



Staff Report to the Zoning Administrator

Application Number: **191063**

Applicant: Richard Irish for RI Engineering
Owner: Salesian Society
APN: 054-551-06
Site Address: 2320 Sumner Ave, Aptos

Agenda Date: April 17, 2020
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to construct one 62 linear-foot retaining wall for landslide repair, and one 1,010 linear-foot soldier pile wall to replace an existing failing retaining wall to maintain beach access. Requires a Coastal Development Permit and a Riparian Exception.

Location: The subject property is located within the Camp Saint Francis Youth Retreat Center at 2320 Sumner Avenue in Aptos.

Permits Required: Coastal Development Permit, Riparian Exception

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 191063, based on the attached findings and conditions.

Project Description & Setting

The subject property is developed with a camp facility (d.b.a. Camp St. Francis) operated by the Salesian Society. The camp is run year-round and hosts activities for outdoor sports and youth retreats. The site is developed with dormitories, a dining hall, an office, assembly rooms, a custodian building, athletic fields, and outdoor activity areas associated with the camp use. The site is immediately adjacent to Seascapes County Park, as well as agricultural land. A single-family residential neighborhood is located across the street from the site, to the north of Sumner Avenue.

This is a proposal to construct a retaining wall intended to retain the upper portion of a hillside which failed during the 2016/2017 winter rainy season, and to replace an existing soldier pile wall to reinforce the base of a hillside adjacent to an existing internal road through the subject property extending access to Seascapes Beach. Both drainage and erosion control plans have been provided for the proposed work. Overall, the two walls would accomplish the goals of stabilizing the slope and preventing further failure of the slope, thereby increasing site slope safety and

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701 Ocean Street, 4th Floor, Santa Cruz CA 95060

reducing risk of damage to the access road.

Pursuant to Santa Cruz County Code (SCCC) Section 13.20.062, a Coastal Development Permit is required for improvements that include any significant landform alteration within a coastal arroyo.

Pursuant to SCCC Chapter 16.30, an arroyo is characterized as a riparian corridor. Development activities within the corridor are required to obtain a Riparian Exception.

Project Background

The project area consists of an approximately 10-foot wide paved access road located on the southwest side of the property. The road transcends a section of coastal hillside and winds downward towards Seascape Beach. The road appears to have been constructed by essentially cutting along the inboard side and filling along the outboard side. The inboard side of the access road is comprised of a combination of unsupported cut slopes as well as several vintages of retaining structures. Indications of prior slope instability are present throughout the hillside both above and below the access road. The more recent failures occurred during the 2016/2017 winter season (Pacific Crest Engineering, 2017).

Zoning & General Plan Consistency

The subject property is a 14.75-acre lot, located in the PR (Parks, Recreation, and Open Space) zone district, a designation which allows for commercial recreational uses such as youth camps. The proposed 62 linear foot retaining wall would serve to repair a hillside having been impacted by a landslide. The proposed 1,010 linear foot soldier pile wall would replace an existing failing retaining wall and would serve to maintain access through the site to the beach. The proposed retaining wall and soldier pile wall would serve to improve site safety for the existing youth camp use which is a principal permitted use within the zone district and the zoning is consistent with the site's O-R (Parks and Recreation) General Plan designation.

As stated above, the proposed retaining walls are located within an urban arroyo and riparian corridor (sensitive habitat). The proposed wall designs are consistent with General Plan policies 5.1.6 (Development Within Sensitive Habitats) and 5.1.7 (Site Design and Use Regulations) in that the retaining walls are located as far from the riparian corridor as feasible for the intended uses. Vegetation removal will be limited to the minimum amount necessary for the construction of the retaining walls.

Local Coastal Program Consistency

The proposed 62 linear foot retaining wall and a 1,010 linear foot soldier pile wall are 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 hillside in order to minimize impacts to coastal views.

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 proposed project will not interfere with public access to the beach, ocean, or other nearby body of water in that there is

existing public beach access via Seascape County Park to the northwest if the subject parcel.

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 191063, 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.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. Soils Report Review Letter

**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: 191063
Assessor Parcel Number: 054-551-06
Project Location: 2320 Sumner Ave, Aptos, CA 95003

Project Description: Proposal to construct one 62 LF retaining wall for landslide repair, and one 1,010 LF soldier pile wall to replace an existing failing retaining wall to maintain beach access.

Person or Agency Proposing Project: Richard Irish for RI Engineering

Contact Phone Number: (831) 425-3901

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

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

F. Reasons why the project is exempt:

Construction of an approximately 62 LF retaining wall and an approximately 1,010 LF soldier pile wall.

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

Jonathan DiSalvo, 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 property is zoned PR (Parks, Recreation, and Open Space), a designation which allows commercial recreational organized camp uses. The proposed 62 linear foot retaining wall and 1,010 linear foot soldier pile wall would serve to improve site safety for the existing commercial recreation use which is a principal permitted use within the zone district, and the zoning is consistent with the site's O-R (Parks and Recreation) General Plan designation.

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, in that no such easements or restrictions are known to encumber the project site.

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 structures follow the natural topography of the site as much as possible. The proposed project will be visually compatible with the character of the area. These design characteristics will minimize impacts on the site and the surrounding neighborhood.

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 not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Seascape County Park which lies immediately adjacent to the subject parcel. In addition, the proposed project will ensure continued access to the coast for both campers and public service personnel who rely on this access for rescue work. Public coastal access is gained via the Seascape County Park which lies immediately adjacent to this parcel.

