed.

Sincerely,

Cove Britton

Architect

Matson Britton Architects

On Mon, Mar 16, 2026 at 9:46 AM Jocelyn Jansen <Jocelyn.Jansen@santacruzcountyca.gov> wrote:
Got. I just scheduled. Everyone should have received an invitation.

Thanks - Jocelyn

From: Cove Britton <cove@matsonbritton.com>

Sent: Friday, March 13, 2026 11:59 AM

To: Jocelyn Jansen <Jocelyn.Jansen@santacruzcountyca.gov>

Cc: Rodney Trujillo <Rodney.Trujillo@santacruzcountyca.gov>; Jennifer Buckley <Jennifer.Buckley@santacruzcountyca.gov>; Craig Stewart <Craig.Stewart@santacruzcountyca.gov>; Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>; Carolyn Burke <Carolyn.Burke@santacruzcountyca.gov>; Richard J. Irish <richard@riengineering.com>; Matt Machado <Matt.Machado@santacruzcountyca.gov>; Natalie Kirkish <Natalie.Kirkish@santacruzcountyca.gov>; Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; Kimberly De Serpa <Kimberly.DeSerpa@santacruzcountyca.gov>; Jamie Sehorn <Jamie.Sehorn@santacruzcountyca.gov>

Subject: Re: 719 Seacliff Drive CDP Drainage Review



Civil Engineering

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

March 16, 2026

County of Santa Cruz Supervisors Kim DeSerpa and Manu Koenig
County of Santa Cruz
Via Email

Subject: Stormwater Department Review of Drainage Design for 719 Seacliff Avenue, Application 251308.

Dear Supervisors,

I am writing this letter to discuss the review process and changing criteria being applied to the drainage design for the above noted project. The project is the proposed construction of a new single-family residence on a lot of record in Seacliff to replace an existing residence in approximately the same location. The property is located along the bluff above Las Olas Drive.

In our design we were faced with the requirement to keep all storm water runoff from flowing over the top of the bluff. This is a requirement of the geotechnical engineer and our office and is to help prevent landsliding along the bluff. As a result, we had to “divert” runoff from a small portion of the site to Seacliff Drive.

For clarity and to give an understanding of the scale of the diversion, the area in question is approximately 2,680 square feet and the runoff from this area during a 25-year, 1 hour storm event is approximately 0.15 cubic feet per second Which is equal to about 4 ½ garden hoses running full during a 25-year storm. This flow will last for less than 10 minutes, the average flow would be 1.5 garden hoses running full. The increased area being created is approximately 2% of the entire drainage basin discharging to Sea Cliff Drive.

I am using the 25-year storm event because that is the event that the Drainage Department identified in their first review of our plan submittal. There was no justification, citation of code, or reference to the Design Guide Lines provided for this requirement.

In their 10/30/26 review of the plans the Drainage Department (attached) gave us three options.

- a. Retain (hold entire impervious volume) runoff for a 25-year storm event. The criteria were later changed during the back-and-forth design process.
 - b. Perform a downstream analysis to determine if the system in Seacliff Drive has capacity for the increased runoff.
 - c. Demonstrate that the runoff from the newly developed site is equivalent to the existing site.
- We initially chose to go with option a. However, due to poor soils and unknown deep infiltration rates we abandoned that approach because of the time involved in completing the design. (More geotechnical evaluation and testing), and moved to option c.
 - When we submitted plans for option c. we were told that our system was not designed correctly, however, there was no review of our work that we saw and no written support for that decision.
 - Then, in order to simplify the process, we decided try option b. a downstream analysis. Our results showed, unsurprisingly, that the system has the capacity to convey the extra flow from our “diversion” That resulted in an email from Drainage Staff (attached) asking for additional information and documentation including an



additional downstream analysis, analysis of the pipe that crosses private property including a video inspection and gaining permission from the property owners to allow the increased flow to enter the pipe. This pipe already takes runoff from approximately 127,000 square feet of area from other homes and Seacliff Drive.

In my opinion, County staff has lost the forest for the trees and this is not the first time we have gone down this rabbit hole. In one of our past projects where we had a diversion, our client ultimately spent over 15 years and \$150,000 in fees and mitigation because the downstream owner did not grant permission for water to cross their property.

