

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863 FAX (831) 427-4877
www.coastal.ca.gov

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CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

For the

December Meeting of the California Coastal Commission

MEMORANDUM

Date: December 13, 2007

TO: Commissioners and Interested Parties
FROM: Charles Lester, Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the December 13, 2007 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the Central Coast District.

REGULAR WAIVERS

1. 3-07-062-W Alistair Black (Live Oak, Santa Cruz County)

DE MINIMIS WAIVERS

1. 3-07-043-W City of Grover Beach, Attn: George Hansen (Grover Beach, San Luis Obispo County)

IMMATERIAL AMENDMENTS

1. 3-04-052-A1 The Witter Family Trust, Attn: Dean & Rebekah F. Witter, III, Trustees (Carmel Highlands, Monterey County)

EXTENSION - IMMATERIAL

1. A-3-SLO-03-117-E2 Brown Family Trust, Attn: Josh Brown; James & Johanna Townsend (North Coast Planning Area, San Luis Obispo County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-07-062-W Alistair Black	Return concrete blocks that have moved seaward to their previously recognized configuration in a stacked seawall.	4440 Opal Cliff Drive (base of bluffs fronting 4440 Opal Cliff Drive along Private's Beach), Live Oak (Santa Cruz County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-07-043-W City of Grover Beach, Attn: George Hansen	Replace the Grand Avenue concrete and timber bridge over Meadow Creek with a 32-foot wide span bridge; replace the existing deteriorated corrugated metal stormwater outfall pipe east of the bridge with a new 66-inch concrete outfall pipe in the same location.	West Grand Avenue at Meadow Creek, Grover Beach (San Luis Obispo County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-04-052-A1 The Witter Family Trust, Attn: Dean & Rebekah F. Witter, III, Trustees	Move the location of the approved fencing adjacent to the Old Coast Road public access trail.	112 & 112A Yankee Point Drive, Carmel Highlands (Monterey County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

A-3-SLO-03-117-E2 Brown Family Trust, Attn: Josh Brown James & Johanna Townsend	Division of two parcels (of 117.56 acres and 80 acres) into three parcels (of 97.34, 45.22, and 55 acres); conversion of an existing 1,200 square foot residence to storage; and relocation of a water meter to the new 45.22 acre parcel.	6925 Jordan Road (Northwest of Cambria Pines Road; approximately 1 mile north of the community of Cambria), North Coast Planning Area (San Luis Obispo County)
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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 4, 2007
TO: Alistair Black
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 3-07-062-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13252 of the California Code of Regulations.

APPLICANT: Alistair Black

LOCATION: 4440 Opal Cliff Drive (base of bluffs fronting 4440 Opal Cliff Drive along Private's Beach), Live Oak (Santa Cruz County) (APN(s) 033-151-08)

DESCRIPTION: Return concrete blocks that have moved seaward to their previously recognized configuration in a stacked seawall.

RATIONALE: Concrete blocks from a pre-Coastal Act stacked concrete seawall have moved seaward over time. As a result, the effectiveness of the wall has been compromised, and the blocks are seaward from the bluff where they can block recreational and lateral beach access at the Private's beach area. The applicant will use a hand winch to roll (i.e., edge by edge) the blocks back into place, thus repairing the seawall to its prior configuration and ensuring recreational beach access is not impacted. Thus, recreational beach access will be protected and enhanced, and there will not be significant impacts on coastal resources otherwise.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, December 13, 2007, in San Francisco. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

A handwritten signature in black ink, appearing to read "Dan Carl".

By: DAN CARL
District Manager

cc: Local Planning Dept.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 29, 2007
TO: City of Grover Beach, Attn: George Hansen
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 3-07-043-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: City of Grover Beach, Attn: George Hansen

LOCATION: West Grand Avenue at Meadow Creek, Grover Beach (San Luis Obispo County)

DESCRIPTION: Replace the Grand Avenue concrete and timber bridge over Meadow Creek with a 32-foot wide span bridge; replace the existing deteriorated corrugated metal stormwater outfall pipe east of the bridge with a new 66-inch concrete outfall pipe in the same location.

RATIONALE: The purpose of the project is to replace the collapsing West Grand Avenue bridge over Meadow Creek and upgrade the aged stormwater system that currently outfalls to Meadow Creek just east of the bridge. The existing bridge is badly deteriorated and has suffered earthquake damage. Eastbound lanes are currently out of service due to dry rot. The existing stormwater system is failing and heavy wet weather flows flood portions of the business district along West Grand Avenue.

Multiple project components are included to avoid resource impacts and improve habitat values over existing conditions. The existing concrete and timber bridge will be replaced with a span bridge that will "open" the natural creek channel and improve its hydrologic function. The new span bridge will allow for a natural substrate and for the free upstream and downstream movement of aquatic life in Meadow Creek. The replacement stormwater outfall pipe will discharge storm runoff in its current location and has been modified to include placement of heavy willow logs planted with deep rooting riparian willows instead of rock rip-rap for energy dissipation. This method of energy dissipation will limit sedimentation during high flows, maximize natural infiltration, and will mimic the surrounding vegetation and habitat. In addition, the project includes removal of non-native plants and revegetation/restoration with native non-invasive plant species appropriate to Meadow Creek. Performance standards have been established and monitoring and reporting is included as part of the revegetation/restoration effort.

The project also includes water quality protection measures to be implemented during and after construction. The existing creosoted bridge timbers and pilings will be removed from the creek channel, eliminating toxic pollutants from direct contact with the immediate environment. The storm drain replacement element of the project includes seven separate drop inlet structures. Each of these structures will be equipped with appropriate media to filter/treat expected runoff pollutants. The City has also committed to ongoing maintenance to inspect and clean by hand all drop inlet filters after every storm event. Funds have also been budgeted to purchase a towed Vactor cleaning machine dedicated to drop inlet cleaning.

Lastly, the project will enhance public access to the shoreline. The new bridge will support vehicular traffic and includes dedicated bike lanes in both east bound and west bound directions. There is also a 6-foot wide pedestrian sidewalk on both sides of the bridge. These improvements will greatly improve vehicular, bicycle, and pedestrian access to a primary visitor destination point along the shoreline.

As proposed, the bridge and stormwater outfall replacement project will result in coastal resource enhancement at an important habitat and access location, and doesn't have the potential for adverse effects on coastal resources, including public access. The project protects and enhances Meadow Creek and related habitats (including through filtration/treatment water quality BMP's), and enhances public recreational access opportunities at the primary beach access location in Grover Beach. As such, the project is consistent with the policies of Chapter 3 of the Coastal Act.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, December 13, 2007, in San Francisco . If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director



By: DAN CARL
District Manager

cc: Local Planning Dept.

Garing Taylor & Associates, Attn: Jim Garing

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: November 29, 2007
SUBJECT: **Permit No: 3-04-052**
Granted to: The Witter Family Trust, Attn: Dean & Rebekah F. Witter, III, Trustees

Original Description:

for: **Construction of a one-story, 2,232 square foot single family residence (modular home) with attached 440 square foot garage, flagstone patio, concrete driveway and parking area, landscaping (including at least 1,500 square feet of hardscaping and a 700 square feet synthetic turf putting green), septic system, drainage system, and extension of existing wood and wire fencing along public access trail between Yankee Point Drive and Malpas Creek Beach.**

at: **112 & 112A Yankee Point Drive, Carmel Highlands (Monterey County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to

Move the location of the approved fencing adjacent to the Old Coast Road public access trail.

FINDING

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled hearing.

The Applicant's property has been deed restricted through prior coastal development permits (CDPs) to protect both public access along the Old Coast Road trail to Malpas Creek Beach from Yankee Point Drive, and to protect the Highway One viewshed (CDPs P-77-596, P-80-421, 3-00-020, 3-00-020-A1, and 3-04-052). The Applicant most recently received a CDP that included residential development and a fence within the scenic easement area, and that was conditioned to ensure that the fence was appropriately designed and screened to avoid viewshed impacts, and to ensure it would be moved inland if the trail needed to be moved inland in response to erosion (CDP 3-04-052). The current proposal moves the approved fence location slightly to the south so that it more closely lines up with the Old Coast Road trail. By virtue of the prior CDPs, the fence and public trail are required to be relocated inland on the subject property as necessary to maintain the continuity of the public trail should it be affected by erosion. The project does not alter these existing CDP requirements, and the fence will be sited, designed, and landscaped so that it does not affect the public viewshed (in the same manner it was approved in CDP 3-04-052). As a result, the project maintains the existing public recreational access and public view protections at this location, and thus it does not have the potential for adverse coastal resource impacts.

If you have any questions about the proposal or wish to register an objection, please contact Katie Morange at the Central Coast District office at (831) 427-4863.

cc: Lombardo & Gilles, Attn: Tony Lombardo

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November 29, 2007

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Brown Family Trust, Attn: Josh Brown; James & Johanna Townsend**

has applied for a one year extension of Permit No: **A-3-SLO-03-117**
granted by the California Coastal Commission on: **May 11, 2005**

for **Division of two parcels (of 117.56 acres and 80 acres) into three parcels (of 97.34, 45.22, and 55 acres); conversion of an existing 1,200 square foot residence to storage; and relocation of a water meter to the new 45.22 acre parcel.**

at **6925 Jordan Road (Northwest of Cambria Pines Road; approximately 1 mile north of the community of Cambria), North Coast Planning Area (San Luis Obispo County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
PETER M. DOUGLAS
Executive Director

A handwritten signature in black ink, appearing to read "DAN CARL".

By: DAN CARL
District Manager

cc: Local Planning Dept.

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December 12, 2007

To: Commissioners and Interested Parties

From: Charles Lester, Senior Deputy Director, Central Coast District

Re: Additional Information for Commission Meeting Thursday, December 13, 2007

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
Th12a	UCSC	Ex Parte Correspondence	1 5
Th13a, A-3-SCO-07-015 Th14a, 3-07-019	Santa Cruz County Redevelopment Agency & Public Works Department		63
Th14d, 3-07-003	Martella & Leage	Staff Report Addendum	153

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION

RECEIVED
DEC 11 2007
CALIFORNIA
COASTAL COMMISSION

Date and time of communication:

December 7, 2007

(For messages sent to a Commissioner by mail or facsimile or received as a telephone or other message, date time of receipt should be indicated.)

Location of communication:

Business Office, Eureka, CA
e-mail communication

(For communications sent by mail or facsimile, or received as a telephone or other message, indicate the means of transmission.)

Person(s) initiating communication:

Sue Leskiw, ORCA

Person(s) receiving communication:

Bonnie Neely

Name or description of project:

UCSC Coastal Long Range
Development Plan

Detailed substantive description of content of communication:

(If communication included written material, attach a copy of the complete text of the written material.)

Against the certification of this Coastal Plan. See attached ORCA position paper (4 pages).

12-11-07

Date

Bonnie Neely
Signature of Commissioner

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceedings and provide the Executive Director with a copy of any written material that was part of the communication.

Neely, Bonnie

From: sueleskiw [sueleskiw@suddenlink.net]
Sent: Friday, December 07, 2007 1:33 PM
To: Neely, Bonnie.
Cc: 'Maggy & Charlie Herbelin'; 'Melvin McKinney'
Subject: Santa Cruz – UCSC Coastal Long Range Development Plan(Terrace Point)
Importance: High

CENTRAL COAST DISTRICT

12. COASTAL PROGRAMS (LCPs). See AGENDA CATEGORIES .

a. UCSC Coastal Long Range Development Plan

UCSC Marine Science Campus at Terrace Point, Santa Cruz Coastal Long Range Development Plan (CLRDP)

Please consider the following comments **against the certification** of this Coastal Plan. There are many issues contributing to our position that we would like to comment upon, but we're focusing on the most significant ones.

We cannot concur with the staff report. The magnitude of the proposed development is insensitive to the resources and character of the site, to its surroundings, and to surrounding neighbors. The amount of development proposed by the CLRDP is of the same magnitude as was previously proposed by Wells Fargo Bank, the commercial developer that sold the land to UCSC when its proposal was rejected by the City because it was grossly out of character with the surroundings.

The Institute of Marine Sciences (this is the official name of the facilities at Terrace Point) does not house a degree granting facility, but is primarily a research unit of UC, as opposed to a student-teaching facility.

Land Use.

1. The site is environmentally fragile; it has ESHAs, wetlands, and important viewsheds which must be protected.

Coastal Act Section 30255 provides that: *"When appropriate, coastal-related development should be accommodated within reasonable proximity to the coastal-dependent uses they support."*

Many of the activities that may be needed to support research operations (administration, storage, equipment yards, other support services and space leased or sold to other entities) can be located at nearby university sites and still be in "reasonable proximity" without burdening the site itself. The point of departure in this evaluation should be that the campus should contain only the minimum indispensable amount of development that is truly coastal dependent in order to preserve the open, coastal bluff character of this important landmark in the City of Santa Cruz and on the Monterey Bay..

The nearby UCSC building at 2300 Delaware Avenue is actually within walking distance of the Marine

12/11/2007

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Campus. Locating, at a minimum, ancillary and support facilities at this site will reduce the excessive scale and scope of development that has been proposed for the Marine Campus site.

Public Viewshed.

The magnitude of the proposed development is excessive. It will have an enormous impact on the scenic character of this major coastal site which is highly visible from several nearby, prominent viewing points, including Natural Bridges State Park overlook, Wilder Ranch State Park, all of the uphill area of the westside of Santa Cruz, as well as from the ocean. The proposed development will transform the site into an industrial/office park which will dominate and overwhelm its surroundings. The few tall buildings (36-40 feet high) presently on the site already stand out as sore thumbs. The CLRDP proposes five areas on the site where buildings 30 to 36 feet high, will be placed. (Fig. 5.4)

CLRDP Exhibit D in the staff report, Fig. 5.4, Development Subareas, shows that the total Allowed Footprint of all buildings on campus will be 356,445 sq.ft.. Contemplated buildings in Subareas No. 1, 3, 4, 5, and 8 are designated to reach 30 feet or more in height. The Allowed Footprint of these buildings, cumulatively, will be 198,920 sq.ft., or 44% of the total building footprint. In short, nearly half of the building area on campus will house tall structures. Their cumulative impact will be overwhelming, transforming the last coastal meadow in Santa Cruz into something that, from a visual standpoint, will resemble a large mall of box stores.

The proposed development does not meet the clear requirements of Coastal Act Section 30251 which states, in part:

"Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas; to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, . . ."

Because of its scope, mass, and height, the proposed campus will not achieve any of the visual protection goals of the Coastal Act. To fit into the character of the surrounding areas, any further campus development must be kept at one story in height.

The contention that a low density, low height development would impact UCSC's ability to develop a major marine research campus is the lament of every commercial developer who is prevented from cramming an excessive amount of floor area on any given site. In fact, there is no provision to prevent UCSC from making portions of the site available to unrelated entities (through long term land leases or land sales) acting, in effect, as a real estate developer. There is no compelling public need for this to happen, as there is no compelling need for such a large marine campus here, when there are several other, major marine institutions less than one hour away, with two at Moss Landing, one at Monterey in addition to the Aquarium, and in Big Sur.

Wetlands.

Many of the experts' comments in the record, as well as the empirical evidence coming from members of the public who have observed the site over long periods, lead to the conclusion that, based on the presence of any one of the three attributes of wetlands, there is an extensive system of interacting wetlands, much larger than that identified in the CLRDP, which will be substantially fragmented and impaired by the massive scope of development proposed for the site.

The proposed mitigation measures/best management practices have no credibility, given the persistent

failure of UCSC to implement mitigation measures called for in the 1988 LRDP for the main campus. A more meaningful mitigation would be the substantial reduction of the development activity on this site to provide a far larger amount of open space for wetlands and the species that rely on them for survival.

The CCC Procedural Guide, Chapter 1, Sec. III, states in part that:

"Wetlands must be viewed as a complete ecosystem that require a full complement of critical components in order to function. Some of these components are proper soil and hydrology, an unpolluted water source, and adequate buffer areas. Additionally, the wetland may contain one or more habitat types (e.g., upland, vegetated marsh, mudflat, and open water) within its boundaries. These components and habitats interact to form a complex ecosystem that supports a diverse and abundant assemblage of plants and animals, and performs numerous beneficial functions."

The CLRDP splits up the site into distinct pieces that appear to conflict with the ecosystem interactions called for in the Procedural Guide.

The same CCC Procedural Guide, in Sec III, Figure 2, Par. 2) states:

"An alternatives analysis is required if the proposed wetland development project is determined to qualify as one of the eight allowable uses (Coastal Act, Section 30233). Completion of an alternatives analysis is extremely valuable, as it requires the analyst and the applicant to view the project from a different perspective, which can result in the synthesis of creative designs that significantly reduce or minimize project impacts."

No alternative analysis has been conducted to determine whether a significant part of the activities planned at the Terrace Point site (especially support space) could be located in reasonable proximity, at other sites which are not as environmentally sensitive.

Younger Beach and Younger Lagoon.

We have no objection to the restriction of public access to the Younger Lagoon Reserve because it is not a habitat that would satisfy any particular, unmet public need. Younger Beach, on the other hand, is a public resource for which there is a substantial public need and demand.

The CLRDP contends that the University should continue to prohibit public access to Younger Beach on the grounds that it is too fragile. It seems preposterous to argue that the beach is too fragile when the University intends to build the equivalent space of three Wal-Marts just a few steps from the beach.

The Coastal Act makes it clear that all beaches should be accessible to the public. The staff report (p.9) concludes that: "The beach area here is not unlike other pocket beaches that include lagoon and brackish features inland of them. Although it is clear that prohibiting general public access would lead to less beach area impacts (on birds, etc.), the same could be said for prohibiting such beach access to almost any beach with similar characteristics." The staff report makes it clear that Younger Beach is not an ESHA and has no unique characteristics—it is just another beach.

Younger Beach is within the Santa Cruz City limits—it is a prime urban recreation site and it must be a resource open to all. There is another, much bigger beach at Wilder Ranch State Park which is just a few hundred yards from Younger Lagoon. This beach has been privatized by State Parks as a natural

preserve and is off-limits to the public. UC staff can use the nearby Wilder Ranch beach as a natural reserve. Providing public access to Younger Beach does not impact the Younger Lagoon which is behind sand dunes and denser vegetation that separate it from the beach. The University should not be allowed to privatize any more of our public resources. Staff recommendation that access to the beach be supervised by UC staff, subject to a management plan, is a bureaucratic way of shutting the public off from a prized pocket beach within the City limits. The Coastal Act mandate is to maximize public access to beaches. Younger Beach needs to be accessible to the public without administrative impediments.

Facilities for Large Marine Animals.

The site currently houses outdoor pools for large marine animals, including mature dolphins and seals. These facilities appear to be extremely confining to large animals, such as mature dolphins, that are kept in captivity in these facilities indefinitely. Section 30230 of the Coastal Act requires, among other things, that:

"Special protection shall be given to areas and species of special biological or economic significance."

Special protection for an endangered species such as dolphins must include appropriate facilities for long term or permanent confinement. Appropriate changes to the holding pools for large animals need to be made part of any development plan for this campus.

Conclusion.

We encourage the Commission to deny certification of the CLRDP in its present form because of the significant environmental problems that it presents in relation to the prominence of this major coastal site. The development is excessive in its overall scope. The size and height of the research facilities must be reduced. The visual qualities of the site must be preserved, the environmentally sensitive wetlands must be better delineated and protected, unfettered public access to Younger Beach must be restored, and facilities for large marine animals must be properly sized.

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CENTRAL COAST AREA

FORM FOR DISCLOSURE OF
EX-PARTE COMMUNICATIONS

Name or description of the project: UCSC LRDP
 Time/Date of communication: 11/30/07, 1pm
 Location of communication: 22350 Carbon Mesa Rd., Malibu
 Person(s) initiating communication: Mark Massara
 Person(s) receiving communication: Sara Wan
 Type of communication: phone call

New report not only has all the original development but it has even more than before. Wetland delineation does not use false willow as an obligate and he does not understand why. At the last meeting he said that I specifically asked about this but it has not been answered by staff other than to continue to say it is not growing as an obligate. I indicated I had not yet read the staff report. He said that EPA confirmed what UCSC had said using the 3 parameter test but even that was more than what commission staff had originally delineated. They were now adding areas of wetlands to Younger Lagoon Reserve but they had ignored the raptor foraging area. It would be gone and it was not dealt with. In addition, they did not respond to my specific concerns about residential development and that it was no coastal dependent even if it was associated with a marine research facility.



Date: 11/02/07

 Sara Wan

Unsolicited ex parte.

Th12a

From: coastalprairie@aol.com [mailto:coastalprairie@aol.com]
Sent: Sunday, December 09, 2007 8:25 PM
To: sblank@kandsranch.com
Subject: CA C.Commission- UCSC Marine Sciences proposal

Hello Mr. Blank,

I am writing to you with regard to the upcoming Coastal Commission hearing (Thursday) on UC Santa Cruz's proposed Coastal Long Range Development Program.

I have in depth knowledge of the site, having been the UC Natural Reserve Steward for Younger Lagoon, adjacent to the proposed development, and having served as consultant to several groups which have attempted to work with the University to improve the proposed development. I have a PhD in ecological restoration and have worked on many projects along the central coast for the past 21 years.

I think that you should be aware of several issues with the proposal:

- 1) the site has a long history with the Commission and the Santa Cruz community. Wells Fargo bank attempted a similarly sized proposal years ago, which was soundly defeated by a huge coalition of neighbors and the Commission. The Commission has rebuffed the University several times to make significant changes to their proposal, but the proposal looks largely as it did at the outset. A substantial part of the Santa Cruz community is quite upset by the proposal, and burned out after years and years of trying to work with various individuals to work out a compromise for developing the site.
- 2) the University is being treated unlike any private developer, perhaps because of special relationships between Commission staff and University proponents/politicians. For instance, any private person would have been required to outline the proposed buildings using story poles- these have never been placed on the site for the community to view. And, for instance, the University was allowed to piecemeal its development to date at the site, building by building, even managing twice to develop substantial, large buildings after the Commission had told them 'no more building without a comprehensive site plan.'
- 3) there have been ongoing grave errors with developments at the site thus far. No formal comprehensive wetlands delineations preceded current development. Bio-swales and other best management practices to deal with runoff and to buffer sensitive adjoining natural areas have not been maintained. A well known burrowing owl site was bulldozed with no mitigation. A building mysteriously encroached to well within one of the required buffers for a wetland. A large rock-lined utility line was placed across a large area of the site, altering hydrology and potentially draining large areas of wetlands in areas the University wanted to develop.

12/10/2007

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CENTRAL COAST AREA

4) if allowed to stand, the wetland delineation at the site will open up large areas of wetlands on the first coastal terrace from Monterey to Sonoma counties to development. These wetlands provide important coastal resources, including: clean water for coastal lagoons, prey base for raptors which migrate up and down the coast, and habitat for numerous plant and animal species (many of which are becoming increasingly rare). The University's delineation largely disregards the Commission's preferred method of delineating wetlands: using wetland plant species. The University's consultants then go on to disregard the second of three parameters for wetland delineation- wetland indicator soils. Wetland plants and soils are two of the best ways of delineating wetlands as their presence sums site conditions across many years, washing away the interannual variability to give the Big Picture. As such, the University and the Commission is relying wholly on hydrology to determine the extent of the wetlands; the method of determination in this case is as subjective as any wetland delineation criteria can be- University consultants hold a soil core in their hands and rank it from 'saturated' to 'dry' - as such, the method is nearly unrepeatable. Of particular concern is that hydrology (soil saturation) varies from year to year and season to season- the most unreliable of the three parameters for these wetland meadows of our coast. This new delineation procedure for wetlands along the coast threatens to establish a dangerous precedent for many other areas.

5) many faculty and staff at the University have been greatly concerned about plans for development, which give away large areas of University land to non-University organizations, NOAA and USGS. And, much of the proposed facilities for these governmental institutions are not coastal dependent (prior USGS staff report having to fabricate a rationale for using seawater to make a case for moving from Menlo Park to this site). University professors and researchers are losing out on potential research and teaching space.

If you would like to ask me about any of the above, or anything about the site in general, I would welcome your questions. I want to say that, having received my higher education at UCSC, I am a great supporter of higher education and this University. I think that they can do better than this and should be pressed to do so by the Commission.

Thank you very much,

Grey Hayes, PhD
Watsonville, California
831-728-8050

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THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
OFFICE OF THE GENERAL COUNSEL

Th12a



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Charles F. Robinson
VICE PRESIDENT AND GENERAL COUNSEL

Writer's direct line: (510) 987-9765
E-mail: kelly.drumm@ucop.edu

December 7, 2007

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DEC 07 2007

Charles Lester, Senior Deputy Director
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: UCSC Marine Science Campus Coastal Long Range Development Plan (CLRDP),
Commission Agenda Item Th12a (December 13, 2007)

Dear Mr. Lester:

The following information is submitted on behalf of the University of California, Santa Cruz, in support of the above-reference project. I write first to formally notify you that the University accepts the Coastal Commission staff's suggested modifications regarding access at Younger Lagoon beach. With the foregoing acceptance, the University is now in agreement with all of the Coastal Commission staff's suggested modifications.

Secondly, I write in response to a November 30, 2007, e-mail from Don Stevens to Dan Carl transmitting a copy of the district court's November 28, 2007, Findings of Fact and Conclusion of Law in a case alleging that the City of Half Moon Bay's actions with regard to a particular property in that city constituted inverse condemnation or a "taking" of private property under the California Constitution.¹ Mr. Stevens states in his e-mail that the court's ruling "seems to directly contradict the position that UCSC, Dr. Huffman, and Dr. Dixon have taken with regard to wetland delineation at Terrace Point."

Mr. Stevens is incorrect in his assertion regarding Dr. Huffman, Dr. Dixon, and the Half Moon Bay case. As a threshold matter, that case did not adjudicate the issue of the proper method for delineating wetlands under the California Coastal Act; it concerned only the issue of whether there had been a "taking" of private property under the constitution.

¹ Yamagiwa, et al. v. City of Half Moon Bay, et al. (N.D. Cal. Nov. 28, 2007) (No. C 05-4129).

Charles Lester, Senior Deputy Director
December 7, 2007
Page 2

In addition, as the record demonstrates, Dr. Huffman's delineation of wetlands on the Marine Science Campus is fully compliant with all requirements of the Coastal Act and its implementing regulations and guidance, as verified by Commission staff biologist, Dr. John Dixon, and two experts from federal agencies that are charged with administering wetlands laws and regulations, namely Mr. Daniel Martel of the U.S. Army Corps of Engineers (Corps) and Dr. Robert Leidy of the U.S. Environmental Protection Agency (EPA). These peer reviewers performed on-site investigations of the vegetation, soils, and hydrological conditions on the property. Dr. Leidy was on the site February 14, 2007, and then again together with Mr. Martel on March 27-28, 2007. Mr. Martel again visited the site on July 19, 2007. The primary purpose of their field review was to verify the geographic extent of wetlands of the United States at the subject site. In addition, they characterized areas with wetland vegetation in sufficient detail to assist the Coastal Commission staff in making an independent determination of the extent of wetlands pursuant to the California Coastal Act.

As a result of their field work, an official letter dated April 24, 2007, from Dr. Leidy to Mr. Dan Carl, describes both Mr. Martel's and his observations of field indicators based on recently updated (December 2006) regionally specific wetland delineation field methodology, and recommended changes to Dr. Huffman's map of delineated wetlands under the Clean Water Act methodologies and policies at the time. The changes in geographic areas mapped using the Clean Water Act (CWA) definition and Corps delineation methodology appear to be the result of soil moisture increase related to drainage outlet areas becoming blocked with sediment over time since the original proposed delineation was performed. Dr. Huffman adopted these changes in preparing his mapping provided to Coastal Commission staff subsequent to the field work conducted by Mr. Martel and Dr. Leidy. Dr. Leidy's letter also describes areas that contained field indicators where the Coastal Commission staff may want to examine in more detail in order to determine if California Coastal Act wetlands are present. This examination was made in the field by Dr. John Dixon with Mr. Martel on July 19, 2007. Dr. Huffman and Mr. Tom Yocom of the Huffman-Broadway Group, Inc (HBG) were also present.

The final, EPA/Corps verified delineation of Clean Water Act wetlands for the Marine Science Campus, provided with the April 24, 2007, EPA letter, mapped fewer wetland locations than the HBG 2006 proposed California Coastal Act delineation and less geographic area than the 2007 Coastal Commission staff's recommended wetland boundaries (2007 Coastal Commission staff report and Dr. John Dixon technical memorandum).

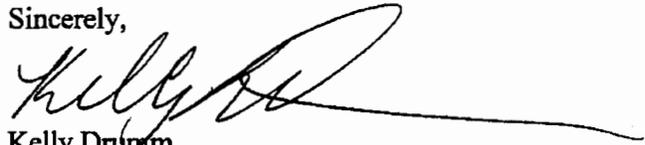
Charles Lester, Senior Deputy Director

December 7, 2007

Page 3

Thank you for this opportunity to clarify the record with regard to the accuracy of Dr. Huffman's work for the University.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Druhan", with a long horizontal flourish extending to the right.

Kelly Druhan
University Counsel

cc: G. Blumenthal
G. Griggs

SAM FARR
17TH DISTRICT, CALIFORNIA

Thida

1221 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-0517
(202) 225-2861

100 WEST ALISAL
SALINAS, CA 93901
(831) 424-2229

701 OCEAN STREET
ROOM 318
SANTA CRUZ, CA 95060
(831) 429-1976

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Congress of the United States
House of Representatives
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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

November 19, 2007

Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Dear Commissioners,

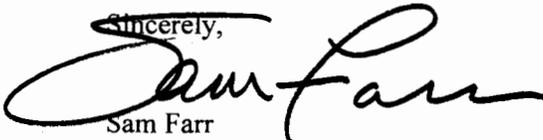
I am writing to express my support for the Coastal Long Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz.

Long Marine Laboratory has been an important marine research and educational institution on the central coast for nearly 40 years. The site has become a center for collaborative state and federal ocean research through the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine science, research, and education.

I understand that the University has worked with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. I believe the plan allows the Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

I support and appreciate the importance of your roles in this process and am requesting your careful consideration of Long Marine Laboratory's Coastal Plan Long-Range Development Plan. I hope you come to the same conclusion I have and decide to approve their plan.

Sincerely,



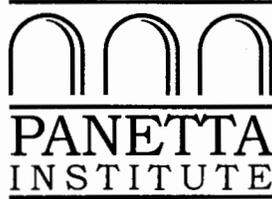
Sam Farr
Member of Congress

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CALIFORNIA
COASTAL COMMISSION
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The Leon & Sylvia Panetta Institute for Public Policy

November 28, 2007

Mr. Peter Douglas, Executive Director
and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219

Dear Friends:

I am writing to urge you to approve the Coastal Long-Range Development Plan for the Long Marine Laboratory at the University of California, Santa Cruz. The University of California's Long Marine Laboratory has been an important and valuable marine research and educational facility on the central coast for nearly 40 years.

I write as the former congressman for this area, as the current director for the Panetta Institute for Public Policy, and as co-chair of the Joint Oceans Initiative, who appreciates what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community. Long Marine Laboratory continues to be a leader in both of these areas and now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities and improve our capability to understand and help solve the problems the coastline and the coastal ocean faces.

Coastal policy and management decisions need to be based on sound science and Long Marine Laboratory and its scientists are carrying out the kinds of research on nearshore ecology, marine protected areas, and marine mammals that we need. Yet their facilities are at capacity and for some time have limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements.

In addition to the University's highly regarded marine science programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Laboratory they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a long process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Laboratory to expand its critical research and

Mr. Peter Douglas

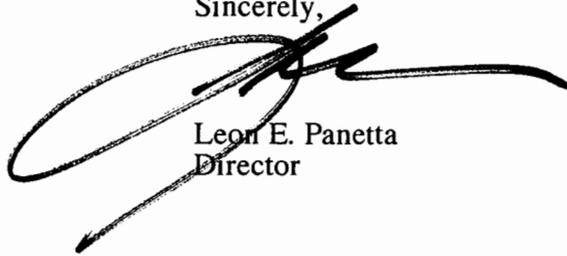
2

November 28, 2007

education mission while it maintains the open space and natural beauty of the coastal site.

I appreciate the importance of your roles and am requesting your strong support of Long Marine Laboratory's Coast Plan Long-Range Development Plan. Please do not hesitate to contact me if you need additional information, 831-582-4200.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leon E. Panetta', with a large, sweeping flourish extending to the right.

Leon E. Panetta
Director

LEP:cm

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U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL OCEAN SERVICE
National Marine Sanctuary Program

West Coast Region
99 Pacific Street, Bldg. 200, Suite K
Monterey, CA 93940

Th/da

November 29, 2007

California Coastal Commissioners
c/o Peter Douglas-Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Dear Californian Coastal Commissioners,

I am writing to urge you to approve the Coastal Long-Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz. The University of California's Long Marine Laboratory has been an important and valuable marine research and educational facility on the central coast for nearly 40 years. I write as the director of the National Marine Sanctuary Program's West Coast Regional office and a past Superintendent of the Monterey Bay National Marine Sanctuary.

I and my agency truly appreciate what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community. Long Marine Laboratory continues to be a leader in both of these areas and now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities and improve our capability to understand and help solve the problems faced along the California coast. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out the kinds of research on nearshore ecology, marine protected areas, and marine mammals that we need. Unfortunately, their facilities are at capacity and, I understand, for some time that constraint has limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements.

In addition to the University's highly regarded marine science programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education. The Monterey Bay National Marine Sanctuary has eight staff offices within the NMFS laboratory, and that co-location has greatly expanded our collaboration within our own agency (NOAA) and with the university.

Olympic Coast
National Marine Sanctuary
115 E. Railroad Ave., Ste 301
Port Angeles, WA 98362

Cordell Bank
National Marine Sanctuary
P.O. Box 159
Olema, CA 94950

Gulf of the Farallones
National Marine Sanctuary
Building 991, Presidio of SF
San Francisco, CA 94129

Monterey Bay
National Marine Sanctuary
299 Foam Street
Monterey, CA 93940

Channel Islands
National Marine Sanctuary
113 Harbor Way
Santa Barbara, CA 93109

Long Marine Laboratory's education and research leadership have contributed to the goals of the National Marine Sanctuary Program, particularly the Monterey Bay National Marine Sanctuary, to conduct education and outreach, research and resource protection.

I understand that this has been a long process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

The National Marine Sanctuary Program has long appreciated the importance of your roles and I am requesting the Coastal Commission's adoption of Long Marine Laboratory's Coastal Plan Long-Range Development Plan. Please do not hesitate to contact me directly if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Douros". The signature is fluid and cursive, with a large, stylized initial "W".

William J. Douros
West Coast Regional Director

Thida



United States Department of the Interior

U. S. GEOLOGICAL SURVEY

Western Coastal and Marine Geology Team
400 Natural Bridges Drive
Santa Cruz, CA 95060
(831-427-4746); sjohnson@usgs.gov

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November 19, 2007

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Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Commissioners,

I am writing to urge you to approve the Coastal Long-Range Development Plan (CLRDP) for the Long Marine Laboratory at the University of California Santa Cruz (UCSC). I write as the Director of a sister marine-science institution on the shoreline of Monterey Bay who greatly appreciates what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community.

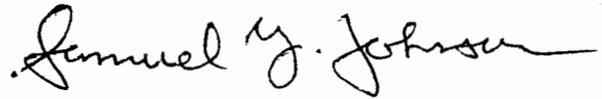
The UCSC Long Marine Laboratory has been an important and valuable marine research and educational facility for nearly 40 years, and continues to be a leader in both of these areas. Now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities, and to improve our capability to understand and help solve the problems faced by the coastline and the coastal ocean. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out needed research on nearshore ecology, marine protected areas, marine mammals, and environmental change. The UCSC Long Marine Laboratory facilities are presently at capacity, which limits the opportunities for new research staff and programs. Their CLRDP allows for new needed facilities and associated infrastructure improvements.

In addition to UCSC's highly regarded marine science programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the NOAA National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab, they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a very long process and that UCSC has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. I believe that the CLRDP allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

I appreciate the importance of your roles and am requesting your strong support of the UCSC Long Marine Laboratory's Coastal Long-Range Development Plan. Please do not hesitate to contact me directly if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Samuel Y. Johnson". The signature is written in a cursive style with a long horizontal flourish at the end.

Samuel Y. Johnson
Team Chief Scientist



Thida

**COUNTY OF SANTA CRUZ
OFFICE OF THE TREASURER
FRED KEELEY - TREASURER**

TREASURY DIVISION TELEPHONE (831) 454-2450
OFFICE: 701 OCEAN STREET, ROOM 150, SANTA CRUZ CA 95060
MAIL: POST OFFICE BOX 1817, SANTA CRUZ CA 9506

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CENTRAL COAST AREA

November 19, 2007

Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Dear Commissioners,

I am writing to urge you to approve the Coastal Long-Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz. The University of California's Long Marine Laboratory has been an important and valuable marine research and educational facility on the central coast for nearly 40 years. I write as a former Member of the California State Assembly, and the author of ocean and marine protection statutes, who appreciates what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community. Long Marine Laboratory continues to be a leader in both of these areas and now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities and improve our capability to understand and help solve the problems the coastline and the coastal ocean faces. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out the kinds of research on nearshore ecology, marine protected areas, and marine mammals that we need. Yet their facilities are at capacity and for some time have limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements.

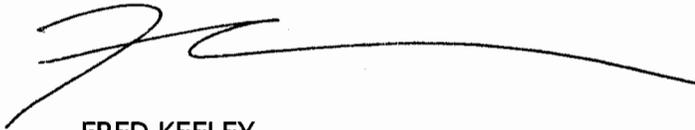
In addition to the University's highly regarded marine science programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

Page 2

I understand that this has been a long process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

I appreciate the importance of your roles and am requesting your strong support of Long Marine Laboratory's Coastal Plan Long-Range Development Plan. Please do not hesitate to contact me directly if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Keeley', with a long horizontal flourish extending to the right.

