



## **Staff Report to the Zoning Administrator**

**Application Number: 171364**

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**Applicant:** Swift Consulting Services

**Owner:** Sand Dollar Beach

**APN:** 046-331-14 through 20

**Site Address:** Multiple

**Agenda Date:** June 7, 2019

**Agenda Item #:** 6

**Time:** After 9:00 a.m.

**Project Description:** Proposal to repair concrete stair landings and rectify an over-steepened slope, through construction of a new three-foot tall retaining wall, on the seaward side of Building 3. Requires a Coastal Development Permit and a determination that the project is exempt from further review under the California Environmental Quality Act.

**Location:** Properties located at the end of Sand Dollar Lane on the seaward side of The Shoreline, Building 3 (consisting of 7 condominium units).

**Permits Required:** Coastal Development Permit

**Supervisory District:** Second District (District Supervisor: Zach Friend)

**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171364, based on the attached findings and conditions.

**Project Description & Setting**

The subject property is located on the seaward side of a private right of way (The Shoreline) within the Sand Dollar subdivision in the Aptos Planning Area. The project site is developed with a 19-unit condominium complex consisting of three buildings (Sand Dollar Beach) which is located behind a private gate which restricts vehicular access to the general public. Pedestrian access to the beach and remaining subdivision is unimpeded.

The entire condominium development, originally constructed in 1970, is built into and extending seaward of a coastal bluff. The project site is mapped as a scenic resource in the County General Plan.

## **Project Background/History**

In December 2015, a development permit was issued for the reconstruction of an existing private stairway and decks located on the ocean side of the condominium complex. Building and grading permits were also issued for installation of a new retaining wall and grade beam to support the proposed stairway repair.

During the construction of the stairway at Building 3, excavation for the installation of the grade beam resulted in the oversteepening of the slope at the ocean side of Building 3. As a result, the coastal bluff became unstable and compromised the structural integrity of the building.

An Emergency Coastal Development Permit was issued for installation of previously identified repairs to the over-steepened slope however, the repairs were found too costly for the property owners. Due to the limited construction window for construction under an emergency coastal permit, the application went void prior to the work being completed. The current proposal addresses the hazards associated with the over-steepened slope via installation of a three foot high retaining wall on top of the existing grade beam and backfilling of the slope. The project would include a re-vegetation plan to reduce potential visual impacts.

The review of the proposed slope stability repair revealed a potential gap in the permit history of an existing bulkhead retaining wall along the lower portion of the coastal bluff spanning the entire condominium complex and adjoining single family properties to the north and south of the condominium complex. Originally constructed as part of the condominium complex, the retaining wall was repaired/replaced in August 1983 under grading permit 1885. No evidence was found that a Coastal Development Permit was issued for the repair work.

Upon review of the 1983 Local Coastal Program (LCP, effective January 13, 1983), no coastal development permit would have been required for the replacement of the existing bulkhead retaining wall. As stated in LCP (1983) policy 3.3.9:

*Permit the reconstruction of individual structures located in areas subject to storm and wave inundation which are damaged as a result of coastal hazards and loss exceeds 50 percent of their market value in accordance with recommendations from the hazards assessment as well as 3.3.7 (a) and (c). If more than 75 percent of the neighborhood, structures and public facilities, are damaged, reconstruction must take place in accordance with the requirements of Policy 3.3.7. Exception: Public beach facilities and damage which results from non-coastal related hazards such as fire and replacements consistent with Coastal Act Policy 30610(g).*

In this case, the original bulkhead retaining wall (constructed in 1970) was damaged by a storm in 1983. The retaining wall is necessary to protect existing structures and repaired/replaced "in-kind". Since the replacement of the retaining wall complied with all applicable codes (including but not limited to the Zoning ordinance and Geologic Hazards Ordinance), the project qualified for the exception provided in Coastal Act Policy 30610(g) which states:

*...No coastal development permit shall be required...for the following types of development...(g) The replacement of any structure, other than a public works facility, destroyed by natural disaster. Such replacement structure shall conform to applicable*

*existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.*

In consideration of permit history and applicable codes and policies in effect at the time the bulkhead wall was replaced, no further action is required to bring the existing retaining wall into compliance with current code. The current proposal would not require inclusion of a Coastal Development Permit to recognize the work to the existing bulkhead retaining wall authorized in 1983.

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

The subject condominium parcels are approximately 1,600 square feet in size (each), located in the RM-4 (Multi Family Residential (Minimum parcel size 4,000 square feet) zone district, a designation which allows residential uses. The proposed retaining wall is an allowed use within the zone district and the project is consistent with the site's R-UL (Urban Low Residential) General Plan designation.

The proposed development is consistent with General Plan Policy 6.2.16 (Structural Shoreline Protection Measures) in that it is necessary to ensure the safety of the home(s) located on top of the bluff, as well as to protect the life and safety of beachgoers below. Detailed technical studies have been reviewed and accepted which demonstrate the need for the proposed shoreline protection structures.

The project does not reduce or restrict existing beach access, adversely affect shoreline processes, increase erosion on adjacent properties, cause harmful impacts to wildlife and fish habitats, or impact archaeological or paleontological resources. The newly proposed retaining wall does pose a slight impact on sand supply, which was calculated to be approximately 150 cubic yards of retained beach material. Sand loss mitigation shall be implemented through either the placement of excavated material associated with the installation of the proposed retaining wall or payment of the equivalent fee to County Parks.

### **Project Alternatives**

Alternatives that could correct the unauthorized grading are limited and are restricted to methods that can support the slope either with fill or concrete. Other alternatives could include higher wall, and reinforced earth structures, all of which would have a more significant impact on coastal resources. Non-structural methods could include further excavation of the slope beneath the structure which could further compromise the structure.

Two (2) options have been reviewed for this project:

1. A concrete plate was approved as part of Emergency Grading and Coastal Permit (161362). The repair would have been visible from the ocean, but to mitigate the visual impact the concrete would have been reduced by coloring the concrete to match the appearance of the bedrock. This work was never done.

2. The second option reflected in the current proposal includes a shorter wall with a graded slope behind the wall. A minimum of one foot of the fill could be revegetated with drought tolerant vegetation sufficient to reduce any visual impact, along with coloration of the vertical wall. Upon completion of the project, the appearance of the exposed understory would be improved.

### **Local Coastal Program Consistency**

The proposed slope repair is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible and integrated with the surrounding coastal bluff and residential development in order to minimize impacts to coastal views. The project would be conditioned to ensure the aesthetic character and structural performance of the bluff repair remains in its approved condition for the expected life of the structure.

Project alternatives for stabilizing the bluff were thoroughly evaluated in a Geologic Hazards Assessment (REV181033). The proposed project was determined to be the preferred alternative in terms of mitigating the hazard and to ensure safety for workers.

Geologic and geotechnical (soils) inspection letters have been reviewed and accepted by the County of Santa Cruz (Exhibit I). Review of the inspection letters confirmed the necessity of the project, and all work has been performed in conformance with the approved plans (Exhibit D).

The project site is located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. The project will not interfere with public access to the beach or ocean, in that there is currently public access to the beach or in the immediate vicinity. The nearest existing coastal access is located immediately north of Building 3.

The proposed retaining wall is in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible and integrated with the surrounding coastal bluff in order to minimize impacts to coastal views. The project would be conditioned to ensure the aesthetic character and structural performance of the bluff repair remains in its approved condition. A re-vegetation plan would be required for plantings that further mitigate potential visual impacts.

### **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 **171364**, 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 Department, 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.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans and visual simulations
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters
- H. Comments & Correspondence

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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: 171364

Assessor Parcel Number: 046-331-14 through 20

Project Location: Multiple

**Project Description: Construct a retaining wall to repair an oversteeped slope intended for the protection of existing residential development.**

**Person or Agency Proposing Project: Swift Consulting Services**

**Contact Phone Number: (831) 459-9992**

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

Specify type: Class 1 - Existing Facilities (Section 15301) & Class 3 – New Construction or Conversion of Small Structures (Section 15303)

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

Construct a 3 foot high retaining wall to repair an over-steeped slope in an area designated for residential uses.