The reason for the “diversion” is to protect the life and safety of people on Las Olas Drive. To facilitate this goal County staff could reflect on what is more important, keeping people from being hurt by landslides or making sure some stormwater doesn’t go where most of the stormwater in the neighborhood currently does go. Instead we get round after round of review with changing parameters, changing staff and no resolution.

We can with fairly straight forward methods provide a design that will discharge the same amount of water into the Seacliff Drive system as is being directed there currently. This is the option c. that County staff proposed.

In reviewing the proposed Conditions of Approval in the Staff Report to the Zoning Administrator dated March 20, 2026 we noted that Option c. has been removed as an option. This is concerning for two reasons. One is that this condition affords the most economical and simple method of meeting the requirement to not increase runoff onto Seacliff Drive. The second is that there is no justification for Staff to change conditions of approval after having issued them over 4 1/2 month ago.

As you can see I am very frustrated with this process. We have lost time and are now faced with a very difficult process that may or may not result in approval, but will definitely end up costing our client more time and money and stress than is reasonable for a project of this size. Please let me know if you have any questions. Thank you.

Very Truly Yours,
RI Engineering, Inc.

Richard Irish, PE
Civil Engineer



Cc: Jocelyn Drake, Zoning Administrator

Attch.



Portion of Original Review Letter Dated 10/30/2025

County of Santa Cruz Planning Division
701 Ocean Street 4th Floor, Santa Cruz, CA 95060
(831) 454-2580 | www.sccoplanning.com

Planning Review Comments 3, selected routings from selected agencies

**251308
APN 038-165-12**

Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Drainage Review

Routing No: 2 | Review Date: 10/30/2025

Jennifer Buckley (JBUCKLEY) : Complete

Stormwater Management Review

10/30/2025

Application No.: Disc. 251308

APN: 038-165-12

Reviewer: Jennifer Buckley

2nd Routing

The discretionary application to construct a new residence and associated improvements has been received by the Stormwater Management Section of the County of Santa Cruz. Although Stormwater Management has deemed the submittal complete, the submittal is out of compliance with the County Design Criteria. Please note, staff will not be able to recommend approval of the application until the following comments are addressed.

Compliance Comments:

1. Stormwater Management cannot approve the stormwater design as shown on the civil plans with latest revision date of 10/10/2025. The Impervious and Pervious Areas Map by RI Engineering, Inc. shows diversion is proposed. Diversion of runoff resulting in altered stormwater (drainage) patterns from the site is not allowed without prior approval from the Director [CDC Part 3, Appendix C]. Please implement one of the options below:



Drainage Review

Routing No: 2 | Review Date: 10/30/2025

Jennifer Buckley (JBUCKLEY) : Complete

- a. Stormwater mitigations shall be designed to retain runoff on the site for a 25-year storm event. Supporting preliminary calculations for the design must be submitted. This option will likely require additional analysis from the project geologist and geotechnical engineer.
 - b. A civil engineer shall perform a downstream impact assessment and analyze whether the entire downstream path to a safe point of release has adequate capacity and condition to convey runoff from the entire tributary area for a 25- year storm. The assessment shall include a description and photographs/video of the downstream path to a safe point of release to ensure that the existing drainage system will not adversely impact neighboring properties, roadways, or drainage pathways. If deficiencies and/or restrictions are found, then additional analysis and improvements may be required.
 - c. Demonstrate that the post-redevelopment impervious area runoff toward Seacliff Drive is equivalent to or less than the existing impervious area runoff toward Seacliff Drive. Self-mitigating surfaces should be considered where feasible.
2. Please provide a signed, stamped letter from the project geotechnical engineer for the feasibility of the conceptual stormwater management plan prior to discretionary completeness.

Conditions of approval comments will be provided after receiving the requested information above. The applicant is encouraged to discuss the above comments with the reviewer, Jennifer Buckley, to avoid unnecessary additional routings.

Contact Jennifer Buckley, if you have questions about the above comments.

Email: jennifer.buckley@santacruzcountyca.gov

Phone: 831-454-2160

Misc Review

Routing No: 1 | Review Date: 10/20/2025

Nathan MacBeth (NMACBETH) : Complete

See attached letter from State Parks.