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

This finding can be made, in that the structures are sited and designed to be visually compatible and integrated with the character of the surrounding area. Additionally, commercial recreation uses such as the existing youth camp are allowed uses in the PR (Parks, Recreation, and Open Space) zone district, as well as the General Plan and Local Coastal Program land use designation. The proposed project is located within a scenic area in the Coastal Zone. The design of the project will follow the natural topography of the site as much as possible and is visually compatible with the character of the site.

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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 62 linear foot retaining wall and 1,010 linear foot soldier pile wall 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. The proposed project will ensure continued access to the coast for both campers and public service personnel who rely on this access for rescue work. Public coastal access is gained via the Seascape County Park which lies immediately adjacent to this parcel.

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 recreational organized camp uses such as the existing youth camp. Construction will comply 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.

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 proposed location of the retaining wall and soldier pile wall and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PR (Parks, Recreation, and Open Space) zone district as the primary use of the property will continue to be a recreational organized camp. Installation of the 62 linear foot retaining wall and 1,010 linear foot soldier pile wall is necessary to stabilize the hillside to ensure safety of the site.

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 existing recreational organized camp use is consistent with the use and density requirements specified for the O-R (Parks and Recreation) land use designation in the County General Plan.

Objective 7.9 of the County General Plan allows for a full range of educational, religious, and recreational facilities operated by organized groups to utilize the varied scenic and natural settings of the County while providing proper management and protection of natural resources. The organized camps and conference centers policies of the General Plan encourage the use of these recreational and educational facilities to preserve open space.

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 a 62 linear foot retaining wall and a 1,010 linear foot soldier pile wall are to be constructed on an existing developed lot. The proposed project is not anticipated to increase the intensity of the existing organized camp use or the level of traffic on existing roads or intersections in the surrounding area.

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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 on a hillside and arroyo which are subject to erosion and landslides. The subject parcel is developed with an existing recreational organized camp use. In terms of design, the project is consistent with landslide and erosion repairs in the vicinity. The project does not result in any change to the existing land use intensity or 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 design of the proposed retaining wall and soldier pile wall will substantially blend with the natural environment. The proposed walls minimize slope differentiation and natural vegetation will shield the walls from most coastal views. The project will not reduce or visually impact available open space in the surrounding area.

Riparian Exception Findings

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

The special circumstances and conditions affecting the property lie in the location of an old, failing retaining wall and recent slope failure along an existing access road within a coastal arroyo/riparian corridor.

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

The exception is necessary for the proper design and function of the existing access road. As described above, the access road is part of the commercial recreational organized camp use. The proposed a 62 linear foot retaining wall and a 1,010 linear foot soldier pile wall would serve to improve site safety for the existing commercial recreation use which is a principal permitted use.

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.

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, as proper construction best management practices (BMP's) have been incorporated into the project scope of work. These BMP's will prevent erosion and sediment from leaving the construction site(s) and assure that resources are maintained.

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.

The granting of the exception will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative. The proposed retaining walls are located as far from the riparian corridor as feasible to construct.

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.

The granting of the exception is in accordance with the purpose of the Riparian Wetlands Protection Ordinance. The proposed retaining walls will be located as far from the riparian corridor as possible and will be constructed in a manner to limit erosion and sediment from leaving the site.

Conditions of Approval

Exhibit D: Project plans, prepared by Richard Irish, dated September 2019.

- I. This permit authorizes the construction of a 62 linear foot retaining wall and a 1,010 linear foot soldier pile 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. Finalize Building Permit B-182391 for construction of the retaining wall and soldier pile wall 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 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 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. 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.
 3. Grading, drainage, and erosion control plans.

EXHIBIT C

- B. Meet all requirements of and pay Zone 6 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. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

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

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

Application #: 191063
APN: 054-551-06
Owner: Salesian Society

Approval Date: _____

Effective Date: _____

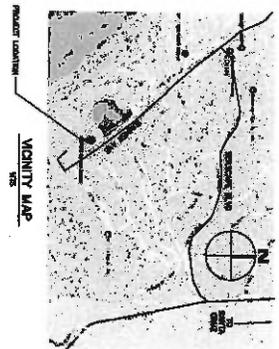
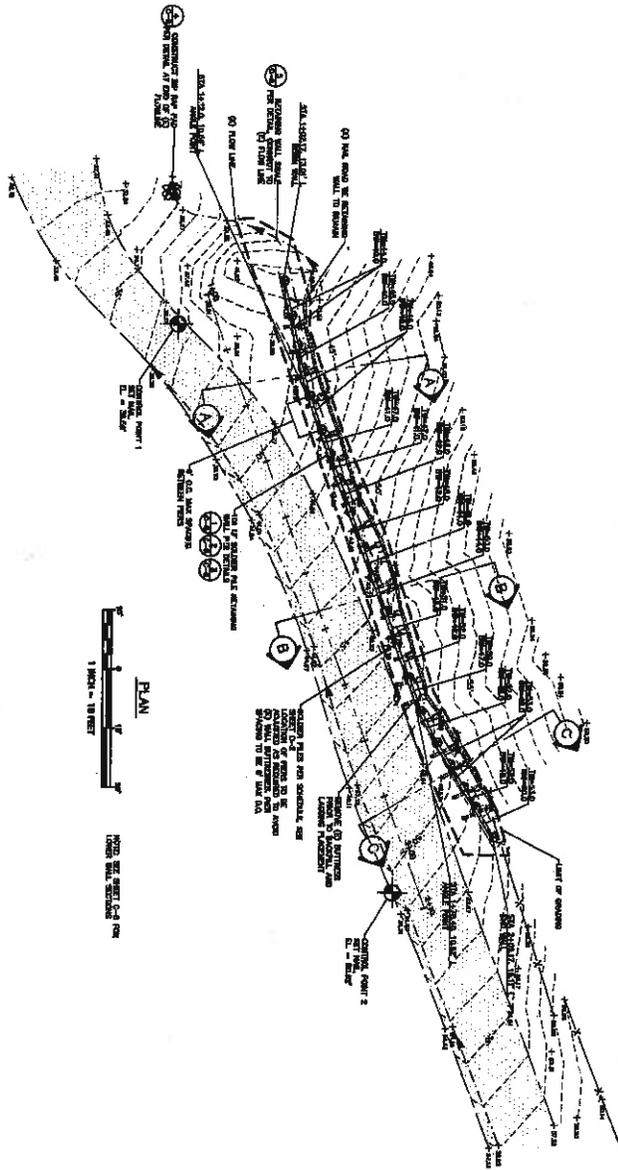
Expiration Date: _____

