## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV



W18 a,b,c

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

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Exhibit 1: Location Maps Exhibit 2: Project Site Photos Exhibit 3: Aerial Photos of the Site from 1972 to 2019 Exhibit 4: Project Plans Exhibit 5: Project Visual Simulations for 3000 and 3020





# LOCATION

**Pleasure Point Drive** 

3000 3020 3006

**Rockview Drive Seawall** & Coastal Access Path Soquel

Point

**County "Sewer Peak"** Stairway

Exhibit 1 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 2 of 3

# LOCATION

Beach Access Stairs

2970 & 3054 Pleasure Point Drive (Existing Seawalls & Coastal Access Paths)

Rockview Drive Seawall & Coastal Access Path 3-18-0725,%isting 60,fgkm9125-0446qbAssfes9BathArmoring/Access) Page 3 of 3

# SEWER PEAK STAIRWAY

**Newly Constructed "Overlook"** 

Exhibit 2 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 1 of 9

# SEWER PEAK STAIRWAY

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3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access)

Page 2 of 9

# **3000 PLEASURE POINT DRIVE ARMORING**

**Sewer Peak Stairway** 

Exhibit 2 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 3 of 9

# **3000 & 3006 Pleasure Point Drive Armoring**

Exhibit 2 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 4 of 9

# **3000 & 3006 Pleasure Point Drive Armoring**

2016 Emergency Seawall (G-3-16-0017)

Exhibit 2

3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 5 of 9

# **3006 PLEASURE POINT DRIVE ARMORING**

Exhibit 2 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 6 of 9

# **3006 PLEASURE POINT DRIVE DEBRIS**

Exhibit 2 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 7 of 9

# **3020 PLEASURE POINT DRIVE "PLUNGE"**

Plunge Structure (with residential patio on top)

Exhibit 2 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 8 of 9

# 3006 & 3020 PLEASURE POINT DRIVE ARMORING & DEBRIS

## 2022 Emergency Seacave Plug (G-3-22-0016)

3006

3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 9 of 9

Exhibit 2

3020

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**County Stairways** 

**Project Site** 

3000 3006

3020

Exhibit 3 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 1 of 8

3000 3006 3020

# **County Stairways**

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Exhibit 3 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 2 of 8

**Project Site** 

3000 3006 3020

Exhibit 3 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 3 of 8

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**County Stairways** 

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Exhibit 3 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 4 of 8

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Informal Coastal Access Path

County "Sewer Peak" Stairway

Exhibit 3 Surfboard 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 5 of 8 **Coastal Access Path Users** 

3006

NE RE RE RE RE

Source: California Coastal Records Project

3020

Coastal Access Path Users

111111

Informal Coastal Access Path

County "Sewer Peak" Stairway

Surfer

Informal Ocean Access

3020

People Fishing

3006

Exhibit 3 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 6 of 8

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Coastal Access Path Users

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Exhibit 3 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 7 of 8



Source: California Coastal Records Project

Surfers

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3006

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Coastal Access Path Users

**County "Sewer Peak" Stairway** 

Exhibit 3 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 8 of 8

Source: California Coastal Records Project

VICEN SHERE



3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 1 of 31

1 INCH = 10 FEET GRAPHIC SCALE



SETRA

02+,

DIL NAIL SPACING 🚎 6'-0"+ (TYP2)

05 + 1

CONCEPTUAL SECTION B-B' - DRILLED SECANT PIER & GRADE BEAM SCALE: 1"=10'

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20'-0" LONG TIEBACK ANCHOR @ 6'-0" C.C.

48" WIDE PUBLIC

(TYP.)

ACCESS WALKWAY

SECANT PIER WITH GRADE BEAM - PLAN VIEW SCALE: 1"=10'

(E) DECK ------





NOT FOR CONSTRUCTION

- GENERAL NOTES: 1. DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH 2019 CBC, AS AMENDED BY STATE OF CALIFORNIA, COUNTY, AND CITY OF SANTA CRUZ CODES AND
- ORDINANCES. 2. ALL DIMENSIONS, CONDITIONS AND LOCATION OF
- FACILITIES TO BE VERIFIED AND DETERMINED IN FIELD. 3. EXACT LOCATION AND EXTENT OF REPAIRS TO COASTAL BLUFF PROJECT CAN BE ADJUSTED AS FIELD CONDITIONS
- REQUIRE AT TIME OF CONSTRUCTION. 4. ALL EXPOSED STEEL, IF ANY, SHALL BE GALVANIZED OR COATED WITH CORROSION INHIBITING PAINT. TIEBACK HEADS TO BE COMPLETELY COATED WITH EPOXY GROUT OR CONCRETE.
- 5. REINFORCED CONCRETE SHALL HAVE COMPRESSIVE STRENGTH AT 28 DAYS: - DRILLED PIER CAST-IN-PLACE OF fc=3,000 PSI USE CEMENT TYPE V, SULFATE RESISTANT CEMENT. MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO, BY WEIGHT, NORMAL WEIGHT CONCRETE, TO BE OF 0.32 (0.48, fc=4,000 PSI).
- 6. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR #4 BARS AND ABOVE. ALL REBAR TO BE EPOXY COATED.
- 7. STEEL MEMBERS, IF ANY, SHALL BE: ALL WIDE FLANGE STEEL MEMBERS SHALL CONFORM TO ASTM A572, GRADE 50, - MISCELLANEOUS CHANNELS, ANGLES, AND PLATES SHALL CONFORM TO ASTM A36.
- 8. SECTION AT CONSTRUCTION JOINT (C.J.), IF ANY, MAKE ROUGH AND FORM KEY. 9. REINFORCEMENT COVER (2016 CBC SEC. 1907.7.1):
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE MINIMUM 3" CONCRETE COVER, CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE MINIMUM 2" CONCRETE COVER FOR #6 BARS AND ABOVE, 1 1/2" FOR #5 BARS AND BELOW.
- 10. SPLICES OF REBAR TO BE CLASS (B) SPLICE. IF SHOTCRETE METHOD IS GOING TO BE UTILIZED, LAP SPLICES OF REINFORCING BARS IN SHOTCRETE SHALL BE BY NON-CONTACT LAP SPLICE METHOD WITH AT LEAST 2" CLEARANCE BETWEEN BARS (2016 CBC SEC. 1910.4.3).
- 11. EPOXY ADHESIVE TO BE "SET-XP" BY SIMPSON STRONG-TIE COMPANY, INC., ESR-2508, OR EQUAL. CONCRETE / GROUT PATCH, IF ANY, SHALL BE APPROVED HIGH STRENGTH CEMENT BASED COMPOUND.
- 12. ALL RETROFIT HARDWARE, IF ANY, TO BE BY SIMPSON STRONG-TIE COMPANY, INC., OR EQUAL.
- 13. CONSTRUCTION DOCUMENTS SHALL BE REVIEWED, AND GEOTECHNICAL ASPECTS OF CONSTRUCTION SHALL BY PERIODICALLY OBSERVED BY SOIL ENGINEER OF RECORD: HARO, KASUNICH & ASSOCIATES.
- 14. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF ALL REFERENCED REPORT(S).



ER 3" R LED SECANT PIER L PUBLIC ACCESS	<ul> <li>GENERAL NOTES:</li> <li>1. DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH 2019 GC. AS AMENDED BY STATE OF CALIFORNIA, COUNTY, AND CITY OF SANTA CRUZ CODES AND ORDINANCES.</li> <li>2. ALL DIMENSIONS, CONDITIONS AND LOCATION OF FACILITIES TO BE VERIFIED AND DETERMINED IN FIELD.</li> <li>EXACT LOCATION AND EXTENT OF REPAIRS TO COASTAL BLUFF PROJECT CAN BE ADJUSTED AS FIELD CONDITIONS REQUIRE AT TIME OF CONSTRUCTION.</li> <li>4. ALL EXPOSED STEEL, IF ANY, SHALL BE GALVANIZED OR COATED WITH CORROSION INHIBITING PAINT. TIEBACK HEADS TO BE COMPLETELY COATED WITH EPOXY GROUT OR CONCRETE.</li> <li>7. REINFORCED CONCRETE SHALL HAVE COMPRESSIVE STRENGTH AT 28 DAYS:- DRILLED PIER CAST-IN-PLACE OF fr=3.000 PSI USE CEMENT TYPE V, SULFATE RESISTANT CEMENT. MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO, BY WEIGHT, NORMAL WEIGHT CONCRETE, TO BE OF 0.32 (0.48, fc=4.000 PSI).</li> <li>6. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR #4 BARS AND ABOVE. ALL REBAR TO BE EPOXY COATED.</li> <li>7. STEEL MEMBERS, IF ANY, SHALL BE: - ALL WIDE FLANGE STEEL MEMBERS SHALL CONFORM TO ASTM A515, GRADE 60 FOR #4 BARS AND ABOVE. ALL REBAR TO BE EPOXY COATED.</li> <li>8. SECTION AT CONSTRUCTION JOINT (C. J.), IF ANY, MAKE ROUGH AND FORM KEY.</li> <li>8. SECTION AT CONSTRUCTION JOINT (C. J.), IF ANY, MAKE ROUGH AND FORM KEY.</li> <li>8. SECTION AT CONSTRUCTION JOINT (C. J.), IF ANY, MAKE ROUGH AND FORM KEY.</li> <li>9. REINFORCIBENT COVER FOR %6 BARS AND ABOVE, 1 12? FOR #5 BARS AND BELOW.</li> <li>10. SPLICES OF REBAR TO BE CLASS (8) SPLICE. IF SHOTCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE MINIMUM 2° CONCRETE COVER FOR %6 BARS AND ABOVE, 1 12? FOR #5 BARS AND BELOW.</li> <li>10. SPLICES OF REBAR TO BE CLASS (8) SPLICE. IF SHOTCRETE METHOD IS GOING TO BE UTILIZED, LAP SPLICES OF REBAR TO BE CLASS (8) SPLICE. IF SHOTCRETE METHOD IS GOING TO BE UTILIZED. LAP SPLICES OF REBAR TO BE CLASS (8) SPLICE. IF SHOTCRETE CANFERENT BARS. SAND BELOW.</li> <li>10. SPLICES OF REBAR TO BE CLASS (8) SPLICE. IF SHOTCRETE BARS. BARS AND BELOW</li></ul>	SITE PLAN, NOTES + DETAILS SITE PLAN, NOTES + DETAILS SITE PLAN, SITE PLAN, NOTES + 100 N SIL ENGINEERING CONSTRUCTION, INC. 201 ENGINERING CONSTRUCTION, INC. 201 ENGINEERING CONSTRUCTION, IN
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**Page 2 of 31** 

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SCALE: 1"=10'





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# SOIL NAIL ANCHORS SCHEDULE - TABLE "C"

MARK	DESIGN LOAD KIPS	TEST LOAD KIPS	LOCK-OFF LOAD KIPS	BONDED ZONE FEET, HOLE DIA. 8"±	ANCHOR DEPTH FEET (V.I.F.)	ANCHOR TOTAL	ANCHOR PLATE
SN1-11	18.0	25.0	18.0	15'-0"	15'-0"	11	8x8x0.5"

NOTES:

1. SHOTCRETE FACING ANCHORS, USE 1" DIA. 75 KSI BAR & HARDWARE, BY DCI DYDWIDAG, OR EQUAL, CORROSION PROTECTED

2. TEST LOAD (T.L.) @ 133% D.L.

3. NO PRESTRESSING LOCK-OFF LOAD

4. TYPICALLY, 5-10% OF INSTALLED ANCHORS ARE TO BE TESTED

PROOF TEST (2) ANCHORS EACH ROW, TO BE SELECTED BY PROJECT SOIL ENGINEER

6. ALL ANCHOR, PLATES & HARDWARE TO BE EPOXY COATED OR G.V.M. 7. ADDITIONAL ANCHORS MAY INSTALLED, AS NECESSARY, PER ENGINEER'S RECOMMENDATION, BASED ON

ACTUAL SLOPE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.