FRED KEELEY
Treasurer
County of Santa Cruz

Thida

THE SANTA CRUZ COUNTY BUSINESS COUNCIL INC.

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Santa Cruz County Business Council

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- Shadowbrook/Crows Nest Rest.
- Mike Machado

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Ex-officio

- Sister Julia Hyer
- Dave Regan
- Harvey Nickerson

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA December 7, 2007

PostNet Fax Note	7871	Date	12/10	# of pages	2
To	Peter Douglas	From	Jim Conklin	Business Council	
Co./Dept.		Phone #	(831) 423-6320		
Phone #	(831) 427-4877	Fax #	423-1814		

Peter Douglas-Executive Director
 Commissioners
 California Coastal Commission
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219

Dear Commissioners,

As Co-Presidents of the Santa Cruz County Business Council we are writing to urge you to approve the Coastal Long Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz. The University of California's Long Marine Laboratory has been an important and valuable marine research and educational facility on the central coast for nearly 40 years. We appreciate what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community. Long Marine Laboratory continues to be a leader in both of these areas and now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities and improve our capability to understand and help solve the problems the coastline and the coastal ocean faces. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out the kinds of research on nearshore ecology, marine protected areas, and marine mammals that we need. Yet their facilities are at capacity and for some time have limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements.

In addition to the University's highly regarded marine science programs, the marine lab sit has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions,

45 Fremont Street, Suite 375 * Santa Cruz County * 95060 * Phone (831) 423-6320 *FAX (831) 423-1814E-Mail scbuscoun@aol.com

laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education. We at the Business Council believe that this research and education offers the Business Community a regional opportunity to partner with a UCSC in the expansion of business opportunities tied to science, health and research.

We appreciate the importance of your roles and are requesting your strong support of Long Marine Laboratory's Coastal Plan Long-Range Development Plan. Please do not hesitate to contact us directly if you need additional information.

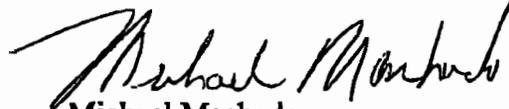
Sincerely,



Ted Burke

Co-President

Santa Cruz County Business Council



Michael Machado

Co-President

San Cruz County Business Council

Th/2a

COAST
P.O. Box 42
Davenport, California
95017

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 10, 2007

California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, California 95060

Delivered by Hand

Re: UCSC Marine Science Campus Coastal Long-Range Development Plan ("CLRDP")

Dear Chair Kruer and California Coastal Commissioners:

Coastal Advocates/Organizers for Small Towns ("COAST") respectfully requests that you reject the Coastal Commission staff recommendation for the UCSC Marine Science CLRDP, and deny the project unless and until it comports with the Coastal Commission's definition of coastal wetlands, that is, only one of the following is necessary to define a wetland: wetland soil, predominance of wetland vegetation, or ponding at or near the surface.

Certainly the UCSC Marine Science Campus is a worthy project, but that is the very danger of it. To change and/or bend the law in order to accommodate a worthy project, such as a school, hospital, etc., is to invite unintended destruction of wetlands on a much larger scale throughout the Coastal Zone in California.

The Coastal Commission's own Environmental Program Manager, biologist Dr. John Dixon, when questioned by then-Vice Chair Kruer during a Coastal Commission meeting held April 12, 2006, agreed that "the whole thing is a wetland, or very nearly the whole thing is a wetland" under the Coastal Commission definition.

Moreover, the UCSC Marine Science project is *not* coastal dependent. UCSC owns substantial acreage in the hills above Santa Cruz with panoramic views of the ocean – an alternative project is readily available.

If it's not broke, don't fix it! Attempting to tinker with the Coastal Commission's wetland definition, already well established under the law, will only serve to degrade or destroy California's few surviving coastal wetlands, necessary for the survival of rare, endangered or threatened species.

Very truly yours,


Susan Young, Chair
COAST



**SIERRA
CLUB**
FOUNDED 1892

Thida

SANTA CRUZ COUNTY GROUP

-----Of The Ventana Chapter-----
P.O. Box 604, Santa Cruz, CA 95061 phone (831) 426-4453
www.ventana.org e-mail: scscrg@cruzio.com

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DEC 06 2007

December 5, 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

California Coastal Commission
Central Coast District Office
725 Front Street
Santa Cruz, CA 95060

Thida

Re: UCSC Marine Science Campus at Terrace Point, Santa Cruz
Coastal Long Range Development Plan (CLRDP)

Dear Coastal Commissioners:

Please consider the following comments **against the certification** of this Coastal Plan. Although there are many issues that we would like to comment upon, we limit ourselves to the most significant ones.

In general, the magnitude of the proposed development is insensitive to the character of the site, of its surroundings, and of its surrounding neighbors. The amount of development proposed by the CLRDP is of the same magnitude as was previously proposed by Wells Fargo, the commercial developer that sold the land to UCSC when its proposal was rejected by the City because it was grossly out of character with the surroundings. While we understand that the Commission can authorize coastal dependent projects in coastal areas, the public expects a greater degree of moderation and sensitivity from a public educational institution than can be expected from a commercial developer.

In addition, we emphasize that the Institute of Marine Sciences (this is the official name of the facilities at Terrace Point) does not house a degree granting facility. It is primarily a research unit of UC, as opposed to a student-teaching facility. Therefore, this facility is not affected by the university's need to provide for a growing student body; there is no compelling public need for such a large development at this site. That need is met at UCSC's main campus.

For these reasons and those more fully outlined below, we urge the Commission to vote against a project of such large scope and scale on such an environmentally sensitive site.

More specifically, we want to draw your attention to the following major items in the proposal.

"...to explore, enjoy and protect the wild places of the earth."

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Land Use.

1. The campus site is environmentally fragile; it has ESHAs, wetlands, and important viewsheds which must be protected, first and foremost.

Coastal Act Section 30255 provides that: *“When appropriate, coastal-related development should be accommodated within reasonable proximity to the coastal-dependent uses they support.”*

Many of the activities that may be needed to support campus operations (administration, storage, equipment yards, other support services and space leased or sold to other entities) can be located at nearby university sites and still be in “reasonable proximity” without burdening the campus site itself. The point of departure in this evaluation should be that the campus should contain only the minimum indispensable amount of development that is truly coastal dependent in order to preserve the open, coastal bluff character of this important landmark in the City of Santa Cruz.

In this case, the nearby UCSC building at 2300 Delaware Avenue is very much in close proximity (actually it is within walking distance) of the Marine Campus. Locating, at a minimum, ancillary and support facilities at this site will reduce the excessive scale and scope of development that has been proposed for the Marine Campus site.

Public Viewshed.

The magnitude of the proposed development is excessive. It will have an enormous impact on the scenic character of this major coastal site which is highly visible from several, nearby, prominent viewing points, including Natural Bridges Park overlook, Wilder Ranch State Park, all of the uphill area of the Westside of Santa Cruz, as well as from the Ocean. The proposed development will transform the site into an industrial/office park which will dominate and overwhelm its surroundings. When built out, the campus will approximate the look of three Wal-Marts, all on one site.

The few tall buildings (36-40 feet high) that are presently on the site already stand out as sore thumbs. The CLRDP proposes five sites on the campus where buildings 30 to 36 feet high, will be placed. (Fig. 5.4)

CLRDP Exhibit D in the staff report, Fig. 5.4, Development Subareas, shows that the total Allowed Footprint of all buildings on campus will be 356,445 sq.ft.. Contemplated buildings in Subareas No. 1, 3, 4, 5, and 8 are designated to reach 30 feet or more in height. The Allowed Footprint of these buildings, cumulatively, will be 198,920 sq.ft., or 44% of the total building footprint. In short, nearly half of the building area on campus will house tall structures. Their cumulative impact will be overwhelming, transforming the last coastal meadow in Santa Cruz into something that, from a visual standpoint, will resemble a large mall of box stores.

The proposed development does not meet the clear requirements of Coastal Act Section 30251 which states, in part:

“Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, . . .”

Because of its scope, mass, and height, the proposed campus will not achieve any of the visual protection goals of the Coastal Act. To fit into the character of the surrounding areas, any further campus development must be kept at one story in height.

The contention that a low density, low height development would impact UCSC’s ability to develop a major marine research campus is like the lament of every commercial developer who is prevented from cramming an excessive amount of floor area on any given site. In fact, there is no provision to prevent UCSC from making portions of the site available to unrelated entities (through long term land leases or land sales) acting, in effect, as a real estate developer. There is no compelling public need for this to happen, as there is no compelling need for such a large marine campus here, when there are several other, major marine institutions less than one hour away, at Moss Landing, at Monterey, and then further south, along the coast.

Wetlands.

The empirical evidence coming from members of the public who have observed the site over long periods, as well as many of the experts’ comments in the record, lead to the conclusion that, based on the presence of any one of the three attributes of wetlands, there is an extensive system of interacting wetlands, much larger than that identified in the CLRDP, which will be substantially fragmented and impaired by the massive scope of development proposed for the site.

The proposed mitigation measures/best management practices have no credibility given the persistent failure of UCSC to implement mitigation measures called for in the 1988 LRDP for the main campus. A more meaningful mitigation would be the substantial reduction of the development activity on this site to provide a far larger amount of open space for wetlands and the species that rely on them for survival.

The CCC Procedural Guide, Chapter 1, Sec. III, states in part that:

“Wetlands must be viewed as a complete ecosystem that require a full complement of critical components in order to function. Some of these components are proper soil and hydrology, an unpolluted water source, and adequate buffer areas. Additionally, the wetland may contain one or more habitat types (e.g., upland, vegetated marsh, mudflat, and open water) within its boundaries. These components and habitats interact to form a complex ecosystem that supports a diverse and abundant assemblage of plants and animals, and performs numerous beneficial functions.”

The CLRDP splits up the site into distinct pieces that seem to conflict with the ecosystem interactions called for in the Procedural Guide.

The same CCC Procedural Guide, in Sec III, Figure 2, Par. 2) states:

"An alternatives analysis is required if the proposed wetland development project is determined to qualify as one of the eight allowable uses (Coastal Act, Section 30233). Completion of an alternatives analysis is extremely valuable, as it requires the analyst and the applicant to view the project from a different perspective, which can result in the synthesis of creative designs that significantly reduce or minimize project impacts."

No alternative analysis has been conducted to determine whether a significant part of the activities planned at the Terrace Point site (especially support space) could be located in reasonable proximity, at other sites which are not as environmentally sensitive.

Younger Beach and Younger Lagoon.

We have no objection to the restriction of public access to the Younger Lagoon Reserve because it is not a habitat that would satisfy any particular, unmet public need. Younger Beach, on the other hand, is a public resource for which there is a substantial public need and demand.

The CLRDP contends that the University should continue to prohibit public access to Younger Beach on the grounds that it is too fragile. It seems preposterous to argue that the beach is too fragile when the University intends to build the equivalent space of three Wal-Mart just a few steps from the Beach.

The Coastal Act makes it clear that all beaches should be accessible to the public. The staff report (p.9) concludes that: "The beach area here is not unlike other pocket beaches that include lagoon and brackish features inland of them. Although it is clear that prohibiting general public access would lead to less beach area impacts (on birds, etc.), the same could be said for prohibiting such beach access to almost any beach with similar characteristics." The staff report makes it clear that Younger Beach is not an ESHA and has no unique characteristics—it is just another beach.

Younger Beach is within the Santa Cruz City limits--it is a prime urban recreation site and it must be a resource open to all. There is another, much bigger beach at Wilder Ranch State Park which is just a few hundred yards from Younger Lagoon. This beach has been privatized by State Parks as a natural preserve and is off-limits to the public. UC staff can use the nearby Wilder Ranch beach as a natural reserve. Providing public access to Younger Beach does not impact the Younger Lagoon which is behind sand dunes and denser vegetation that separate it from the beach. The University must not be allowed to privatize any more of our public resources. Staff recommendation that access to the beach be supervised by UC staff, subject to a management plan, is a bureaucratic way of shutting the public off from a prized pocket beach within the City limits. The Coastal Act mandate

is to maximize public access to beaches. Younger Beach needs to be accessible to the public without administrative impediments.

Facilities for Large Marine Animals.

The site currently houses outdoor pools for large marine animals, including mature dolphins and seals. These facilities appear to be extremely confining to large animals, such as mature dolphins, that are kept in captivity in these facilities indefinitely. Section 30230 of the Coastal Act requires, among other things, that:

“Special protection shall be given to areas and species of special biological or economic significance.”

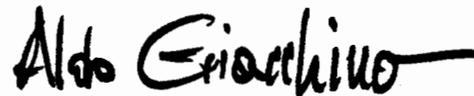
Special protection for an endangered species such as dolphins must include appropriate facilities for long term or permanent confinement. Appropriate changes to the holding pools for large animals need to be made part of any development plan for this campus.

Conclusion.

We encourage the Commission to deny certification of the CLRDP in its present form because of the significant environmental problems that it presents in relation to the prominence of this major coastal site. The development is excessive in its overall scope. The size and height of the research facilities must be reduced. The visual qualities of the site must be preserved, the environmentally sensitive wetlands must be better delineated and protected, unfettered public access to Younger Beach must be restored, and facilities for large marine animals must be properly sized.

Thank you for the opportunity to submit these comments.

Sincerely,



Aldo Giacchino
Chair, Executive Committee
Sierra Club-Santa Cruz County Group



Thida

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NOV 28 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

November 25, 2007

Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Dear Peter and Members of the California Coastal Commission:

I am writing to urge you to approve the Coastal Long-Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz. The University of California's Long Marine Laboratory has been an important and valuable marine research and educational facility on the central coast for nearly 40 years. As the director of a sister institution on the shoreline of Monterey Bay, I appreciate the past contributions of Long Marine Laboratory and the Institute of Marine Sciences to the marine research and educational community and their promise for the future. Long Marine Laboratory continues to be a leader in both research and education and now, more than ever, we need to encourage and support their efforts to expand opportunities and improve our capability to understand and help solve the problems threatening the coastline and the coastal ocean.

Coastal policy and management decisions need to be based on sound science; Long Marine Lab and its scientists are carrying out the kind of research we need on nearshore ecology, marine protected areas, and marine mammals. Yet their facilities are at capacity and for some time have limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements. Ocean issues are finally becoming more important on the agenda of many states and that of the federal government. As a result, competition is keen for the top researchers who need state-of-the-art facilities to execute innovative and cutting-edge programs. If Long Marine Lab is not allowed to develop facilities for new researchers and new programs, our coastlines and oceans will suffer as the human talent will go elsewhere, to help Florida, Massachusetts, Hawaii, or some other state solve its marine problems.

In addition to the University's highly regarded marine science programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a long process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands, and restoration issues. The plan allows Long Marine Lab to expand its critical research and education mission while maintaining the open space and natural beauty of the coastal site, a strong draw for researchers and non-researchers alike.

I appreciate the many interests that the Commissioners must balance in making decisions with regard to use of property in the coastal zone. In my admittedly biased opinion, allocating the use of such property for coastal and marine research must rank near the top of the list of highest and best uses. Researchers need access to the sea, and thrive on its daily inspiration. Therefore, I am requesting your strong support of Long Marine Laboratory's Coastal Long-Range Development Plan. Please do not hesitate to contact me directly if you need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Marcia".

Marcia McNutt
President and CEO

Thida



Moss Landing Marine Laboratories

8272 Moss Landing Road, Moss Landing, CA 95039-9647 USA Tel: (831) 771-4400 Fax: 632-4403

(<http://www.mlml.calstate.edu>)

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November 19, 2007

DEC 03 2007

Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Douglas and Commissioners,

I am writing to recommend the approval of the Coastal Long-Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz. This project is now before you. I am a product of the UCSC Marine Sciences program and now direct a sister institution: the Moss Landing Marine Laboratories, to the south.

The University of California's Long Marine Laboratory has been an important and valuable marine research and educational facility on the central coast for nearly 40 years, not quite as long as ours, but still one that predates the majority of the more recently established programs. Throughout their history, the Long Marine Laboratory and the UCSC Institute for Marine Sciences have trained and graduated champions of the environment and struggled with issues pertaining to the balance between natural and anthropogenic forces, as have you. Together, we have trained and graduated staff on your own commission, so I feel very much aligned with your mission.

I remember Joe Long and was at the dedication of the original facility some time ago. Joe was happy to find a resonant spirit in the likes of Bill Doyle, John Pearse, Patty Poodry, Mary Silver and others who would eventually build the vision of an institution dedicated to the study and preservation of the marine environment. Joe was particularly impressed by the commitment of the staff and students at UCSC and I believe, pleased to gift such a property to the University and be part of the vision shared by the faculty of the Center for Coastal Marine Studies, as it was known at the time. In spite of his corporate background and success, his genuine wish was to see this vision of conservation and research flourish. Long Marine Laboratory has lived up to this vision, yet no one could have predicted the pressures that now face the coastal marine environment, an area that you are committed to protecting and that Long Marine Laboratories are committed to understand how to protect. Dr. Gary Griggs was among this original group and now carries this flame. Your missions are linked, and to my mind, inseparable. From my perspective, the future of the coastal zone is dependent upon fact-based policies and policy decisions. We need to encourage and support their efforts to expand educational and research opportunities so that we can improve our understanding of the coastal zone.

The Long Marine Laboratory and its faculty staff and students are carrying out research on nearshore ecology, marine protected areas, and marine mammals, topics that concern the sustainable future of the coastal zone. Their facilities are, however, at capacity and for some time have limited the opportunities for new research staff and programs. This is a similar predicament in which many marine laboratories, our's included, now find themselves... in direct competition with others more fiscally provisioned to develop their coastal plans.

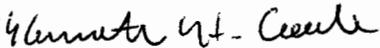
It is not without some conflict that I write you. We (MLML and UCSC) trade students, we collaborate on projects, our faculty give talks at each other's institutions. Our institutions are complementary, yet our mission the same: provision the pioneers of the future in marine science. Our institution depends upon theirs. More and more the study of the marine realm requires a multidisciplinary understanding of the processes responsible for the forcing of environmental change. This is more than one institution is capable of, and the growth of marine science throughout the Monterey Bay speaks to this: The culture of science and fact-based policy.

I understand that this has been a long process, we are sympathetic to both of your interests. I appreciate that the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site. This seems a reasonable balance and one that will fulfill both the mission of the Coastal Commission and the Long Marine Laboratory. I hope you can make this work.

I appreciate the importance of your respective roles and truly believe they are complementary. We need each other in the road ahead. I am requesting your strong support of Long Marine Laboratory's Long-Range Development Plan.

Best regards in this very important decision,

Sincerely,


Dr. Kenneth H. Coale, Director
Moss Landing Marine Laboratories

TERRACE POINT ACTION NETWORK

2395 Delaware Avenue, #21
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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Th12a

Renwick E. Curry, PhD
Oppose Housing
Oppose Staff Recommendation #2

December 5, 2007

California Coastal Commission
Central Coast District Office
725 Front Street
Santa Cruz, CA 95060

Commissioners:

I have spent countless hours helping protect Terrace Point from Wells Fargo and UCSC development. In addition, I have appeared before you every time there has been a hearing, starting in 2000. It is with great regret that I cannot attend this hearing, and so I submit some of my objections to the application via this letter

1. Housing

The 40 "overnight" and short-term accommodations should not be allowed in the development. These are studio apartments in disguise. The applicant can try to justify housing *ad infinitum*, but there is one major reason why housing should not be allowed.

The CLRDP presented to the Commission at the April 2006 hearing had 110 housing units. Commissioner Wan pointed out that allowing housing on Terrace Point would set a dangerous precedent. Many businesses with facilities situated in the coastal zone can apply for housing on their sites making the same arguments, e.g., enhancing the ability to attract workers.

The applicant reduced the number of units to 40 in this application. If the housing was objectionable then, it is objectionable now. It is still setting a bad precedent.

The precedent-setting nature of the housing component is the only reason you need to deny overnight and short-term housing on Terrace Point.

Please direct staff to remove ALL overnight and short-term housing from the CLRDP.

2. Staff Recommendation #2

Recommendation #2 in the Staff report of November 21 can be paraphrased as follows:

If you can't reach subarea #9 to develop the auditorium and cafeteria, it is OK to violate the buffer for Wetland W4 if you mitigate the impact to the equivalent of the original buffer

How do you measure the additional impact on the wetland? Who determines if the mitigation measures are adequate?

A buffer should be a buffer! Period. If this recommendation is allowed where do we stop? Why not reduce all buffers to 50 feet or even 25 feet with "suitable" mitigation?

Please direct the staff to remove their Recommendation #2 and not allow the buffer of Wetland W4 to be violated.

Sincerely,



Renwick E. Curry, PhD

TERRACE POINT ACTION NETWORK

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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Th12a

Renwick E. Curry, PhD
Oppose mass and scale of development

December 5, 2007

California Coastal Commission
Central Coast District Office
725 Front Street
Santa Cruz, CA 95060

Commissioners:

Please carefully read pages 88-94 of the staff report. The Staff lays out the large scale and massiveness of the development allowed by the CLRDP, yet they agree with the University plans. This is the wrong recommendation for several reasons.

- 1. Mass and Scale.** The CLRDP allows a buildout on the site from 140,000 gsf to 740,000 gsf more than quadrupling the existing buildings and facilities (Staff report, page 2). Building heights can be up to 36 feet, the same as the existing NOAA building. For those of you who made the site visit last March, visualize Terrace Point with 5 more NOAA-like buildings.
- 2. Urban/Rural Transition.** There are open fields and 12 foot high mobile homes on the east of Terrace Point. There are Brussels sprout fields on the west. This CLRDP allows an "urban/rural transition of 5 or more 36 foot high office and laboratory buildings, a veritable mini-city. This is hardly a gradual transition and is not consistent with good land use. You should also find that the Staff's rationalization for this transition is unacceptable (page 6).

3. Commission Intent. Lastly, this development goes against the Commission itself in 1999 when you adopted the application for the Ocean Health buildings on Terrace Point¹ (emphasis added):

The Commission considers the density, scale and mass of this primary LML campus development as unique to this specific site within the overall Terrace Point area, and does not view this permitted development [Ocean Health] as indicative of the general scale of development appropriate for the vacant Terrace Point lands. Moreover, by allowing such a mass, scale, and density of development at the LML campus site, the Commission expects that large undeveloped open space areas which separate developed areas of the property will be observed should other development be contemplated for the overall vacant Terrace Point Parcel.

Your intent is clearly not being met by the CLRDP, even with Staff recommendations.

In summary, the Staff has allowed a development that will completely overwhelm this unique site, the last coastal meadow in Santa Cruz County, which is also at the edge of agricultural land to the west.

Please direct the staff to reduce the scale, mass, and density of the development of this site.

Sincerely,



Renwick E. Curry, PhD

¹ Permit Amendment 3-83-076-A13, page 28

December 7, 2007

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California Coastal Commission
Central Coast District Office
725 Front Street
Santa Cruz, CA 96060

DEC 10 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: UCSC Marine Sciences Campus Coastal Long Range Development Plan (CLRDP)

Dear Coastal Commissioners,

I strongly urge Commissioners to reject the UCSC CLRDP in its present form because of several important issues.

First, the size and magnitude of this project is simply far too large, comparable in scale to adding four Walgreens. **No other private developer would be allowed to do anything remotely comparable, if allowed to do anything at all, to what UCSC is proposing.** This project is contrary to previous CCC direction for this site and to the Coastal Commission fairness doctrine where all project applicants are supposed to be considered equally. Furthermore, rather than accomplishing a stable urban-rural boundary as UCSC and the staff report suggests, this simply violates the existing boundary and extends urbanization in a highly dramatic way with development that is far more intensive than the surrounding area, with buildings reaching 36 feet in height.

The second major issue has to do with how wetlands are defined by the Commission and the controversial process that has occurred at the Terrace Point site. After much effort by members of the public contesting the methods used by UCSC and the expense of hiring leading national expert consultants, we were gratified when the Commission staff finally invited the Army Corps of Engineers and EPA to give an independent assessment of the extent of wetlands.

The result was that in using the less protective three-parameter approach, the boundaries of ACOE wetlands at Terrace Point needed to be significantly expanded from what was delineated by UCSC using the one-parameter CCC approach! This is opposite to the intent and purpose of the CCC protective one-parameter approach and illustrates that there was and still is a fundamental error in the approach to the wetlands delineation at this site. Many areas with a preponderance of the obligate hydrophyte, *Baccharis douglasii*, were deemed not to define wetlands, even though they meet the one-parameter definition as specified by law and court rulings.

Another issue is that many raptors, including fully protected species and species of special concern such as white-tailed kites, harriers and burrowing owls, use this area for foraging, courtship behavior, and reportedly for nesting (UCSC's studies claim there is no nesting going on, but experienced observers claim otherwise). The University has concluded and CCC staff concurs that the terrace portion of the site should not be considered ESHA and uses CDFG general methodology that ½ acre of foraging habitat

be preserved for every acre of such habitat that is taken up by development. It is very questionable, though, whether CDFG "general methodology" can be applied to this site and whether it should not be considered ESHA, especially given the controversy over the extent of wetlands. With the development slated to take place over a wide area including tall buildings, the remaining foraging habitat would be highly fragmented and of less use to raptors. I would also like to remind the Commission that the University bulldozed a historic burrowing owl over-wintering site on the edge of Younger Lagoon without permits or review, and the owls have not returned.

The auxiliary access on Shaffer Rd passes through sensitive habitat and a significant connective corridor to Moore Creek, Wilder Ranch, Grey Whale, and the main campus. This auxiliary route would not be necessary if the development were scaled down considerably.

Finally, very little of the proposed development is "coastal-dependent". Only some of the research labs require seawater and most of the administrative, storage, and other functions at the site could be accommodated at nearby properties owned or leased by UCSC or at the main campus. Overnight accommodations allowed on site should be limited to one unit per research building, the minimum necessary for overnight observation of experiments.

Thank you very much for your attention.

Sincerely,
Don Stevens
320 Cave Gulch
Santa Cruz, CA 95060

From: Joey Racano [mailto:joey_racano@yahoo.com]
Sent: Tuesday, December 11, 2007 7:47 AM
To: joey_racano@yahoo.com
Subject: Ocean Outfall Groups Position on UCSC Expansion

Thida

To: California Coastal Commissioners
Re: UC Santa Cruz Proposal at Long Marine Laboratory
Dec 2007

Honorable Commissioners,

Thank you for your work in protecting our coast and precious coastal resources. As Director of the California Ocean Outfall Group, it has always been my pleasure to work with and support this Commission and that support has never been stronger than it is now.

I am sorry I couldn't be in San Francisco, but as an ardent fan of yours and a vociferous defender of the last California Coastal Wetlands, I feel compelled to voice my concern about the UC Santa Cruz proposal to sacrifice such wetlands, and jeopardize the Coastal Act itself at Long Marine Laboratory.

I respectfully urge you not to approve this project in its current form, but, rather to hold UCSC to a higher, more protective standard, more in line with the previous outstanding work done by this Commission.

Respectfully,

Joey Racano, Director
Ocean Outfall Group
www.stophewaiver.com

Joey Racano, Director
Ocean Outfall Group
www.stophewaiver.com

Director, Co-Founder, California Ocean Outfall Group
Member, California Green Party
Delegate, 2007 Green National Convention
Endorsed by:
California Green Party, 2002,

12/11/2007

Orange County Patrick Henry Democratic Club, 2004
Huntington Beach Mobile Home Owners Association, 2004
Former CDP State Central Committee Delegate, 2003-2006
Former Member- CDP Environmental Caucus
Author- CDP 'Heritage Tree' State Resolution, 2003,
La Jolla Marine Sanctuary Resolution, 2007

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MySpace Address: <http://www.myspace.com/joeyracano>

Never miss a thing. [Make Yahoo your homepage.](#)

Jane Heyse
2395 Delaware Avenue, Space 131
Santa Cruz, CA 95060
December 9, 2007

Th 12a
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Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

DEC 10 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Douglas and Commissioners,

I am writing to recommend the approval of the Coastal Long-Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz. This project is now before you.

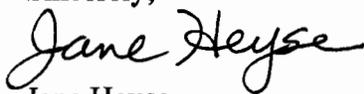
I have two pertinent community roles, which make my comments particularly relevant as you consider the plan to expand the UCSC Marine Sciences Campus.

Firstly, I am an elementary school teacher who has participated with my classes for several years in the educational programs of the Seymour Marine Discovery Center, the University's public education and outreach center at Long Marine Laboratory. This type of educational experience is invaluable to our young students in public schools. Not only do they learn valuable lessons concerning ocean ecology, they also see scientists engaged in the research that will shape vital decisions about ocean use. The children are inspired to imagine that they, too, could be the marine scientists of the future. Increasing the public access as well as the capability for more extensive research is an exciting educational opportunity for California's students.

Secondly, I live with my husband in De Anza Mobile Home Park, which is adjacent to the project area. We love the open field and walk or bike there several times a week. The extensive development planned will reduce habitat for the birds and their prey. Our favorite paths through the coyote bushes will be covered over with a dining hall, research facilities, and roads. Yet perusal of the CLRDP shows that care will be taken to preserve corridors for wildlife, to leave a buffer zone around the main public-use path, and to develop public access to Younger Lagoon. I am excited that I might live next to what may prove to be a world-class research facility with a carefully planned footprint.

Overall, I think that the larger public good will be served by approving the University's plan to expand facilities for marine research and education at this site.

Sincerely,



Jane Heyse

Thida

DAVID MORRELL
International President's Elite

**COLDWELL
BANKER**
RESIDENTIAL BROKERAGE



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DEC 06 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 2, 2007

Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Dear Commissioners,

I am writing to urge your approval of the Coastal Long-Range Development Plan for the University of California Santa Cruz' Long Marine Laboratory. Long Marine Laboratory has been an important and valuable marine research and educational facility in the community for nearly 40 years. I write as a member of the Friends of Long Marine Laboratory Board of Directors but also as *David Morrell, a parent, a concerned citizen, and a resident of the City of Santa Cruz*, who appreciates what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community. Long Marine Laboratory continues to be a leader in both of these areas and now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities and improve our capability to understand and help solve the problems the coastline and the coastal ocean faces. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out the kinds of research on nearshore ecology, marine protected areas, and marine mammals that we need. Yet their facilities are at capacity and for some time have limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements.

In addition to the University's highly regarded marine science and education programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a long and thorough process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

DAVID MORRELL
International President's Elite



824 B MISSION STREET
SANTA CRUZ, CA 95060
(831) 420-2618 BUS
(831) 427-1459 FAX
(831) 239-1255 CELL
E-Mail david@davidmorrellsc.com
www.davidmorrellsc.com

I appreciate the importance of your roles and am requesting your strong support of Long Marine Laboratory's Coastal Plan Long-Range Development Plan.

Sincerely,

A handwritten signature in cursive script that reads "David Morrell".

Thida

BOSSOWILLIAMS
A PROFESSIONAL CORPORATION

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TELEPHONE:
(831) 426-8484

ROBERT E. BOSSO
LLOYD R. WILLIAMS
CHARLENE B. ATACK
JOHN M. GALLAGHER
PETER L. SANFORD *
MICHELLE E. ANDERSON **
EDWARD L. CHUN
JENNIFER J. GRAY
VIVA I. HARRIS
CHRISTOPHER C. KIRK
GREGORY W. CARTER
STEVEN D. PENROSE **
PHILIP M. SACHS, Of Counsel

MAILING ADDRESS:
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Santa Cruz, CA 95061-1822

NOV 30 2007

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(831) 423-2839

LOCATION:
133 Mission Street, Suite 280
Santa Cruz, CA 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

WEBSITE:
www.bossowilliams.com

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SPENROSE@BOSSOWILLIAMS.COM

* Certified Specialist in Taxation Law
** Certified Specialist in Estate Planning, Trust & Probate Law
By the State Bar of California, Board of Legal Specialization

November 21, 2007

Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Re: Coastal Long-Range Development Plan for the University of
California Santa Cruz Long Marine Laboratory

Dear Commissioners:

I am writing to urge your approval of the Coastal Long-Range Development Plan for the University of California Santa Cruz Long Marine Laboratory. Long Marine Laboratory has been an important and valuable marine research and educational facility in this community for nearly 40 years. I write as a member of the Friends of Long Marine Laboratory Board of Directors but also as one who appreciates what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community.

Long Marine Laboratory continues to be a leader in both of these areas and now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities and improve our capability to understand and help solve the problems the coastline and the coastal ocean faces. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out the kinds of research on nearshore ecology, marine protected areas, and marine mammals that we need. Yet their facilities are at capacity and for some time now have limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements.

November 21, 2007

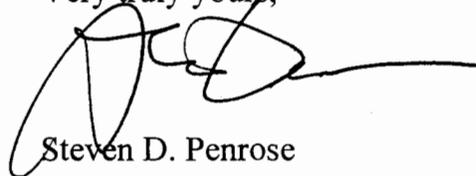
Page 2

In addition to the University's highly regarded marine science and education programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a long and thorough process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

I appreciate the importance of your roles and am requesting your strong support of Long Marine Laboratory's Coastal Plan Long-Range Development Plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'SDP', with a long horizontal line extending to the right.

Steven D. Penrose

SDP/rrm

Thida

DAN HAIFLEY
2635 Fresno Street
Santa Cruz, CA 95062
(831) 462-9684

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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

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DEC 06 2007

CALIFORNIA
COASTAL COMMISSION

December 4, 2007

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Dear Commissioners,

I am writing to urge you to approve the Coastal Long-Range Development Plan for the Long Marine Laboratory at the University of California Santa Cruz. The University of California's Long Marine Laboratory has been an important and valuable marine research and educational facility on the central coast for nearly 40 years.

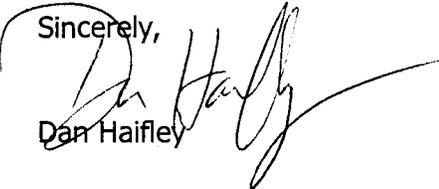
I have worked closely and professionally with Long Marine Laboratory and the Institute of Marine Sciences for many years. Long Marine Laboratory continues to be a leader in education and research, and California needs to encourage their efforts. This is necessary in order to improve our capability to understand and help solve the problems that our coastline and ocean face. Coastal policy and management decisions need to be based on sound science, and Long Marine Lab and its scientists are working on that sound science in nearshore ecology, marine protected areas, and marine mammals that we need. Yet their facilities are at capacity and for some time have limited the opportunities for new research staff and programs. The marine lab's plan allows for these needed facilities and infrastructure improvements.

In addition to the University's highly regarded marine science programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a long process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

Thank you for this opportunity to comment. Please do not hesitate to contact me directly if you need additional information.

Sincerely,


Dan Haifley

Thida

December 5, 2007

Honorable Chair and Member of the California Coastal Commission,

In April 2006, the California Coastal Commission determined that UCSC was required to protect wetlands and valuable raptor foraging habitat at their Long Marine Laboratory located on top of fragile Terrace Point in Santa Cruz County. I walk a lot in this area, and seeing the hawks and peregrines and our beautiful, almost unspoiled coast is one of my greatest joys.

Today, UCSC still proposes over 600,000 square feet of future development that will damage wetlands, eliminate raptor foraging open space, and irreparably damage scenic rural coastal views.

As a recent graduate of UCSC, a lifetime member of UCSC Alumni Assn. and a resident living less than a mile from this spot, I am appalled at the gross disregard of any sense of decency and environmental awareness of the regents and the administration of UCSC. They are running rough-shod over many environmental issues in the City and County of Santa Cruz (i.e.: water, sewage, open space etc.), but this matter is by far their worst offense!!

We have already lost over 97% of our valuable coastal wetlands to coastal development. UCSC can and should be required to protect all wetland and wildlife environmentally sensitive habitat area (EHSA). Moreover, it should be required to reduce the amount, height, bulk, mass and scale of future development, to ensure that some of California's most scenic coastal vistas across the Monterey Bay are not lost forever.

Thirty years ago, coastal activists "saved" this very property from destruction from a residential subdivision. It is imperative that we not trample that significant achievement in our effort to assist UCSC with its current development scheme.

Sincerely,



Pat Carter
1260 Shaffer Road, #6204
Santa Cruz, CA 95060

cc: UCSC Alumni Assn.
Mark Massara, The Sierra Club

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COASTAL COMMISSION
CENTRAL COAST AREA

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DEC 03 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

JAN Schwartz
2395 Delaware Ave,
Space #36
Santa Cruz, Ca
95060

CALIFORNIA Coastal Comm,
Central District OFFICE
ATTN: Dan Carl
725 Front St.
Santa Cruz, Ca 95060

Dear Mr. Carl:

I am writing to you to express my feelings about the development proposal for Terrace Point.

As an avid dog walker and resident of De Anza Mobile Home Park, I have the opportunity to view beautiful predatory birds there on a daily basis.

The birds I see almost daily in all categories include:

Blue Herons
Great White Egrets
Red Tailed Hawks
Kestrels
Blue Jays
Various Small Bush Birds
Seagulls
Nuthatches

I attended a meeting at the Garfield Church in October where Mr. Steve Davenport handed us pictures of the designs for buildings which UCSC is proposing for development

the largest building structure of all sits right in the middle of Terrace Point where the hawks do most of their swooping & hunting. As well, so do the kitebirds,

I have been walking at Terrace Point regularly now for two to three years,

It is a beautiful meadow which houses lots of wildlife. The view there is incredible, as is the vegetation, and the quietness.

Is there any way that the Coastal Commission would consider "NO DEVELOPMENT" there?

I think that leaving it as a natural reserve for incredible birds & cute rabbits seems much more logical.