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

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

**EXHIBIT A**

## **Coastal Development Permit Findings**

1. 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 properties are zoned RM-4 (Multi Family residential (Minimum parcel size 4,000 square feet)), a designation which allows residential uses. The construction of a retaining wall to repair the coastal bluff is an allowed use within the zone district in that the repair is necessary to protect the existing homes on site and ensure the safety of beachgoers below the subject properties. The zoning is consistent with the site's R-UL (Urban Low Residential) General Plan designation.

The proposed seawall is consistent with General Plan Policy 6.2.16 in that it is necessary to ensure the safety of the homes located on the coastal bluff and life and safety of beachgoers. Technical studies for the proposed wall have been reviewed and accepted which demonstrate the need for the proposed shoreline protection structure. A thorough analysis of potential alternatives has been completed, which, as discussed in the staff report, demonstrates that none of the alternatives are acceptable to protect existing development and public safety. The project will not reduce or restrict existing beach access.

2. 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. An existing 10-foot wide public utility easement bisects the subject properties in a northwest to southeast direction. Existing beach access exists between the three condominium buildings. The proposed improvements are located outside of the utility easement and access to the beach will not be restricted during construction or upon completion of the project. Consequently, the project will not conflict with existing easements or public access.

3. 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 finish color of the proposed retaining wall is consistent with the surrounding natural land formations and a revegetation plan will be required to minimize potential visual impacts to the greatest extent feasible. The project has been conditioned to require the existing bulkhead retaining wall and proposed seawall to be maintained in perpetuity and in conformance with an approved maintenance/monitoring program to ensure the structures remains consistent with coastal design criteria.

4. 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 located between the shoreline and the first public road however, the project will not interfere with public access to the beach, ocean, or any nearby body of water. Existing beach access exists between each of the three condominium buildings. Existing access will not be restricted during the construction phase or thereafter. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure has been designed in accordance with General Plan Policy 6.2.16 (Structural Shoreline Protection Measures). Stabilization of the bluff is necessary to mitigate a geologic hazard resulting in unsafe beach conditions and threatening the existing residential uses on the subject properties which are allowed uses in the RM-4 (Multi-Family Residential - 4,000 square foot minimum) zone district, as well as the General Plan and Local Coastal Program land use designation.

The three condominium buildings are built into a coastal bluff. In order to stabilize the structures and remedy the failing slope under Building 3, few options exist that will address the hazards posed from the over steepened slope. Detailed technical studies have been reviewed and accepted which demonstrate the need for the proposed shoreline protection structure. Due to the unique location of the project and specific site constraints, few examples of similar bluff stabilization projects exist in the vicinity. The project is consistent in terms of design and typical for this type of emergency repair. Finish color and of the repair and installation of landscaping will be consistent with the surrounding coastal bluff. As stated in the staff report, alternatives were evaluated and determined not to be feasible due to the imminent hazard to the existing structures and beachgoers below, nor economically viable. The project would not reduce or restrict existing beach access.

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

This finding can be made, in that the project site is located between the shoreline and the first public road. Consequently, the seawall 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.



## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be 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 result in inefficient or wasteful use of energy, 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. The proposed project will be in conformance with the recommendations of the project geotechnical engineer and geologist and complies with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The project will not be materially injurious to properties or improvements in the vicinity in that it has been designed to blend into the natural coastal bluff and will protect the site and adjacent parcels from future erosion processes and will protect beachgoers from bluff collapse and associated hazards.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the location of the project and the conditions under which it would be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the RM-4 (Multi-Family Residential) zone district. The primary use of the property will continue to be residential uses which necessitate installation of the proposed retaining wall underneath Building 3, to ensure safety of the existing residential structures on the subject properties and beachgoers.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made in that the project has been designed in accordance with General Plan Policy 6.2.16 (Structural Shoreline Protection Measures). As indicated in a Geotechnical Report prepared by CMAG Engineering, Inc. dated October 16, 2016 and addendum dated December 11, 2017, the shoreline protection structure is intended to address the high probability of slope failure under saturated conditions and associated hazards and is not limited to protection of existing structures. Alternatives were evaluated (as stated above) and were not feasible due to the eminent hazard to the existing structures and beachgoers below, nor economically viable. The proposed project was determined to be the preferred alternative in terms of mitigating the hazard and cost effectiveness.

As proposed, the project is consistent with the use and density requirements specified for the R-UL (Urban Low Residential) land use designation in the County General Plan. A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed seawall is to be constructed on an existing developed lot intended to protect the bluff from further erosion and potential hazard to the existing dwellings. Beyond the construction phase, the bluff repair will not require the use of utilities and will not generate additional traffic on the streets in the vicinity.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the project is located along a coastal bluff which is subject to coastal erosion. The subject parcels are developed with existing condominiums. In terms of design, the project will result in minimal impact to scenic resources in that the project will incorporate landscaping and all colorized concrete to ensure the project blends with the surrounding bluff face in order to minimize potential impacts to visual resources to the greatest extent possible. Construction of the proposed retaining wall, to protect the existing condominiums will not result in any change to the existing land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed seawall will be colored to match the adjacent natural bluff face and project site will be landscaped in order to blend with the natural environment. Consequently, the project will not result in adverse impacts to coastal views.

## Conditions of Approval

Exhibit D: Project plans, prepared by Mesiti-Miller Engineering, dated 8/29/18.

- I. This permit authorizes the construction of a retaining wall as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department 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 the Planning Department 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. A final landscape plan.
    3. 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 Planning Department review and approval.
    4. Grading, drainage, and erosion control plans.

- B. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Environmental Planning section of the Planning Department.
- D. Please submit a maintenance and monitoring *plan* prepared by the project civil engineer for the proposed retaining wall and existing bulkhead retaining wall.
- E. Pay sand loss mitigation fees for 150 cubic yards of sand loss to County Parks. Alternatively, a request for a waiver from the Coastal Commission may be made to place the excavated material (sand) generated by the project directly on the beach. The placement of the excavated material (sand) directly on the beach shall comply with County Code for offsetting sand loss mitigations.
- F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer and Geologist.
- G. A "Notice of Geologic Hazards, Acceptance of Risk, Liability Release, and Indemnification" shall be recorded on the parcel with the format and content of that document to be reviewed and accepted by the County of Santa Cruz prior to recordation. The Notice will provide for property owner (and all successors and assigns) agreement to an acknowledgement of coastal and geologic hazards, an acceptance of and assumption of risk, a waiver of liability against the County, and an indemnification of the County; the final language of such provisions will be consistent with the following:
  - 1. Coastal Hazards. That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, liquefaction and the interaction of same;
  - 2. Assume Risks. To assume the risks to the Applicant and the properties that are the subject of this CDP of injury and damage from such coastal hazards in connection with the permitted development;
  - 3. Waive Liability. To unconditionally waive any claim of damage or liability against the County, its officers, agents, and employees for injury or damage from such coastal hazards in connection with the permitted development;
  - 4. Indemnification. To indemnify and hold harmless the County, its officers, agents, and employees with respect to the County's approval of the development against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards in connection with the permitted development; and

5. Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. A maintenance and monitoring *agreement* for the proposed retaining wall and existing bulkhead retaining wall, prepared by County staff, shall be recorded on the deed prior to final of the Building Permit.
- D. The project must comply with all recommendations of the approved soils reports.
- E. 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

- C. The Development Approval Holder shall comply with the Maintenance and Monitoring *Program* for the proposed retaining wall and existing bulkhead wall.
- D. 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. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- C. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - D. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 3. COUNTY bears its own attorney's fees and costs; and
    - 4. COUNTY defends the action in good faith.
  - E. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
  - F. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Application #: 171364  
APN: 046-331-14 through 20  
Owner: Sand Dollar Beach