8. SHOTCRETE FACING ANCHORS TESTING PROCEDURE WILL BE IN ACCORDANCE W/ PTI MANUAL

# TIEBACK ANCHORS SCHEDULE-TABLE "B"

MARK	DESIGN LOAD KIPS	TEST LOAD KIPS	LOCK-OFF LOAD KIPS	UNBONDED ZONE FEET	BONDED ZONE FEET	TOTAL LENGTH FEET	TOTAL STRAND PER ANCHOR	TOTAL NUMBER OF ANCHOR	TIEBACK HEAD PLATE	NOTE
T8-T18	31.0	41.0	31.0	15	5	20	4	11	8"x8"x.625"	

CORROSION PROTECTED. - ALL TIEBACK ANCHORS TO BE PROOF TESTED. PROOF TEST ALL TIEBACK ANCHORS TO 133% D.L.

IN ACCORDANCE WITH FOLLOWING SECTIONS: PERFORMANCE TESTING SECTION 4.3.7.1

PROOF TESTING ACCEPTANCE CRITERIA SECTION 4.5.6

- LOCK-OFF ALL TIEBACK ANCHORS AFTER ACCEPTED TESTING TO 50% (MIN.) OF ULTIMATE STRENGTH. TIEBACK GROUT COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI (MIN.). - INCLINATION BELOW HORIZONTAL PLANE (BLUFF FACE): 15° TO 20° (MAX.). - HIGH PRESSURE GROUTED, DRILLED 8" DIA. (MAX.) ANCHOR HOLES USED FOR DESIGN PURPOSES. APPROX. TOTAL TIEBACK ANCHORS ANTICIPATED (xx), TOTAL NUMBER OF EACH MARK IS ESTIMATED ONLY, BASED ON DESIGN SECTIONS, V.I.F. ADDITIONAL TIEBACK ANCHORS MAY BE INSTALLED IF DEEMED NECESSARY BY SOIL ENGINEER'S REPRESENTATIVE BASED ON FIELD CONDITIONS. - FOR TIEBACK ANCHOR LOCATIONS SEE WALL PROFILE-1/4.







C

- MULTISTRAND ANCHORS, OR BARS, TO BE BY DYWIDAG SYSTEMS, INTERNATIONAL (DSI), OR EQUAL, TYPE C-DCP DOUBLE

- MULTISTRAND ANCHORS ARE RECOMMENDED: 0.6" DIA., 50 KSI, STRAND ANCHORS AS PER TABLE.

- TIEBACK ANCHOR TESTING PROCEDURE TO BE IN GENERAL CONFORMANCE WITH PTI MANUAL, FIFTH EDITION, AND SPECIFICALLY

SECTION 4.3.7.2







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OF

10 SHEET



# 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) CTION **Page 5 of 31**

PLACE FIBER ROLL EROSION CONTROL MEASURES ALONG THE WIDTH OF PROJECT AREA, AS NECESSARY (SEE DETAIL F/5). FINAL INSTALLATION MAY BE ADJUSTED BASED UPON FIELD **RECOMMENDATIONS BY PROJECT** C ENGINEER. EROSION CONTROL MEASURES TO BE FOR DURATION OF PROJECT.

BMP LEGEND
DIRECTION OF LOT DRAINAGE —
MATERIAL & WASTE MANAGEMEN
WM-1 MATERIAL DELIVERY & S
WM-4 SPILL PREVENTION & CO
WM-5 SOLID WASTE MANAGEM
WM-8 CONCRETE WASTE MAN
WM-9 SANITARY WASTE MANA
TEMPORARY RUNOFF CONTROL B         SC-1       SILT FENCE         SC-5       FIBER ROLL
SC-6 GRAVEL BAGS
SC-7 STREET SWEEPING DAIL
SC-10 STORM INLET PROTECTION
LOW IMPACT DEVELOPMENT E
LID 2.2.1 CONSERVATION OF DRAINED SOILS AN
LID 2.2.2 MINIMIZE DISTURB
LID 2.2.3 MINIMIZE AND DISC
LID 2.2.4 MINIMIZE SOIL COM

# **EROSION & SEDIMENT CONTROL NOTES**

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE COUNTY SANTA CRUZ STORM WATER STANDARDS MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S.

2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.

3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES. 4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF

SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.

5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

6. THE CONTRACTOR SHALL REMOVE SILT DEBRIS AFTER EACH MAJOR RAINFALL 7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.

9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.

12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.

15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK,

OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

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T CONTROL BMP'S:
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ANCES TO NATURAL DRAINAGES
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Image: Santa chuz, california 95062         Image: Santa chuz, california 95062	A REGISTER A SOLL ENGINEERING A SOLL ENGINEERING C O N S T R U C T I O N C O N S T R U C T I O N	SOIL ENGINEERING CONSTRUCTION, INC. SOIL ENGINEERING CONSTRUCTION, INC. 927 ARGUELLO STREET, REDWOOD CITY, CA. 94063 (650)367-9595 P (650)367-8139 F LICENSE NO. A268082
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	HIGH REVISION	3000 PLEASURE POINT DRIVE SANTA CRUZ, CALIFORNIA 95062

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	PE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD <sup>a</sup>	IBC REFERENC
Inspect reinforcement, including prestress	sing tendons, and verify placement.	_	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
Reinforcing bar welding:					
Verify weldability of reinforcing bars other th	an ASTM A706;	_	X		_
Inspect single-pass fillet welds, maximum 5/	16"; and		X	ACI 318: 26.6.4	
nspect all other welds.		X			
Inspect anchors cast in concrete.		_	X	ACI 318: 17.8.2	—
<ul> <li>Inspect anchors post-installed in hardene</li> <li>a. Adhesive anchors installed in horiz resist sustained tension loads.</li> <li>b. Mechanical anchors and adhesive</li> </ul>	d concrete members <sup>b</sup> contally or upwardly inclined orientations to anchors not defined in 4.a.	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	
. Verify use of required design mix.		_	X	ACI 318: Ch. 19, 26 4 3 26 4 4	1904.1, 190
Prior to concrete placement, fabricate spe and air content tests, and determine the t	ecimens for strength tests, perform slump emperature of the concrete.	X		ASTM C172 ASTM C31 ACI 318: 26.4, 26.12	1908.10
Inspect concrete and shotcrete placemen	X		ACI 318: 26.5	1908.6, 190 1908.8	
Verify maintenance of specified curing temp	perature and techniques.	_	X	ACI 318: 26.5.3-26.5.5	1908.9
Inspect prestressed concrete for:					
Application of prestressing forces; and	X	_	ACI 318: 26.10	_	
Grouting of bonded prestressing tendon	X	_			
. Inspect erection of precast concrete mem	bers.	_	X	ACI 318: Ch. 26.8	_
<ol> <li>Verify in-situ concrete strength, prior to str oncrete and prior to removal of shores and fc</li> </ol>	essing of tendons in post-tensioned orms from beams and structural slabs.	_	X	ACI 318: 26.11.2	
2. Inspect formwork for shape, location and	dimensions of the concrete member	_	X	ACI 318: 26.11.1.2(b)	
<ul> <li>a. Where applicable, see also Sectio</li> <li>b. Specific requirements for special in</li> </ul>	n 1705.12, Special inspections for seismic real respection shall be included in the research re res. Where specific requirements are not pro-	sistance. port for the anchor issuvided, special inspectic ement of the work.	ued by an approved ວກ requirements sha	source in accordance with source in accordance with all be specified by the regis	n 17.8.2 in A stered design
318, or other qualification procedu professional and shall be approved 1705.3.1 Welding of Reinforcing Bars Special inspections of welding and qualification of AWS D1.4 for special inspector qualification 1705.3.2 Material Tests In the absence of sufficient data or documer shall require testing of materials in accordar	tions of special inspectors for reinforcing bars on. Itation providing evidence of conformance to ice with the appropriate standards and criteria	s shall be in accordance quality standards for m a for the material in Ch	e with the requirem naterials in Chapters apters 19 and 20 of	ents of AWS D1.4 for spec s 19 and 20 of ACI 318, the f ACI 318.	ial inspectior e building offi
318, or other qualification procedu professional and shall be approve 1705.3.1 Welding of Reinforcing Bars Special inspections of welding and qualificat of AWS D1.4 for special inspector qualificati 1705.3.2 Material Tests In the absence of sufficient data or documer shall require testing of materials in accordar	tions of special inspectors for reinforcing bars on. ntation providing evidence of conformance to ice with the appropriate standards and criteria	s shall be in accordance quality standards for m a for the material in Ch	e with the requirem naterials in Chapters apters 19 and 20 of MIRADRAIN	ents of AWS D1.4 for spec s 19 and 20 of ACI 318, the f ACI 318.	ial inspection e building offi
318, or other qualification procedu professional and shall be approve 1705.3.1 Welding of Reinforcing Bars Special inspections of welding and qualificat of AWS D1.4 for special inspector qualificati 1705.3.2 Material Tests In the absence of sufficient data or documer shall require testing of materials in accordar	tions of special inspectors for reinforcing bars on. ntation providing evidence of conformance to ice with the appropriate standards and criteria	s shall be in accordance quality standards for m a for the material in Ch	e with the requirement naterials in Chapters apters 19 and 20 of MIRADRAIN AGE OSITE	ents of AWS D1.4 for spec is 19 and 20 of ACI 318, the ACI 318.	ial inspection e building offi EARTH
318, or other qualification procedu professional and shall be approve 1705.3.1 Welding of Reinforcing Bars Special inspections of welding and qualificar of AWS D1.4 for special inspector qualificati 1705.3.2 Material Tests In the absence of sufficient data or documer shall require testing of materials in accordar RETAINING WALL WRAP FILTER FABRIC BEHIND CCW MIRADRAIN CORE AT TOP AND BOTTOM FDGE AND SECURE	tions of special inspectors for reinforcing bars on. Thation providing evidence of conformance to nee with the appropriate standards and criteria	quality standards for m a for the material in Ch CCW DRAIN. COMP	e with the requirem naterials in Chapter apters 19 and 20 of MIRADRAIN AGE OSITE –BACKFILL	ents of AWS D1.4 for spec s 19 and 20 of ACI 318, the f ACI 318.	ial inspection e building off EARTH
318, or other qualification procedu professional and shall be approve 1705.3.1 Welding of Reinforcing Bars Special inspections of welding and qualificat of AWS D1.4 for special inspector qualificati 1705.3.2 Material Tests In the absence of sufficient data or documer shall require testing of materials in accordar RETAINING WALL WRAP FILTER FABRIC BEHIND CCW MIRADRAIN CORE AT TOP AND BOTTOM EDGE AND SECURE	tions of special inspectors for reinforcing bars on. ntation providing evidence of conformance to nce with the appropriate standards and criteria	s shall be in accordance quality standards for m a for the material in Ch CCW DRAIN COMP	e with the requiremanaterials in Chapters apters 19 and 20 of MIRADRAIN AGE OSITE	ents of AWS D1.4 for spec is 19 and 20 of ACI 318, the ACI 318.	ial inspection e building off EARTI
318, or other qualification procedu professional and shall be approve 1705.3.1 Welding of Reinforcing Bars Special inspections of welding and qualificat of AWS D1.4 for special inspector qualificati 1705.3.2 Material Tests In the absence of sufficient data or documer shall require testing of materials in accordar RETAINING WALL WRAP FILTER FABRIC BEHIND CCW MIRADRAIN CORE AT TOP AND BOTTOM EDGE AND SECURE	tions of special inspectors for reinforcing bars on.	s shall be in accordance quality standards for m a for the material in Ch CCW DRAIN COMP	e with the requirem naterials in Chapter: apters 19 and 20 of MIRADRAIN AGE OSITE –BACKFILL	ents of AWS D1.4 for spec s 19 and 20 of ACI 318, the f ACI 318.	EART



- CONCRETE

FOOTING

WITH

GRATE/SCREEN

# 1705.6 Soils

Special inspections and tests of existing site soil conditions, fill placement and load-bearing requirements shall be performed in accordance with this section and Table 1705.6. The approved geotechnical report and the construction documents prepared by the registered design professionals shall be used to determine compliance. During fill placement, the special inspector shall verify that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.