Thank you for taking the time
to read this letter,

Sincerely,

Jane Schwartz

PS You may call me to come see
the meadow and go for a walk
to see for yourself anytime,

831-425-3581 - home
831-535-3207 cell

Thida

November 28, 2007

California Coastal Commission
Attn. Mr. Dan Carl
Central Coast District Office
725 Front Street
Santa Cruz, CA 95060

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DEC 03 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Carl,

I feel compelled to write and express my strong objection to the outrageous proposed development that UCSC has planned for the Marine Sciences Campus for the coastal meadow located at the end of Delaware Avenue.

The proposed plan will obliterate all the beauty and uniqueness that this lone coastal wetlands has, and has had, for years. I have walked and ridden my bike through this area since 1985, when it was still a Brussels sprouts field. In those days, numerous different types of birds would be seen during the day and many kinds of owls could be seen and heard at dusk. I have seen a change in the bird population since the Seymour Marine Lab and other large buildings were constructed. For many years directly after this construction, birds were noticeably gone. Little by little they have returned, but not in the numbers that they were before. On any given day now, the local "residents" a Great Blue Heron, a White Egret, a Marsh Hawk, a red tail hawk, white-tailed kites, and hummingbirds can be seen. I have even spotted the Peregrine Falcons, which were interestingly enough, released by UCSC in the very meadow of this planned UCSC development. Is that not ironic? At night, the barn owl, a local resident, sweeps through the sky, over the meadow, a thing of beauty and awe. A great horned owl often frequents the meadow as well.

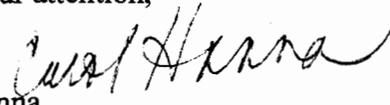
With the beauty of Natural Bridges State Park, the quietness of Antonelli Pond and the wetlands at "Long Marine Lab", why not keep this unique corridor of nature intact, unmolested, peaceful, and clean and above all, natural.

The proposed development is too large and will not only be an eyesore but also put a severe strain on the area, traffic, noise, pollution, not to mention the other demands of water, and other resources. Can't anyone see how this development does not fit in this space, this meadow and wetlands? Where will the "residents" go? Oh, they'll go... and they'll be gone forever. I've seen it almost happen with just the few buildings that have been constructed there already.

Please consider the wildlife, the residents of this wonderful and unique area before approving such a large scaled development. Is it worth it? There may be nothing left to study in this wetlands area if this project is approved as is.

Thank you for your attention,

Sincerely,


Carol Hanna

111 Cardiff Ct.

Santa Cruz, CA 95060

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NOV 29 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

November 21, 2007
Virginia Westra
2395 Delaware Avenue
102
Santa Cruz, CA 95060

California Coastal Commission
Att: Mr. Dan Carl
Central Coast District Office
725 Front Street
Santa Cruz, CA 95060

Dear Mr. Carl:

I would like to express my strong opposition to the extent of the development that UCSC has proposed for its Marine Sciences Campus. The proposal to quadruple the amount of building space at the site does not do justice to the unique character of this large coastal bluff within the city limits.

The scale of all UCSC projects taken together is much more than what can be reasonably accommodated by a City that is almost fully built out and whose infrastructure (water supply, traffic and housing is already straining to meet existing demands. The projected main campus growth and the Marine campus growth should not be considered as separate and unrelated projects. They should be evaluated for the combined impact on our city. Additionally, there is no provision to prevent UCSC from making portions of the site available to unrelated entities through long-term land leases and acting, in effect, as a real estate developer. The campus does not house a degree granting facility; the Institute of Marine Sciences is a research unit of UC. Therefore, it is not affected by the universities need to provide for growing student body.

As the last remaining coast a meadow in Santa Cruz, this site should be protected for best use under the California coastal act, development should be limited to the minimum necessary to support coastal dependent activities exclusively, building density should be minimized to reduce intrusion into important wetlands and all efforts should be made to preserve the coastal bluff character of this important landmark in the city of Santa Cruz.

I am attaching the land-use diagram map figure 5.2 entitled CL RDP Chapter 5 page 11 of 67 which indicates that the middle section entitled research and education mixed use extends from the current buildings so far over to the right that it intrudes on what is now home and hunting ground to some very unique and endangered species, two pairs of Great blue Herons, Great American Egrets, Barn, Snowy and Great Horned Owls, Peregrine Falcons rehabilitated and released, ironically, by UCSC, four types of Hawks, Kites and the Golden Eagle.

I walk the path from Delaware Avenue along the wall, to the ocean bluff every day. It would be a tragedy for the wildlife in the wetlands and open meadow, to be replaced by buildings tennis courts parking lots etc. Restricting building and expansion to the existing corridor on either side of the access road would allow for additional development of the University and, at the same time, preserve the wildlife space between the wall at Delaware, the ocean bluff and current buildings along the access road.

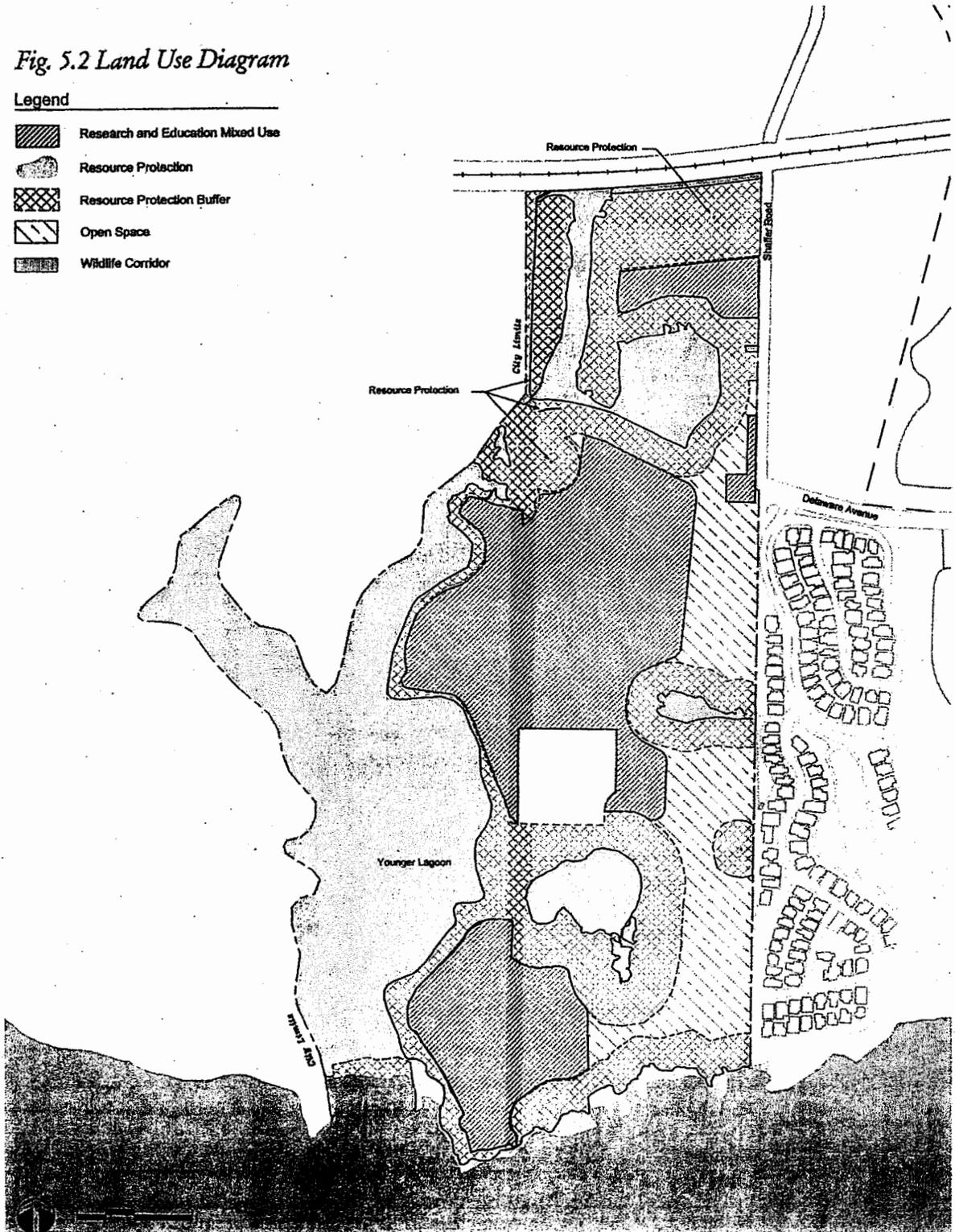
Thank you,

Virginia Westra

Fig. 5.2 Land Use Diagram

Legend

-  Research and Education Mixed Use
-  Resource Protection
-  Resource Protection Buffer
-  Open Space
-  Wildlife Corridor



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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

November 26, 2007

Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Dear Commissioners,

As a 30 year Santa Cruz County resident, business owner, and enjoyer of what the Monterey Bay National Marine Sanctuary has provided for our family, I am writing to urge your approval of the Coastal Long-Range Development Plan for the University of California Santa Cruz' Long Marine Laboratory. Long Marine Laboratory has been an important and valuable marine research and educational facility in the community for nearly 40 years. I write as a member of the Friends of Long Marine Laboratory Board of Directors but also as a concerned citizen and parent, who appreciates what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community. Long Marine Laboratory continues to be a leader in both of these areas and now, more than ever, we need to encourage and support their efforts to expand educational and research opportunities and improve our capability to understand and help solve the problems the coastline and the coastal ocean faces. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out the kinds of research on nearshore ecology, marine protected areas, and marine mammals that we need. Yet their facilities are at capacity and for some time have limited the opportunities for new research staff and programs. Their plan allows for these needed facilities and infrastructure improvements.

In addition to the University's highly regarded marine science and education programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a long and thorough process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research

and education mission while it maintains the open space and natural beauty of the coastal site.

I appreciate the importance of your roles and am requesting your strong support of Long Marine Laboratory's Coastal Plan Long-Range Development Plan.

Sincerely,

A handwritten signature in black ink that reads "Jack Harkness". The signature is written in a cursive style with a large initial "J".

Jack Harkness

COO

Pacific Plastics and Engineering

Soquel, CA

Thida

November 21, 2007

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Peter Douglas-Executive Director
Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

NOV 27 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Commissioners,

I am writing in regards to the Coastal Long-Range Development Plan for the University of California Santa Cruz' Long Marine Laboratory. I strongly urge your affirmative vote on this matter.

Long Marine Laboratory has been a most valuable marine research and educational facility in the community for nearly 40 years. I write as a member of the Friends of Long Marine Laboratory Board of Directors but also as a 30+ year resident of Santa Cruz, who appreciates what Long Marine Laboratory and the Institute of Marine Sciences have brought to the marine research and educational community. This is a critical time to encourage and support their efforts to expand educational and research opportunities to understand and help solve the problems the coastline and the coastal ocean faces. Coastal policy and management decisions need to be based on sound science and Long Marine Lab and its scientists are carrying out the kinds of research on shore ecology, marine protected areas, and marine mammals that we need. Their facilities are at capacity the opportunities for new research staff and programs is being compromised. Their plan allows for these needed facilities and infrastructure improvements.

In addition to the University's fine marine science and education programs, the marine lab site has become a center for collaborative state and federal ocean research with the construction of the National Marine Fisheries Service Laboratory and the California Department of Fish and Game's Marine Wildlife Center. Along with Long Marine Lab they have become part of an impressive group of marine institutions, laboratories and agency programs that have made Monterey Bay a national and international leader in marine research and education.

I understand that this has been a long and thorough process and the University has worked closely with the Coastal Commission staff to address access, habitat, wetlands and restoration issues. The coastal land available for marine research and education is limited and I believe that the plan allows Long Marine Lab to expand its critical research and education mission while it maintains the open space and natural beauty of the coastal site.

Againk, I hope we can count on your strong support of Long Marine Laboratory's Coastal Plan Long-Range Development Plan. Thank you in advance.

Sincerely,

Susan Karan

Thida

CA Coastal Commission
Central Coast District Office
725 Front Street Suite 300
Santa Cruz, CA 95060

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NOV 26 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Sharon Galligan
Carmel Babich
328 John Street
Santa Cruz, CA 95060
(831) 427-2555

November 24, 2007

Dear Coastal Commission Members,

We are writing to you to express our emphatic opposition to the proposed further development of Terrace Point by UCSC. This piece of land is the last coastal bluff area that is still in a (semi) natural state. We use the word 'semi' because of the existing buildings presently occupied by UCSC, NOAA, and DFG. Somehow, wildlife continues to co-exist with this encroachment of habitat but further development is sure to push many, if not ALL species (especially birds) out of the area.

Just this morning, while walking through this area, we witnessed a White-tailed Kite chasing a Red Tailed Hawk which then chased a Northern Harrier! We ask you - where else can one witness such a fantastic event? We are not even professional birders but in our walks through this area we have seen the following bird species and other wildlife:

Peregrine Falcons
Red Tail Hawks (pairs)
White Tailed Kites (pairs)
Northern Harriers (pairs)
Ducks (wild)
Snowy Egret (we once counted 17 Egrets hunting and feeding at one time in the area between NOAA and Seymore!!)
Great Blue Herons
Meadow Larks
Phalarope
Oregon Juncos
Swallows
Red Wing Blackbirds
Canada Geese (wild)
Kestrel
Blue Jays
Finches
Sparrows
And an occasional owl

...there are many, many more, but as stated we are not professional birders so we cannot name them all. In addition to birds we frequently see Garter Snakes, Alligator lizards, Bobcats and we

know of at least one confirmed sighting of a mountain lion. We have also seen deer and coyote as well.

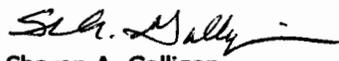
To lose this valuable habitat to further development would be a travesty! How can we simply stand by while UCSC covers up the last coastal bluff and the seasonal wetland that is within this area? Where and when is their development going to stop? How is it that development in the name of 'higher education' is acceptable to the detriment (and, indeed, the certain demise) of so many species of wildlife?? Whether the wildlife is endangered, threatened or abundant - THIS IS THEIR HOME! PLEASE, PROTECT IT!!

There is unused land (acres and acres!!) that is either currently for sale or for lease available at the corner of Natural Bridges Drive and Delaware Ave. - between the former Lipton's building (now Santa Cruz Naturals ?) and Natural Bridges Dr. In addition there are huge empty fields behind/between the Lipton building and former Wrigley's building. There is also a huge lot for sale at the corner of Swanton and Delaware Ave. Our point is there is LOTS of space available for development nearby that is not pristine, natural, coastal bluff!

Finally, as long time residents of the Westside - our house is only a half block from Delaware Avenue and one block from Swift Street - we are extremely concerned about the impact of so many vehicles traveling to and from the Terrace Point area after it is further developed. The associated increased vehicle noise, added pollution from exhaust, and inevitable traffic back up that is sure to happen is preventable NOW. We implore you; do not wait for this development to take place before realizing you should have done your jobs to stop it.

Please protect what is left of our valuable coast and irreplaceable wildlife habitat and preserve our current standard of living in nearby neighborhoods!! Once developed, there is no going back.

Sincerely,


Sharon A. Galligan

Carmel V. Babich


Th13a
Th14a



County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

JESSIE LYNBERG, AGENCY ADMINISTRATOR

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December 6, 2007

DEC 07 2007

December 13, 2007 Hearing
Agenda Item Number: 13a, 14a
Application Number: 3-07-019
Position: In Favor

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Patrick Kruer, Chairman
California Coastal Commission

(LETTER SENT TO EACH
COMMISSIONER & STAFF)

East Cliff Drive Bluff Stabilization and Parkway Project

Dear Chairman Kruer,

For over 10 years, the Santa Cruz County Redevelopment Agency in conjunction with the Department of Public Works has been planning for public access improvements to a ½ mile stretch of East Cliff Drive in the Pleasure Point area of Live Oak, an unincorporated area of Santa Cruz County. As Commissioners may recall when touring this area last spring, the project includes one of the few portions of public roadway immediately adjacent to the Monterey Bay between the City of Santa Cruz and the City of Capitola. The County has worked closely with the local community, consultants and other agencies to undertake a number of steps to secure and improve this important public resource. For example, the Agency has purchased property at both ends of the project area for coastal access improvements. These acquisitions include permanent coastal parking and access to the very popular Hook surf break at the end of 41st Avenue with new restrooms and showers, and at the west end, a coastal viewing area from the bluff top now known as Pleasure Point Park. In the mid-1990's the two-lane road was converted to one-way, thereby dedicating more right-of-way to pedestrian and bicycle uses. The existing pedestrian and bicycle improvements are currently temporary in nature because significant stretches of the public right-of-way are threatened by bluff top erosion. Community consensus is that long-term solutions are needed to protect the public facilities, thus allowing for public investment in permanent recreational improvements.

Because this area is so highly valued as a recreational and community resource, every effort has been made over the years to analyze alternatives and to develop a comprehensive solution that minimize impacts to the natural resources and scenic quality while also providing for long term stabilization and protection of the road, pedestrian and bicycle access and utilities. A full range of alternatives have been evaluated from re-vegetation to closing the road, but none other than full stabilization have been identified which could guarantee maximum public access over the long term and justify the expenditure of public funds. The project proposes to use a new slope stabilization method called a "soil nail wall" as this approach would best minimize impacts, protect the road and conform as much as possible to the existing natural character of the area.

Previously, the Agency had sought partnership with the US Army Corps of Engineers for a bluff stabilization project. In 2003 their submittal for a Federal Consistency Determination for a soil nail wall project was brought to your Commission. At that time the Commission determined that more information was needed to evaluate the project. Since then, the County determined that it would be best to fund and pursue bluff stabilization as a locally sponsored project, and efforts to coordinate with the Army Corps have been discontinued.

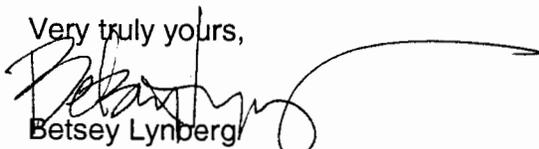
Additional information has been prepared in the form of a revised EIR which provides additional information and analyses regarding threat evaluation for the roadway structure, surf conditions, sand loss, and an assessment of a full range of alternatives. In addition the County contracted with the United States Geologic Survey to gather baseline information regarding wave formation, offshore bathymetry and bluff configurations that has resulted in new mapping which has been submitted to the Coastal Commission staff. The Revised Final EIR has now been certified by the Santa Cruz County Board of Supervisors and all local permit approvals have been obtained.

Continued bluff erosion in 2004 resulted in emergency repairs which were performed to about 300 linear feet of existing crib walls that were in imminent danger of collapse onto the beach. Those repairs were constructed using the soil nail techniques and were in place at the time of your tour. This work has demonstrated the unique nature of this construction technique. The walls were in fact covered in place and all equipment was staged from the top of the bluff and construction impacts were minimized. The sculpted and stained walls mimic the natural terrace deposits and the project was able to demonstrate that they could be made compatible with the existing character of the area. An area of high relief (a.k.a. a "goat trail") was incorporated providing vertical access from the beach to the bluff top for surfers at high tides.

The proposed project includes a new stairway, replaces two old stairways, incorporates more "goat trails", removes an old closed restroom structure from the face of the bluff and removes concrete rubble and rip-rap from the shoreline. In addition the project includes extensive parkway, native landscaping and public recreation improvements. The existing travel lane is narrowed further to provide for an eight-foot bike path as well as a pedestrian path plus benches, picnic tables and railings. Storm drainage will be combined into new consolidated outfalls and fitted with filtration devices.

We have worked closely with Coastal Commission staff on this application, meeting to discuss alternatives and provide additional information needed to fully evaluate the project. We are in agreement with the project conditions set forth in the staff report and we look forward to the opportunity to explain this project to the Commission at the hearing on December 13th. We strongly believe that this project will be an improvement to public access to this heavily used portion of our coast and that the local community and the larger region of the central coast will benefit from the proposed improvements.

Very truly yours,



Betsey Lynberg
Redevelopment Agency Administrator

Attachment – Project Summary

cc: Dan Carl, Central Coast Office of the Coastal Commission

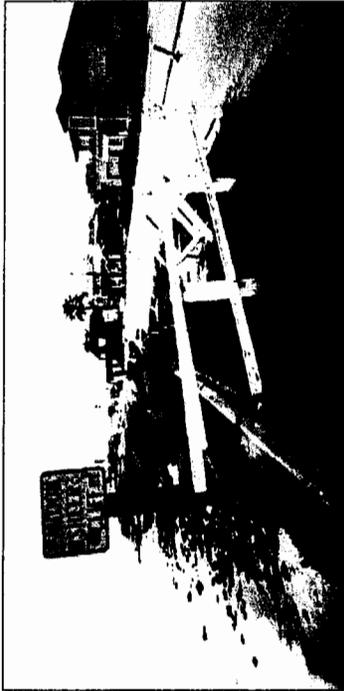
Project Proposal

Existing Conditions



Bluff Top Conditions

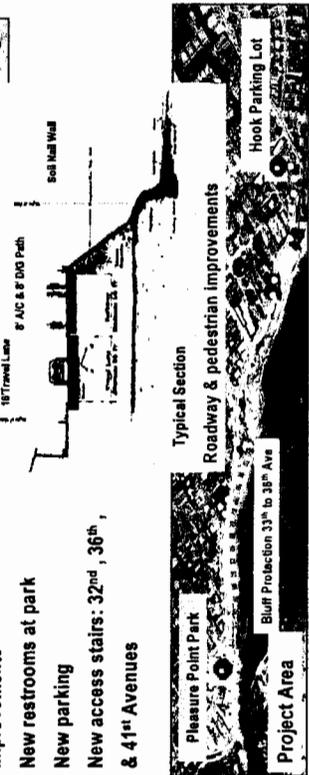
- Erosion damage - 65% of the edge of the road is threatened between 32nd & 36th Avenues
- Temporary Barricades keep pedestrians away from bluff top



"Temporary" safety barricades are 10 years old

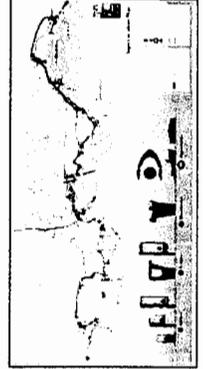
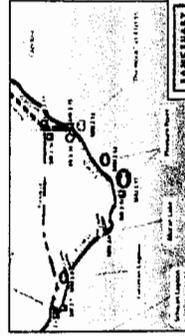
Proposed Project

- New 16 ft travel lane
- New curb "rolled" or battered
- 8 ft asphalt pedestrian / bike path
- 8 ft decomposed granite path
- Landscape & drainage improvements
- New restrooms at park
- New parking
- New access stairs: 32nd, 36th, & 41st Avenues



Benefits

- Improves access
- New features: parking, restrooms, & landscape
- Implements Monterey Bay Sanctuary Trail
- Provides long term bluff stability and protects infrastructure
- Maintains character with least disruption



Th13a
Th14a



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

RECEIVED

December 4, 2007

DEC 06 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 2007 Hearing
Agenda Item Number: 13a, 14a
Application Number 3-07-019
Santa Cruz County Department of Public Works
Position: In Favor

PATRICK KRUER, CHAIRMAN
CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 Front Street, Suite 300
Santa Cruz, CA 95060

SUBJECT: EAST CLIFF DRIVE CLIFF STABILIZATION PROJECT

Dear Chairman Krueer and Coastal Commissioners:

The Santa Cruz County Department of Public Works is strongly in support of the proposed cliff stabilization project along East Cliff Drive in the Pleasure Point area from 32nd Avenue to 36th Avenue. The Department of Public Works is responsible for the maintenance of the existing public infrastructure (roads, bike paths, storm drains and sanitary sewers) in the unincorporated areas of Santa Cruz County.

The unprotected cliff is retreating at an average rate of between 0.5 to 1.0 foot per year. The public facilities that are located on East Cliff Drive include vehicle, bicycle, and pedestrian infrastructure, two sanitary sewer mains, storm drain lines, gas lines, a water main and power poles. At the current rate of erosion, vehicle access would be lost and the major underground facilities would have to be relocated at the public's expense within 10 to 15 years. In roughly fifty years there would no longer be public access to the area, and the frontage would become private. At that time it is quite likely that the adjoining property owners would then be allowed to install their own erosion protection facilities. In addition, the County will lose the use of a major arterial roadway that is carrying approximately 4,000 vehicles a day.

The Department of Public Works believes that it is in the public's interest to maintain the access along East Cliff Drive and to protect the existing infrastructure. This road provides access to the Monterey Bay National Marine Sanctuary for both residents and visitors. If this portion of East Cliff Drive is not protected from coastal erosion, public access will eventually be lost along this area of the coast. We recommend that the California Coastal Commission approve the East Cliff Drive Stabilization project with reasonable conditions so that existing public access can be maintained and enhanced.

Yours truly,



THOMAS L. BOLICH
Director of Public Works

JSL:mh

Copy to: Dan Carl, California Coastal Commission
Santa Cruz County Sanitation District Board of Directors
Redevelopment Agency

ecliffstabilizemh.wpd

Th13a
Th14a



County of Santa Cruz

RECEIVED

DEC 07 2007

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST AREA
(831) 454-2200 FAX: (831) 454-3262 TDD: (831) 454-2123

JANET K. BEAUTZ
FIRST DISTRICT

ELLEN PIRIE
SECOND DISTRICT

NEAL COONERTY
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

MARK W. STONE
FIFTH DISTRICT

Thursday, December 13, 2007, Items 13a & 14a: Appeal No. A-3-SCO-07-015 & CDP Application No. 3-07-019: Pleasure Point/East Cliff Drive Parkway & Seawall - Santa Cruz County Supervisor Neal Coonerty - **IN SUPPORT**

December 7, 2007

California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RE: APPEAL A-3-SCO-07-015 & CDP APPLICATION 3-07-019:
PLEASURE POINT/EAST CLIFF DRIVE PARKWAY & SEAWALL,
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

Dear Commissioners:

I am writing to express my strong support for the Santa Cruz County Redevelopment Agency's application for the East Cliff Drive Parkway and Seawall in the Live Oak area of Santa Cruz County.

The proposed project will provide significant enhancements for residents and visitors in this urban unincorporated area between the cities of Santa Cruz and Capitola. In particular, the parkway aspect of the project will permanently enhance coastal access and scenic recreational opportunities for pedestrians, bicyclists, people with disabilities, and motorists who live in or visit this established urban coastal neighborhood.

This segment of coastline serves a broad range of people and uses. Already highly used as an unimproved promenade, this stretch of coastline, with its scenic Monterey Bay vistas, provides residents and visitors with opportunities to increase their appreciation of the local coastal environment and Pacific Ocean resources. Improvements proposed by this project will not only significantly enhance these experiences, but, more importantly, they will increase opportunities for more people to

December 7, 2007
Page 2

enjoy this area in more ways. As an already designated part of the Monterey Bay Sanctuary Scenic Trail system, enhancing this section of the central coast will support local, state and national efforts to encourage appreciation of coastal resources through improved public access and amenities.

I hope that you will support the staff recommendation to approve this project. Thank you very much for your consideration of my comments.

Sincerely,



NEAL COONERTY, Supervisor
Third District

NC:ted

cc: Supervisor Jan Beautz
Redevelopment Agency

1335H3

Th13a
Th14a



County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

RECEIVED

December 6, 2007

DEC 07 2007

December 13, 2007 Hearing
Agenda Item Number: 13a, 14a
Application Number 3-07-019
Position: In Favor

Dan Carl
Coastal Planner California Coastal commission
Central Coast Office
725 front Street
Santa Cruz, Ca. 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA
Coastal commission

East Cliff Drive Bluff Stabilization and Parkway Project

Dear Dan,

Enclosed for your files are copies of e-mails and letters of correspondence from 29 members of the local Santa Cruz community who responded in support for our project when it was up for public hearings before the Planning Commission and the County Board of Supervisors in January and March of this year. In addition, of note, of the 47 individual public written comments submitted in response to the project EIR in the Summer of 2006 there were 36 who specifically wrote to expressed support for the project.

We believe that these should be included as part of the project record and are representative of community support for our project. Throughout the past five years we have held numerous public and neighborhood meetings, and I believe we have reached a consensus that our proposal will meet the needs of the community as well as the interests of all of those who use this portion of the Santa Cruz coast.

We'd like to thank local coastal staff for all their hard work over the past few years in working with us on this important local coastal access project.

Very truly yours,

Paul Rodrigues
Capital Projects Program Manager
Santa Cruz County Redevelopment Agency

Attachments: As noted.

Th13a
Th14a

18 March 2007

County of Santa Cruz
Board of Supervisors
701 Ocean St., Room 400
Santa Cruz, CA 95060

Re: E. Cliff Dr. Bluff Protection and Parkway Project Hearing Tuesday March 20, 2007

Chairperson Beautz, & Supervisors Stone, Pirie, Connerty, and Campos,

I have reviewed the plans and the latest EIR for the above referenced project. I agree with its overall conclusion that Alternative 1 (Full Bluff Armoring) is the most appropriate solution, with a net positive environmental impact. I urge all concerned to move this project forward.

I understand the importance of preserving the public right-of-way and access to the beach, as well as safeguarding the existing infrastructure of water, sewer and utility systems. This project has multiple public benefits, including

- ◇ Improvement of beach lateral access via removal concrete rubble which currently covers a wide sandy beach
 - ◇ Preservation and improvement of access to the beach
 - ◇ Preservation and improvement the pedestrian and handicap pathway
 - ◇ Preservation and improvement the bicycle, skate, skate board, and scooter path
 - ◇ Preservation the motoring vista
 - ◇ Protection of the sewer and water mains from failure and potential discharge into the bay
 - ◇ Low visual impact, with a look as natural as the recently completed emergency repairs
- For both Santa Cruz County residents and our visiting public, fulfillment of the Coastal Act's primary mandate to preserve public access to the coast
- ◇ No impact on the surf, and in fact, increases the safe exit from the water.

However, there are two features of the Parkway Project plans, the environmental impact of which are not correctly addressed in the EIR. These are:

- The addition of 11 additional parking spaces and the relocation of the existing 5 parking spots on the south side of E Cliff Dr, and
- The construction of the large, new restroom facility at Pleasure Point Park.

Both of these features were not correctly addressed in the EIR. Here are the particulars.

Section 5.2, Visual Resources, does not address the significant visual impact of these new parking spots on the views of the ocean from the road and of the general streetscape. The visual impact of existing 5 parking spots is low as they are tucked up against the trees near the O'Neill home. **The new parking spots at Pleasure Point Park and the addition of the large restroom building will severely and permanently, negatively impact the Visual Resource.** The **eleven new spots between 36th and 37th on the ocean side** will, as they will always be occupied with vehicles, including large RVs, **severely and permanently, negatively impact the ocean views for all vistas from 35th to Larch Lane.** In summary, the EIR Section 5.2 is flawed in this aspect. In the latest staff report, the spots at the Pleasure Point Park have been se spots have been moved to the north side of the street. These new spots still impact the "gateway" to the viewshed. The current status quo re parking is acceptable. There has not been any parking at the Park for over a decade and a half. Please leave it that way.

.....

7B

March 18, 2007

Page 2

Section 9.2, Transportation, does not address the impact of the parking spot addition / relocation, on pedestrian, bicycle, and vehicular safety. The addition of these spaces will result in significantly increased traffic near the pedestrian and bike path areas, as net 11 new spots will result in many more backups to leave and pull ins to enter. This will significantly increase risk to all users of the street. Finally, the increased number of spots will result in increased cruising in circles waiting for a spot to open up, as we see in Capitola Village for example. The EIR does not address this issue in an adequate manner. **The permanent impacts of any additional parking on the ocean side of East Cliff on Transportation are negative.**

In summary, the EIR is well done and thorough, however, the above oversights and potential errors with respect to "improvements" on the south, ocean side of E. Cliff, the parking and the new structure, are problematic. I see no possible mitigation of these severe and permanent impacts, except the removal of these proposed changes from the plans.

Finally, I urge you to certify the EIR and approve the project, **with the following additional conditions:**

1. Eliminate the following parking in the plan [This is all new parking beyond the existing status quo.]
 - a. The three spots on E. Cliff at 32nd Ave / Pleasure Point. ALTERNATIVE:
 - i. Add 2 accessible spots in this area: One on Pleasure Point drive adjacent to the park on the East side of Pleasure Point drive at the corner of E. Cliff; the other on the South side of E. Cliff, west of Pleasure Point drive.
 - ii. Increase the area of the park by adding a larger hard surface on the north side, into the existing roadway. This area will be very useful for community events such as beach cleanup base, surf contests, etc.
 - b. All the newly proposed spots East of the O'Neill residence on the South side of East Cliff, ALTERNATIVE:
 - i. Keep the existing 2 spots west of the O'Neill residence on the South side of East Cliff and the existing 4 spots east of the O'Neill residence on the South side of East Cliff.
 - ii. Make the east most spot in the area east of O'Neill's be accessible.
2. Make all of the remaining parking spots on the south side of E Cliff have time limits as follows:
 - a. Two hour maximum parking with signage directing those who need longer parking times to the Hook lot
 - b. No parking between 10 p.m. and 5 a.m. This, along with the 2 hour limit will eliminate the long-term "car camping" that frequently occurs.
3. Add specific language in the plan that addresses motivation for this "no new parking" approach from a coastal viewshed protection point of view, as this need be a key element of the presentation to the Coastal Commission.

Thank you.

Sincerely,

William G. Swinton

TH13a
TH14a

Paul Rodrigues

From: MilliganSJ@aol.com
Sent: Sunday, January 14, 2007 3:53 PM
To: Claudia Slater; Paul Rodrigues
Subject: East Cliff Drive Improvements

To: EIR Planner Claudia Slater
Project Manager Paul Rodrigues

As homeowners at 2-2670 East Cliff Drive since 1978, we are urging County approval of the proposed East Cliff Drive Bluff Protection and Parkway Project. The improvements embodied in the project are both prudent and necessary and will address the needs of not only homeowners, but visitors and the public at large.

Sincerely,

Pat and Joyce Milligan

Th13a
Th14a

Paul Rodrigues

From: Jay and Annette Pennock [pennocks@pacbell.net]
Sent: Sunday, January 14, 2007 4:44 PM
To: Paul Rodrigues
Subject: Support for the East Cliff Drive Bluff Protection & ParkwayProject

Hello Planning Commission!

Just a short note - again - to show our support for the East Cliff Drive Bluff Protection & Parkway Project. We look forward to the completion of all these proposed projects and have written several letters to this effect over the past years.

Thanks for your time.

Jay and Annette Pennock
3000 Pleasure Point Drive
Santa Cruz, CA 95062

TH 13a
TH 14a

Paul Rodrigues

From: Laurie [lbd724@surewest.net]
Sent: Monday, January 15, 2007 7:50 PM
To: Claudia Slater; Paul Rodrigues
Subject: Support for East Cliff Drive Bluff Protection & Parkway Project

Claudia Slater
EIR Planner:

I support the above-referenced project for the following reasons:

1. The project will preserve and improve pedestrian pathway
2. The project will keep the sewer and water mains from discharge into Monterey Bay.
3. Enhance the visual and recreational experience for Santa Cruz County residents, as well as visitors to our coastline.
4. The project will preserve public access to the Coast, as mandated by the Coastal Act.

Sincerely,

William H. Davis
1187 East Cliff Drive,
Santa Cruz, California 95062

TH13a
TH14a

Paul Rodrigues

From: George Powers [George@packeteer.com]
Sent: Tuesday, January 16, 2007 7:13 AM
To: Claudia Slater
Cc: Paul Rodrigues
Subject: East Cliff Drive Bluff Protection & Parkway Project

Hi,

I am writing in support of the East Cliff Drive Bluff Protection & Parkway Project. I believe that armoring of this shoreline will occur eventually and that is it far better to plan for it in a way that protects its service and recreational uses than to let it become a worse crisis than it is now, and settle for more hasty emergency measures.

Regards,

George Powers

TH13a
TH14a

Paul Rodrigues

From: Claudia Slater
Sent: Thursday, January 18, 2007 4:59 PM
To: Paul Rodrigues; Melissa Allen
Subject: FW: East Cliff plan

-----Original Message-----

From: Lynn Comeskey [mailto:lcomeskey@earthlink.net]
Sent: Monday, January 15, 2007 4:13 PM
To: Claudia Slater
Subject: East Cliff plan

We wish to state our support for the East Cliff Drive Bluff Protection and Parkway Project. In addition to protecting the cliff from further erosion, it will beautify the area and make the pathways safer for pedestrians. We are property owners on East Cliff Dr.

Mary Lois and Lynn Comeskey
lcomeskey@earthlink.net

TH13a
TH14a

Paul Rodrigues

From: Mary Blanchard [mhblanchard@sbcglobal.net]
Sent: Sunday, January 21, 2007 4:28 PM
To: Claudia Slater; Paul Rodrigues
Subject: E. Cliff Drive

To: Eir Planner Claudia Slater
cc: Redevelopment Project Manager Paul Rodrigues

We would like for you to know that we support the East Cliff Drive Bluff Protection & Parkway Project. We live near Moran Lagoon on East Cliff Drive and see the constant danger to the cliff every time we drive or walk down East Cliff towards 41st. We just don't see why anyone would reject this idea as the positives SO much out way the objections.

Sincerely, Harry & Mary Blanchard

TH13a
TH14a

Paul Rodrigues

From: Kay Schroer [kschroer@sbcglobal.net]
Sent: Tuesday, January 23, 2007 2:52 AM
To: Claudia Slater; Paul Rodrigues
Subject: Bluff protection

Dear Planners,

I am writing to express my support for the updated East Cliff Drive Bluff Protection & Parkway Project.

It seems to be a fair and balanced approach that will secure the coast, protect vital infrastructure, provide public access and help protect the property rights of current homeowners. While it is never possible to please all the stakeholders, this would appear to be well thought out, balanced solution.

Sincerely,
Kay Schroer

TH13a
TH14a

Paul Rodrigues

From: Melissa Allen
Sent: Wednesday, January 24, 2007 1:28 AM
To: Lani Freeman
Cc: Paul Rodrigues; Rahn Garcia; Claudia Slater
Subject: FW: 00-0797 East Cliff Drive Project

Late addition letter for Planning Commission 1/24/07.