Road Engineering Review

Routing No: 2 | Review Date: 11/03/2025

Jun Zeng (JZENG) : Complete

Email From Jennifer Buckley regarding Downstream Analysis



RE: 719 Seacliff Drive, APP# 251308

From Jennifer Buckley <Jennifer.Buckley@santacruzcountyca.gov>

Date Fri 2026-02-06 3:35 PM

To Mireya Roman <mireya@riengineering.com>; Richard Irish <richard@riengineering.com>; Matthew Regan <Matthew.Regan@santacruzcountyca.gov>

Cc Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>; Rodney Trujillo <Rodney.Trujillo@santacruzcountyca.gov>; Martha Matson <martha@matsonbritton.com>; Cove Britton <cove@matsonbritton.com>

1 attachment (5 MB)

Shturm Downstream Analysis - 2.2.2026.pdf;

Hi Mireya,

Thank you for providing a downstream impact analysis for the diversion proposed at 719 Seacliff Drive. Additional information is required. The items below must be addressed, but are not limited to, the following (additional comments may be forthcoming after a complete analysis is provided):

1. Please clearly identify and describe the entire downstream path to a safe point of release (beach). A condition and capacity analysis, signed and stamped by the civil engineer, shall be provided for the entire diversion path (including swales and piped sections) in accordance with Part 3, Sections I, J, and K of the CDC.
2. Please provide supporting documentation (such as surveys, field measurements, etc.) for how the high point was determined in front of 622 Seacliff Drive. Please verify whether runoff from 614, 616, 618, 620, and 622 drain to the east or west. If these properties drain to the west, please update the tributary area.
3. Please provide condition and capacity analysis from the swale at the frontage of 719 and 721 Seacliff to 6-inch pipe to junction box. The entire watershed area draining to the swale and 6-inch pipe shall be utilized in the calculations.
4. Information from our field staff indicates that the 8-inch pipe leaving the junction box is situated beneath the residence at 723 Seacliff Drive, and transitions from corrugated to concrete. Additionally, based upon aerial imagery, there appears to be a concrete lined swale at the rear of 723 Seacliff down onto 723½ Seacliff. Please obtain written permission from the downstream property owners to perform a video inspection and field observations to determine the condition and capacity of the pipe, swale, and entire downstream path to the beach. If deficiencies and/or restrictions are found, then additional analysis and improvements may be required to upgrade the storm drain system.
5. Please revise calculations based upon field data (slopes, materials, size and length of conveyances, tributary areas, etc.). Refer to Figure SWM-5 in Part 3 of the CDC for pipe and channel roughness coefficients.
6. The downstream path south of the junction box at 723 Seacliff Drive is a privately maintained system. Prior to approval of the discretionary permit application, written permission from the downstream property owners is required for diversion of stormwater runoff to this system. Future recorded hold harmless, and/or written authorization, and/or agreement(s) will be required prior to approval of the building permit.



Jennifer Buckley

Stormwater Management Engineering Associate

Community Development & Infrastructure

D: (831) 454-3421

701 Ocean Street, Room 410, Santa Cruz, CA 95060



From: Mireya Roman <mireya@riengineering.com>

Sent: Monday, February 2, 2026 5:45 PM

To: Jennifer Buckley <Jennifer.Buckley@santacruzcountyca.gov>; Richard Irish <richard@riengineering.com>; Matthew Regan <Matthew.Regan@santacruzcountyca.gov>

Cc: Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>; Rodney Trujillo <Rodney.Trujillo@santacruzcountyca.gov>; Martha Matson <martha@matsonbritton.com>; Cove Britton <cove@matsonbritton.com>

Subject: RE: 719 Seacliff Drive, APP# 251308

****CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Jennifer,

Please see the attached Downstream Analysis for the proposed development.

If you have any questions or need any additional information, please let me know.