**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: \_\_\_\_\_

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

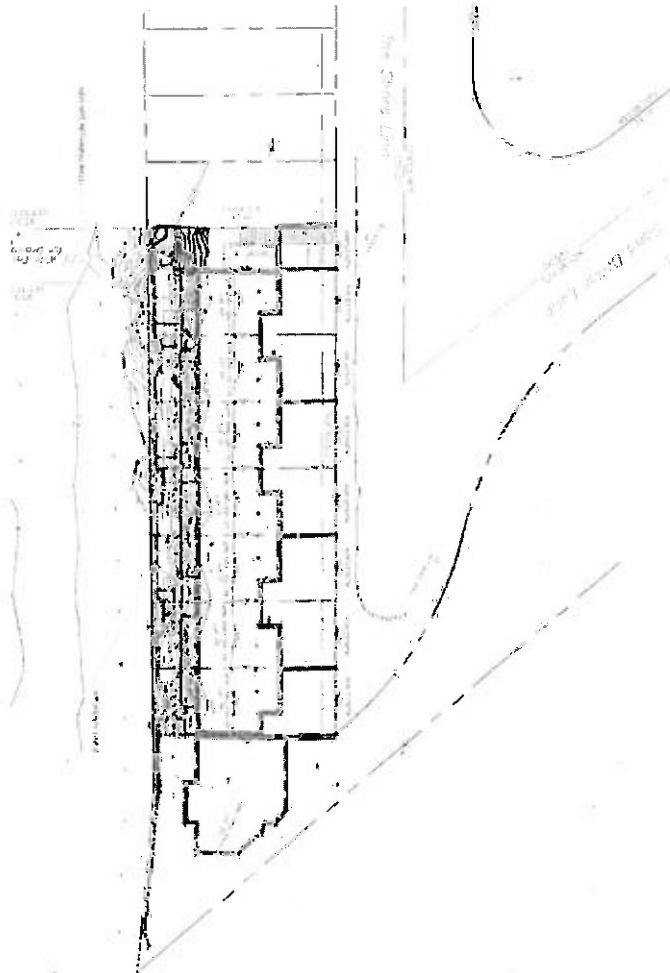
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance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

# THE SHORELINE - BUILDING #3 SITE RETAINING WALL LA SELVA BEACH, CALIFORNIA

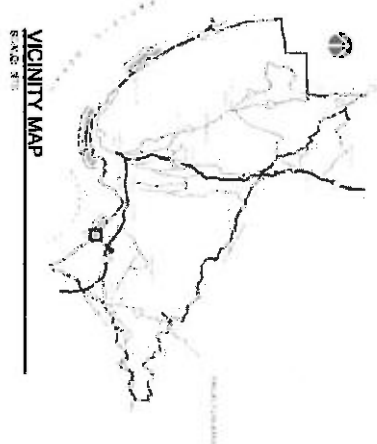
## SHEET INDEX

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C36	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
C37	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
C38	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
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C95	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
C96	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
C97	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
C98	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
C99	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS
C100	GENERAL NOTES, SPECIFICATIONS & ABBREVIATIONS



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

**PROJECT DESCRIPTION**  
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 1,200' LONG, 10' HIGH CONCRETE RETAINING WALL ALONG THE SHORELINE OF LA SELVA BEACH, CALIFORNIA. THE WALL WILL BE CONSTRUCTED IN TWO SECTIONS, EACH 600' LONG. THE FIRST SECTION WILL BE CONSTRUCTED ALONG THE SHORELINE OF THE BEACH, AND THE SECOND SECTION WILL BE CONSTRUCTED ALONG THE SHORELINE OF THE LAKE. THE WALL WILL BE CONSTRUCTED USING PRECAST CONCRETE WALL PANELS, WHICH WILL BE SUPPORTED BY A SYSTEM OF ANCHORS AND TIE-BACKS. THE WALL WILL BE FINISHED WITH A STAINLESS STEEL CLADDING. THE PROJECT IS BEING CONSTRUCTED BY THE SHORELINE BEACH DEVELOPMENT COMPANY, INC.



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



# STRUCTURAL NOTES & SPECIFICATIONS

## GENERAL

These drawings and specifications of Building "A" are for a three-story, 100,000 sq. ft. office building. The building is to be constructed of reinforced concrete and steel. The foundation is to be a mat foundation. The walls are to be of concrete. The floors are to be of concrete with steel reinforcement. The roof is to be of concrete with steel reinforcement. The building is to be constructed in accordance with the following specifications:

**CONCRETE**

Concrete shall be of the type specified in the following table:

Location	Strength
Foundation	4000 psi
Walls	3500 psi
Floors	3000 psi
Roof	3000 psi

Concrete shall be placed in accordance with the following specifications:

Concrete shall be placed in accordance with the following specifications:

Concrete shall be placed in accordance with the following specifications:

## WOOD

Wood shall be of the type specified in the following table:

Location	Species	Grade
Floors	Pine	Common
Roof	Pine	Common

Wood shall be placed in accordance with the following specifications:

Wood shall be placed in accordance with the following specifications:

Wood shall be placed in accordance with the following specifications:

## STEEL

Steel shall be of the type specified in the following table:

Location	Grade
Floors	A36
Roof	A36

Steel shall be placed in accordance with the following specifications:

Steel shall be placed in accordance with the following specifications:

Steel shall be placed in accordance with the following specifications:

## EARTHWORK

Earthwork shall be of the type specified in the following table:

Location	Grade
Floors	As shown
Roof	As shown

Earthwork shall be placed in accordance with the following specifications:

Earthwork shall be placed in accordance with the following specifications:

Earthwork shall be placed in accordance with the following specifications:

## WOOD

Wood shall be of the type specified in the following table:

Location	Species	Grade
Floors	Pine	Common
Roof	Pine	Common

Wood shall be placed in accordance with the following specifications:

Wood shall be placed in accordance with the following specifications:

Wood shall be placed in accordance with the following specifications:

## STEEL

Steel shall be of the type specified in the following table:

Location	Grade
Floors	A36
Roof	A36

Steel shall be placed in accordance with the following specifications:

Steel shall be placed in accordance with the following specifications:

Steel shall be placed in accordance with the following specifications:

## EARTHWORK

Earthwork shall be of the type specified in the following table:

Location	Grade
Floors	As shown
Roof	As shown

Earthwork shall be placed in accordance with the following specifications:

Earthwork shall be placed in accordance with the following specifications:

Earthwork shall be placed in accordance with the following specifications:

## STRUCTURAL STEEL & ACCESSORIES

Structural steel shall be of the type specified in the following table:

Location	Grade
Floors	A36
Roof	A36

Structural steel shall be placed in accordance with the following specifications:

Structural steel shall be placed in accordance with the following specifications:

Structural steel shall be placed in accordance with the following specifications:

## WOOD

Wood shall be of the type specified in the following table:

Location	Species	Grade
Floors	Pine	Common
Roof	Pine	Common

Wood shall be placed in accordance with the following specifications:

Wood shall be placed in accordance with the following specifications:

Wood shall be placed in accordance with the following specifications:

## STEEL

Steel shall be of the type specified in the following table:

Location	Grade
Floors	A36
Roof	A36

Steel shall be placed in accordance with the following specifications:

Steel shall be placed in accordance with the following specifications:

Steel shall be placed in accordance with the following specifications:

## EARTHWORK

Earthwork shall be of the type specified in the following table:

Location	Grade
Floors	As shown
Roof	As shown

Earthwork shall be placed in accordance with the following specifications:

Earthwork shall be placed in accordance with the following specifications:

Earthwork shall be placed in accordance with the following specifications:

## STRUCTURAL OBSERVATIONS BY EOR

Structural observations by EOR shall be of the type specified in the following table:

Location	Grade
Floors	A36
Roof	A36

Structural observations by EOR shall be placed in accordance with the following specifications:

Structural observations by EOR shall be placed in accordance with the following specifications:

Structural observations by EOR shall be placed in accordance with the following specifications:

## ABBREVIATIONS

Symbol	Description	Symbol	Description
1	Foundation	10	Roof
2	Walls	11	Floors
3	Floors	12	Roof
4	Roof	13	Floors
5	Floors	14	Roof
6	Roof	15	Floors
7	Floors	16	Roof
8	Roof	17	Floors
9	Floors	18	Roof
19	Roof	19	Floors
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95	Roof	95	Floors
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97	Roof	97	Floors
98	Floors	98	Roof
99	Roof	99	Floors
100	Floors	100	Roof