Exception: Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D1557.

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TES	TS OF SOILS	1
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	_	Х
2. Verify excavations are extended to proper depth and have reached proper material.	_	X
3. Perform classification and testing of compacted fill materials.	_	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	_
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	_	X

# 1705.8 Cast-In-Place Deep Foundations

Special inspections and tests shall be performed during installation of cast-in-place deep foundation elements as specified in Table 1705.8. The approved geotechnical report and the construction documents prepared by the registered design professionals shall be used to determine compliance.

TABLE 1705.8		
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CAST-IN-PLACE DEEP FOUNDATION	ELEMENTS	
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect drilling operations and maintain complete and accurate records for each element.	Х	_
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes.	Х	_
3. For concrete elements, perform tests and additional special inspections in accordance with Section 1705.3.	_	_



DETAIL IS INTENDED TO BE A GUIDE FOR WATERPROOFING INSTALLATION ONLY. CARLISLE CHIMNEY DRAIN



CIAL  STATEMENT OF SPECIAL INSPECTIONS 2019 CBC SEC. 1704: SPECIAL INSPECTIONS REQUIRED FOR:

- SOILS REPORT - SHOTCRETE F'C=5,000 PSI
- REINFORCING STEEL FY=60 KSI
- SOILS (2019 CBC TABLE 1705.6): 1. VERIFY MATERIALS BELOW SHALLOW FOUNDATION ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY (PERIODICALLY DURING TASK LISTED).
- 2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL (PERIODICALLY DURING TASK LISTED).
- 3. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT (CONTINUOUS).
- 4. SOIL ENGINEER'S REPRESENTATIVE TO OBSERVE TESTING OF SOIL NAIL ANCHORS (CONTINUOUS): SOIL NAIL ANCHORS PROOF TEST LOAD (T.L.) @ 150 D.L. (SEE SOIL ANCHOR TABLE"A", SOIL NAIL ANCHORS PERFORMANCE TEST LOAD (T.L.) @ 150% D.L.(SEE SOIL NAIL ANCHOR TABLE "A"). ALL ANCHOR LOCK-OFF LOAD 100% D.L. (SEE SOIL NAIL ANCHOR TABLE "A", ANCHOR TESTING PROCEDURE TO BE INGENERAL CONFORMANCE WITH PTI MANUAL (POST TENSIONING INSTITUTE).
- CONCRETE CONSTRUCTION (2019 CBC TABLE 1705.3): 11 INSPECTION OF REINFORCING STEEL & PLACEMENT
- (PERIODIC). 2. VERIFYING USE OF REQUIRED DESIGN MIX: F'C=5,000 PSI, W/C RATIO=0.48, TYPE II - V PORTLAND CEMENT. LAB TESTING OF CONCRETE SPECIMENS MAY BE REQUIRED.

FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN INSPECTIONS SHALL BE SUBMITTED AT POINT IN TIME AGREED UPON BY PERMIT APPLICANT AND BUILDING OFFCIAL PRIOR TO START OF WORK. IF NOT SPECIFICALLY AGREED AND/OR REQUIRED, FINAL REPORT WILL BE SUBMITTED AFTER WORK COMPLETION.



STANDARD REINF. HOOKS AND BENDS

NOTES:

- HOOK LENGTHS ARE MINIMUMS. LONGER HOOKS SHALL BE PROVIDED WHERE DETAILED ON DRAWINGS.

- BAR STIRRUP AND TIE CONFIGURATION SHALL BE AS SHOWN ON DRAWINGS.

> MIN. DEVELOPMENT LENGTH IN INCHES (Id): f'c = 3.0 ksi | f'c = 4.0 ksi | f'c = 5.0 ksi 12" 12" 12" #4 15" 15" 15" #5 #6 18" 19" 18" #8 30" 27" 35" #9 38" 34" 44" #11 59" 53" 68"

LAP LENGTH IN INCHES (1.30 Id):							
	f'c = 3.0 ksi f'c = 4.0 ksi f'c = 5.0 ksi						
#4	16"	16"	16"				
#5	20"	20"	20"				
#6	25" 24"		24"				
#8	46"	46" 39"					
#9	58"	50"	45"				
#11	89"	77"	69"				

NOTE:

- FOR LAP SPLICES USE CLASS "B" SPLICES, (LAP OF 1.30 ld). - AT CONTRACTOR'S OPTION, HIGH STRENGTH COUPLERS MAY BE UTILIZED. (COUPLERS TO DEVELOP AT LEAST 125% SPECIFIED YIELD STRENGTH f'y OF BAR) - FOR CONCRETE OF f'c=4.5 KSI USE TABLE FOR f'c=5.0 KSI.



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### CONSTRUCTION MANAGEMENT PLAN PROVISIONS

Construction access shall be as directed by owner. Impacts to the access route must be minimized and disturbance along the access route must be restored to pre-construction conditions upon project completion. The following provisions shall apply to the work.

Any debris generated during construction shall be removed from the beach and either used as fill landward of the proposed seawall or hauled offsite to an approved dumpsite.

All work shall take place during daylight hours and lighting of the beach area is prohibited unless, due to extenuating circumstances, the Santa Cruz County Planning Director or Executive Director of the California Coastal Commission authorizes non-daylight work and/or beach area lighting.

Construction work and equipment operations shall not be conducted seaward of the mean high water line.

All construction equipment shall remain as far landward as possible, and avoid contact with ocean waters and intertidal areas.

All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each work day. Silt fences, or equivalent apparatus, may be installed at the perimeter of the construction site to prevent construction related runoff and/or sediment from entering into the Pacific Ocean. Fencing may be used on the beach for erosion and sediment controls as necessary to contain rock and/or sediments at the project site.

All construction materials and equipment placed on the beach shall be stored beyond the reach of waves and extreme tides, and shall be removed from the beach if necessary to avoid inundation. Materials that remain on the beach overnight must be located on the dry sand back beach area, as close to the toe of the bluff as possible. The extent of overnight storage areas shall be kept the minimum necessary. No fueling, or fuel storage shall be allowed on the beach at any time.

The Contractor (and Permitee) shall monitor weather forecasts and move all construction equipment and materials off of the beach in advance of storm or extreme tidal events.

Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas shown hereon.

No work shall occur on the beach during Sundays or Holidays unless, due to extenuating circumstances (such as tidal issues or other environmental concerns), and the Santa Cruz County Planning Director or Executive Director of the California Coastal Commission authorizes such work.

All heavy equipment used for concrete pouring shall be set at least 25 feet landward of the blufftop and shall use flexible hoses or articulated booms to deliver concrete to the project site. Other heavy equipment may be used periodically atop the coastal bluff, but shall be removed from the bluff-top when not in use. All heavy equipment and project construction materials shall be stored on dry land along the road or driveway areas adjacent to the project site. Equipment washing, refueling, and/or servicing shall not take place on the beach, or within 100 feet of the shoreline.

Petroleum products and other hazardous materials will be kept on public roads or a distance of at least 100 feet from the shoreline and shall be stored offsite.

The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, cover open trash receptacles during wet weather, remove any construction debris from the beach).

All areas of beach disturbed by construction activities shall be restored to their original pre-construction condition. Upon completion of construction of the seawall, the access route and staging area shall be restored to their original condition.

At all times during project construction activities, copies of each of the following shall be maintained in a conspicuous location at the construction job site (where such copies shall be available for public review) and all persons involved with the construction shall be briefed on the content and meaning of each prior to commencement of construction: (a) the signed coastal development permit; (b) the approved final plans; and (c) the approved construction management plan.

## MARINE PROTECTION

To prevent any impacts upon the marine habitat, no overburden or wet cement may be allowed to adversely impact the beach or enter the tidal zone. Under no circumstances shall use of equipment be allowed seaward of the mean high tide line when seawater is present. Any areas of loose or unstable soil must be stabilized immediately after other portions of the project are finished. Any heavy equipment operation must be conducted with care near the edge of the bluff to prevent the destabilization of the substrate and additional erosion. Care must be taken so the coastal bluffs outside the work area are not damaged during construction.

## CONSTRUCTION COORDINATOR

Contractor shall provide a construction coordinator that can be contacted during construction, should questions arise during construction. (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone numbers) shall be conspicuously posted at the job site in a manner so that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer questions that arise during construction. (in case of both regular inquiries and in emergencies). The construction coordinator shall record the name, phone number and nature of all complaints (if any) received during construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

# Exhibit 4 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 7 of 31

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A REGISTENCE A REGISTENCE A REGISTENCE A REGISTENCE C O N S T R U C T I O N C O N S T R U C T I O N	SOIL ENGINEERING CONSTRUCTION, INC. SOIL ENGINEERING CONSTRUCTION, INC. 927 ARGUELLO STREET, REDWOOD CITY, CA. 94063 (650)367-9595 P (650)367-8139 F LICENSE NO. A268082
	COASTAL NOTES
REPAIRS TO COASTAL BLUFF	3000 PLEASURE POINT DRIVE SANTA CRUZ, CALIFORNIA 95062
DWG NO. PROJECT PLEASUF DATE: 5/5/22 REVISION REVISION REVISION CHECKEI BB/JN DESIGNE RDM	: RE PT I: I: I: D BY: D BY: D BY: O BY: 0 SHEETS





Exhibit 4 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 8 of 31



EXISTING SITE CONDITIONS 2 ` C-9 SCALE: NTS



# PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PLANS 3006 PLEASURE POINT DRIVE, APN 032-242-18 SANTA CRUZ, CALIFORNIA

# **GENERAL NOTES**

- 1. TOPOGRAPHIC MAPPING WAS PERFORMED BY: ALPHA LAND SURVEYS, INC. 4444 SCOTTS VALLEY DRIVE, #7 SCOTTS VALLEY, CA 95066 JOB NO. 2019-012 DATED: 2/26/2019
- 2. ELEVATION DATUM: PER ALPHA LAND SURVEYS MAP ELEVATIONS FOR THIS SURVEY ARE SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON A TIE TO THE COUNTY OF SANTA CRUZ BENCHMARK #244, LOCATED ON THE TOP OF CURB AT THE NORTHEASTERLY CORNER OF INTERSECTION OF EAST CLIFF DRIVE AND 30TH AVENUE. BENCHMARK ELEVATION = 32.69' (NAVD88)
- 3. BASIS OF BEARINGS: PER ALPHA LAND SURVEYS MAP BEARINGS ARE BASED ON THE SOUTHERN SIDELINE OF PLEASURE POINT DRIVE (FORMERLY EUCALYPTUS AVE) AS SHOWN ON VOLUME 25 OF MAPS AT PAGE 30, SANTA CRUZ COUNTY RECORDS AND ESTABLISHED BETWEEN FOUND MONUMENT NORTH 89°50' EAST
- BOUNDARY NOTE: PER ALPHA LAND SURVEYS MAP THE BOUNDARY SHOWN HEREON IS THE SURVEYORS OPINION BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS REFERENCED. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.
- COUNTY NOTE: PER ALPHA LAND SURVEYS THERE IS A COUNTY OWNED STRIP OF LAND, MORE PARTICULARLY DESCRIBED IN VOLUME 2473, PAGE 693 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, WHICH IS BOUND ON THE NORTH BY THE SUBJECT PARCEL, THE WEST BY THE "7 FOOT RIGHT OF WAY", THE EAST BY THE LANDS GRANTED TO SANDER BY DOCUMENT 2772 OR 671 AND THE SOUTH BY THE "TOP OF BLUFF ALONG THE BAY OF MONTEREY". NO EFFORT WAS MADE TO DETERMINE THE PRECISE LOCATION OF THE SO CALLED "TOP OF BLUFF ALONG THE BAY OF MONTEREY" AS DESCRIBED THEREIN.
- 6. BACKGROUND AERIAL IMAGERY PROVIDED BY SCOTT WALLS OF WALLS LAND AND WATER. PHOTO TAKEN USING UNMANNED AERIAL VEHICLE (UAV) AT APPROXIMATELY 5:00PM FEBRUARY 19, 2019
- 7. PROJECT PLANS PREPARED BY: HARO, KASUNICH AND ASSOCIATES, INC. (HKA) 116 EAST LAKE AVE. WATSONVILLE, CA 95076 831.722.4175 PROJECT NO.; SC2993 MARK FOXX, CEG 1493 BRIAN SHEDDEN, CE 84817
- 6. GEOTECHNICAL AND COASTAL ENGINEERING INVESTIGATION REPORT (DATED SEPTEMBER 2019) BY HKA.
- 7. OWNER: MICHAEL C. AND CYNTHIA A. CANDAU 3006 PLEASURE POINT DRIVE SANTA CRUZ, CA 95062

