



Staff Report to the Zoning Administrator

Application Number: **251261**

Applicant: Valerie Hart

Owner: Sasha Jo Henry & Seth Coleman

APN: 042-191-18

Site Address: (no situs) Aptos Beach Drive, Aptos

Agenda Date: August 21, 2026

Agenda Item #: 05

Time: After 9:00 a.m.

Project Description: Proposal to construct a two-story 1,915-square-foot single-family dwelling with three bedrooms and two bathrooms with attached 327 square foot garage. The project also includes upper and lower decks totaling 1,653 square feet. The project is proposed on a vacant parcel.

Location: Property located via private roadway from the north side of Aptos Beach Drive, approximately 500 feet east of the intersection of Aptos Beach Drive and Treasure Island Avenue.

Permits Required: Requires a Coastal Development Permit, a Site Development Permit with a Riparian Exception, a Variance to exceed the 28-foot maximum height limit by three feet six inches, and a Variance to encroach into the required 15-foot front yard setback by about one foot 6 inches.

Supervisory District: 2nd District (District Supervisor: Kimberly De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251261, based on the attached findings and conditions.

Project Description & Setting

The development of a single-family residence is proposed on one of few remaining vacant lots within the Rio Del Mar neighborhood. The neighborhood consists mainly of contemporary two-story single-family homes built on modest sized parcels. The triangular shaped subject parcel is landlocked in the center of a residential block, accessible by a 15-foot-wide private road, as mapped in the parcel map for Subdivision No. 5, Aptos Beach County Club Properties (Map Book 23, Page 25). In addition to providing access to the subject parcel, this road currently serves two parcels which front Spreckels Drive.

The property is a down-sloping lot moving from east to west. The slope increases from 15 percent near the access road at the east side of the parcel to almost 50 percent at the lower third of the parcel to the west. Although the bulk of the residence is proposed to be located on a flat area

adjacent to the driveway, 222 net cubic yards of embankment (fill) is required. The parcel is densely vegetated with oak trees, invasive ivy, and poison oak. A seasonal pond is located on the adjacent property at the foot of the hill.

The County Riparian Ordinance (Santa Cruz County Code (SCCC) Chapter 16.30) defines a riparian corridor as including lands extending 100 feet from the high watermark of a natural body of standing water. A Riparian Exception is therefore required because the proposed development, including the removal of vegetation and building of structures, is within 100 feet of the high watermark of the nearby pond.

A Coastal Development Permit is required as the proposal is for the construction of a new single-family dwelling on a vacant site within the Coastal Zone, but outside the mapped Residential Exclusion Area.

A Variance to exceed the 28-foot maximum height limit by three feet six inches, and a Variance to encroach into the required 15-foot front yard setback by about one foot 6 inches are required because the proposed residence does not conform to the R-1-4 Zone District development standards, due to physical site constraints.

A Site Development Permit is also required as this parcel is located within the designated Scenic Area within the General Plan and thus falls under the “sensitive site” definition pursuant to SCCC 13.11.034(I), which includes any property within a Scenic Area or Coastal Special Scenic Area as identified in the County Geographic Information System (GIS). As part of the Site Development Permit, Design Review is required for new residences on a sensitive site, pursuant to SCCC 13.11.040.

Figure 1: Photo of Subject Parcel, September 2025 (Looking West and Downhill)



Zoning & General Plan Consistency

The subject property is a 9,234 square foot lot, located in the R-1-4 (Single-Family Residential – 4,000 square feet minimum per dwelling unit) zone district, 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 Density Residential) General Plan designation.

Development Standards	Standards by Zone	
	Required (R-1-4)	Proposed
Maximum building height	28'	31' 6"
Maximum number of stories	2	2
Maximum floor area ratio (FAR)	0.6 / 60%	21.7%
Maximum parcel coverage ("lot coverage")	45%	31.8%
Front yard setback	15'	13' 6"
Side yard setbacks—interior	5' & 5'	5' & 12.85'
Rear yard setback	15'	21'
Garage/carport entrance	18'	20.86'
Off-street Parking (SCCC 13.16.050)	2	3

Variances

The project proposes to encroach into the required 15-foot front yard setback by one foot six inches because the property is characterized by a steep slope and irregularly shaped lot, significantly limiting the buildable area. The setback is already impacted by the smaller than 35-foot minimum front property width, pushing the effective property line back 12 feet 7.5 inches from the recorded property line. The proposed Variance to encroach into the 15-foot required front yard setback will not adversely affect neighboring properties, as the contiguous lots are also sloped with existing development on those lots located closer to the perimeter road, Spreckles Drive, and away from the proposed building, maximizing the flattest areas on those neighboring sites.

Figure 2: Site Plan Detail, Frontage Line



The requested Variance to exceed the 28-foot height limit by three feet six inches to an overall height of 31 feet six inches is sought to allow for the extent of the shed roofline at an upward angle, at the highest point on the property (at the north end). The eaves are necessary at this location to divert water from the exterior siding and maintain the overall symmetry of the roofline. The bulk of the structure is well under the 28-foot height limit as the parcel slopes downward to the west and the south. The property's rear slope creates an unusual encumbrance, necessitating a higher structure to maintain functional living space. As viewed from the front yard and the neighboring houses to the east, the structure will appear as a single-story building, minimizing visual impacts to neighboring properties.

Riparian Corridor Exception

The project requests a Riparian Exception to allow for development to be located within the 100-foot riparian setback area.

Most of the property lies within the riparian corridor, resulting in a limited buildable area due to its irregular shape and steep terrain. The Riparian Exception is essential for the proper design and function of the proposed development. The project includes a comprehensive drainage plan to protect downstream properties and prevent erosion impacts.

The proposed project is consistent with the purpose of the Santa Cruz County Riparian and Wetlands Protection Ordinance, in that it will not negatively impact an existing small pond located on the adjacent parcel.

Significant Tree Removal

The Arborist Report (Kurt Fouts, February 21, 2025) reviewed 18 trees existing on or near the property including 17 mature oak trees. This project includes the removal of 12 Coast Live Oak trees, eight of which are considered "Significant Trees" and protected within the Coastal Zone, per the County Code. It is relevant to note that, per the report, all existing trees on this parcel were determined to be in fair to poor condition due to structural defects, significant tip dieback,

epicormic sprouting (significant stress), trunk decay, and/or poor structural integrity. Many of the trees also exhibit significant lean and/or trunk bowing. Additionally, several oak trees on the property have fallen since the time of the initial arborist survey, prompting a Significant Tree Removal Permit (Application No. 261002) to avoid further damage to neighboring homes.

The submitted habitat restoration plan (prepared by Ecological Concerns Incorporated, 12/22/2025) addresses the removal of the 12 oak trees and, due to site constraints, proposes replacement locations for 14 Coast Live oaks, 12 toyon trees, and eight willow trees. This plan was reviewed by the County biologist and the replacement tree type and quantity deemed appropriate to the site.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed single-family dwelling is not located on a prominent ridge, beach, or bluff top and the plan follows the natural topography of the site. A condition of approval with tree replacement matching the proposed habitat restoration plan will reduce the visual impact of the proposed development on surrounding land uses, by screening the new construction and restoring the natural landscape. The dark grey wood-like siding, and matte grey seamed metal roof of the proposed home will minimize any reflectivity and help it to further blend into the existing setting.

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 **251261**, based on the attached findings and conditions.

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

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

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Will-serve letters
- H. Report review letters
 - REV251014 (Soils Report Review)
 - REV251045 (Biotic Report Review)
 - REV251140 (Archeological Report Review)

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: 251261

Assessor Parcel Number: 042-191-18

Project Location: (no situs) Aptos Beach Drive, Aptos

Project Description: Proposal to construct a two-story 1,915 square foot three-bedroom and two-bath single-family dwelling with attached 327 square foot garage and upper and lower decks totaling 1,653 square feet.

Person or Agency Proposing Project: Valerie Hart

Contact Phone Number: 831-239-1609

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

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

F. Reasons why the project is exempt:

Proposal is for construction of a new single-family residence on a vacant parcel within a residential zone district. The arborist report and biotic report (Arborist Report dated February 21, 2025, prepared by Kurt Fouts; Biotic Report dated March 24, 2025 prepared by Ecological Concerns Incorporated) address potential impacts and proposes minimization measures. The project as designed would not impact wetlands or riparian corridors on or immediately adjacent to the property. In addition, this site is not within a state scenic highway view corridor. None of the conditions described in Section 15300.2 apply to this project.


Rebecca Rockom, 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 – 4,000 square feet minimum per dwelling unit), a designation which allows residential uses. The proposed single-family dwelling on a vacant parcel in a residential zone district. is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the composite wood siding, with sealed redwood and stucco accents is natural in appearance and complementary to the site; the single-story level at the front of the home is consistent with nearby homes, and the development site is not on a prominent ridge, beach, or bluff top.

- (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 the end of Aptos Beach Drive, approximately ¼ mile to the south.

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

This finding can be made, in that by following the topography of the site, the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the R-1-4 (Single-Family Residential – 4,000 square feet minimum per dwelling unit) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. 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 not located between the shoreline and the first public road. Consequently, the single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

- (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 – 4,000 square feet minimum per dwelling unit) 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 with the exception of the height limit and front yard setback requirements for which findings for approval of Variances can be made.

The three proposed off-site parking spaces comply with the County standards within SCCC 13.16.050 to provide at least two off-street parking spaces for a three-bedroom home.

- (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 Density Residential) land use designation in the County General Plan.

This project complies with the General Plan Policy BE-4.1.4 in that it develops a challenging infill site with a new modern home that fits the scale of the parcel and size of the surrounding homes. The plans include appropriate side and rear yard setbacks, and the proposed structure will not overwhelm or shade adjacent properties. The restored landscape with new oak trees will improve the ecology of the site and provide enough visual buffering to reduce any perception of bulk and height.

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 add one residential unit to an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (one peak trip per dwelling unit). Such an increase will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

This finding can be made, in that the proposed 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 residence is designed to complement and harmonize with the physical character of surrounding residential development. The home features a single-story entrance that steps down the natural slope of the site, minimizing grading while reflecting the topographic character of the site and surrounding area. The use of dark exterior siding and roofing materials reduces the visual prominence of the structure and allows it to blend with the natural landscape. Landscape restoration, including the removal of invasive plant species and the planting of new native oak trees, will further integrate the development into its setting. In addition, the residence is sited on the upper portion of the parcel, away from the seasonal pond on the adjacent property, minimizing potential impacts to this sensitive wetland resource.

- (b) **Design.** The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed single-family residence is in substantial conformance with the Countywide Design Guidelines and applicable design review requirements of SCCC 13.11. The residence is modest in scale, with an approximately 1,800-square-foot footprint that is compatible with the pattern of surrounding residential development. The contemporary architectural design incorporates simple forms, natural materials, and a subdued color palette that minimizes visual contrast with the surrounding landscape. The home has been carefully sited to follow the natural topography, reducing the need for extensive grading and limiting its visual prominence. In addition, the proposed landscape restoration, including the removal of invasive vegetation and the planting of native oak trees, will further integrate the development into the site and enhance the property's natural character. Collectively, these design elements ensure the project is compatible with the surrounding area and consistent with the applicable design principles, Local Coastal Program policies, and coastal regulations.

Variance Findings

- (1) That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the subject parcel is constrained by its irregular shape, narrow frontage, and steeply sloping topography, which substantially limit the available building area. The property's front setback is further constrained because the parcel does not meet the minimum 35-foot front property width required by the Zoning Ordinance, resulting in an effective front property line that is located approximately 12 feet 7.5 inches behind the recorded property line. These unique site conditions reduce the developable area to a greater extent than on similarly zoned properties.

The requested front setback reduction allows the residence to be sited on the most suitable portion of the parcel while minimizing grading and preserving the natural topography. The reduced setback is compatible with the established development pattern along the private road, where residences are generally located near the roadway to take advantage of the flattest portions of their respective sites. Because of the site's configuration and the separation provided by the roadway, the reduced setback will not adversely affect neighboring properties.

The requested height increase is also attributable to the site's unusual topography. Although the maximum building height reaches approximately 31.5 feet at the highest point of the roof, the additional height occurs at the uphill portion of the structure where the natural grade is highest. The residence steps down with the slope of the site, and the majority of the structure remains below the standard 28-foot height limit. As viewed from the private road and neighboring properties to the east, the residence will appear predominantly single-story, minimizing its visual mass and ensuring compatibility with the surrounding neighborhood.

- (2) That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the requested variances will allow reasonable development of the property while maintaining consistency with the objectives of the Zoning Ordinance. The proposed residence has been designed to respond to the site's natural constraints by following the existing topography, minimizing grading, and reducing impacts to sensitive environmental resources. The reduced front setback and limited height increase will not adversely affect access, drainage, public safety, or neighboring properties. As conditioned, the project will not be materially detrimental to the public health, safety, or welfare or injurious to nearby properties or improvements.

- (3) That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made in that approval of the requested variances would not constitute the

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granting of a special privilege because the relief is necessitated by the unique physical characteristics of the subject parcel rather than by the applicant's preferences. The irregular lot configuration, narrow frontage, and steep topography impose constraints that are not common to all similarly zoned properties. The requested setback reduction and limited height increase are the minimum necessary to allow reasonable residential development while preserving the site's natural features and minimizing environmental and visual impacts. The project remains consistent with the scale and character of surrounding development and does not afford development rights beyond those reasonably available to similarly constrained properties.

Riparian Exception Findings

- (1) That there are special circumstances or conditions affecting the property.

This finding can be made in that most of the property lies within the riparian corridor, with limited buildable area due to its irregular shape and steep terrain with slopes upward of 50 percent, which significantly limits the placement of a structure. The proposed project area is flat and in close proximity to existing development near the parcel.

- (2) That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

This finding can be made in that the proposed structure is a permissible use within the R-1-4 zone district. The exception is essential to minimize grading and for the proper design and function of the proposed development of a single-family residence.

- (3) That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

This finding can be made in that the project includes a comprehensive drainage plan to protect downstream properties and prevent erosion.

- (4) That the granting of the exception, in the Coastal Zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

This finding can be made in that is located away from the seasonal pond and prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist and/or arborist around all sensitive habitat areas to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat.

- (5) That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program Land Use Plan.

This finding can be made in that the granting of the riparian exception and the approved habitat restoration plan are in accordance with the purpose of SCCC Chapter 16.30 to “minimize and eliminate any development activities in the riparian corridor, preserve, protect, and restore riparian corridors”.

Conditions of Approval

Exhibit D: Project plans, prepared by Valerie Hart, dated March 18, 2026.

- I. This permit authorizes the construction of a 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.
- 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 to 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.

5. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 2. Topographic contours on GIS indicate a larger tributary area than shown on Sheet C4.0 may flow toward the site. Please provide additional topographic information and/or spot elevations and/or site inspection notes to validate the upstream run-on area.
 3. Provide calculations to demonstrate that upstream run-on from adjacent properties will be adequately accommodated on the subject site and safely conveyed for a 25-year storm in accordance with Sections I, J, and K of the CDC. Please note, off-site drainage shall bypass on-site detention facilities so that the storage volume is used only for the runoff generated by the development.
 4. The stormwater management plan shall illustrate how stormwater runoff from all impervious areas will be conveyed and controlled to the mitigation(s). Provide elevations, slopes, grade breaks, cross sections, roof plan, downspout locations, and other information as necessary.
 5. A downstream impact assessment shall be performed by the project civil engineer. The assessment report should include an analysis and description of the overflow path to ensure that the proposed drainage system will not adversely impact neighboring properties, roadways, or drainage pathways.
 6. An Operations & Maintenance (O&M) manual is required with the building permit application. The O&M shall include all pertinent details and instructions for the on-going inspection and maintenance of the drainage system including inspection frequency, signs of failure, and maintenance requirements. Please include specific instructions for maintenance and observation of the orifices.
 7. A notarized and recorded maintenance agreement (SWM-25A form) with the drainage plan and O&M attached is required prior to finalization of the building permit. It will be the responsibility of the property owner to inspect and maintain all drainage features constructed as part of this project. The parcel

does and will continue to receive upstream runoff from an adjacent drainage area and the property owner is responsible for maintenance of the drainage pathway/s through the parcel. The County and Flood Control District are not responsible for the direct upstream runoff or for maintenance of the drainage pathway/s. The maintenance agreement with upslope runoff acknowledgement can be found in Part 3 of the County Design Criteria.

8. 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.
 9. Please note, Zone 6 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- 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. The Conditions of Approval below must be incorporated into any development permits issued for APN042-191-18. Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species. Final biotic approval will occur during Environmental Planning review of the permit applications. Environmental Planning Staff will review the proposed project to ensure consistency with the Conditions below.
1. A copy of the Biotic Report Review letter (REV251045), including all attachments, shall be submitted with any future permit applications.
 2. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:
 - a. The project shall avoid the installation of any non-essential artificial lighting.
 - b. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
 - c. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding

areas, other parcels, or the night sky.

3. No work shall occur within a County defined Riparian Corridor unless the Riparian Exception Findings are met, and a Riparian Exception is authorized.
4. To avoid and minimize impacts to San Francisco dusky-footed woodrat, nesting birds, and sensitive habitats, the recommended measures 1-3 in the Attached Biotic Report dated March 24, 2025, prepared by Ecological Concerns Incorporated shall be adhered to.
5. The Tree Protection Guidelines and Restrictions listed in Appendix F of the attached Arborist Report dated February 21, 2025, prepared by Kurt Fouts shall be adhered to.
6. Existing mature trees on the property shall be incorporated into the project design to the maximum extent feasible. Trees to be retained shall be protected at or outside of the dripline. If work must occur within the dripline of retained trees, impacts shall be evaluated by a licensed arborist and additional protective measures, as recommended by the arborist, shall be adhered to.
7. To ensure that impacts have been accurately and consistently evaluated and to demonstrate compliance with Santa Cruz County's requirement to avoid and minimize impacts to sensitive habitats and special-status species, the following shall be adhered to:
 - a. A brief memo with the final Project Impact Analysis prepared by a qualified biologist and/or licensed arborist shall be submitted with the permit application for review and approval by Environmental Planning Staff. The Impact Analysis must be consistent with the project plans and must include the following minimum elements:
 - i. Areas of temporary and permanent impacts to oak woodland habitat that will result from the proposed development.
 - ii. Species, size, location, and quantity of trees that will require removal for the final development proposal (i.e. unavoidable tree removals; numbers must be consistent with project plans).
 - iii. Potential impacts to trees proposed for retention where work may occur within the dripline and associated tree protective measures provided by a licensed arborist if applicable.
 - iv. Explanations of how avoidance and minimization of impacts to sensitive habitats were considered through project design and site selection and reasons for unavoidable impacts to sensitive habitats and significant trees.

8. To comply with Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090(B)(3), and to compensate for permanent loss of oak woodland habitat that will result from the project, the following shall be adhered to:
 - a. All areas temporarily disturbed as a result of the project shall be re-vegetated with native plant species with the purpose of restoring the native plant structure and species composition of surrounding oak woodland habitat.
 - b. Permanent impacts to oak woodland habitat shall be compensated for by restoring degraded oak woodland habitat on the remainder of the property outside of the final building envelope.
 - c. Oak trees removed or otherwise permanently impacted as a result of the project shall be compensated for through in-kind replacement plantings as provided in the submitted Habitat Restoration Plan (Sheet HAB of the approved plan set), to include no fewer than 14 Live oak trees, 12 toyon trees, and 8 willows.
 - d. The Habitat Restoration Plan shall be submitted to Environmental Planning staff for approval with the building permit application or before and shall be implemented prior to final building inspection.
9. To avoid and minimize impacts to sensitive habitats and protected species and ensure that the project is consistent with County policies the following Design Conditions shall be adhered to:
 - a. The final project plans shall include the following:
 - i. A plan sheet showing the development footprint delineated with a **thick bold line**. The development footprint (total project impact area) encompasses the building envelope (permanent impact area; structures and paving) and all temporary disturbance associated with a project including grading, installation of utilities, access routes, deposition of refuse or debris and areas needed for creation and management of defensible space. The development footprint shall mark the limits of work within which all temporary and permanent disturbances associated with the project may occur.
 - ii. Native trees to be retained near or within the project impact area shall be identified and labeled for protection on the final plans.
 - iii. Everything outside of the development footprint shall be marked on the plans for avoidance during construction and fenced or flagged as outlined in the construction conditions below.

iv. The Biotic Conditions of Approval shall be included on the project plans.

- A. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - B. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - C. Pay the current fees for Parks mitigation. Currently, these fees are \$7.74 per square foot for single family dwellings.
 - D. Pay the current fees Child Care mitigation. Currently, these fees are \$0.96 per square foot for single family dwellings.
 - E. Pay the current fees for Roadside and Transportation improvements for a single-family residence. Currently, these fees are, respectively, \$3,000 and \$3,000 per dwelling unit.
 - F. 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 \$2 per habitable square foot.
 - G. Provide required off-street parking for at least 2 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.
 - H. 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.
- II. 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. To avoid and minimize impacts to sensitive habitats and protected species and ensure that the project is consistent with County policies, the following Construction Conditions shall be adhered to (see also construction related Measures 2 and 3 in the attached biotic report):

1. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the biotic Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist and/or arborist.
2. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist and/or arborist around all sensitive habitat areas to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat.
 - a. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
 - b. Native trees to be retained near or within the project impact area shall be identified, protected with high visibility fencing at or outside of the dripline, and avoided during construction as sensitive habitat unless additional protection measures, provided by a qualified arborist, have been reviewed and approval by Environmental Planning Staff.
 - c. The fencing shall be inspected and maintained daily until project completion.
3. Prior to commencement of construction every individual working on the Project must attend biological awareness training by a qualified biologist prior to working on the job site. The training shall include, at minimum, information regarding the following:
 - a. Location and identification of sensitive habitats and all special-status species with potential to occur in the project area.
 - b. The importance of avoiding impacts to sensitive habitats, and the steps necessary if any special-status species is encountered at any time.
 - c. Best management practices to be implemented, identification of the limits of work, and project-specific avoidance measures and permit conditions that must be followed.

III.

- A. The approved Habitat Restoration Plan shall be implemented and inspected by Environmental Planning Staff prior to final building inspection.
- B. 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:
 - A. COUNTY bears its own attorney's fees and costs; and
 - B. 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

Application #: 251261
APN: 042-191-18
Owner: Sasha Jo Henry & Seth Coleman

COUNTY.

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

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

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

Approval Date: _____

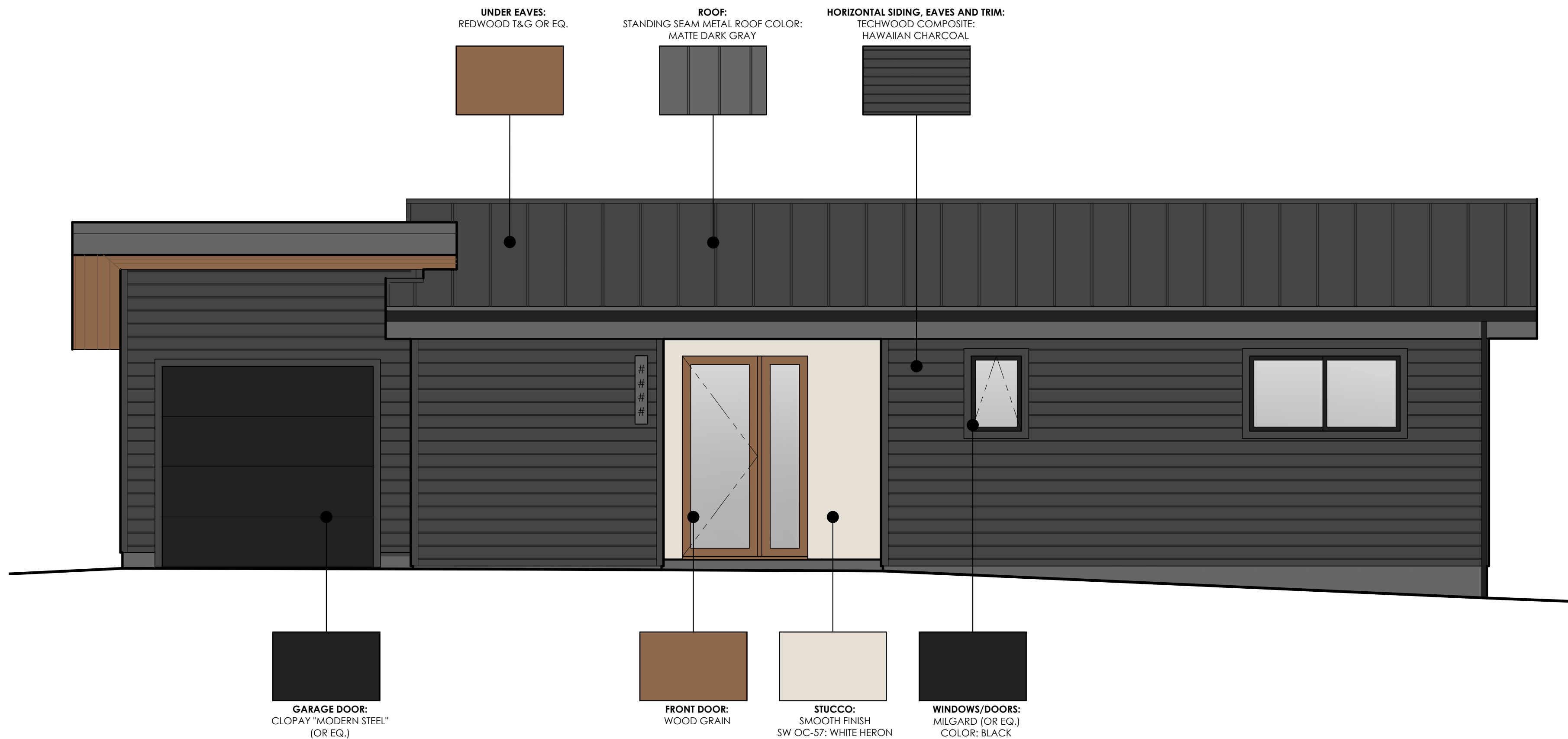
Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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

COLEMAN RESIDENCE



THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED

DRAWING SYMBOLS			
DWG. #	1	DETAIL	ELEVATION
SHEET #	A1		
		NORTH ARROW	SECTION
1A	WINDOW NUMBER	101	DOOR NUMBER
NAME	ROOM NAME	1	REVISION NUMBER
101	ROOM NUMBER		

BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION	PROPOSED NEW CONSTRUCTION OF A 1,915 SQ.FT. 2 STORY 3 BEDROOM, 2 BATH SINGLE FAMILY DWELLING WITH ATTACHED 327 SQ.FT. GARAGE. PROJECT INCLUDES UPPER AND LOWER DECKS TOTALING 1,633 SQ.FT.
	WE ARE APPLYING FOR THE FOLLOWING DISCRETIONARY PERMITS: - COASTAL DEVELOPMENT PERMIT - RIPARIAN EXCEPTION - VARIANCE FOR HEIGHT LIMIT: INCREASE FROM 28' TO 31'-6" - VARIANCE FOR FRONT YARD SETBACK: DECREASE FROM 20' TO 13'-6"
PROJECT ADDRESS:	TBD APTOS, CA 95003
PARCEL NUMBER:	042-191-18
USE AND OCCUPANCY:	R-3/U
NUMBER OF DWELLING UNITS:	1
ZONING DESIGNATION:	R-1-4
CONSTRUCTION TYPE:	V-B; FIRE SPRINKLERS REQUIRED *
SRA:	LRA, WUI COMPLIANCE NOT REQUIRED
LOT AREA:	9,234.72 S.F. (0.2120ACRES)
F.A.R.:	21.7%
LOT COVERAGE:	31.8%

*FIRE SPRINKLER NOTE: THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.

WHEN A FIRE ALARM SYSTEM IS PROPOSED IN LIEU OF 110V/BATTERY BACKUP SMOKE DETECTORS, A SEPARATE FIRE ALARM PERMIT AND FEE IS REQUIRED BY THE REFERENCING AGENCY. NOTE ON THE PLANS, "TWO (2) SETS OF FIRE ALARM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO COMMENCING WORK."