Thank you,

Mireya Roman, EIT
Engineer in Training

303 Potrero Street, Suite 42-202

Portion of Conditions of Approval Dated
March 20, 2026

Application #: 251308
APN: 038-165-12
Owner: Alexander and Natalie Sturm

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 application submittal shall adhere to the County Design Criteria (CDC).
 2. Flatwork (such as driveway, walkways, and patios) shall be designed as self-mitigating in accordance with Part 3, Self-Mitigating Areas Definition Section C and Figure SWM-11 in the CDC so that there is no increased runoff toward Seacliff Drive. Based upon Watershed Maps, Impervious and Pervious Areas Map (dated October 2025), and civil plans (latest revision date of 10/10/2025) by RI Engineering, the flatwork is impervious and diversion is proposed. Per Part 3 of the CDC, diversion of runoff resulting in altered stormwater (drainage) patterns from the site is not allowed without prior approval from the Director.
 3. If self-mitigating surfaces are deemed infeasible, the applicant shall submit technical documentation for infeasibility and shall address one of the

options below:

- a. Stormwater mitigations shall be designed to retain runoff on the site for a 25-year storm event with infiltration into the soil as the only mode for release. Supporting calculations for the design must be submitted. This option will require additional analysis (such as infiltration rate of the soil) from the project geotechnical engineer.
 - b. A civil engineer shall perform a downstream impact assessment and analyze whether the entire downstream path to a safe point of release (beach) has adequate capacity and condition to convey runoff from the entire tributary area for a 25-year storm. The assessment shall include a description and photographs/video of the downstream path to a safe point of release to ensure no adverse impacts to neighboring properties, roadways, or drainage pathways. If deficiencies and/or restrictions are found, then additional analysis and improvements may be required. Legal documentation from the downstream property owners will be required to allow diversion through their properties.
4. A signed, stamped letter of approval from the project geotechnical engineer reviewing and approving the final stormwater management design shall be required. 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 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 net increase in square feet.
 - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per net increase in square feet.

On Wed, Mar 18, 2026 at 2:25 PM Nathan MacBeth
<Nathan.MacBeth@santacruzcountyca.gov> wrote:

Mike,

Sorry for just getting back to you. Appeals of a determination by the Zoning Administrator requires payment of a fee in the amount of \$2,420.

Thank you,



Nathan MacBeth

Development Review Planner
Community Development &
Infrastructure

Phone: 831-454-3118

701 Ocean Street, Room 400



From: Mike Lampkin <lampkinmb@gmail.com>

Sent: Tuesday, March 17, 2026 1:20 PM

To: Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>

Cc: Matt Machado <Matt.Machado@santacruzcountyca.gov>; Nicole Coburn
<Nicole.Coburn@santacruzcountyca.gov>; Sheila McDaniel
<Sheila.McDaniel@santacruzcountyca.gov>; Jocelyn Jansen

<Jocelyn.Jansen@santacruzcountyca.gov>

Subject: Re: 3/20 Public Hearing [719 Seacliff Drive Aptos](#)

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Nathan,

I appreciate the update, but my question remains unanswered. I will be attending via Zoom, since I am unable to attend in person. Neighbors will be attending in person. The entire neighborhood is concerned. Per the 719 owners, this is proposed to be a two plus year construction project.

If this is for some reason approved, I along with the neighborhood will appeal the decision. I've reviewed the appeal guidelines through the website. What is the fee?

An appeal will not be accepted without the appropriate fee. Call **(831) 454-2130** or see the Zoning Counter for the current appeal fees.

Mike Lampkin

(415) 423-7824

lampkinmb@gmail.com

On Tue, Mar 17, 2026 at 9:37 AM Nathan MacBeth
<Nathan.MacBeth@santacruzcountyca.gov> wrote:

Mike,

I appreciate the follow up and again, your comments have been forwarded to the Zoning Administrator for consideration at Friday's hearing. The staff report for application 251308 has been published and believe I have addressed your questions previously. Any further discussion regarding the staff recommendations or merits of the project are more appropriately discussed at the hearing.