Annette Olson
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.

STATION LINE LOCATION SCHEDULE

STATION	MARKER	COORDINATES
STATION 1	MARKER 1	1000000.000
STATION 2	MARKER 2	1000000.000
STATION 3	MARKER 3	1000000.000
STATION 4	MARKER 4	1000000.000
STATION 5	MARKER 5	1000000.000

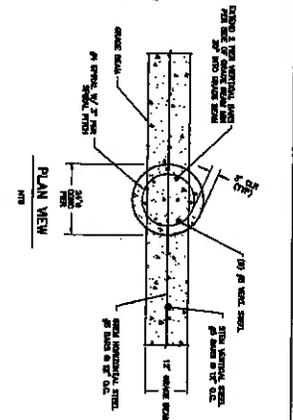
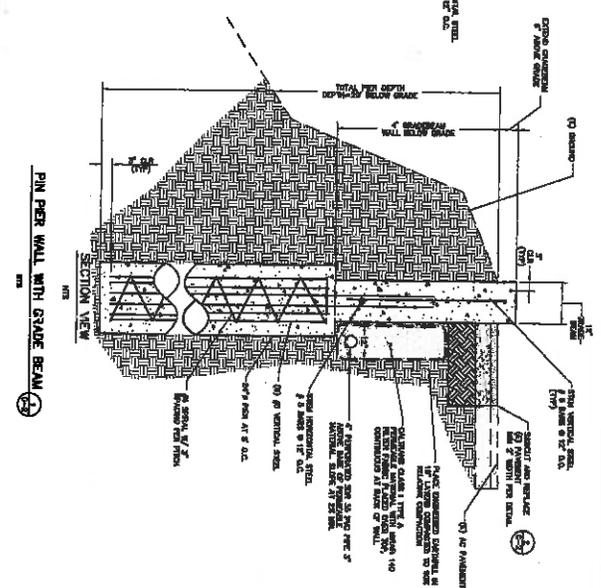
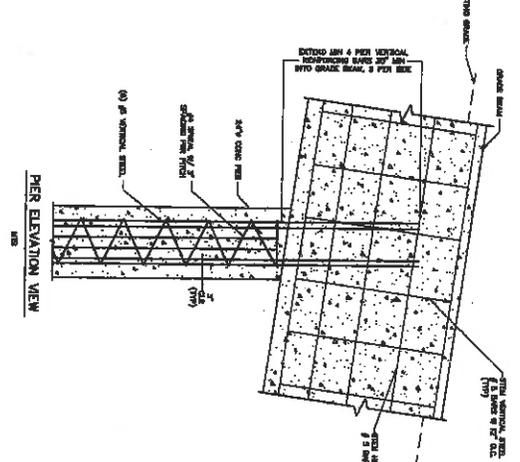


LEGEND

(Symbol: Box)	EXIST. WALL
(Symbol: Dashed line)	PROPOSED WALL
(Symbol: Solid line)	PROPOSED LIMIT OF ROADWAY
(Symbol: Dotted line)	PROPOSED RETAINING WALL
(Symbol: Dash-dot line)	PROPOSED SIDEWALK