ALL CONSTRUCTION MUST CONFORM TO THE RECOMMENDATIONS OF THE FOLLOWING REPORTS:

- ARCHAEOLOGY ASSESSMENT PREPARED BY PATRICIA PARAMOURE DATED DECEMBER 5, 2023
- BIOTIC REPORT BY ECOLOGICAL CONCERNS, INC. INCORPORATED DATED MARCH 24, 2025
- ARBORIST REPORT BY KURT FOUTS DATED 2/21/2025
- SOILS REPORT PROJECT NO. 23-220-SC DATED SEPTEMBER 2023

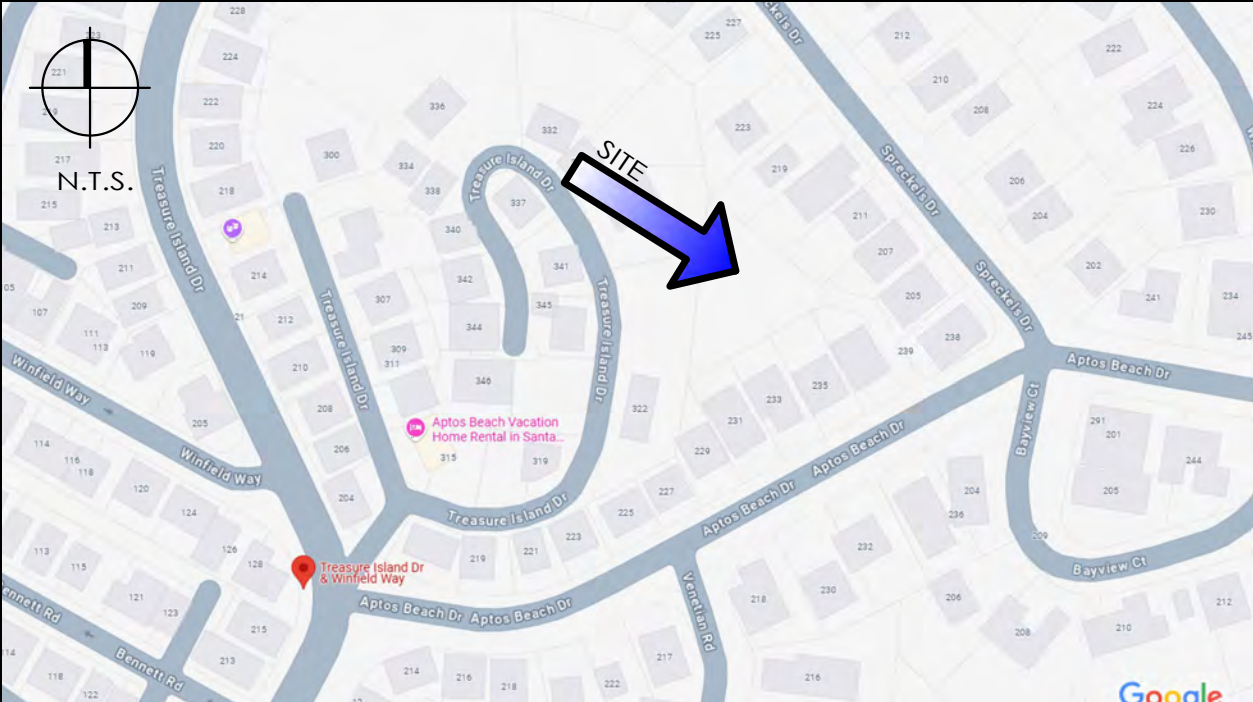
CODE NOTE

- ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES:
- 2025 CALIFORNIA RESIDENTIAL CODE
 - 2025 CALIFORNIA BUILDING CODE
 - 2025 CALIFORNIA FIRE CODE- AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS
 - 2025 CALIFORNIA PLUMBING CODE
 - 2025 CALIFORNIA MECHANICAL CODE
 - 2025 CALIFORNIA ELECTRIC CODE
 - 2025 CALIFORNIA GREEN BUILDING STANDARDS
 - 2025 CALIFORNIA ENERGY STANDARDS
 - SANTA CRUZ COUNTY CODE AMENDMENTS

FLOOR AREA AND LOT COVERAGE

LOT AREA:	9,234.72 SQ.FT. (0.2120 ACRES)
1. BUILDING FOOTPRINT:	1,784 sq.ft.
2. EXTERIOR, UNENCLOSED STAIRS AND LANDINGS (MAY BE COVERED)	71 SQ.FT.
3. DECK OR PORCH, COVERED AND ENCLOSED	0 SQ.FT.
4. DECK OR PORCH, COVERED BUT UNENCLOSED	72 SQ.FT.
5. DECKS, UNENCLOSED > 18" HIGH	1,177 SQ.FT.
6. TRELLIS OR ARBOR, COVER SOLID OR OPEN	0 SQ.FT.
7. GARAGE, CARPORT CREDIT	<225 SQ.FT.>
8. DETACHED ACCESSORY STRUCTURE OR GREENHOUSE	0 SQ.FT.
9. COVERED, ENCLOSED ATRIUM	0 SQ.FT.
10. UNCOVERED ATRIUM	0 SQ.FT.
11. UTILITY ROOM OR NONHABITABLE STORAGE	0 SQ.FT.
COVERAGE BY STRUCTURES (PROPOSED):	2,879 SQ.FT.
LOT COVERAGE (45% MAX):	31.1%
ARCHITECTURAL FEATURE	
1. BUILDING AREA: LOWER FLOOR >7' HEADROOM HEIGHT	821 SQ.FT.
UPPER FLOOR > 7' HEADROOM HEIGHT	1,094 SQ.FT.
2. ATTIC: > 7' HEADROOM HEIGHT	0 SQ.FT.
3. BASEMENT: >7' HEADROOM HEIGHT	0 SQ.FT.
4. MEZZANINE: >7' HEADROOM HEIGHT	0 SQ.FT.
5. HIGH CEILINGS: >18' COUNTS 2x/ >27' COUNTS 3x	0 SQ.FT.
6. DECK OR PORCH, COVERED AND ENCLOSED	0 SQ.FT.
7. GARAGE	327 SQ.FT.
8. GARAGE/CARPORT CREDIT (GARAGE TOTAL= 429 SQ.FT.)	<225> SQ.FT.
9. DETACHED ACCESSORY STRUCTURE OR GREENHOUSE	0 SQ.FT.
FLOOR AREA (PROPOSED):	2,017 SQ.FT.
FLOOR AREA RATIO (60% MAX):	21.8%
TOTAL HEATED SQUARE FOOTAGE: 1,915 SQ.FT.	

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL SHEETS:

- T1: TITLE SHEET
- SU-1: SURVEY
- COA: CONDITIONS OF APPROVAL- COUNTY BIOTIC
- HAB: HABITAT RESTORATION PLAN
- A1: SITE PLAN
- A2: PROPOSED LOWER FLOOR PLAN
- A3: PROPOSED UPPER FLOOR PLAN
- A4: PROPOSED ROOF PLAN
- A5: PROPOSED ELEVATIONS
- A6: PROPOSED ELEVATIONS
- A7: PROPOSED SECTION

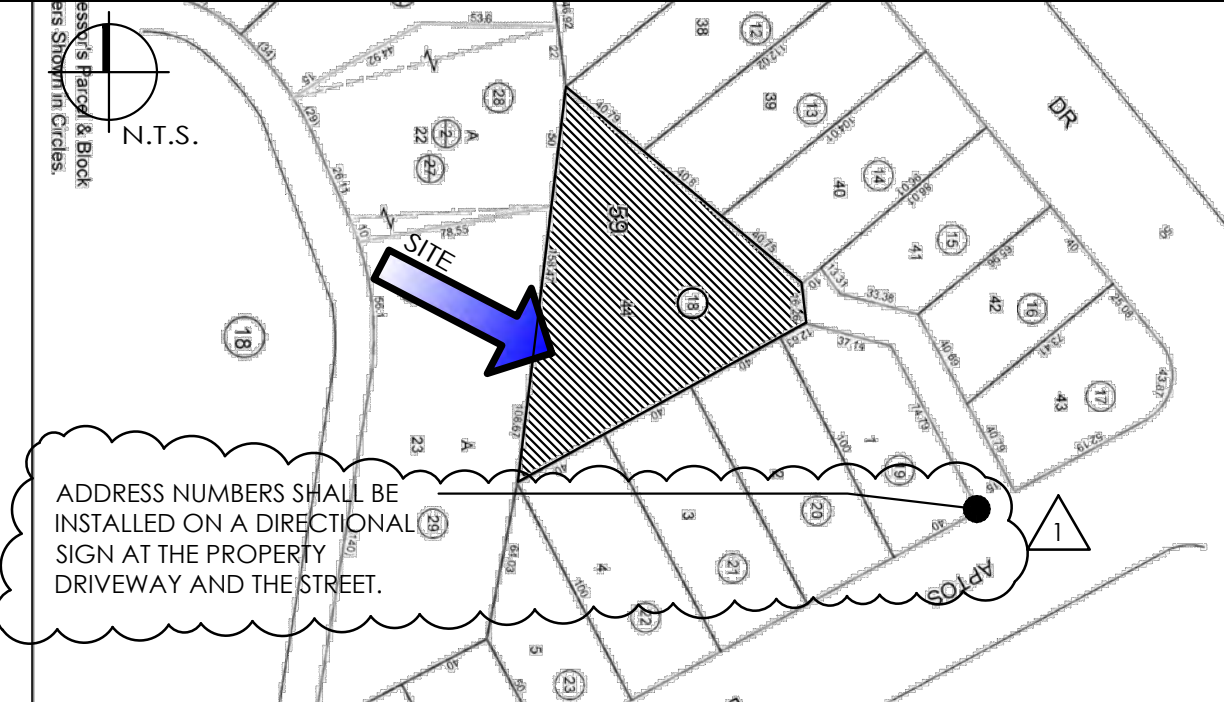
CIVIL SHEETS:

- C1.0: COVER SHEET
- C1.1: NOTES
- C2.0: SITE PLAN
- C3.0: GRADING & DRAINAGE PLAN
- C3.1: SECTIONS
- C4.0: EXISTING WATERSHED MAP
- C4.1: PROPOSED WATERSHED MAP
- C5.0: DETAILS
- C5.1: DETAILS
- C6.0: EROSION CONTROL PLAN AND DETAILS

CONTACTS

OWNER: SASHA (JO) AND SETH COLEMAN 17 MESA WAY WATSONVILLE, CA 95076 PH: (435) 214-6320 (SASHA) PH: (435) 214-6321 (SETH) joskimakov@gmail.com write2seth@icloud.com	CIVIL ENGINEER: RAMSEY CIVIL ENGINEERING, INC. DAVID RAMSEY 2905 KRISTIE COURT SANTA CRUZ, CA 95065 PH: (831) 462-2905 david@ramseyce.com
PROJECT DESIGNER: VALERIE HART RESIDENTIAL DESIGN VALERIE HART 3680 N. RODEO GULCH ROAD SOQUEL, CA 95073 PH: (831) 239-1609 valerie95062@yahoo.com	ARCHAEOLOGIST: PATRICIA PARAMOURE, A.S., B.A. M.A. RPA 5439 SOQUEL DRIVE SOQUEL, CA 95073 PH: (408) 891-9678 patparamourearcheconsult@gmail.com
GEOTECHNICAL ENGINEER: BUTANO GEOTECHNICAL ENGINEERING GREG BLOOM, C.E. 58819 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076 PH: (831) 724-2612 greg@butanogeotech.com	BIOLOGIST: ECOLOGICAL CONCERNS, INC. JOE RIGNEY 125 WALK CIRCLE SANTA CRUZ, CA 95060 PH: (831) 459-0656 x705 jrigney@ecologicalconcerns.com
SURVEY: HANAGAN LAND SURVEYING PAUL HANAGAN 305-C SOQUEL AVE. SOQUEL, CA 95062 PH: (831) 469-3428	ARBORIST KURT FOUTS 826 MONTEREY AVENUE CARMONA, CA 95010 PH: (831) 359-3407 kurtfouts1@outlook.com

PARCEL MAP



TITLE SHEET

VALERIE HART RESIDENTIAL DESIGN

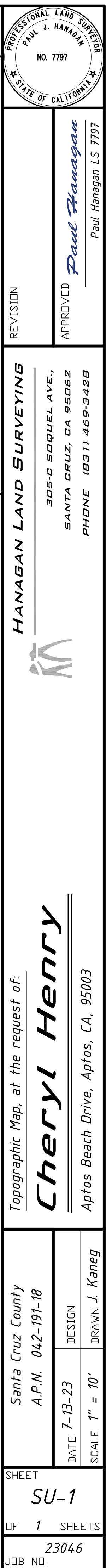
3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

coleman residence

TBD, Aptos, CA 95003
apn: 042-191-18

planning submittal: JUNE 10, 2025
planning submittal PC1: MARCH 18, 2026

SHEET:
T1



CONDITIONS OF APPROVAL- COUNTY BIOTIC				
REV251045 Conditions of Approval 042-191-18 Conditions of Approval The Conditions of Approval below must be incorporated into any development permits issued for parcel 042-191-18. Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species. Final biotic approval will occur during Environmental Planning review of the permit applications. Environmental Planning Staff will review the proposed project to ensure consistency with the Conditions below. <u>General Conditions</u> I. A copy of this letter, including all attachments, shall be submitted with any future permit applications. II. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to: A. The project shall avoid the installation of any non-essential artificial lighting. B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors. C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky. III. No work shall occur within a County defined Riparian Corridor unless the Riparian Exception Findings are met, and a Riparian Exception is authorized. IV. To avoid and minimize impacts to San Francisco dusky-footed woodrat, nesting birds, and sensitive habitats, the recommended measures 1-3 in the Attached Biotic Report dated March 24, 2025, prepared by Ecological Concerns Incorporated shall be adhered to. V. The Tree Protection Guidelines and Restrictions listed in Appendix F of the attached Arborist Report dated February 21, 2025, prepared by Kurt Fouts shall be adhered to. VI. Existing mature trees on the property shall be incorporated into the project design to the maximum extent feasible. Trees to be retained shall be protected at or outside of the dripline. If work must occur within the dripline of retained trees, impacts shall be evaluated by a licensed arborist and additional protective measures, as recommended by the arborist, shall be adhered to. VII. To ensure that impacts have been accurately and consistently evaluated and to demonstrate compliance with Santa Cruz County’s requirement to avoid and minimize impacts to sensitive habitats and special-status species, the following shall be adhered to: A. A brief memo with the final Project Impact Analysis prepared by a qualified biologist and/or licensed arborist shall be submitted with the permit application for review and approval by Environmental Planning Staff. The Impact Analysis must be consistent with the project plans and must include the following minimum elements: 1. Areas of temporary and permanent impacts to oak woodland habitat that will result from the proposed development. 2. Species, size, location, and quantity of trees that will require removal for the final development proposal (i.e. unavoidable tree removals; numbers must be consistent with project plans). Aptos Beach Drive Biotic Report Review	REV251045 Conditions of Approval 042-191-18 3. Potential impacts to trees proposed for retention where work may occur within the dripline and associated tree protective measures provided by a licensed arborist if applicable. 4. Explanation of how avoidance and minimization of impacts to sensitive habitats were considered through project design and site selection and reasons for unavoidable impacts to sensitive habitats and significant trees. VIII. To comply with Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), and to compensate for permanent loss of oak woodland habitat that will result from the project, the following shall be adhered to: A. All areas temporarily disturbed as a result of the project shall be re-vegetated with native plant species with the purpose of restoring the native plant structure and species composition of surrounding oak woodland habitat. B. Permanent impacts to oak woodland habitat shall be compensated for by restoring degraded oak woodland habitat on the remainder of the property outside of the final building envelope. C. Oak trees removed or otherwise permanently impacted as a result of the project shall be compensated for through in-kind replacement plantings at a 3:1 ratio onsite or at an approved off-site location. D. A final Habitat Restoration Plan prepared by a qualified biologist or restoration specialist must be submitted with the building permit application (or before) for review and approval by Environmental Planning Staff. The Restoration Plan should be focused on restoring/establishing native plant structure and species composition and enhancing the functional capacity and biological productivity of oak woodland habitat and must include the following minimum elements: 1. A table with the final post-construction permanent and temporary impact calculations. 2. A map of all designated restoration areas on site showing: a. Identification of areas on site where temporary disturbance and re-establishment of native habitat shall occur. b. Identification of additional restoration areas intended to compensate for permanently impacted sensitive habitat. c. The final building envelope (permanent impact area). 3. A planting plan with species, size, and locations of all restoration plantings needed to establish native plant structure and species composition of oak woodland habitat. The planting plan shall include the replacement oak trees required under Condition VIII C above. Other plantings shall occur at sizes and ratios determined by the restoration specialist to adequately establish native habitat while maximizing plant health and survivability of individual plants. 4. Plan for removal of non-native species on the parcel and a management strategy to control re-establishment of invasive non-native species. 5. Methods for establishment of oak woodland habitat which may include a combination of active planting and passive restoration treatments to promote natural re-establishment of certain native oak woodland plant species. Aptos Beach Drive Biotic Report Review	REV251045 Conditions of Approval 042-191-18 6. Information regarding the methods of irrigation for restoration plantings. 7. Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding or restored habitat and/or sterile seeds. 8. A 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success. 9. A Defensible Space Plan developed with the help of a qualified biologist to ensure that creation and ongoing maintenance of defensible space for fire protection within 100 feet around new development minimizes impacts to sensitive habitats. This Plan must include methods for creation, maintenance, and management of defensible space that avoids disturbance to sensitive habitats, special status species, and preserves habitat components. E. The Habitat Restoration Plan shall be submitted to Environmental Planning staff for approval with the building permit application or before and shall be implemented prior to final building inspection. <u>Design Conditions</u> IX. To avoid and minimize impacts to sensitive habitats and protected species and ensure that the project is consistent with County policies the following Design Conditions shall be adhered to: A. The final project plans shall include the following: 1. A plan sheet showing the development footprint delineated with a thick bold line. The development footprint (total project impact area) encompasses the building envelope (permanent impact area; structures and paving) and all temporary disturbance associated with a project including grading, installation of utilities, access routes, deposition of refuse or debris and areas needed for creation and management of defensible space. The development footprint shall mark the limits of work within which all temporary and permanent disturbance associated with the project may occur. 2. Native trees to be retained near or within the project impact area shall be identified and labeled for protection on the final plans. 3. Everything outside of the development footprint shall be marked on the plans for avoidance during construction and fenced or flagged as outlined in the construction conditions below. 4. The Biotic Conditions of Approval shall be included on the project plans. <u>Construction Conditions</u> X. To avoid and minimize impacts to sensitive habitats and protected species and ensure that the project is consistent with County policies, the following Construction Conditions shall be adhered to (see also construction related Measures 2 and 3 in the attached biotic report): A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the biotic Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist and/or arborist. Aptos Beach Drive Biotic Report Review	REV251045 Conditions of Approval 042-191-18 B. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist and/or arborist around all sensitive habitat areas to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat. 1. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work. 2. Native trees to be retained near or within the project impact area shall be identified, protected with high visibility fencing at or outside of the dripline, and avoided during construction as sensitive habitat unless additional protection measures, provided by a qualified arborist, have been reviewed and approval by Environmental Planning Staff. 3. The fencing shall be inspected and maintained daily until project completion. C. Prior to commencement of construction every individual working on the Project must attend biological awareness training by a qualified biologist prior to working on the job site. The training shall include, at minimum, information regarding the following: 1. Location and identification of sensitive habitats and all special-status species with potential to occur in the project area. 2. The importance of avoiding impacts to sensitive habitats, and the steps necessary if any special-status species is encountered at any time. 3. Best management practices to be implemented, identification of the limits of work, and project-specific avoidance measures and permit conditions that must be followed. <u>Prior to Final</u> XI. Prior to final building inspection the following shall occur: A. The approved Habitat Restoration Plan shall be implemented and inspected by Environmental Planning Staff prior to final building inspection. Aptos Beach Drive Biotic Report Review	

HABITAT RESTORATION PLAN

Table 2: Summary of Impacts in Habitat Areas			
Impacted Resource	Impacted Area (acres)		
	Permanent	Temporary	Total
Riparian Corridor	0.17	0.01	0.18
Oak Woodland	0.16	0.02	0.18
Riparian Woodland	0.02	0.01	0.03
TOTAL (HABITAT)	0.18	0.03	0.21

The Arborist Report developed for the project identifies 12 coast live oak (*Quercus agrifolia*) trees to be removed, as indicated in Figure 4 (Fouts 2025 – note that one tree, T1-A, was identified as “dead” and so is not counted in this analysis). Of these, 8 are identified in the report as “significant trees” by applying the standard for trees within the Coastal Zone and within the Urban Services Line. Condition for Future Approval VIII.C. requires that every oak removed be replaced at a 3:1 ratio, meaning that 36 trees are required as part of this project.

Purpose of Report

The purpose of this report is to provide a Habitat Restoration Plan consistent with County Condition of Future Approval number VIII.D. This report should be submitted to the County and once approved, implemented in order to comply with Condition of Future Approval number VIII.E.

HABITAT RESTORATION PLAN

Restoration Approach

Due to site constraints, the Project Owner proposes to plant mix of native species that qualify as large or small trees throughout a 0.07-acre area. Plants chosen for this planting are considered fire resistant by Fire Safe San Mateo County (Fire Safe San Mateo County 2016). It should be noted that even fire-resistant plants can be hazardous when not maintained. Plants should be maintained as described in the DEFENSIBLE SPACE PLAN provided below.

Project Restoration Ecologist

Prior to implementation of this plan, a qualified Restoration Ecologist will be assigned to the project. All aspects of the implementation, monitoring, and reporting will be overseen by this individual. To be considered “qualified,” the Restoration Ecologist should have a minimum of five years of experience managing restoration projects or shall be certified by the Society for Ecological Restoration as a Certified Ecological Restoration Practitioner (CERP).

Restoration Goals and Objectives

The goal of the project is to mitigate for the removal of 12 coast live oaks and for permanent impacts to 0.21 acres of habitat and to 0.18 acres of permanent impacts within the designated riparian corridor.

The objectives of this plan are:

1. Install a minimum of 14 coast live oaks.
2. Install a minimum of 12 toyon (*Heteromeles arbutifolia*) and 8 willows (*Salix* sp.).
3. Enhance 0.07 acres of existing oak woodland on the site by removing invasive plant species.
4. Five-year monitoring and reporting.
5. 80% survival of oaks after five-year monitoring.
6. 80% survival of other plants installed after five years of monitoring.
7. Less than 5% invasive exotic plant cover in the Planting Area each year for five years.
8. Yearly monitoring and reporting until all final performance criteria are met.

Planting Plan

The Planting Area shown in Figure 5 will be planted with native species as summarized in Table 3. Plant substitutions are allowed by the project Restoration Ecologist, except that a minimum of fourteen coast live oaks must be planted. Only plant species appropriate for the surrounding habitat area should be planted.

Table 3: Planting Specifications				
Scientific Name	Common Name	OC Spacing (Feet) ¹	Container ²	Number
<i>Heteromeles arbutifolia</i>	Toyon	10	1 Gallon	12
<i>Quercus agrifolia</i>	Coast live oak	12	Tree Pot	14
<i>Salix</i> sp.	Willow	3	Stake	8
TOTAL				102

¹ On Center spacing based on triangular layout.
² Container may be changed to equivalent sized container

Invasive Exotic Plant Control

Invasive exotic species will be controlled within the Planting Area for a minimum of five years. Both above and below ground biomass should be removed to the greatest extent possible. Biomass should be removed from the site and disposed of in a way that will not spread plants.

Invasive plants known to occur on the site with the highest need for control are:

Additional invasive plant species may be added to this list as required by the project Restoration Ecologist to ensure that the project goals and objectives are attained.

To the greatest extent possible, California blackberry (*Rubus ursinus*) and other native plants should be retained in the Planting Area. However, this may be infeasible given the presence of Cape Ivy, which typically requires complete removal of all vegetation in order to be adequately controlled.

All English ivy actively growing on coast live oak will be removed. Ivy stems should be cut close to the ground so that no sections of leaves are attached to an extant root system, where possible, within a one-foot radius of tree trunks. Removal will be done by hand tools and in such a way as to remove ivy to the maximum extent possible. Cut plant material will be disposed of off-site. Ivy removal will occur after project implementation and again two years after the initial removal.

Seeding

If erosion control seeding is required for this project, the seed list provided in Table XXX should be used. If seeding should consist of hydroseeding, a single-pass method may be applied using the following mixture:

- A. Virgin wood cellulose fiber mulch (Conwood Fibers 1000 or equal), at a rate of 1500 lbs. per acre.
- B. Seed mix.
- C. Tackifier (M-Binder or equal) at a rate of 150 lbs. per acre.

In the event that hydroseeding is infeasible, hand seeding may occur. All hand seeded areas should be covered in a thin (less than 3 inch) layer of straw, which should be crimped into the soil using a shovel.

Table 4: Native Seed Mix		
Species Name	Common Name	Pounds Pure Live Seed / Acre
<i>Bromus carinatus</i>	California Bromegrass	10
<i>Elymus glaucus</i>	Blue Wild Rye	10
<i>Festuca microstachys</i>	Small Fescue	15
<i>Stipa pulchra</i>	Purple Needlegrass	10

Maintenance

Invasive Exotic Plant Maintenance

Invasive exotic plant species will be controlled as necessary to attain the project performance criteria. The Project Restoration Ecologist will have the authority to require that species not listed in this report be controlled if in their professional judgement such species pose a risk to the project’s success.

In order to prevent damage, above ground protection is recommended for tree and shrub container plants on this site. Browse protection should consist of cylindrical cages made from 14- or 16-gauge welded wire fabric with openings no larger than 4” in any direction. The cages should be approximately 3 feet in diameter and 4 feet tall, placed around the plant and basin. Two #3 rebar stakes, 5’ long and driven into the ground 1’ are used to hold the cage in place. In areas where public access is allowed orange rebar safety caps should be considered. Once the plant has reached sufficient height to not be at risk from browsing (typically three years) or begins to grow through the cage in a way that begins to make removal difficult, the cage should be removed.

Figure 6 provides a typical planting specification. Note that plant protection cages are only recommended for trees and shrubs planted. Willow stakes typically will not receive browse protection.

All container plant materials will be propagated by a nursery that has been accredited by the Accreditation to Improve Restoration (AIR) program¹, and plants will be grown in accordance with their Nursery Phytophthora Best Management Practices.

Plants will be laid out in the field prior to project implementation. Layout will avoid a grid pattern to mimic a more random, natural distribution of the plants. Figure 5 provides a conceptual layout for the restoration area.

Planting greater than the required number of plants to help attain success criteria may be implemented, so long as the plant spacing does not go below 3 feet on center (triangular grid layout) for shrubs and six-foot on center for trees. In order to comply with defensible space requirements, overplanted plants that survive for the duration of the plan implementation may need to be removed. At no time should a number greater than those required for plan success be removed. Overplanting in this way is not a requirement of this plan.

Plant substitutions may be made with the approval of the project Restoration Ecologist.

Willow Installation

Willow installation will occur when willows are dormant, typically January – February. Ideally, propagules will be acquired from the nearby Willow Woodland, however if not available than collections may be made from anywhere within ten miles of the project site. The majority of cuttings should be taken from arroyo willow (*Salix lasiolepis*), however the addition of other willows, such as red willow (*S. laevigata*), is acceptable though not required.

Willows stakes will be installed within the planting area, shown on Figure 5, at 3 foot on-center in a triangular layout, though stakes should be slightly offset in the field to avoid an unnaturally regular pattern. A total of 8 stakes should be installed, as shown in Table 3. Figure 7 shows typical specifications for this procedure. It should be noted that stones will not be placed along the base of the stakes. No irrigation system is expected to be installed for willows.

Temporary Irrigation

Container plants will be watered for two years during the dry season. Typically, each plant should receive one gallon of water per week when site conditions during the dry season, as defined by the project Restoration Ecologist. This rate can be changed based on existing site conditions.

A temporary irrigation system will be installed within the Planting Area. All parts will be removed upon completion of the project. The water source for the irrigation system will be provided onsite by the project owner.

If site considerations make implementation of an irrigation system impractical, an alternative method of watering will be implemented, such as hand watering.

Additional invasive plant species may be added to this list as required by the project Restoration Ecologist to ensure that the project goals and objectives are attained.

To the greatest extent possible, California blackberry (*Rubus ursinus*) and other native plants should be retained in the Planting Area. However, this may be infeasible given the presence of Cape Ivy, which typically requires complete removal of all vegetation in order to be adequately controlled.

All English ivy actively growing on coast live oak will be removed. Ivy stems should be cut close to the ground so that no sections of leaves are attached to an extant root system, where possible, within a one-foot radius of tree trunks. Removal will be done by hand tools and in such a way as to remove ivy to the maximum extent possible. Cut plant material will be disposed of off-site. Ivy removal will occur after project implementation and again two years after the initial removal.

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<i>Stipa pulchra</i>	Purple Needlegrass	10

Maintenance

Invasive Exotic Plant Maintenance

Invasive exotic plant species will be controlled as necessary to attain the project performance criteria. The Project Restoration Ecologist will have the authority to require that species not listed in this report be controlled if in their professional judgement such species pose a risk to the project’s success.

Plant Replacement

Container plants and willow stakes will be replaced as necessary to attain the project performance criteria. All replacement planting will be in conformance with the requirements provided in *Planting Plan* above.

Adaptive Management

To achieve the goals and objectives of this project, management of the Planting Area should be adapted based on the conditions revealed during monitoring. The project Restoration Ecologist will have the authority to change any of the specific restoration treatments. Any changes to the plan should be reported in the required monitoring reports. Any proposed changes to the project performance or success criteria should receive acknowledgement and acceptance by the permitting agencies.

MAINTENANCE, MONITORING, AND REPORTING

Monitoring

Photo Monitoring

Photo points will be established to provide coverage of the entire restoration management area. Photos will be taken prior to plan implementation, immediately after implementation, and at least once per year, typically during the yearly monitoring visit. Photos will be included in the yearly report, and an aerial photo will be included showing the location and orientation of all photo points.

Yearly Performance Monitoring

The site will be visited once per year for Years 1 – 5 in the spring (May – June) to collect performance monitoring data as described below. Extensions beyond 5 years will only apply to those specific restoration treatment areas and/or criteria that have failed to meet the five-year criteria.

Invasive Exotic Plant Monitoring

Within all restoration areas, invasive exotic plant species cover will be determined using an ocular estimate and will be kept to less than 5% cover in all years of project implementation.

Installed Plants

All plants that were installed within the Planting Area will be counted and percent survival will be determined yearly by species.

Project Performance and Success Standards

Percent survival performance criteria will be as follows:

- 100% survival in Year 1 within the Planting Area, measured separately each for oaks and for other installed plants.
- Minimum 80% survival in Years 2 – 5 within the Planting Area, measured separately each for oaks and for other installed plants.
- Less than 5% cover of invasive exotic understory plant species in Years 1 – 5 in the Planting Area

Reporting

As-built Report

Within sixty days of the completion of implementation of this plan, an as-built report should be submitted to the County of Santa Cruz. This report should include a map of the final plant layout, a list of all plants installed, photos and mapping of the split rail fence and associated signs, and a map showing all areas where invasive exotic species were removed. Pre-implementation and post-implementation photos should also be included.

Yearly Report

No later than December 31 in the year that monitoring occurred, a report should be submitted to Santa Cruz County that provides photos and the results of the yearly monitoring visit. Any changes to the project implementation, including adaptive management techniques that may be applied, will be noted in the annual report. Photos taken at the established photopoints will also be included.