# SHEET INDEX

- C1 TITLE SHEET
- C2 SITE PLAN FOR PREFERRED ALTNATIVE WORK (ALT 5)
- C3 SITE PLAN SHOWING OVERVIEW OF COASTAL ACCESS CONCEPT C4 TYPICAL SECTIONS – PREFERRED ALTERNATIVE (ALT 5)
- C5 ELEVATION VIEWS
- C6 NOTES (1 OF 2)
- C7 NOTES (2 OF 2) C8 TYPICAL SECTIONS - DO NOTHING (ALT 1)
- C9 TYPICAL SECTIONS RELOCATE THREATENED ACCESS PATH (ALT 2)
- C10 TYPICAL SECTIONS RELOCATE THREATENED RESIDENCE (ALT 3)
- C11 TYPICAL SECTIONS PLUG BOTH 2016 AND 2019 CAVITIES (ALT 4)

# **ABBREVIATIONS**

CONC.	CONCRETE
DAIM.	DIAMETER
	EXISTING
EG	EXISTING GROUND
ELEV.	ELEVATION
-G	FINISHED GRADE
<del>-</del> T	FEET
Ν	INCH
N	NEW
N.T.S.	NOT TO SCALE
D.C.	ON CENTER
RC	RELATIVE COMPACTION
SF	SQUARE FOOT
TYP.	TYPICAL

# **PROJECT DESCRIPTION**

THESE DRAWINGS PROVIDE DETAILS FOR THE PROPOSED PUBLIC ACCESS IMPROVEMENTS AND COASTAL PROTECTION LOCATED AT 3006 PLEASURE POINT DRIVE IN SANTA CRUZ COUNTY, CALIFORNIA. THE PURPOSE OF THE PUBLIC ACCESS IMPROVEMENTS AND COASTAL PROTECTION PROJECT IS THREE-FOLD. THE FIRST IS TO IMPROVE PUBLIC ACCESS BY CONSTRUCTING A NEW PUBLIC ACCESS PATH ON THE CONCRETE CAVITY PLUGS AND EXISTING CONCRETE WALLS. THE SECOND IS TO PROTECT THE BLUFF FROM EROSION AND STABILIZE IT TO REDUCE THE DANGER TO THE HOME AND ASSOCIATED IMPROVEMENTS. A THIRD IS TO BLEND THE EXISTING AND PROPOSED CONCRETE SURFACES ON THE CANDAU PROPERTY INTO THE SURROUNDING ENVIRONMENT BY PAINTING OR STAINING THEM TO MATCH THE COLOR OF NEARBY TERRACE DEPOSITS.

THE PROPOSED PROJECT WILL CONSTRUCT A NEW CONCRETE PUBLIC ACCESS PATH AND GUARD RAIL, FOUNDED ON CONCRETE CAVITY PLUGS ALONG THE ENTIRE OCEAN FACING SIDE OF THE PROPERTY. MEASURED IN A STRAIGHT LINE ALONG THE BLUFF, THERE IS APPROXIMATELY 60 FEET OF EXISTING AND PROPOSED ARMORING; THE PROPOSED WORK DOES NOT RESULT IN ANY ADDITIONAL ARMORING LENGTH ALONG THE BLUFF. THE PROPOSED PUBLIC ACCESS PATH WILL BE LOCATED AT ELEVATION 21 FT NAVD88. THE PUBLIC ACCESS PATH WILL BE 4 FEET WIDE WITH A 3.5 FOOT TALL CONCRETE GUARD RAIL ON THE OCEANSIDE OF THE PATH. ALL EXPOSED CONCRETE SURFACES ON THE CANDAU PROPERTY (ABOVE APPROXIMATELY ELEVATION 11 FT NAVD88) WILL BE PAINTED TO MATCH SURROUNDING TERRACE DEPOSITS. PAINTING OF THE EXISTING AND PROPOSED CONCRETE WITH TERRACE DEPOSIT COLORS WILL HELP VISUALLY BLEND THE SEAWALLS INTO THE ENVIRONMENT. ANNUAL MONITORING OF THE CAVITY PLUGS AND PUBLIC ACCESS PATH, WITH ASSOCIATED RECOMMENDATIONS FOR MAINTENANCE, REPAIR AND VERTICAL SEAWALL EXTENSIONS, WILL BE ESSENTIAL IN ORDER TO ENSURE THE PUBLIC ACCESS FACILITIES ARE MAINTAINED IN A SAFE AND STABLE CONDITION. THE PROJECT WILL INCLUDE DEVELOPING, OBTAINING APPROVAL FOR, AND IMPLEMENTING A MONITORING AND MAINTENANCE PLAN (MMP) THAT REQUIRES FUTURE MAINTENANCE AND REPAIR BE DONE TO PREVENT UNDERMINING AND OR OUTFLANKING OF YE 2 15 3 20 9 CATY PLUGS AND REQUIRES THE COASTAL ACCESS FACILITIES BE MAINTAINED IN A SAFE AND STABLE CONDITION. IN ACCORDANCE WITH THE REQUIREMENTS OF THE MMP HEA (OR ANOTHER OUGLIEED COASTAL ENCINEERING FIRM) SHOULD BE CONTRACTED WITH TO MONITOR THE SEAWALLS AND DETERMINE (OR ANOTHER QUALIFIED COASTAL ENGINEERING FIRM) SHOULD BE CONTRACTED WITH TO MONITOR THE SEAWALLS ANNUALLY AND DETERMINE 3-al 8-0720 yith 3-20 th 3-20 **Page 9 of 31** 





![](_page_30_Picture_0.jpeg)

PREFERRED ALTERNATIVE (ALT 5) DESCRIPTION: PLUG BOTH THE 2016 CAVITY AND THE 2019 CAVITY AND CONSTRUCT COASTAL ACCESS PATH ACROSS PROPERTY, SUPPORTED BY PLUGS AND EXISTING SEAWALL. STAIN ALL OCEAN FACING EXISTING AND PROPOSED CONCRETE SURFACES TO MATCH SURROUNDING TERRACE DEPOSIT COLORATION. ALL NEW SHOTCRETE/CONCRETE SHOULD BE ROUGH SURFACED. DEVELOP, OBTAIN APPROVAL FOR, AND IMPLEMENT A MONITORING AND MAINTENANCE PLAN (MMP) THAT REQUIRES FUTURE MAINTENANCE AND REPAIR BE DONE TO PREVENT UNDERMINING AND OR OUTFLANKING OF THE 2016 & 2019 CAVITY PLUGS AND REQUIRES THE COASTAL ACCESS FACILITIES BE MAINTAINED IN A SAFE AND STABLE CONDITION.

BY				
DATE REVISION				
			9	
		GEOTECHNICAL AND COASTAL ENGINEERS	116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076	(831) 722 4175 PHONE AND (831) 722-3202 FAX
SITE PLAN FOR PREFERRED	AI TNATIVE WORK (ALT 5)	MICHAEL AND CYNTHIA CANDAU. APN 032-242-18	3006 PLEASURE POINT DRIVE	SANTA CRUZ, CA 95062
PRO	JECT	:	SC	2993
DAT	E:		9/16/	2019
DES	IGN:			MF
				BRS
SCA	LÉ:	AS	5 SHC	JWN
	C		2	

![](_page_31_Picture_0.jpeg)

![](_page_32_Figure_0.jpeg)

![](_page_32_Figure_1.jpeg)

- CANDAU -------

SECTION E SCALE: 1" = 10'

(E) TOP OF ROOF ELEV.: 57.4' (E) TOP OF CHIMNEY ELEV.: 58.9'	
	OTES:
	STAIN ALL OCEAN F
DAU RESIDENCE	SHOTCRETE/CONCRI
SURE POINT DRIVE	DEPUSIIS. ALL NEW SHOTCRE
BORING HKA B-13	CONSTRUCT SCUPP
	ELEVATION OF PATH
- PROPOSED NEW QUASIAL ACCESS PATH	OUTLETS FROM PUE
(E) POOL	INSPECTIONS BY A
TERRACE DEPOSITS CL	COASTAL PROTECTIC
	REQUIRED AT SOME
SC USED AS A COASTAL ACCESS PATH	PROTECTION IS NOT
PROPOSED NEW CONC. GUARD RAIL	
(E) CONC. WALL	
TERRACE DEPOSITS	
	NOTLETION
ENT OF (E) PLUGGED 2016 CAVITY SM SM MAVD88	
TWEEN SECTIONS D & E (APPROX.)	
(E) 2016 EMERGENCY (E) CONC. DEBRIS	
CONCRETE CAVITY PLUG	
	— BE,
(E) GROUTED COBBLES / /	SAND
LOWEST ELEV. PORTION OF (E) PLUGGED 2016 CAVITY SURVEYED /	<u> </u>
BY BOWMAN & WILLIAMS APRIL 12, 2016 AT ELEV: 5.64(NAVD88)	JRISIMA FORMATION
1+40 1+50 1+60 1+70 1+80 1+90 2+00 2+10 2+20 2+30 2+40	2+50 2+

![](_page_32_Picture_5.jpeg)

ROOF ELEV.: 57.4'	(E) TOP OF CHIM	NEY ELEV · 58 9'		•	OF	SC				
					OPERTY LINE					
	• (E)	DECK & POOL		- BORING HKA	B-1			<u>NOTES:</u> 1. STA SHC DEP 2. ALL	IN ALL OCEAN )TCRETE/CONC 'OSITS. NEW SHOTCF	I FACING EXI RETE SURFA
TERRACE DEF		E) POOL CL			(E) CONC. PROPOSEL ACCESS F	. OVERHANGIN ) NEW COAST PATH	IG WALL	3. CON ELE OUT 4. MON INSI COA	ISTRUCT SCUF VATION OF PA LETS FROM P VITORING AND PECTIONS BY STAL PROTEC	PER (4"TALL TH, SLOPED UBLIC VIEW. MAINTENANC A REGISTERE TION.
	TERRACE DEPOSITS				USED AS	IC. LEDGE UN 5 a coastal Posed new	ACCESS PATE CONC. GUARD (E) RIP RAP	RAIL	VIRED AT SOI	
		SW-GW				H'	TL ELEV.: 7.3	4'NAVD88		
RISIMA FORMATION	9 EMERGENCY CONC	RETE CAVITY PLUG (E) 2016 EMERG CONCRETE CAVITY (E) GROUTED C	; GENCY PLUG OBBLES		с. с.					