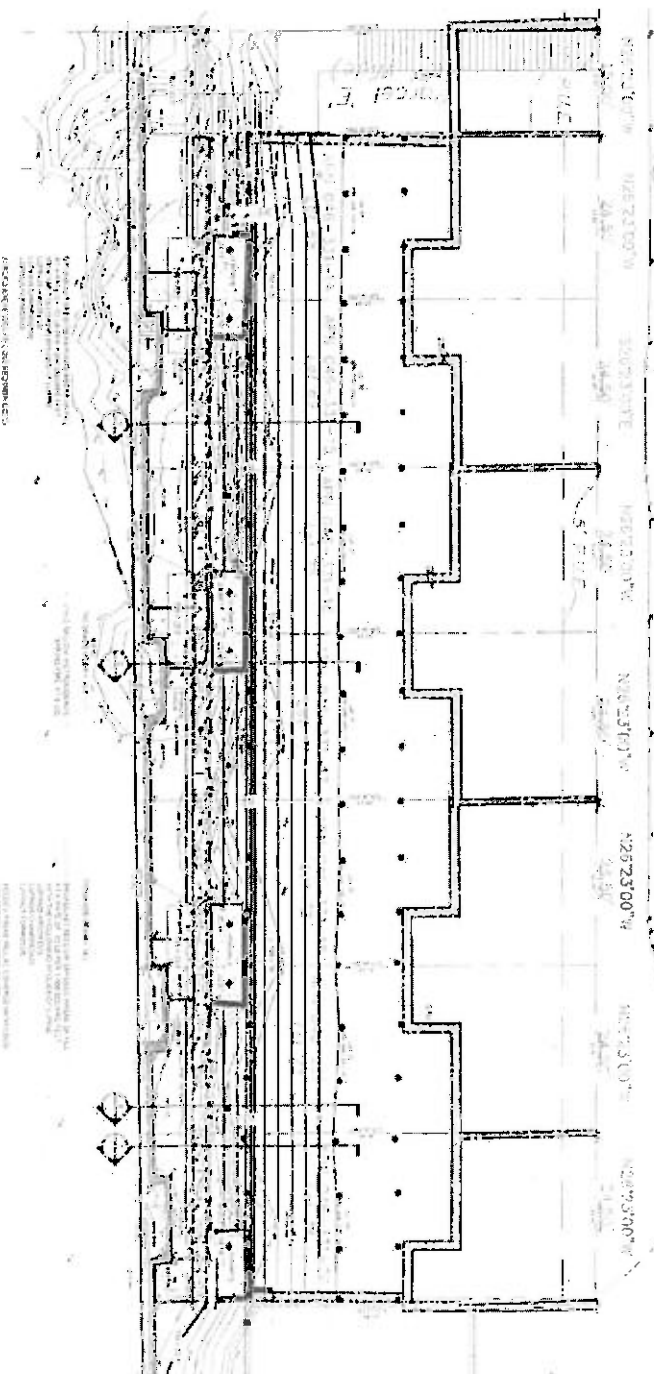


THE SHORELINE - BUILDING #3  
SITE RETAINING WALL

C0.0

**LEGEND**

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED EROSION CONTROL
- PROPOSED PLANTING
- PROPOSED RETAINING WALL
- PROPOSED PAVING
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED FENCE
- PROPOSED LIGHTING
- PROPOSED SIGNAGE
- PROPOSED UTILITIES
- PROPOSED LANDSCAPE ARCHITECTURE
- PROPOSED HEDGING
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ANNUALS
- PROPOSED SEEDS
- PROPOSED MULCH
- PROPOSED SOIL
- PROPOSED FERTILIZER
- PROPOSED IRRIGATION
- PROPOSED DRAINAGE
- PROPOSED EROSION CONTROL MATS
- PROPOSED EROSION CONTROL NETS
- PROPOSED EROSION CONTROL LOGS
- PROPOSED EROSION CONTROL ROCKS
- PROPOSED EROSION CONTROL GEOTEXTILES
- PROPOSED EROSION CONTROL GEOTUBES
- PROPOSED EROSION CONTROL GEORAPES
- PROPOSED EROSION CONTROL GEOMATS
- PROPOSED EROSION CONTROL GEOMEMBRANES
- PROPOSED EROSION CONTROL GEOTILES
- PROPOSED EROSION CONTROL GEOWEBBINGS
- PROPOSED EROSION CONTROL GEOSPIRALS
- PROPOSED EROSION CONTROL GEORINGS
- PROPOSED EROSION CONTROL GEOTUBES
- PROPOSED EROSION CONTROL GEORAPES
- PROPOSED EROSION CONTROL GEOMATS
- PROPOSED EROSION CONTROL GEOMEMBRANES
- PROPOSED EROSION CONTROL GEOTILES
- PROPOSED EROSION CONTROL GEOWEBBINGS
- PROPOSED EROSION CONTROL GEOSPIRALS
- PROPOSED EROSION CONTROL GEORINGS



**GRADING QUANTITIES**

Grading quantities are calculated based on the proposed grading plan. The quantities are as follows:

- Grading quantities are calculated based on the proposed grading plan.
- The quantities are as follows:

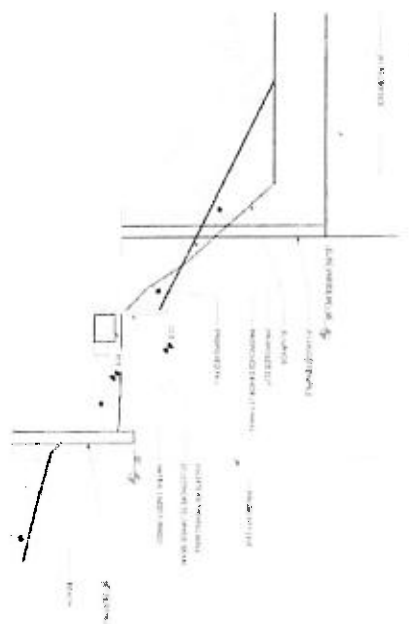
**GRADING PLAN & EROSION CONTROL PLANTING**

Scale: 1" = 10'

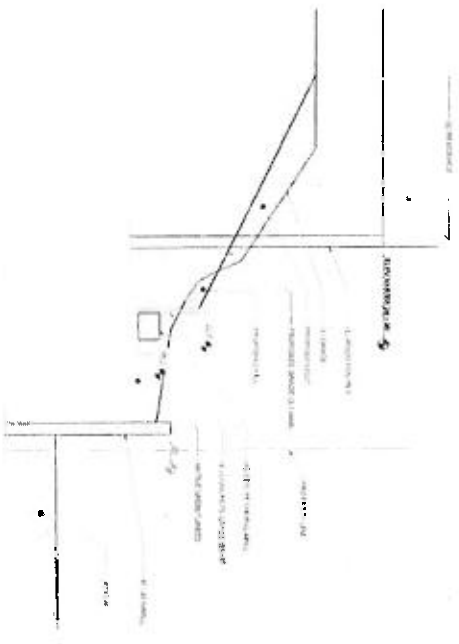


<b>C1.0</b>	GRADING PLAN & EROSION CONTROL PLANTING GRADING QUANTITIES	<b>THE SHORELINE - BUILDING #3 SITE RETAINING WALL</b>		Masiti-Kitter Engineering, Inc. Civil and Landscape Architecture 10000 1st Avenue, Suite 100 San Diego, CA 92121
	DATE: 10/1/2010 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	PROJECT NO.: [Number] SHEET NO.: [Number]	SCALE: 1" = 10' DATE: 10/1/2010	PROJECT NO.: [Number] SHEET NO.: [Number]

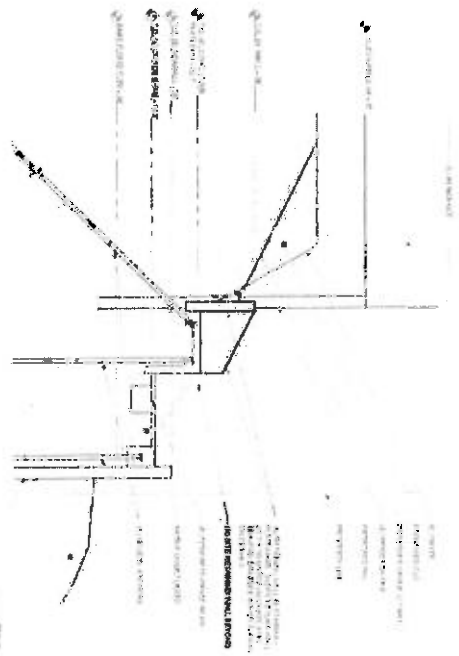
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**SITE SECTION 1**  
SCALE: 1/8" = 1'-0"



