

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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W18
a,b,c

**3-18-0720, 3-20-0166, AND 3-22-0440
(PLEASURE POINT ARMORING/ACCESS)
SEPTEMBER 6, 2023 HEARING**

CORRESPONDENCE

The Trettin Company
Community & Government Relations / Project Development

July 20, 2023

TO: Rainey Graeven, Senior Planner
California Coastal Commission
Central Coast District Office

FROM: Bob Trettin, Principal
The Trettin Company

RE: Response to Flavell; May 26, 2023; Public Comments on CDP #3-22-0440

Mr. Geoff Flavell, the upcoast neighbor to 3000 Pleasure Point Drive, has proposed that additional piers be constructed. These piers would extend seaward, perpendicular to the secant wall and public walkway mitigation project proposed to be sited on the applicants' property.

In a very real sense, Mr. Flavell is recommending a significant structural solution without clearly identifying that a problem exists ... or that his proposed solution would resolve any existing concern. He states that he has identified a "small blow hole at the top of the public stairs." Over the course of three site visits, our engineering team has not been able to identify this blow hole. If it does exist, however, there is no simple way to determine where any gap / fissure might have been initiated through the existing County riprap that currently protects the stairway landing as well as the Casanova (3000 Pleasure Point Drive) and Flavell (2970 Pleasure Point Drive) properties.

However, if any small gap / fissure is discovered during construction of the proposed secant replacement wall at 3000 Pleasure Point Drive, the simple and far more minimal means of correction would be to fill that gap / fissure with soil cement.

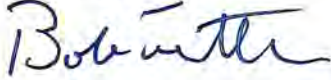
In our project engineer's opinion, the stairway landing is currently safe and is protected by the county riprap and an older wall constructed by the Army Corp of Engineers.

Mr. Flavell apparently was able to make improvements to protect / aesthetically improve the coastal bluff fronting his property without a full CDP. In doing so, Mr. Flavell and his engineering team apparently saw no need to place piers on his side of the stairway landing, or to provide a foundational system across his property that would prevent undercutting and the potential for future fissures or caving that could impact the stairway. If any gap / fissure exists, it could potentially be emanating from the coastline fronting the Flavell property. It is unfortunate that the Coastal Commission did not have the opportunity to review and provide a CDP for that project.

In summary, we believe Chapter 3 policies of the Coastal Act would preclude placing piers further seaward when there is no documentation that such intensive work would be necessary or would improve upon the existing protection to the stairway landing.

As discussed above, if any small gap / fissure is discovered on the 3000 Pleasure Point Drive property during the construction of the replacement seawall and public walkway mitigation project at this site, then our Client would be prepared to accept a Special Condition requiring that such a "gap" be filled with soil cement or other suitable material. This would be the most minimal and aesthetic solution if a gap or small fissure was discovered during the course of foundation work for the seawall.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bob Trettin".

BOB TRETTIN, Principal
The Trettin Company

May 26, 2023

Coastal Commission
Attention Ms Rainey Graeven
725 Front St., Suite 300
Santa Cruz, CA 95060

Subject: Public Comments on Project #3-22-0440

Dear Ms Graevan,

Background:

I am the direct up coast neighbor to applicant Project #3-22-0440 located at 3000 Pleasure Point Drive. I own 2970 Pleasure Point Drive. As background, I invested in a 6 year seawall project completed in mid September 2020. Beyond my property lines this project created a public landing on top of the bottom public stairs. These bottom stairs were 80 years old at the time and significantly eroded. This landing also now allowed for public lateral access points to both up and down coast for the public's enjoyment. Concurrently, I also improved my seawall structure's facing and created a 4' wide public pathway across my property. This was on my own initiative, earning a coveted project "waiver" approval by the Commission.

Issue:

On April 19, 2023, I received my neighbor's seawall plan schematic from the California Coastal Commission. I was unsuccessful in obtaining these plans from my neighbor. Even though, years earlier I had provided him with all my engineering plans, reports and application submittals. The proposal for 3000 Pleasure Point Drive is to have a row of deep concrete pilings across the property that are located landward from the new public stairway landing. In effect, 3000 Pleasure Point Drive is abandoning future repair work of existing structures seaward of the proposed pilings. Unfortunately the new public landing is seaward of the pilings, which means the down coast side of the landing is at more extreme risk of current and

future erosion. In effect, there would be no need for my three down coast neighbors to add a lateral access across their properties if the feeding public stairway and landing structures are allowed to be “abandoned”. Furthermore, as all parties are aware, there has been identified a small blow hole at the top of the public stairs as a result of the January 2023 storms. Steps taken now is key to help ensure future access for the public to the stairway, landing and both up and down coast pathways.