Friday's hearing will be held in the Community Room, County Government Center, [701 Ocean Street, Room 020](#) (Basement) Santa Cruz, CA 95060

Remote participation options available:

- To participate in public comment via Zoom Webinar, click on this link: <https://santacruzcounty-us.zoomgov.com/j/1606061205>

- To participate in public comment by telephone or to listen to the meeting, call:
US: +1 669 254 5252 Webinar ID: 160 606 1205

[Click Here to View Meeting Agendas](#)

Thank you,



Nathan MacBeth

Development Review Planner

Community Development &
Infrastructure

Phone: 831-454-3118

701 Ocean Street, Room 400



From: Mike Lampkin <lampkinmb@gmail.com>

Sent: Tuesday, March 17, 2026 7:45 AM

To: Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>

Cc: Matt Machado <Matt.Machado@santacruzcountyca.gov>; Nicole Coburn
<Nicole.Coburn@santacruzcountyca.gov>

Subject: Re: 3/20 Public Hearing [719 Seacliff Drive Aptos](#)

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good Morning Nathan,

Following up my email below. Please advise. I am concerned the CEQA determination is not legally defensible, since it's clearly not a plain exemption. Was a historic resource evaluation performed to show no historical significance to support the CEQA exemption? You stated, "the existing home is not considered to have historical significance." However, was an evaluation performed?

This project will completely impede my view of the Monterey Peninsula, along with my neighbors, and the public. I am concerned this home is not visually compatible with the neighborhood, since it's over double the size of the existing structure.

Thank you,

Mike Lampkin

(415) 423-7824

lampkinmb@gmail.com

On Mon, Mar 16, 2026 at 10:31 AM Mike Lampkin <lampkinmb@gmail.com> wrote:

Hi Nathan,

Thank you for getting back to me so quickly. I've consulted with an expert, and one of my questions below has not been answered. I am concerned the CEQA determination is not legally defensible, since it's clearly not a plain exemption.

Was a historic resource evaluation performed to show no historical significance to support the CEQA exemption?

Thank you,

Mike Lampkin

(415) 423-7824

lampkinmb@gmail.com

On Mon, Mar 16, 2026 at 10:09 AM Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov> wrote:

Mike,

Thank you for your comments they will be forwarded to the Zoning Administrator for consideration.

I hope the following responses address your questions:

1. The existing home is not considered to have historical significance. Though the home is over 45 yrs old, it has been significantly modified in the past (~1991) and the site does not have a historic zoning designation.
2. The project site has been evaluated for potential impacts to the stability of the costal bluff. A geotechnical and geologic report were prepared and accepted for the site. The proposed home complies with the established 100-year geologic setback.
3. The existing code violation for an over-height fence within the front yard will be resolved as part of the project. The existing fence will be removed and a new fence constructed which complies with the allowed height of 3 feet in the front yard.
4. You correctly point out that the elevation sheets do not show the *full* height of the home. The maximum height of 25 feet 9 inches is shown on the section drawing found on plan sheet P8. The proposed home complies with all site and development standards for the zone district.

Thank you,



Nathan MacBeth

Development Review Planner

Community Development &
Infrastructure

Phone: 831-454-3118

701 Ocean Street, Room 400



From: Mike Lampkin <lampkinmb@gmail.com>
Sent: Monday, March 16, 2026 7:42 AM
To: Nathan MacBeth <Nathan.MacBeth@santacruzcountyca.gov>
Cc: Matt Machado <Matt.Machado@santacruzcountyca.gov>
Subject: 3/20 Public Hearing [719 Seacliff Drive Aptos](#)

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good Morning Nathan,

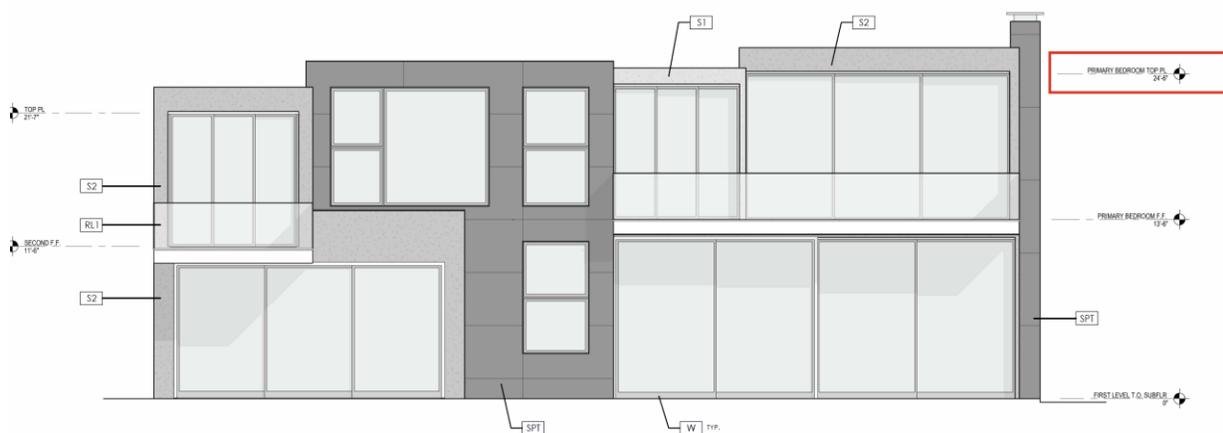
My family and I reside full time at [720 Seacliff Drive](#) in Aptos, and received the notice of public hearing on Friday, 3/20 for the proposed construction at 719 Seacliff. The proposed change from a one story to two story home will completely erase my home's view of the Monterey Peninsula. I am deeply concerned for the impact to my property value, and the environmental impact. I read the Staff Report to the Zoning Administrator, and have a few questions.