**SITE SECTION 3**  
SCALE: 1/8" = 1'-0"



**SITE SECTION 2**  
SCALE: 1/8" = 1'-0"

<b>C1.1</b>	<b>SITE SECTIONS</b>	<b>THE SHORELINE - BUILDING #3</b> <b>SITE RETAINING WALL</b>			<b>North Miller Engineering, Inc.</b> Civil and Structural Engineering 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1111 Fax: (907) 562-1112 Email: info@nme.com	DATE: 10/1/2010 DRAWN BY: J. Miller CHECKED BY: J. Miller APPROVED BY: J. Miller
		PROJECT NO.: 10-001 SHEET NO.: 10-001				

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**LEGEND**

1. 1/2" = 1' SCALE

2. 1/4" = 1' SCALE

3. 1/8" = 1' SCALE

4. 1/16" = 1' SCALE

5. 1/32" = 1' SCALE

6. 1/64" = 1' SCALE

7. 1/128" = 1' SCALE

8. 1/256" = 1' SCALE

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10. 1/1024" = 1' SCALE

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18. 1/262144" = 1' SCALE

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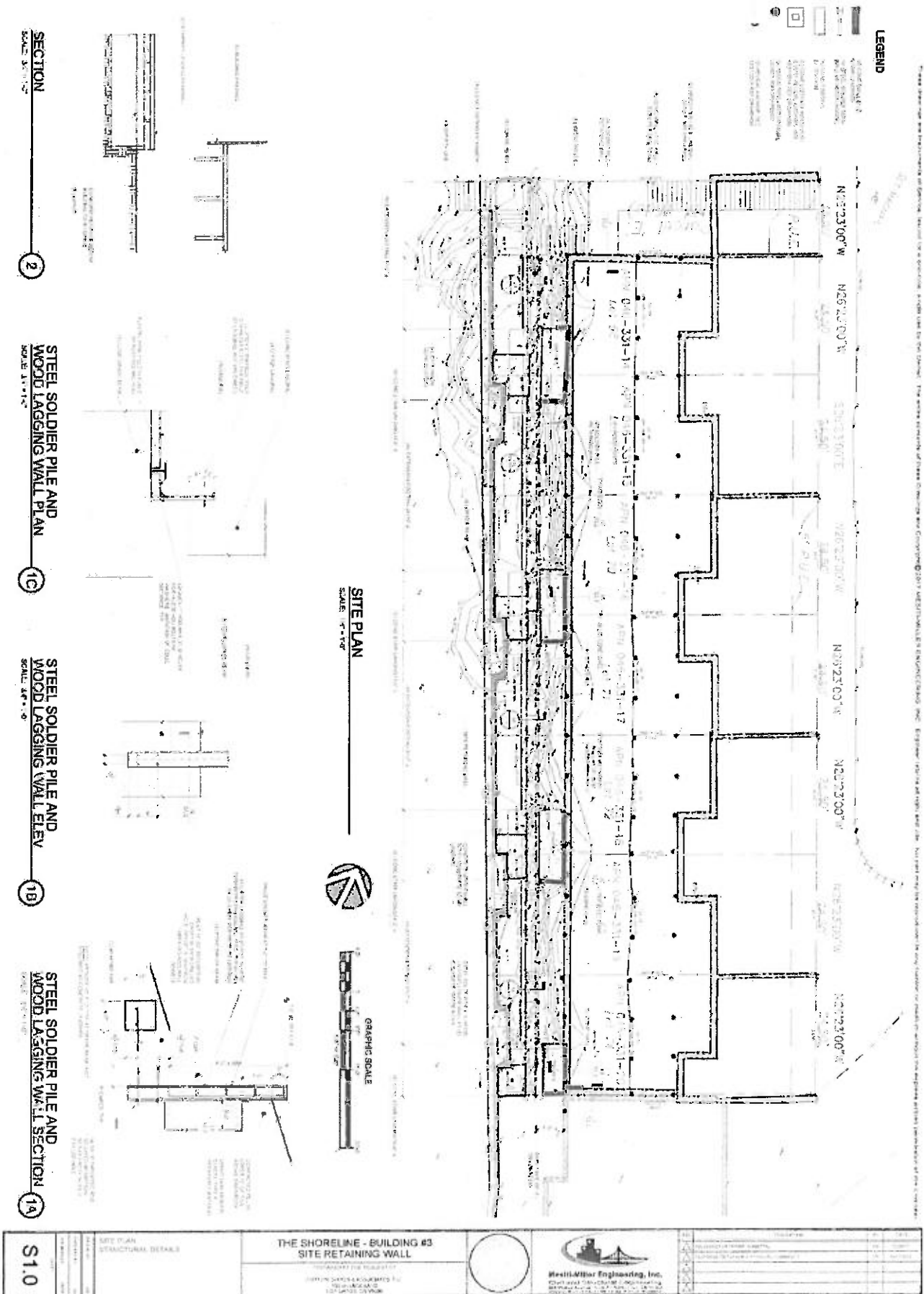
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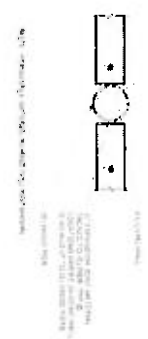
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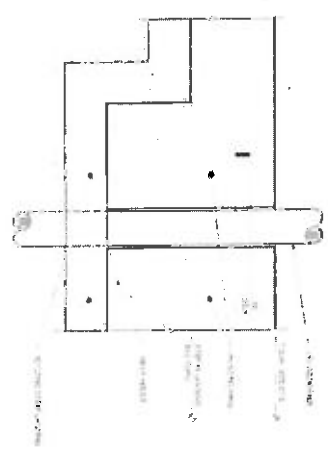
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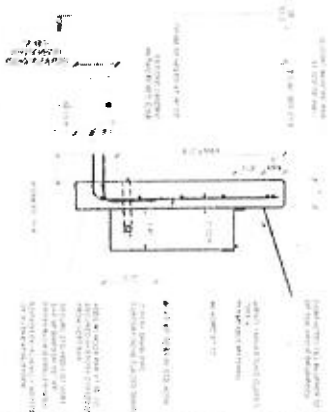
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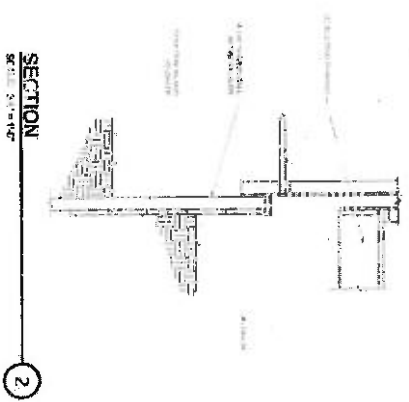
**PARTIAL PLAN  
CONCRETE WALL DETAILS**  
SCALE: 1/2" = 1'-0"