Solution:

I asked my engineers for input on the best and most cost effective way to better secure the down coast public stairs and landing. They concurred at having 3000 Pleasure Point Drive add pilings, at depth to continue seaward along the down coast side of the public stairs and landing. In this particular area, beneath a layer of gunite is purism formation mudstone and or terrace material which are suitable for pilings. This solution also benefits 3000 Pleasure Point Drive owner further by impeding erosion around the proposed up coast side of their proposed pilings. With this solution to add pilings I enthusiastically support the project. Work here is past due, having been ~40 years since the last seawall repair work was done on this property, developed in 1948. I also support 3000 Pleasure Point Drive being allowed to retain all existing sea protective structures including rip rap as this will further the useful life for public access. There is no longer any beach or sand in this area for the public to enjoy, except on rare occasions of limited tide duration. Thank you for your consideration.

Respectfully submitted,

Geoffrey Flavell

Owner 2970 Pleasure Point Drive

Enclosures:

1. Pacific Crest Letter of Recommendations
2. RI Engineers Plan Schematic, including Geoffrey Flavell's points for clarity and recommendation in red color.



Pacific Crest

ENGINEERING INC

GEOTECHNICAL | ENVIRONMENTAL | CHEMICAL | MATERIAL TESTING | SPECIAL INSPECTIONS

May 18, 2023

Project No. 1520.1-SZ68-I63

Mr. Geoff Flavell
7881 Leong Court
Cupertino, CA 95014

Subject: **Review of 2023 Winter Storm Damage and 3000 Pleasure Point Drive Proposed Seawall Structure**
2970 Pleasure Point Drive
A.P.N. 032-232-08
Santa Cruz County, California

Dear Mr. Flavell,

At your request, representatives from our firm and RI Engineering visited your property this past winter to review the condition of the bluff area below your home and around the public stairway. We noted (heard) compressed air emitting from a small hole near the top of the stairway, suggesting the presence of void(s) below the staircase. It is our understanding that water has been seen emitting from this area during active ocean conditions.

Based on a plan schematic provided by you, it is our understanding that your downcoast neighbor intends to construct a small stairway leading from the public stairway landing to a proposed concrete deck to be supported by drilled piers. Given the advanced age of the stairway and our recent observations, in our opinion your concerns about undermining the existing stairway landing are valid, especially in the area where new work is being proposed by your neighbor.

We concur with your recommendation that the downcoast neighbor construct a set of adjoining piers along the downcoast edge of the public landing. In our opinion this will significantly reduce the potential for continued undermining of the stairway landing along your neighbor's (upcoast) property line. This solution also benefits 3000 Pleasure Point Drive by impeding future erosion around the proposed upcoast pilings. We are also in support of 3000 Pleasure Point Drive being allowed to retain all existing coastal protective structures, including rip rap, as this will clearly extend the useful life of public access to the landing and its connecting coastal pathways.

Other measures to arrest the advancement of voids and/or cavities underlying the public stairway could include injecting grout into visible "blow holes" to fill in the voids. However, without knowing the extent of the void/cavity network below the stairway it is not possible to characterize how effective such an approach would be.

We appreciate the opportunity to be of service; should you have any questions, please contact our office.

Sincerely,

PACIFIC CREST ENGINEERING INC.