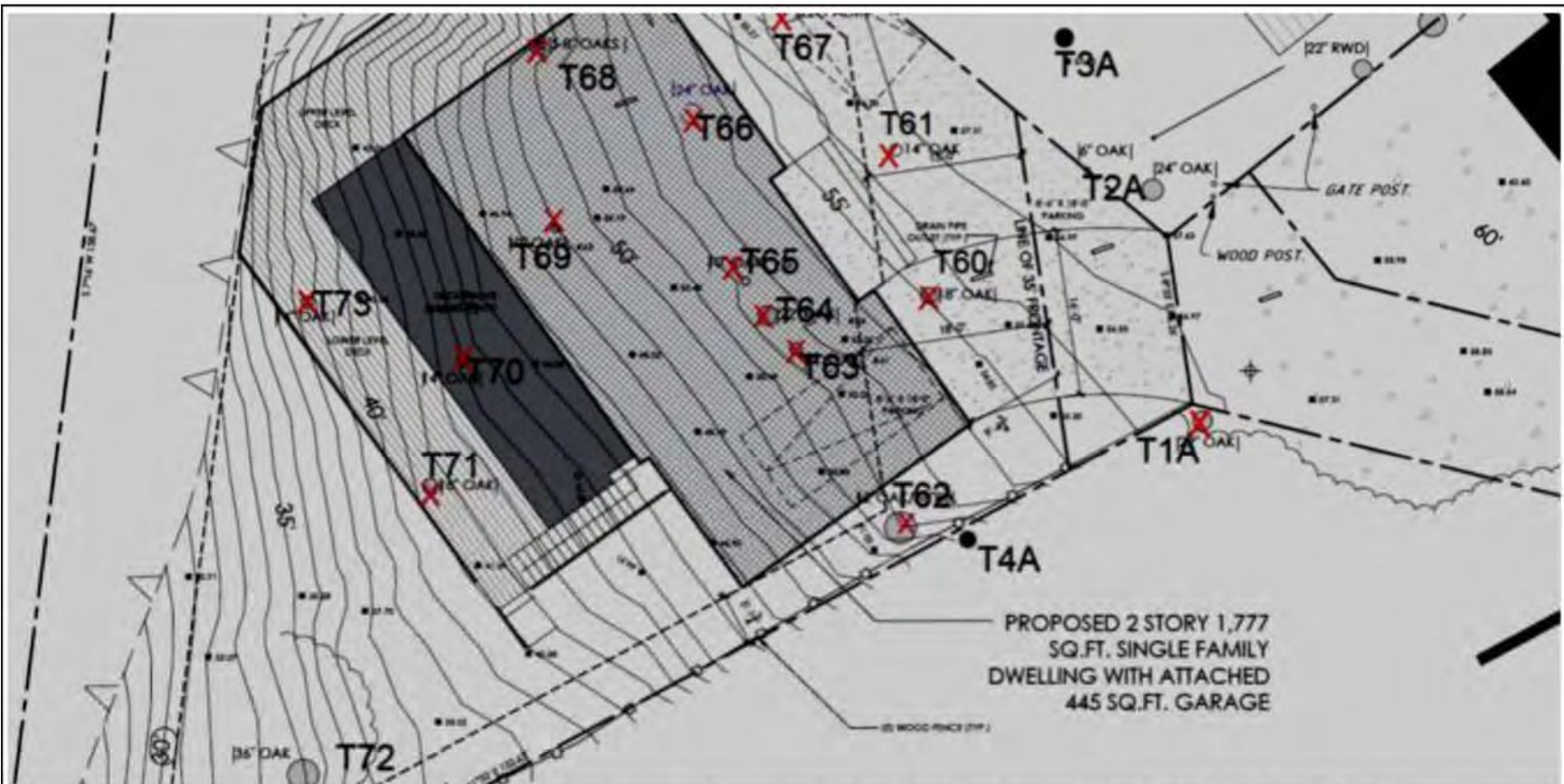


Image #5 – Site plan with trees recommended for removal denoted by red X. Note trees T72, T2-A, T3-A and T4 will have low or moderate impacts and can be incorporated into the project. Tree T61 will have moderate impacts but it is in poor condition and its removal is recommended.

Figure 4: Trees to be Removed (Adapted from Fouts, K 2025)
Rio Del Mar, Santa Cruz County, CA. APN 042-191-18



Figure 5: Conceptual Planting Area Plan
Final planting layout to be determined based on field conditions
2378 Harper St., Live oak, Santa Cruz County APN 029-171-06

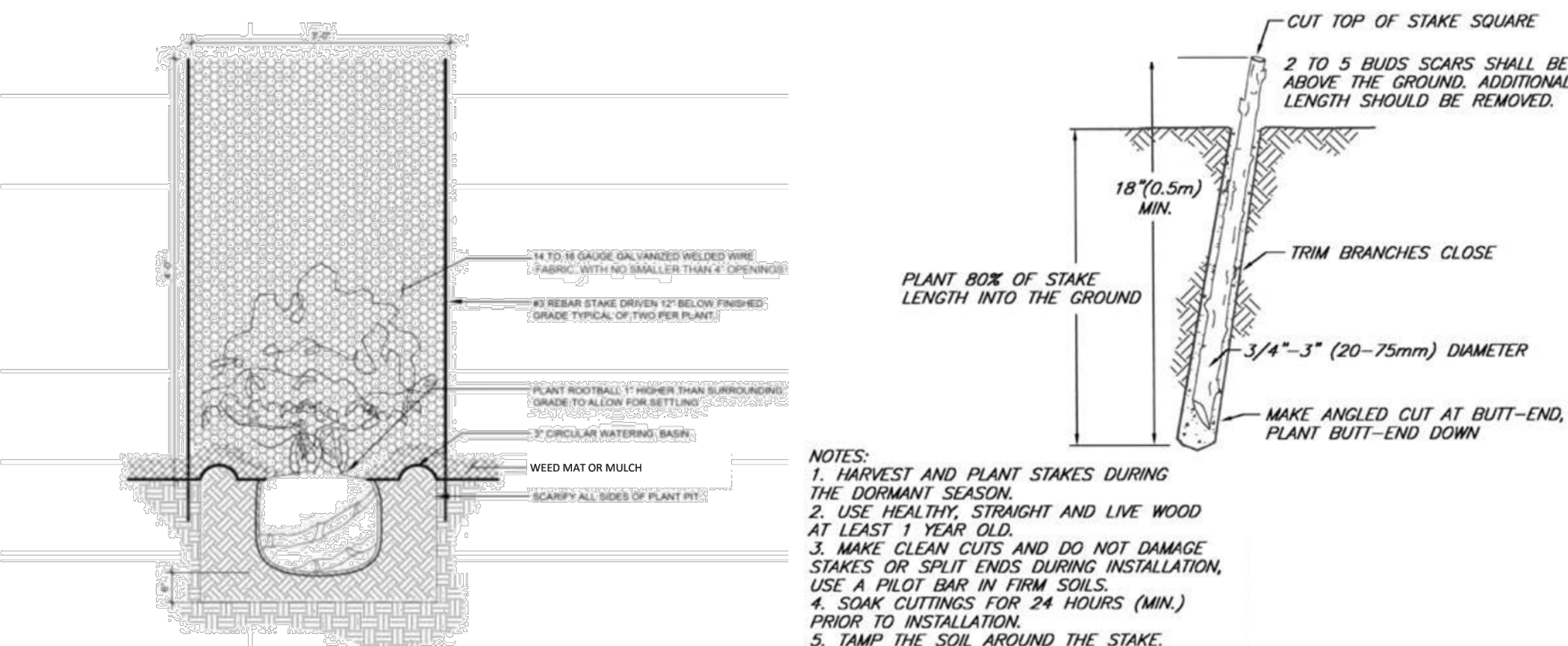
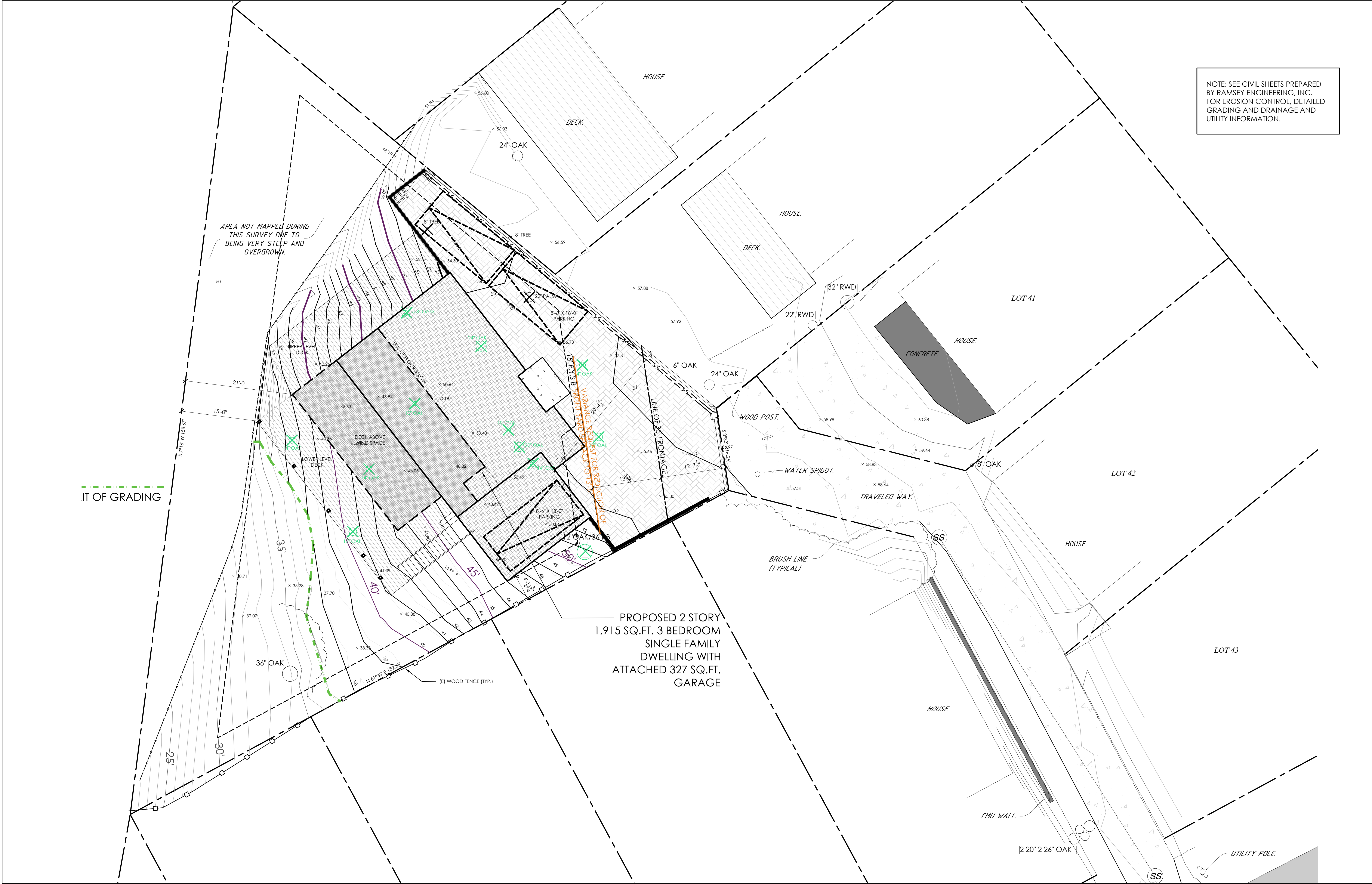


Figure 6: Planting specification for restoration planting (Typical)



NOTE: SEE CIVIL SHEETS PREPARED BY RAMSEY ENGINEERING, INC. FOR EROSION CONTROL, DETAILED GRADING AND DRAINAGE AND UTILITY INFORMATION.

IT OF GRADING

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

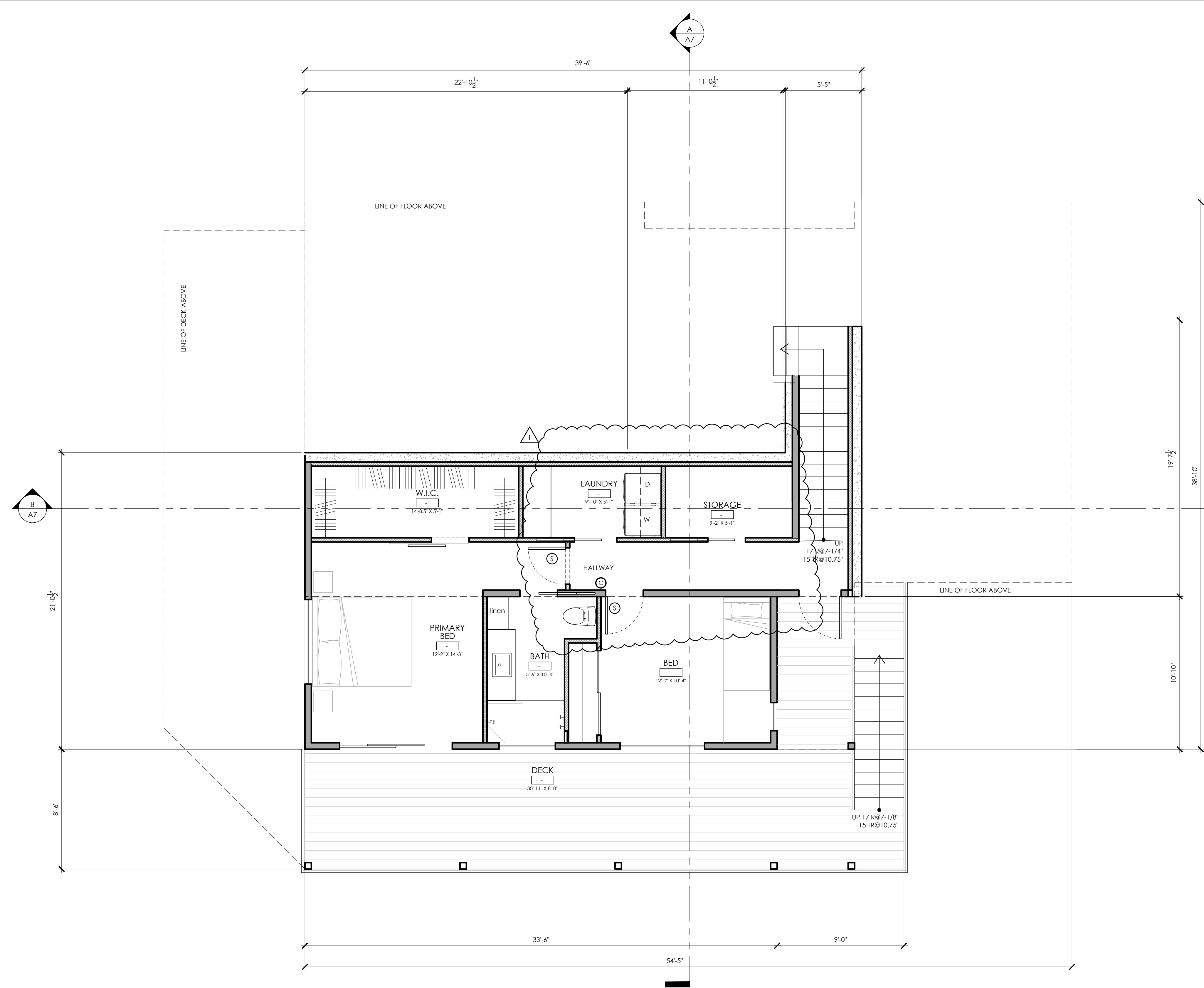
coleman residence

TBD, Aptos, CA 95003
apn: 042-191-18

planning submittal: JUNE 10, 2025
planning submittal PC1: MARCH 18, 2026

SHEET:

A1

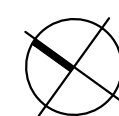


- 1 CEILING MOUNTED SMOKE DETECTOR, HARD WIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ***NOTE*** ALL SMOKE DETECTORS SHALL BE 120 VOLT STATE FIRE MARSHALL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.
- 2 COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR TO BE CEILING MOUNTED, HARD WIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ***NOTE*** CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH 2025 C.R.C. SECTION R315. ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS. 2025 C.R.C., SECTION R315.3.1.

WALL LEGEND	
	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL

PROPOSED LOWER FLOOR PLAN

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



VALERIE HART RESIDENTIAL DESIGN
3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

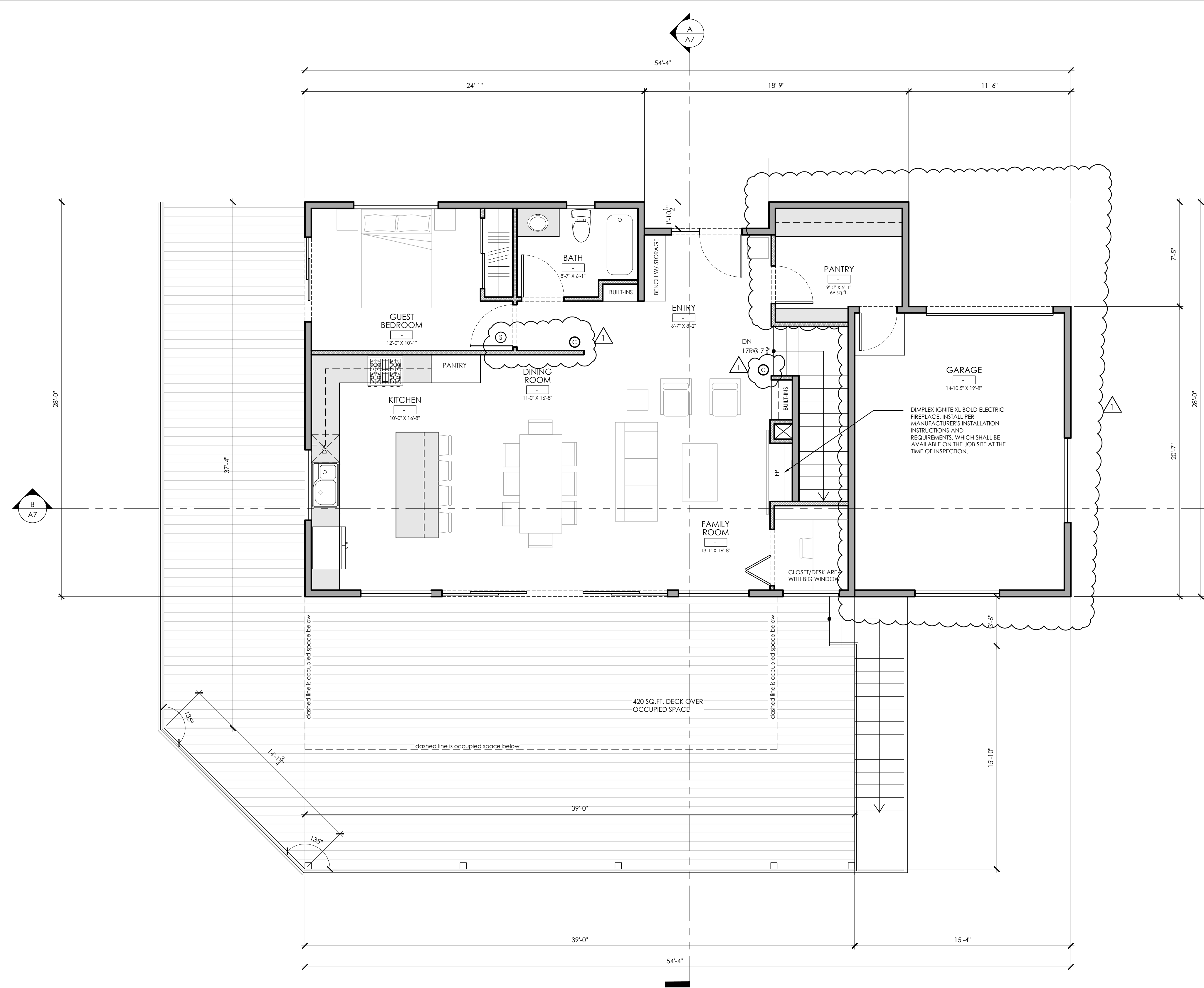
coleman residence

TBD, Aptos, CA 95003
apn: 042-191-18

planning submittal: JUNE 10, 2025
planning submittal PC1: MARCH 18, 2026

SHEET:

A2



- 1
- 1
- 2
- CEILING MOUNTED SMOKE DETECTOR, HARD WIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ***NOTE*** ALL SMOKE DETECTORS SHALL BE 120 VOLT STATE FIRE MARSHALL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.
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WALL LEGEND	
	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL

PROPOSED UPPER FLOOR PLAN

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



VALERIE HART RESIDENTIAL DESIGN
3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

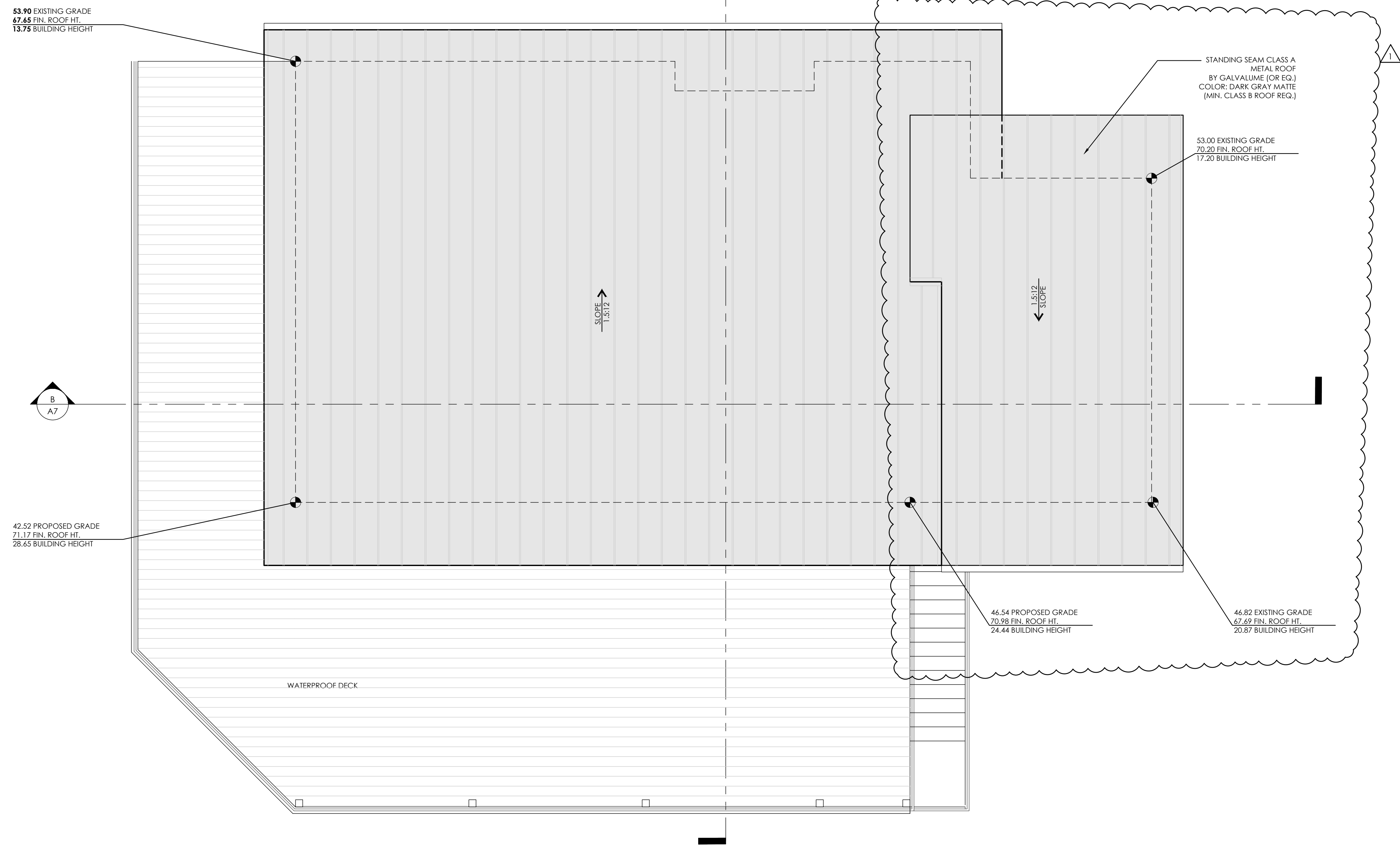
coleman residence

TBD, Aptos, CA 95003
apn: 042-191-18

planning submittal: JUNE 10, 2025
planning submittal PC1: MARCH 18, 2026

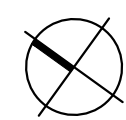
SHEET:

A3



PROPOSED ROOF PLAN

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



VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

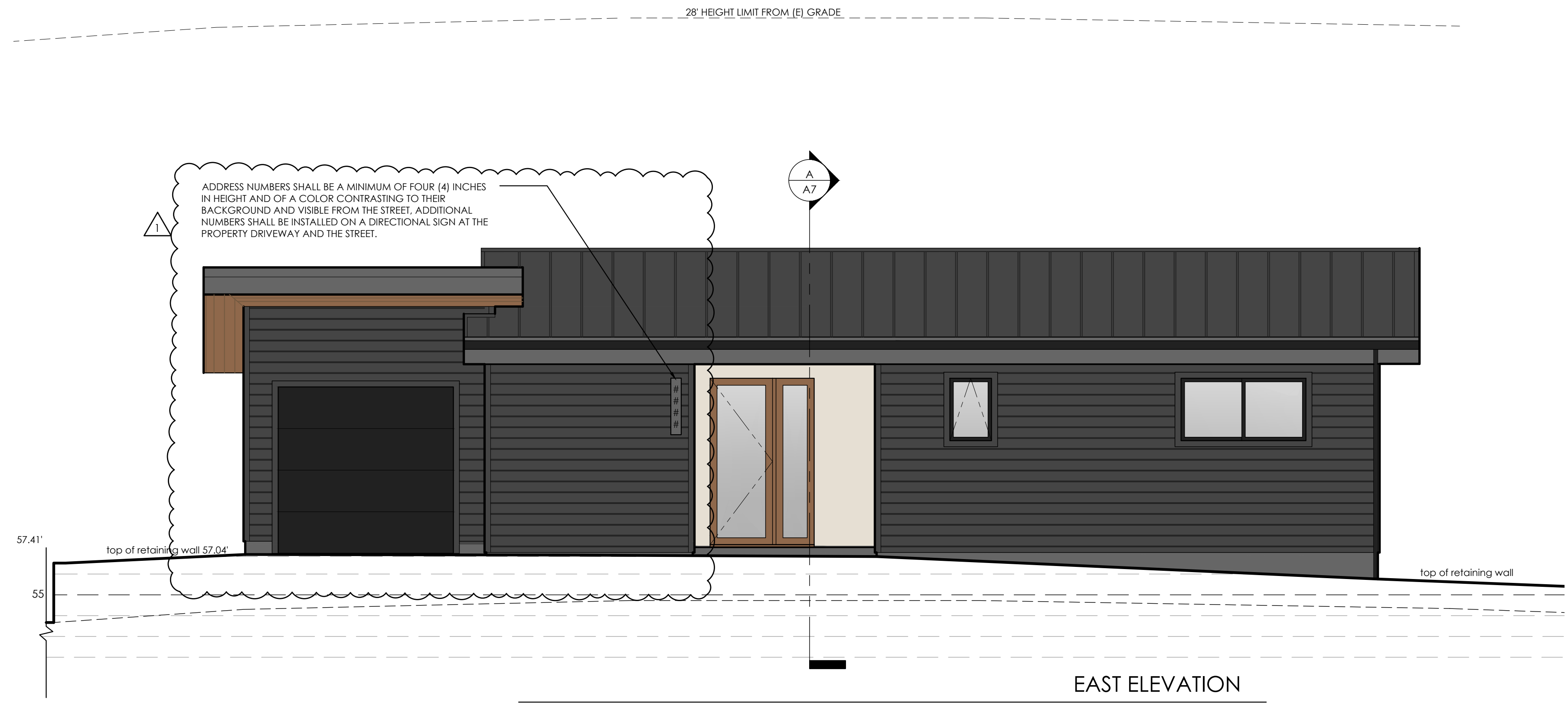
coleman residence

TBD, Aptos, CA 95003
apn: 042-191-18

planning submittal: JUNE 10, 2025
planning submittal PC1: MARCH 18, 2026

SHEET:

A4



PROPOSED ELEVATIONS

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

VALERIE HART RESIDENTIAL DESIGN

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(831) 239-1609 valerie95062@yahoo.com