**PARTIAL ELEVATION  
CONCRETE WALL DETAILS**  
SCALE: 1/2" = 1'-0"



**SECTION  
CONCRETE WALL DETAILS**  
SCALE: 1/2" = 1'-0"



**SECTION**  
SCALE: 1/2" = 1'-0"

<p>DATE: 10/1/2010</p> <p>BY: J. MILLER</p> <p>CHECKED: J. MILLER</p> <p>APPROVED: J. MILLER</p>	<p>PROJECT: THE SHORELINE - BUILDING #3 SITE RETAINING WALL</p> <p>LOCATION: 10000 SHORELINE DRIVE, SUITE 100, DALLAS, TEXAS 75243</p> <p>CLIENT: THE SHORELINE COMPANY</p>	<p>FOSTER-MILLER ENGINEERING, INC.</p> <p>3000 RICHMOND AVENUE, SUITE 100, DALLAS, TEXAS 75219</p> <p>PHONE: (214) 343-1111</p> <p>FAX: (214) 343-1112</p> <p>WWW.FOSTER-MILLER.COM</p>	<p>THE SHORELINE - BUILDING #3 SITE RETAINING WALL</p> <p>SECTION: 1/2" = 1'-0"</p>	<p>1/2" = 1'-0"</p> <p>S1.1</p>
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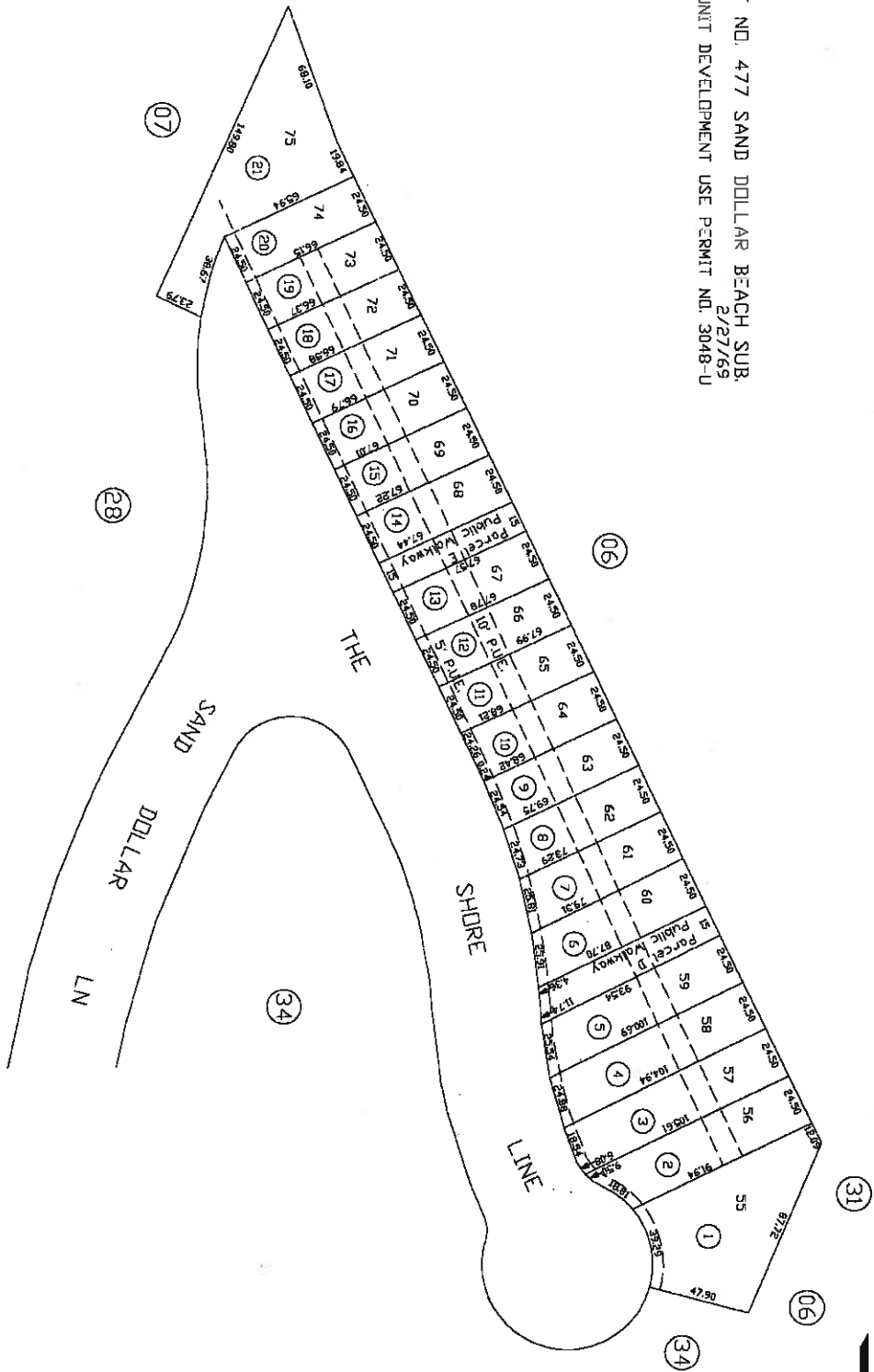
FOR TAX PURPOSES ONLY  
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
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POR. SAN ANDREAS RANCH  
 SEC. 3, T.12 S., R.1E., M.D.B. & M.

Tax Area Code  
 69-013

46-33

TRACT NO. 477 SAND DOLLAR BEACH SUB.  
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 PLAN UNIT DEVELOPMENT USE PERMIT NO. 3048-U



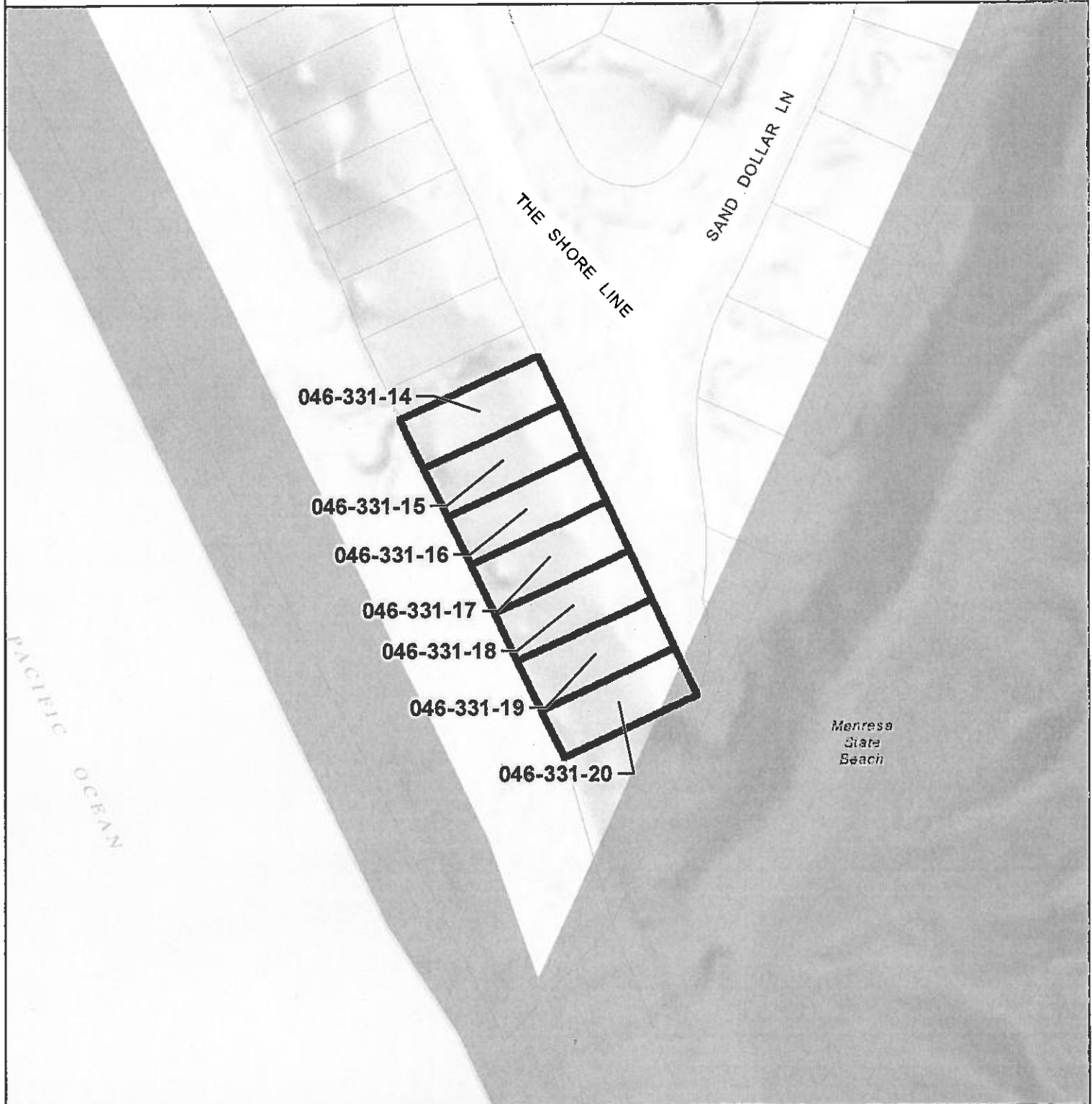
Note - Assessor's Parcel Block &  
 Lot Numbers Shown in Circles.