ABBREVIATIONS

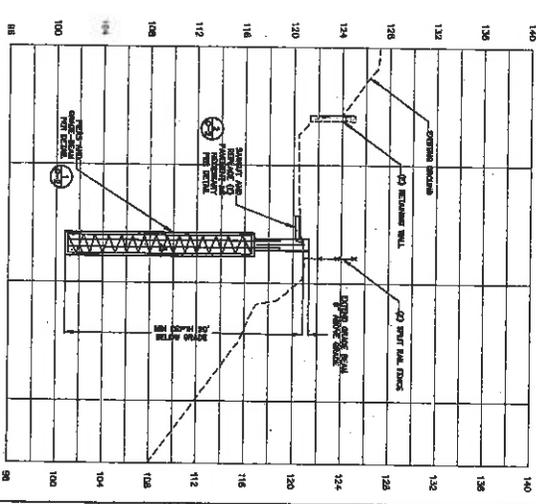
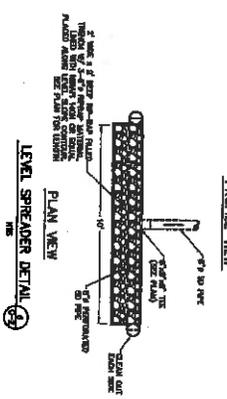
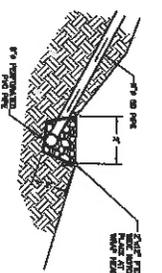
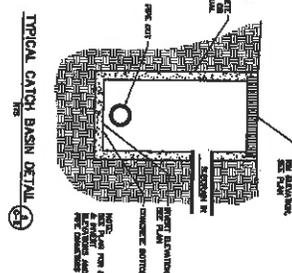
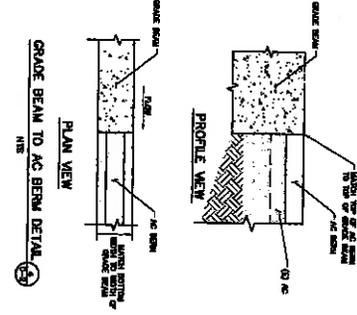
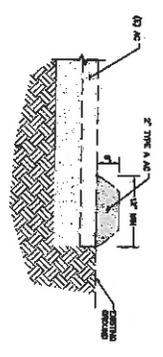
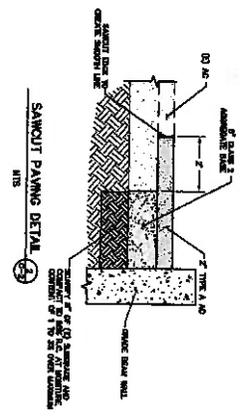
RET	RETAINING WALL
PRO	PROPOSED
EXIST	EXISTING
TOP	TOP OF WALL
BASE	BASE OF WALL
FIN	FINISHED SURFACE
GR	GRADE
CON	CONCRETE
ST	STEEL
ASPH	ASPHALT
GRAV	GRAVEL
CLAY	CLAY
SAND	SAND
SILT	SILT
SH	SHALE
SLT	SLATE
LS	LIMESTONE
GN	GNESSESS
DI	DIOBASE
TR	TRYPHONITE
AM	AMPHIBOLE
QU	QUARTZ
OR	ORISSITE
CH	CHERT
GL	GLAUCONITE
MT	MICA
EP	EPIDOTE
AN	ANORTITE
PL	PLAGIOCLASE
AL	ALUMINA
SI	SILICA
CA	CALCIUM
MG	MAGNESIUM
FE	IRON
ZN	ZINC
CU	COPPER
PB	LEAD
AG	SILVER
AU	GOLD
NI	NICKEL
CO	COBALT
MN	MANGANESE
K	POTASSIUM
Na	SODIUM
Li	LITHIUM
Rb	RUBIUM
Cs	CAESIUM
Ba	BARIUM
SR	STRONTIUM
Ca	CALCIUM
Mg	MAGNESIUM
Fe	IRON
Ni	NICKEL
Cu	COPPER
Pb	LEAD
Zn	ZINC
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Mg	MAGNESIUM
Fe	IRON
Ni	NICKEL
Cu	COPPER
Pb	LEAD
Zn	ZINC
Al	ALUMINA
Si	SILICA
Ca	CALCIUM
Mg	MAGNESIUM
Fe	IRON
Ni	NICKEL
Cu	COPPER
Pb	LEAD
Zn	ZINC
Al	ALUMINA
Si	SILICA
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Si	SILICA
Ca	CALCIUM
Mg	MAGNESIUM
Fe	IRON
Ni	NICKEL
Cu	COPPER
Pb	LEAD
Zn	ZINC
Al	ALUMINA



PIN PIER SPECIFICATIONS

1. PIN PIERS SHALL BE CONCRETE WITH REINFORCING STEEL, AS SHOWN ON THIS DRAWING.

2. PIN PIERS SHALL BE 18\"/>



POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	REPAIRS	REPAIRS
CONCRETE WALLS	1. REMOVE WEAR SURFACE	1. REMOVE WEAR SURFACE
CONCRETE WALLS	2. REPAIR CRACKS	2. REPAIR CRACKS
CONCRETE WALLS	3. REPAIR SPALLS	3. REPAIR SPALLS
CONCRETE WALLS	4. REPAIR REINFORCING BARS	4. REPAIR REINFORCING BARS
CONCRETE WALLS	5. REPAIR REINFORCING BARS	5. REPAIR REINFORCING BARS

COASTAL DEVELOPMENT PERMIT

C-4

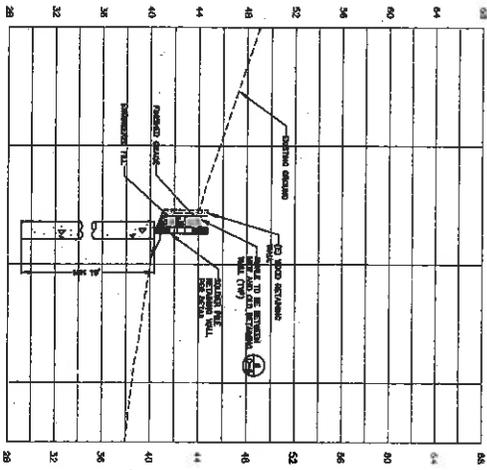
RETAINING WALLS FOR ST. FRANCIS YOUTH CAMP RETREAT CENTER 2320 BLANCKEN AVENUE, SANTA CRUZ COUNTY APN # 054-051-00