Thank you,
Melissa K. Allen

-----Original Message-----

From: sheehan [mailto:sheehan@cruzio.com]
Sent: Tuesday, January 23, 2007 10:08 PM
To: Melissa Allen
Cc: Claudia Slater
Subject: 00-0797 East Cliff Drive Project

Please pass this message along to the Planning Commission as we are unable to attend the meeting tomorrow morning.

Dear Commissioners,

We have been homeowners and residents of Pleasure Point Drive for over ten years. We strongly urge you to approve the staff recommendation to go forward with the proposed improvements to the East Cliff Drive bluffs, roadway, walkway, and park as the best alternative to meet the needs for access, recreation, health, safety, and the environment of our neighborhood.

-This is a highly urbanized area with narrow streets, limited parking, and just a few routes in/out of the neighborhood. Besides residents, hundreds of visitors use the area each day. The current configuration of East Cliff Drive presents constant conflicts between cars, pedestrians, pets and bicyclists.

-East Cliff Drive is critical to the health and safety of the Pleasure Point neighborhood. Besides the sewer line, East Cliff Drive is needed for trash removal, fire/ambulance/public safety access, and is a primary evacuation route in case of emergency.

-A "real" public restroom is needed at Pleasure Point Park to help eliminate the use of beach access walkways and neighbors yards as ad hoc alternatives.

-The sea wall would be a vast improvement over the existing patchwork of public and private coastal protection structures. The rubble is dangerous, ugly, and not very effective. Since most of the coastline is already armored in one way or the other, this is largely an upgrade and repair project with de minimus additions.

Thank you for your consideration.

Jim and Sandy Sheehan
3020 Pleasure Point Drive
Santa Cruz, CA 95062

Th13a
Th14a

Paul Rodrigues

From: Keith Adams - Coastal Property Owners Assoc. [president@coastalpropertyowners.org]
Sent: Tuesday, January 23, 2007 9:55 AM
To: Claudia Slater
Cc: Paul Rodrigues
Subject: Revised Final EIS/EIR for the East Cliff Drive Protection & Parkway Project

The Coastal Property Owners Association of Santa Cruz County represents the interests of the 2,000 Santa Cruz County coastal property owners whose addresses are impacted by the erosive forces of the ocean.

We have supported a solution to save and preserve East Cliff Drive since our initial formation as the East Cliff Drive Property Owners Association of Santa Cruz County in 1967.

We fully support the East Cliff Drive Protection & Parkway Project which we believe will substantially benefit both Santa Cruz County residents and the visiting public. Most importantly this project will preserve and promote public access to the coast.

Sincerely,

Keith Adams
President

TH 13a
TH 14a**Melissa Allen**

From: Claudia Slater
Sent: Thursday, January 18, 2007 5:01 PM
To: Melissa Allen
Subject: FW: East Cliff Bluff Project

-----Original Message-----

From: Sue Mendell [mailto:suemendell@sbcglobal.net]
Sent: Saturday, January 13, 2007 4:44 PM
To: Claudia Slater; Paul Rodrigues
Subject: East Cliff Bluff Project

We would like to tell you we are in complete support of the East Cliff Drive Bluff Protection and Parkway Project. Please make it happen. Greg and Sue Mendell, 1306 East Cliff Dr.

TH13a
TH14a

Paul Rodrigues

From: Walter Loewenstern [walterlo1@mac.com]
Sent: Sunday, January 14, 2007 12:04 PM
To: Paul Rodrigues
Subject: Support for the East Cliff Bluff Project

I strongly support the East Cliff Bluff project. Although not directly affected by the project, I think it is important to improve access to the beach at that location. Also the project has many advantages for pedestrians and bicyclists.

Sincerely,

Walter Loewenstern
1156 East Cliff Drive
Tel 408-920-2100

TH13a
TH14a

Paul Rodrigues

From: Claudia Slater
Sent: Thursday, January 18, 2007 5:00 PM
To: Paul Rodrigues; Melissa Allen
Subject: FW: EastCliff Parkway Project

-----Original Message-----

From: abanco@aol.com [mailto:abanco@aol.com]
Sent: Monday, January 15, 2007 10:22 AM
To: Claudia Slater
Subject: EastCliff Parkway Project

I am in complete accord with the East Cliff Parkway Project. It is a positive step in adding to the desirability of our area.

Arthur Banchero
264 4th Ave
Santa Cruz

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

Th13a
Th14a

Paul Rodrigues

From: Riehle, Paul [paul.riehle@sdma.com]
Sent: Friday, January 19, 2007 1:12 PM
To: Claudia Slater; Paul Rodrigues
Subject: Support for East Cliff Drive Bluff Protection & Parkway Project

Dear Ms. Slater and Mr. Rodrigues,

The email is in support of the East Cliff Drive Bluff Protection & Parkway Project. I believe that the project will result in improved beach access, better aesthetics, improved use of the bike and walk areas, a more safe beach and roadway, and protection from an environmental catastrophe that would result if the sewer main were breached.

Thank you for your considered attention.

Paul J. Riehle
4260 Opal Cliff Drive
Santa Cruz, CA 95062

The information in this email is intended for the named recipients only. It may contain privileged and confidential matter. If you have received this email in error, please notify the sender immediately by replying to this email. Do not disclose the contents to anyone. Thank you.

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Paul Rodrigues

TH13a
TH14a

From: Keith Adams [keitheadams@hotmail.com]
Sent: Tuesday, January 23, 2007 9:51 AM
To: Claudia Slater; Paul Rodrigues
Subject: Revised Final EIS/EIR for the East Cliff Drive Protection & Parkway Project

We support the East Cliff Drive Protection & Parkway Project and would like to submit the following concerns:

- 1) It appears that additional public parking on the coast side of East Cliff Drive will increase from the current 100' frontage to 400' of frontage. This additional ocean frontage parking is a fourfold increase that will impact the public's ocean view. The Pleasure Point Park and other public areas along East Cliff Drive should be preserved and not made smaller by adding parking spaces. These areas are beach front public assets that should not be impacted by unnecessary development. There is plenty of parking available on the Avenues that intersect East Cliff Drive.
- 2) The pedestrian pathway would be more accommodating to young children, the elderly, and handicapped persons if it were made of asphalt as opposed to porous materials.
- 3) A porous material pathway will not control run off very well and will facilitate erosion on all bluff edge's which are not armored.

Sincerely,

Keith & Kim Adams
500 41st Avenue
Santa Cruz, CA

Type your favorite song. Get a customized station. Try MSN Radio powered by Pandora. <http://radio.msn.com/?icid=T002MSN03A07001>

TH13a
TH14a

Melissa Allen

From: Claudia Slater
Sent: Thursday, January 18, 2007 5:00 PM
To: Melissa Allen
Subject: FW: Proposed East Cliff Drive Bluff Protection

-----Original Message-----

From: Jason L. Hooz [mailto:jhooz@ft.newyorklife.com]
Sent: Monday, January 15, 2007 9:48 AM
To: Claudia Slater; Paul Rodrigues
Subject: Proposed East Cliff Drive Bluff Protection

Hi Claudia,

My wife and I support this project. We need to protect our bluff tops to maintain foot, pedestrian and auto traffic. Please pass this to preserve our wonderful vista for generations to come.

Thanks for all your hard work.

Jason L Hooz, CLU,ChFC
CA Insurance License 0577932
Financial Services Professional
New York Life Insurance Company Agent
2051 Grant Road, Suite 260
Los Altos, CA 94024
Bus.650-988-8779 or 888-988-8779
Fax 650-988-0111
www.jasonhooz.com

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Please copy email_optout@newyorklife.com
New York Life Insurance Co, 51 Madison Ave, New York, NY 10010

Th13a
Th14a

Paul Rodrigues

From: Claudia Slater
Sent: Tuesday, March 13, 2007 9:24 AM
To: Melissa Allen; Paul Rodrigues
Subject: FW: EIR Project

-----Original Message-----

From: Warwick (Nick) Nicholas [mailto:nick@nicholasandhicks.com]
Sent: Tuesday, March 13, 2007 9:23 AM
To: Claudia Slater
Subject: EIR Project

Dear Claudia,
I support the EIR project.
Regards,
Warwick (Nick) Nicholas
Beach Drive Homeowner

Th13a
Th14a

Paul Rodrigues

From: Claudia Slater
Sent: Tuesday, March 13, 2007 9:17 AM
To: Melissa Allen; Paul Rodrigues
Subject: FW: East Cliff Project

-----Original Message-----

From: Bill Chiechi [mailto:funatics@sbcglobal.net]
Sent: Tuesday, March 13, 2007 8:32 AM
To: Claudia Slater
Subject: East Cliff Project

We support the bluff protection and all of the amenities that will be provided with it. Please complete this project before we lose any more of the cliff.

Thank you for your efforts.

The Mattos family
The Chiechi family

Bill Chiechi
funatics@sbcglobal.net

Paul Rodrigues

Th13a
Th14a

From: Claudia Slater
Sent: Tuesday, March 13, 2007 8:11 AM
To: Melissa Allen; Paul Rodrigues
Subject: FW:

-----Original Message-----

From: Rod Harris, Katherine Royer [mailto:royerharris@sbcglobal.net]
Sent: Monday, March 12, 2007 10:22 PM
To: Claudia Slater
Subject:

Dear EIR Planner Claudia Slater

I support the East Cliff Drive Bluff Protection & Parkway Project. It will:
Improve lateral access by removing concrete rubble which currently covers a wide sandy beach
Preserve and improve access to the beach
Preserve and improve the pedestrian and handicap pathway
Preserve and improve the bicycle, skate, skate board, and scooter path
Preserve the motoring vista
Secure the sewer and water mains from dumping into the bay
Look as natural as the recently completed emergency repairs
Benefit both Santa Cruz County residents and our visiting public
Meets the Coastal Act's primary mandate to preserve public access to the coast
Will not impact surfing

Sincerely,
Rod Harris

Th130
Th14a

Paul Rodrigues

From: Claudia Slater
Sent: Monday, March 12, 2007 12:45 PM
To: Melissa Allen; Paul Rodrigues
Subject: FW: I support the East Cliff Drive Bluff Protection & Parkway Project

-----Original Message-----

From: JBERNALD@aol.com [mailto:JBERNALD@aol.com]
Sent: Monday, March 12, 2007 12:02 PM
To: Claudia Slater
Subject: I support the East Cliff Drive Bluff Protection & Parkway Project

March 12, 2007

I support this project as it will:

- Improve lateral access by removing concrete rubble which currently covers a wide sandy beach
- Preserve and improve access to the beach
- Preserve and improve the pedestrian and handicap pathway
- Preserve and improve the bicycle, skate, skate board, and scooter path
- Preserve the motoring vista
- Secure the sewer and water mains from dumping into the bay
- Look as natural as the recently completed emergency repairs
- Benefit both Santa Cruz County residents and our visiting public
- Meets the Coastal Act's primary mandate to preserve public access to the coast
- Will not impact surfing

Gene Bernald
Capitola, CA

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Paul Rodrigues

Th13a
Th14a

From: Claudia Slater
Sent: Monday, March 12, 2007 12:46 PM
To: Melissa Allen; Paul Rodrigues
Subject: FW: Support for East Cliff Drive Bluff Protection & Parkway Project

-----Original Message-----

From: Bill & Linda Desler [mailto:billdesl@pacbell.net]
Sent: Monday, March 12, 2007 12:22 PM
To: Claudia Slater
Subject: Support for East Cliff Drive Bluff Protection & Parkway Project

I am a Santa Cruz property owner and support the East Cliff Drive Bluff Protection & Parkway Project

Bill & Linda Desler
desler@pacbell.net
San Jose, Ca
home 408-268-3025

TH13a
TH14a

Paul Rodrigues

From: Claudia Slater
Sent: Monday, March 12, 2007 4:31 PM
To: Melissa Allen; Paul Rodrigues
Subject: FW: Support for East Cliff Dr Bluff Protection & Parkway Project

-----Original Message-----

From: Joyce Wrenn [mailto:jmwrenn@yahoo.com]
Sent: Monday, March 12, 2007 4:04 PM
To: Claudia Slater
Subject: Support for East Cliff Dr Bluff Protection & Parkway Project

Dear Claudia,

We support this project and hope that it will finally be approved. We are particularly impressed that it will preserve and improve access to the beach while preserving and improving the pedestrian and handicap pathway as well as the bicycle, skate, skate board, and scooter path.

I live on East Cliff Drive but not in the area covered by this project. I take my life in my hands every time I leave my property to take my dog for a walk as bicycles, pedestrians, cars, skate boarders all share the same road space. So, let's get this project launched and we can then deal with other areas of E. Cliff Dr. for better safety.

Sincerely,

Joyce Wrenn and Gus Gregory

Th13a
Th14a

Paul Rodrigues

From: Claudia Slater
Sent: Tuesday, March 13, 2007 2:57 PM
To: Melissa Allen; Paul Rodrigues
Subject: FW: Public Hearing for the Development Permit and Certification of the Project EIR for the East Cliff Drive Bluff Protection & Parkway Project

-----Original Message-----

From: Steve Penrose [mailto:leftcoastlaw@comcast.net]
Sent: Tuesday, March 13, 2007 2:46 PM
To: Claudia Slater
Subject: FW: Public Hearing for the Development Permit and Certification of the Project EIR for the East Cliff Drive Bluff Protection & Parkway Project

Regarding the Development Permit and Certification of the Project EIR for the East Cliff Drive Bluff Protection & Parkway Project,

I support this project as it will:

- Improve lateral access by removing concrete rubble which currently covers a wide sandy beach
- Preserve and improve access to the beach Preserve and improve the pedestrian and handicap pathway
- Preserve and improve the bicycle, skate, skate board, and scooter path
- Preserve the motoring vista
- Secure the sewer and water mains from dumping into the bay
- Look as natural as the recently completed emergency repairs
- Benefit both Santa Cruz County residents and our visiting public
- Meets the Coastal Act's primary mandate to preserve public access to the coast
- Will not impact surfing

Please approve this project.

Thank you.

Steve Penrose

960 West Cliff Drive

Santa Cruz, CA 95060

831-427-2709

2/2 ✓

TH13a
TH14a

Paul Rodrigues

From: Claudia Slater
Sent: Monday, March 19, 2007 8:11 AM
To: Melissa Allen; Paul Rodrigues
Subject: FW: East Cliff Drive Bluff Protection and Parkway Project

-----Original Message-----

From: OmaNita@aol.com [mailto:OmaNita@aol.com]
Sent: Sunday, March 18, 2007 5:57 PM
To: Claudia Slater
Subject: East Cliff Drive Bluff Protection and Parkway Project

Dear Claudia Slater,

I own property in Capitola, California and have been following this project for many months. I am in complete agreement with this worthwhile project and hope that you will support it also.

Since I own property on a bluff in Capitola, I am certainly NOT in support for a "planned retreat" and fear that if that is the action that the Coastal Commission would take on any preservation of a bluff, my property in Capitola would be in danger.

Please SUPPORT the East Cliff Drive Bluff Protection and Parkway Project.

Sincerely, Juanita Simpkins
8155 Park Villa Circle
Cupertino, CA 95014

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TH13a
TH14a

Paul Rodrigues

From: Claudia Slater
Sent: Monday, March 12, 2007 2:54 PM
To: Melissa Allen; Paul Rodrigues
Subject: FW: Public Hearing for the Development Permit and Certification of the Project EIR for the East Cliff Drive Bluff Protection & Parkway Project

-----Original Message-----

From: Mary Miller [mailto:mary@marylmiller.com]
Sent: Monday, March 12, 2007 2:52 PM
To: Claudia Slater; 'Robin Cunningham'; 'Lynn Robinson'; 'Steven D. Penrose'
Subject: Public Hearing for the Development Permit and Certification of the Project EIR for the East Cliff Drive Bluff Protection & Parkway Project

Regarding the Development Permit and Certification of the Project EIR for the East Cliff Drive Bluff Protection & Parkway Project,

I support this project as it will:

- Improve lateral access by removing concrete rubble which currently covers a wide sandy beach
- Preserve and improve access to the beach Preserve and improve the pedestrian and handicap pathway
- Preserve and improve the bicycle, skate, skate board, and scooter path
- Preserve the motoring vista Secure the sewer and water mains from dumping into the bay
- Look as natural as the recently completed emergency repairs
- Benefit both Santa Cruz County residents and our visiting public
- Meets the Coastal Act's primary mandate to preserve public access to the coast
- Will not impact surfing

Please approve this project.

Thank you.

Mary Miller

960 West Cliff Drive

Santa Cruz, CA 95060

831-427-2709

Paul Rodrigues

Th13a
Th14a

From: Claudia Slater
Sent: Wednesday, January 24, 2007 1:25 PM
To: Paul Rodrigues; Melissa Allen
Subject: FW: E. Cliff Project

-----Original Message-----

From: Amy Stark [mailto:art@amystark.com]
Sent: Wednesday, January 24, 2007 1:30 PM
To: Claudia Slater
Subject: E. Cliff Project

As a Pleasure Point resident, I would like to voice my 100% support for the E. Cliff Project: reinforcing the cliff and rebuilding the road. It's time to move on with this!

I am not going to support adding parking spaces to the ocean-side of the road. This adds an element of danger for the pedestrians/bicyclists, pollution, and stress to the cliff; aside from turning a beautiful view into a parking lot that will always have cars in it, (not just the occasional car pulled over to the side to see the waves as now exists).

Amy Stark

Paul Rodrigues

Th13a
Th14a

From: Claudia Slater
Sent: Monday, March 19, 2007 8:11 AM
To: Melissa Allen; Paul Rodrigues
Subject: FW: East Cliff Drive Bluff Protection and Parkway Project

-----Original Message-----

From: OmaNita@aol.com [mailto:OmaNita@aol.com]
Sent: Sunday, March 18, 2007 5:57 PM
To: Claudia Slater
Subject: East Cliff Drive Bluff Protection and Parkway Project

Dear Claudia Slater,

I own property in Capitola, California and have been following this project for many months. I am in complete agreement with this worthwhile project and hope that you will support it also.

Since I own property on a bluff in Capitola, I am certainly NOT in support for a "planned retreat" and fear that if that is the action that the Coastal Commission would take on any preservation of a bluff, my property in Capitola would be in danger.

Please SUPPORT the East Cliff Drive Bluff Protection and Parkway Project.

Sincerely, Juanita Simpkins
8155 Park Villa Circle
Cupertino, CA 95014

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Th13a
Th14a

Paul Rodrigues

From: Claudia Slater
Sent: Tuesday, March 13, 2007 8:12 AM
To: Melissa Allen; Paul Rodrigues
Subject: FW: East Cliff Drive Bluff Protection

-----Original Message-----

From: Don Gleason [mailto:dgleason3@earthlink.net]
Sent: Tuesday, March 13, 2007 5:47 AM
To: Claudia Slater
Subject: East Cliff Drive Bluff Protection

Eir Planner, Claudia Slater; our family has owned the home at 23535 East Cliff Drive for over 70 years. We use it as a family beach house and it is occupied 50 weeks per year. We support the protection plan 100%! The patch job that was done a few years ago was so good you can't tell it from the natural cliffs. Poppies are even growing on the fake cliffs! Sincerely, Don Gleason 19912 Lorencita Dr. Covina, Ca. 626-331-2961

Paul Rodrigues

Th13a
Th14a

From: Claudia Slater
Sent: Monday, March 12, 2007 5:07 PM
To: Melissa Allen; Paul Rodrigues
Subject: FW: E. Cliff Dr. Bluff Protection and Parkway Project

-----Original Message-----

From: villavis@ix.netcom.com [mailto:villavis@ix.netcom.com]
Sent: Monday, March 12, 2007 4:55 PM
To: Claudia Slater
Subject: E. Cliff Dr. Bluff Protection and Parkway Project

>
>Dear Staff:
>
>We are in favor of this project.
>
>Virginia L. and Robert J. Good
>2-2800 E. Cliff Dr.
>Santa Cruz



**Surfrider
Foundation**

Th13a
Th14a

December 7, 2007

Th13a/Th14a

California Coastal Commissioners and Staff
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
FAX (415) 904-5400

RECEIVED

DEC 10 2007

Cc: Charles Lester and Dan Carl, Central Coast District Office
FAX (831) 427-4877

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Pleasure Point/East Cliff Drive Parkway and Seawall

Item 13a/14a on the agenda for the California Coastal Commission hearing December 13th, 2007

Via facsimile

Dear Commissioners and Staff,

I am writing to you on behalf of the Surfrider Foundation's Santa Cruz Chapter and the Surfrider Foundation membership in regards to the proposed CDP projects for East Cliff Drive (Pleasure Point), including parkway and seawall projects. The Surfrider Foundation is a grassroots organization dedicated to the protection and enjoyment of our coasts and oceans by all people. We do not support the hardened armoring of our coastline and generally oppose human interruption of natural shoreline processes. Furthermore, we do not find that the armoring proposed by the project before you is a desirable long-term answer to the bluff erosion at Pleasure Point. Our primary concerns with the proposed projects are as follows:

- Vertical and lateral access loss below the blufftop
- Potential effects on recreational wave breaks
- Insufficient evidence of long-term seawall monitoring and maintenance plans
- Improved control of surface runoff is not maximized

The following comments provide a substantive basis as to why the proposed CDPs, if necessarily approved, must be approved with special conditions.

Vertical and lateral access loss below the blufftop:

Outlined in the Staff Report on p.49, due to passive erosion, stretches of beach will become isolated in the short-run and beaches will be eliminated in the long-run. This long-term change could result in a potential estimated loss of *ten to twenty feet of ground* for public access during the winter months by the end of the fifty-year project period. In an area where beach width at high tide can be much less than ten to twenty feet, this most certainly is a significant impact.

NATIONAL OFFICE • P.O. BOX 6010 • SAN CLEMENTE, CA 92674-6010

(949) 492-8170 • FAX (949) 492-8142 • www.surfrider.org • E-MAIL info@surfrider.org



Surfrider Foundation®

To mitigate for the impacts to sand supply that would result from the approval of the seawalls, the staff report suggests that the removal of rip-rap currently in place—most of which is not permitted to be there in the first place—is sufficient. However, removal of rip-rap would not increase sand supply; it simply uncovers sand that is already present. This does not satisfy §30235. Furthermore, the removal of the existing rip-rap that has been buried will likely require excavation. This excavation may cause unnecessary loss of sand and further contribute to narrowing of the beach. There is no appropriate mitigation to satisfy §30235 found within the project proposal or Special Conditions.

Beach access is not the only access that is being eliminated by the proposed project. While access may on its surface appear to be improved, the project proposal—if approved—will result in a net loss of vertical access and a loss of important lateral access below the blufftop, which is inconsistent with §30001.5(c), §30210, §30211, §30212, §30220, §30221, §30223, §30240(b) and §30253(5) of the Coastal Act.

In regards to vertical access (travel from the blufftop to the beach and/or surf zone), the project does not account for the vertical access provided by informal “goat” trails within the project area. There are three primary informal trails located at 32nd Ave., 34th Ave., and 35th Ave. These trails, which are also noted as areas of high relief, are used at all tides and under all surf conditions, but are especially important in that they allow for people to exit the surf zone in high tide or dangerous surf conditions. It should also be noted that lateral travel at the base of the bluff outside of the surf zone is limited and sometimes infeasible, especially at high tide. If these trails are covered up with hardened armoring and the revetment is not engineered to maintain the use of these pathways, vertical access in the project area will be significantly reduced. Even if the structure “conforms to the natural bluff”, it is highly likely that twelve or more inches of shotcrete overlying natural features will smooth out much of the terrestrial relief that is needed to traverse these trails. To maintain these key points of vertical access and comply with the above Coastal Act provisions, we concur with Special Condition 1(h) as recommended in the Staff Report.

As proposed, there will also be vertical access lost to the vertical access trails and stairways themselves. Rip-rap and bedrock currently in place serve as important vertical and lateral access ways to the trails and stairways. As noted in the staff report, the beach in the project area is fairly narrow, and high tide fully covers the beach at most times during the year. The rip-rap and bedrock act as elevated pathways, 2-10 feet above the beach itself and the encroaching tide, which can provide access at the base of the bluff when beach access is infeasible. This access is vital to protect the safety of those entering and exiting the surf zone.

Notably, the elimination of the elevated lateral access provided by the rip-rap would pose a significant public safety risk. Even experienced surfers note that access from the surf zone to trails and stairways in the project area can be difficult and dangerous at times, especially at high tide, and that the elevated lateral access provided by rip-rap and bedrock outcrops are needed to safely navigate from the surf zone to vertical access points. While Surfrider Foundation is not



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necessarily advocating for the rip-rap to remain in place, it is clear that there will be a loss of access below the blufftop that is not sanctioned by the Coastal Act. Contrary to the findings in Staff Report, enhanced blufftop access improvements will not satisfy the loss of lateral access at the base of the bluff, particularly for those entering and exiting the surf zone. If properly designed, platforms engineered into the base of the seawalls (as suggested on p.59 of the Staff Report) could maintain the lateral access currently provided by rip-rap and bedrock and satisfy the aforementioned sections of the Coastal Act. If the Commission approves the project and finds rip-rap removal and bedrock excavation to be necessary, Surfrider Foundation finds this to be a necessary additional condition of approval.

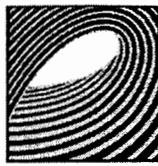
Potential effect on recreational wave breaks:

The Staff Report notes that the seafloor features that create the world-class wave breaks at Pleasure Point will move inland and that the seawalls will eventually impact the waves in that respect (pp.3-4). Because of possible differential wave reflection that could occur as a result of the bluff not being able to retreat—namely, the gradual disappearance of the beach in front of the bluff and the increase of water depth in front of the bluff over time as the nearshore morphology adjusts to a shore protection structure within the context of strong, long-term shore erosion and recession trends—we are concerned with the seawalls' impacts on recreational wave breaks. These waves find protection in §30220 and §30230 of the Coastal Act. Additionally, the recreational wave breaks in the Pleasure Point area are world-renowned, world-class breaks and are highly visited. While these attributes do not necessarily afford the breaks extra protection under the Coastal Act, they are certainly of significant cultural, historical, and economic importance world-wide. If coastal armoring is approved, a long-term periodic monitoring plan should be developed to monitor and analyze characteristics that would signal movement in these seafloor features. The findings should be compared with the baseline data collected and model created by the USGS (referenced on p.56 of the Staff Report).

Insufficient evidence of long-term seawall monitoring and maintenance plans:

To avoid adverse impacts to access and public safety hazards, long-term monitoring and maintenance plans for any revetment structures should be in place pursuant to County LCP Policy 6.2.16¹. The effectiveness of the structure over time can be expected to diminish while maintenance requirements increase. It is therefore likely that the condition toward the end of the project life and beyond will differ substantively from that depicted in the EIR, and that these differences could be profoundly negative. If vertical or lateral access paths are designed into the armoring, a separate concern arises regarding the effect of foot traffic on the structural integrity of the revetment. Travel directly on the structure would probably result in increased wear and stress to the structure and require increased monitoring and repair to keep these portions of the revetment in working order for the lifetime of the structure.

Santa Cruz County's ability to sufficiently carry out incidental repairs and maintenance to the proposed project is not substantiated; in fact, corroborated evidence reveals otherwise. As noted in the Staff Report, concrete rubble and rebar from failed blufftop projects litter the beach and handrailing hangs from portions of the bluff top. This unsightly and dangerous disrepair is a



Surfrider Foundation.

result of bluff failure events that happened years ago. Special Condition 9 recommended in the Staff Report addresses the monitoring issues, although given the strong wave conditions, the special biological and recreational significance of the area, and the poor maintenance history of the County in this area, we feel that the monitoring reports should be prepared and submitted every five years. Additionally, this Special Condition should require a maintenance program to be developed to address current and future repair needs identified in the periodic monitoring reports.

Improved control of surface runoff is not maximized:

It is well known that surface runoff is one of the major contributors to non-point source pollution and is also a contributing factor of increased erosion; to the extent this project can be configured to manage runoff better, it should. Furthermore, provisions contained in both the County LCPⁱⁱ and Coastal Act require this. On page 70, the Staff Report notes that there appears to be adequate space to implement potentially more effective natural filtration BMPs in some areas (e.g., grassy swales, wet ponds, etc.) to further protect the receiving water body offshore to the extent required by the LCP. The lack of adequate water quality filtration and treatment in the project as proposed will negatively impact surfing and beach recreational use inconsistent with the provisions of Sections 30210, 30211, 30213, 30220, 30221, 30223, 30240(b), 30253(5), and 30231 of the Coastal Act to protect (and mitigate unavoidable impacts to) beach and surfing recreational access and water quality. Surfrider Foundation concurs with Staff's recommended Special Condition 1(aa) to satisfy the drainage concerns; however, to fully satisfy the named provisions in the County LCP and Coastal Act, an additional Special Condition needs to be added requiring the implementation of natural filtration BMPs to maximize control of surface runoff.

Based upon the findings enumerated in this letter, we strongly urge the Coastal Commission to adopt the additional conditions listed above if the Commission decides to approve the East Cliff Drive Parkway and Seawall project.

Sincerely,

Sarah Corbin
Central California Regional Manager
Surfrider Foundation

ⁱ LCP Policy 6.2.16 Structural Shoreline Protection Measures. No approval shall be given for shoreline protective structures that do not include permanent monitoring and maintenance programs. Such programs shall include a report to the County every five years or less, as determined by a qualified professional, after construction of the structure, detailing the condition of the structure and listing any recommended maintenance work. Maintenance programs shall be recorded and shall allow for County removal or repair of a shoreline protective structure, at the owner's expense, if its condition creates a public nuisance or if necessary to protect the public health and safety.



Surfrider Foundation.

- ii LCP Objective 5.4 Monterey Bay and Coastal Water Quality. To improve the water quality of Monterey Bay and other Santa Cruz County coastal waters by supporting and/or requiring the best management practices for the control and treatment of urban run-off and wastewater discharges in order to maintain local, state and national water quality standards, protect County residents from health hazards of water pollution, protect the County's sensitive marine habitats and prevent the degradation of the scenic character of the region.

LCP Objective 5.7 Maintaining Surface Water Quality. To protect and enhance surface water quality in the County's streams, coastal lagoons and marshes by establishing best management practices on adjacent land uses.

LCP Policy 5.4.14 Water Pollution from Urban Runoff. Review proposed development projects for their potential to contribute to water pollution via increased storm water runoff. Utilize erosion control measures, on-site detention and other appropriate storm water best management practices to reduce pollution from urban runoff.

LCP Policy 7.23.2 Minimizing Impervious Surfaces. Require new development to limit coverage of lots by parking areas and other impervious surfaces, in order to minimize the amount of post-development surface runoff.

Vertical access location	Rip-rap (or rubble acting as rip-rap) present? Yes or No	Rip-rap use for access		Bedrock use for access
		Vertical access to and from bedrock (where bedrock is needed to vertically access trail/stairs)	Vertical access to and from bedrock (where bedrock is needed to travel laterally to trail/stairs)	
Vertical access location	No	Vertical access to and from bedrock (where bedrock is needed to vertically access trail/stairs)	Lateral access at the base of trail/stairs (*increased elevation of rip-rap from beach can allow lateral access where "dry" lateral beach access would otherwise be impossible)	Vertical access to and from access trail/stairs Lateral access at the base of trail/stairs (*increased elevation of bedrock from beach can also allow lateral access where "dry" lateral beach access would otherwise be impossible)
Stairway at 41st	Yes	N/A	Rip-rap used at high tide to laterally navigate to the stairs (refer to image; note darkened rip-rap that demarks tide line)	Purisima bedrock outcrop at base of bluff east of stairs provides lateral access at times (in image, note person on outcrop at far right) N/A
Stairway at 35th	Yes	N/A	Rip-rap needed to have lateral access above the beach at high tide (although its questionable whether it is used for this purpose)	N/A
Trail at 35 th - west of stairway at 35th	Yes	Bedrock and rip-rap both needed to access trail at all tides (See columns tides)	Rip-rap needed to access bedrock at all tides	Bedrock needed to have vertical access to/from trail at all tides
Trail at 34 th - east end of existing revetment	Yes	Bedrock and rip-rap both needed to access trail at all tides (See columns tides to the right)	Rip-rap needed to access bedrock at all tides	Bedrock needed to have vertical access to/from trail at all tides
Trail at 33rd--just east of existing structure/private property	No	N/A	N/A	Bedrock needed to have lateral access to/from trail at high tide

Access concerns/improvements resulting from proposed project	Other notes	Image (from CA Coastal Records Project aerial photos-- www.californiacoastline.org)
<p>Stairway to be removed and reinstalled—wood stairway Concern: removal of rip-rap, bedrock excavation</p>		Image 200507129 (Larch to 41st)
<p>Rip-rap blocks lateral access to the beach itself, but also provides lateral access when tide would otherwise cover beach; Stairway here to be moved to 36th--- concrete proposed</p>	Storm drain outfall west of stairs (directed west)- could affect water quality	Image 200507120 (west 35th trail to 35th stairway)
<p>loss of vertical access seawall covering trail removal of rip rap excavation</p>	Terrace deposit trail	Image 200507120 (west 35th trail to 35th stairway)
<p>loss of vertical access seawall covering trail removal of rip rap excavation</p>	Trail built into existing revetment Path is part terrace deposit & part retaining walls; Rope anchors used to access path	Image 200507117 (benches to 34th to white rail)
<p>Stairway will improve access here</p>		Image 200507115 (west 33rd to benches)

Th13a
Th14a



Thursday Dec. 13, 2007, Items 13a & 14a:
Appeal No. A-3-SCO-07-015 & CDP Application
No. 3-07-019: Pleasure Point/East Cliff Drive Parkway &
Seawall – Linda Wilshusen for Live Oak Neighbors
Steering Committee - *IN SUPPORT*

Live Oak Neighbors

December 6, 2007

Charles Lester, Senior Deputy Director
California Coastal Commission
Central Coast District Office
725 Front St. Suite 300
Santa Cruz, CA 95060

RECEIVED

DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Appeal A-3-SCO-07-015 & CDP Application 3-07-019: Pleasure Point/East Cliff Drive Parkway & Seawall, Santa Cruz County Redevelopment Agency

Dear Mr. Lester and Commissioners:

On behalf of the Steering Committee of Live Oak Neighbors, I am writing to express our very strong support for the County of Santa Cruz Redevelopment Agency's application for the East Cliff Drive Parkway and Seawall on the Santa Cruz County coastline between Pleasure Point and Capitola.

The proposed project will provide significant enhancements for residents and visitors in this urban unincorporated area between the cities of Santa Cruz and Capitola. Of primary interest to our organization is the parkway aspect of the project and its potential to permanently enhance coastal access and scenic recreational opportunities for pedestrians, bicyclists, disabled people, and motorists who live in or visit this long established urban coastal neighborhood.

This segment of coastline serves a broad range of people and uses. As a local (currently unimproved) scenic promenade for residents of our unincorporated communities of Live Oak and Pleasure Point, this stretch of coastline with its gorgeous Monterey Bay vistas provides us with daily appreciation of the local coastal environment and Pacific Ocean resources. For visitors to our area, it provides a place to walk, bike or drive (slowly) along the coastal bluff which is for the most part unimpeded by the bluff-top mansions, hotels, and/or similar public access-restricting uses common to other parts of the urbanized California coast. For local and visiting surfers and beachgoers (and dogs) of all ages, public access to our local beaches and their renowned Pleasure Point waves facilitates the joy of human interaction with the ocean and its ceaseless liquid energy.

c/o Live Oak Family Resource Center, 1438 Capitola Rd, Santa Cruz, CA 95062
listserve: liveoakneighbors@yahoogroups.com

Improvements proposed by this project to this special part of the California coastline will not only significantly enhance these experiences for those of us who know about this area; more importantly, they will increase opportunities for more people to enjoy this area in more ways. As an already designated part of the Monterey Bay Sanctuary Scenic Trail system, enhancing this section of the central coast will support local, state and national efforts to encourage appreciation of coastal resources through improved public access and amenities.

We hope that you will support the staff recommendation to approve this project (including consideration of the Redevelopment Agency's response to those recommendations), and we very much appreciate your consideration of our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Wilshusen", with a long, sweeping horizontal line extending to the right.

Linda Wilshusen
for the Live Oak Neighbors Steering Committee
[l-j-w@pacbell.net]

cc: Supervisors Jan Beautz and Neal Coonerty
Santa Cruz County Redevelopment Agency

**Coastal Property Owners Association
of Santa Cruz County**
(a non-profit California corporation)
500 41st Avenue, Santa Cruz, CA 95062 831.479.4200
www.CoastalPropertyOwners.org

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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 5, 2007

California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RE: Appeal A-3-SCO-07-015 & CDP Application 3-07-019

Dear Coastal Commissioners:

The Coastal Property Owners Association of Santa Cruz County represents the interests of the 2,000 Santa Cruz County coastal property owners whose addresses are impacted by the erosive forces of the ocean.

We have supported a solution to save and preserve East Cliff Drive since our initial formation as the East Cliff Drive Property Owners Association of Santa Cruz County in 1967.

We support the East Cliff Drive Protection & Parkway Project which we believe will substantially benefit both Santa Cruz County residents and the visiting public. Most importantly this project will preserve and promote public access to the coast.

We are however concerned about conditions that have been added onto the County's application as a result of the appeal of Commissioners Mike Reilly and Sara Wan. Our concerns are as follows:

- 1) Moving the East Cliff Drive road inland onto the front yards of the homes and businesses of that street will change the character of the neighborhood. This change will adversely affect the open air ambience of our community by crowding the relocated road with existing improvements.
- 2) The current public right-of-way in front yards provides a buffer from street noise, a safety set back from traffic, landscaping, some degree of privacy, open space, and parking.
- 3) Relocating privately owned fences and or landscaping along East Cliff Drive does not clearly benefit the public. These fences and landscaping improvements provide safety to and from the visiting public, enhance privacy to and from the visiting public, reduce noise to and from the visiting public and shield improvements from public view.