Assessor's Map No. 46-33  
 County of Santa Cruz, Calif.  
 Sept. 1995




Electronically drawn 9/12/95 KSA  
 Rev. 5/31/01 nwn (changed page refs.)



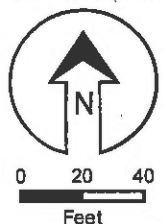
## Parcel Location Map



**Parcel: 04633114,04633115,04633116,04633117,04633118,04633119,04633120**

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 24 May. 2019



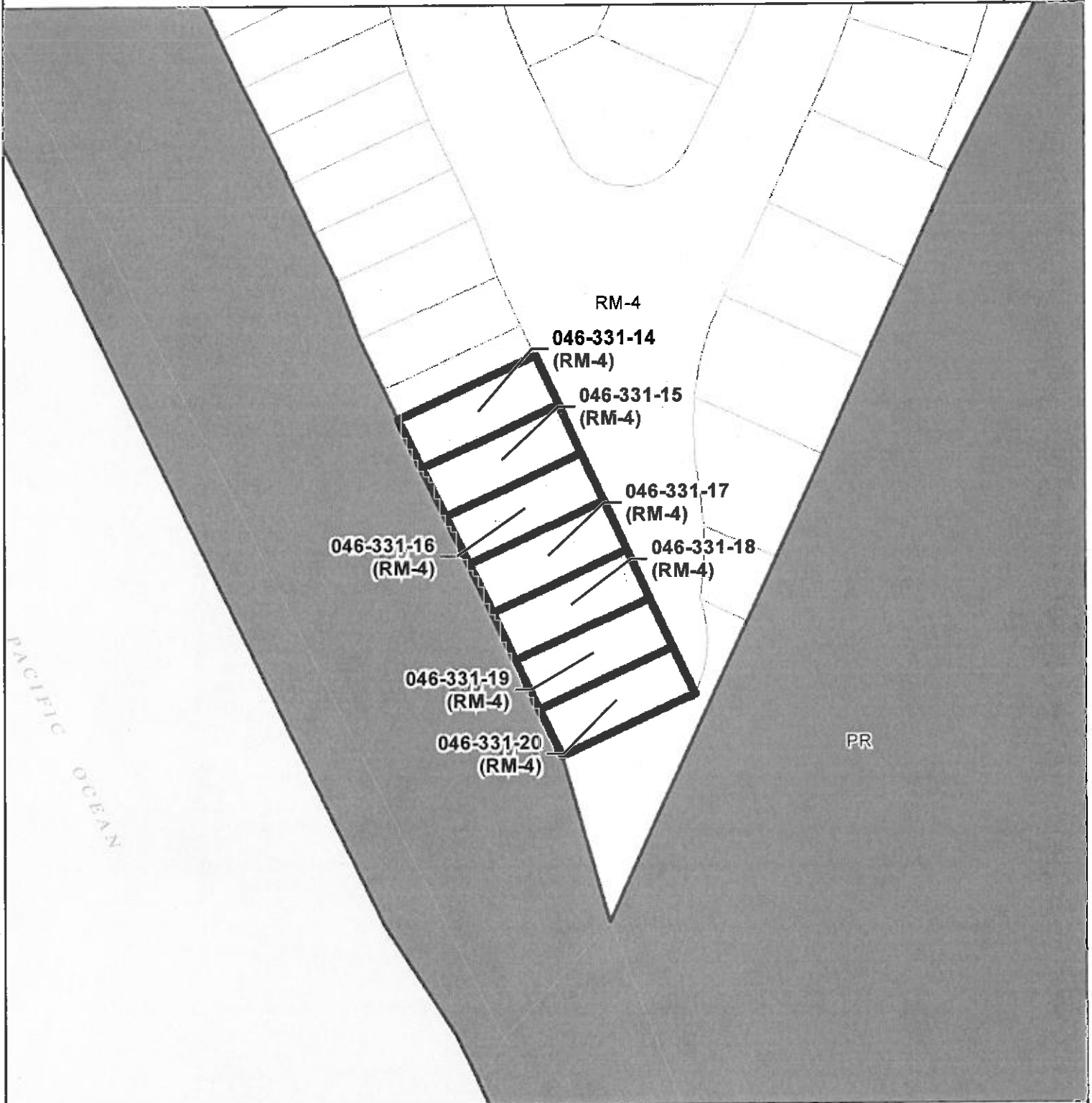




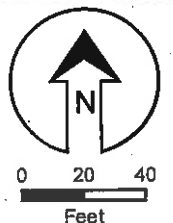
# SANTA CRUZ COUNTY PLANNING DEPARTMENT

## Parcel Zoning Map

Mapped  
Area



- PR Parks, Recreation, & Open Space
- RM Residential Multi-Family



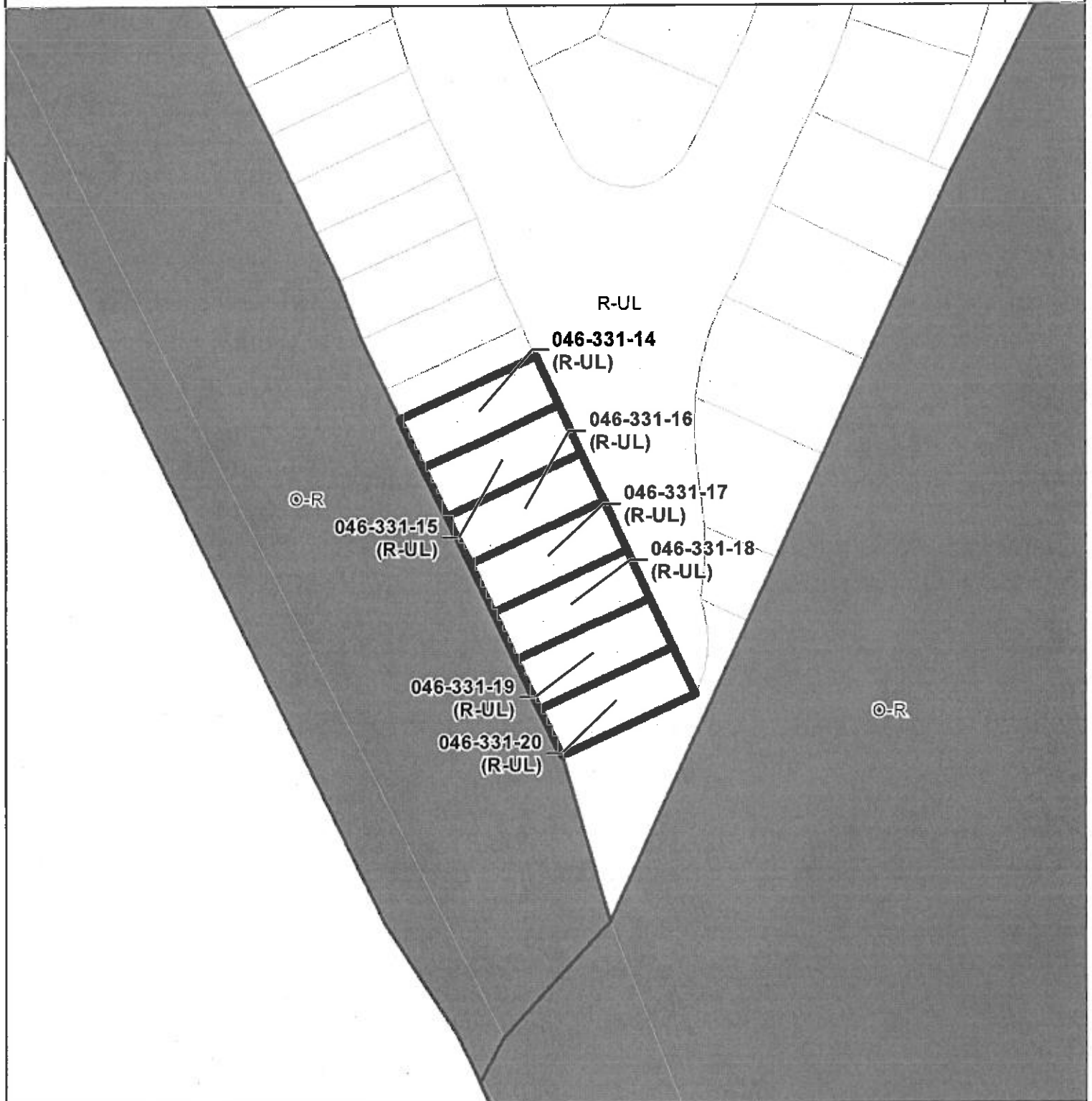




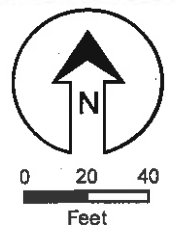
SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel General Plan Map**