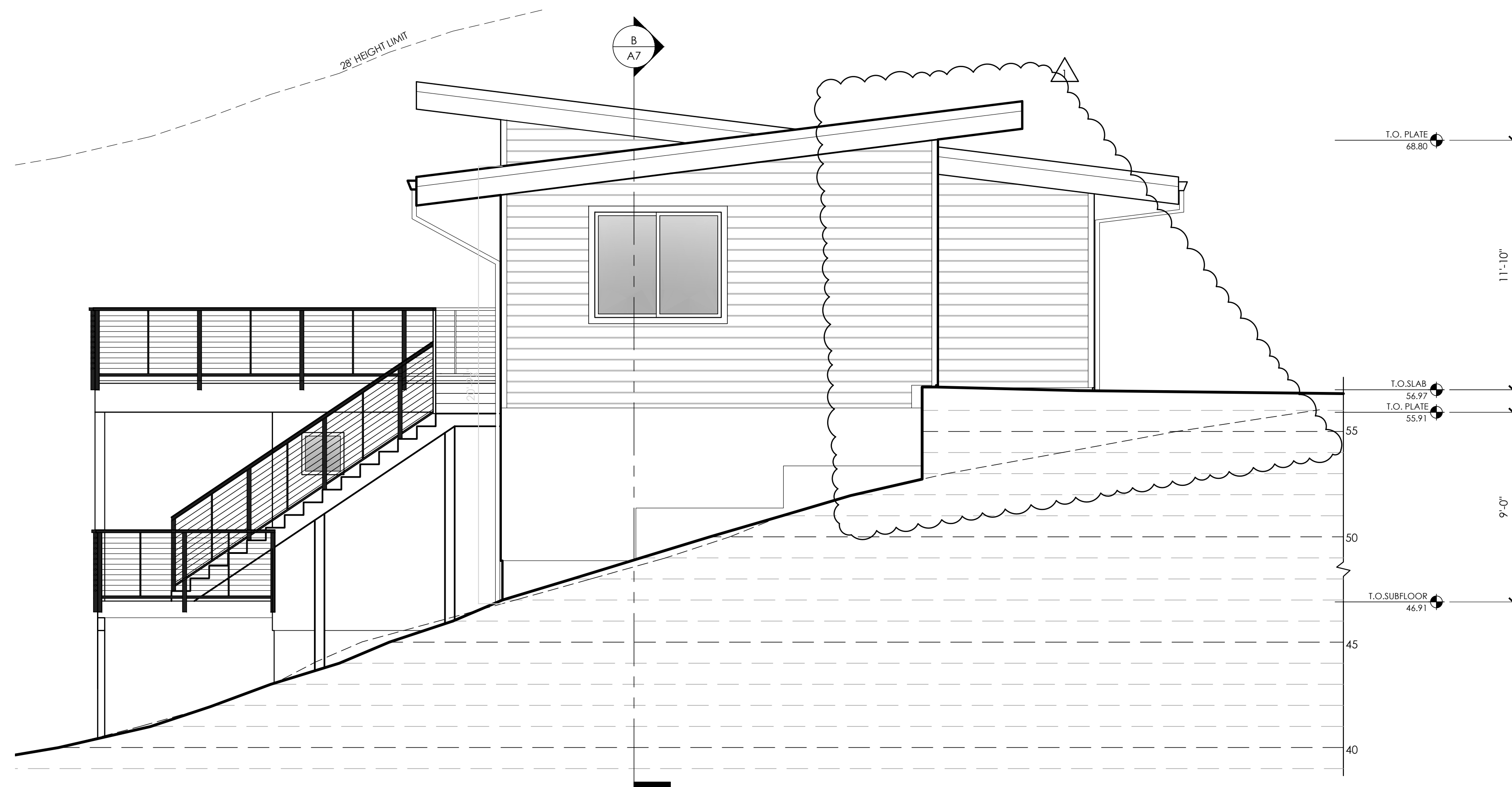
coleman residence

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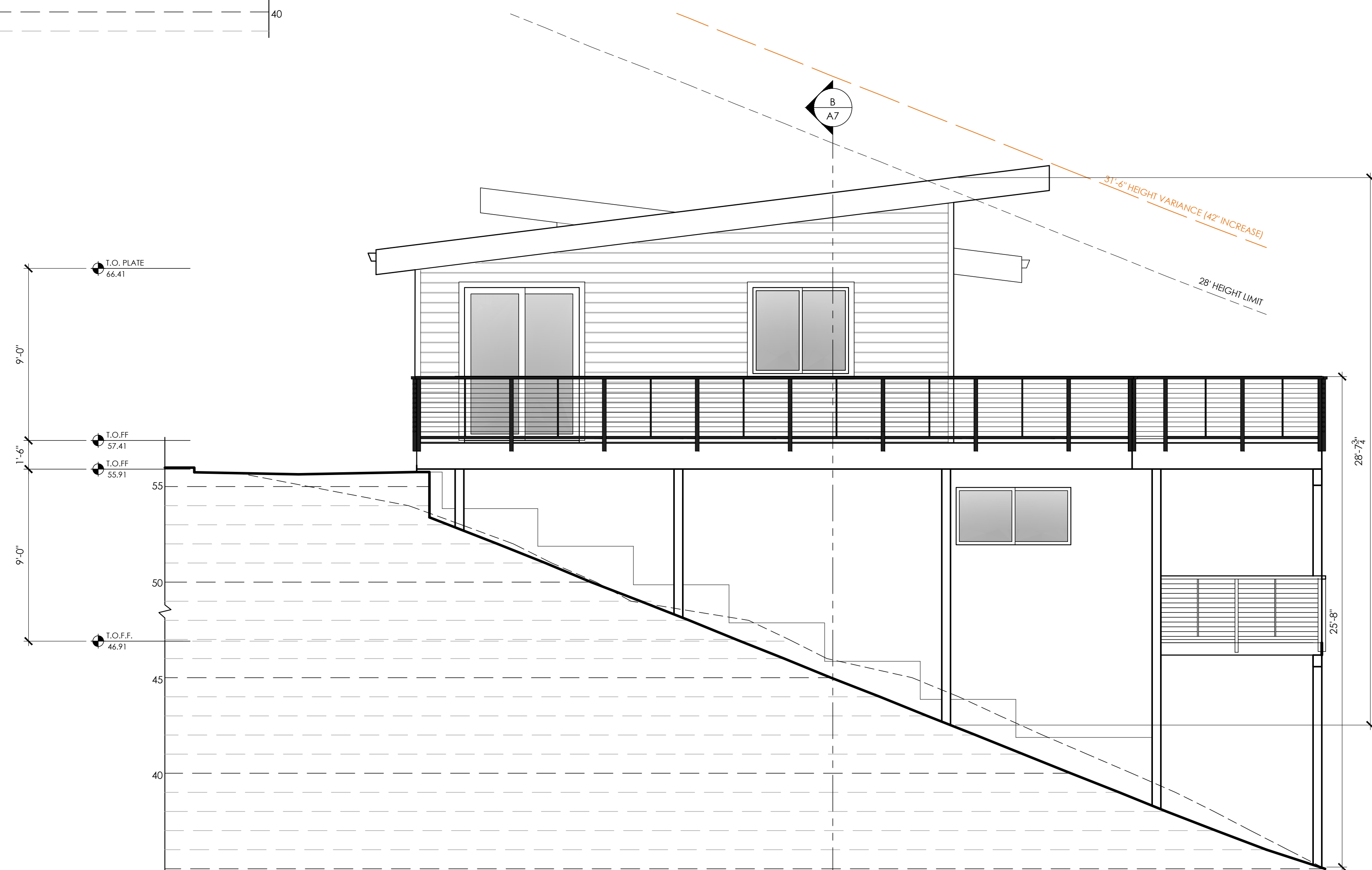
planning submittal: JUNE 10, 2025
planning submittal PC1: MARCH 18, 2026

SHEET:

A5



SOUTH ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS

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

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3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
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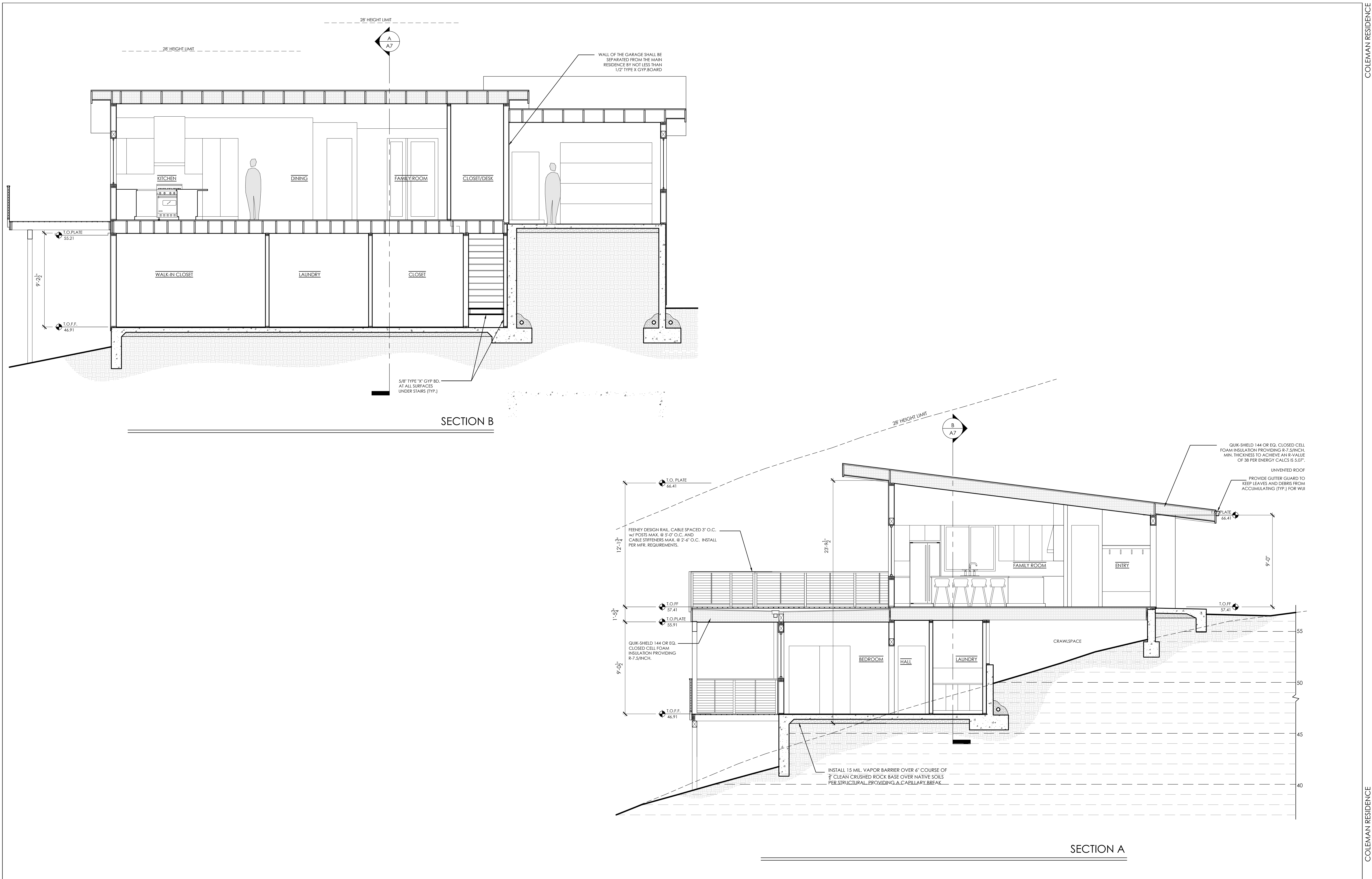
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planning submittal: JUNE 10, 2025
planning submittal PC1: MARCH 18, 2026

SHEET:

A6



PROPOSED SECTIONS

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

VALERIE HART RESIDENTIAL DESIGN

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SHEET:

A7

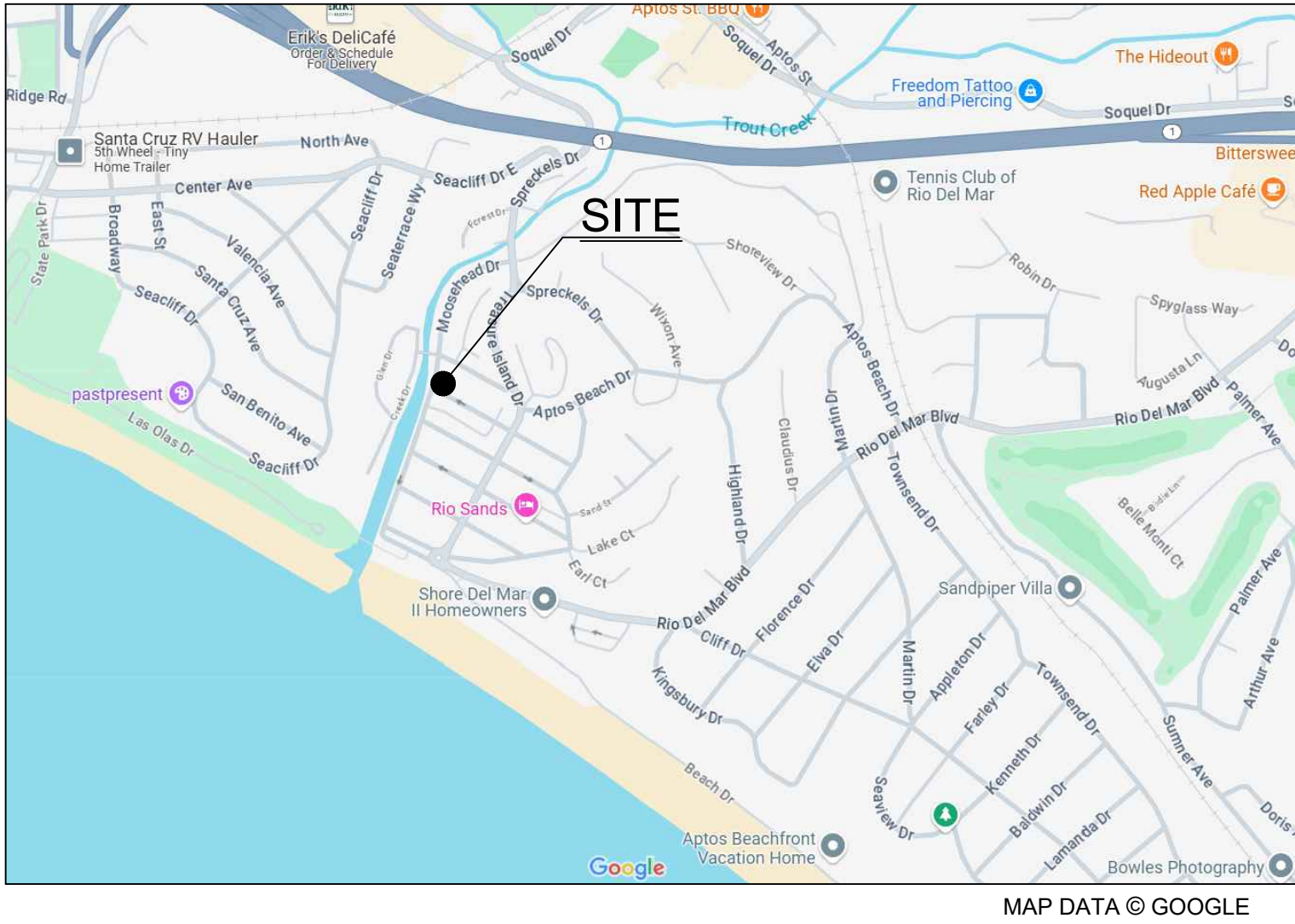
ABBREVIATIONS

AB	AGGREGATE BASE	JB	JUNCTION BOX
AC	AIR CONDITIONER UNIT	JT	JOINT TRENCH
AD	AREA DRAIN	L	LANDING
ADU	ACCESSORY DWELLING UNIT	LF	LINEAR FOOT
APN	ASSESSORS PARCEL NUMBER	LIP	LIP OF GUTTER
ARV	AIR-RELEASE VALVE	LOG	LIMIT OF GRADING
BF	BASEMENT FLOOR	LP	LOW POINT
BFP	BACKFLOW PREVENTER	MH	MANHOLE
BO	BLOW-OFF VALVE	MIN	MINIMUM
BRW	FG AT BOTTOM OF RETAINING WALL	N	NORTH
BSW	BACK OF SIDEWALK	NE	NORTHEAST
BVC	BEGIN VERTICAL CURVE	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	NW	NORTHWEST
CATV	CABLE TELEVISION	OC	ON CENTER
CB	CATCH BASIN	OCEW	ON CENTER, EACH WAY
CBC	CALIFORNIA BUILDING CODE	OH	OVERHEAD
CI	CURB INLET	PCC	PORTLAND CEMENT CONCRETE
CIP	CAST IRON PIPE	POC	POINT OF CONNECTION
CL	CENTERLINE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PRC	POINT OF REVERSE CURVE
CO	CLEANOUT	PS	PLANTING STRIP
CONC	CONCRETE	PSE	PUBLIC SERVICE EASEMENT
COTG	CLEANOUT TO GRADE	PIV	POST-INDICATOR VALVE
DIP	DUCTILE IRON PIPE	PV	PAVEMENT
DS	DOWNSPOUT	PVC	POLYVINYL CHLORIDE PIPE
DTL	DETAIL	R	RADIUS
DWG	DRAWING	RC	RELATIVE COMPACTION
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
E	EAST, ELECTRICAL	ROW	RIGHT-OF-WAY
EG	EXISTING GROUND	RPPB	REDUCE PRESSURE PRINCIPLE BACKFLOW
EP	EDGE OF PAVEMENT	RSB	REAR SETBACK
(E)	EXISTING	RW	RECYCLED WATER
EQ	EQUAL	S	SOUTH, SLOPE
EX	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SE	SOUTHEAST
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SDE	STORM DRAIN EASEMENT
FF	FINISH FLOOR	SHT	SHEET
FL	FIRE HYDRANT	SS	SANITARY SEWER
FLOWLINE	FLOWLINE	SSB	SIDE SETBACK
FNC	FENCE	SSE	SANITARY SEWER EASEMENT
FO	FIBER OPTIC	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	STA	STATION
FSB	FRONT SETBACK	STD	STANDARD
FT	FOOT/FEET	SW	SIDEWALK, SOUTHWEST
FW	FIRE WATER	SWE	SIDEWALK EASEMENT
G	GAS	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
GF	GARAGE FLOOR	TH	THRESHOLD
HT	HEIGHT	TRAN	TRANSFORMER
HDPE	HIGH-DENSITY POLYETHYLENE	TRW	FG AT TOP OF RETAINING WALL
HP	HIGH POINT	TW	TOP OF WALL
INT	INTERSECTION	USA	UNDERGROUND SERVICE ALERT
INV	INVERT	VG	VALLY GUTTER
IRR	IRRIGATION	W	WEST, WATER
		WM	WATER METER
		WV	WATER WALVE

LEGEND

	PROPERTY LINE		AIR RELEASE VALVE
	PROPERTY LINE - ADJACENT		BLOW-OFF VALVE
	PROPOSED EASEMENT		CATCH BASIN
	FENCE		CURB INLET
	ELECTRICAL LINE		CLEANOUT STRUCTURE
	FIBER OPTIC LINE		FIRE HYDRANT
	FIRE WATER LINE		GUY ANCHOR
	GAS LINE		MANHOLE STRUCTURE
	IRRIGATION LINE		WATER METER
	JOINT TRENCH LINE		WATER VALVE
	OVERHEAD LINE		WATER THRUST BLOCK
	RECYCLED WATER LINE		FLOW DIRECTION
	STORM DRAIN LINE		
	PERFORATED PIPE		
	SANITARY SEWER LINE		
	TELEPHONE LINE		
	CABLE TV LINE		
	WATER LINE		
	SWALE		
	LIMIT OF GRADING		
	TREE PROTECTION FENCING		
	FIBER ROLLS		
	PROPOSED RETAINING WALL		

IMPROVEMENT PLANS
FOR
COLEMAN RESIDENCE
APTOS BEACH DR
APTOS, SANTA CRUZ COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

SURVEY

SURVEY FOR THIS PROJECT PROVIDED BY HANAGAN LAND SURVEYING, JOB NO. 23046, DATED 7/13/2023.

BENCHMARK

COUNTY CONTOURS FOUND ON THE SANTA CRUZ G.I.S. WEBSITE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN FOUND IRON PIPE MONUMENTS PER "MAP OF SUBDIVISION NO. 5 APTOS BEACH COUNTY CLUB PROPERTIES" FILED IN VOLUME 23 OF MAPS, AT PAGE 25 OF THE SANTA CRUZ COUNTY RECORDS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	NOTES
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	SECTIONS
C4.0	EXISTING WATERSHED MAP
C4.1	PROPOSED WATERSHED MAP
C5.0-C5.2	DETAILS
C6.0	EROSION CONTROL PLAN & DETAILS



CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

05/01/2026
DAVID RAMSEY DATE
RCE# 73735

APN# 042-191-18

PLAN TYPE
RESIDENTIAL

COVER SHEET

COLEMAN RESIDENCE

APTOS, CA, 95003

REVISION	DATE	DESCRIPTION
1	05/01/2026	RESPONSE TO LIST ROUTING COMMENTS

DRAWN BY:	MG/GS
DESIGNED BY:	DMR
DATE:	11/18/2024
SCALE:	AS NOTED
PROJECT NO.:	24-030
SHEET:	

C1.0

3. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THESE PLANS IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM RAMSEY CIVIL ENGINEERING, INC.
2. THE PROPOSED BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE CURRENT EDITION OF NFPA 13D, ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY NFPA 13, 24, AND THE LOCAL FIRE MARSHAL. THE SHOP DRAWINGS SHALL ALSO COMPLY WITH ALL OTHER NFPA REQUIREMENTS IN ADDITION TO LOCAL AND STATE REGULATIONS AND CODES.
4. THE FIRE SPRINKLER DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE REVIEWING AGENCY FOR APPROVAL. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.
5. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO START OF WORK.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF SHOP DRAWINGS TO ALL PLANS AND SPECIFICATIONS IN ADDITION TO CITY OR AGENCY STANDARD DETAILS AND SPECIFICATIONS.
7. GENERAL CONTRACTOR AND UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS IN ADDITION TO SPACE CONSTRAINTS, REQUIRED PAD AREAS, AND CLEARANCES FROM OTHER UTILITIES, TREES, OR PERMANENT STRUCTURES.
8. PROVISIONS SHALL BE MADE IN THE SHOP DRAWINGS FOR MONITORING ALL VALVES AS REQUIRED BY THE LOCAL FIRE MARSHAL. SHOP DRAWINGS PREPARED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE ELECTRICAL DESIGNER FOR INSTALLATION OF ALL ALARM SYSTEMS AS REQUIRED BY THE LOCAL FIRE MARSHAL.
9. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.
10. A 100-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.
11. ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND BE OF A CONTRASTING COLOR TO THEIR BACKGROUND.
12. GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARDS AND, WHEN OPEN, SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF 12-FEET FOR EMERGENCY ACCESS.
13. GATE LOCKS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
14. GATES ACROSS THE DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICE. IF THE GATES ARE OPERATED ELECTRONICALLY, AND APPROVED KNOX KEY SWITCH SHALL BE INSTALLED. IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY OR ANOTHER ROADWAY SHALL BE AT LEAST 30-FEET FROM THE ROAD BEING EXITED.

1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
2. UNLESS OTHERWISE AGREED UPON WITH THE COUNTY OF SANTA CRUZ, WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
3. A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED, PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PERIOD OF CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE COMPLAINT, DETERMINE AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
4. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA".
5. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
6. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
7. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
8. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
9. UNLESS OTHERWISE INDICATED BY A GEOTECHNICAL ENGINEER, THE TOP 8" OF SUB-GRADE UNDER ALL PAVED (CONCRETE AND ASPHALT) SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
10. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
11. PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS WILL REQUIRE NEGOTIATION AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY.
12. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
13. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL", "CONSTRUCT" AND "NEW (N)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
14. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
15. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
17. CIVIL ENGINEER OF RECORD, SHALL INSPECT THE DRAINAGE IMPROVEMENTS ON THE PARCEL AND PROVIDE PUBLIC WORKS WITH A LETTER CONFIRMING THAT THE WORK WAS COMPLETED PER THE PLANS, AS-BUILT PLANS, STAMPED BY THE CIVIL ENGINEER, MAY BE PROVIDED IN LIEU OF SAID LETTER.

1. SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY HANAGAN LAND SURVEYING, DATED 7/13/2023.
2. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT BY BUTANO GEOTECHNICAL ENGINEERING INC., DATED SEPTEMBER 2023, PROJECT NO. 23-220-SC, AND ANY SUBSEQUENT ADDENDUM LETTERS. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY, IN WRITING, THAT ALL WORK CONFORMS TO THE GEOTECHNICAL INVESTIGATION REPORT.
3. REFER TO ABOVE REFERENCED GEOTECHNICAL REPORT FOR ONSITE SOIL PREPARATION (OVEREXCAVATION AND RECOMPACTION REQUIRED) BELOW CONCRETE FOOTINGS, SLABS, AND PAVEMENT.
4. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022.
5. NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
6. EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
8. ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2022 CBC, AND DIRECTED TO GRADE TO DRAIN.
9. ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
10. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UTILITIES. ANY UTILITIES WHICH MAY BE ENCOUNTERED IF AT ANYTIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A (OR 811) FOR OFFSITE UTILITIES.
11. ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
12. ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
13. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
14. CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
15. ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
16. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
17. RAMSEY CIVIL ENGINEERING PERFORMED AN UPSTREAM AND DOWNSTREAM SITE ASSESSMENT FOR STORMWATER RUNOFF ON JANUARY 15, 2025. THERE ARE NO KNOWN DRAINAGE ISSUES THAT CURRENTLY EXIST. THERE WILL BE NO SIGNIFICANT IMPACT TO DOWNSTREAM PROPERTIES DUE TO THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
18. THE OWNER ACKNOWLEDGES THAT THE PARCEL DOES AND WILL CONTINUE TO RECEIVE UPSTREAM RUNOFF, AND THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE PATHWAY (NATURAL AND/OR MAN-MADE) THROUGH THE PARCEL, AND THAT THE COUNTY & FLOOD CONTROL DISTRICT(S) ARE NOT RESPONSIBLE FOR THE UPSTREAM RUNOFF OR FOR THE MAINTENANCE OF THE DRAINAGE PATHWAY.

APN# 042-191-18	PLAN TYPE RESIDENTIAL
NOTES	COLEMAN RESIDENCE
	APTOS, CA, 95003

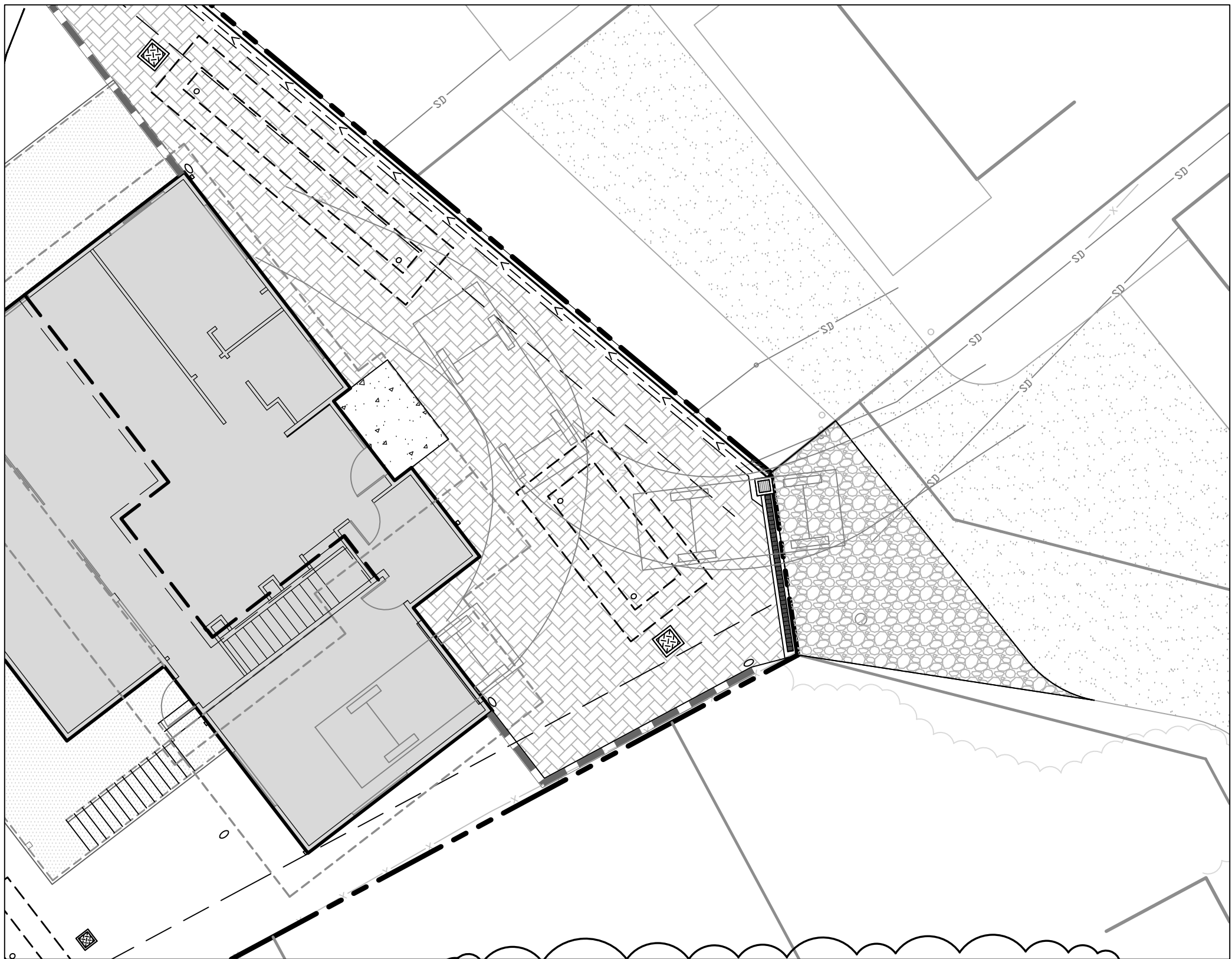
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DRAWN BY:	MG/GS
DESIGNED BY:	DMR
DATE:	11/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-030
SHEET:	

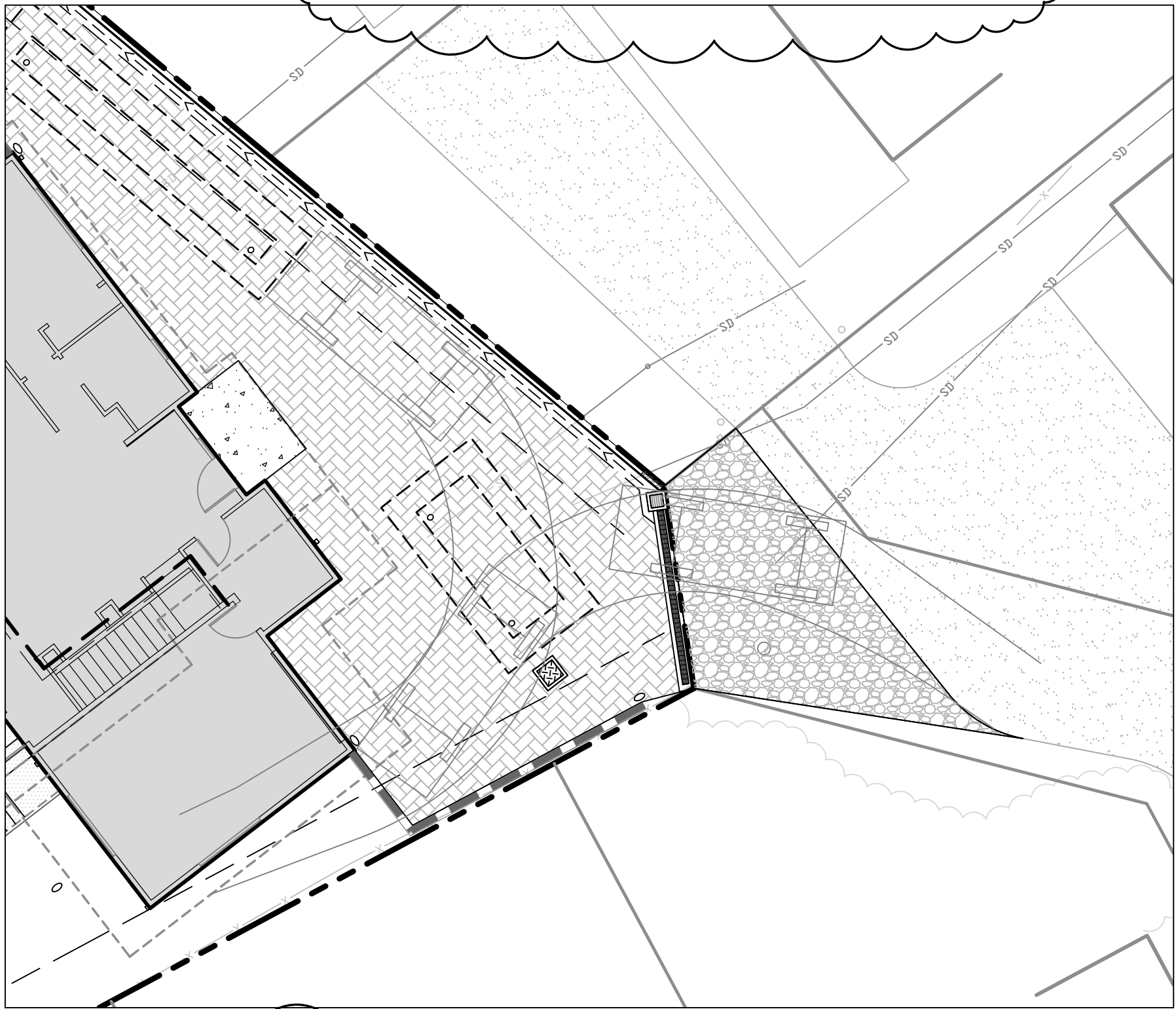
EXHIBIT C



**Know what's below.
Call before you dig.**



1 BACK-OUT MANEUVER FROM GARAGE



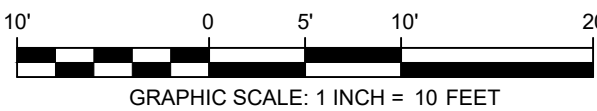
BACK-OUT MANEUVER FROM PARKING

PROPOSED STRUCTURE
(SEE ARCH DRAWINGS)

CONCRETE
4"PCCC W/#4 BARS @ 24" O.C.E.W.
OVER 4" CLASS II AB @95% R.C.