- 4) We ask that property owners along East Cliff Drive be treated fairly and given the same courtesy as other property owners in Santa Cruz County who have right-of-way easements in their front yards. Encroaching into front yards and charging rent for right-of-ways appears as spot enforcement. Coastal property owners are also part of the public and should not be penalized for the location of their homes or businesses.

- 5) Additional parking that fronts homes along East Cliff Drive does promote public benefit but impacts existing residences with additional noise, safety concerns and privacy loss. A possible solution would be to prohibit parking in these areas from 9PM to 7AM. Other parking that is available across the street from these residences could still provide for public usage during the late night and early morning hours.

It is the property owners of East Cliff Drive who have invested countless hours working with local officials to preserve this public access, promote improvements for the public benefit and increase public safety. It is the property owners of East Cliff Drive who live or work here daily that keep an eye out for the public's safety, protect the public improvements and keep it clean by picking up accumulated trash. They have a vested interest in preserving and maintaining our community.

We ask that Coastal Staff continue to work with the County and property owners to reach solutions for East Cliff Drive that do benefit the public but without changing the character of our community or compromising existing improvements. Balancing public and private lands in a mixed use area is very challenging and we commend the Coastal Commission Staff for their hard work in support of this project.

Thank you for the opportunity to comment on this project. As coastal property owners we share the same objectives as the California Coastal Commission in fulfilling the intent of the California Coastal Act. We want to work together to maintain a healthy coast and responsibly protect coastal properties.

Sincerely,



Keith Adams
President



THE LEADING EDGE OF COASTAL ACTIVISM

Th 13a
Th 14a
RECEIVED

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Application No. 3-07-019
(Santa Cruz County Redevelopment Agency)
**COMMENT ON THE EAST CLIFF DRIVE PARKWAY
AND BLUFF STABILIZATION PROJECT**

November 29, 2007

California Coastal Commission
735 Front Street
Santa Cruz, California 95060

Dear Madam or Sir,

Surfers' Environmental Alliance ("SEA") thanks you for the opportunity to submit written comments regarding the East Cliff Drive Parkway Stabilization Project (the "Project"). We have previously commented in great detail on this project and will not repeat complete opinions at this time. We will limit our comments to the critical issues of (1) the loss of public vertical and lateral beach access evident from this proposal, and (2) the significant cultural and environmental impacts of the Project.

As a preliminary matter, SEA is a grass-roots, project-based organization aggressively committed to enhancing the cultural and environmental integrity of the sport of surfing. SEA is as much devoted to protecting the natural wonders of the coastal environment as we are to fostering and protecting beach access. Lately, SEA has been working hard to ensure that coastal real estate and infrastructure development does not destroy our heritage, or our children's. SEA was founded by surfers who wanted to protect the ocean, beaches, and coastlines, and keep our planet a safe place to surf.

The project as presented does not adequately acknowledge or mitigate for the loss of vertical and lateral public beach access along the foot of the bluff.

As proposed, the plan completely fails to consider the loss of public access along the foot of the bluff over the lifetime of the seawall. It must be noted that this access is a fundamental longstanding attribute of the Pleasure Point environment, both cultural and recreational. Loss of vertical and lateral beach access creates a Significant Cultural Impact on recreational opportunities related to this project. Any withdrawal of public access rights must be addressed and as proposed the Project fails to provide any remedy or consideration for the elimination of such access rights.

The proposed project does not adequately acknowledge and mitigate for inevitable loss of the beach which hard armoring causes. This constitutes a Significant Environmental Impact.

The construction and maintenance of shoreline protection devices will have serious adverse environmental impacts. In terms of shoreline processes, Coastal Commission staff previously stated:

Construction of seawalls and/or other forms of shoreline protection can have serious adverse impacts to public resources, including loss of the public sandy beach area displaced by the structure, "permanently" fixing the back of the beach, which leads to the narrowing and eventual disappearance of the beach in front of the structure, and a reduction or elimination of sand contribution to the beach from the bluff. Other impacts of seawalls include sand loss from the beach due to wave reflection and scour, accelerated erosion of adjacent unprotected properties and the adverse visual impacts associated with construction of shore/bluff protection devices on the contrasting natural bluffs.

(Coastal Commission Staff Report, Application No. 6-00-35)

The inevitable loss of public lateral access (along beach) and vertical access (down to the beach) is a very serious consequence of this proposal. It does not take into account the public's right to enter and exit the waters safely under all kinds of coastal conditions. Likewise, no mitigation is discussed, even though safe access to the water is negatively affected. Deeper waters at the base of a seawall make safe entry and exit from the Pleasure Point waters a critical public safety issue for the average recreational user. Nearly every day of the year between 50-300 surfers, swimmers, and kayakers of all ages and skill levels enter the waters immediately off the proposed seawall. Pleasure Point is evidently the most popular and highly used surf spot in all of Santa Cruz and Monterey counties and attracts a large number of beginners. Safe access to the water is a key component of the Pleasure Point recreational environment, and is a legal right to a public resource.

Historic vertical access to the beach at Pleasure Point has always included numerous "goat trails" or informal paths down the bluffs to the waters. These access points are not only a convenience, but provide critical opportunities of safe exit in high surf or storm conditions, when powerful tides and currents hamper a tired surfer from "hitting" a formal stairway. We see no provision for exit other than the planned stairways all along this lengthy section of the coast, and thus, we contend that the loss of existing vertical access significantly – and adversely - impacts practical recreational user safety.

Abandoning public land and eliminating existing coastal access is not an acceptable action for a public agency funded by public tax monies. The significant loss of lateral and vertical coastal public access must be both acknowledged and proactively addressed before any approval is granted for this project, and that mitigation measures for this critical loss of public property due to seawall construction must be fully presented, discussed, and considered in the public interest.

Thank you for the opportunity to present these comments and for your due consideration of them as you decide this important and controversial application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Andrew Mencinsky', written in a cursive style.

Andrew Mencinsky
Executive Director
Surfers' Environmental Alliance

cc: J. H. Littlefield, SEA Santa Cruz Chapter

DEC 06 2007

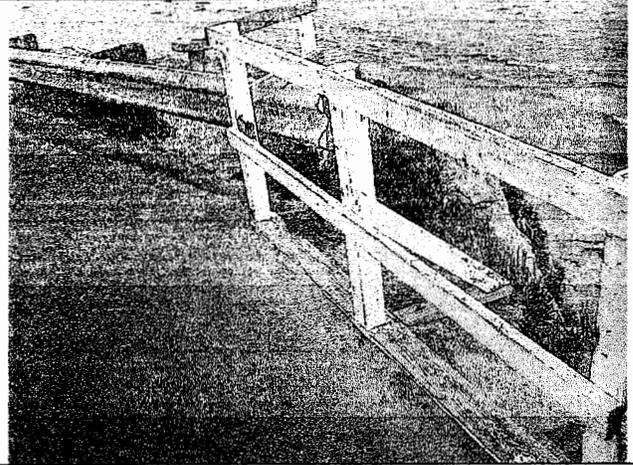
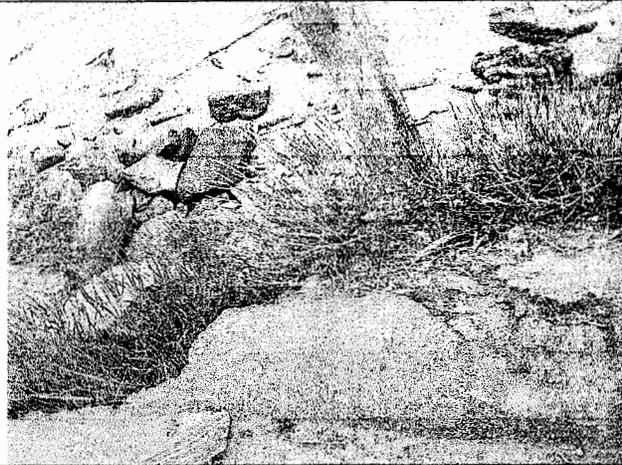
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Oppose
Th13a/Th14a
Appeal A-3-SCO-07-015 & A-3-SCO-07-019
Charles Paulden

Pleasure Point Seawall

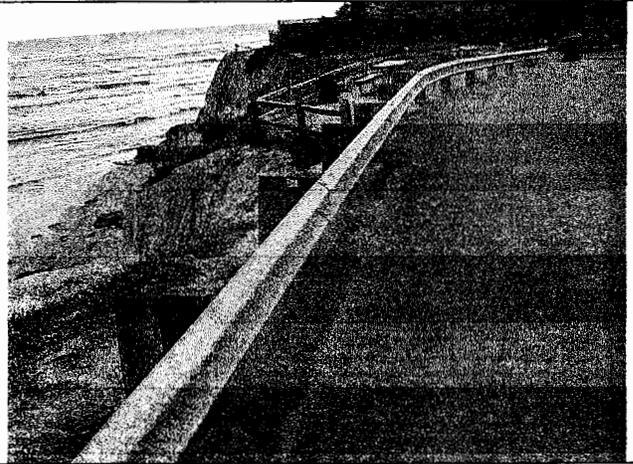
While the report states that the Seawall should not be permitted because of the parkway, it seems to be the driving factor. While CEQA does not require that every option be studied when looking at options, some obvious ones seem to be overlooked

The use of groins to retain the sand that helps to protect the cliffs has not been fully explored. As can be seen at Sea Bright Beach, the groin to protect the Harbor, has added a large beach in front of the cliffs that were eroding in that area.

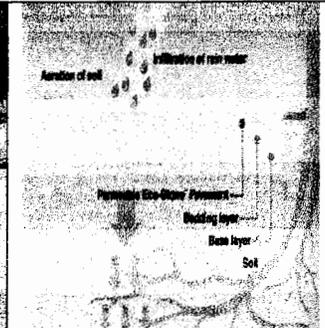
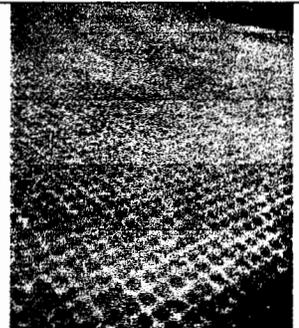


The lack of maintenance by the County has led to top cut erosion of the cliff face.

The area above the emergency seawall is protected by a berm, while the area that does not have a concrete shell, does not have a berm

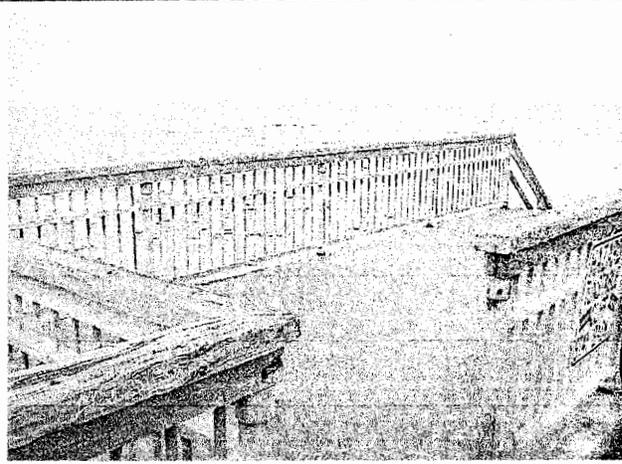


The cutting of the Kelp outside the surf may also open the cliffs up to increased loss. The protection of the kelp beds might be explored with the Sanctuary or State Fish and Game, if the County and the Coastal Commission do not have power over them.

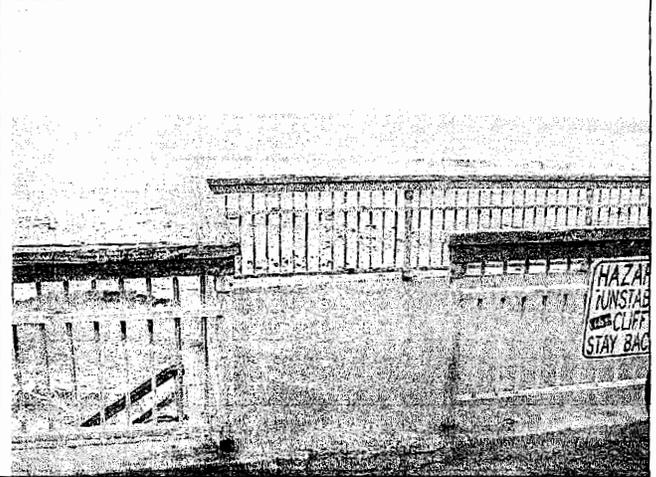


Pleasure Point Seawall

The loss of the platform at the 35th Ave bathrooms will reduce the public access at the top of the bluff. This is a well used area



The structure could be incorporated into the project with texture and coloring for visual compatibility. This will preserve more space for the public.



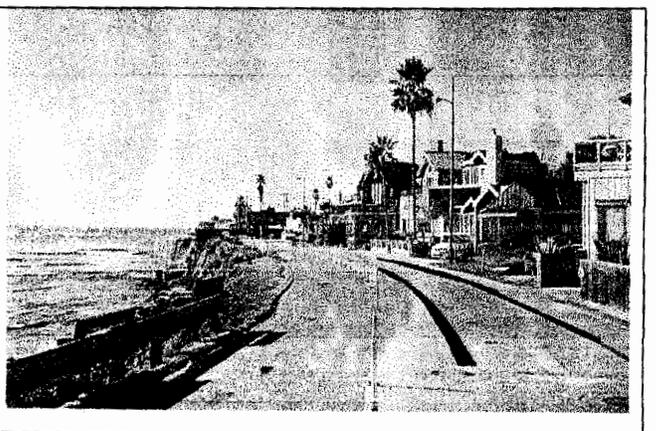
The rocks that the Coastal Conservancy funded project use for protection of the structure, provides the beach that the present and future stairs depend on.



The groin these rocks create could be held in place with a similar treatment as the Seawall concrete. This would preserve the beach and protect recreational users in high tide and surf conditions.



The width of the vehicle lane can be returned to its former size (as seen in the black lines), there will be more room for parking on the inland side.



By moving out to the former width of the road, by going up more vertically, we could return the road to two ways. There would still be room for the pathway. It will take cars out of the neighborhoods as well. The elevated walkways will tame the speed of the cars.

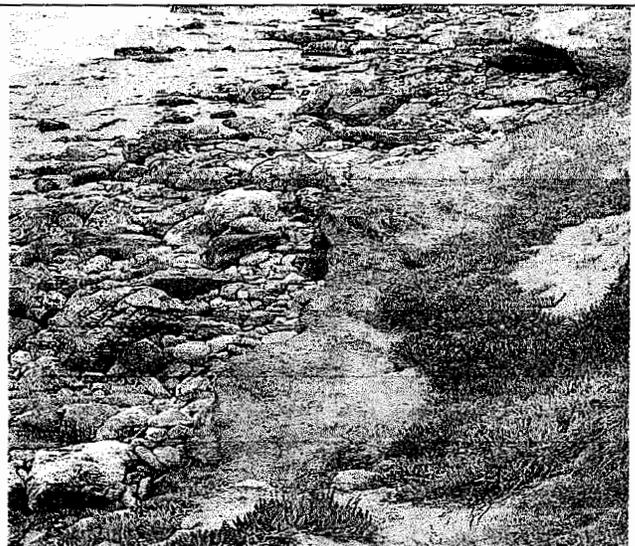
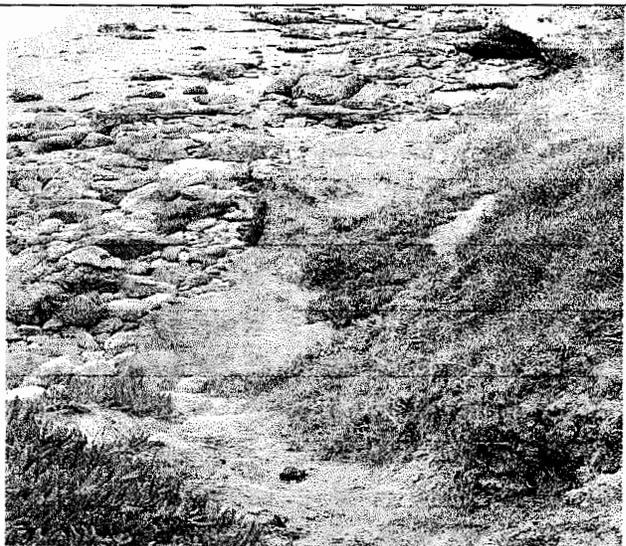
Pleasure Point Seawall



As can be seen from the 1972 Coastal fly over, the rip-rap has been in place for 35 years at least. 33rd-36th.

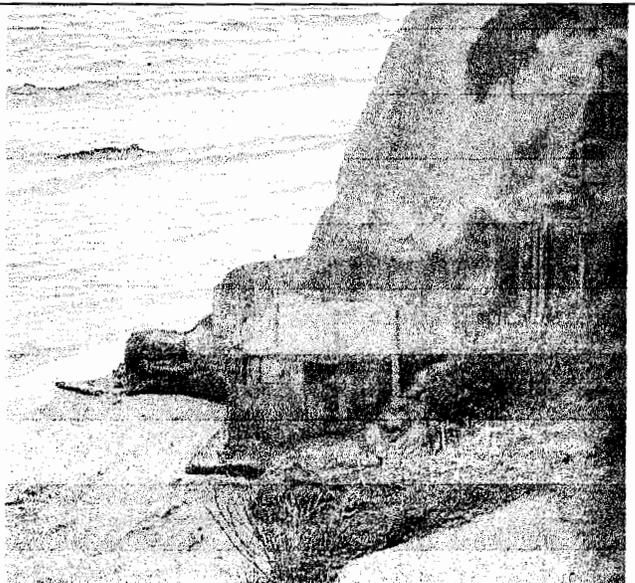
The Goat trails start at the Perisima layer. The rocks on the beach allow access to this shelf as they angle up to it. Removal of this ramp defeats the benefit of the Goat Trail.

In some areas the retention of these rocks provides interest to the beach, retain sand and act as small groins. People can often be found sitting on them and jumping up on them to escape waves while walking on the beach.



The vertical access allows the perisima layer to be used for lateral access. The increased access might mitigate from perceived visual impact mentioned in the report. Removal of concrete can still be done to improve safety.

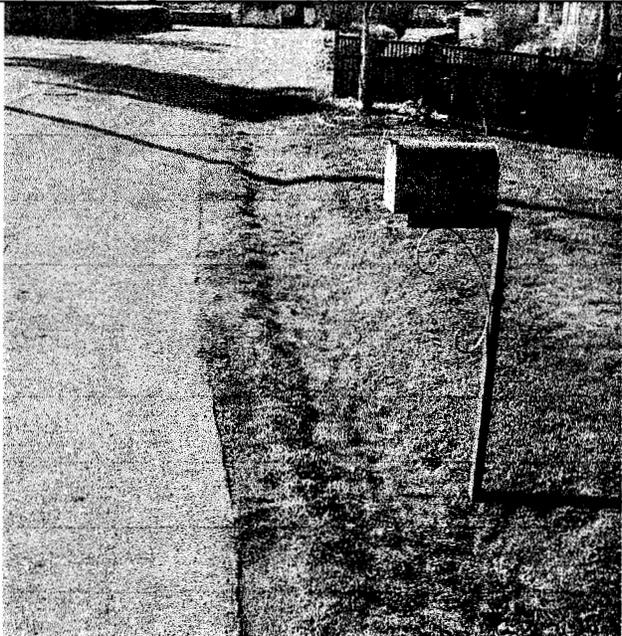
The larger worn stones add interest and recreational opportunities for bouldering and could be left in place. Others could be used to fill sea caves and replicate the perisima layer to provide informal elevated lateral access, that the report acknowledges will be lost due to the Seawall



Pleasure Point Seawall

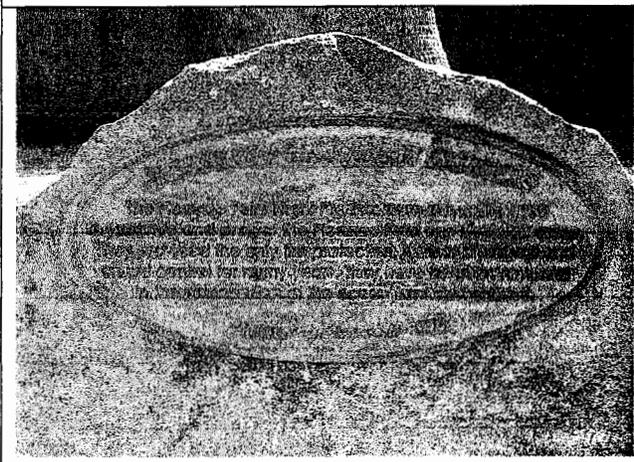
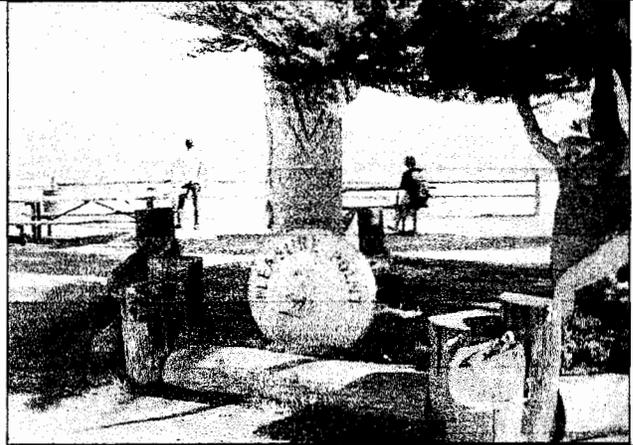
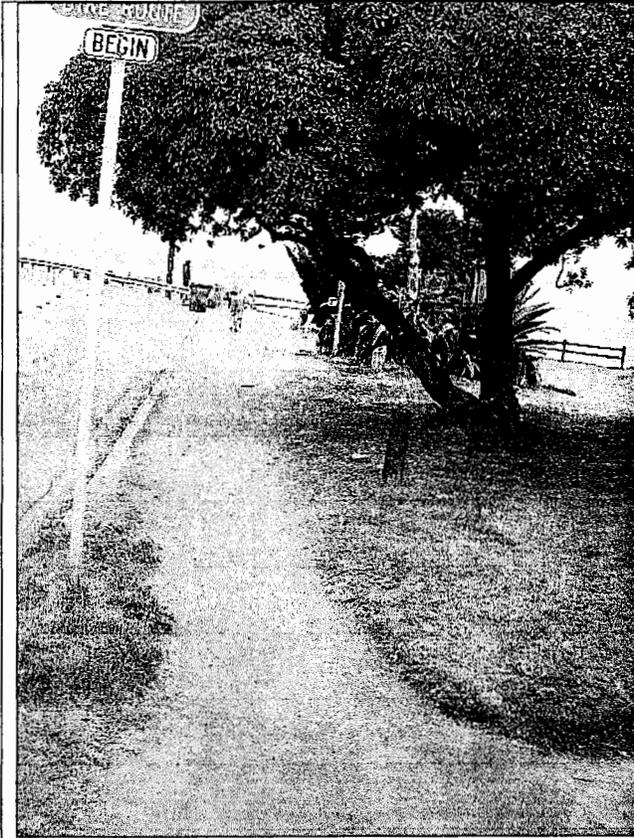


For neighborhood compatibility, the Counties call for rolled curb appears to be the right choice. The increased access for emergency responders is an added benefit. The more natural, soft approach is in keeping with the stated objectives in the LCP.
The use of vegetated curbs would reduce runoff into the Sanctuary.

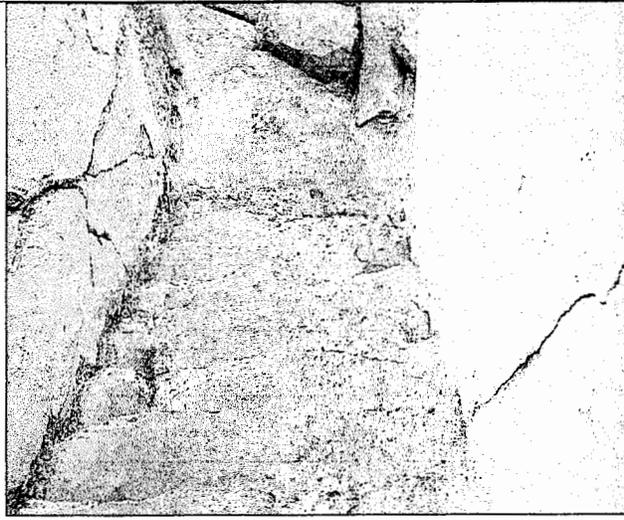


The statement that people looking over their shoulders to view the surf, could go over the curb, has not been seen to be a problem to date. There is not a curb and no one has been hit.
The bikes often have to go off the trail to avoid obstacles. With a rolled curb, they will be able to get back out of the road. A square curb will preclude this option and reduce safety.
The report says that people looking over their shoulders to see the surf will make this less safe.
The simple solution is to reverse the traffic flow.
The Counties conjecture of increased traffic up the streets designated to take this volume seem to be conjecture that has not been tested.
Many will continue to use the Hook parking lot and return by 41st Ave.
The projection of people turning up 38th Ave does not seem logical, as people would go back up 41st or continue down to see the ocean.
Most ocean viewers will likely continue down coast to 26th Ave or past Corcoran Lagoon.
Looping will be much safer turning right on Portola, then the present difficult left turn.
With experience and signage people will know that they can take Portola to 41st.
With some elements calling for a one-way road from 41st to 17th Ave, reversing the flow now will be helpful.
It will also be safer and relieve any conjectured need for a curb that is not compatible with the neighborhood.

Pleasure Point Seawall



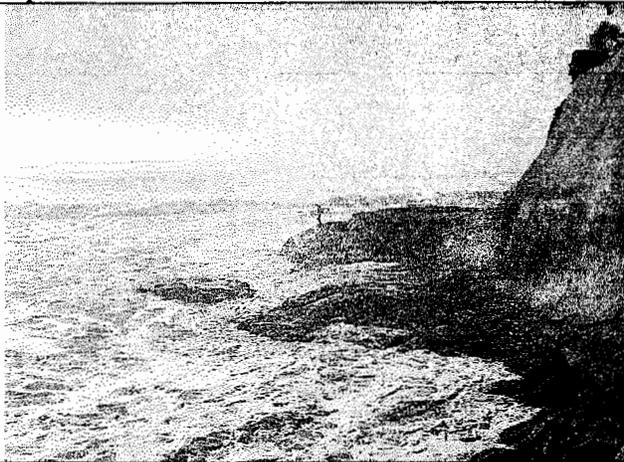
The Park was created by the local people and is informal.
The Palm trees are part of this effort and while not appropriate for additional use can be left here for their historic value.
Attention to the size and placement of the bathrooms need to be given to avoid overwhelming this small and well used site



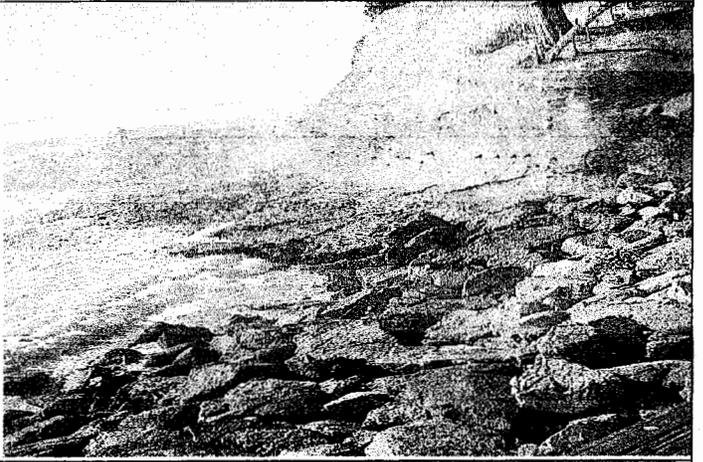
The use of concrete stairs at the Hook, might warrant investigation into maintenance over 100 years. Wood stairs are softer and maybe easier to maintain and replace



The removal of the stones needs to be looked at in respect to their aid in coming in at high tide, high surf conditions.



At times, the best way in is to come in at the beach in front of the Larch Lane/Roadhouse beach.



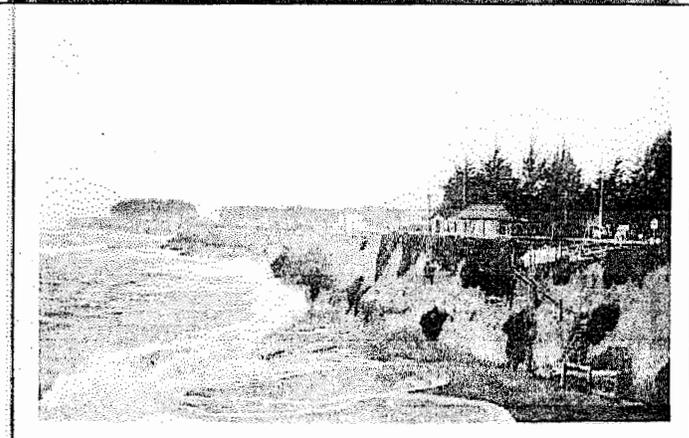
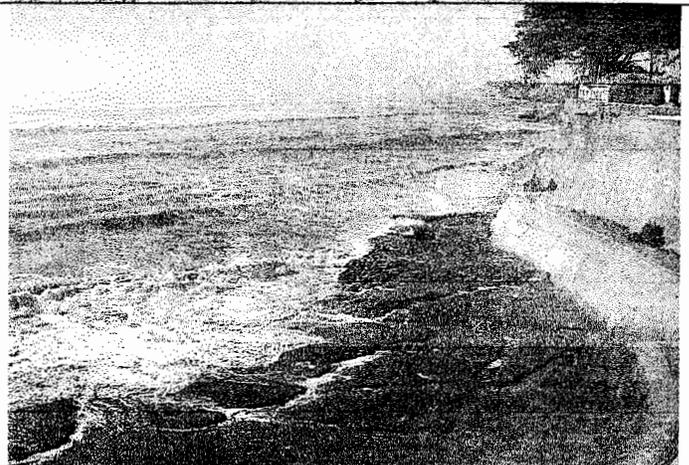
Then to climb over the Perisima shelf down coast and to scramble over the rocks to the stairs to get out



Pleasure Point Seawall

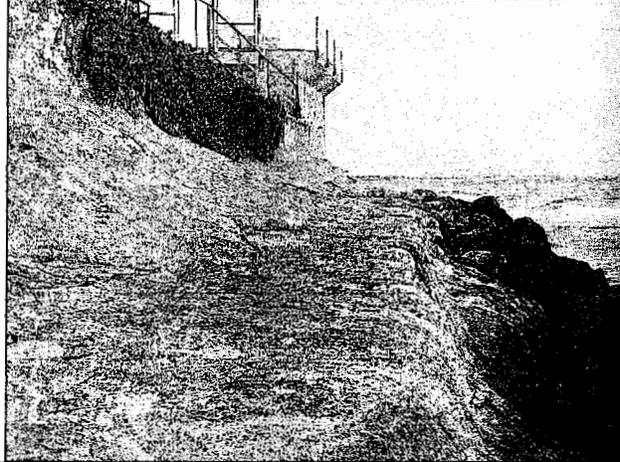
The Seawall at Larch Lane/Roadhouse beach has an elevated walkway and is more vertical to maximize upper bluff space

Elevated walkways will mitigate for loss of beach due to seawalls. A stairway added to this beach would be the safest exit at times of high tides and big surf.



The Stairs at the historic Cozy Beach cottages across from the Pleasure Point Roadhouse had the stairs here.

Pleasure Point Seawall



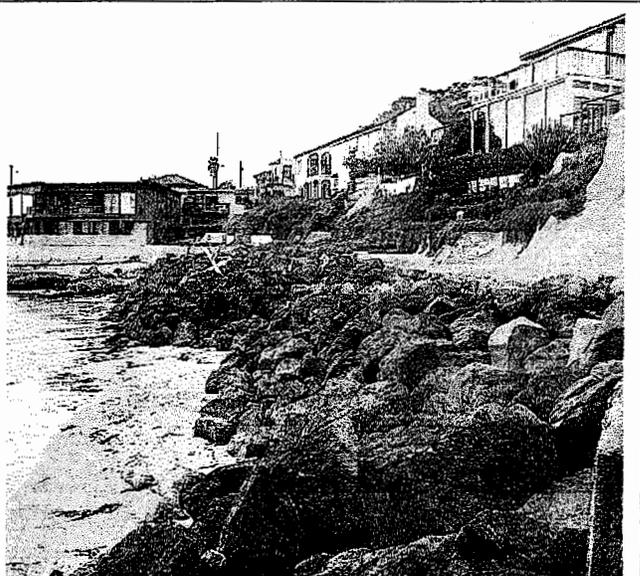
The seawalls in front of Pleasure Point Dr have areas that can be used to walk above the surf and in front of the houses. They also provide access to the shore



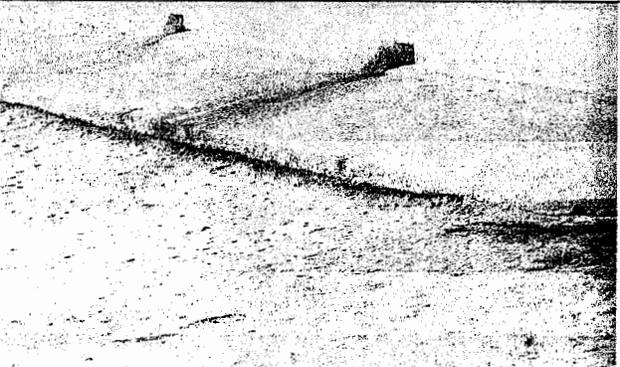
The best areas create elevated sandy areas, that mitigate for the loss of the beach



This area is the most successful Seawall treatment and the oldest in Pleasure Point.



The Rocks on the Public right-of-way can be mitigated by the continued public use that has been gained by prescriptive rights. They also provide access to the elevated walkways, as they do in the rest of the project area



The stones help to keep the toe of the walls from being undercut, while dissipating the reflection of the waves and helping in collecting sand for pocket beaches. While they do not look natural, as they age and wear, they become a part of the Urban/Ocean aesthetic. As long as an elevated beach is used as mitigation, with the loss of the beach to sea water rise and lack of planned retreat, there will be a long term benefit to the public. We will be able to walk in front of the seawalls for many years.

Th13a
Th14a

NEWMAN, MARCUS & CLARENBACH, LLP

EDWARD W. NEWMAN
HOWARD S. MARCUS (1941-1998)
SARA CLARENBACH

ATTORNEYS
331 CAPITOLA AVENUE
SUITE K
CAPITOLA, CA 95010

AREA CODE 831
TELEPHONE 476-6622
TELEFAX 476-1422
E-MAIL recep@nmcllp.com

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DEC 03 2007

Application No. 3-07019

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

November 28, 2007

California Coastal Commission
Central Coast District
725 Front Street, Suite 200
Santa Cruz, CA 95060-4508

Attn: Charles Lester, Senior Deputy Director

Re: Application No. 3-07019 (Santa Cruz County Redevelopment Agency & Public Works Department, Santa Cruz County)

Dear Mr. Lester:

We represent Jack O'Neill, who lives at 2-3610 East Cliff Drive, Santa Cruz, California, immediately adjacent to the site which is the subject of the above-referenced application. Mr. O'Neill is the founder of O'Neill's, Inc., and more recently O'Neill Sea Odyssey. He intends to appear personally and address the commission at the hearing on December 13, 2007. We would appreciate your including this letter with the written information submitted to the commissioners as an introduction to Mr. O'Neill's concerns.

The application in question involves a proposal to stabilize the bluff adjacent to Mr. O'Neill's property, where he has lived for the past 40 years and surfed for more than 50 years. The seawall proposed by the Santa Cruz County Redevelopment Agency poses a clear and present danger to Mr. O'Neill's home. Mr. O'Neill is requesting that construction of the seawall not be allowed until there is a mitigation plan designed to protect the O'Neill property which is acceptable to all parties and approved by both the County of Santa Cruz and the California Coastal Commission.

Ever since the Redevelopment Agency bluff stabilization project was first under consideration, Mr. O'Neill has been assured by Santa Cruz County officials that his property would not be adversely affected. Mr. O'Neill has engaged Mesti Miller Engineering, Inc., civil engineers, and Haro Kasunich Associates, Inc., geotechnical engineers, to help the Redevelopment Agency design the project to mitigate its impact on the O'Neill property. It is clear from their efforts to date that the Redevelopment Agency project and the O'Neill property mitigation should be

processed as one combined project. Unfortunately, the current application before you does not include any specific mitigation measures to protect the O'Neill home, and therefore it should not be approved until the O'Neill mitigation component is in place.

We want to make clear that the Santa Cruz County Redevelopment Agency has been very cooperative, and that its personnel recognize that the O'Neill home needs to be protected. We are also aware that the Redevelopment Agency would like to move ahead with its bluff protection project as soon as possible. Our point is that a specific mitigation plan for the O'Neill property should be approved before any work begins on the Redevelopment Agency seawall project, and that since the two properties are contiguous, the design and the construction work on both properties should be coordinated and undertaken as one integrated project. Mr. O'Neill's engineers expect to have a plan ready very soon, and therefore addressing the Redevelopment Agency plan and the O'Neill mitigation plan together should not cause undue delay.

In sum, Mr. O'Neill respectfully requests that Application No. 3-07-019 be continued until it can be submitted jointly with an application which also addresses the needs of the O'Neill property, or alternatively that approval of Application No. 3-07-019 be conditioned so that construction work may not begin until Mr. O'Neill has obtained final approval through the County of Santa Cruz and the California Coastal Commission for plans to address the threat to his property posed by the Redevelopment Agency bluff stabilization project.