![](_page_32_Figure_7.jpeg)

![](_page_33_Figure_0.jpeg)

1+30

///				
				2016 CAVITY PLU LIMITS (APPROX.)
	CAVITY. ELEV .: 11.21'			
			P	PROPOSED NEW COASTAL ACC
as	sure Point	•• Armoring	g/Access)	20
	ELEVATION VIEW -	OCEANSIDE OF PL	JBLIC ACCESS PAT	<u>ГН</u>

	.300	(E) CANDAU RESIDENCE				
		CANDAU				
	(E) GUARD (APPROX	.)				
(	(E) DECK PROFILE AT ALIGNMENT					     
						RTY LI
	PROPOSED NEW TOP OF	CONC. GUARD 42" HIGH				PROPE
	PROPOSED NEW COASTAL ACCESS	5 PATH. ELEV.: 21.0'				
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S IN	CAVITY. ELEV .: 11.21'					
			F	PROPOSED NEW COASTAL ACCESS	S PATH FOUNDATI	ION
/						

# ELEVATION VIEW - OCEANSIDE OF PUBLIC ACCESS PATH

	(E) TOP OF CHIMNEY ELEV.: 58.9' -				— (E) TOP OF	CHIMNEY ELEV.:	57.8'	
	(E) CANDAU RESIDENCE 3006 PLEASURE POINT DRIVE	TOP OF ROOF V.: 57.4'	-	(E) TOP OF ELEV. (E) W. 3020 F	ROOF : 56.0' AVEFARER RESID	ENCE DRIVE	<u>NOTE:</u> (E SCHEMAT LOCATION	E) R TCAL NS S
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	(E) GUARD (APPROX.)							
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	- PROPOSED NEW TOP OF CON	C. GUARD 42	HIGH C	CONCE	PTUAL FUTURE I	NEM C		
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![](_page_33_Figure_6.jpeg)

## GENERAL NOTES

### PURPOSE AND OVERVIEW

The purpose of these public access improvement and coastal protection plans is to construct a public access path with guard on the oceanside of the property at 3006 Pleasure Point Drive, in Santa Cruz, CA. The access path will be founded on existing concrete seawalls; some of which were constructed for emergency protection of the structure and access path.

FREQUENTLY ASKED QUESTIONS AND THEIR ANSWERS

1) What heavy machinery is proposed to be used and at which phases of construction is heavy equipment required? The Contractor anticipates utilizing the following equipment to perform the work.

a) Ready mix concrete truck, typical truck seen on roads and highways

b) Small concrete pump and hoses

c) Hand tools including circular saws, hammers, jack hammers and drills

d) No off-road heavy excavation equipment is proposed for use e) A portable crane located on the deck of 3006 Pleasure Point Drive may be used

f) In the future, other equipment including portable drilling rigs and a portable crane will be needed to construct the tied back cut off wall

2) Where is the construction staging area? Will construction equipment and materials be stored on the beach?

The staging areas will be at the top of the bluff, in the owner's driveway. All construction materials will be stored at the top of the bluff.

3) Will the construction be done primarily from the blufftop above, or will construction primarily take place from the beach?

Construction will take place from the blufftop area and the top of the existing concrete ledge. No work will take place on the beach of from the beach.

4) If construction will take place from the beach, how will heavy equipment gain access to the construction area?

Not applicable

5) How much of the adjacent beach areas will be impacted by construction activities and for how long?

The adjacent beach will not be impacted at all during construction. The as traveled existing path used by the public will be closed for the minimum length of time necessary for pedestrian safety during the short duration of active construction operations. The area of the project where active construction operations are being performed should remain closed to public access during the work due to safety concerns. We anticipate the Contractor will require +/- 120 ? working days to complete their work. This will be adjusted as necessary to take advantage of favorable tide and daylight conditions and will be impacted by unfavorable conditions. The actual duration will be governed by these conditions.

6) If public access will be closed during construction, please describe why it will be necessary to close public access and the estimated duration of the closure.

As explained above, portions of the beach and blufftop area should remain closed to public access for the duration of the project to allow for public safety. When conditions are safe for the public to enter the work area, those areas will be reopened for public use.

7) Will construction equipment and activities enter the waters of the Monterey Bay?

The Contractor does not anticipate entering the water with any equipment.

8) What will the duration and timing of construction be?

See above. We anticipate the Contractor will require +/- 120 ? working days. The schedule for completing the required work is entirely dependent on tide levels and ocean wave runup and will be determined once all permits are in hand.

### MARINE PROTECTION

To prevent any impacts upon the marine habitat, no non-native spoils or debris shall be allowed to enter these areas or shall be allowed to adversely impact the beach or enter the tidal waters. Under no circumstances shall use of equipment be allowed seaward of the Mean High Tide Line in areas where water is present. Equipment and vehicle use on the beach during construction shall be minimized. Contractor employee parking shall be permitted in designated parking areas only. Although construction activity will occur on the beach and near ocean areas, such activity must be strictly confined to the area where work is required. Any areas of loose or unstable soil must be stabilized immediately. Any heavy equipment operation must be conducted with care near the edge of the water to prevent damage to the habitat. Care must be taken so the inland and beach areas outside the work area are not damaged during construction. If a fuel or lubricant spill occurs, immediate notification of the Engineer and appropriate authorities shall be made. Any equipment used at the site should be well maintained and inspected daily to verify that there are no fuel, hydraulic fluid or lubricant leaks.

### ACCESS PROTECTION

The proposed access route is on the 3006 Pleasure Point Drive property. Impacts to the access route must be minimized. The impacts to beach access and residential access must be minimized. Appropriate signage shall be used to make sure that beach users know what to do as they approach the work sites. The contractor shall be responsible for the restoration of the access route and staging area to its original condition. The Contractor shall use access routes and staging areas as directed by the Owner and shall repair access routes and staging areas to pre-project condition or better as directed by the Owner. The Contractor shall not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner. Underground utilities are located under the access route and shall be protected from damage.

### EXAMINATION OF JOB SITE. PLANS AND SPECIFICATIONS

A. The Contractor shall carefully examine the work site and the Plans and Specifications. The submission of a bid shall be conclusive evidence that the Contractor has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of work to be performed, the quantities of materials to be furnished and as to the requirements of the Geotechnical and Coastal Engineering Investigation and Plans and these Specifications.

B. Michael C. Candau & Cynthia A. Candau is the Owner of the Project Area. Haro, Kasunich and Associates, Consulting Geotechnical, Coastal and Civil Engineers is the Engineer for the project and will represent the Owner during design and construction of the project.

C. The contractor shall recognize that the plans used for the drawings of the Public Access Improvements and Coastal Protection may differ from the actual physical site. Dimensions are approximate. Before proceeding with the work, it shall be the Contractor's responsibility to check the site in relation to the drawings and specifications. Report any discrepancies to the Owner and the Engineer.

D. The Contractor must attend a pre-bid meeting with the Engineer prior to submitting a proposal to complete the proposed work. The Contractor will be required to attend a pre-construction meeting with the Engineer prior to the commencement of construction. The purpose of these meetings is so the Contractor may ask questions concerning the work and to make sure the Contractor understands the permit conditions and environmental constraints.

# COMPLIANCE WITH CODES:

Page 14 of 31

Exclore the interview of the second shall be as specified and as required by the 2016 California Building Code, the codes and authorities. All articles, materials and equipment shall be installed,

![](_page_34_Picture_35.jpeg)

actions taken.

The Engineer should be notified at least fourteen (14) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor, and arrangements for surveying, testing and observation can be made.

TIMETABLE

Tidal conditions may restrict the available work hours. Wave runup related flood conditions may restrict the available work time. Hours of operation or movement of heavy construction equipment shall be limited to between 8:00 a.m. and 6:00 p.m., Monday through Saturday. Such operations shall not occur on Sundays or holidays.

All equipment that will operate at the project site shall be equipped with residential type mufflers.

SITE DISTURBANCE

Disturbance of the property beyond the limits of the necessary work area shall be avoided. Sensitive habitat exists immediately adjacent to the work area. The Contractor should expect regulatory agencies to be particularly concerned about any impacts outside the work area.

2. Reference points will be established by the Engineer or by the Surveyor. These reference points will be used to control placement of the structures relative to cultural features and to elevation. It shall be the Contractor's responsibility to furnish and set such additional marks and stakes as is determined necessary to establish lines and grades required for the completion of the work specified, as shown on the plans. The contractor shall have a grade checker on site to check elevations and control the position of the work.

3. Local survey control: Spikes exist on the site for use as elevation control points. Do not disturb spikes. The vertical elevation datum is NAVD1988. Additional spikes may be needed.

B. The Contractor shall not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.

## INSPECTIONS AND MAINTENANCE

The Registered Geotechnical and Civil Engineer and/or his representative shall be called to perform construction observation and to make a final inspection of the site to assure that the work is completed according to plan. Winter storm inspections shall be conducted to identify problem areas and assess the need for corrective actions. Written documentation should be maintained that notes inspection dates, corrective actions needed and corrective actions taken. The Owner and his representatives shall have the right to inspect any material brought to the job site and shall have the right to reject any materials deemed defective or not conforming to the specifications. The Registered Geotechnical Engineer and/or his representative shall be called to perform construction observation and to make a final inspection of the drainage and erosion control facilities to assure that the work is completed according to plan. Written documentation should be maintained that notes inspection dates, corrective actions needed and corrective

## NOTIFICATION OF ENGINEER

These plans show the proposed work to be implemented as soon as possible.

## WORK HOUR RESTRICTIONS

### NOISE CONTROL

### STAKING AND LOCATION

1. A surveyor shall locate the wall locations and mark with stakes prior to construction, for review by Engineer and use during construction by contractor.

### DRAINPIPES AND UNDERGROUND UTILITIES

Existing drainpipes and underground utilities within the work area shall be located by the Contractor and avoided and/or protected during construction.

A. The Contractor shall locate, identify, and protect utilities from damage. Location of existing utilities shown on plans is approximate. The existing underground utility locations are not shown on the plans. The Contractor is responsible for locating all existing utilities prior to starting work and protecting utilities throughout course of work. The locations of any existing drain facilities shown on the plans are approximate. The contractor shall verify locations and protect in place, if within the limits of work. The contractor shall plug, cap, or reconnect /reinstall existing drainage facilities damaged during construction, as directed by engineer.

C. The Contractor shall notify the Owner prior to shut-off of existing utilities.

# 3 - 1 8 - 1 - 2 0 - 1 - 2 0 - 1 - 2 0 - 1 - 2 0 - 0 - 1 - 2 0 - 0 - 1 - 2 - 2 - 2 - 2 - 0 - 4 - 0 (Pleasure Point Armoring/Access)

BY		
REVISION		
DATE		
		GEOTECHNICAL AND COASTAL ENGINEERS 116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076 (831) 722 4175 PHONE AND (831) 722-3202 FAX
		MICHAEL AND CYNTHIA CANDAU, APN 032-242-18 3006 PLEASURE POINT DRIVE SANTA CRUZ, CA 95062
PRO	JECT	: SC2993
DAT	E:	9/16/2019
DES	<b>GN</b> :	MF
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	С	26

# PROJECT DESCRIPTION AND NOTES

### PROPOSED PROJECT

This plan shows an approximately 62.5 foot long new coastal access path that will be constructed from about 46 cubic yards of shotcrete and concrete. This pathway will be founded on top of an existing concrete ledge which is the upper surface of the 2016 and 2019 cavity plugs constructed with emergency permits. The proposed regular CDP will include the proposed work that is shown on this plan and all of the work completed under both the 2016 and 2019 emergency permit approvals. This proposed new coastal access path has been designed to be compatible with future upcoast coastal access path improvements and future downcoast new coastal access path construction.

During the winter and spring of 2016, a cavity developed that had a 700 SF footprint, was 6.5 to 18 feet deep (seaward-landward), 54 feet wide (upcoast-downcoast), and 10 to 15 feet in height. It was plugged with approximately 180 CY of concrete. This concrete plug has a footprint of approximately 490 SF.

During the winter and spring of 2019, a second cavity developed that had a 172 SF footprint, is 18.5 feet deep (seaward-landward), about 20 feet wide (upcoast-downcoast), and 2 to 6 feet in height. This concrete plug is expected to have a footprint of approximately 143 SF. It was recently plugged with approximately 21 CY of concrete.

This project will be accomplished primarily with hand labor & tools. The anticipated construction process can be described as follows:

1. Mobilize equipment and establish access to the work site from the driveway through the side yard to the deck and stairs that lead down to the alignment of the proposed coastal access path.

2. Install reinforcing bar anchors into the existing coastal protection structures and fabricate and tie concrete reinforcing bar panels.

3. Construct concrete formwork and/or shotcrete formwork.

- 4. Pump concrete or shotcrete from driveway to work area.
- 5. Let concrete or shotcrete cure.
- 6. Remove formwork.
- 7. Stain concrete or shotcrete to match surrounding terrace deposits.
- 8. Clean up and demobilize.