DECK
(PER ARCH PLAN)

PERMEABLE PAVERS
(SEE DTL 9, SHT C5.1)



RAMSEY
CIVIL ENGINEERING INC.

CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com



05/01/2026	
DAVID RAMSEY	DATE
RCE# 73735	

APN# 042-191-18

PLAN TYPE
RESIDENTIAL

SITE PLAN

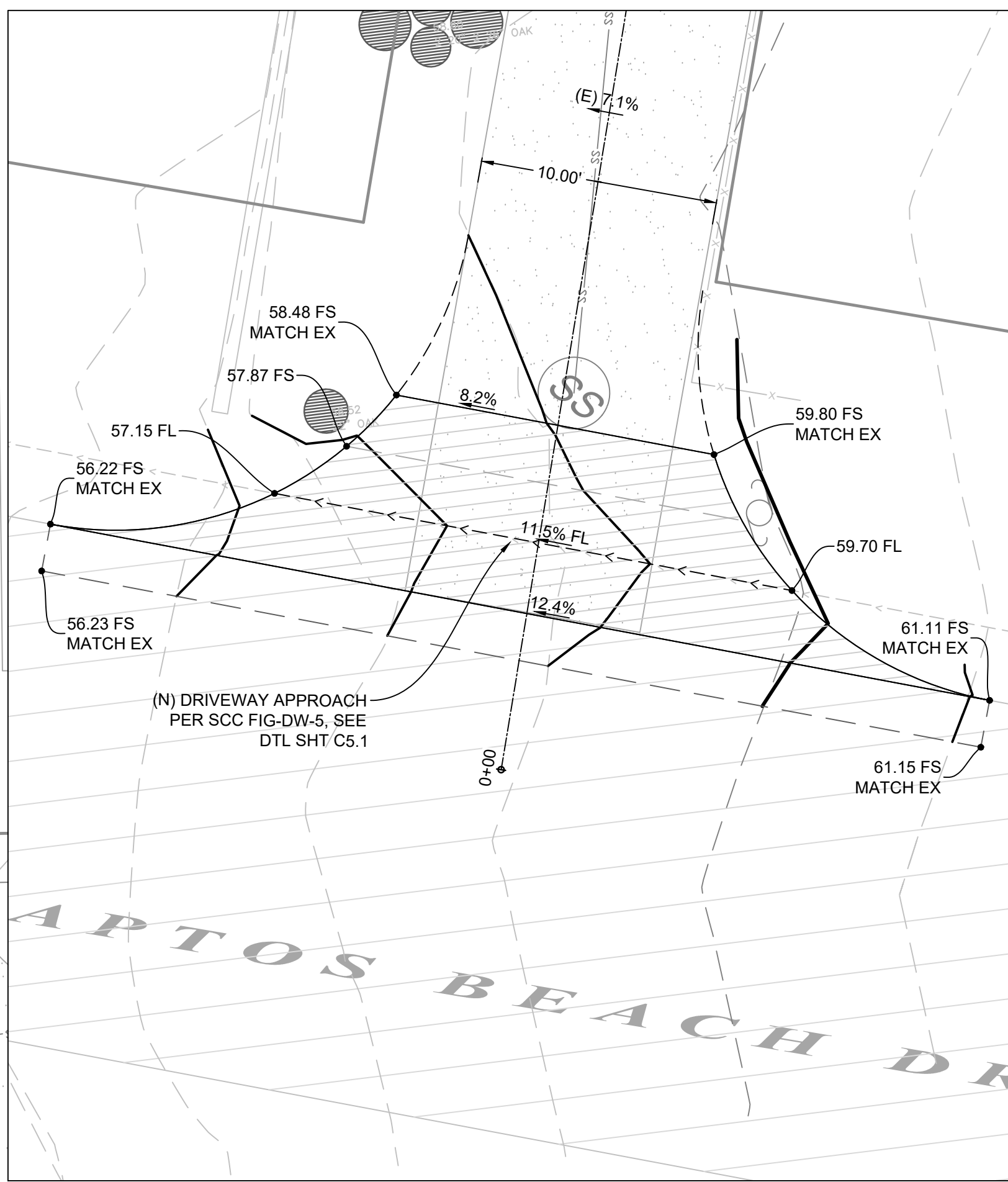
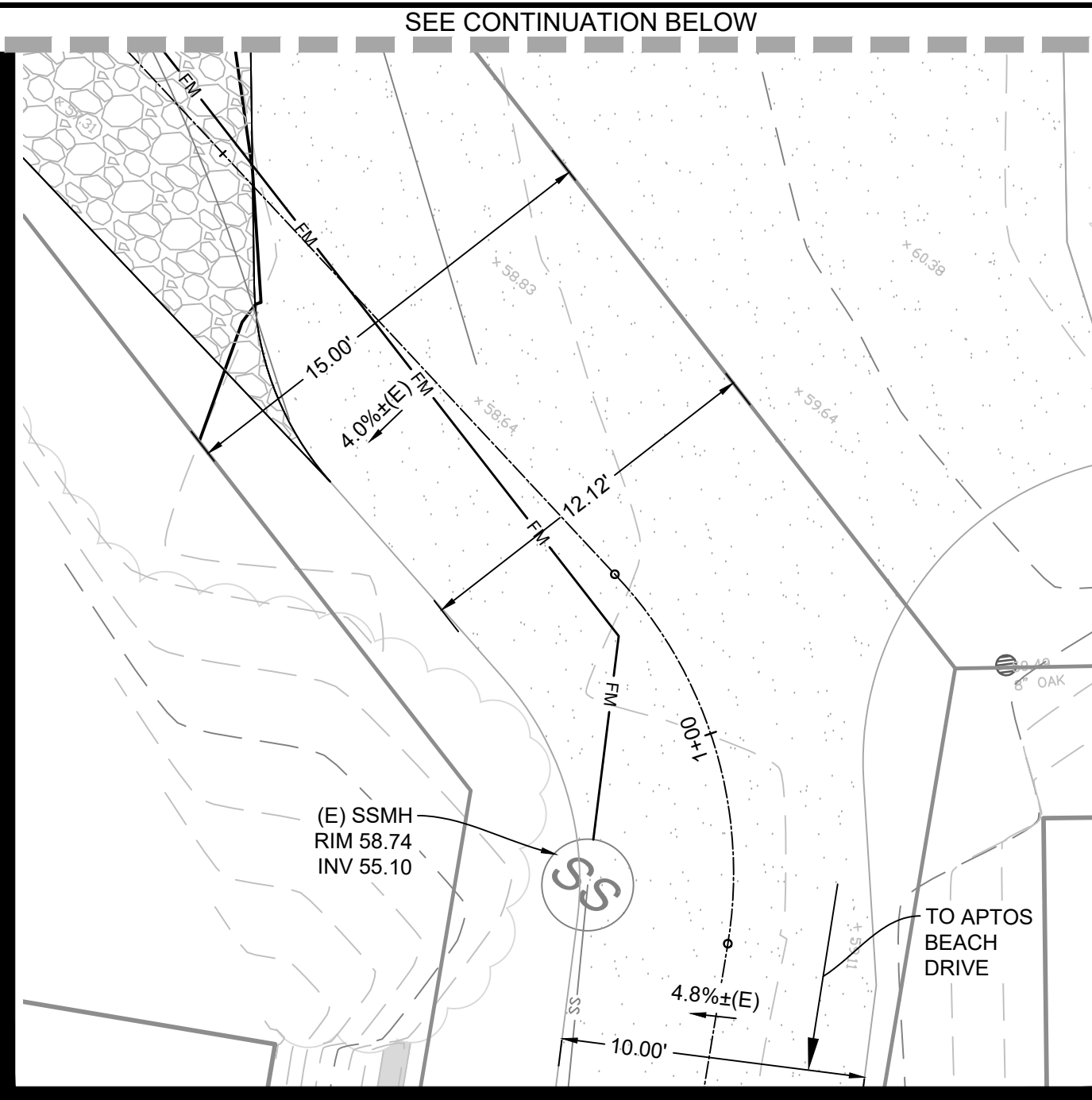
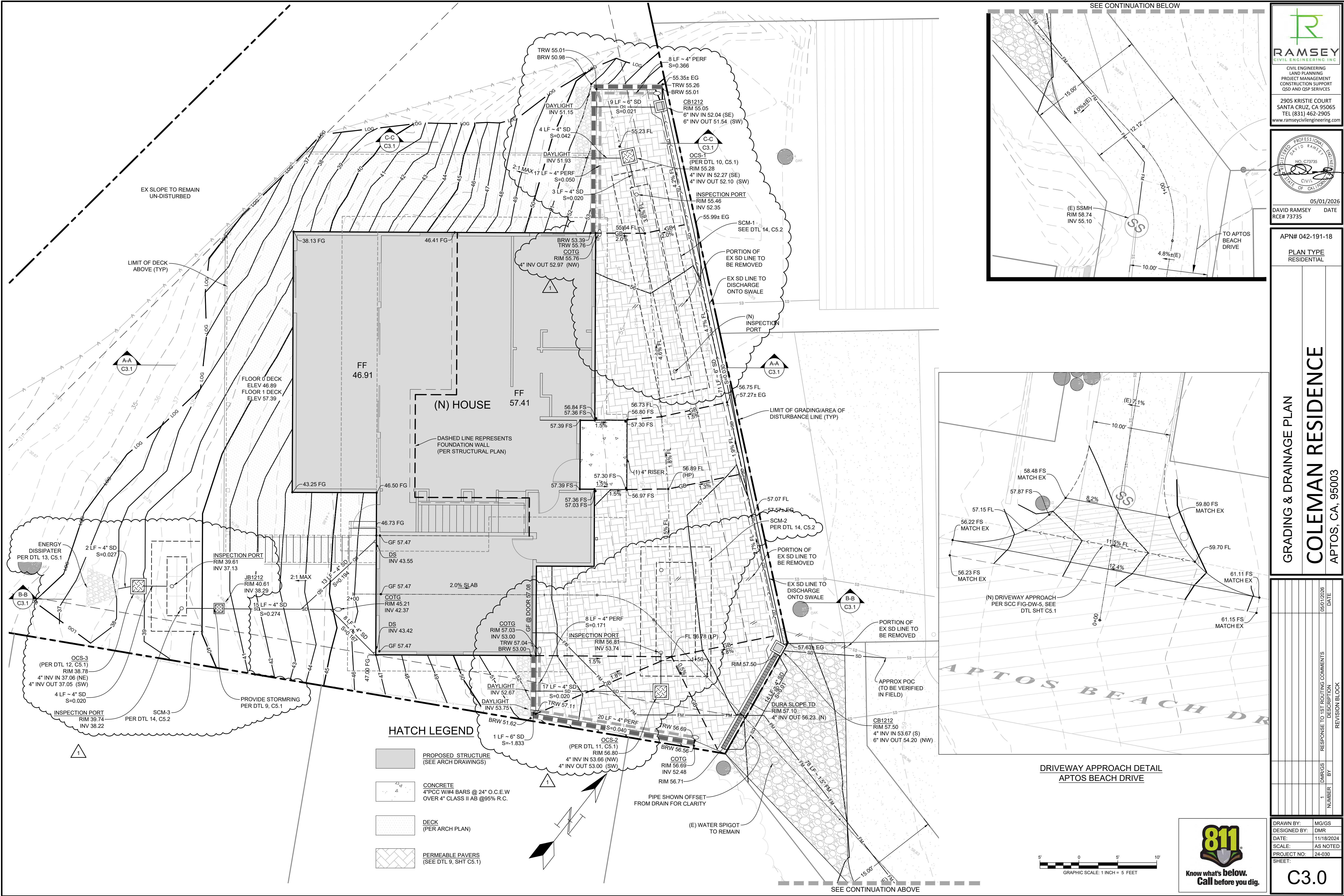
COLEMAN RESIDENCE

APTOS, CA, 95003

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DRAWN BY:	MG/GS
DESIGNED BY:	DMR
DATE:	11/18/2024
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SHEET:	

C2.0



CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

05/01/2026
DATE
DAVID RAMSEY
RCE# 73735

APN# 042-191-18

PLAN TYPE
RESIDENTIAL

GRADING & DRAINAGE PLAN

COLEMAN RESIDENCE

APTOS, CA, 95003

REVISION BLOCK	DATE	DESCRIPTION
1	05/01/2026	DMRGS RESPONSE TO LIST ROUTING COMMENTS

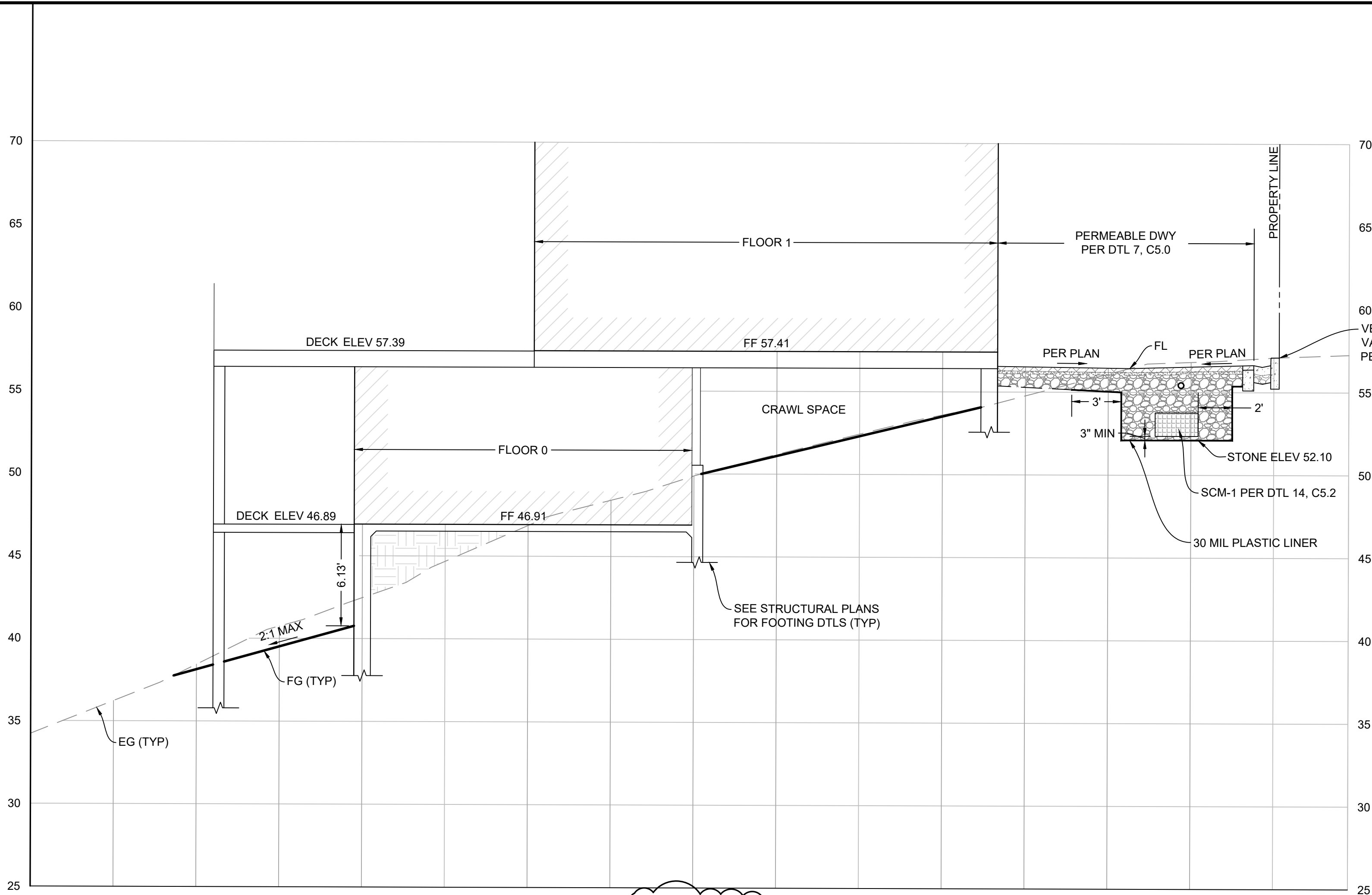
DRAWN BY: MG/GS
DESIGNED BY: DMR
DATE: 11/18/2024
SCALE: AS NOTED
PROJECT NO: 24-030
SHEET:

Know what's below.
Call before you dig.

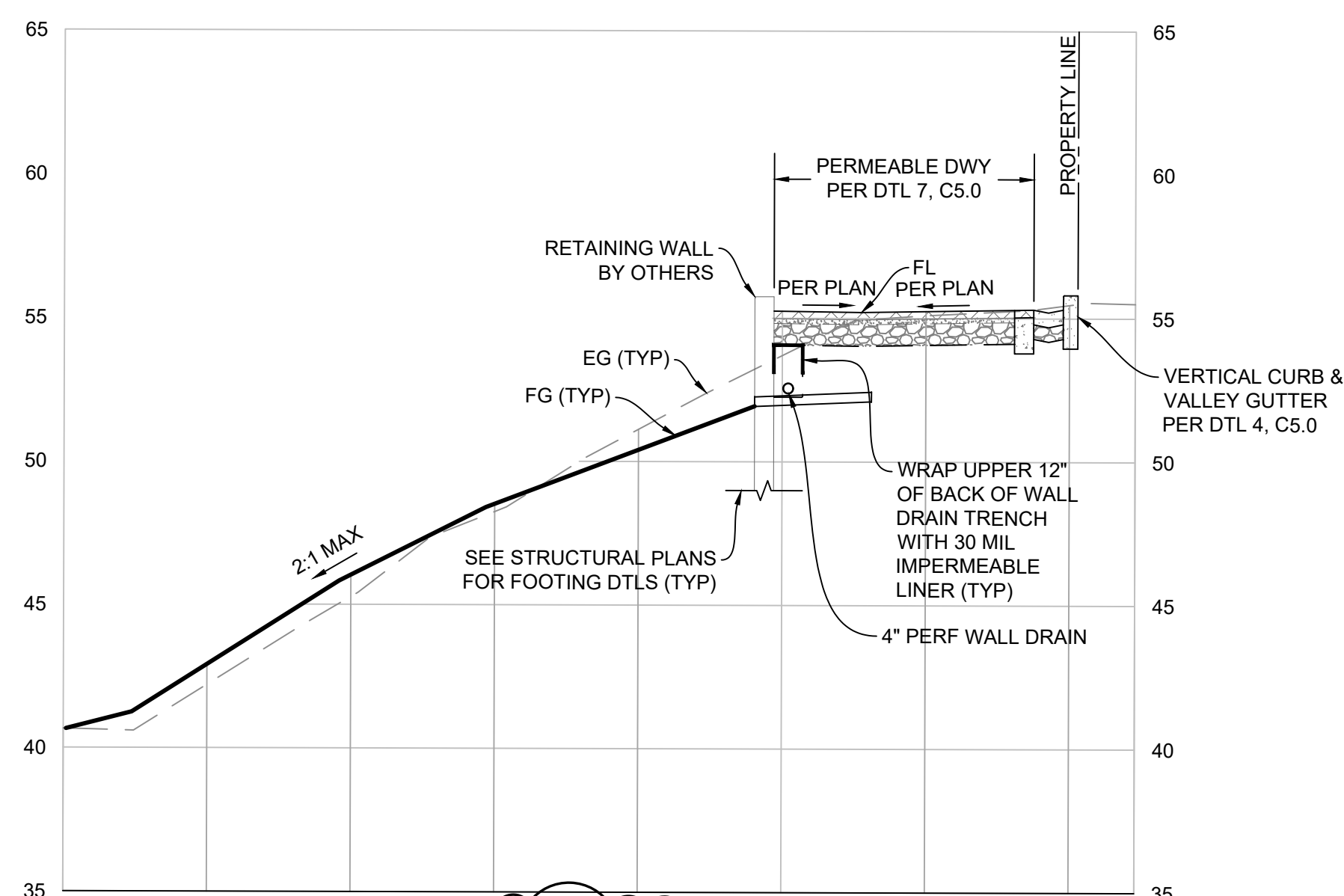
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DATE	REVISION BLOCK
05/01/2026	
DESCRIPTION	BY
RESPONSE TO 1ST ROUTING COMMENTS	DMR/GS
1	NUMBER

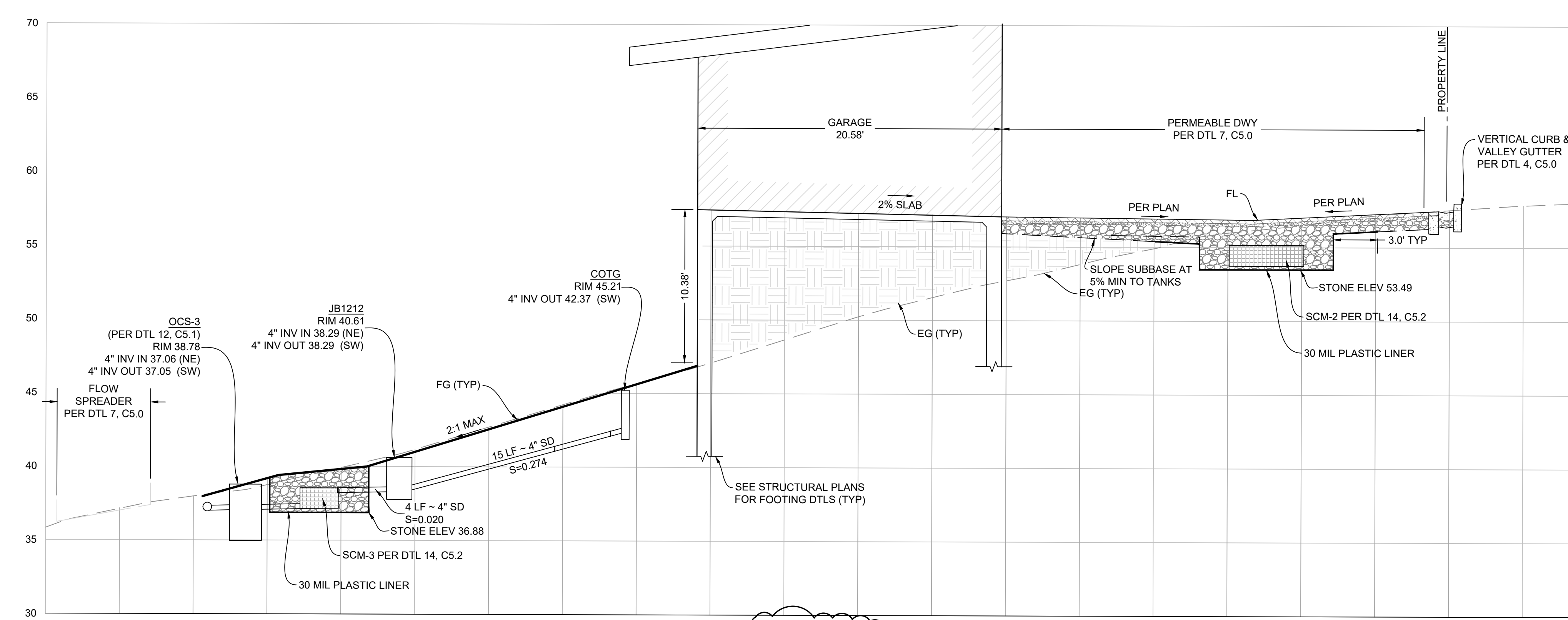
DRAWN BY:	MG/GS
DESIGNED BY:	DMR
DATE:	11/18/2024
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PROJECT NO:	24-030
SHEET:	



SECTION A-A
1"=5' (H)
1"=5' (V)



SECTION C-C
1"=5' (H)
1"=5' (V)



SECTION B-B
1"=5' (H)
1"=5' (V)





LEGEND

EXISTING DMA BOUNDARY

PIPE FLOW DIRECTION

SURFACE FLOW DIRECTION

GRAPHIC SCALE: 1 INCH = 10 FEET



CIVIL ENGINEERING
LAND PLANNING
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05/01/2026
DAVID RAMSEY DATE
RCE# 73735

APN# 042-191-18

PLAN TYPE
RESIDENTIAL

STORMWATER CONTROL PLAN

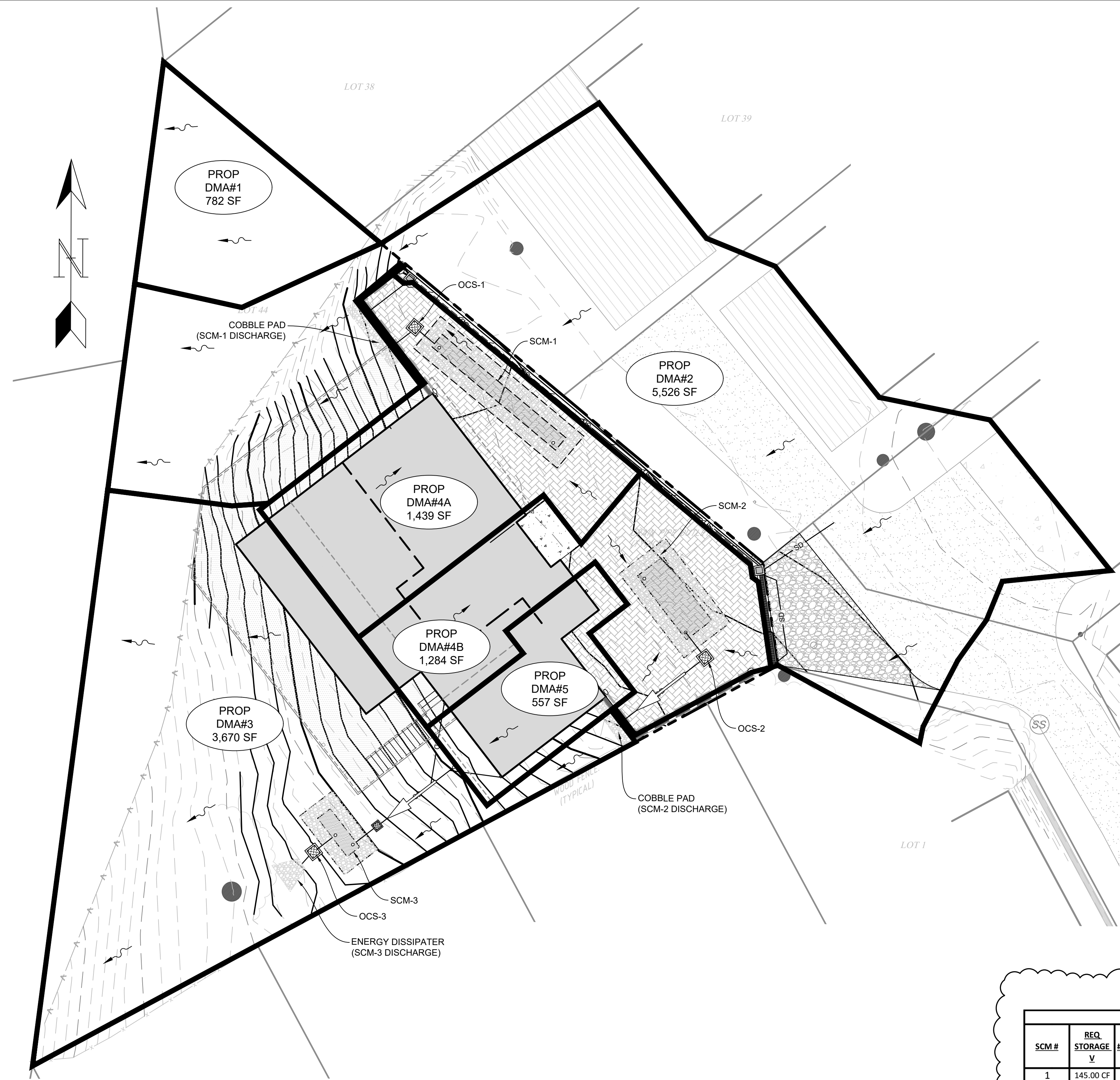
COLEMAN RESIDENCE

APTOS, CA, 95003

NUMBER	BY	DESCRIPTION	DATE
1	DMR/GS	RESPONSE TO 1ST ROUTING COMMENTS	05/01/2026

DRAWN BY: MG/GS
DESIGNED BY: DMR
DATE: 11/18/2024
SCALE: AS NOTED
PROJECT NO: 24-030
SHEET:

C4.0



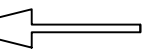
IMPERVIOUS AREA BREAKDOWN		
ONSITE	EXISTING (SF)	NEW/REPLACED (SF)
BUILDING AREA	0	1,782
CONCRETE	0	53
ASPHALT	0	0
PERMEABLE PAVERS	0	**1,444 (722)
TOTAL	0	**2,557

PER PART 3, SECTION C.1.a OF THE SANTA CRUZ COUNTY DESIGN CRITERIA THIS PROJECT IS CONSIDERED A MEDIUM PROJECT (500SF-5,000SF) AND REQUIRES IMPLEMENTATION OF BMP'S

NOTES:
1. * PERMEABLE PAVERS COUNT AS 50% IMPERVIOUS
2. **TOTAL INCLUDES PROPOSED STRUCTURE AND PROPOSED PERVIOUS SURFACE.
3. DOWNSPOUTS DRAIN TO FLOW SPREADER OR PERMEABLE PAVER DRIVEWAY PRIOR TO LEAVING SUBJECT PARCEL



LEGEND



PIPE FLOW DIRECTION



SURFACE FLOW DIRECTION

PROPOSED DMA BOUNDARY

SCM VOLUME SUMMARY							
SCM #	REQ. STORAGE V	# OF R-TANKS	STORAGE VOLUME IN TANKS	AREA OF STONE	DEPTH OF STONE	STORAGE VOLUME IN STONE	TOTAL PROVIDED STORAGE VOLUME
1	145.00 CF	20	85.60 CF	127.14 SF	1.41 FT	71.75 CF	157.35 CF
2	129.00 CF	20	85.60 CF	86.73 SF	1.41 FT	48.94 CF	134.54 CF
3	56.00 CF	6	25.68 CF	56.37 SF	1.41 FT	31.81 CF	57.49 CF