1. Was a historic resource evaluation performed? It appears the current one story structure was built in 1950, and a house over 45 years old cannot use a categorical exemption. Under CEQA, the demolition of a structure that may qualify as a historic resource can have a significant environmental impact.

2. The exemption should include: affects coastal bluff stability, affects coastal view, and affects habitat. The discussion only states the project is visually compatible, but does not explain why. The existing home/structure is 1,977 square feet. The new structure is 4,434 square feet including the ADU and garage. This is more than double the size of the existing structure. How is this considered a "minor" impact?

3. CEQA does not address the active code violation on site. Please advise.

4. The architectural elevation drawings included in the report are unclear and depict the top of the structure from the primary bedroom window at 24'6". The proposed total height is listed at 25'8". Please see below. The height should be listed from grade. What's the total structure height?



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

I look forward to your response,

Mike Lampkin

(415) 423-7824

lampkinmb@gmail.com



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
<https://cdi.santacruzcountyca.gov/>

March 18, 2026

SUBJECT: Recommended revision to the Stormwater Conditions of Approval for 719 Seacliff Drive

Nathan MacBeth,

I recommend that the following language be added to Stormwater Management Conditions of Approval, to clarify that the 25-year retention requirement in Condition 3, a, applies to the increase of impervious area diverted towards Seacliff Drive.

Conditions of Approval:

1. The application submittal shall adhere to the County Design Criteria (CDC).
2. Flatwork (such as driveway, walkways, and patios) shall be designed as self-mitigating in accordance with Part 3, Self-Mitigating Areas Definition Section C and Figure SWM-11 in the CDC so that there is no increased runoff toward Seacliff Drive. Based upon Watershed Maps, Impervious and Pervious Areas Map (dated October 2025), and civil plans (latest revision date of 10/10/2025) by RI Engineering, the flatwork is impervious and diversion is proposed. Per Part 3 of the CDC, diversion of runoff resulting in altered stormwater (drainage) patterns from the site is not allowed without prior approval from the Director.
3. If self-mitigating surfaces are deemed infeasible, submit technical documentation for infeasibility and address one of the options below:
 - a. Stormwater mitigations for the net increase of impervious area diverted towards Seacliff Drive, relative to existing conditions, shall be designed to retain runoff on the site for a 25-year storm event with infiltration into the soil as the only mode for release. Supporting calculations for the design must be submitted. This option will require additional analysis (such as infiltration rate of the soil) from the project geotechnical engineer.

- b. A civil engineer shall perform a downstream impact assessment and analyze whether the entire downstream path to a safe point of release (beach) has adequate capacity and condition to convey runoff from the entire tributary area for a 25-year storm. The assessment shall include a description and photographs/video of the downstream path to a safe point of release to ensure no adverse impacts to neighboring properties, roadways, or drainage pathways. If deficiencies and/or restrictions are found, then additional analysis and improvements may be required. Legal documentation from the downstream property owners will be required to allow diversion through their properties.
4. A signed, stamped letter of approval from the project geotechnical engineer reviewing and approving the final stormwater management design is required. The letter shall reference the latest revision date of the plans reviewed and shall correspond with the latest revision date of the plans submitted.

Yours truly,

DocuSigned by:

62315F3E201B43F...

Rodney Trujillo

Senior Civil Engineer

DPW Stormwater Management