Sincerely,



EDWARD W. NEWMAN
Attorney at Law

EWN:djs
cc: client

Th13a
Th14a**RECEIVED**

DEC 11 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREASusie Snyder
2-3645 E. Cliff Drive
Santa Cruz, CA 95062
Home: 475-2694
Work: 427-2727

December 11, 2007

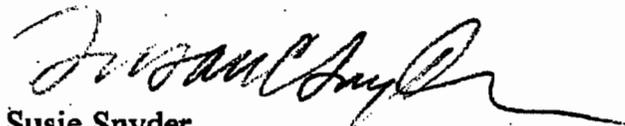
California Coastal Commission
Central Coast Office
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

Re: East Cliff Drive Improvement Project
(Central Coast Items 13a and 14a on December 13, 2007 Public Hearing)

I have lived on East Cliff Drive for over 37 years. I write to enthusiastically support the proposed cliff improvement project on East Cliff Drive in Pleasure Point, Santa Cruz County. The open view offered to the public between 32nd Avenue and 41st Avenue is so extremely valuable to the public that this resource must be preserved!

The Coastal Commission's original mandate was to protect the public's access to the state's shoreline. Although the Commission's powers and scope of overview have grown tremendously over the years, that original mandate still lies at the foundation of what the California Coastal Commission is all about: protect the public's access to the coast. By approving the plan to preserve the cliffs between 32nd Avenue and 36th Avenue at this time the Coastal Commission will guaranty to the people of our community that it is committed to preserving the public's resource for both ocean viewing and beach access. Please approve this plan. The time is now.

Yours truly,


Susie Snyder

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DEC 11 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Hazel M. Bourdet TH13a
In favor of: TH14a
Th 14a, 3-07-019
Santa Cruz County Redevelopment
Agency + Public Works Dept.

California Coastal Commission
Central Coast District office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Regarding Agenda Items Notification
for above items.

Notification dated: 11-30-07
rec'd: 12-3-07

Response deadline: Friday, Dec. 7, 2007
by U.S. Mail

Dear Sirs:

- ① an objection to the short notice for required response by U.S. Mail
- ② statement in favor Santa Cruz Redevelopment Agencies Application Th 14-a, 3-07-019

As a long time property owner in the area, I am very much in favor of the proposed project on East Cliff Drive, Santa Cruz.

This stretch of roadway + coastal view + access is the last remaining section of East Cliff Drive accessible by auto and foot which affords public viewing of this magnificent curve of the bay. Please help preserve it for future generations with your approval.

Thank you,
HAZEL BOURDET HMB



Ms Hazel M Bourdet
5710 N 5th St
Fresno CA 93710-6325

Th13a
Th14a

William G. Swinton
2-3515 E. Cliff Dr.
Santa Cruz, CA 95062

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DEC 10 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 10, 2007

California Coastal Commission
Central Coast District Office
725 Front St., Suite 300
Santa Cruz, CA 95060

ATTN: Dan Carl

Re: E. Cliff Dr. Bluff Protection and Parkway Project , Central Coast Items 13a & 13b, Dec. 13, 2007
Hearing

Commissioners:

I have reviewed the staff report for the above referenced project. I support the staff recommendation to approve the bluff protection project and to deny the appeal. I urge all concerned to move this project forward.

I would like to point out 3 areas of interest to the Commission:

1. Surfing,
2. Current Environment / Situation, and
3. Intangible Value of the Public Space.

1. Surfing

I have been surfing Pleasure Point for over 27 years and I agree with the expert conclusions that the bluff armoring will not affect the surfing conditions. There may be other factors that ultimately change the environment and potentially the surf, e.g. global warming, however, the bluff protection per se will not. Please disregard any unfounded fears expressed in opposition to the project re possible surf break changes.

1. Current Environment / Situation

It is important to note that the environment in the project area is not a pristine natural one. Man's influences are everywhere, beginning with the construction of the Santa Cruz Harbor in 1960, which lead to the decline of the Pleasure Point beaches. The beach is currently covered in man made ad hoc rip rap and other debris. The project will clean this up. Finally, the project is in a developed, urban setting. The bluff protection proposal will mitigate the loss of infrastructure and actually improve the overall environment, as the current situation is a mess, both with respect to infrastructure maintenance and aesthetics. The bluff protection is an improvement over the man-made mess we have now.

3. Intangible Value of the Public Space

The staff report, while valuing the public space and vista, in my opinion, underestimates the impact of the potential loss of East Cliff Drive to the citizens of California. The views in the mult-block section combined with the public ocean access are priceless. There is no urban setting where the public has such a spectacular vista combined with the ocean recreation access. If the road were allowed to fail, as it will

.....

December 10, 2007

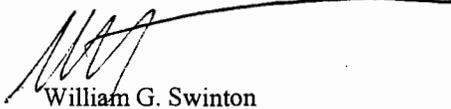
Page 2

without the bluff protection, this would be gone forever in its current, uninterrupted form. The value of this loss is huge. Please protect this fabulous spot on the coast for all.

Finally, the spectacular vistas are threatened in the project by the increase in parking on the scenic urban road. The addition of 11 additional parking spaces and the relocation of the existing 5 parking spots on the south side of E Cliff Dr, have significant visual impact on the overall views and general streetscape. The visual impact of existing 5 parking spots is low as they are tucked up against the trees near the O'Neill home. The new parking spots at Pleasure Point Park and the addition of the large restroom building will severely and permanently, negatively impact the Visual Resource. The new spots between 36th and 37th on the ocean side will, as they will always be occupied with vehicles, including large RVs, severely and permanently, negatively impact the ocean views for all vistas from 35th to Larch Lane. Please do not insist on new parking which will clutter the scenic vista.

Finally, these projects have been studied and studied. **I agree with the staff recommendations and urge the Commission to deny the appeal and approve both projects.**

Sincerely,



William G. Swinton

Th13a
Th14a

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DEC 10 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

LAW OFFICES OF
CHARLES E. STEIDTMANN

369 PINE STREET
SUITE 818
SAN FRANCISCO, CALIFORNIA 94104

Telephone (415) 397-1565
Facsimile (415) 397-2477
steidtmann@aol.com

December 10, 2007

Via Fax (831) 427-4877
and U. S. Mail
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, California 95060-4508

Re: California Coastal Commission Public Hearing,
December 13, 2007, 9:00 AM – Central Coast Items 13a
&14a

Dear Coastal Commission:

This office represents J.W. and Barbara. Silveira. The Silveiras own and occupy the single family residence located at 2425 Shoreview, Santa Cruz, California.

The Silveiras are generally supportive of the above referenced project but have concerns about several components of the approval/conditional approval described in the Staff Report.

1. **The conditional approval includes taking back all public right-of-way along East Cliff Drive, except where no demonstratable public benefit would be gained (see pages 13-16 of the Staff Report). This would dramatically change the character of East Cliff Drive (including the usefulness of existing front yards) by reason of the road and other public improvements being moved even closer to the small lot homes and business on that street. The public benefits to be gained would be outweighed by the impact on the property owners and residents of East Cliff Drive, and is both unwarranted and unfair.**

2. **The proposal that one homeowner pay rent for that portion of the house that sits on the public right of way is spot enforcement and lacks equality under the law.**

Thank you for your consideration. On behalf of the Silveiras, I plan to attend the December 13 hearing on this matter.

Very truly yours,



Charles E. Steidtmann

cc: J.W. Silveira
Keith Adams

Th13a
Th14a

Eugene R. Bernald
14398 Evans Lane Saratoga, CA 95070

December 10, 2007

California Coastal Commission
Central Coast District Office, Attention: Dan Carl
725 Front St Ste 300
Santa Cruz, CA 95060-4508

Sent via fax to 831-427-4877

Reference: East Cliff Parkway and Bluff Stabilization Project

Dear Mr. Carl:

I would like to add my support for the above referenced project by the County of Santa Cruz Redevelopment Agency. It is a good project greatly needed by all the residents of Santa Cruz County for the preservation of the East Cliff Parkway and for the continued enjoyment of the recreational opportunities that it will afford residents and visitors alike for many years to come.

I have often my bicycle along this route and have noticed its heavy use, especially in the summer months and the other times of the year when the surf is up. And I have attended numerous meetings where this project was discussed, both pro and con. Surely the objections of a few should not take precedence over the positive. This is not an area for only a few select people; this is an area for the use of everyone.

In addition, I have noticed that there are a few conditional stipulations in the proposal as set forth by your department, namely the taking back all public right-of-way along East Cliff Drive, except where no demonstrable public benefit would be gained. This could really change the character of East Cliff Drive with the road moved even closer to the small lot homes and businesses on the street. This would also adversely impact everyone, those that live in the area and those people who come to enjoy the area. Surely it is not the intention of the government to place hardships on a few because a select few people think it is their right to trod on private property. If the front yards of those small homes fronting East Cliff Drive are narrowed, then will visitors think that they, in the future, have the right to trespass on private property?

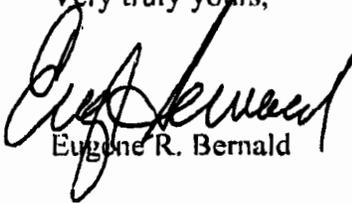
In one case, you are suggesting that the homeowner pay rent for that portion of the house that sits on the public right-of-way. This is really spot enforcement and lacks equality under the law. Almost every home in Santa Cruz County has a five foot public right-of-way in the front yard.

I would support these conditions if the same equal restrictions were placed upon every property owner in Santa Cruz County.

In all, I heartily support this project with the exceptions noted.

I would appreciate it if a copy of this letter is placed in the packet of each Commissioner.
Thank you.

Very truly yours,



Eugene R. Bernald

Thiba
Thiya

Shawn Dollar
Northern California Von Zipper and JS Surfboard Rep.
340 14th Ave
Santa Cruz CA 95062
831 295-9696

RECEIVED

DEC 10 2007

Dec 7th 2007

Dan Carl
California Coastal Commission
725 Front Street
Santa Cruz, CA 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: East Cliff / Pleasure Point Project

My name is Shawn Dollar and I've grown up in Pleasure Point and spent most of my life surfing with family and friends there. I have a deep love for the area. I've been following what your plans are for the area and I'm excited for the completion. I do have a concern which involves parking near the Pleasure Point Park. The current plans place parked cars along the side of East Cliff that will parallel the houses. I think this a bad idea for people parking and will bring more chaos to the intersection. My concern is why make the motorist who park in these spaces walk across the street. Most of the people using the spaces will be surfers and a lot of those are children, they are in a safer place if they are parking next to the park. This is a very busy intersection with lots of motorists and pedestrians. I think that condensing this into one area of the street makes everyone a lot safer.

Another concern that I have is that I think it would be more useful to turn these parking spots into a loading zone. There are so many surfers, especially younger ones that have no place to be dropped off. This would be the best use of the parking spots. It would allow a lot more access for people and give children a safe place to meet.

I also don't think that allowing parking for an unlimited amount of time is a good idea as well. The example that I can give is the parking spots next to Jack Oneill's house. There is no limite to the amount of time someone can park there and there are cars that will stay for days and weeks at a time. It encourages people to camp. Pleasure point is sometimes dangerous at night and the police reports for Elizabeths market can prove this. They already have a huge problem with loitering at the market. Parked cars with people staying in for unlimited amounts of time will only add to this problem.

I love what the overall plan will create, I just want to see more access to this park and area. I think that moving the parking spot, changing it to a loading zone and not allowing unlimited amounts of time for parking will allow more people to have access to Pleasure Point.

Shawn Dollar

RECEIVED

Th13a
Th14a

DEC 10 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 6, 2007

California Coastal Commission
Central Coast District Office
ATTN: Dan Carl (Item 13a/14a)
725 Front Street, Ste. 300
Santa Cruz, CA 95060-4508

Dear Mr. Carl:

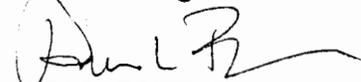
I will not be able to attend the December 13, 2007 hearing in San Francisco regarding the East Cliff Parkway and Bluff Stabilization Project, as I work full time. However, I would like my opinion to be heard by way of this brief letter. Please advise immediately if I should direct this anywhere else.

I have lived in Santa Cruz County for over thirty years, most of them close to the beach. I have also lived in other beach towns in California. It has long been my opinion that this county has not benefitted from good management of our coastline. Carlsbad illustrates the point: that area of the state has actually dedicated long walkways above the shore for everyone to enjoy the area. Whether you surf, swim, walk, run, or are in a wheelchair, you can access the coast. In our county access is somewhat impeded by the fact that the coastline itself is crumbling.

Efforts to shore it up, such as the Depot Hill group in Capitola who offered to pay to stabilize their failing walkway, have been turned away by the city and the area has become increasingly smaller. Where once there was a roadway, there is now slight evidence of old asphalt, but new evidence of cliff failure which is allowed to continue unabated. The walkway is showing signs of disappearing in the future.

The current project proposed for East Cliff Drive is a good one. It will not harm the coastline, the surf break, or the ability of all users to continue to enjoy this most wonderful part of Santa Cruz County. While the most recently completed project was very much discussed by the surfing community as an intrusion on the natural break, they now agree that it has not had that effect, and that it is nearly impossible to tell the difference between the old and the new when in the water looking towards the bluff.

While these two projects are not by any means identical, they both reflect the values of our community: maintain the beauty and wonder of the coast and the ability to continue to use it over generations. Please approve this project!


ANN L. BUTLER

Ann L. Butler

ATTORNEY AT LAW

518 Ocean Street
Second Floor
Santa Cruz, California 95060

Th13a
Th14a

Mike and Winnie Mohr
120 32nd Avenue
Santa Cruz, California 95062

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DEC 10 2007

December 7, 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Commissioners:

We are very supportive of the efforts by you and the County to preserve and enhance the Pleasure Point area. We respectfully request your consideration of two issues that we believe will improve current plans:

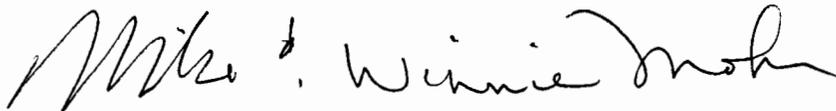
Integrate parking stalls into Pleasure Point Park – for safety and functionality, we think the 3 stalls currently sited on the inland side of East Cliff will serve public needs better if moved to the other side of the street. Surfers use parking spaces different than others. First, most hop out of their cars to check the surf. As located, these parking spaces will create a pedestrian traffic hazard outside the crosswalk. Second, their parking space is a storage and staging area for surfing. People open their doors and their trunks and leave them open while they change in or out of their suits. The parking lot at the Hook works great in this regard. Surfers moving around their cars don't have to worry about getting in the way of traffic and motorists don't have to avoid them. They also have convenient access to showers, to the restroom and a place to put down their board in close proximity.

Another consideration is the extensive staging that occurs most weekends for surf contests. Many sponsors of contests arrive in vans towing trailers. Being able to locate vehicles adjacent to the judging areas makes a big difference for them. Spaces on this side can also function as additional sponsor tent locations for the major contests that occur without sacrificing the sidewalk for these tents. Sponsors will regularly park (at least temporarily) on the ocean side of the street regardless of what you plan.

You can avoid all of the negative impact and create new positive impacts by re-siting these parking spaces and moving the road slightly inland.

Integrate project area lighting into Neighborhood – for a public project of this magnitude, the visual impact of the entire project would be enhanced by extending the replacement of utility poles a few hundred feet into the neighborhood. The view shed of the project includes these areas. It would be a shame not to do all that can be reasonably done to improve both ocean and mountain views from the roadway improvements.

Thank you for your consideration.

A handwritten signature in black ink that reads "Mike & Winnie Mohr". The signature is written in a cursive style with a small star-like mark above the ampersand.

Mike and Winnie Mohr

Th13a
Th14a

December 7, 2007

RECEIVED

Dan Carl
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

DEC 10 2007
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

**Re: East Cliff Drive Bluff Protection and Parkway Project
Th13a, A-3-SCO-07-015 and Th14a, 3-07-019, Santa Cruz County Redevelopment
Agency and Public Works Department**

Dear Dan:

As you know from our two informal meetings at the project site, I am a long time resident of Pleasure Point and support the project.

I strongly favor protecting and stabilizing the bluff along East Cliff Drive from 32nd Avenue to 41st Avenue. I recognize that protection of the bluff is necessary to increase the longevity of the public right-of-way, safeguard the existing infrastructure of water, sewer, and utility systems and preserve the public's access to the coast.

I also believe that the road and parkway improvements, i.e. bicycle and pedestrian pathways, three new stairways down to the beach, park amenities and native landscaping, will enhance the recreational enjoyment of this magnificent coastal resource. The improvements planned for Pleasure Point Park will also meet the project's high priority for increased recreational use.

However, I respectfully request that the three public parking spaces on the inland side of East Cliff Drive, opposite Pleasure Point Park, be relocated adjacent the park to best serve the needs of those coming to the area to surf and play. Placing the spaces along the north side of the park, on East Cliff Drive, will provide greater convenience, direct access to the park and the surf, not interrupt the flow of traffic at what is already a very busy intersection and ensure the public's safety by eliminating the need to cross East Cliff Drive once parked. By providing parking spaces adjacent to the park, it will enable surfers to easily check the surf, provide a safe place to unload and wax their boards, change into wetsuits and shower.

In addition, parents dropping their kids off to surf would find the parking spaces adjacent to the park more convenient and safe. Sponsors of surf contests would also find these spaces a more suitable and superior staging area.

In order to achieve the delicate balance between public and private rights, all the newly formalized parking spaces in the project area should be free. However these newly created spaces should have time limits restricting parking between the hours of 10:00pm and 5:00am. Long term car camping is a real problem in our area. I have attached an article from the Santa Cruz Sentinel which illustrates the challenges residents face when parking is not regulated. I

hope you will amend your report and recommend that these newly formalized parking spaces prohibit overnight parking, and enforce time limits.

I too enjoy full moon paddles and I can assure you these measures will not prohibit these activities but will go a long way toward preserving the integrity and ambiance of the neighborhood.

I recognize that promoting coastal access is a priority for the Commission and want to facilitate that goal. To achieve this, I suggest the Live Oak Parking Permit program be discontinued. This program does not provide residents any guarantee that parking will not be taken by visitors because visitors are also eligible to buy permits. This program does not achieve its intended objective and provides no benefit to either the residents or visitors to Live Oak. Discontinuance of the Live Oak Parking Permit program will provide greater access for everyone.

It is my hope that once you consider the points made within this letter you will recommend modifying the parking plan as these changes would best meet the project's overall goals.

Thank you for your consideration in this matter. Your time and long-term involvement in this project is greatly appreciated.

Sincerely,



Phyllis Christensen
102 32nd Avenue
Santa Cruz, CA 95062
831-476-2997

cc: Betsy Lynberg, RDA Administrator
Paul Rodriguez, RDA Program Manager

Attachments (2)

Article Santa Cruz Sentinel dated December 8, 2006
Exhibit C, Page 45 of 46

West Cliff residents' concerns tighten nighttime parking rules

By JENNIFER SQUIRES
SENTINEL STAFF WRITER

SANTA CRUZ — The drive-by shooting that sprayed three houses on West Cliff Drive and California Avenue in July was the tipping point for Dave Britton.

Convinced his neighbors weren't the ones firing off rounds, Britton and the Westcliff Drive Association lobbied city leaders to keep nonresidents from loitering in the neighborhood after dark.

Last month the city granted the request. Officials made the 2.5-mile West Cliff Drive a no-parking zone at night and gave police the power to tow vehicles in violation of the new rules.

"We felt this was a good thing," said Britton, who has lived in a house near Mitchell's Cove on West Cliff Drive for 15 years.

The rules are unique. There are no other posted tow-away zones on coastal roads in the county, sheriff's Sgt. Fred Plageman said.

The neighborhood group Westcliff Drive Association paid for 19 signs that warn people not to park at night on West Cliff Drive in Santa Cruz.

Dan Coyro/
Sentinel

See PARKING on PAGE A1E

A-18 SANTA CRUZ SENTINEL Friday, December 8, 2006

Parking

Continued from Page A1

The association has offered up \$2,600 for the city to purchase 19 red and white "Tow Away/No Parking" signs that city employees began posting last month in the parking spots along West Cliff Drive from Steamers Lane to Natural Bridges State Beach.

"This came out of a very specific request," police department spokesman Zach Friend said.

The signs were up by Nov. 26, city Public Works Director Mark Dettle said. So far, no vehicles have been towed, but police have given several verbal warnings, Friend said.

"I'm delighted. It's helped already," said Britton, adding he's seen what appeared to be drug deals in parking pull-outs along the road, been the victim of three auto burglaries and tolerated UC Santa Cruz students dancing in the street.

Since the signs were installed, Britton said he's watched people pull in after dark, presumably see the "No Parking" signs and leave.

"The issue here was the public safety component," said Dettle, adding many of the spots already had posted bans on overnight parking and that car camping prohibitions have been in effect for years. "We just tightened up the restriction."

The main difference now is police have the power to tow violators, Dettle said.

"It gives us another tool," Friend said.

But there are concerns the crime-fighting technique is going too far.

Parking on West Cliff

CURRENT REGULATIONS

- No parking 10 p.m. to 5 a.m. in any parking spot along West Cliff Drive.
- No parking 9 p.m. to 7 a.m. in lots at Santa Cruz Surfing Museum and Lighthouse Field, which are locked by park employees after hours.
- Police can tow vehicles in violation.

PREVIOUS REGULATIONS

- No nighttime parking in some spots along West Cliff Drive near Natural Bridges State Beach.
- No car camping.
- No nighttime parking in locked lots.

Source: City of Santa Cruz.

"I think they should keep this open. It's a public thoroughfare," said Gordon George as he and friend Beem Wilder, both Los Gatos surfers, loaded gear into their car on West Cliff Drive near Pelton Avenue on Wednesday afternoon.

"That sucks," said Wilder, explaining he and George sometimes come at night to surf during a full moon.

"We're generally not here that late, but there's times," George said.

They speculated people would just park in the neighborhood to avoid the tow zones, and Britton acknowledged the parking ban may push nighttime parking onto side streets.

"Yes, they'll move to other places probably," Britton said.

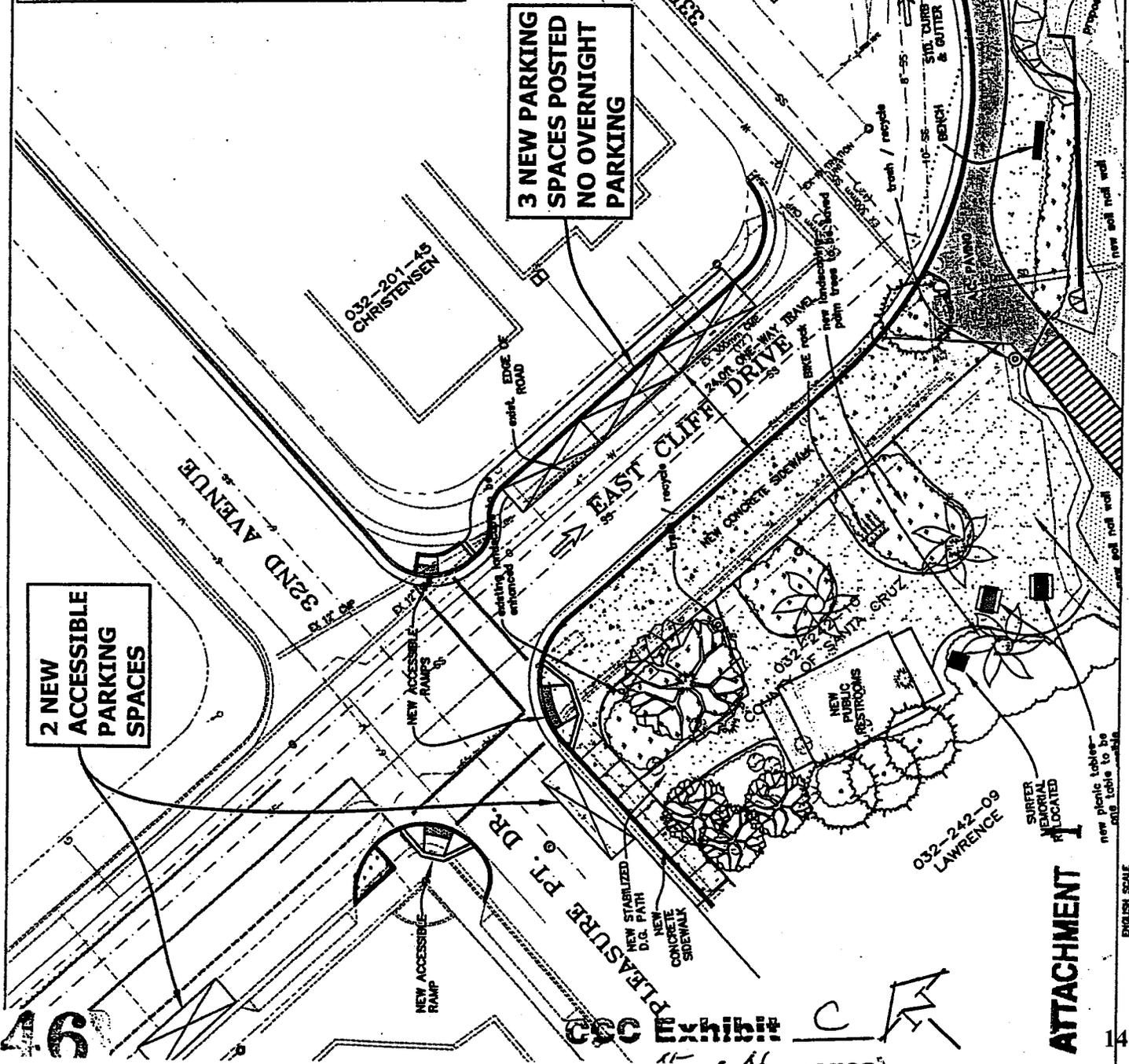
Contact Jennifer Squires at
jsquires@santacruzsentinel.com.

ATTACHMENT 1

EAST CLIFF DRIVE PARKWAY PLAN SUGGESTED PARKING CHANGE / 32ND AVE

LEGEND

	ROW LINE
	NEW CURB & gutter
	MEAN HIGH WATER LINE
	NEW PAVING EDGE
	NEW SAFETY RAILING
	NEW SPLIT RAIL FENCE
	A/C PATH
	soil nail wall
	STABILIZED DECOMPOSED GRANITE PAVING
	NEW LANDSCAPE AREA
	EXISTING LANDSCAPE TO REMAIN



2 NEW ACCESSIBLE PARKING SPACES

3 NEW PARKING SPACES POSTED NO OVERNIGHT PARKING



ATTACHMENT 1

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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Th13a
Th14a

Pleasure Point/East Cliff Drive Parkway and Seawall
CDP Application 03-07-019

William Simpkins

December 5, 2007

California Coastal Commission
Central Coast District Office
735 Front Street, Suite 300
Santa Cruz, CA 95060

Dear Sirs:

Please accept this letter as our support for the planned seawall/walkway in the Pleasure Point area of Santa Cruz. We believe that this project will help to preserve and improve the bicycle, pedestrian and handicapped pathway along this stretch of coastline for both neighbors and visitors to the area. Without this project one of the special places in our neighborhood eventually will be lost due to storm, wind and wave erosion.

In our opinion the fairly recent emergency repairs that were completed have had no adverse effect on the natural beauty of the area. It is reasonable to believe that the planned seawall/walkway project will blend in equally well with the existing coastline. Furthermore, removing the concrete rubble, as described in the new proposal, will add volume to the beach area and improve the vista.

We are also concerned about protecting the existing sewer line that runs along East Cliff Drive in Pleasure Point. A break in this pipe as a result of a slide would do untold damage to the bay, as the amount of time required to make repairs is incalculable.

Because we feel strongly about this project, we were planning to attend the hearing in San Francisco. However, a recent change in plans will result in us being out of the county on December 13. Please take note of our support for this project.

Sincerely,



Bill and Brigid Simpkins
155 Blackpoint Lane
Santa Cruz CA. 95060

William D. Simpkins
Chief Marketing Officer
System Studies Incorporated
2-1340 East Cliff Drive
Santa Cruz, CA 95062
831-477-8902 Direct Line
831-475-9207 Fax

RICHARD RIVOIR
P.O. BOX 4046
SANTA CRUZ, CA 95063
(831) 419-7759

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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

December 7, 2007

Th13a
Th14a

Dan Carl
California Coastal Commission
725 Front Street
Santa Cruz, CA 95060

RE: East Cliff / Pleasure Point Project

Dear Mr. Carl,

I have some concerns regarding designated parking on the final version of the East Cliff / Pleasure Point Project Plan.

I have owned a property at the corner of 35th & East Cliff since 1997, and have had the opportunity to observe, in my opinion, some of the needs of the public for this area. Since that time, I have been involved in the various meetings and planning stages, and a fantastic plan has evolved, with the exception of proposed parking at 32nd & East Cliff.

When the project was in front of the Board of Supervisors for approval, I had the opportunity, along with others, to give input regarding parking. The Board of Supervisors amended the plan to reflect less parking, and I was under the impression that parking at the intersection of 32nd & East Cliff was to be shifted to the ocean side next to the park. This made sense, because it **eliminates the need for the public to cross the street, offers easy access for loading or unloading surfboards and beach stuff, and allows a perfect opportunity to designate one or two of these spaces for much needed disabled parking.**

Unfortunately, the Redevelopment Agency did not adhere to the public comments and the Board of Supervisors recommendations regarding this specific issue.

A few years ago, others and myself had to take the Redevelopment Agency to task at the Board of Supervisors level regarding omitted bike lanes on the Lake Avenue project, which is similar to what has happened in this situation. The Board of Supervisors required the bike lanes put back into the plans, and the final outcome made it a greater benefit to the public.

I am requesting that the Coastal Commission amend the plan to shift the parking at 32nd & East Cliff across the street adjacent to the park for easier coastal access.

Thank you for your kind consideration regarding this matter.

Sincerely,



Richard A. Rivoir

Th 13a
Th 14a

Jim and Sandy Sheehan
3020 Pleasure Point Drive
Santa Cruz, California 95062

December 7, 2007

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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dan Carl
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060
Via Facsimile: 831-427-4877

RE: California Coastal Commission Public Hearing
December 13, 2007 - Central Coast Items 13a & 14a
East Cliff Drive Parkway and Bluff Stabilization Project

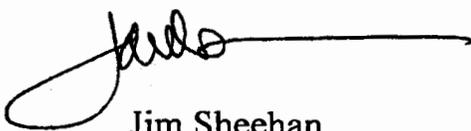
Dear Dan,

My wife and I are writing to indicate our support for the staff recommendation to approve the above referenced project. We have been property owners and residents of the Pleasure Point neighborhood for eleven years. We are unable to attend the hearing in person due to prior family commitments that day.

We walk the East Cliff Drive bluff from Pleasure Point Drive to the 41st. Avenue "Hook" almost every morning of the year. The need for bluff stabilization is obvious in order to preserve the road that provides basic utilities and emergency access and egress for our densely populated, seaside urban neighborhood. In our view, the need for parkway improvements is equally obvious. Public safety and enjoyment will be vastly improved over the current ad hoc mix of cars, trucks, surfers, bicyclists, skateboarders, pet walkers, joggers, and moms with strollers that compete for use of the existing street/walkway by the hundreds every day.

We strongly urge the Commission to approve this project.

Thank You for Your Consideration,



Jim Sheehan



Sandy Sheehan

Michael A. Guth
Attorney at Law
2-2905 East Cliff Dr.
Santa Cruz, CA 95062

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DEC 07 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Th13a/Th14a (12/13/2007)

A-3-SCO-07-015 & 3-07-019 Pleasure Point Parkway

Michael A. Guth

Approval with Conditions- **SUPPORT**

December 6, 2007

Dear Commissioners,

I am writing to request that you support the staff recommendation and vote for approval of the overall project at Pleasure Point on East Cliff Drive. As long time coastal activist, and as a citizen involved with Pleasure Point neighborhood issues, I strongly believe that some sort of wall and cliff top project is needed, and that this project is a good project that meets those needs, while doing a very good job of balancing community character issues.

First and foremost, the public use areas along East Cliff Drive are an extremely valuable asset, allowing a visitor an experience of ocean viewing and surf viewing, as well as a long stretch of ocean front access. Without a wall project, these public use areas will disappear. The homes along the interior of East Cliff predate the Coastal Act, and will be able to build their walls once the public use areas disappear. Thus, the only real decision is whether we build a wall that protects this wonderful public asset, or whether we have private walls put up after the public use areas are gone. As we cannot go back eighty years and replan this neighborhood from scratch, we must acknowledge that a wall is called for.

As to the bluff top project, an important aspect to consider is how the old fashioned beach and surf community of Pleasure Point and the new construction will harmonize in the sense of maintaining the community character. I believe that the Santa Cruz County Redevelopment Agency understands the flavor of the community, and the desires of the residents to have low impact projects which maintain, rather than alter, the community feel. (That preceding statement is one I could not make so absolutely a

Michael A. Guth
Attorney at Law
2-2905 East Cliff Dr.
Santa Cruz, CA 95062

decade ago! Things work much better here now!). Although there are some individual elements that I would like to have altered, overall the project meets community needs and is in keeping with community character.

I do have the following request: Do not require removal of the palm trees at the Park at 32nd and East Cliff. Although not native, the few taller palms we have allow surfers to visually assess wind direction. Further, these trees were planted as part of a neighborhood effort years ago to clean up that corner. The residents here have been active on many fronts, and out of respect for them I request that the trees mentioned above be exempted from the standard condition regarding non-native species removal.

In sum, I support the project as conditioned and request that you vote in favor of the project, in line with the staff recommendation.

Yours Sincerely,

A handwritten signature in black ink that reads "Michael Guth". The signature is written in a cursive style with a prominent initial "M".

Michael A. Guth

TH 13a
TH 14a

12/10/07

Andrea Kirsch
1482 Cherry Garden Lane
San Jose, California 95125

TO WHOM IT CONCERNS
REGARDING YOUR LETTER WE
RECEIVED 12/8/07.

WE DO SUPPORT THE EAST CLIFF
PARKWAY AND BLUFF STABILIZATION
PROJECT.

SINCERELY,
ANDREA KIRSCH
AND
ROBERT ARTANA

RECEIVED

DEC 11 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RECEIVED

DEC 11 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Merrill E. Newman
1256 Martin Ave.
Palo Alto, CA 94301
650-327-8086
seamerrill@aol.com

Th 13a
Th 14a

December 8, 2007

California Coastal Commission
Central Coast District Office, Attn: Dan Carl
725 Front Street, Suite 300
Santa Coastal Commission 12-07, CA 95060-4508

Dear Sir:

I write to support the *East Cliff Parkway and Bluff Stabilization Project* which I understand will be considered at a hearing in San Francisco on December 13. As I will be unable to attend that meeting, I would like to make my wishes known by means of this letter.

My family has had vacation property in Santa Cruz County, in the Twin Lakes area, since about 1920 and I spent all my summers there from 1928 until 1950. From then until 1982 we vacationed in the area with some regularity. In 1982 we purchase our current beach house on 14th Avenue and use in about 1/3 of the time all year around.

I used to bicycle from Twin Lakes to Capitola regularly and always went via East Cliff Drive.. It is a lovely ride. I would hate for this scenic ride to be lost to future kids (and adults). It is truly a treasure and I urge you to support the Parkway and bluff stabilization project.

Very truly yours,

Merrill E. Newman

Th14c

Post office Box 296 Morro Bay, CA 93443
Phone/Fax: (805) 772-9499
Email: NovakConsulting@charter.net

Cathy Novak
Consultant

RECEIVED

DEC 10 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Fax

To: Mike Watson	From: Cathy Novak
Fax: (831) 427-4877	Pages: 10
Phone: (831) 427-4863	Date: December 10, 2007
Re: Estero Landing plan corrections	CC:

Urgent X For Review Please Comment Please Reply Please Recycle

Mike,

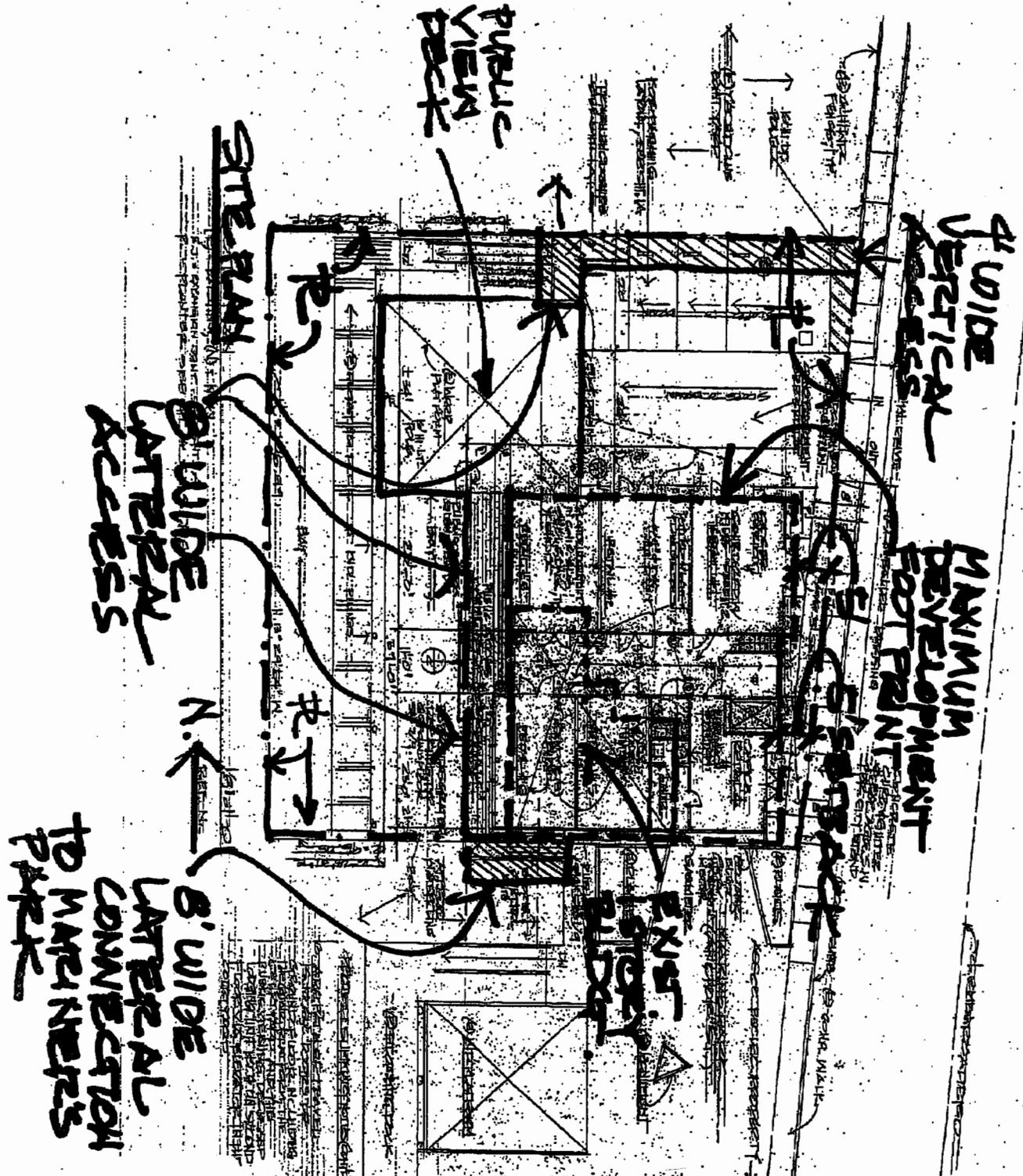
Attached are the revised plans that we discussed. Please let me know if you have any questions.