SECTION AND DETAILS UPPER SLOPE REPAIR WALL

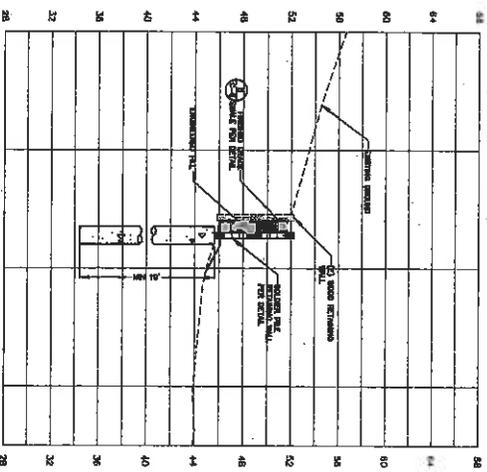
RI Engineering, Inc. 308 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.riengineering.com



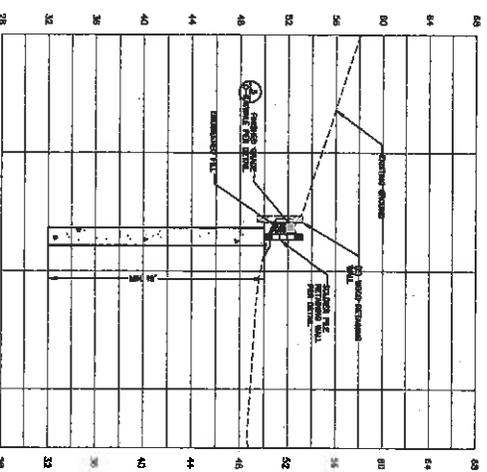
EXHIBIT D



SECTION A-A
SCALE 1/4" = 1' HORIZONTAL, VERTICAL



SECTION B-B
SCALE 1/4" = 1' HORIZONTAL, VERTICAL



SECTION C-C
SCALE 1/4" = 1' HORIZONTAL, VERTICAL

COASTAL DEVELOPMENT PERMIT



PROJECT NO. 18-007-1
DATE: SEPTEMBER 2019
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

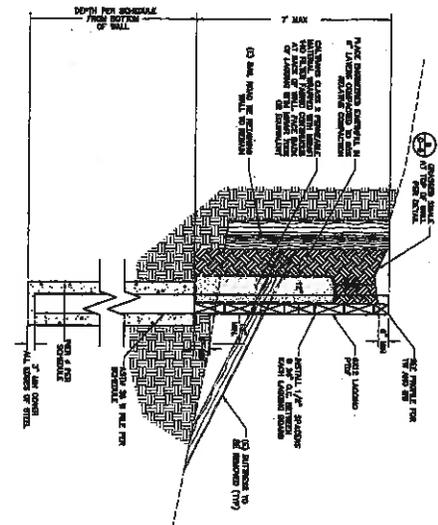
RETAINING WALLS
FOR
CAMP ST. FRANCIS YOUTH CAMP RETREAT CENTER
8520 SUMNER AVENUE, SANTA CRUZ COUNTY
APN # 054-061-03

SECTIONS
LOWER ACCESS ROAD WALL

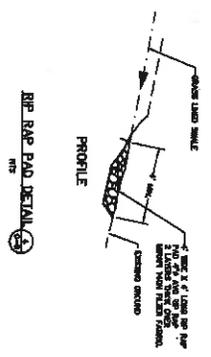
RI Engineering, Inc. 
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rtiengineering.com



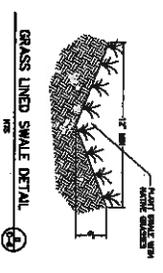
EXHIBIT D



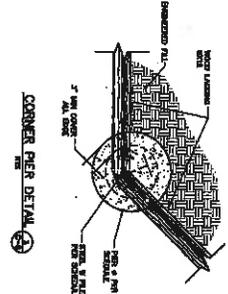
PER AND LOGGING RETAINING WALL DETAIL



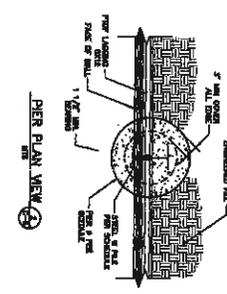
RIP RAP PAD DETAIL



GRASS LINED SWALE DETAIL



CORNER PIER DETAIL



PIER PLAN VIEW

RETAINING WALL SCHEDULE

WALL TYPE	HEIGHT (FEET)	LENGTH (FEET)	WIDTH (FEET)	DEPTH (FEET)	NO. OF PILES	NO. OF PILES PER FOOT
PER AND LOGGING	7	10	12	12	10	1.0
RIP RAP PAD	18	18	18	18	18	1.0
GRASS LINED SWALE	18	18	18	18	18	1.0
CORNER PIER	18	18	18	18	18	1.0

- NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

- GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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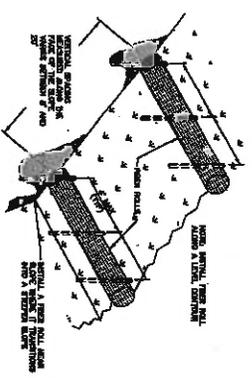
COASTAL DEVELOPMENT PERMIT

	<p>RETAINING WALLS FOR DAMP ST. FRANCIS YOUTH CAMP RETREAT CENTER 2250 SUMNER AVENUE, SANTA CRUZ COUNTY APR. 2014</p>	<p>RI Engineering, Inc. </p> <p>303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.rifengineering.com</p>		<p>EXHIBIT 1</p>
	<p>DETAILS LOWER ACCESS ROAD WALL</p>	<p>18-027-1 REVISED 2018 RIS BROWN DATE 11/18/18</p>		

TOTAL AREA OF DISTURBANCE = 715 SQ. FT.