ORIFICE DETENTION SUMMARY			
CONSTANTS:			
$A_0 = \frac{Q}{C_d \cdot \sqrt{2gh}}$			
NOTE: SYSTEMS ARE DESIGNED TO RETAIN THE 25-YEAR STORM WITH A 5-YEAR PRE-DEVELOPMENT RELEASE RATE			
	SCM-1/OCS#1 (DMA-4A)	SCM-2/OCS #2 (DMA-4B)	SCM-3/OCS #3 (DMA-5)
TRIBUTARY IMPERVIOUS AREA -	1,439 SF	1,284 SF	557 SF
QPRE -	0.30	0.30	0.30
QPRE(YR)* -	0.014 CFS	0.013 CFS	0.008 CFS
CPDS* -	0.99	0.99	0.99
QPOST (UNMITIGATED)* -	0.067 CFS	0.060 CFS	0.008 CFS
REQ DET. V** -	145 CF	129 CF	56 CF
TOTAL PROVIDED DET. V** -	157 CF	135 CF	57 CF
TOP OF WEIR/IRRM ELEV. -	53.76	55.15	55.55
ORIFICE ELEVATION -	52.27	53.66	53.06
IT** -	1.49 FT	1.49 FT	1.49 FT
AO (ORIFICE AREA) -	0.35 IN ²	0.31 IN ²	0.13 IN ²
RO (ORIFICE RADIUS) -	0.333 FT	0.314 FT	0.207 FT
DO (ORIFICE DIAMETER) -	0.67 IN	0.63 IN	0.41 IN
FINAL ORIFICE D -	58 IN	58 IN	38 IN
FINAL ORIFICE AREA -	0.31 IN ²	0.31 IN ²	0.11 IN ²
MAX Q25-POST W/5-YR PRE -	0.013 CFS	0.013 CFS	0.005 CFS
25-YR OUTLET VELOCITY -	5.98 FT/S	5.98 FT/S	5.98 FT/S

NOTES:
1 - QPRE = (Cpre)(A)(P)(0.85)(43200/1.2)
2 - QPRE ASSUMES C=1.1, THEREFORE FOR C=0.8(1.1)=0.99 (FOR 25-YEAR STORM)
3 - Qpost=(Qpre)(1.35)(A)(43200)
4 - SEE SWM-17 SPREADSHEET FOR VOLUME CALCULATIONS
5 - SEE SCM VOLUME SUMMARY CALCULATIONS
6 - IN DETENTION VOLUME HEIGHT WITHIN SYSTEM

PROJECT: Coleman Residence (DMA #4A)

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD			
Data Entry: PRESS TAB & ENTER DESIGN VALUES Ver: 6.14.21			
Site Location P60 Isopeith:	1.40	Fig. SWM-2 in County Design Criteria	
Rational Coefficients Cpre:	0.30	See note # 2	
Cpost:	0.99	See note # 2	
Impervious Area:	1439	ft ²	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION			
145	ft	storage volume calculated	
100	%	void space assumed	
145	ft	excavated volume needed	
Structure	Length	Width*	Depth*
Ratio	1.00	1.00	1.00
Dimen. (ft)	5.25	5.25	5.25

*For pipe, use the square root of the sectional area

25 - YEAR DESIGN STORM			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.002	0.010
1200	0.30	0.002	0.011
960	0.33	0.002	0.012
720	0.38	0.003	0.014
480	0.45	0.003	0.016
360	0.51	0.004	0.019
240	0.61	0.004	0.022
180	0.69	0.005	0.025
120	0.83	0.006	0.030
90	0.94	0.007	0.034
60	1.12	0.008	0.041
45	1.27	0.009	0.046
30	1.51	0.011	0.055
20	1.80	0.013	0.065
15	2.04	0.014	0.074
10	2.43	0.017	0.088
5	3.29	0.023	0.119

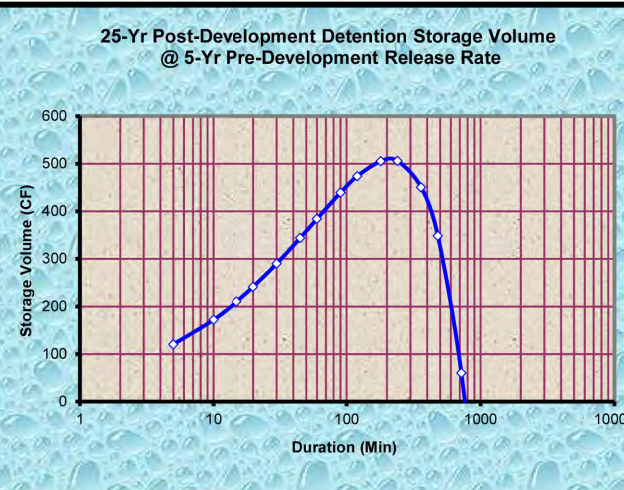
DETENTION @ 15 MIN.			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.002	0.010
1200	0.30	0.002	0.011
960	0.33	0.002	0.012
720	0.38	0.003	0.014
480	0.45	0.003	0.016
360	0.51	0.004	0.019
240	0.61	0.004	0.022
180	0.69	0.005	0.025
120	0.83	0.006	0.030
90	0.94	0.007	0.034
60	1.12	0.008	0.041
45	1.27	0.009	0.046
30	1.51	0.011	0.055
20	1.80	0.013	0.065
15	2.04	0.014	0.074
10	2.43	0.017	0.088
5	3.29	0.023	0.119

25 - YEAR DESIGN STORM			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.002	0.009
1200	0.30	0.002	0.010
960	0.33	0.002	0.011
720	0.38	0.003	0.012
480	0.45	0.003	0.015
360	0.51	0.003	0.017
240	0.61	0.004	0.020
180	0.69	0.004	0.022
120	0.83	0.005	0.027
90	0.94	0.006	0.030
60	1.12	0.007	0.036
45	1.27	0.008	0.041
30	1.51	0.010	0.049
20	1.80	0.011	0.058
15	2.04	0.013	0.066
10	2.43	0.017	0.079
5	3.29	0.021	0.106

DETENTION @ 15 MIN.			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.002	0.009
1200	0.30	0.002	0.010
960	0.33	0.002	0.011
720	0.38	0.003	0.012
480	0.45	0.003	0.015
360	0.51	0.003	0.017
240	0.61	0.004	0.020
180	0.69	0.004	0.022
120	0.83	0.005	0.027
90	0.94	0.006	0.030
60	1.12	0.007	0.036
45	1.27	0.008	0.041
30	1.51	0.010	0.049
20	1.80	0.011	0.058
15	2.04	0.013	0.066
10	2.43	0.017	0.079
5	3.29	0.021	0.106

The spreadsheet formulas and format are copy protected to prevent alteration.
Any modified submittals may be rejected, unless the changes made and the author are clearly identified, and the format is recognizably different.

Calc by: GS Date: 4/29/2026



- Notes & Limitations on Uses:
- The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
 - Required detention volume determinations shall be based on all net new impervious areas, both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
 - Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
 - A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
 - The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
 - Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

PROJECT: Colman Residence (DMA #4B)

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD			
Data Entry: PRESS TAB & ENTER DESIGN VALUES Ver: 6.14.21			
Site Location P60 Isopeith:	1.40	Fig. SWM-2 in County Design Criteria	
Rational Coefficients Cpre:	0.30	See note # 2	
Cpost:	0.99	See note # 2	
Impervious Area:	1284	ft ²	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION			
129	ft	storage volume calculated	
100	%	void space assumed	
129	ft	excavated volume needed	
Structure	Length	Width*	Depth*
Ratio	1.00	1.00	1.00
Dimen. (ft)	5.05	5.05	5.05

*For pipe, use the square root of the sectional area

25 - YEAR DESIGN STORM			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.002	0.009
1200	0.30	0.002	0.010
960	0.33	0.002	0.011
720	0.38	0.003	0.012
480	0.45	0.003	0.015
360	0.51	0.003	0.017
240	0.61	0.004	0.020
180	0.69	0.004	0.022
120	0.83	0.005	0.027
90	0.94	0.006	0.030
60	1.12	0.007	0.036
45	1.27	0.008	0.041
30	1.51	0.010	0.049
20	1.80	0.011	0.058
15	2.04	0.013	0.066
10	2.43	0.017	0.079
5	3.29	0.021	0.106

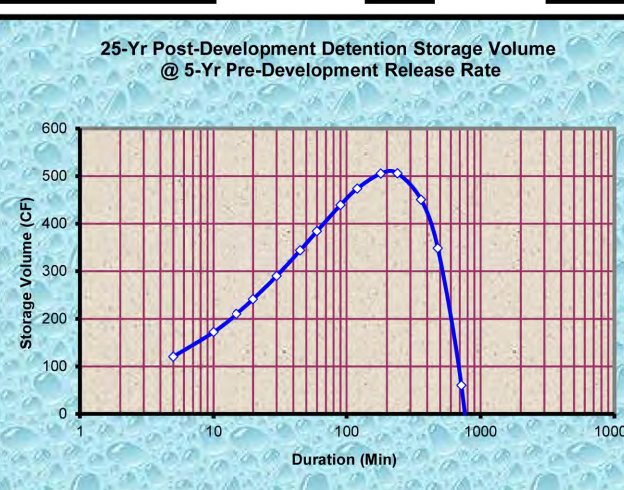
DETENTION @ 15 MIN.			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.002	0.009
1200	0.30	0.002	0.010
960	0.33	0.002	0.011
720	0.38	0.003	0.012
480	0.45	0.003	0.015
360	0.51	0.003	0.017
240	0.61	0.004	0.020
180	0.69	0.004	0.022
120	0.83	0.005	0.027
90	0.94	0.006	0.030
60	1.12	0.007	0.036
45	1.27	0.008	0.041
30	1.51	0.010	0.049
20	1.80	0.011	0.058
15	2.04	0.013	0.066
10	2.43	0.017	0.079
5	3.29	0.021	0.106

25 - YEAR DESIGN STORM			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.001	0.004
1200	0.30	0.001	0.004
960	0.33	0.001	0.005
720	0.38	0.001	0.005
480	0.45	0.001	0.006
360	0.51	0.001	0.007
240	0.61	0.002	0.009
180	0.69	0.002	0.010
120	0.83	0.002	0.012
90	0.94	0.003	0.013
60	1.12	0.003	0.016
45	1.27	0.003	0.018
30	1.51	0.004	0.021
20	1.80	0.005	0.025
15	2.04	0.007	0.032
10	2.43	0.007	0.034
5	3.29	0.009	0.046

DETENTION @ 15 MIN.			
Storm Duration (min)	25 - Year Intensity (in/hr)	Release Qpre (cfs)	25 - Year Qpost (cfs)
1440	0.28	0.001	0.004
1200	0.30	0.001	0.004
960	0.33	0.001	0.005
720	0.38	0.001	0.005
480	0.45	0.001	0.006
360	0.51	0.001	0.007
240	0.61	0.002	0.009
180	0.69	0.002	0.010
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Calc by: GS Date: 4/30/2026



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 - A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
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 - Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

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TEL (831) 462-2905
www.ramseycivilengineering.com

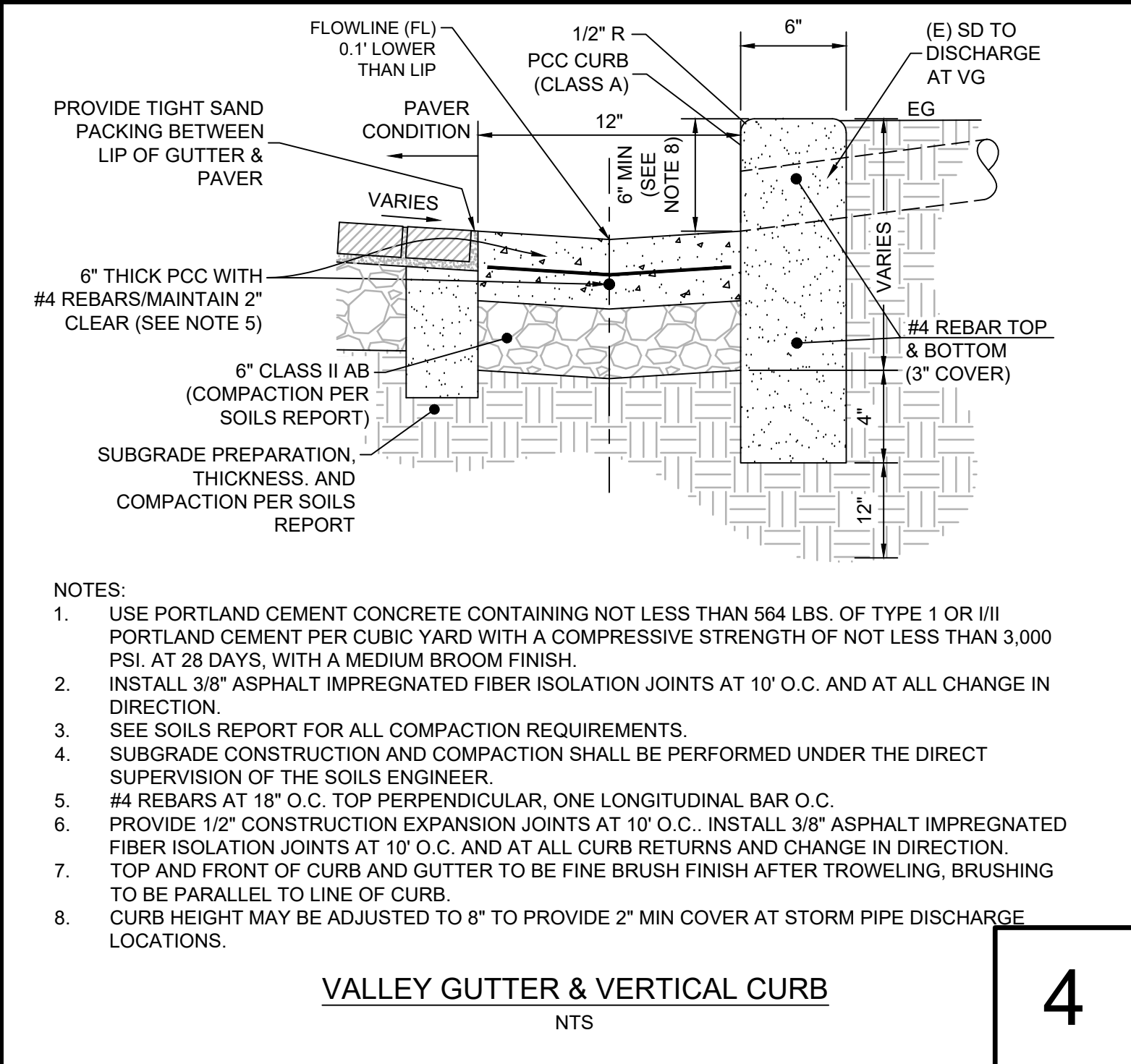
REGISTERED PROFESSIONAL ENGINEER
NO. C73735
STATE OF CALIFORNIA
05/01/2026
DAVID RAMSEY DATE
RCE# 73735

APN# 042-191-18
PLAN TYPE
RESIDENTIAL
STORMWATER CONTROL PLAN
COLEMAN RESIDENCE
APTOS, CA, 95003

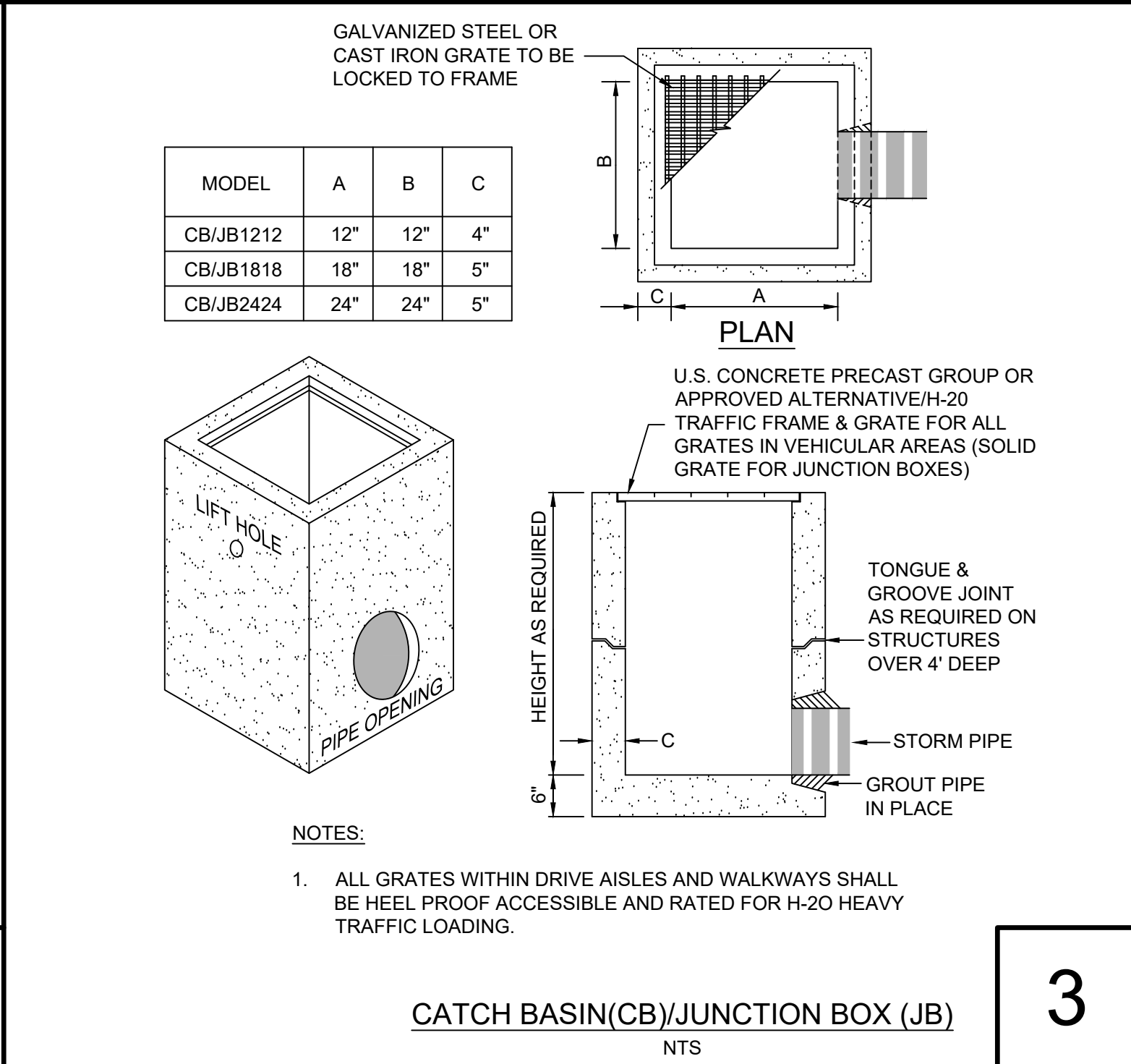
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DESIGNED BY: DMR
DATE: 11/18/2024
SCALE: AS NOTED
PROJECT NO.: 24-030
SHEET:
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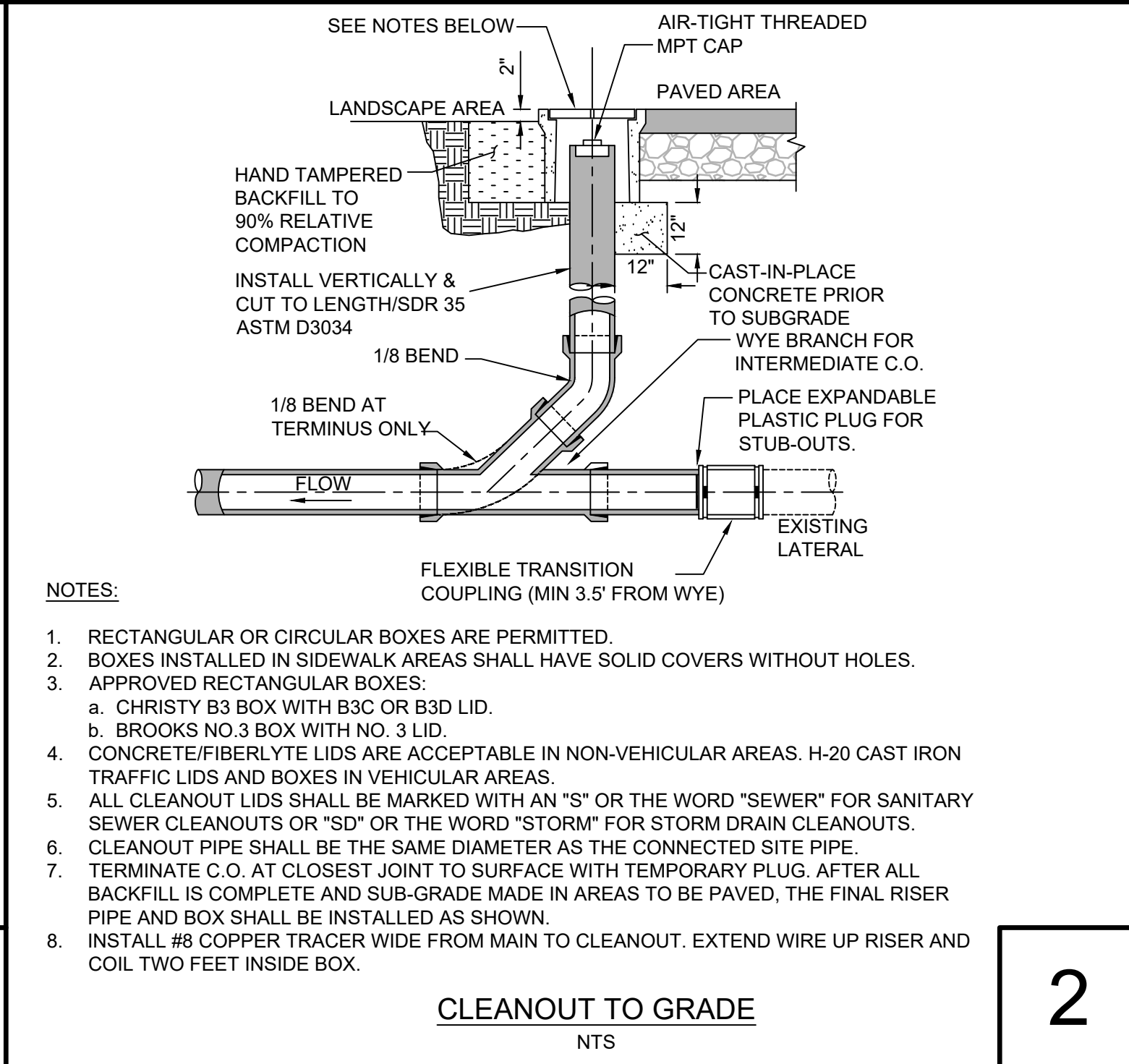