Additional project modifications after December 5, 2007 letter:

1. A two wing wall at the northeast corner of the southern building. This will show a better recessed and articulated second floor deck. (Sheets 2 & 7)
2. Second floor decks will stop five feet from center courtyard. A roof section is added between the decks and center courtyard. (Sheets 3 & 7)
3. Roof section on west side will have a one foot eave. (Sheets 4 & 5)
4. Elevations revised to reflect all modifications to date. (Sheets 5, 6, 7 & 8)

Thanks,

Cathy
Cathy Novak

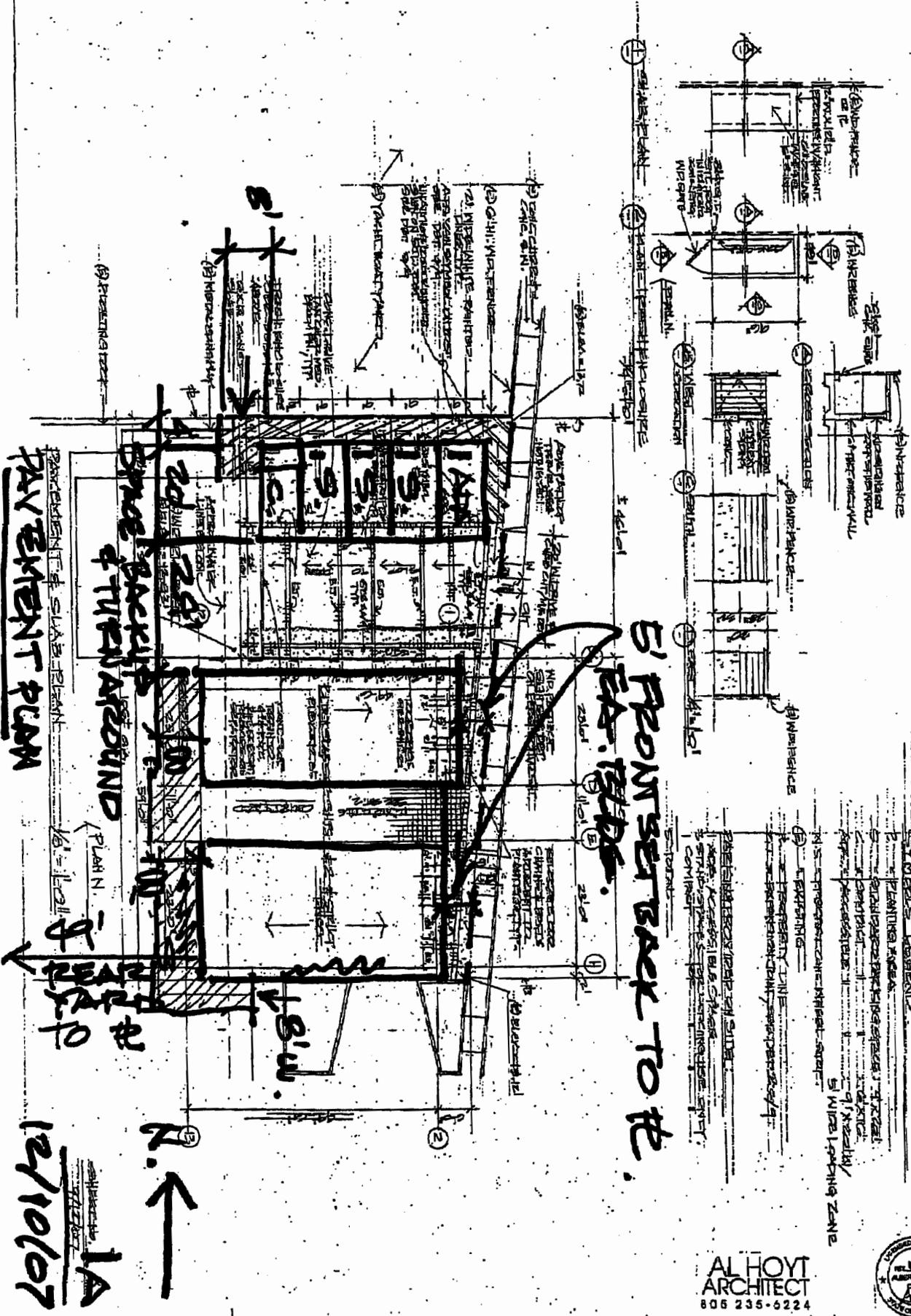


SAT. 1
 12/10/07

Estero landing
 601 embarcadero
 Morro Bay, CA

AL HOYT
 ARCHITECT
 805.235.6224

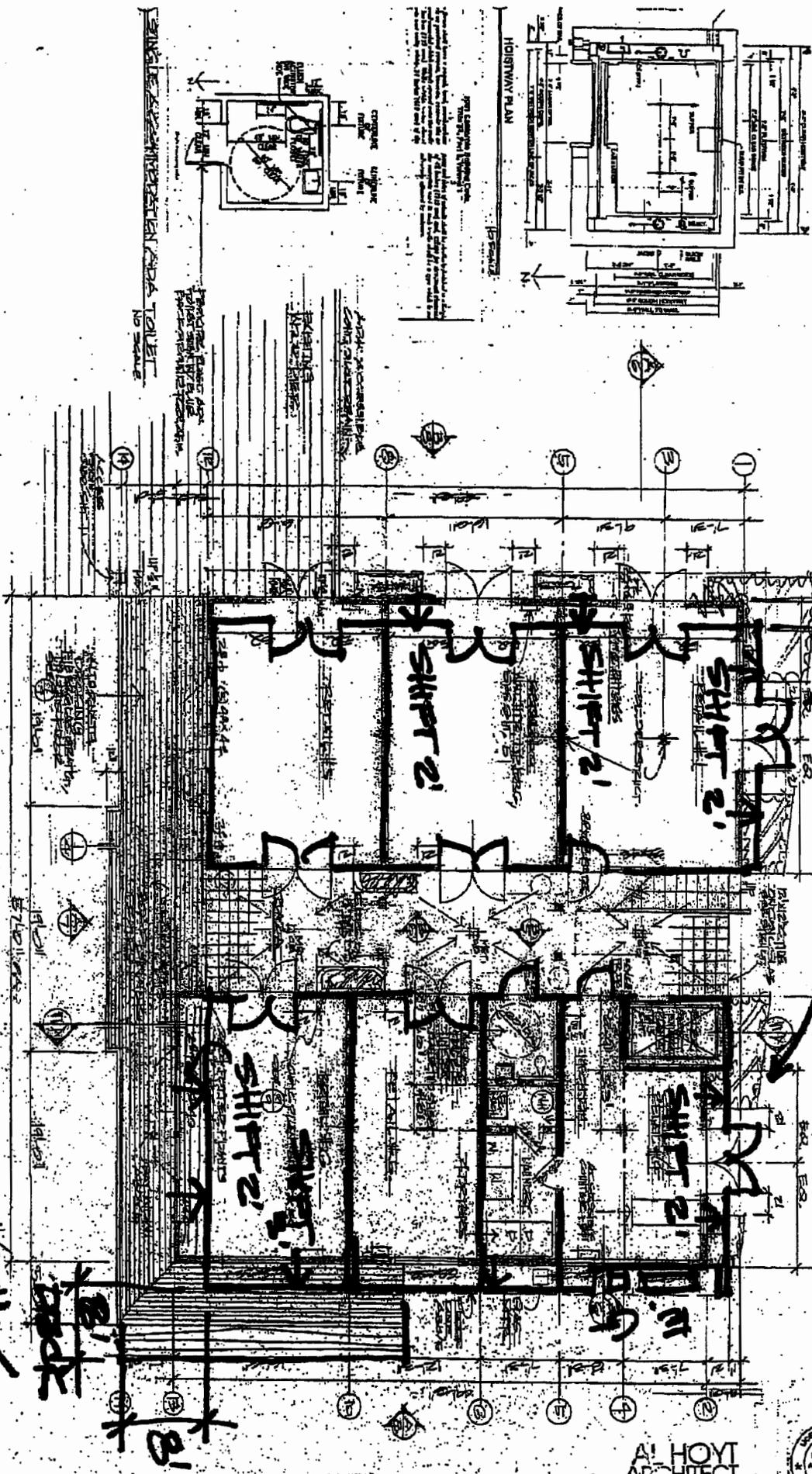




1ST FLOOR PLAN

SEE WALL SIGNAGE SEE SHIT 3
SEE SHIT 2 SEE SHIT 1
SEE SHIT 2 SEE SHIT 1

12/10/07
2

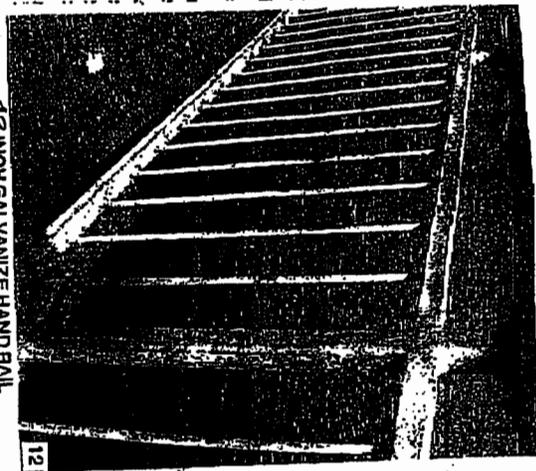


5' SET BACK TO THE SEEN SHITS 1 & 2



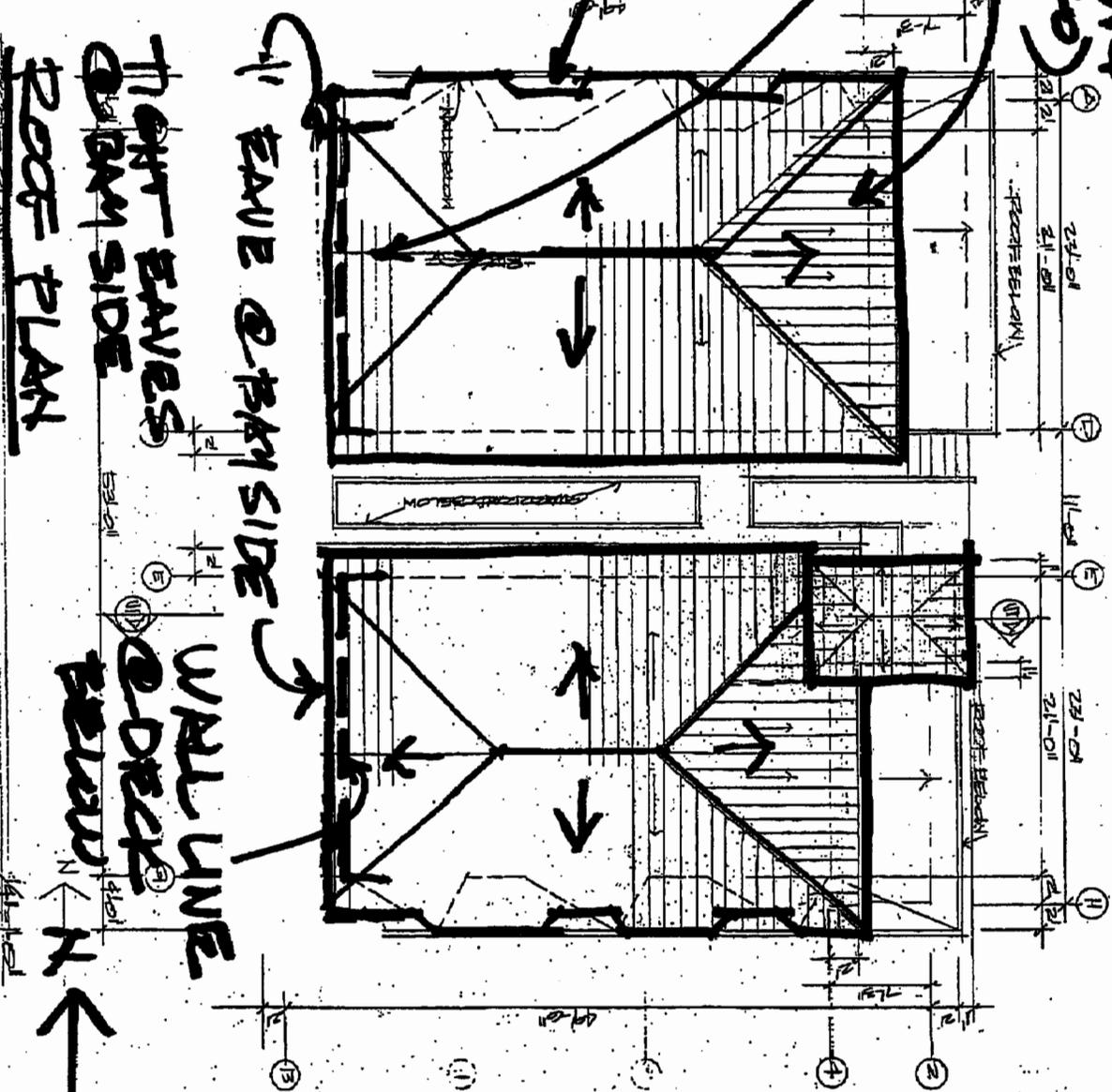
HIP ROOFS EACH SIDE
(EMBARKAMENTO)
W. (TRAY)

2' RECESS @
ROOFS OVER
H, W, & S. DECKS



4 1/2 INCH GALVANIZED HAND RAIL
PICKETS 3/4 INCH O.D. PER UBC CODE
TOP CAP 2X8 MARINE GRADE WOOD

12

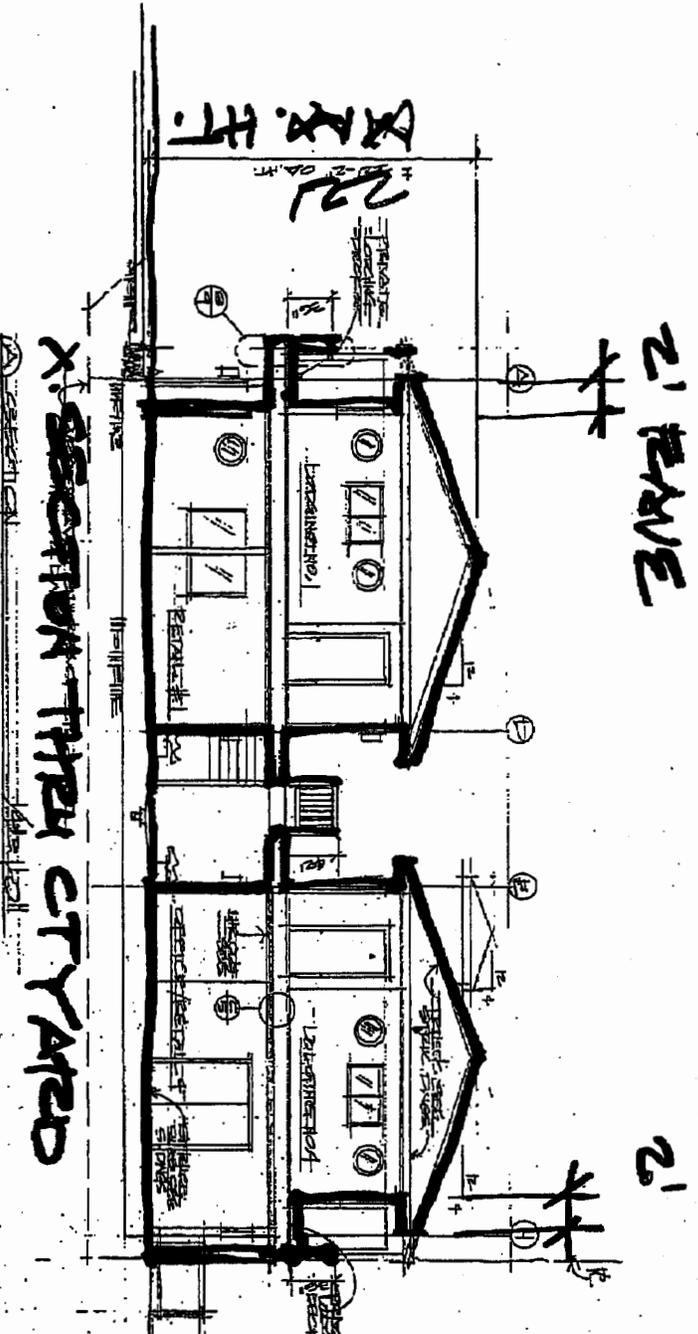
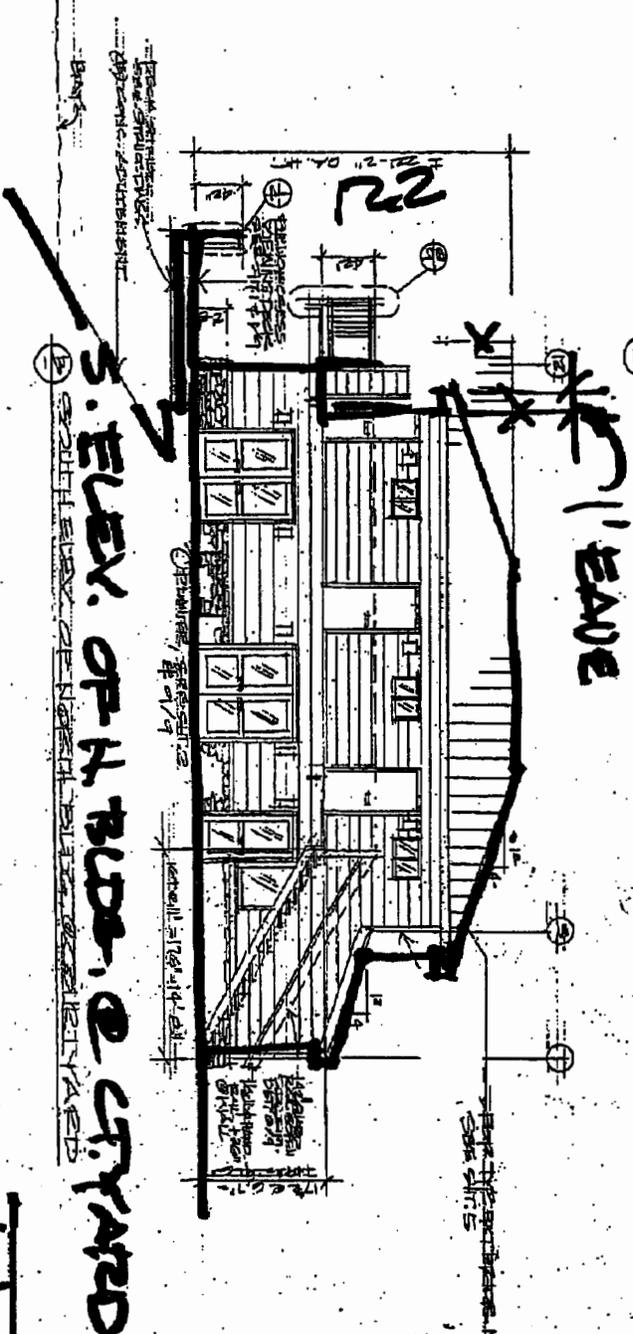


TRAY SAVES
FRONT SIDE
ROOF PLAN

WALL LINE
@ DECK
BELOW

12/10/07
4





SECTION TYPE CYARD
 2' HEAD

SECTION TYPE CYARD
 2' HEAD

12/10/07

SHEET NO. 6
 8/12/07

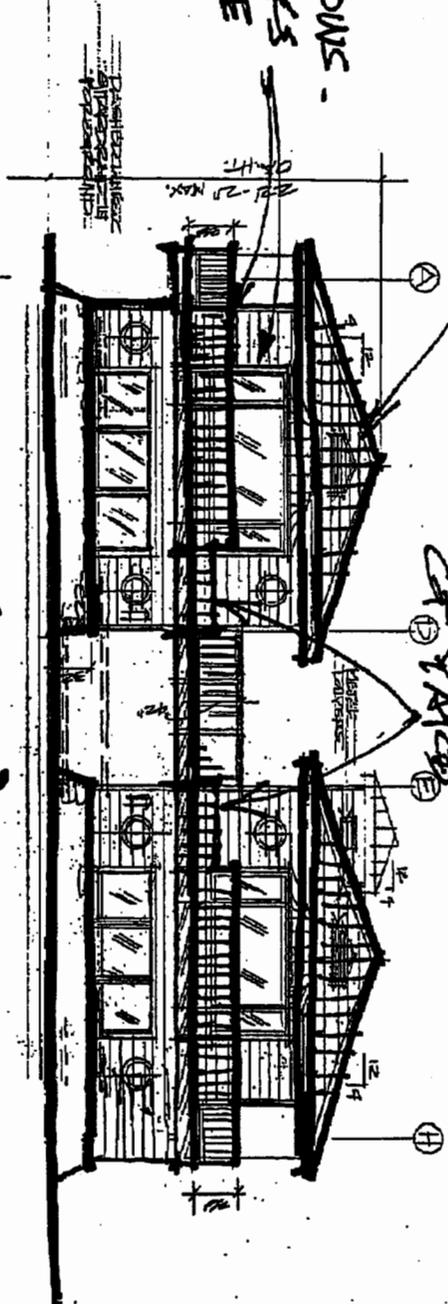
AL HOYT
 ARCHITECT
 805 236-6224



HP ROOFS

NO BKW WPDWS -
3' DECKS
@ BKW SIDE

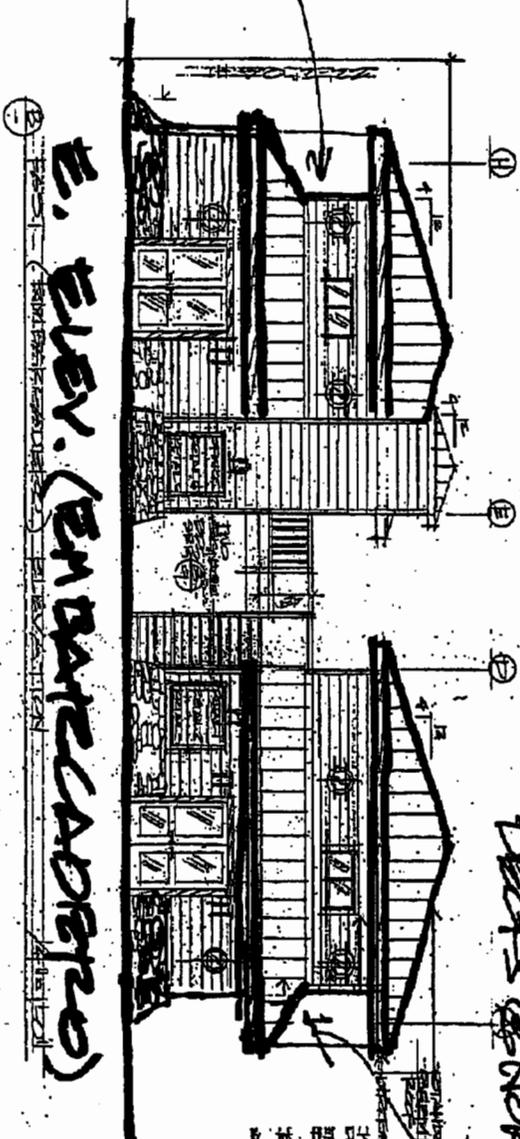
LOW ROOFS 6'
EITHER SIDE OF
C/T VARD



W. ELEV. (BAY)

RECESSED
DECKS @
SOUTH WALL

CANTILEVERED
DECKS @ NORTH



E. ELEV. (BAY) (ADDED)

12/10/07

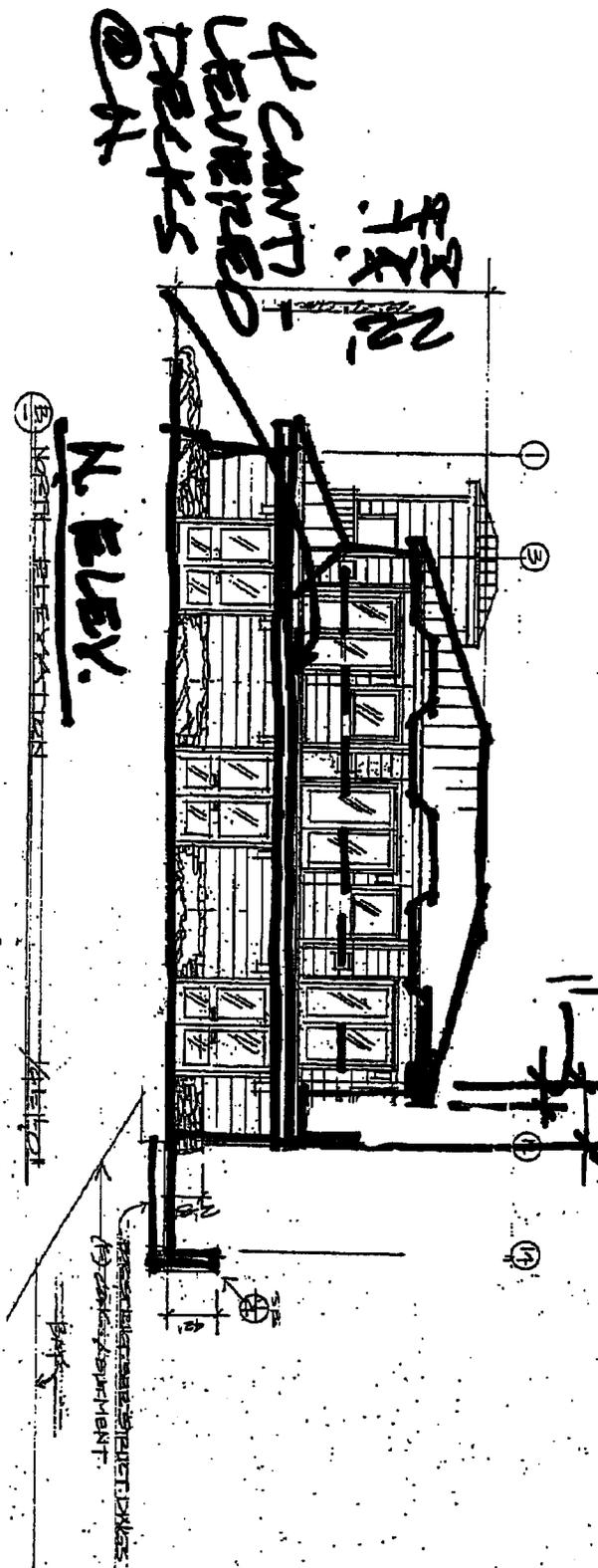
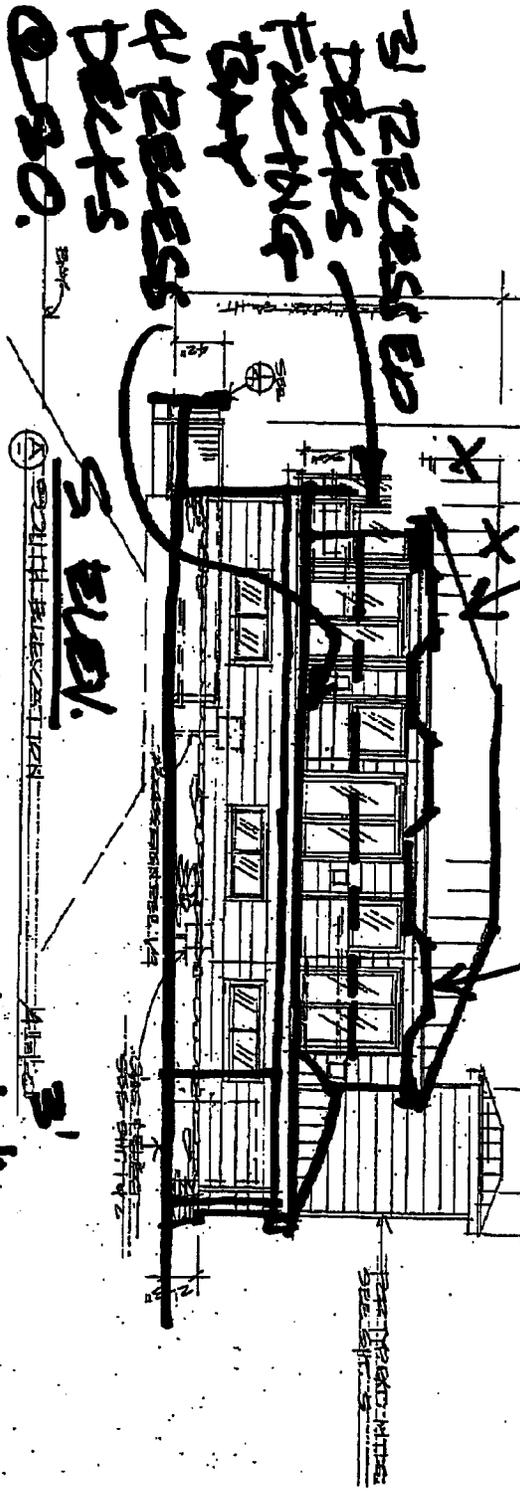
CATHY NOVAK
ARCHITECT
12/10/07

AL HOYT
ARCHITECT

REGISTERED ARCHITECT
NOV 11/07
ALBERT AL HOYT
CAPS

RECESSED ROOF + DECK @ DECKS N.W. & S.
 SEE PLAN, SHIT 4

HP ROOF @ W.



12/10/07

SHIT NO. 8

AL HOYT ARCHITECT
 805 235-6224



Post office Box 296 Morro Bay, CA 93443
Phone/Fax: (805) 772-9499
Email: NovakConsulting@charter.net

Cathy Novak
Consultant

RECEIVED

DEC 05 2007

Fax

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

To: Mike Watson	From: Cathy Novak
Fax: (831) 427-4877	Pages: 12
Phone: (831) 427-4863	Date: December 5, 2007
Re: Estero Landing project modifications	CC:

Urgent X For Review Please Comment Please Reply Please Recycle

Mike,

Attached are the plan modifications that we discussed. Please let me know if you have any questions.

Thanks,

Cathy Novak

Cathy Novak

Cathy Novak Consulting

Governmental & Community Relations ♦ Planning

RECEIVED

December 5, 2007

DEC 05 2007

Mr. Mike Watson
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Amended Project Description – Estero Landing Mixed Use Project (3-07-002)

Dear Mike,

As per our phone discussion on December 4, the applicant desires to amend the project description for the Estero Landing Project. The project is revised as follows:

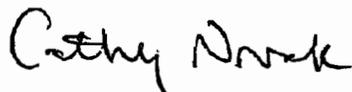
1. Installation of a four foot wide vertical access path immediately along the northern property line between the Embarcadero Road and the public view platform.
2. Installation of an eight foot wide public lateral access boardwalk along the entire bay fronting the development with an eight foot wide connection to Mariner Park on the southern side of the development. The public boardwalk will remain open to the public 365 days per year.
3. Installation of an eight foot wide public lateral access boardwalk at the northern property line for a future connection to the Morro Bay Yacht Club property.
4. Signage will be provided at both the southern and northern entrances to the public boardwalk so, the public can clearly see that it is open to them.
5. The boardwalk signs will be consistent with previously approved signs by the Coastal Commission to provide continuity for the general public.
6. The building footprint for the first floor will be at a line no further seaward than a line of the existing building edge. A 44 foot rear setback will be maintained.
7. The eastern building front setback will be five feet (average) for the first floor.
8. The southern building first south floor wall will shift two feet southward to the property line.

9. The northern building first floor north wall will shift two feet southward to accommodate the four foot vertical access path, parking area and maintain the Fire Department's 24 foot clearance. The retail store doors will open inward.
10. The second floor southern side will be articulated and have decks recessed four feet from the first floor wall.
11. The second floor eastern side will maintain a ten foot setback.
12. The second floor northern side will have decks cantilevered four feet over the first floor.
13. The second floor western side will be setback back three feet from the first floor with an open exterior deck.
14. The western side roof will be modified to a hip roof to simulate the eastern side hip roof.
15. The northern and southern side roofs will each have a two foot recess in three locations. The western side roof will have a two foot recess over each building area.
16. The maximum building height will be 22 feet.

We believe that these project modifications address the concerns raised by staff in the report dated November 29, 2007. The applicant respectfully requests that the Commission staff accept these changes, amend the staff report and conditions of approval and then forward to the Commission with recommended approval as modified.

Thank you for your time and consideration with this matter. Please feel free to contact me if you have any further questions.

Regards,



Cathy Novak
Representative for Estero Landing

12/5/07

4' WIDE VERTICAL ACCESS
MAXIMUM DEVELOPMENT FOOTPRINT

EXIST. STAIR

EXIST. STAIR

WALLS
VIEW
WALL

8' WIDE LATERAL ACCESS

8' WIDE LATERAL ACCESS

N. ←

8' WIDE LATERAL CONNECTION TO MARINERS PARK

SHT. 1
12/5/07

Estero landing
501 embarcadero
Marro Bay, CA

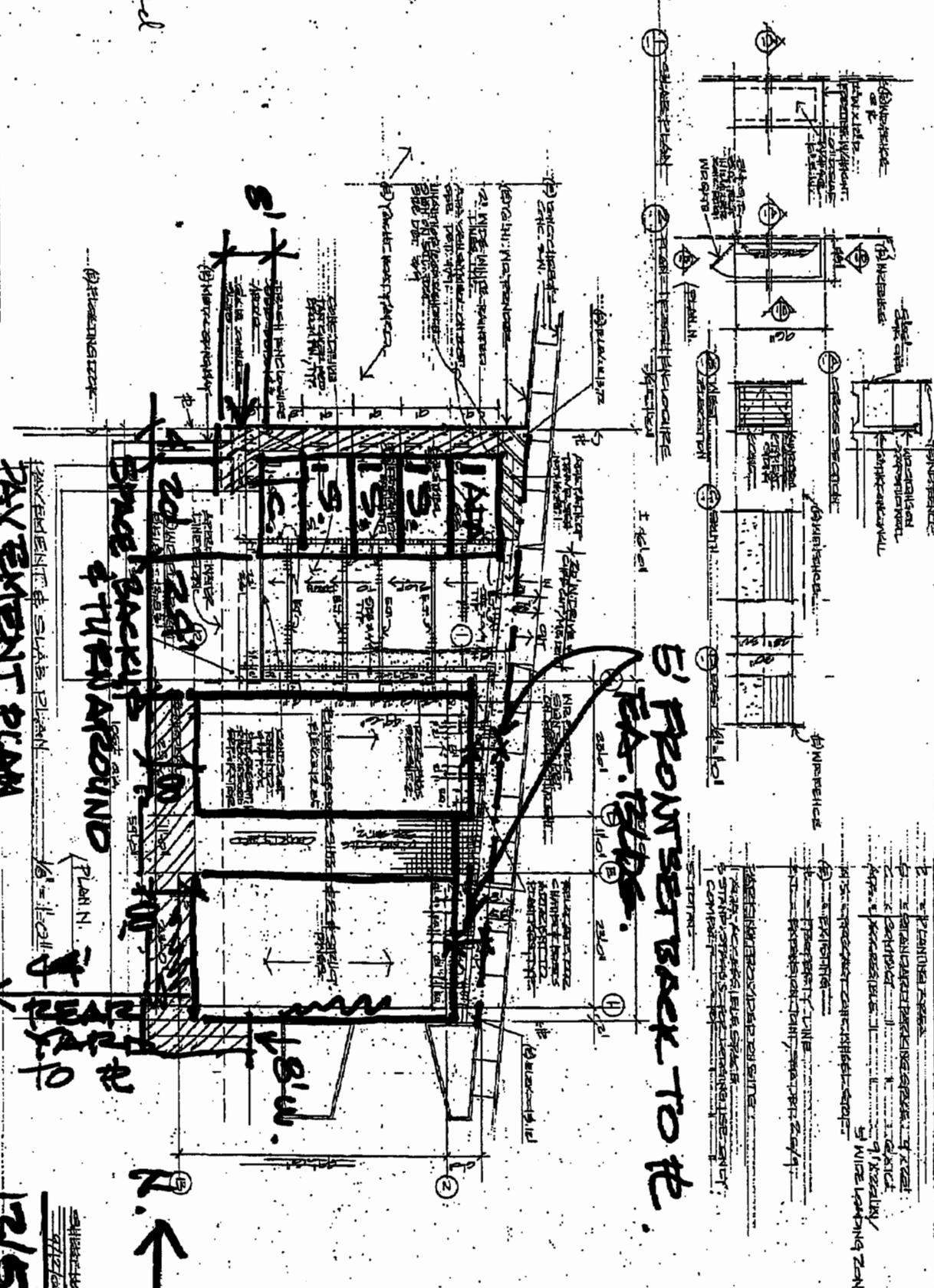
ALHOY ARCHITECT
808.295.4224





AL HOYT ARCHITECT
224-9252
808 236 5074

5' FRONT SET BACK TO E.
E. FA. WALL.