SITE HOUSEKEEPING REQUIREMENTS

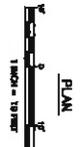
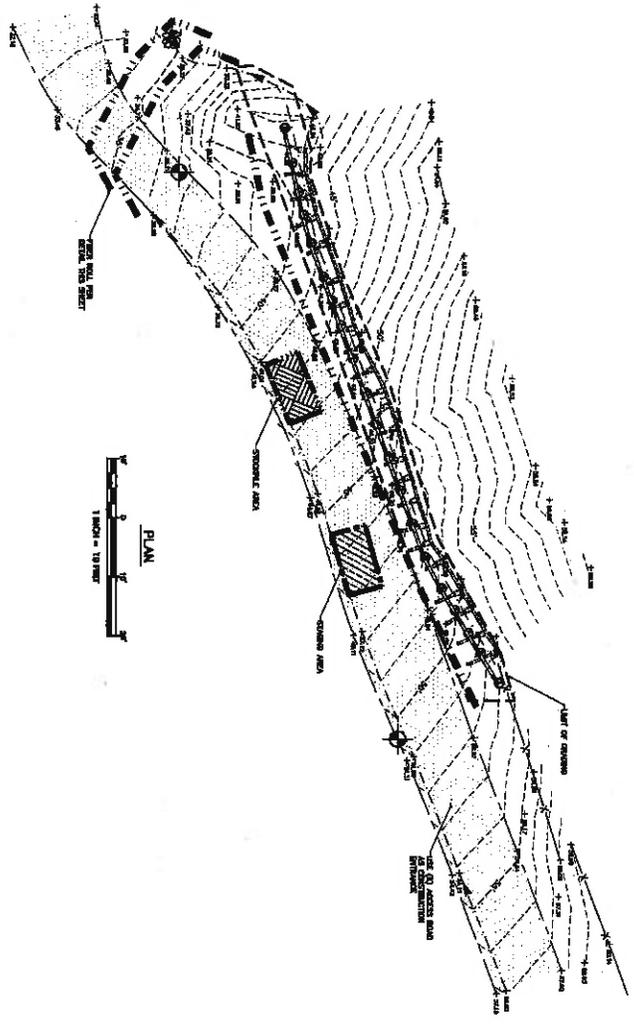
1. ALL LOOSE MATERIALS, CONSTRUCTION MATERIALS THAT ARE NOT REQUIRED FOR THE PROJECT SHALL BE STORED IN A CONTAINED MANNER TO PREVENT WIND-DRIVEN PARTICLES FROM BEING BLOWN OFF-SITE.
2. ALL MATERIALS TO BE STORED SHALL BE COVERED AND SECURED TO PREVENT WIND-DRIVEN PARTICLES FROM BEING BLOWN OFF-SITE.
3. ALL MATERIALS TO BE STORED SHALL BE COVERED AND SECURED TO PREVENT WIND-DRIVEN PARTICLES FROM BEING BLOWN OFF-SITE.
4. ALL MATERIALS TO BE STORED SHALL BE COVERED AND SECURED TO PREVENT WIND-DRIVEN PARTICLES FROM BEING BLOWN OFF-SITE.
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10. ALL MATERIALS TO BE STORED SHALL BE COVERED AND SECURED TO PREVENT WIND-DRIVEN PARTICLES FROM BEING BLOWN OFF-SITE.



TYPICAL FIBER ROLL INSTALLATION



FIBER ROLL DETAIL IN SLOPE AREA



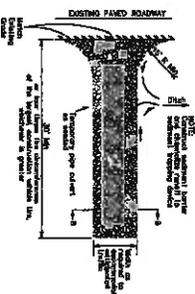
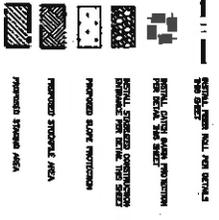
EROSION CONTROL MEASURES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
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8. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
9. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
10. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES.
2. COVER ALL EXPOSED SLOPES.
3. COVER ALL EXPOSED SLOPES.
4. COVER ALL EXPOSED SLOPES.
5. COVER ALL EXPOSED SLOPES.
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8. COVER ALL EXPOSED SLOPES.
9. COVER ALL EXPOSED SLOPES.
10. COVER ALL EXPOSED SLOPES.