### GRADING

Timetable: This plan shows the proposed coastal access improvement and coastal erosion control measures to be implemented at the Candau property. Little to no earth movement (excavation or fill) is anticipated. The Contractor shall be responsible for establishing any erosion control measures required by the grading and erosion control inspector. Between October 15 and April 15, exposed soil and concrete debris shall be protected from erosion at all times. No soil grading is anticipated for this project.

Excavation: No soil excavation proposed. Any shotcrete rebound material or concrete slough shall be promptly cleaned up. Any concrete debris or waste concrete is to be hauled off-site to an approved disposal site.

Earthen Fill Placement: None proposed.

Protection of Improvements: Improvements on site shall be protected from damage. Where improvements (such as fences, railings, paving, or signage) need to be removed to allow access or construction, they shall be removed and replaced with improvements of equal quality.

Weather: No concrete or shotcrete shall be placed during unfavorable weather conditions.

### EROSION CONTROL

No earth work is anticipated during construction. If earth work is necessary during construction, erosion control measures shall be in place. These construction measures shall be in the form of dust control, straw mulch, straw bales and wattles placed at the appropriate areas of work as approved by the Engineer.

### SUPPLEMENTAL RECOMMENDATIONS

If undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at this time, Haro, Kasunich and Associates, Inc., shall be notified so that supplemental recommendations can be given.

Voids: Any voids discovered during construction work shall be backfilled as directed by the Engineer.

### CONSTRUCTION MANAGEMENT PLAN PROVISIONS

All work shall take place during daylight hours, and lighting of the beach and ocean area is prohibited.

No work is proposed in intertidal areas.

Only rubber tired equipment will be utilized in the blufftop area. No construction is proposed on the beach, on neighboring property, or seaward of the mean high tide line.

Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

Equipment washing, servicing, and refueling shall not take place at the site, and shall only be allowed at a designated inland, off-site location. Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place at the site.

The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering any piles of waste; dispose of all waste properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris; etc.).

As needed, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from entering into Monterey Bay.

All public recreational use areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.

The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least three working days in advance of commencement of construction or maintenance activities and immediately upon completion of construction or maintenance activities.

Minor adjustments to these construction requirements may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.

Exhibit. Requirements

# 3 reg 1:8 to 7 20 per 20 per 20 cld if 6 6 fm and pl 3 ith 22 to 4 4 0 (Pleasure Point Armoring/Access) le. Any Page 15 of 31

All work shall take place during daylight hours and lighting of the beach area is prohibited unless, due to extenuating circumstances, the Monterey County Planning Director or Executive Director of the California Coastal Commission authorizes non-daylight work and/or beach area lighting.

Construction work and equipment operations shall not be conducted seaward of the mean high water line.

All construction equipment shall remain as far landward as possible, and shall avoid contact with ocean waters and intertidal areas.

The Contractor (and Permittee) shall monitor weather forecasts and move all construction equipment and materials off of the beach in advance of storm or extreme tidal events.

All heavy equipment used for concrete delivery and pouring shall be set at least 25 feet landward of the blufftop and shall use flexible hoses or articulated booms to deliver concrete to the project site. Other heavy equipment may be used periodically atop the coastal bluff, but shall be removed from the bluff-top when not in use.

All areas of beach disturbed by construction activities shall be restored to their original pre-construction condition. Upon completion of construction of the seawall, the access route and staging area shall be restored to their original condition.

At all times during project construction activities, copies of each of the following shall be maintained in a conspicuous location at the construction iob site (where such copies shall be available for public review) and all persons involved with the construction shall be briefed on the content and meaning of each prior to commencement of construction: (a) the signed coastal development permit; (b) the approved final plans; and (c) the approved construction management plan.

To prevent any impacts upon the marine habitat, no overburden or wet cement may be allowed to adversely impact the beach or enter the tidal zone. Under no circumstances shall use of equipment be allowed seaward of the mean high tide line when seawater is present. Any areas of loose or unstable soil must be stabilized immediately after other portions of the project are finished. Any heavy equipment operation must be conducted with care near the edge of the bluff to prevent the destabilization of the substrate and additional erosion. Care must be taken so the coastal bluffs outside the work area are not damaged during construction.

## CONSTRUCTION COORDINATOR

Contractor shall provide a construction coordinator that can be contacted during construction, should questions arise during construction. (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone numbers) shall be conspicuously posted at the job site in a manner so that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer questions that arise during construction. (in case of both regular inquiries and in emergencies). The construction coordinator shall record the name, phone number and nature of all complaints (if any) received during construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

Minimize Erosion and Sediment Discharge. During construction, erosion and the discharge of sediment off-site or into coastal waters shall be minimized through the use of appropriate Best Management Practices includina:

1. Land disturbance during construction (e.g., clearing, grading, and cut-and-fill) shall be minimized, and grading activities shall be phased, to avoid increased erosion and sedimentation.

2. Erosion Control Best Management Practices (such as mulch, soil binders, geotextile blankets or mats, or temporary seeding) shall be installed as needed to prevent soil from being transported by water or wind. Temporary Best Management Practices shall be implemented to stabilize soil on graded or disturbed areas as soon as feasible during construction, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters. This should be done where bluff-top staging, access and construction activities occur.

construction activities occur. B. Minimize Discharge of Construction Pollutants. The discharge of other pollutants resulting from construction activities (such as chemicals, paints, vehicle fluids, petroleum products, asphalt and cement compounds, debris, and trash) into runoff or coastal waters shall be minimized through the use of appropriate Best Management Practices, including:

1. Materials Management and Waste Management Best Management Practices (such as stockpile management, spill prevention, and good housekeeping practices) shall be installed or implemented as needed to minimize pollutant discharge and polluted runoff resulting from staging, storage, and disposal of construction chemicals and materials. Best Management Practices shall include, at a minimum:

a) Covering stockpiled construction materials, soil, and other excavated materials to prevent contact with rain, and protecting all stockpiles from stormwater runoff using temporary perimeter barriers.

b) Cleaning up all leaks, drips, and spills immediately; having a written plan for the clean-up of spills and leaks; and maintaining an inventory of products and chemicals used on site.

weather.

d) Prompt removal of all construction debris from the beach.

Construction access shall be as directed by owner. Impacts to the access route must be minimized and disturbance along the access route must be restored to pre-construction conditions upon project completion. The following provisions shall apply to the work.

Any debris generated during construction shall be removed from the beach and either used as fill landward of the proposed seawall or hauled offsite to an approved dumpsite.

## MARINE PROTECTION

## BEST MANAGEMENT

Appropriate protocols shall be implemented to manage all construction-phase Best Management Practices (including installation and removal, ongoing operation, inspection, maintenance, and training), to protect coastal water quality. These shall include the following:

## Best Management Practices:

3. Sediment Control Best Management Practices (such as silt fences, fiber rolls, sediment basins, inlet protection, sand bag barriers, or straw bale barriers) shall be installed as needed to trap and remove eroded sediment from runoff, to prevent sedimentation of coastal waters. This should be done where bluff-top staging, access and

c) Proper disposal of all wastes; providing trash receptacles on site; and covering open trash receptacles during wet

e) Detaining, infiltrating, or treating runoff, if needed, prior to conveyance off-site during construction.

Jeling and maintenance of mobile equipment conducted on site shall not take place on the beach. and

place at a designated area located at least 50 feet from coastal waters, drainage courses, and storm drain inlets, if

feasible (unless those inlets are blocked to protect against fuel spills). The fueling and maintenance area shall be designed to fully contain any spills of fuel, oil, or other contaminants. Equipment that cannot be feasibly relocated to a designated fueling and maintenance area (such as cranes) may be fueled and maintained in other areas of the site. provided that procedures are implemented to fully contain any potential spills, such as fueling the equipment with an impermeable visqueen catchment apron designed to capture any possible spills.

C. Concrete delivery and pumping operations shall be implemented in a manner that fully contains any potential spills, such as those that could conceivably occur during cleaning of the pump and hose assemblies before, during, and after concrete pumping operations. This may involve use of an impermeable visqueen catchment apron designed to capture any possible spills. Waste ready mix concrete and equipment wash water shall be hauled off-site and disposed of at an approved disposal site.

D. Minimize Other Impacts of Construction Activities. Other impacts of construction activities shall be minimized through the use of appropriate Best Management Practices, including:

1. The damage or removal of any vegetation during construction shall be prohibited.

2. Soil compaction due to construction activities shall be minimized, to retain the natural stormwater infiltration capacity of the soil.

3. The use of temporary erosion and sediment control products (such as fiber rolls, erosion control blankets, mulch control netting, and silt fences) that incorporate plastic netting (such as polypropylene, nylon, polyethylene, polyester, or other synthetic fibers) shall be avoided, to minimize wildlife entanglement and plastic debris pollution.

E. Minimize Impact of Construction In, Over, or Adjacent to Coastal Waters and Habitat. Construction shall protect the coastal waters and habitat by implementing Best Management Practices, including:

1. No construction equipment or materials (including debris) shall be allowed at any time within the tidelands.

- 4. No construction equipment and materials shall be placed on the beach.

5. Tarps or other devices shall be used to capture debris, dust, oil, grease, rust, dirt, fine particles, and spills to protect the quality of coastal waters.

2. Construction activity shall not be conducted seaward of the Mean High Tide Line.

3. All work shall take place during daylight hours, and lighting of the beach and ocean area is prohibited.

BY				
DATE REVISION				
		GEOTECHNICAL AND COASTAL ENGINEERS	116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076	(831) 722 4175 PHONE AND (831) 722-3202 FAX
		MICHAEL AND CYNTHIA CANDAU. APN 032-242-18	3006 PLEASURE POINT DRIVE	SANTA CRUZ, CA 95062
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# Exhibit 4 SCALE: 1'' = 10'3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 16 of 31

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100-YR SETBACK RANGE

(APPROX.)

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POTENTIAL TERRACE DEPOSIT INSTABILITY AFTER 2016 AND 2019 CAVITY ENLARGEMENT IN 2020 IF CAVITY PLUGS WERE NOT INSTALLED (APPROX.)

- 2016 AND 2019 CAVITY

2016 AND 2019 PLUGS WERE NOT INSTALLED (APPROX.)

COUNTY

OF SC

POSSIBLE CAVITY GROWTH IN 2020 IF

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SECTION E SCALE: 1" = 10'

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		2016 CAV	COUNTY					
			OF SC					
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(E) TOP OF CHIMI	NEY ELEV.: 58.9'							
			Ш					
11 mm								
			<u> </u>					
	7777777		ER					
DAU RESIDENCE	(F) DECK & POOL							
SURE POINT DRIVE								
	BORING HKA	A B-1						
			(F) C(	ONC OVERHAN	GING WALL			
1	(E) POOL							
1 TERRACE DEPOSITS	CL							
1			E) CONC. LED	GE UNSAFELY	BEING			
			JSEU AS A CO,	ASTAL ACCESS				
			(E) CONC.	WALL				
	SW-GW							
RACE DEPOSITS			- (E) CONC.	LANDING				
				(E)	) SHOTCRETE	COASTAL PF	OTECTION	
<b> </b>								
ENT OF (E) PLUGGED 2016 CAV	ITY SM U			HTL ELEV.: 7.3	4' NAVD88			
IWEEN SECTIONS D & E (APPRO		· · · · · · · · · · · · · · · · · · ·						
	(E) 20116 EMERGENCY				.) CONC. DEB			
								BEA
	(E) GROUTED COBBLES					<u></u>		
	& BOULDERS			R A	Ro. PA	-	?	<u> </u>
LOWEST ELEV. PORTION O	F (E) PLUGGED 2016 CAVITY SURVE	YED _/						
BI BUWMAN & WILLIAMS A	AFRIL 12, ZUID AI ELEV.: 5.64(NAVD	90)				PUI	RISIMA   FORM.	ATION
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	ENLARGEMENT IN 2020 IF	F CAVITY PLUGS WERE NO	)T INSTALLED (APPROX.)	
	2016 AND 20	19 PLUGS WERE NOT INS	TALLED (APPROX.)	
		2016 AND 2019 CAVITY		
<b>_</b>				
			►   ◄	
DOF ELEV.: 57.4'(E) TOP OF CHIMNEY ELEN	·.: 58.9'			
	BORING F	HKA B-1		
(F) DECK &				
		(E) CONC OV		
	CL			
1		(E) CONC. LEDGE	UNSAFELY BEING	
	SC	USED AS A COASTA	AL ACCESS PATH	
			— (E) RIP RAP	<b>_</b>
TERRACE DEPOSITS				
N			HTL ELEV.: 7.34' NAVD88	
TENT OF (E) PLUGGED 2016 CAVITY	SM T			
TWEEN SECTIONS D & E (APPROX.)				
(E) 2019 EMERGENCY CONCRETE CAV	TY PLUG -			
	6 EMERGENCY			
ISIMA FORMATION CONCRETE	CAVITI PLUG			
(F) GR		c.		
	& BOULDERS			
			<u> </u>	- ý, ; ;
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LOWEST ELEV. PORTION OF (E) PLUGGED 20	16 CAVITY SURVEYED			