Mapped  
Area



- O-R Parks, Recreation & Open Space
- R-UL Res. Urban Low Density



## Parcel Information

### Services Information

Urban/Rural Services Line:	<u>X</u> Inside <u>  </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Aptos LaSelva Fire Protection
Drainage District:	Outside Flood Control District

### Parcel Information

Parcel Size:	1,600 square feet (each)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	The Shoreline
Planning Area:	LaSelva
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	RM-4 (Multi Family residential (Minimum parcel size 4,000 square feet))
Coastal Zone:	<u>X</u> Inside <u>  </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u>  </u> No

**Technical Reviews:** Wave Runup and Overtopping Analysis (REV171083), Geotechnical Investigation (171364), and Geologic Hazards Assessment (REV181033)

### Environmental Information

Geologic Hazards:	Coastal Bluff
Fire Hazard:	Not a mapped constraint
Slopes:	Project is located on a coastal bluff
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	150 cubic yards of grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource
Archeology:	Not mapped



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 Ocean Street, 4<sup>th</sup> floor, Santa Cruz, Ca 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

22 January 2018

Ken Hart  
500 Chestnut Street, Suite 100  
Santa Cruz, CA 95060

Subject: Review of the Geotechnical Investigation for a Soil Nail Retaining Wall at The Shoreline – Building #3, La Selva Beach dated 16 October 2016 and Addendum to Geotechnical Report dated 11 December 2017 by CMAG Engineering – Project No. 16-100-SC

Project Site: The Shoreline – Building #3  
APN 046-331-14, -15, -16, -17, -18, -19, & -20  
Application No. 171364

Dear Applicant:

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

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference the soils report and addendum by titles, author, and dates. Final plans should include a statement that the project shall conform to the reports' recommendations.
3. 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 project geotechnical engineer shall also review the project Structural Calculations for conformance to recommended design criteria and reference the Structural Calculations in the Plan Review Form.* 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 and structural calculations by last revision dates.

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

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

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

During the winter of 1982-1983 extensive erosion occurred along the beach, and the shoreline protection structure was compromised (Greenlee, 1983). Erosion occurred under unit (3) three of the complex, and a fill (including sand bags) was placed on the southern side of unit (3) three. Notably the erosion in 1983 was significantly higher than previous years (Greenlee, 1983), and was of significant force to damage an unengineered shoreline protection structure. To correct the damage and to provide a reasonable level of protection, a shoreline protection structure composed of new wood lagging and revetment (placed at both ends of the new wall), was constructed under authorization of Grading Permits #1885 and #2033.

In 1983 the Coastal Permit review process in the County was combined with the discretionary review of the Grading Permit process (SCCC 16.20.115), and a Coastal Permit review fee was charged with the application for Grading Permit #1885. These Grading Permits were issued a CEQA Categorically Exemption for a replacement structure. A Notice of Exemption was issued from the preparation of an Initial Study and further Environmental Review on by the County of Santa Cruz August 30, 1983, the same day as the issuance of the Grading Permit #1885. Correspondence from the engineer indicates that the applicants/consultants discussed the project with the Coastal Commission, and Commission staff indicated that the County had authority to complete the project review and permitting (Heiss, 1983). No engineering inspection letters are present in the County files after the permit was issued.

During the 1990's several permits were issued to correct deficiencies in the design of the building, including a permit for tiebacks to stabilize portion of the structure. A building permit (B-151582) was issued in 2015 to repair a stairway. The review of the plans indicated that the repairs were minor and did not require a Coastal Permit, and the Building Permit was issued with diagrammatic plans. The plans did not show any grading, but during the actual construction of the stairway repair a subcontractor removed the toe of slope resulting in a final slope that did not comply with County Code. The excavation exhumed portions of the emergency repair completed in 1983. A Notice of Violation was issued for this work on June 28, 2016

An Emergency Grading and Coastal Permit (161362) with Categorical Exemption was issued on October 26, 2016. The permit included a concrete plate to be placed over the excavated slope (Garner, 2016) but the permit was never acted upon.

The current proposal (171364, Exhibit A) includes the construction of a small retaining wall on top of the grade beam completed under permit B-151582, and concrete foundations of the stairwells. Fill will be placed between the new retaining wall and the existing excavation, and the brow of the excavation will be further excavated to a 2:1 (2 horizontal to 1 vertical) slope (Garner, Addendum to Geotechnical Report, 2017). This repair is also supported with a Geologic investigation and Wave Run-up Analysis (Phillips, 2017) which concludes that the current seawall is adequate to protect against wave run-up related erosion.

Review of the Geotechnical Investigation for a Soil Nail Retaining Wall at The Shoreline – Building #3, La Selva Beach dated 16 October 2016 and Addendum to Geotechnical Report dated 11 December 2017 by CMAG Engineering – Project No. 16-100-SC  
APN 046-331-14, -15, -16, -17, -18, -19, & -20  
22 January 2018  
Page 2 of 3

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.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Sincerely,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning

Cc: CMAG Engineering, Inc, Attn: Adrian Garner, GE  
Environmental Planning, Attn: Jessica deGrassi

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

## PLANNING DEPARTMENT

701 Ocean Street, 4<sup>th</sup> floor, Santa Cruz, Ca 95060

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

23 January 2018

Ken Hart  
500 Chestnut Street, Suite 100  
Santa Cruz, CA 95060

Subject: Review of the Wave Runup and Overtopping Analysis for Stairway Slope Remediation at The Shoreline Residential Community La Selva Beach dated 19 July 2017 and Response to County Review Letter, Plan Review, and Additional Wave Runup and Overtopping Analyses for Stairway Slope Remediation at The Shoreline Residential Community La Selva Beach dated 8 December 2017 by Cotton, Shires and Associates, Inc – Project No. E5746

Project Site: The Shoreline – Building #3  
APN 046-331-14, -15, -16, -17, -18, -19, & -20  
Application No. REV171083

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject coastal engineering reports. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference both the reports by titles, consulting firm, and dates. Final plans should include a statement that the project shall conform to the reports' recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form and a completed Geologist Plan Review Form to Environmental Planning. The authors of the coastal engineering reports shall sign and stamp their respective completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

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

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

Review of the Wave Runup and Overtopping Analysis for Stairway Slope Remediation at The Shoreline Residential Community La Selva Beach dated 19 July 2017 and Response to County Review Letter, Plan Review, and Additional Wave Runup and Overtopping Analyses for Stairway Slope Remediation at The Shoreline Residential Community, La Selva Beach dated 8 December 2017 by Cotton, Shires and Associates, Inc – Project No. E5746  
APN 046-331-14, -15, -16, -17, -18, -19, & -20  
23 January 2018  
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After issuance of the building permit, the County requires your geotechnical engineer and engineering geologist to be involved 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.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Sincerely,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning

Cc: Environmental Planning, Attn: Jessica deGrassi  
Cotton, Shires and Associates, Inc, Attn: Michael Phipps, CEG and Patrick Shires, GE

Attachments: Notice to Permit Holders



Review of the Wave Runup and Overtopping Analysis for Stairway Slope Remediation at The Shoreline Residential Community La Selva Beach dated 19 July 2017 and Response to County Review Letter, Plan Review, and Additional Wave Runup and Overtopping Analyses for Stairway Slope Remediation at The Shoreline Residential Community, La Selva Beach dated 8 December 2017 by Cotton, Shires and Associates, Inc – Project No. E5746  
APN 046-331-14, -15, -16, -17, -18, -19, & -20  
23 January 2018  
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**NOTICE TO PERMIT HOLDERS WHEN COASTAL ENGINEERING REPORTS HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

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

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

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