EROSION CONTROL LEGEND



CONSTRUCTION ENTRANCE DETAIL

COASTAL DEVELOPMENT PERMIT

EXHIBIT D



RI Engineering, Inc.
 305 Potrero St., Suite 49-202, Santa Cruz, CA 95060
 831-425-3901 www.rengineering.com

RETAINING WALLS
 FOR
 CAMP ST. FRANCIS YOUTH CAMP RETREAT CENTER
 3200 SUMMER AVENUE, SANTA CRUZ COUNTY
 APN # 054-051-08

STORMWATER POLLUTION CONTROL PLAN 2 OF 2

C-8



SANTA CRUZ COUNTY PLANNING DEPARTMENT



Parcel Location Map



Parcel: 05455106

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 10 Mar. 2020

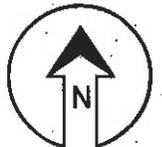
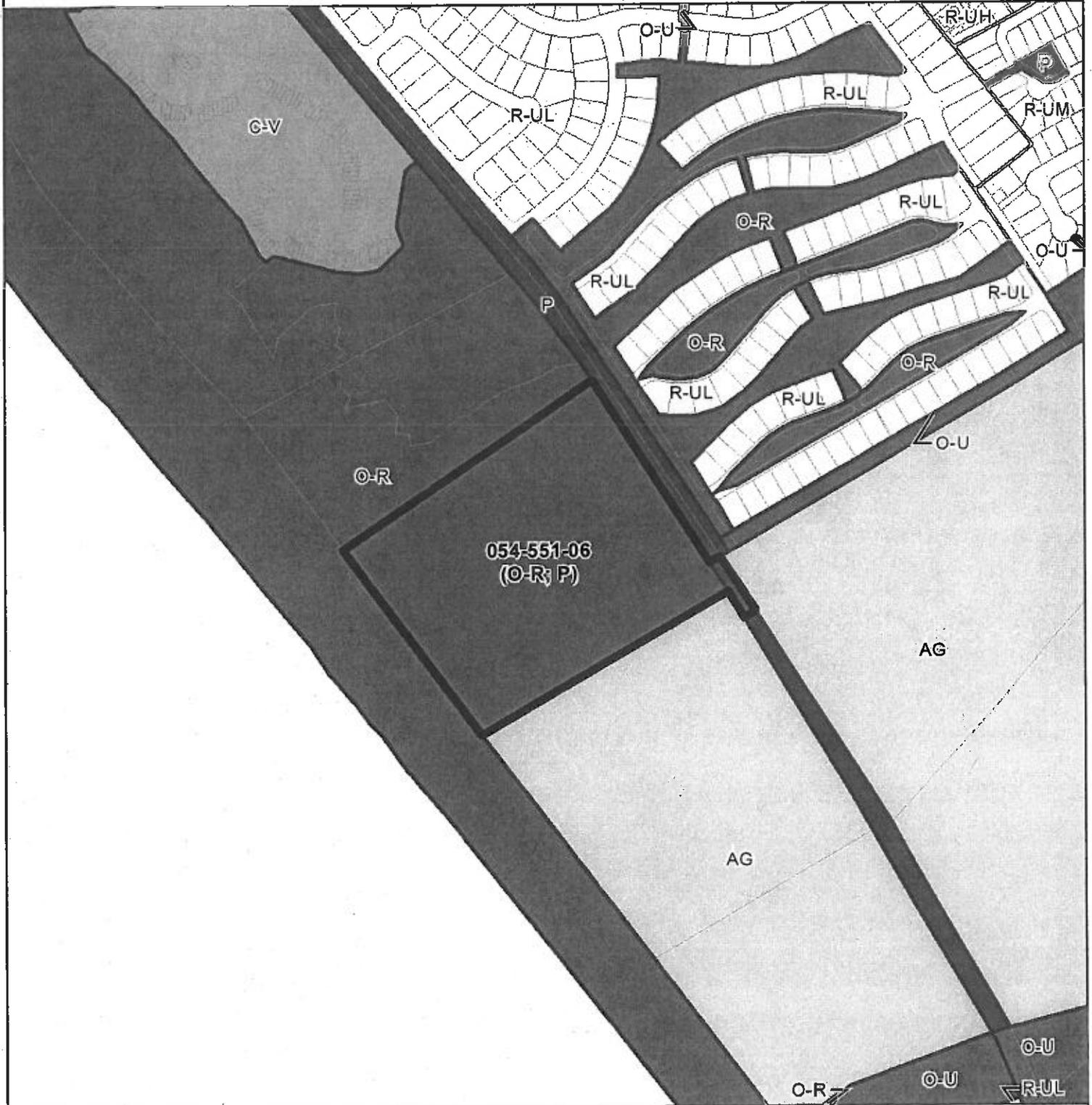
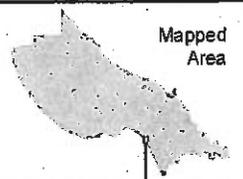


EXHIBIT E



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



054-551-06
(O-R; P)

- | | | | |
|-----|-------------------------------------------|------|----------------------------------|
| AG | <i>Agricultural</i> | R-UH | <i>Res. Urban High Density</i> |
| C-V | <i>Commercial Visitor Accommodation</i> | R-UM | <i>Res. Urban Medium Density</i> |
| O-R | <i>Parks, Recreation & Open Space</i> | R-UL | <i>Res. Urban Low Density</i> |
| O-U | <i>Urban Open Space</i> | | |
| P | <i>Public Facilities</i> | | |

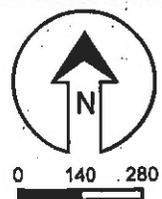
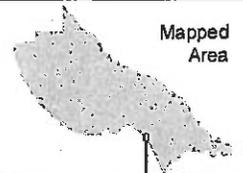