![](_page_37_Figure_5.jpeg)

![](_page_38_Figure_0.jpeg)

![](_page_38_Figure_1.jpeg)

![](_page_38_Figure_2.jpeg)

SECTION E SCALE: 1" = 10'

		POTEN ENLAR	TIAL TERRACE DEPOSIT INS GEMENT IN 2020 IF CAVITY POSSIBLE CAVITY GRO	TABILITY AFTER 2016 AND 2019 C PLUGS WERE NOT INSTALLED (AF WTH IN 2020 IF
ACK RANGE			2016 AND 2019 PLUC 2016 A 2016 A	GS WERE NOT INSTALLED (APPROX ND 2019 CAVITY
Candau — (E) TOP O	F ROOF ELEV.: 57.4' (E) TOP	OF CHIMNEY ELEV.: 58.9'		OF SC
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(E) CANDAU RESIDENCE 3006 PLEASURE POINT DRIVE		(E) DECK & POOL		Image: product of the sector of the secto
INIMUM SETBACK		(E) POOL CL SC		(E) CONC. OVERHANGING WAL E) CONC. LEDGE UNSAFELY BEING SED AS A COASTAL ACCESS PATH (E) RIP RAP -
	TEF	RRACE DEPOSITS		HTL ELEV.: 7.34
	M BETWEEN SECTIONS D & E (APPRO (E) 2019 EMERGEN PURISIMA FORMATION	CY CONCRETE CAVITY PLUG - (E) 2016 EMERGE CONCRETE CAVITY P	NCY LUG	
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RANGE	SCALE: 1" = 10'	POTEI ENLAF	NTIAL TERRACE DEPOSIT IN RGEMENT IN 2020 IF CAVIT POSSIBLE CAVITY GRI 2016 AND 2019 PLL 2016 CAVI	STABILITY AFTER 2016 AND 2019 Y PLUGS WERE NOT INSTALLED (A OWTH IN 2020 IF JGS WERE NOT INSTALLED (APPRO TY COUNTY
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S AND PROXIMATE.				
(E 3006	CANDAU RESIDENCE	(E) DECK & P	OOL	
NIMUM SETBACK	TERRACE DEPOSITS			E) CONC. LEDGE UNSAFELY BEING SED AS A COASTAL ACCESS PATH
MOST LANDWAR PROJECTED FRO	TERRACE DEPOSITS	VITY SM OX.)		(E) CONC. LANDING (E) SHO HTL ELEV.: 7.34' NAV (E) CON
PURISIMA FORMATIO	LOWEST ELEV. PORTION BY BOWMAN & WILLIAMS	(E) GROUTED COBB & BOULDE OF (E) PLUGGED 2016 CAVIT APRIL 12, 2016 AT ELEV.: 5 60 1+70 1+80	LES ERS Y SURVEYED .64(NAVD88) 1+90 2+00	2+10 2+20 2-

![](_page_38_Figure_6.jpeg)

![](_page_39_Figure_0.jpeg)

![](_page_39_Figure_1.jpeg)

SECTION E SCALE: 1" = 10'

	COUNTY OF SC
(E) TOP OF ROOF ELEV.: 57.4' (E) TOP OF CHIMNEY ELEV.: 58.9'	
AU RESIDENCE JRE POINT DRIVE (E) DECK & POOL	
BORING HKA B-1	
	(E) CONC. OVERHANGING WALL
TERRACE DEPOSITS	
SC SC SC	(E) CONC. LEDGE UNSAFELY BEING USED AS A COASTAL ACCESS PATH
	(E) CONC. WALL
TERRACE DEPOSITS	(E) CONC. LANDING
	(E) SHOTCRETE COAS AL PROTECTION
IEEN SECTIONS D & E (APPROX.)	HIL ELEV. 7.34 NAVD88
CONCRETE CAVITY PLUG	
(E) GROUTED COBBLES	SAND
LOWEST ELEV. PORTION OF (E) PLUGGED 2016 CAVITY SURVEYED BY BOWMAN & WILLIAMS APRIL 12, 2016 AT ELEV: 5.64(NAVD88)	
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# SECTION D SCALE: 1" = 10'

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		- BORING HKA B-1				
	- (E) DECK & POOL					
8						
			— (E) CONC. OVE	RHANGING SEAWALL		
	(E) POOL					
			CONCLEDGE LU	NSAFFLY REING		
	SC		SED AS A COASTAL	ACCESS PATH		
		╶╘╡╴╎╎╷ <sub>╼</sub>		(F) RIP RAP		
TERRACE DEPOSITS						
	SW-GW					
VIENT OF (F) DULICOED 2010 ONVITY			H	ITL ELEV.: 7.34' NAVD8	,8	
RETWEEN SECTIONS D & E (APPROX)						
(E) 2019 EMERCENCY	CONCRETE CAVITY PLUC					
	(E) 2016 ENERCENCY					
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			Y X	K K		
LOWEST ELEV. PORTION OF (E	) PLUGGED 2016 CAVITY SURVE		1 And	50,50		
BY BOWMAN & WILLIAMS APRIL	12, 2016 AT ELEV. 5.64(NAVE	)88)	<u>ز / ز / ز / ز / ز / ز / ز / ز / ز /</u>	· · · · · · · · · · · · · · · · · · ·		
1+40 1+50 1+60	1+70 1+80	1+90 2+00	2+10	2+20 2+30	2+40 2+50	2

![](_page_39_Figure_7.jpeg)

# PUBLIC ACCESS & COASTAL PROTECTION IMPROVEMENT PLANS 3020 PLEASURE POINT DRIVE, APNs 032-242-17 & 032-242-13-000 SANTA CRUZ, CALIFORNIA

# **GENERAL NOTES**

4. OWNERS: WAVEFARER PARTNERS LLC 345 GOLDEN OAK DRIVE PORTOLA VALLEY. CA 95062

COUNTY OF SANTA CRUZ 701 OCEAN STREET SANTA CRUZ, CA 95060

5. PROJECT PLANS PREPARED BY: HARO, KASUNICH AND ASSOCIATES, INC. (HKA) 116 EAST LAKE AVE. WATSONVILLE. CA 95076 831.722.4175 PROJECT NO.: SC11609 MARK FOXX, CEG 1493 BRIAN SHEDDEN, CE 84817 MEGAN WALLS, E.I.T.

6. GEOTECHNICAL AND COASTAL ENGINEERING INVESTIGATION REPORT (DATED JANUARY 2020) BY HKA.

- 7. GEOLOGIC AND COASTAL HAZARD EVALUATION (DATED JANUARY 2020) BY GARY B. GRIGGS.
- TOPOGRAPHIC MAPPING WAS PERFORMED BY: ALPHA LAND SURVEYS, INC. 4444 SCOTTS VALLEY DRIVE, #7 SCOTTS VALLEY, CA 95066 JOB NO. 2019-012 DATED: 2/26/2019
- ELEVATION DATUM: PER ALPHA LAND SURVEYS MAP ELEVATIONS FOR THIS SURVEY ARE SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON A TIE TO THE COUNTY OF SANTA CRUZ BENCHMARK #244, LOCATED ON THE TOP OF CURB AT THE NORTHEASTERLY CORNER OF INTERSECTION OF EAST CLIFF DRIVE AND 30TH AVENUE. BENCHMARK ELEVATION = 32.69' (NAVD88)
- 10. BASIS OF BEARINGS: PER ALPHA LAND SURVEYS MAP BEARINGS ARE BASED ON THE SOUTHERN SIDELINE OF PLEASURE POINT DRIVE (FORMERLY EUCALYPTUS AVE) AS SHOWN ON VOLUME 25 OF MAPS AT PAGE 30, SANTA CRUZ COUNTY RECORDS AND ESTABLISHED BETWEEN FOUND MONUMENTS NORTH 89°50' EAST
- BOUNDARY NOTE: PER ALPHA LAND SURVEYS MAP THE BOUNDARY SHOWN HEREON IS THE 11. SURVEYORS OPINION BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS REFERENCED PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.
- 12. COUNTY NOTE: PER ALPHA LAND SURVEYS THERE IS A COUNTY OWNED STRIP OF LAND. MORE PARTICULARLY DESCRIBED IN VOLUME 2473, PAGE 693 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, WHICH IS BOUND ON THE NORTH BY THE SUBJECT PARCEL, THE WEST BY THE "7 FOOT RIGHT OF WAY", THE EAST BY THE LANDS GRANTED TO SANDER BY DOCUMENT 2772 OR 671 AND THE SOUTH BY THE "TOP OF BLUFF ALONG THE BAY OF MONTEREY". NO EFFORT WAS MADE TO DETERMINE THE PRECISE LOCATION OF THE SO CALLED "TOP OF BLUFF ALONG THE BAY OF MONTEREY" AS DESCRIBED THEREIN.
- 13. BACKGROUND AERIAL IMAGERY PROVIDED BY SCOTT WALLS OF WALLS LAND AND WATER. PHOTO TAKEN USING UNMANNED AERIAL VEHICLE (UAV) AT APPROXIMATELY 5:00PM FEBRUARY 19, 2019

# **PROJECT DESCRIPTION**

THESE DRAWINGS PROVIDE DETAILS FOR THE PROPOSED PUBLIC ACCESS IMPROVEMENTS AND COASTAL PROTECTION LOCATED AT 3020 PLEASURE POINT DRIVE IN SANTA CRUZ COUNTY, CALIFORNIA. THE PURPOSE OF THE PUBLIC ACCESS IMPROVEMENTS AND COASTAL PROTECTION PROJECT IS TO CONSTRUCT LATERAL PUBLIC ACCESS IMPROVEMENTS, CLEAN UP OLD RIP-RAP AND CONCRETE ON THE REFERENCED PROPERTIES AND THE BEACH, AND STABILIZE THE COASTAL BLUFF.

ALL CONSTRUCTION WILL BE WITHIN THE PROPERTY LINES OF APN 032-242-17 (OWNED BY WAVEFARER PARTNERS LLC.) AND APN 032-242-13-000 (WHICH THE APPLICANTS INTEND TO BUY FROM SANTA CRUZ COUNTY). NO CONSTRUCTION WORK WILL OCCUR ON THE BEACH, ON STATE PROPERTY OR WITHIN THE TIDELANDS AND SUBMERGED LANDS.

ABBREVIATIONS

TYPICAL

TYP.