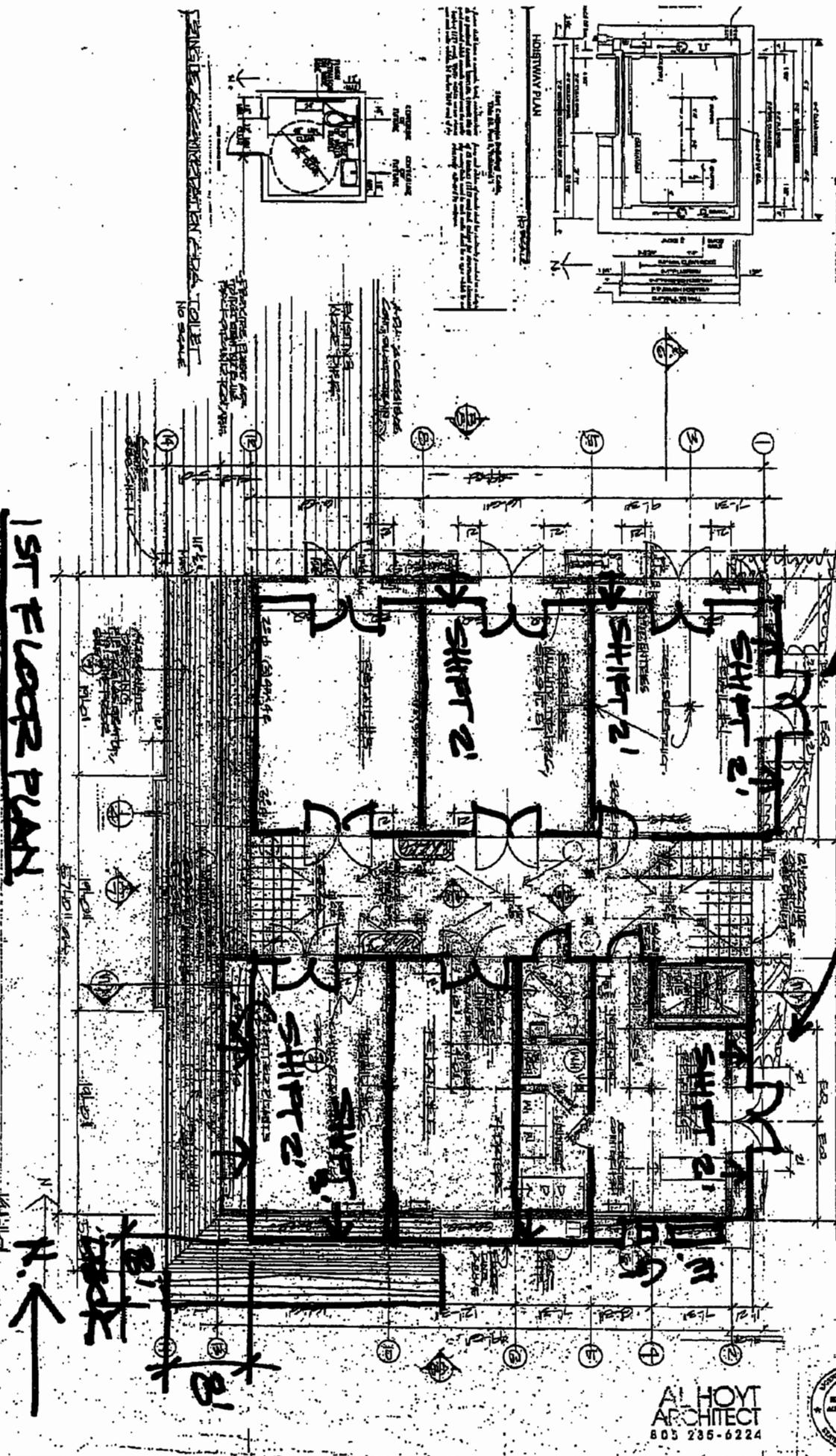
FRONT SET BACK TO E. FA. WALL
5' FRONT SET BACK TO E.
E. FA. WALL.

12/5/07
LA
12/5/07

Need



ALHOYT ARCHITECT
805 286-6224



1ST FLOOR PLAN

FROM WALL SYSTEMS SEE SPIN 2
FROM WALL SYSTEMS SEE SPIN 3
FROM WALL SYSTEMS SEE SPIN 4
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12/5/07

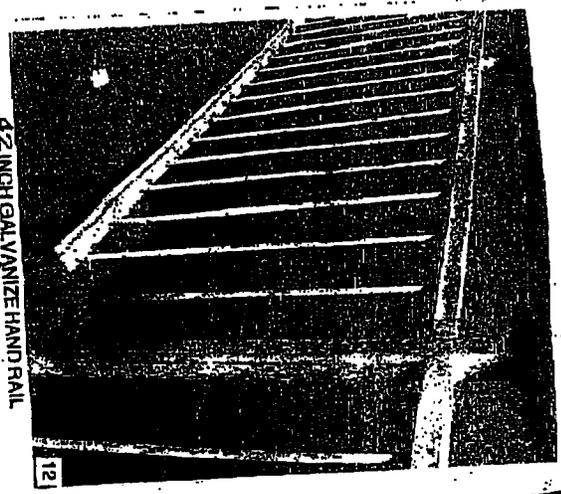
2

N. ←

5' SET BACK TO THE SEBE SWTS
1 & 1A

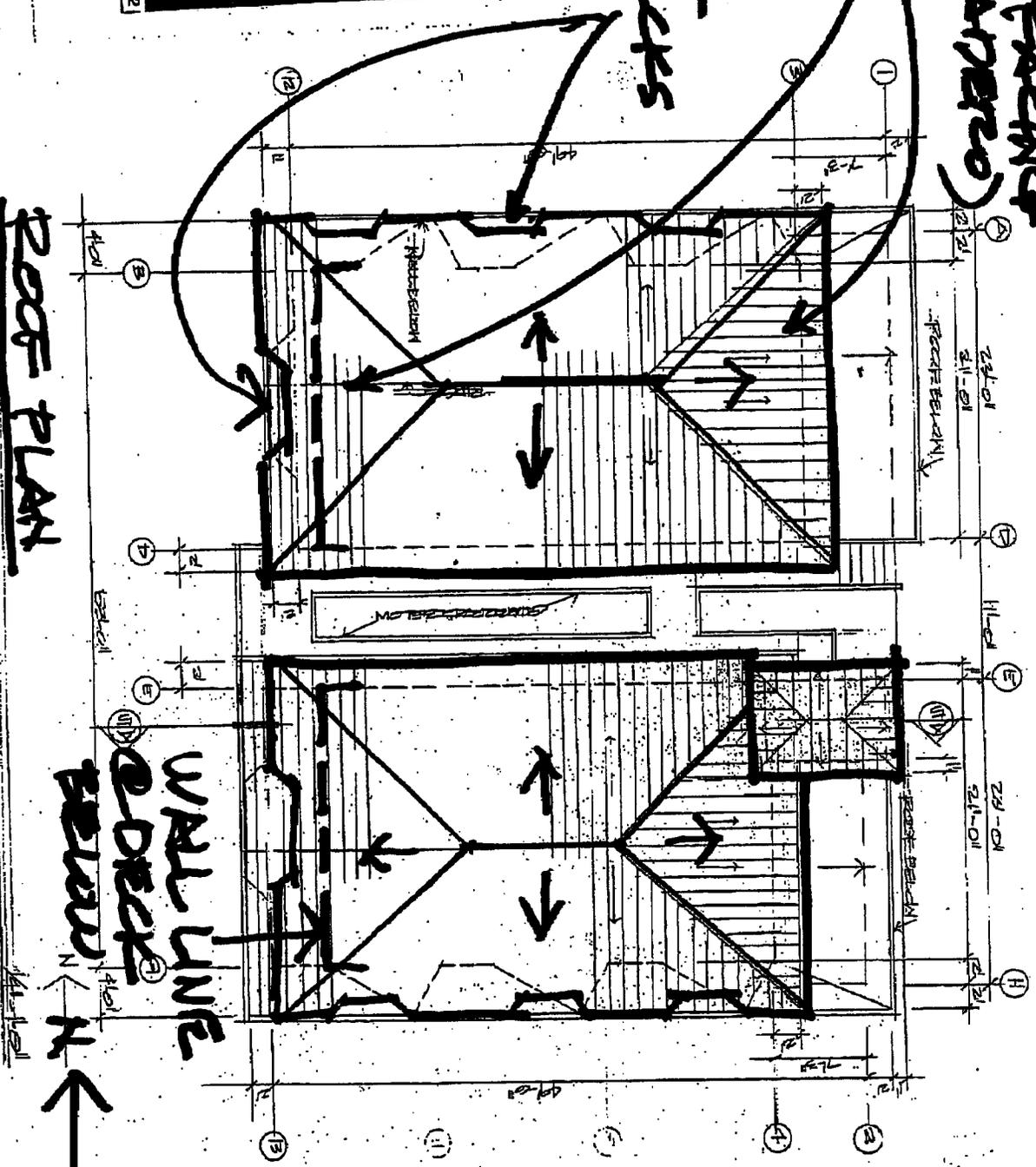
HIP ROOFS FACING
E. (EMBARCADERO)
W. (BAY)

2' RECESS @
ROOFS OVER
H, W, & S. DECKS



4" INCH GALVANIZED HAND RAIL
PICKETS 4" INCH O.C PER UBC CODE
TOP CAP 2X8 MARINE GRADE WOOD

① RAILING SYSTEM SHALL BE AS SHOWN IN N.T.S.



ROOF PLAN

WALL LINE @ DECK BELOW



12/5/07

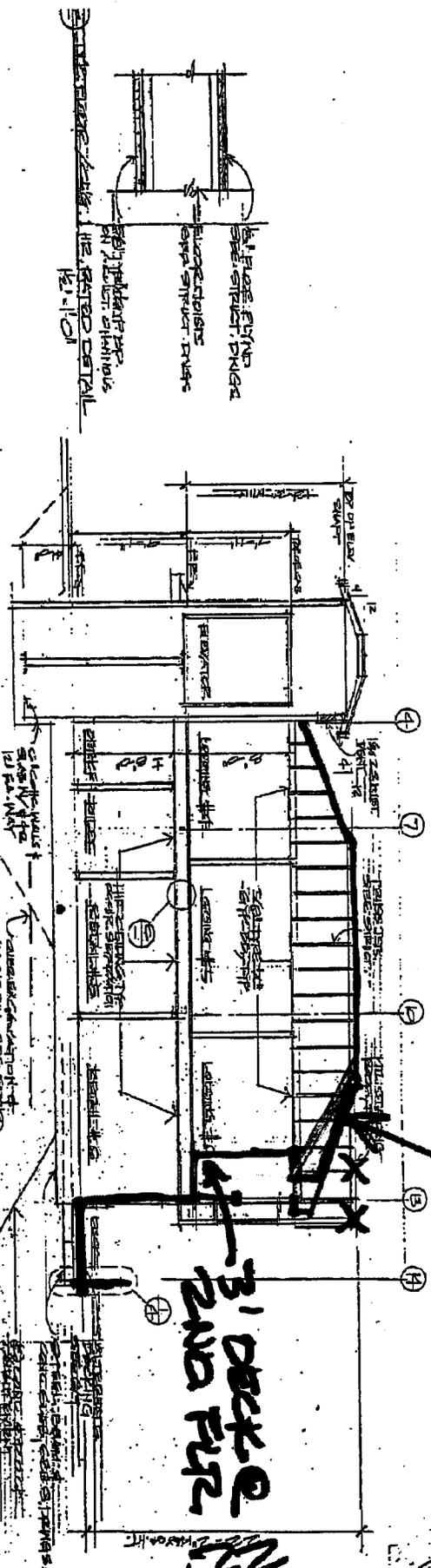


AL HOYT
ARCHITECT
235-6224
805

Cathy Novak



AL HOYT ARCHITECT
805-236-2224
Cathy Novak



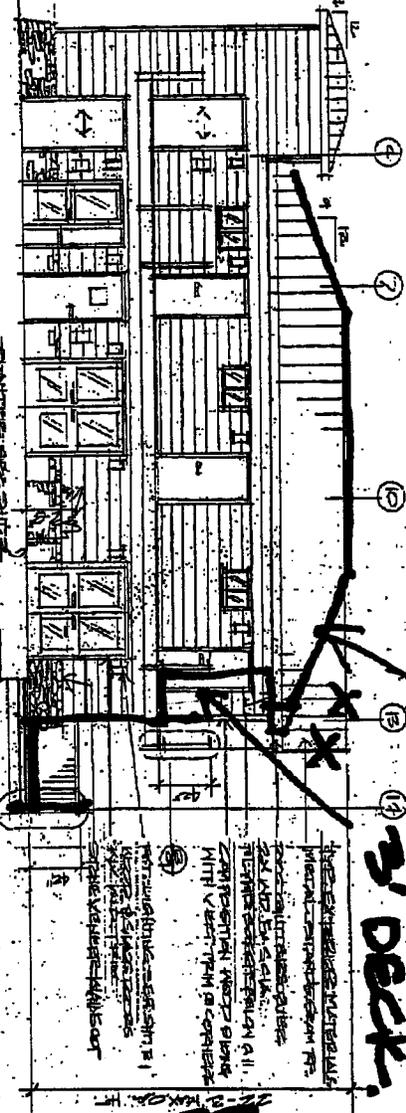
HIP ROOF - S.W.

3' DECK
3' DECK

X-SECT.

HIP ROOF

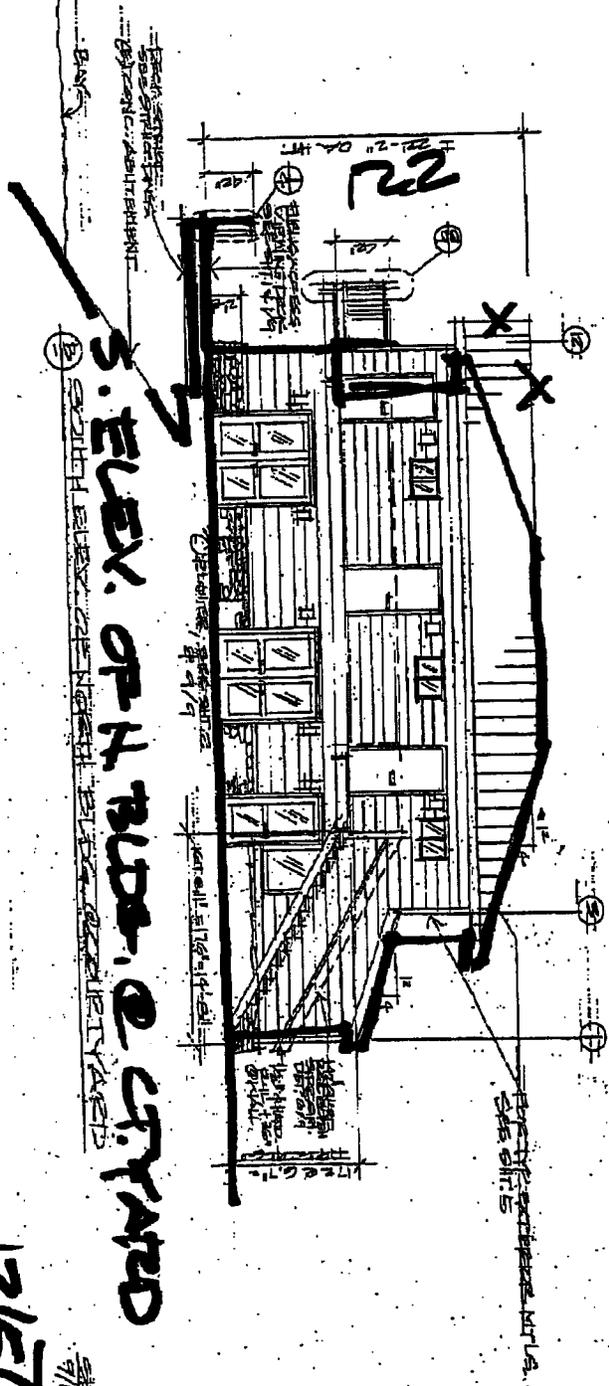
3' DECK



N. BUSY. OF S. BUDG.

1 ft cave

12/5/07



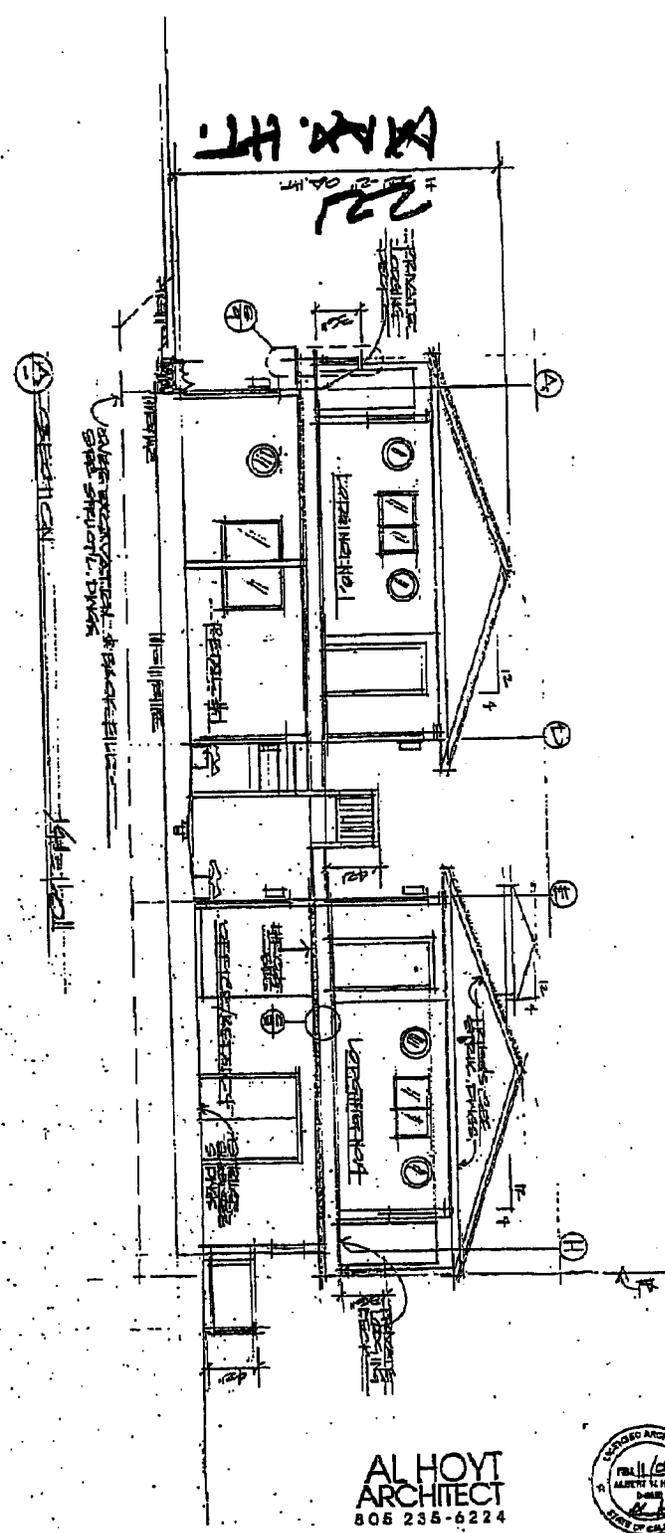
S. ELEV. OF H. BLDG. @ COURTYARD

12/5/07

6
9/12/07

p.10

805-772-9499



ALHOYT ARCHITECT
805 235-5224

Cathy Novak

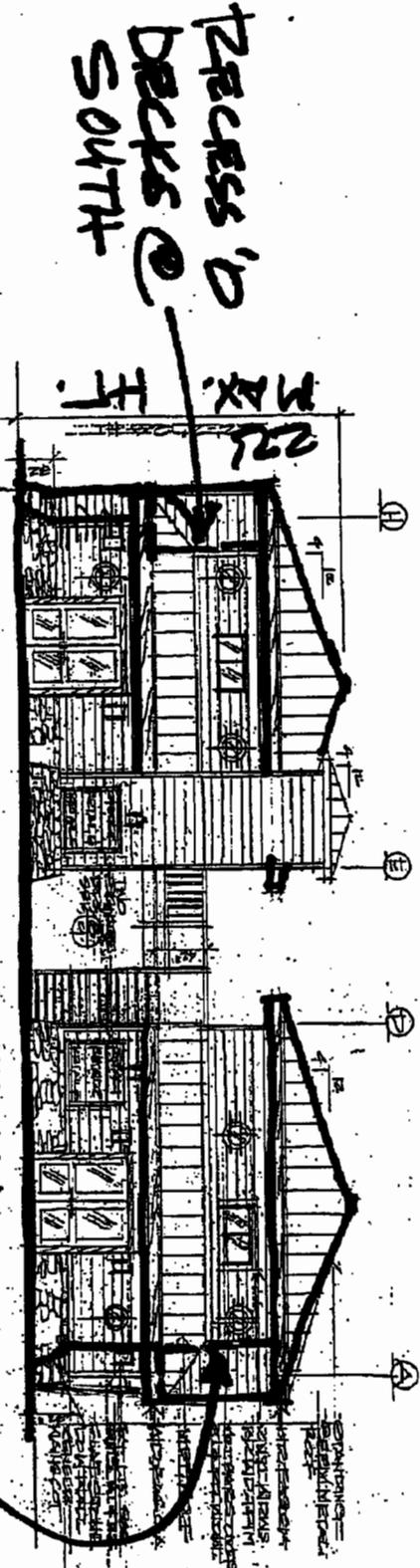
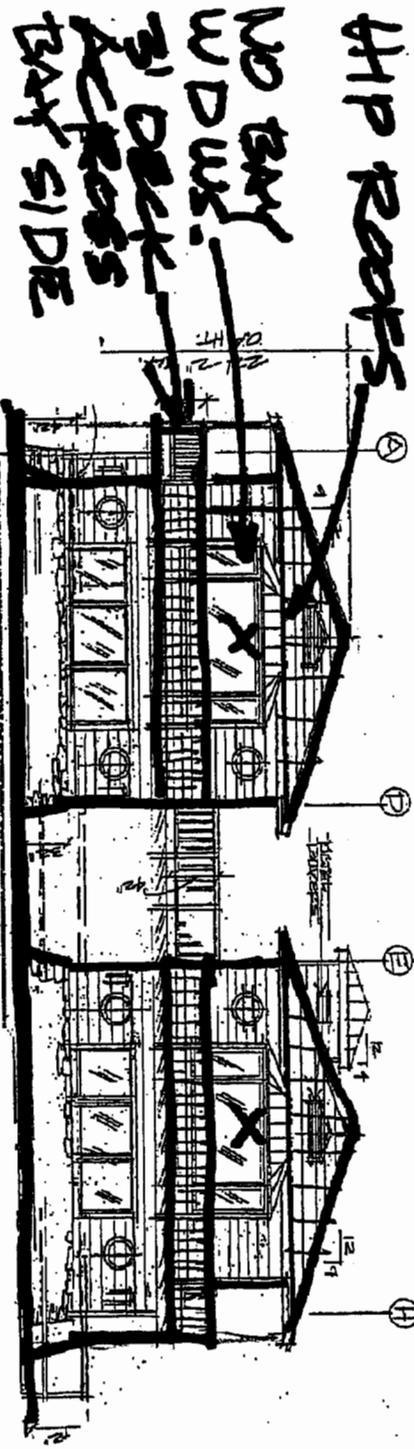


Dec 05 07 10:43a

AL HOYT ARCHITECT
806 235-9224



Cathy Novak



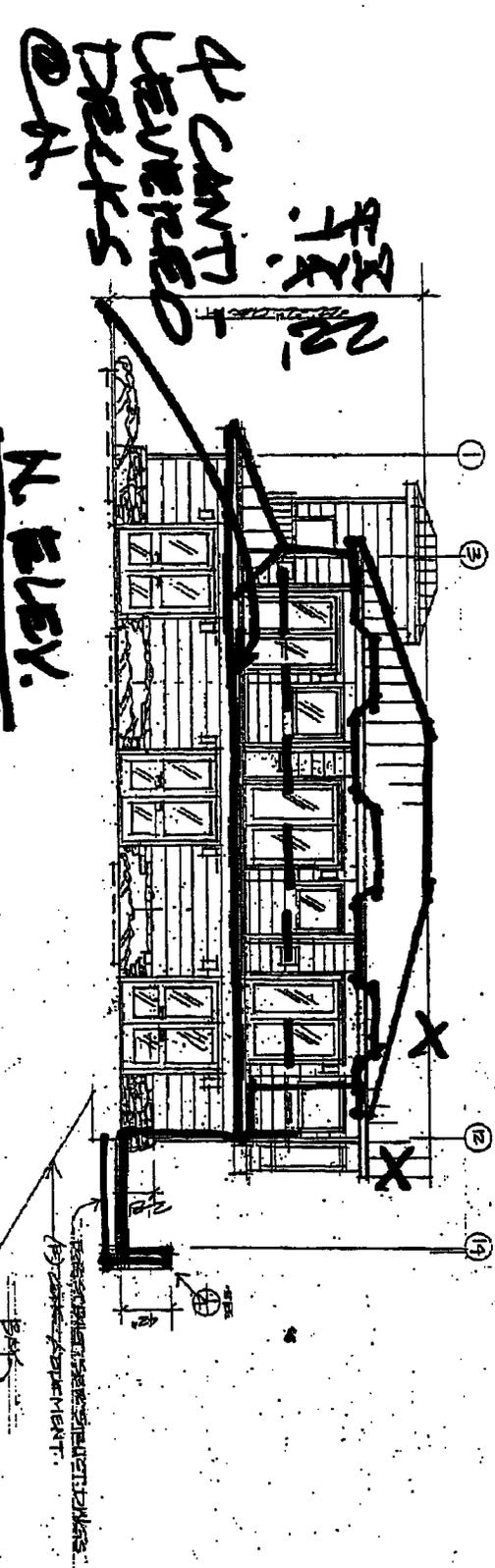
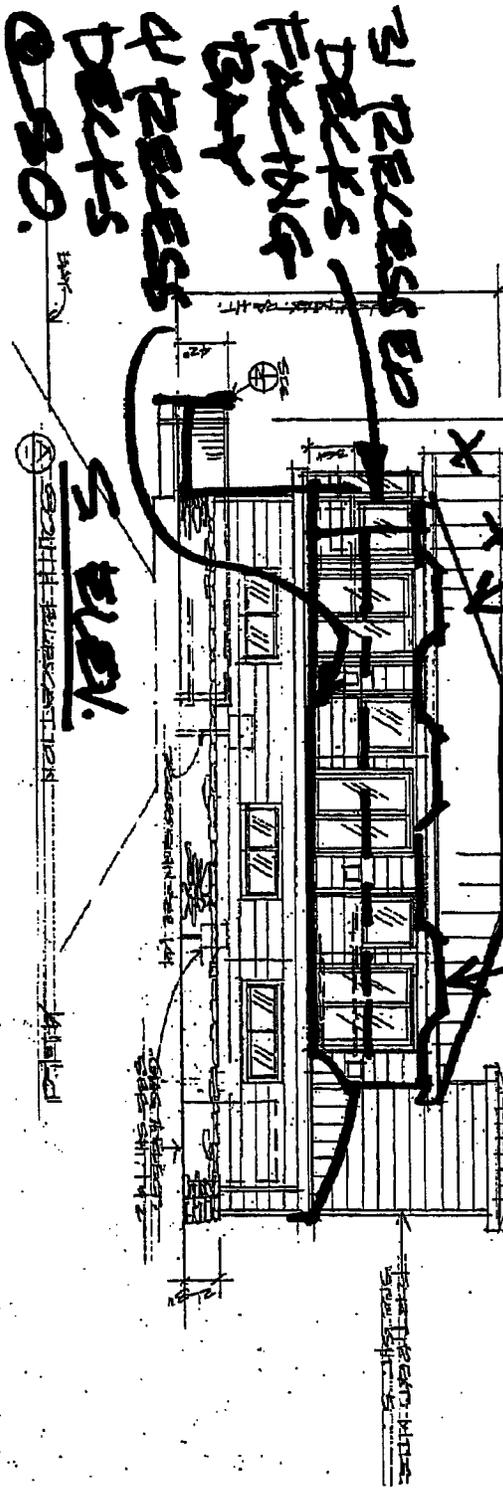
CANTILEVER DECKS @ A.

12/5/07

DATE 12/5/07

RECESSED ROOF + DECK DECKS N.W. & S.
SEE PLAN, SH. 4

HP ROOFS @ W.



AL HOYT ARCHITECT
806 235-6224



12/5/07

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877

Th14d**Staff Report Addendum**

Date: December 11, 2007
To: Commissioners and Interested Parties
From: Dan Carl, District Manager *DC*
Mike Watson, District Planner
Subject: Addendum to November 30, 2007 staff report prepared for the December 13, 2007 hearing (item Th14d) regarding the Front Street Hotel project at 1170 Front Street in the City of Morro Bay (Coastal Development Permit Application No. 3-07-003)

In response to the above-referenced staff report, the Applicant submitted revised plans designed to meet the recommended special conditions (see Applicant's revised plans attached as Exhibit E). In general, the revisions decrease the scope of the project, including lowering the overall height of the structure, reducing mass, and eliminating three units. Staff believes that the revised plans reduce the Coastal Act inconsistencies identified in the staff report, and are a good foundation from which to develop a Coastal Act consistent project overall. Staff has discussed with the Applicant additional modifications (as outlined in the staff report conditions) that will be necessary in this regard, and the Applicant and staff believe that an appropriate project can be developed to meet these requirements and to help soften the massing and visual impact further. With this understanding and based on the revised plans submitted, the view corridor component of the special conditions should be removed (because the lower building height effectively resolves the need for this condition), and the roof slope provisions need to be modified to allow more than 80% of the roof to be pitched. Accordingly, staff has revised the recommended conditions of approval as shown below (new text shown in underline, deletions shown in ~~strikethrough~~). With these modifications, the applicant is in agreement with the staff recommendation, including the as-revised special conditions, and requests that this item be moved to the consent calendar.

I. Revise Special Condition 1 as follows:

1. **Revised Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit to the Executive Director of the Coastal Commission for review and approval Revised Plans in substantial conformance with the plans received by the Commission on December 7, 2007 (see Exhibit E) and as modified by the following:

II. Delete part (d) to Special Condition 1 regarding View Corridors:

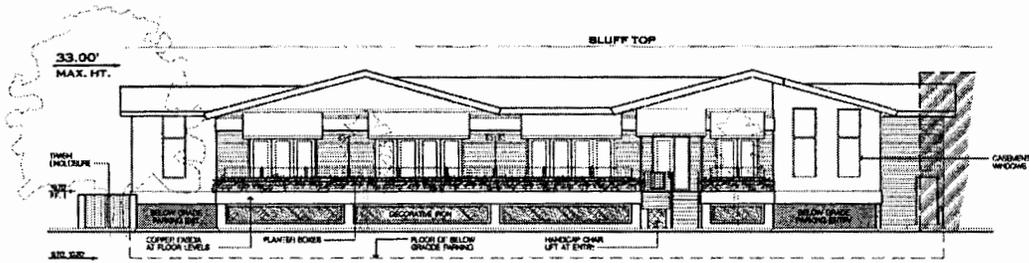
- ~~(d) **View Corridors.** Minimum unobstructed view corridor of 39 feet for any second floor building elements (30% of the lot width) consistent with Figure 5.2 of the City of Morro Bay Waterfront Master Plan.~~

III. Revise part (e) of Special Condition 1 to allow for a pitch roof over the entire development:

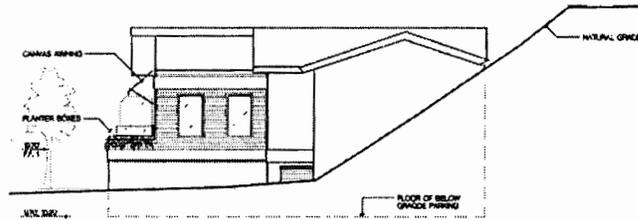
(e) **Roof Design.** A minimum of eighty percent (80%) of all roofs ~~for both one and two-story elements~~ shall be sloping with a minimum 4 in 12 pitch.

IV. Add Exhibit E (see attached) at the end of Exhibits, and add the following table of contents entry "Exhibit E: Applicant Plans Received December 7, 2007."

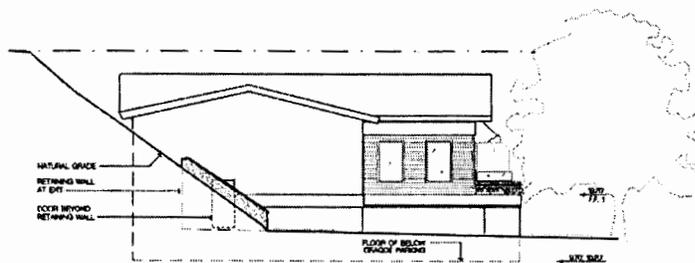
Attachment: New Staff Report Exhibit E



FRONT ELEVATION

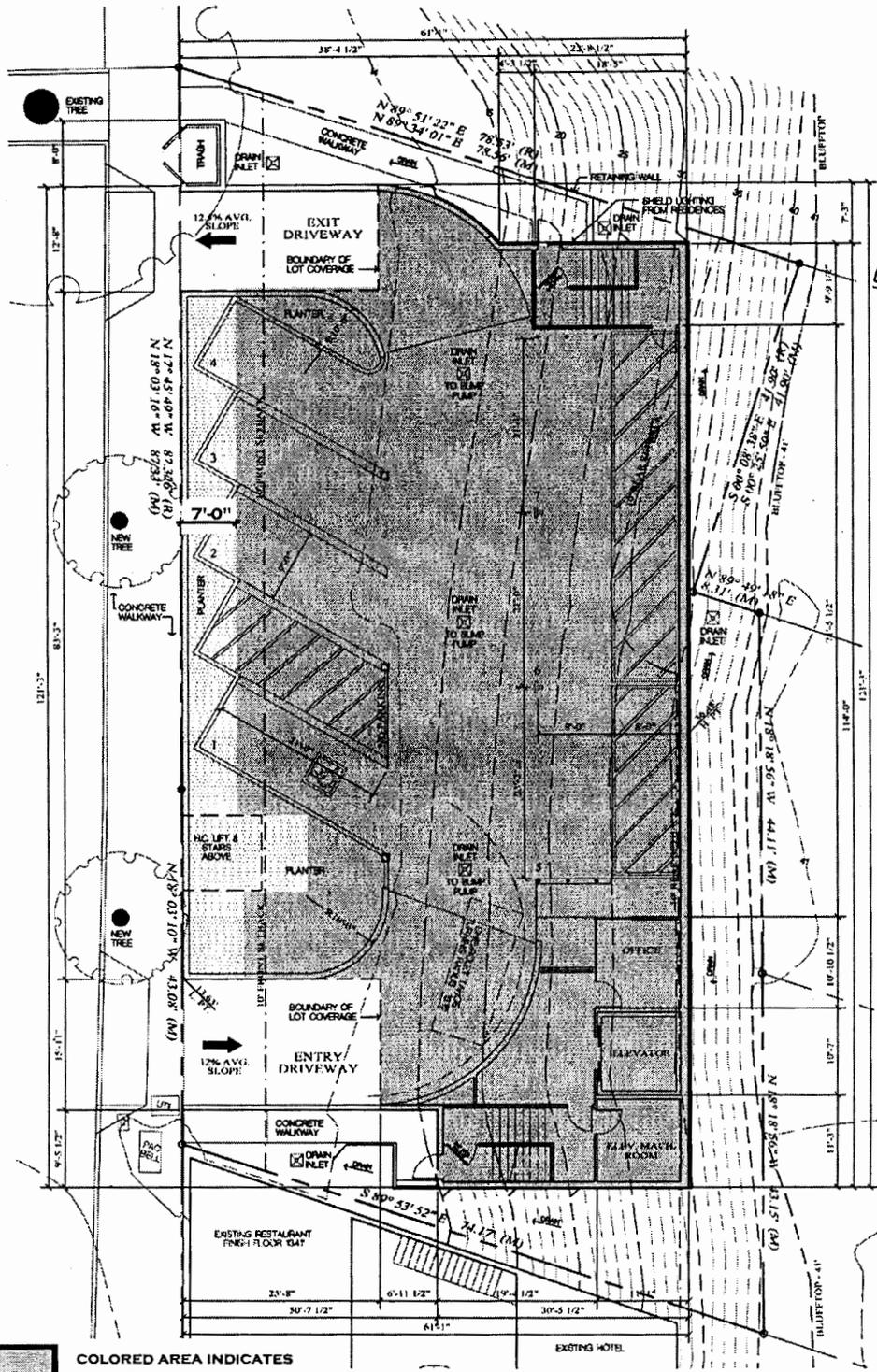


SOUTH ELEVATION



NORTH ELEVATION

Exhibit E; 3-07-003
 Front Street Hotel
 Revised Plans and Elevations
 Page 1 of 2




COLORED AREA INDICATES FIRST FLOOR CONDITIONED FLOOR AREAS


HATCH INDICATES LOCATION OF AREA BOUNDARY FOR LOT 4

SITE PLAN / PARKING

Exhibit E; 3-07-003
Front Street Hotel
Revised Plans and Elevations
Page 2 of 2