EXHIBIT F



Parcel Zoning Map



- CA *Commercial Agriculture*
- PF *Public/Community Facilities*
- PR *Parks, Recreation, & Open Space*
- R-1 *Single-Family Residential*
- RM *Residential Multi-Family*
- SU *Special Use*
- VA *Visitor Accommodations*

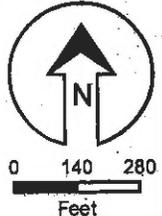


EXHIBIT E

Application #: 191063
APN: 054-551-06
Owner: Salesian Society

Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Camp St. Francis; Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Aptos/ La Selva FPD
Drainage District: Flood Control Zone 6

Parcel Information

Parcel Size: 14.74 acres (642,422 square feet)
Existing Land Use - Parcel: Recreational Organized Camp – Youth Camp
Existing Land Use - Surrounding: County Park, Residential, Agricultural
Project Access: Sumner Avenue
Planning Area: Aptos
Land Use Designation: O-R (Parks and Recreation)
Zone District: PR (Parks, Recreation, and Open Space)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Environmental Information

Geologic Hazards: Partially mapped as coastal high hazard zone along beach
Fire Hazard: Not a mapped constraint
Slopes: Varied slopes 2% to greater than 50%
Env. Sen. Habitat: Coastal arroyo/riparian corridor
Grading: Approximately 57 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Mapped Scenic
Archeology: Not mapped/no physical evidence on site



Consultant Plan Review Form

The preparer is legally responsible for signatures whether wet signed, typewritten, digital, or otherwise.

Project Information

AB3002 Notice to Applicants for Commercial Building Permits: AB3002

APN: 054-55-106

Date: 10/15/19

Project Address: 2320 Sumner Avenue

Property Owner: Brother Michael Herbers

Email: _____

Owner Address: 2320 Sumner Avenue

Phone: _____

Technical Report Information Please cite all reports utilized to determine project conformance.

Consultant Company Name: PACIFIC CREST ENGINEERING

Name of Professional Who Signed Report: ELIZABETH MITCHELL

Date of Report: 10-2-17

Date of Updates/Supplemental Information: _____

Consultant Information

Name: ELIZABETH MITCHELL

Lic#: G.E. 2718

Email: ELIZABETH@PACENGINEERING.NET

Address: 444 AIRPORT BLVD SUITE 106, WATSONVILLE, CA 95076

Phone: 831-722-9446

- Geotechnical Engineer Certified Arborist Civil Engineer
 Certified Engineering Geologist Qualified Biologist Other (type): _____

Project Plan Sheets Reviewed

Plan Sheet Number	Plan Prepared By	Date of Latest Revision
C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8	RI ENGINEERING	9-19

By signing below, we confirm that the plan sheets listed above for the specified project are in general conformance with the recommendations of the technical report prepared under our responsibility.

Apply California State registered architect or engineer (signature and stamp below, if applicable)

Please refer to our attached letter dated 10/15/19, which shall be considered an integral part of this form.



Signature: _____

Date: 10/15/19



October 15, 2019

Project No. 1699-SZ75-G31

Brother Michael Herbers
Camp St. Francis Youth Camp & Retreat Center
2320 Sumner Avenue
Aptos, CA 95003

Subject: Geotechnical Plan Review
Camp St. Francis Beach Access Road and Retaining Wall Improvements
2320 Sumner Avenue
APN 054-55-106
Aptos, California

Reference: Pacific Crest Engineering, Inc., Geotechnical Investigation For Camp St. Francis Beach Access Road and Retaining Wall Improvements, Aptos, California, Project No. 1699-SZ75-G31, Dated October 2, 2017.

Dear Brother Michael,

As requested, Pacific Crest Engineering Inc. has reviewed the following plan sheets:

Sheet Number	Prepared By	Latest Revision Date
C-1	RI Engineering	9/19
C-2	RI Engineering	9/19
C-3	RI Engineering	9/19
C-4	RI Engineering	9/19
C-5	RI Engineering	9/19
C-6	RI Engineering	9/19
C-7	RI Engineering	9/19
C-8	RI Engineering	9/19

Our review was limited to the geotechnical aspects of the project plans. Based on our review of the plans, it is our professional opinion that they are in general conformance with the recommendations of the referenced geotechnical report.

Our review of these plans assume that Pacific Crest Engineering Inc. will be notified at least four (4) working days prior to any site clearing and grading operations on the property. During this period a pre-construction site conference must be held, with at least the owner, the grading contractor, and one of our engineers present. At this meeting, the project specifications and the testing and inspection responsibilities will be outlined and discussed.

Our review of these plans also assume that Pacific Crest Engineering will be retained to perform geotechnical observation and testing services during construction in order to provide, upon completion, written documentation that the earthwork improvements have been constructed in general conformance with the project plans, specifications and the geotechnical report. It is the responsibility of the owner, or their representative, to ensure that the information and recommendations provided by Pacific Crest Engineering, Inc. are called to the attention of the Contractor and subcontractors and that the necessary steps are taken to ensure that such recommendations are carried out in the field.

Any work related to grading or foundation excavation that is performed without the full knowledge and direct observation of Pacific Crest Engineering Inc., the Geotechnical Engineer of Record, will render our recommendations invalid. Please refer to our geotechnical report for additional information.

Sincerely,

PACIFIC CREST ENGINEERING INC.



Elizabeth M. Mitchell, GE
President/Principal Geotechnical Engineer
GE 2718

Copies: 1 to Client