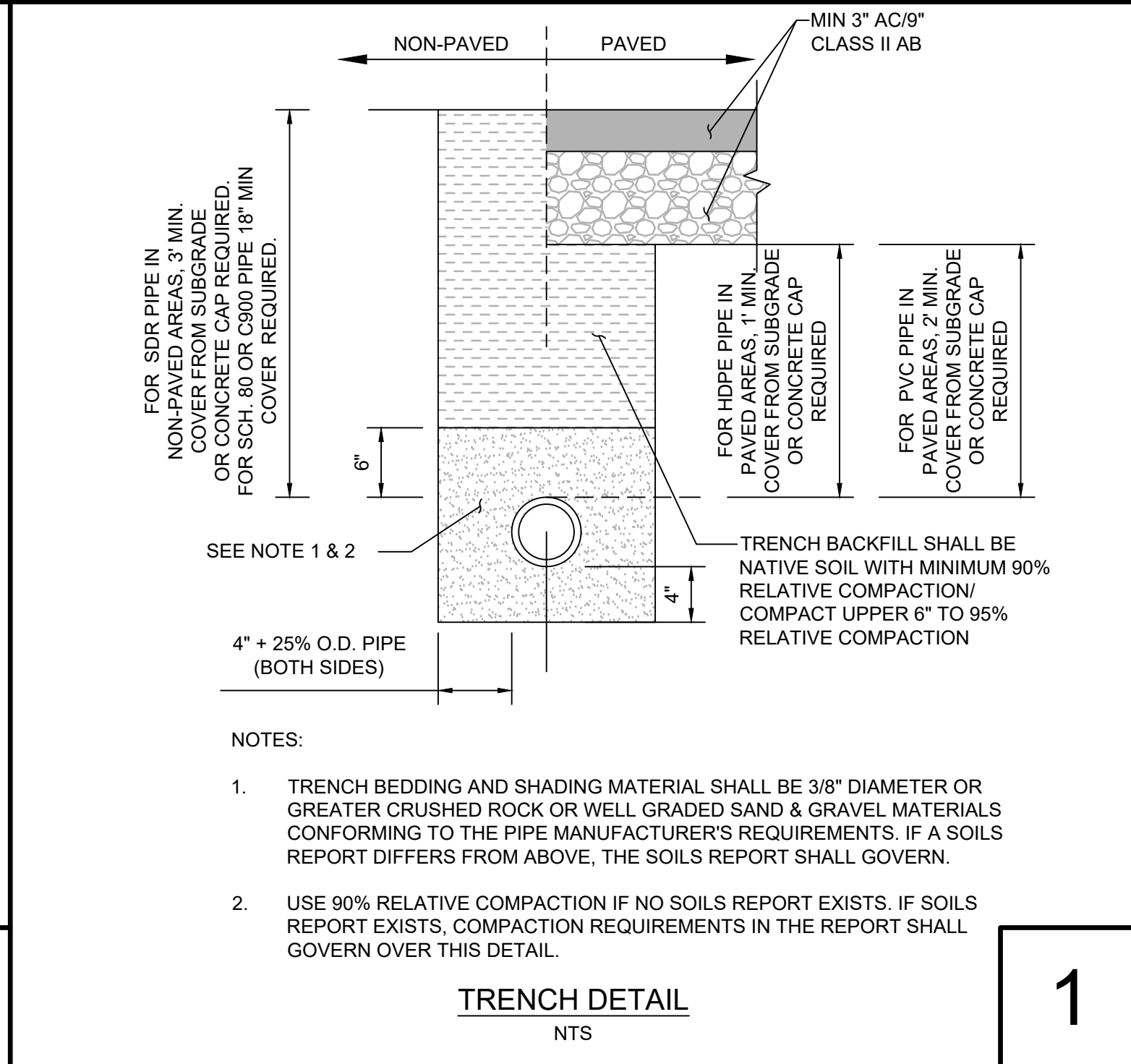
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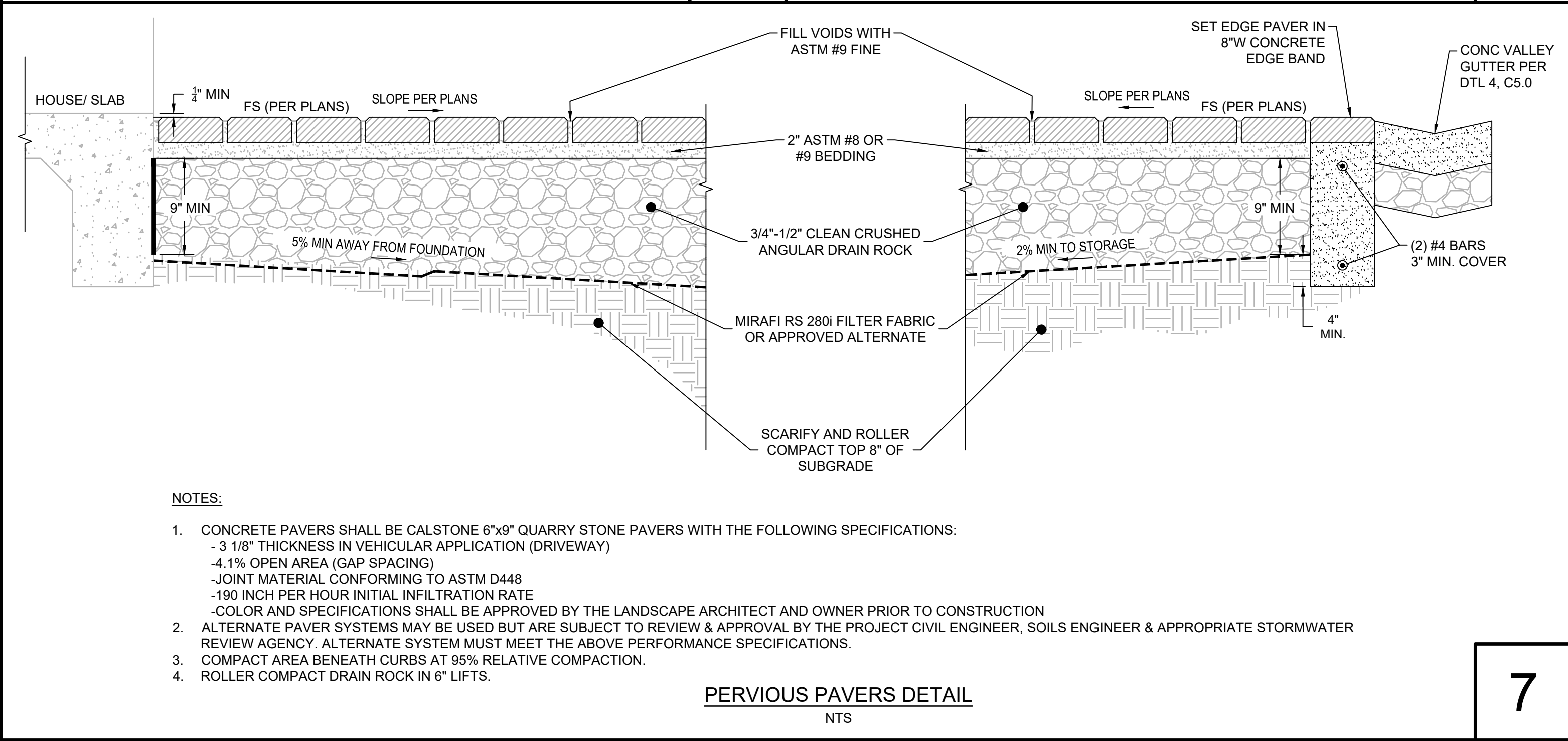
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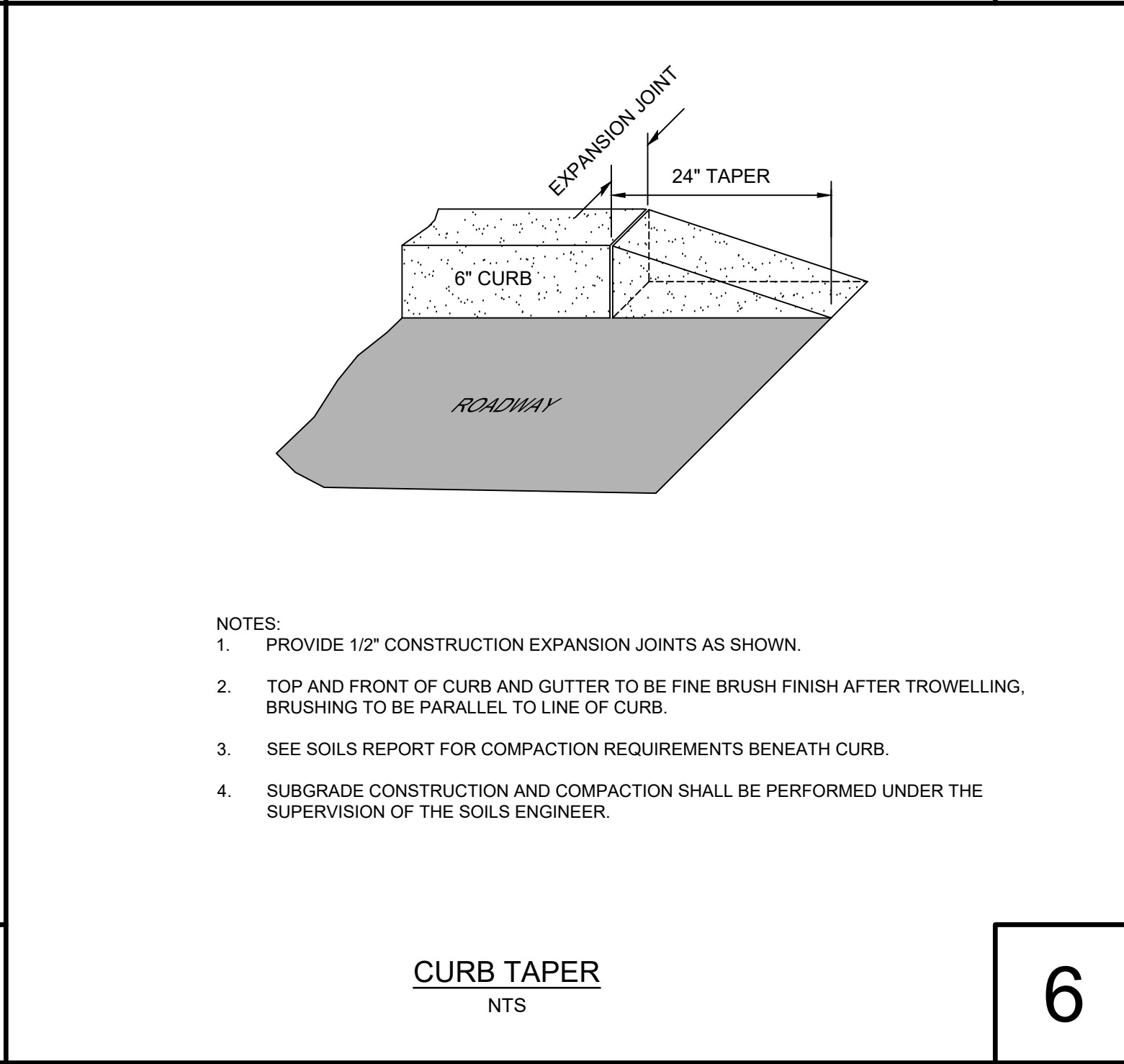
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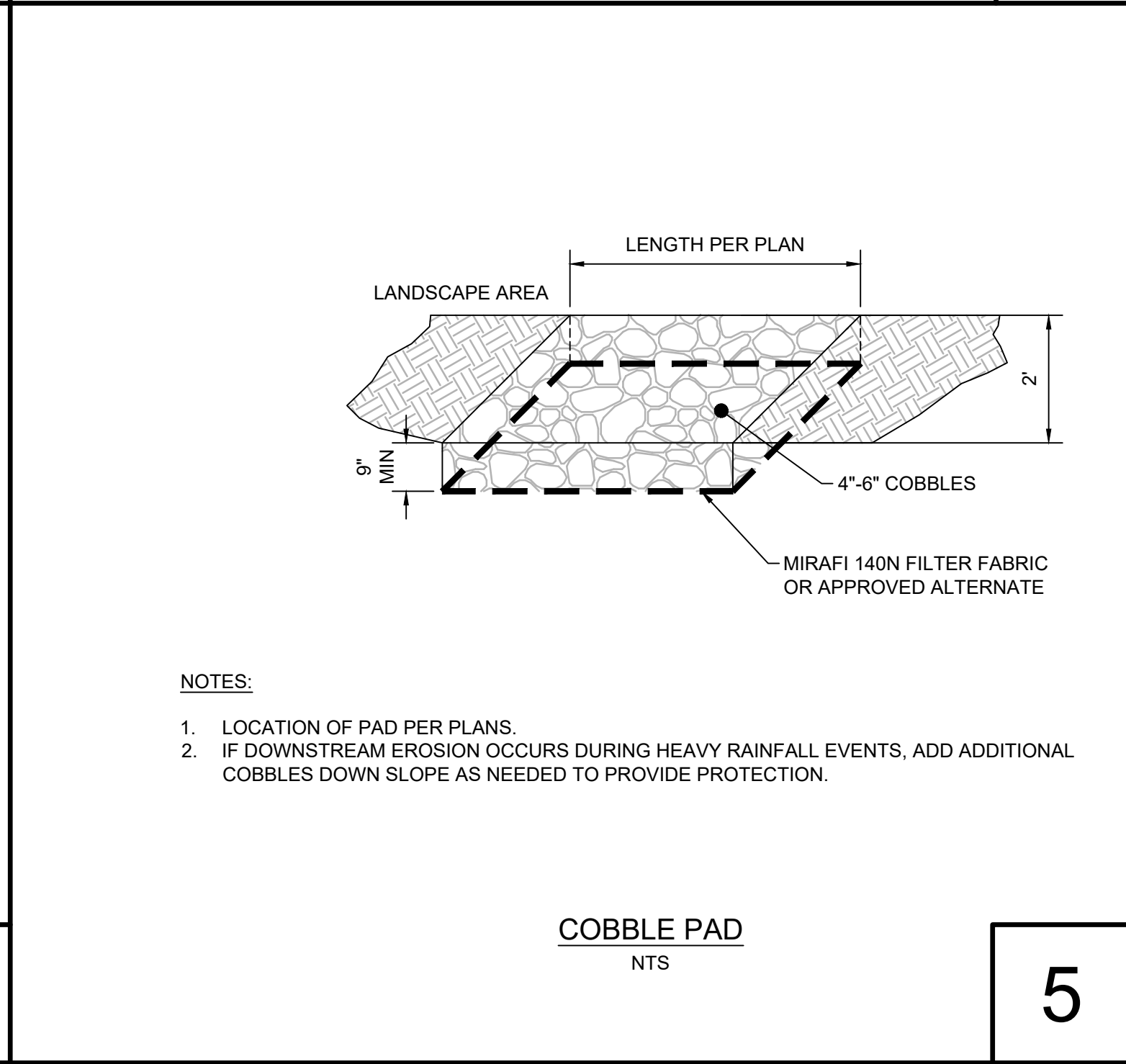
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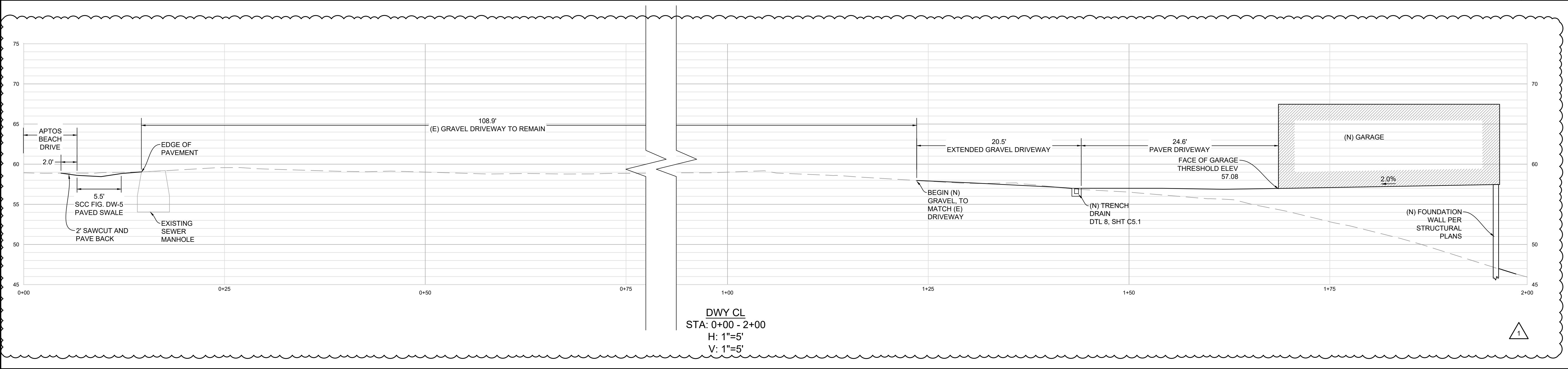
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6



5



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QSD AND QSP SERVICES

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SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

05/01/2026
DAVID RAMSEY DATE
RCE# 73735

APN# 042-191-18

PLAN TYPE
RESIDENTIAL

DETAILS

COLEMAN RESIDENCE

APTOS, CA, 95003

DATE	DESCRIPTION	REVISION BLOCK
05/01/2026	RESPONSE TO 1ST ROUTING COMMENTS	
1	DMRGS	BY

DRAWN BY: MG/GS

DESIGNED BY: DMR

DATE: 11/18/2024

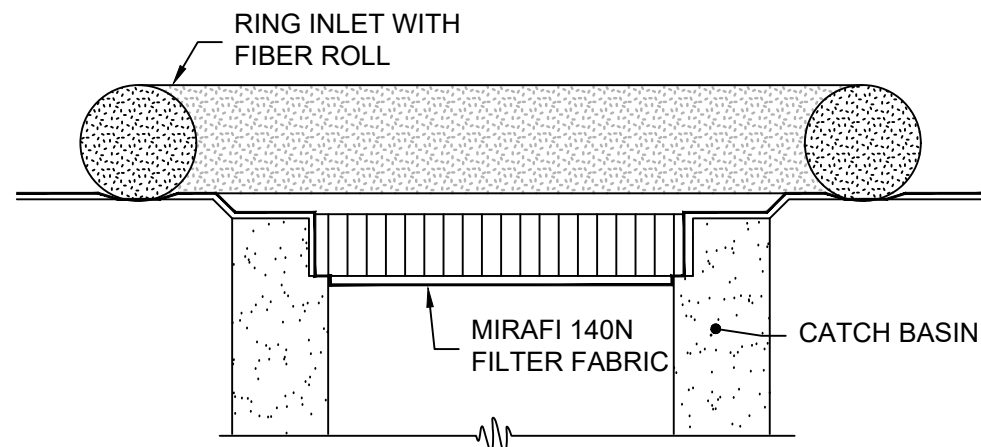
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PROJECT NO: 24-030

SHEET:

C5.0

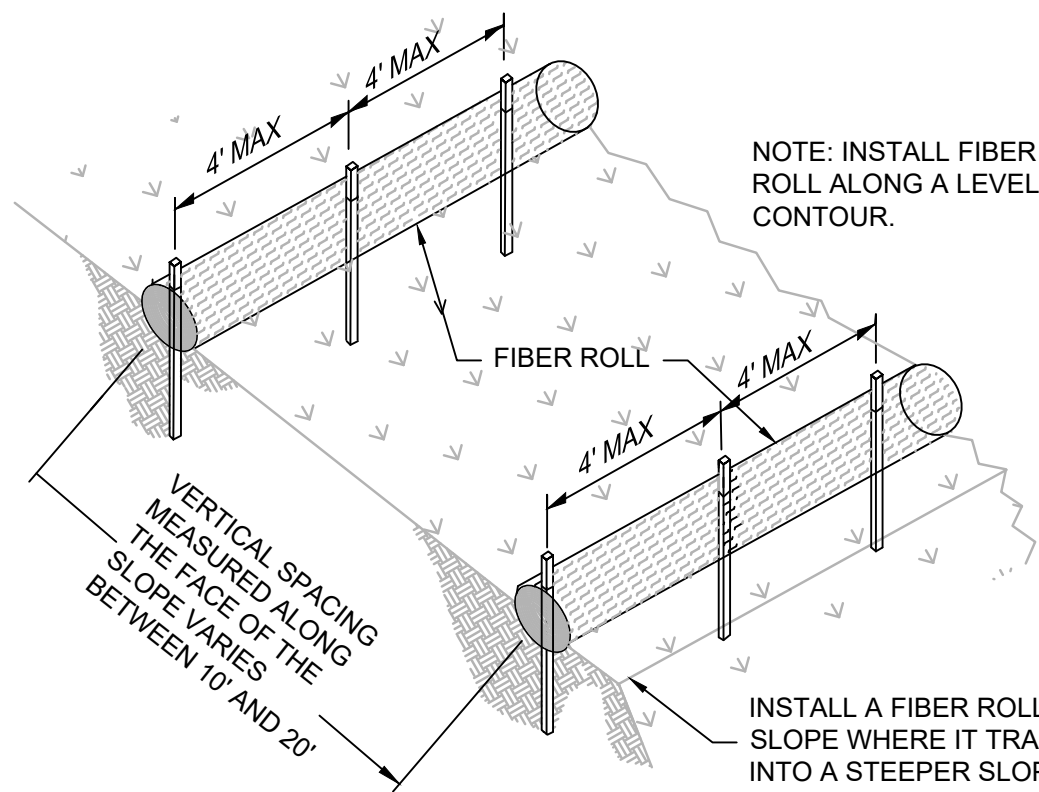
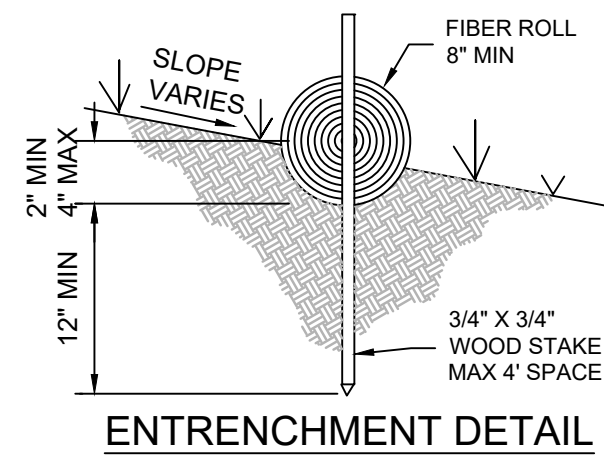
EXHIBIT D



INSPECTION AND MAINTENANCE:

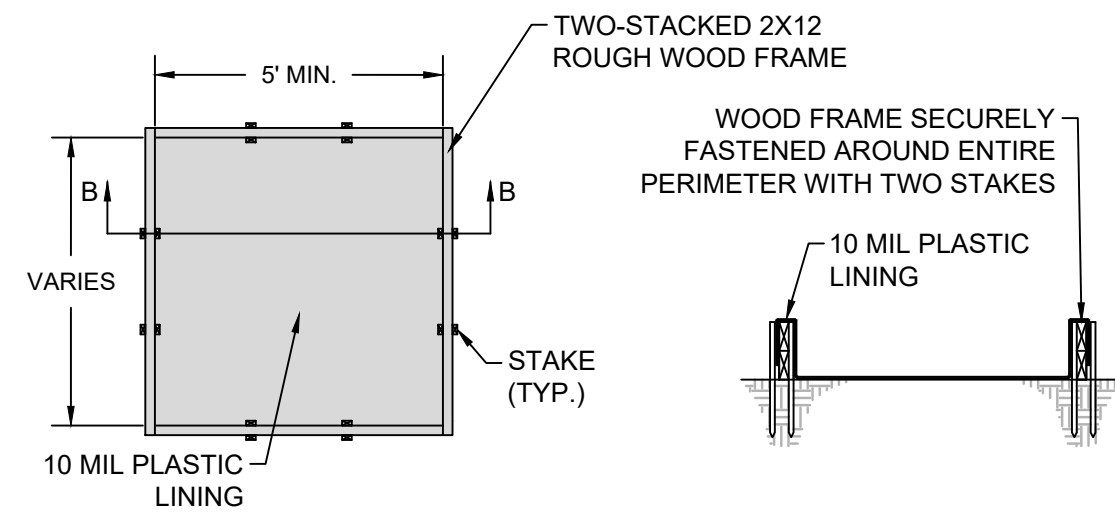
1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION
NTS



TYPICAL INSTALLATION

FIBER ROLLS
NTS



OPTION #1
ABOVE GRADE
(WOOD PLANKS)

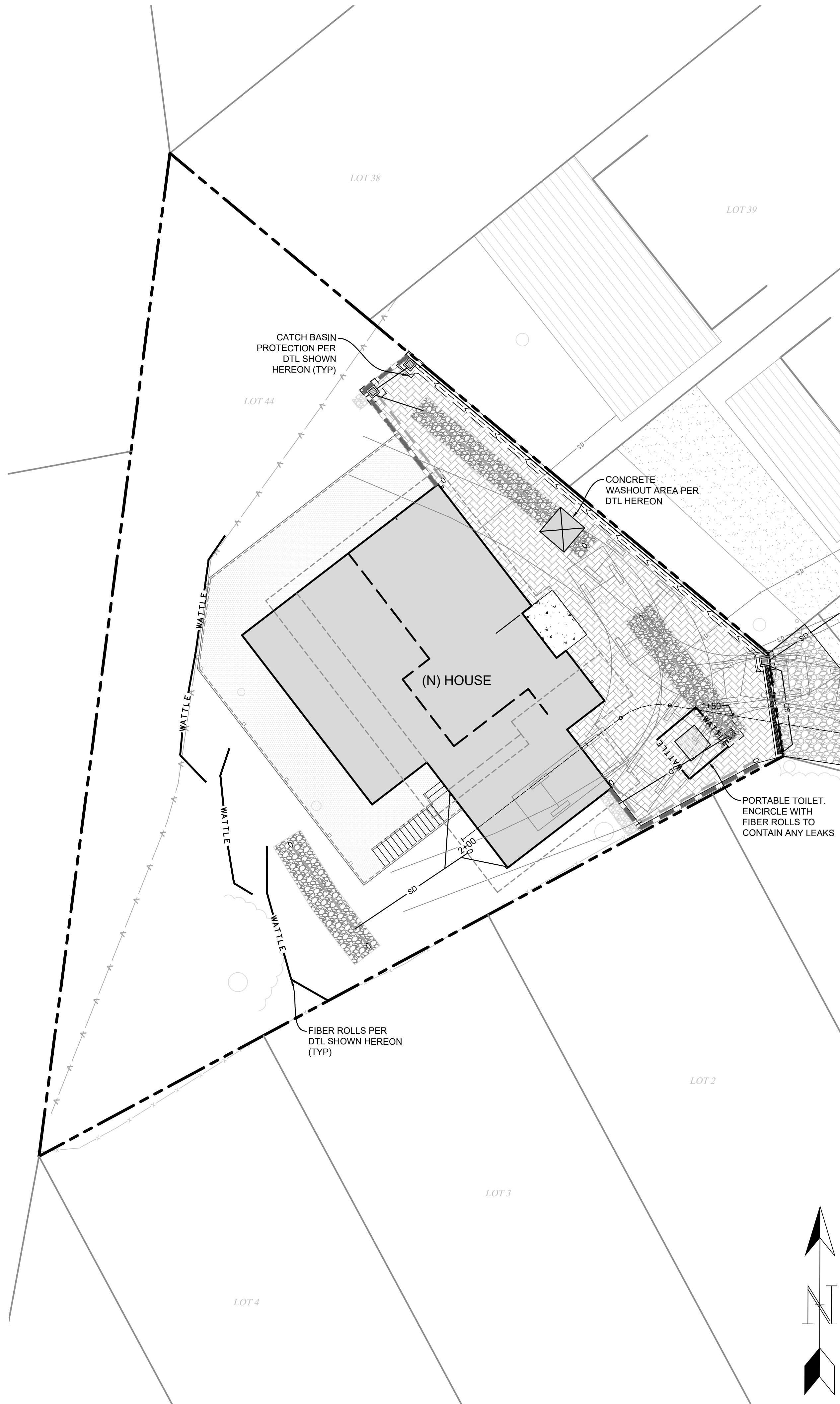
SECTION B - B

NOTE:
ACTUAL LAYOUT DETERMINED IN THE FIELD.
ALTERNATIVE WASHOUTS AVAILABLE, CONFIRM
WITH ENGINEER PRIOR TO INSTALLATION

INSPECTION AND MAINTENANCE

1. THE CONTRACTORS WATER POLLUTION CONTROL (WPCM) MANAGER SHALL MONITOR ON SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.
2. THE WPCM SHALL MONITOR CONCRETE WORKING TASKS, SUCH AS SAW CUTTING, CORING, GRINDING AND GROOVING DAILY TO ENSURE PROPER METHODS ARE EMPLOYED AS DIRECTED BY THE ENGINEER.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
4. EXISTING FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED FOR DAMAGE (I.E. TEARS IN POLYETHYLENE LINER, MISSING SANDBAGS, ETC.). DAMAGED FACILITIES SHALL BE REPAIRED.

CONCRETE WASHOUT
NTS



EROSION CONTROL NOTES

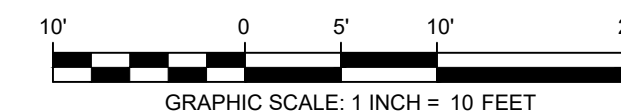
1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED ONSITE THROUGHOUT CONSTRUCTION.
3. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
5. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
6. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
7. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
8. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
9. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE CONTRACTORS O&M STANDARDS.

STORMWATER O&M PLAN

1. REFER TO THE RECORDED STORMWATER MAINTENANCE AGREEMENT (SCC FIG. SWM-25A) FOR ADDITIONAL SITE/PROJECT INFORMATION AND REQUIREMENTS, AS WELL AS RESPONSIBLE PARTY AGREEMENT.
2. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP
3. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS, REFER TO THE PROJECT EROSION CONTROL PLAN (THIS SHEET) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
4. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
5. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES:
 - 5.1. ROOF DOWNSPOUTS:
 - 5.1.1. ALL DOWNSPOUTS AND ROOF GUTTERS SHALL BE INSPECTED YEARLY FOR SEDIMENT AND/OR TRASH BUILD-UP. ALL SEDIMENT AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
 - 5.2. GRADED SWALES & PERVIOUS DRIVEWAY/PEDESTRIAN SLAB AREAS:
 - 5.2.1. ROUTINE MAINTENANCE ON AN ANNUAL BASIS SHALL INCLUDE TRASH AND DEBRIS REMOVAL, AND REMOVAL OF LEAVES DURING AND AFTER FALL LEAF DROP.
 - 5.2.2. RECOMMENDED INSPECTIONS ON AN ANNUAL BASIS INCLUDE:
 - 5.2.2.1. ENSURE INFLOW AND OUTFLOW AREAS ARE SECURE AND NO EROSION HAS OCCURRED. ADD ROCK DISSIPATION PADS OR CHECK DAMS AS NECESSARY TO REDUCE FLOWS AND ELIMINATE EROSION.
 - 5.2.2.2. IF VISIBLE SEDIMENT EXIST AT BOTTOM OF FACILITY OR WITHIN GAPS OF SLABS, SEDIMENT SHALL BE REMOVED TO ENSURE PROPER FLOW THROUGH.
 - 5.2.2.3. IF EXCESSIVE PONDING OF WATER IS OCCURRING (2-3 DAYS AFTER THE END OF A STORM) CONFIRM LEAF, DEBRIS OR SEDIMENT BUILD-UP IS NOT IMPEDING FLOW, REMOVE AS NECESSARY.
 - 5.2.2.4. IF VEGETATED ENSURE ALL VEGETATION IS HEALTHY. REMOVE AND REPLACE ALL DEAD OR DYING VEGETATION.

SOURCE CONTROL MEASURES
BELOW ARE THE MEANS AND METHODS TO CONTROLLING POLLUTING ACTIVITIES:

- INDOOR & STRUCTURAL PEST CONTROL - ALL PEST CONTROL MEASURES SHALL BE PERFORMED TO PREVENT ANY DISCHARGES INTO THE STORM DRAIN SYSTEM.
- LANDSCAPE/OUTDOOR PESTICIDE USE - PESTICIDES SHALL BE USED ONLY IF NECESSARY AND SHALL BE LIMITED TO REQUIRED TREATMENT AREA. SPOT TREATMENT WITH HANDHELD SPRAYER SHALL BE USED IN LOW QUANTITIES.
- OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS - ALL MATERIALS, CONSTRUCTION OR OTHER, SHALL BE STORED INDOORS OR WITHIN A COVERED (PROTECTED) AREA.
- UNAUTHORIZED NON-STORMWATER DISCHARGES - ALL UNAUTHORIZED NON-STORMWATER DISCHARGES, DURING AND AFTER CONSTRUCTION, SHALL BE REPORTED TO THE COUNTY OF SANTA CRUZ. DISCHARGES SHALL BE MITIGATED PER COUNTY GUIDANCE.
- BUILDING & GROUND MAINTENANCE - ANY ROUTINE MAINTENANCE PERFORMED SHALL BE COMPLETED TO REDUCE OR ELIMINATE ANY NON-STORMWATER DISCHARGES FROM THE SITE.



RAMSEY
CIVIL ENGINEERING INC.
CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL
NOT FOR CONSTRUCTION
DAVID RAMSEY DATE
RCE# 73735

APN# 042-191-18
PLAN TYPE
RESIDENTIAL

EROSION CONTROL PLAN AND DETAILS
COLEMAN RESIDENCE
APTOS, CA, 95003

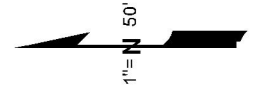
REVISION BLOCK	DATE	DESCRIPTION	BY	DMR	NUMBER
1	3/3/2026	RESPONSE TO 1ST ROUTING COMMENTS			

DRAWN BY:	MG/GS
DESIGNED BY:	DMR
DATE:	11/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-030
SHEET:	

C6.0

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42-19

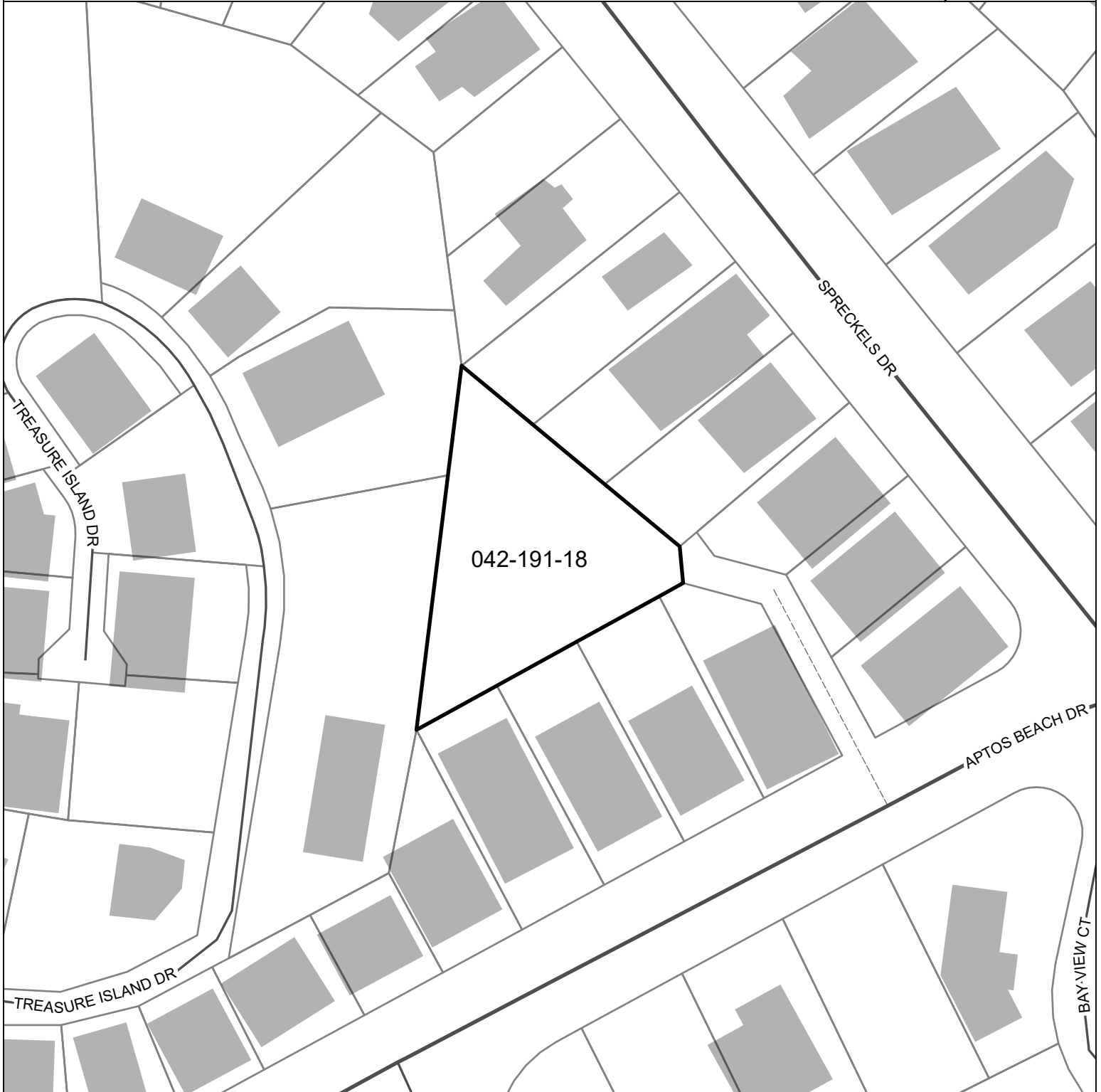
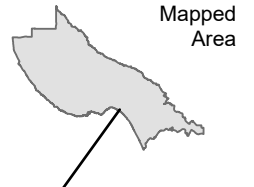