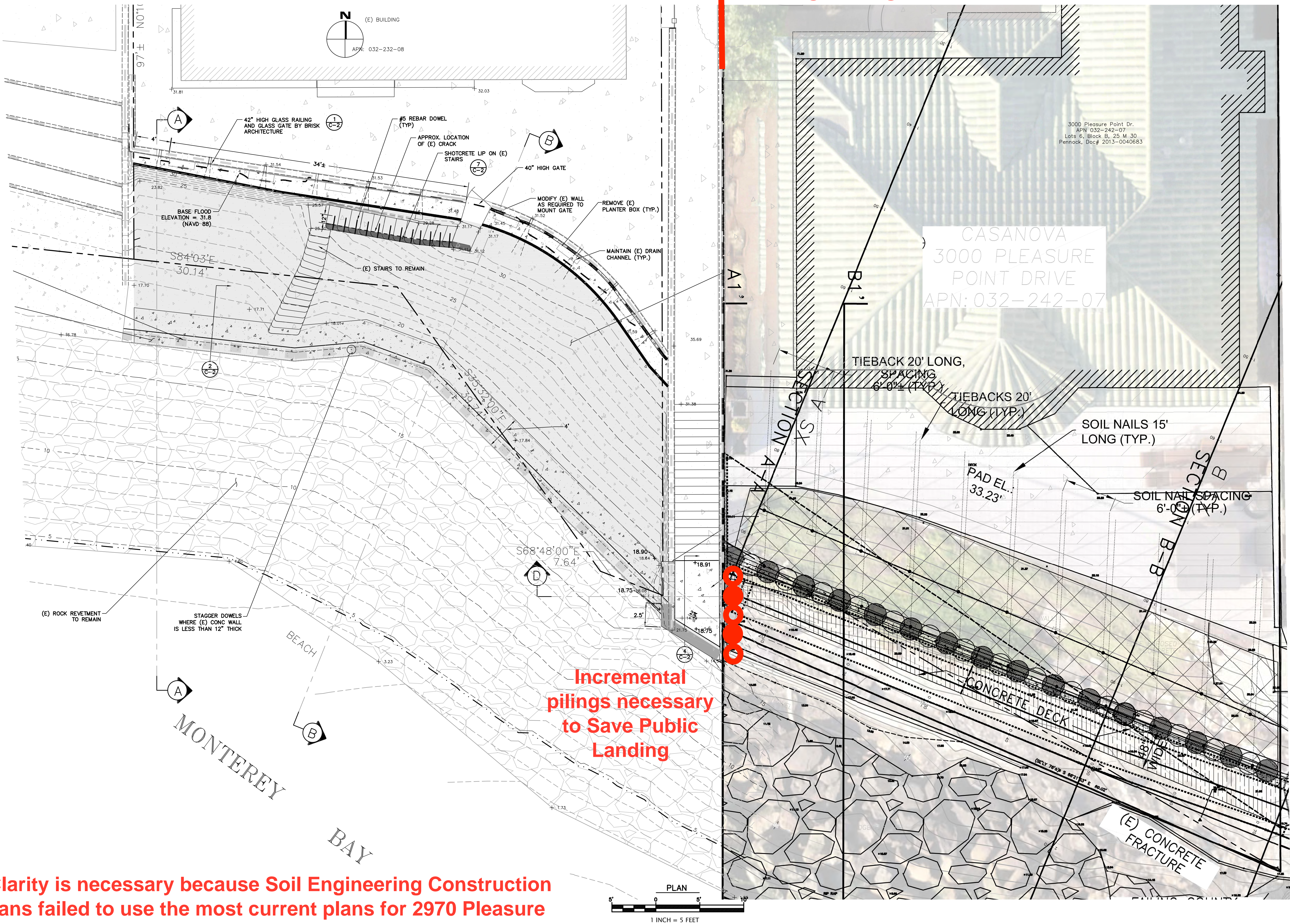
Elizabeth M. Mitchell

Elizabeth M. Mitchell, GE
Associate Geotechnical Engineer

Copies: 1 to Client

Engineering Plans from Two Sources Combined for Clarity*

----- RI Engineering Plans for 2970 Pleasure Point Drive ----- --Soil Engineering Construction Plans for 3000 Pleasure Point Drive--



* Clarity is necessary because Soil Engineering Construction plans failed to use the most current plans for 2970 Pleasure Point Drive, which they actually were the ones to constructed.

	
5/11/2023	
RI Engineering, Inc.	
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.riengineering.com	
SEAWALL MAINTENANCE AND REPAIR PLAN FOR GEOFF FLAVELL 2970 PLEASURE POINT DRIVE SANTA CRUZ COUNTY APN 032-232-08	
EXHIBIT	
project no. 15-015-2	
date MAY 2023	
scale AS SHOWN	
dwg name EXHIBIT	
C-1	

EXHIBIT