Assessor's Map No. 42-19
County of Santa Cruz, Calif.
Oct. 2001



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 04219118

☐ Subject Parcel

Map printed: 12 Aug. 2026



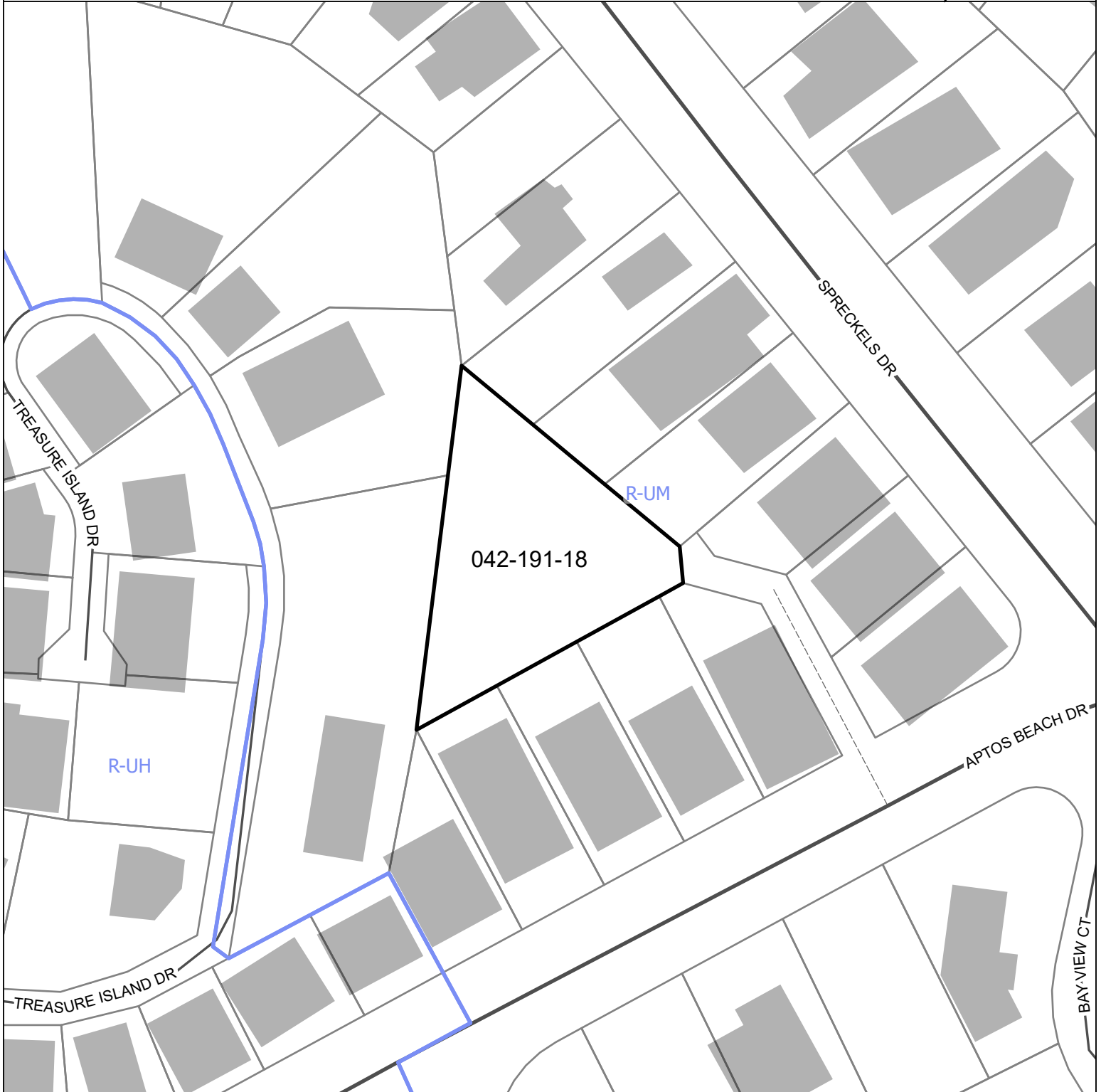
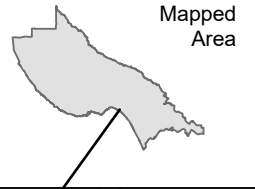
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EXHIBIT E

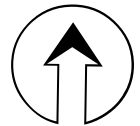


Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel



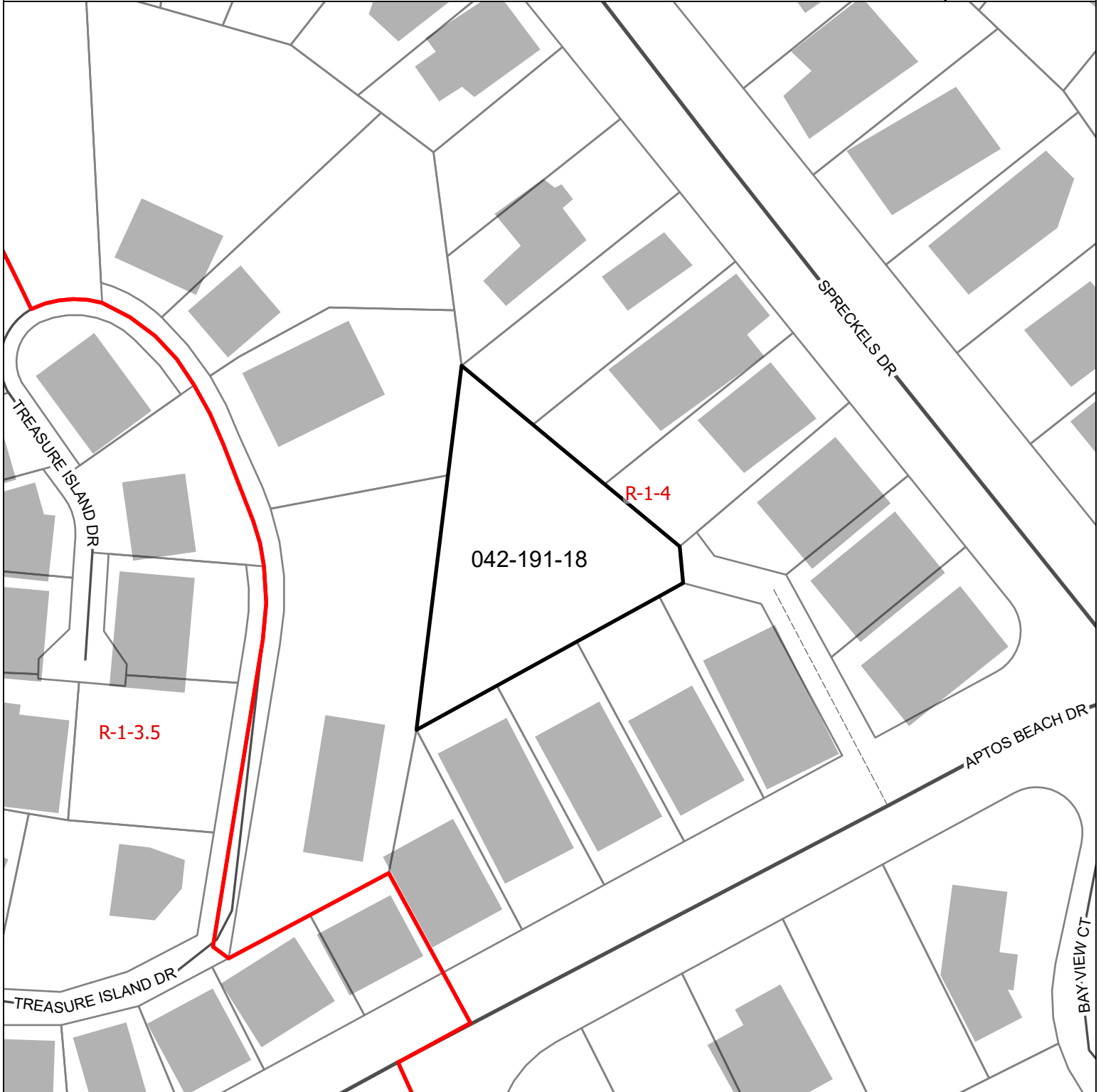
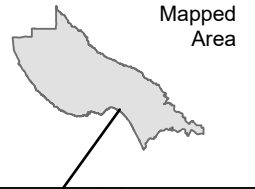
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EXHIBIT E

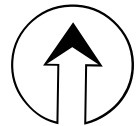


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



0 30 60
Feet

EXHIBIT E

Application #: 251261
APN: 042-191-18
Owner: Sasha Jo Henry & Seth Coleman

Parcel Information

Services Information

Urban/Rural Services Line:	☒ Inside ☐ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	9,234 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single-family residential
Project Access:	Aptos Beach Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density)
Zone District:	R-1-4 (Single-Family Residential)
Coastal Zone:	☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.	☐ Yes ☒ No

Technical Reviews: REV251014 (Soils Report), REV251045 (Biotic Report), REV251140 (Archeology Report)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	15% - 50%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	17 trees proposed to be removed
Scenic:	A mapped resource
Archeology:	Mapped/potential physical evidence on site

December 6, 2024

Seth Coleman
504 Monterey Drive
Aptos, CA 95003

**SUBJECT: Conditional Water Service Application for Tier I Single Family Residence at
"0" Aptos Beach Drive, Aptos, APN 042-191-18**

Dear Seth:

In response to the subject application, Soquel Creek Water District (SqCWD) has approved your request for a Conditional Will Serve Letter for the proposed single family residence to be located at 0 Aptos Beach Drive, Aptos so that you may proceed through the appropriate land use planning entity.

This letter is specifically granted for the project as proposed in regard to uses and densities. This conditional approval of water service for your project is valid for two years from the date of this Letter. A 1-year extension of the Conditional Will Serve may be requested using the attached 1-Year Extension Request Form. To be considered for a Conditional Will Serve Extension you must demonstrate that your development permit application with the appropriate land use planning agency is valid.

After you have received a tentative map or building permit from the land use planning agency, you will be required to meet all applicable SqCWD requirements defined in the attached Requirements Checklist before your application can be considered for final approval. If you meet all the applicable requirements (*including possible future requirements that arise prior to development approval of your project*), you will be issued an Unconditional Will Serve Letter, which would secure your water service. This present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on the condition that the developer agrees to meet all of the requirements without cost to the District.

The Board of Directors of the SqCWD reserves the right to adopt additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. The subject project would be subject to any applicable conditions of service that the District may adopt prior to granting water service. As new policies and/or requirements are developed, the information will be made available by the SqCWD.

EXHIBIT G

New Water Service Application
"O" Aptos Beach Dr, Aptos
December 6, 2024
Page 2 of 3

Sincerely,
SOQUEL CREEK WATER DISTRICT

A handwritten signature in blue ink, appearing to read "TAD", followed by a long horizontal flourish.

Taj A. Dufour, P.E.
Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN 042-191-18

Enclosures:

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier I Single Family Residences
2. Indoor Water Use Efficiency Checklist
3. Outdoor Water Use Efficiency checklist
4. 1-Year Extension Request Form



SANTA CRUZ COUNTY SANITATION DISTRICT

701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073
(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US

MATT MACHADO, DISTRICT ENGINEER

NOVEMBER 15, 2024

SETH COLEMAN
504 MONTEREY DR.
APTOS, CA 95003

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR
THE FOLLOWING PROPOSED DEVELOPMENT
APN: 042-191-18
PARCEL ADDRESS: NO SITUS ADDRESS
PROJECT DESCRIPTION: NEW SINGLE-FAMILY DWELLING UNIT

Dear Mr. Coleman:

The District has received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in Aptos Beach Drive for the subject development.

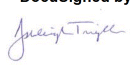
No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming submittal or public hearing, please call us ahead of time for a new letter. At that time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects. Thank you for your inquiry. If you have any questions, please call Bryan Wardlow at (831) 454-2160.

Yours truly,
MATT MACHADO
District Engineer

By:

DocuSigned by:

528D647137C44D4...

Ashleigh Trujillo
Sanitation Engineer

BW/arg:24-147.docx
Copy to: Planning Department

EXHIBIT G



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
sccoplanning.com dpw.co.santa-cruz.ca.us

11 February 2025

Sasha (Jo) & Seth Coleman <joskimakov@gmail.com>
504 Monterey Drive
Aptos, CA 95003

Subject: Review of the Geotechnical Investigation – Design Phase, Proposed Single-Family Residence, Treasure Island Drive (APN 042-191-18) Aptos, Santa Cruz County, CA report dated 29 September 2023 by Butano Geotechnical Engineering, Inc. - Project No. 23-220-SC

Project Site: No Situs Address (off Aptos Beach Drive)
APN 042-191-18
Application No. REV251014

Dear Applicants:

The Planning Division has accepted the subject geotechnical investigation report for the proposed project. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject geotechnical investigation report.
2. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.
3. As outlined in the subject geotechnical investigation report, engineered fill is required below footings and slabs-on-grade to provide structural support. A Grading Permit will be required for the proposed project. A preconstruction meeting is also required prior to any ground disturbance. Please contact Leah MacCarter at 831.454.3164 to schedule the preconstruction meeting.

Electronic copies of all forms required to be completed by the soils engineer may be found on our website: [Assistance and Forms \(santacruzcountyca.gov\)](https://www.santacruzcountyca.gov/assessors/Assistance%20and%20Forms)

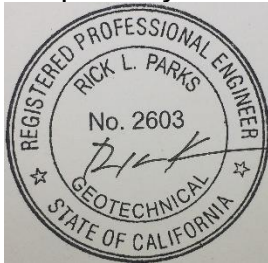
EXHIBIT H

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

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or rick.parks@santacruzcountyca.gov

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz CDI Planning Division

Cc: Leah MacCarter
Greg Bloom, GE

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and/or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer 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.



County of Santa Cruz

Department Of Community Development and Infrastructure

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070

Planning (831) 454-2580 Public Works (831) 454-2160

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

Sasha and Seth Coleman
504 Monterey Drive
Aptos, CA 95003
writetoseth@icloud.com

June 3, 2025

Subject: Aptos Beach Drive - Biotic Review and Conditions for Future Approval

APN: 042-191-18

Application #: REV251045

Attachment 1. Biotic Report

Attachment 2. Arborist Report

Dear Mr. and Mrs. Coleman,

The Planning Division received and reviewed a Biotic Report dated March 24, 2025 prepared by Ecological Concerns Incorporated (ECI), and an Arborist Report dated February 21, 2025 prepared by Kurt Fouts for APN 042-191-18 (Attachments 1 and 2). A Biotic Report Review was required because of the potential for sensitive habitats and protected species on this parcel where construction of a new single-family dwelling and associated utility infrastructure is proposed.

The Biotic Report evaluates habitat conditions on the parcel for special-status species with potential to occur in this portion of Santa Cruz County and assesses presence/absence of sensitive habitats. The arborist report identifies and evaluates existing trees on the property and adjacent properties and assesses potential tree impacts resulting from the proposed project.

No specific development plans have been submitted as part of this Biotic Review. The Biotic Report evaluates potential impacts associated with preliminary site plans which include an approximate footprint where development activities including grading during construction would occur. It is the County's understanding that this Biotic Report Review is intended to establish a baseline evaluation of the general biotic conditions, locations of sensitive habitats and protected species on this parcel for the purposes of informing the least impactful footprint for future development.

Final approvals for the location and impacts associated with development will occur during Environmental Planning review of the discretionary and building permit applications. All future development proposals will be evaluated based upon conformance with the Conditions set forth in this biotic review.

The summary and evaluation below are based on information obtained through review of the attached Biotic Report and Arborist Report and confirmed through field observations made by County Environmental Planning Staff on April 30, 2025. Other sources consulted during report review include the California Natural Diversity Data Base (CNDDDB), the California Wildlife Habitat Relationships (CWHR) information system, the United States Fish and Wildlife Service (USFWS) Environmental Online Conservation System (ECOS), Santa Cruz County GIS Maps, and aerial imagery of the project site.

EXHIBIT H

Baseline Environmental Conditions

The Study Area covered in the Biotic Report includes the entire approximately 0.21-acre undeveloped parcel. Within the Study Area, the “Project Site” consists of the approximate location where proposed development would occur. The parcel is located within an urbanized area surrounded by residential development. The eastern portion of the parcel is relatively flat, but the parcel slopes sharply downwards towards the west. A pond occurs at the bottom of this slope on the neighboring parcel.

The Biotic Report identifies two natural communities in the Study Area: Arroyo Willow Woodland (riparian woodland) and Oak Woodland. The Study Area is dominated by Oak Woodland overstory. The Arborist Report discusses eighteen trees that were surveyed on or near the property including 17 mature oak trees with diameters at breast height (DBH) ranging in size from 10” to 25”. All of these trees were determined to be in fair to poor condition due to structural defects, significant tip dieback, epicormic sprouting (significant stress), trunk decay, and/or poor structural integrity. Many of the trees also exhibit significant lean and/or trunk bowing. Several oak trees on the property have fallen since the time of the initial arborist survey.

The understory in the eastern and northeastern portion of the parcel is heavily disturbed and dominated by non-native annual grasses, cape ivy, and English ivy. The understory along the slope in the western portion of the property has a mix of native and non-native shrubs and herbaceous species dominated by California blackberry. A small patch of arroyo woodland habitat occurs in the northern corner of the parcel. Red willow (*Salix laeagata*) and arroyo willow were observed growing within and around the pond on the adjacent property to the west. Figure 4 in the attached report shows the general location of the natural communities mapped on site as well as the location of the pond on the adjacent parcel.

Analysis

The Study Area contains Oak Woodland, Riparian Woodland (arroyo willow woodland), habitat for special-status species, and is within the Riparian Corridor of an existing pond. Oak woodlands, riparian woodlands, riparian corridors, and habitat for special-status species are considered sensitive under Santa Cruz County’s Sensitive Habitat Protection Ordinance (Chapter 16.32). Trees located in a sensitive habitat in the Coastal Zone are also protected under the Significant Tree Protection Ordinance (Chapter 16.34). One or more of the Findings in Section 16.34.060 must be met. Riparian corridors, including lands extending 100 feet from the high water mark of a lake, wetland, estuary, lagoon or natural body of standing water, are offered additional protection under the County’s Riparian Corridor and Wetland Protection Ordinance (Chapter 16.30). Development activities are prohibited within Riparian Corridors unless Riparian Exception Findings (SCCC 16.30.060) are met, and a Riparian Exception is approved by County Planning.

The Project Site is dominated by degraded oak woodland habitat. Development as currently designed would permanently impact approximately 0.12 acre of this oak woodland and would require removal of approximately 12 coast live oak trees. The developable area on the parcel is highly constrained due to steep topography and overlapping sensitive habitat considerations. Complete avoidance of impacts to oak woodland will not be possible. Every effort must be made to minimize removal of native oak trees and other indirect impacts that may result in mortality of native trees. Appendix F of the arborist report includes tree protection guidelines that should be adhered to during construction. Conditions have been included below to ensure that avoidance of tree removal is considered during project design and that unavoidable impacts to native oak trees are compensated for through tree replacement and habitat restoration.

The Project Site is located outside of the arroyo willow woodland riparian habitat and impacts to this habitat are not expected to result from the project. The 100-foot riparian corridor of the adjacent pond covers almost the entirety of the developable area on the parcel and cannot be avoided. A Riparian Exception permit will be required.

Habitat for special-status plant species does not occur in the Study Area. No sensitive plant species were observed during surveys. The project is not expected to result in impacts to special-status plants.

The woodlands on this parcel provide important foraging habitat and protective cover for many varieties of native terrestrial wildlife including birds, raccoons, striped skunk, and opossum. Potential habitat for the following State Species of Special Concern (SSC) is present on the parcel: San Francisco dusky-footed woodrat, yellow warbler, and western red bat. A San Francisco dusky footed woodrat nest was observed in the study area.

The pond does not provide breeding habitat for any Federal or State listed amphibian species. The parcel is surrounded by urban development, and although rotten logs and other surface debris in damp areas on the property may provide potential habitat for terrestrial amphibians such as Sant Cruz black salamander (SSC), uncovering this species is highly unlikely due to the level of urbanization surrounding the parcel.

Trees and shrubs in and adjacent to the project site also contain potential roosting and nesting habitat for birds of prey and migratory birds protected under the California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA). Under the MBTA, it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird unless and except as permitted by regulations.

The trees on the property are part of the urban tree canopy which, in addition to providing habitat and protective cover for native wildlife, also provides shade and aesthetic value to humans. Existing natural features such as existing mature trees should be incorporated into site plans and landscape designs to the maximum extent feasible to help ensure that development of the physical environment is compatible with community goals and the natural environment and aligns with the existing character of the surrounding areas.

Conclusion

There are sensitive habitat constraints on the project site associated with oak woodlands, riparian woodlands, riparian corridors, and habitat for special-status species that must be considered prior to and during project construction.

The entire parcel is considered sensitive habitat and complete avoidance of impacts is not possible. Removal of significant trees, as defined in Chapter 16.34, is necessary for residential development on this parcel and removal of some of these trees is necessary to protect health, safety, and welfare because of their declining health and poor structural characteristics. The project proposes to remove 12 coast live oak trees. Conditions have been included below to ensure that impacts to sensitive habitats (including tree removal) is avoided through project design to the maximum extent possible and to protect sensitive habitats and special-status species during project construction.

Unavoidable removal of native oak trees must be compensated for through tree replacement and native habitat restoration. All trees that require removal or are otherwise injured during construction must be replaced in-kind at suitable locations on site or at an approved offsite location at the ratios outlined in the Conditions below. Because of the abundance of similar habitat in the nearby riparian corridor and woodland, tree removal is not expected to result in significant impacts to any species through temporal loss of habitat while replacement trees mature.

Direct impacts to riparian woodland habitat and special-status species are not expected to result from project implementation. Conditions have been included below to ensure protection of special-status species and riparian woodland habitat.

The 100-foot riparian corridor of the adjacent pond covers almost the entirety of the developable area on the parcel and cannot be avoided. A Riparian Exception permit will be required and Riparian Exception Findings (SCCC 16.30.060) will be evaluated during Environmental Planning review of the Coastal Development Permit Application.

Project approval is contingent upon compliance with the Conditions of Approval included below.

A copy of this biotic approval, including attachments, must be submitted with any future permit applications.

If you have any questions regarding this letter, please feel free to contact me via email at Juliette.Robinson@santacruzcounty.us.

Sincerely,



Juliette Robinson
Resource Planner IV, Biologist

CC: Leah MacCarter, Area Resource Planner
Matt Johnston, Environmental Coordinator

Conditions of Approval

The Conditions of Approval below must be incorporated into any development permits issued for parcel 042-191-18. Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species.

Final biotic approval will occur during Environmental Planning review of the permit applications. Environmental Planning Staff will review the proposed project to ensure consistency with the Conditions below.

General Conditions

- I. A copy of this letter, including all attachments, shall be submitted with any future permit applications.
- II. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:
 - A. The project shall avoid the installation of any non-essential artificial lighting.
 - B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
 - C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky.
- III. No work shall occur within a County defined Riparian Corridor unless the Riparian Exception Findings are met, and a Riparian Exception is authorized.
- IV. To avoid and minimize impacts to San Francisco dusky-footed woodrat, nesting birds, and sensitive habitats, the recommended measures 1-3 in the Attached Biotic Report dated March 24, 2025, prepared by Ecological Concerns Incorporated shall be adhered to.
- V. The Tree Protection Guidelines and Restrictions listed in Appendix F of the attached Arborist Report dated February 21, 2025, prepared by Kurt Fouts shall be adhered to.
- VI. Existing mature trees on the property shall be incorporated into the project design to the maximum extent feasible. Trees to be retained shall be protected at or outside of the dripline. If work must occur within the dripline of retained trees, impacts shall be evaluated by a licensed arborist and additional protective measures, as recommended by the arborist, shall be adhered to.
- VII. To ensure that impacts have been accurately and consistently evaluated and to demonstrate compliance with Santa Cruz County's requirement to avoid and minimize impacts to sensitive habitats and special-status species, the following shall be adhered to:
 - A. A brief memo with the final Project Impact Analysis prepared by a qualified biologist and/or licensed arborist shall be submitted with the permit application for review and approval by Environmental Planning Staff. The Impact Analysis must be consistent with the project plans and must include the following minimum elements:
 1. Areas of temporary and permanent impacts to oak woodland habitat that will result from the proposed development.
 2. Species, size, location, and quantity of trees that will require removal for the final development proposal (i.e. unavoidable tree removals; numbers must be consistent with project plans).

3. Potential impacts to trees proposed for retention where work may occur within the dripline and associated tree protective measures provided by a licensed arborist if applicable.
4. Explanation of how avoidance and minimization of impacts to sensitive habitats were considered through project design and site selection and reasons for unavoidable impacts to sensitive habitats and significant trees.

VIII. To comply with Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), and to compensate for permanent loss of oak woodland habitat that will result from the project, the following shall be adhered to:

- A. All areas temporarily disturbed as a result of the project shall be re-vegetated with native plant species with the purpose of restoring the native plant structure and species composition of surrounding oak woodland habitat.
- B. Permanent impacts to oak woodland habitat shall be compensated for by restoring degraded oak woodland habitat on the remainder of the property outside of the final building envelope.
- C. Oak trees removed or otherwise permanently impacted as a result of the project shall be compensated for through in-kind replacement plantings at a 3:1 ratio onsite or at an approved off-site location.
- D. A final Habitat Restoration Plan prepared by a qualified biologist or restoration specialist must be submitted with the building permit application (or before) for review and approval by Environmental Planning Staff. The Restoration Plan should be focused on restoring/establishing native plant structure and species composition and enhancing the functional capacity and biological productivity of oak woodland habitat and must include the following minimum elements:
 1. A table with the final post-construction permanent and temporary impact calculations.
 2. A map of all designated restoration areas on site showing:
 - a. Identification of areas on site where temporary disturbance and re-establishment of native habitat shall occur.
 - b. Identification of additional restoration areas intended to compensate for permanently impacted sensitive habitat.
 - c. The final building envelope (permanent impact area).
 3. A planting plan with species, size, and locations of all restoration plantings needed to establish native plant structure and species composition of oak woodland habitat. The planting plan shall include the replacement oak trees required under Condition VIII C above. Other plantings shall occur at sizes and ratios determined by the restoration specialist to adequately establish native habitat while maximizing plant health and survivability of individual plants.
 4. Plan for removal of non-native species on the parcel and a management strategy to control re-establishment of invasive non-native species.
 5. Methods for establishment of oak woodland habitat which may include a combination of active planting and passive restoration treatments to promote natural re-establishment of certain native oak woodland plant species.

6. Information regarding the methods of irrigation for restoration plantings.
 7. Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding or restored habitat and/or sterile seeds.
 8. A 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.
 9. A Defensible Space Plan developed with the help of a qualified biologist to ensure that creation and ongoing maintenance of defensible space for fire protection within 100 feet around new development minimizes impacts to sensitive habitats. This Plan must include methods for creation, maintenance, and management of defensible space that avoids disturbance to sensitive habitats, special status species, and preserves habitat components.
- E. The Habitat Restoration Plan shall be submitted to Environmental Planning staff for approval with the building permit application or before and shall be implemented prior to final building inspection.

Design Conditions

- IX. To avoid and minimize impacts to sensitive habitats and protected species and ensure that the project is consistent with County policies the following Design Conditions shall be adhered to:
- A. The final project plans shall include the following:
1. A plan sheet showing the development footprint delineated with a **thick bold line**. The development footprint (total project impact area) encompasses the building envelope (permanent impact area; structures and paving) and all temporary disturbance associated with a project including grading, installation of utilities, access routes, deposition of refuse or debris and areas needed for creation and management of defensible space. The development footprint shall mark the limits of work within which all temporary and permanent disturbance associated with the project may occur.
 2. Native trees to be retained near or within the project impact area shall be identified and labeled for protection on the final plans.
 3. Everything outside of the development footprint shall be marked on the plans for avoidance during construction and fenced or flagged as outlined in the construction conditions below.
 4. The Biotic Conditions of Approval shall be included on the project plans.

Construction Conditions

- X. To avoid and minimize impacts to sensitive habitats and protected species and ensure that the project is consistent with County policies, the following Construction Conditions shall be adhered to (see also construction related Measures 2 and 3 in the attached biotic report):
- A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the biotic Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist and/or arborist.

- B. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist and/or arborist around all sensitive habitat areas to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat.
 - 1. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
 - 2. Native trees to be retained near or within the project impact area shall be identified, protected with high visibility fencing at or outside of the dripline, and avoided during construction as sensitive habitat unless additional protection measures, provided by a qualified arborist, have been reviewed and approval by Environmental Planning Staff.
 - 3. The fencing shall be inspected and maintained daily until project completion.
- C. Prior to commencement of construction every individual working on the Project must attend biological awareness training by a qualified biologist prior to working on the job site. The training shall include, at minimum, information regarding the following:
 - 1. Location and identification of sensitive habitats and all special-status species with potential to occur in the project area.
 - 2. The importance of avoiding impacts to sensitive habitats, and the steps necessary if any special-status species is encountered at any time.
 - 3. Best management practices to be implemented, identification of the limits of work, and project-specific avoidance measures and permit conditions that must be followed.

Prior to Final

- XI. Prior to final building inspection the following shall occur:
 - A. The approved Habitat Restoration Plan shall be implemented and inspected by Environmental Planning Staff prior to final building inspection.



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/>

Sasha and Seth Coleman
504 Monterey Drive
Aptos, CA 95003
writetoseth@icloud.com

June 1, 2026

Subject: Aptos Beach Drive – Archaeological Report Review and Conditioned Approval

APN: 042-191-18

Application: REV251140

Attachment 1: Archaeology Report prepared by Patricia Paramour Archaeological Consulting dated December 5, 2023

Attachment 2: Proposal/ Contract for Native American Communication and Archeological Monitoring and Reporting prepared by Patricia Paramour Archaeological Consulting dated September 15, 2025

Dear Mr. and Mrs. Coleman,

The County of Santa Cruz Planning Department received and reviewed the Archaeological Report prepared by Patricia Paramore Archaeological Consulting, dated December 5, 2023, for a new single-family dwelling. This report was required due to the potential presence of archaeological resources within the proposed project area. Based on the submitted report findings, the project site has potential to for precontact and historic era resources. A detailed archaeological monitoring plan was required to be prepared and submitted for review. The monitoring plan is dated September 15, 2025. The following conditions will be included in the discretionary permit application 251261.

- A. 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.
- B. The building permit application shall include condition A, above, and shall provide the contact information for the archaeologist of record.
- C. The project archaeologist shall communicate with Environmental Planning staff, concerning Native American Tribes that requested consultation as part of this project proposal, and shall communicate and coordinate with any consulting tribes to help facilitate Native American Monitoring.
- D. Task 2 and 3 as outlined in the archaeological monitoring letter and listed in attachment 1 shall be adhered to during ground disturbing activities.

If you have any questions regarding this letter, please call Leah MacCarter at (831) 454-3164.

EXHIBIT H