# SHEET INDEX

		<u>, , , , , , , , , , , , , , , , , , , </u>	
C1	TITLE SHEET	CONC.	CONCRETE
C2	PHOTOSIMULATION	DAIM.	DIAMETER
С3	TOPOGRAPHIC SURVEY (ALPHA LAND SURVEYS, INC., DATED 10/23/19)	E	EXISTING
C4	EXISTING CONDITIONS OVERVIEW	EG	EXISTING GROUN
C5	SITE PLAN PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PLAN	ELEV.	ELEVATION
C6	ELEVATION VIEW – OCEANSIDE OF PUBLIC ACCESS PATH	FG	FINISHED GRADE
C7	PROPOSED CROSS SECTION A	FT	FEET
C8	PROPOSED CROSS SECTION B	IN	INCH
С9	PROPOSED CROSS SECTION C	N	NEW
C10	PROPOSED CROSS SECTION D	N.T.S.	NOT TO SCALE
C11	GENERAL NOTES	O.C.	ON CENTER
C12	CONSTRUCTION MANAGEMENT PLAN PROVISIONS	RC	RELATIVE COMPA
		SF	SQUARE FOOT

# Exhibit 4 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 20 of 31

![](_page_40_Picture_19.jpeg)

![](_page_40_Figure_21.jpeg)

ERS, LLC, APNs 032-242 020 PLEASURE POINT DR SANTA CRUZ, CA 95062

SC11609

8/21/2023

Exhibit 4 Existing condition 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 21 of 31

PROPOSED PUBLIC ACCESS IMPROVEMENTS RENDERING

![](_page_41_Picture_3.jpeg)

**3020 PLEASURE POINT DR** 

![](_page_41_Picture_5.jpeg)

![](_page_41_Picture_8.jpeg)

![](_page_41_Picture_9.jpeg)

![](_page_41_Picture_10.jpeg)

![](_page_41_Picture_11.jpeg)

	B	
3020 PLEASURE POINT DR 3030 PLEASURE POINT DR	REVISION	
	DATE	
UDDER SEAMAL BENCH	HARO, KASUNICH & ASSOCIATES, INC.	GEOTECHNICAL AND COASTAL ENGINEERS 116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076 (831) 722 4175 PHONE AND (831) 722-3202 FAX
PUBLIC BEACH   PUBLIC STARS   FORDEED CONDITIONS SO20 PLEASURE POINT DR	PHOTOSIMULATION	Wavefarer Partners, LLC, APNs 032-242-17 & 032-242-13-000 3020 Pleasure point Drive Santa Cruz, ca 95062
PROPOSED PUBLIC ACCESS IMPROVEMENTS RENDERING		[: SC11609
	DATE: DESIGN: DRAWN: SCALE:	8/21/2023 MF BRS + MW AS SHOWN
PROPOSED CONDITION N.T.S. (WALLS LAND + WATER)	C	2
COASTAL COMMISSION PERMIT RESUBMITTAL - NOT FOR CONSTRUCTION		I

![](_page_42_Picture_0.jpeg)

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ASIS OF BEARINGS				
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S SHOWN ON VOLUME 25 OF MAPS	AT PAGE 30, ESTABLISHED		Σ	
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EVATIONS FOR THIS SURVEY ARE S	SHOWN IN THE			
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E MEAN HIGH WATER (MHW) ELEVA	TION FOR THIS			
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ID WAS DETERMINED AS FOLLOWS:				
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+10.0	SPOT ELEVATION			
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(100) <sup>2</sup> (100) <sup>3</sup>	RECORD DATA PER 2017-0014895 RECORD DATA PER 4148 OR 105		ΙŢ	
(100) <sup>4</sup>	RECORD DATA PER 2017-0012726		ן א	₩₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩
(100) <sup>5</sup>	RECORD DATA PER 1999-0073849		ĬĂ	23 Ц С
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REPORT WAS NOT PROVIDED FO OF THIS MAP. EASEMENTS SHO	R THE PREPARATION WN ARE PER			
RECORD DATA AS REFERENCED. SUBJECT TO EASEMENTS AND R	PARCELS MAY BE			0
RECORD THAT ARE NOT SHOWN	ON THIS MAP.			Õ
THERE IS A COUNTY OWNED ST PARTICULARLY DESCRIBED IN VO	RIP OF LAND, MORE DLUME 2473, PAGE 693			5-13
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DOCUMENT 2772 OR 671 AND 1	HE SOUTH BY THE "TOP		I∑	<b>ం</b> న
WAS MADE TO DETERMINE THE	PRECISE LOCATION OF			₽₽
INE SO CALLED "TOP OF BLUFF MONTEREY" AS DESCRIBED THEF	ALONG THE BAY OF REIN.		പ്പ	242 <sup>.</sup> DRI 362
BACKGROUND AERIAL IMAGERY	PROVIDED BY SCOTT			32-, INT 95(
WALLS OF WALLS LAND AND WA	TER. PHOTO TAKEN LE (UAV) AT		∣≚	S O O O
APPROXIMATELY 5:00PM FEBRU	ARY 19, 2019			APN UZ,
THE SOUTHERN BOUNDARY OF I OF DOCUMENT #1999-0073849	PORTER (PARCEL TWO		<b>↓</b>	CH SS C
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GRA	PHIC SCALE			30 30
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* L 9301 * a. Mur M	w			
SIGNED 8/19/	20		PROJEC	T: SC11609
		_		8/21/2023
ISIONS: 8/19/20 - CHANGED COU	NIT OWNED APN FROM 032-242-18 TO -1	<u> </u>	DESIGN:	MF
				BRS + MW
ALPHA LAN	ID SURVEYS, INC.			
4 SCOTTS VALLEY DR. #7 P.O. BOX OTTS VALLEY, CA 95066 MORGAN HILL,	1146 CA 95038 TOPOGRAPHIC SURVEY SHEET 3000. 3006. 3020		SCALE:	AS SHOWN
(831) 438-4453 (831) 438- DATE: 10/23/19 JOB#: 2019	PLEASURE POINT DRIVE	E		
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				<u> </u>
			•	

![](_page_43_Picture_0.jpeg)

/	
	REVISION
	DATE
	HARO, KASUNICH & ASSOCIATES, INC. GEOTECHNICAL AND COASTAL ENGINEERS 116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076 (831) 722 4175 PHONE AND (831) 722-3202 FAX
	EXISTING CONDITIONS OVERVIEW WAVEFARER PARTNERS, LLC, APN8 032-242-17 & 032-242-13-000 3020 PLEASURE POINT DRIVE SANTA CRUZ, CA 95062
0  10  20  40 SCALE: 1" = 20'	PROJECT:SC11609DATE:8/21/2023DESIGN:MFDRAWN:BRS + MWSCALE:AS SHOWN
PERMIT RESUBMITTAL - NOT FOR CONSTRUCTION	C4

![](_page_44_Figure_0.jpeg)

![](_page_45_Figure_0.jpeg)

Page 25 of 31

CROSS	SECTION A		
POSED ALLELII IIS SEC 3030	DOWNCOAST WING WALL NG SIDE PROPERTY LINE CTION FACES NEIGHBOR PLEASURE POINT DR.)		
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E REVISION B					
DATE					
		GEOTECHNICAL AND COASTAL ENGINEERS	116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076	(831) 722 4175 PHONE AND (831) 722-3202 FAX	
<b>ELEVATION VIEW - OCEANSIDE</b>	OF PUBLIC ACCESS PATH		WAVEFARER PARTNERS, LLC, APNS 032-242-17 & 032-242-13-000	SANTA CRUZ, CA 95062	
PRO DAT DES DRA SCA	JECT E: IGN: WN: LE:	: 8 B AS	SC11 /21/2 RS +	609 023 MF MW	
C6					

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-	-12	
-	-14	
	10	

(N) CONCRETE

SLAB BARRIER.

CONNECTION TO -

(N) TIEBACK BOLTED

OPPOSITE WING WALL

# Exhibit 4 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 26 of 31

WAVEFARER PARTNERS LLC PROPERTY (ABOVE GRADE) SHOULD BE COLORED AND TEXTURED TO MATCH SURROUNDING TERRACE DEPOSITS. 2. CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO NEIGHBORING PROPERTIES (3006 & 3030 PLEASURE POINT DRIVE) DURING EXCAVATION OF SECANT WALLS ALONG SIDE PROPERTIES. 3. CONSTRUCT SCUPPER (4"TALL X 30"WIDE AT 8' O.C. SPACING) AT ELEVATION OF PATH, SLOPED DOWN AT 45 DEG ANGLE TO CONCEAL OUTLETS

<u>NOTES:</u> 1. ALL PROPOSED SHOTCRETE SURFACES ON THE

- FROM PUBLIC VIEW.
- 4. PUBLIC HAZARD WARNING SIGN(S) SHOULD BE INSTALLED AT THE UPCOAST (AND POTENTIAL FUTURE DOWNCOAST) PUBLIC ACCESS PATH ENTRYWAYS ONTO THE PRIVATE PROPERTY TO INVOKE CAUTION TO THE PUBLIC CONCERNING THE PATH, ADJACENT DROP OFFS, AND STRONG INTERMITTENT WAVE IMPACT. SIMILAR SIGNS EXIST ON THE BLUFFTOP ENTRANCE TO THE COUNTY OWNED PUBLIC STAIRS, DOWNCOAST OF THE REFERENCED PROPERTY. HKA RECOMMENDS THE SIGN SAY: "WARNING, BE AWARE OF CHANGING OCEAN SHORE HAZARDS: HIGH WAVES, CHANGING CURRENTS, STEEP DROP OFFS, INCOMING TIDES, AND SLIPPERY AND UNSTABLE FOOTING." 5. STRUCTURAL CONCRETE REINFORCING AND TIE BACK SPECIFICATIONS TO BE DETERMINED.

![](_page_46_Figure_7.jpeg)

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0+40

![](_page_46_Figure_8.jpeg)

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DATI	
HARO, KASUNICH & ASSOCIATES, INC.	GEOTECHNICAL AND COASTAL ENGINEERS 116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076 (831) 722 4175 PHONE AND (831) 722-3202 FAX
PROPOSED CROSS SECTION A	Wavefarer Partners, LLC, APNs 032-242-17 & 032-242-13-000 3020 Pleasure point Drive Santa Cruz, ca 95062
PROJECI	T: SC11609
DATE	8/21/2023
DESIGN:	MF
DRAWN: SCALE:	BRS + MW AS SHOWN
С	27

![](_page_47_Figure_0.jpeg)

<u>NOTES:</u>

- 1. ALL PROPOSED SHOTCRETE SURFACES ON THE WAVEFARER PARTNERS LLC PROPERTY (ABOVE GRADE) SHOULD BE COLORED AND TEXTURED TO MATCH SURROUNDING TERRACE DEPOSITS.
- 2. CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO NEIGHBORING PROPERTIES (3006 & 3030 PLEASURE POINT DRIVE) DURING EXCAVATION OF
- SECANT WALLS ALONG SIDE PROPERTIES. CONSTRUCT SCUPPER (4"TALL X 30"WIDE AT 8' .3. O.C. SPACING) AT ELEVATION OF PATH, SLOPED DOWN AT 45 DEG ANGLE TO CONCEAL OUTLETS FROM PUBLIC VIEW.
- 4. PUBLIC HAZARD WARNING SIGN(S) SHOULD BE INSTALLED AT THE UPCOAST (AND POTENTIAL FUTURE DOWNCOAST) PUBLIC ACCESS PATH ENTRYWAYS ONTO THE PRIVATE PROPERTY TO INVOKE CAUTION TO THE PUBLIC CONCERNING THE PATH, ADJACENT DROP OFFS, AND STRONG INTERMITTENT WAVE IMPACT. SIMILAR SIGNS EXIST ON THE BLUFFTOP ENTRANCE TO THE COUNTY OWNED PUBLIC STAIRS, DOWNCOAST OF THE REFERENCED PROPERTY. HKA RECOMMENDS THE SIGN SAY: "WARNING, BE AWARE OF CHANGING OCEAN SHORE HAZARDS: HIGH WAVES, CHANGING CURRENTS, STEEP DROP OFFS, INCOMING TIDES, AND SLIPPERY AND UNSTABLE FOOTING."
- STRUCTURAL CONCRETE REINFORCING AND TIE 5. BACK SPECIFICATIONS TO BE DETERMINED.

Exhibit 4 Page 27 of 31

![](_page_48_Figure_0.jpeg)

COASTAL COMMISSION PERMIT RESUBMITTAL - NOT FOR CONSTRUCTION

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		GEOTECHNICAL AND COASTAL ENGINEERS	116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076	(831) 722 4175 PHONE AND (831) 722-3202 FAX
			WAVEFARER PARTNERS, LLC, APNs 032-242-17 & 032-242-13-000	SANTA CRUZ, CA 95062
PRO	JECI	-	SCI	1609
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## **GENERAL NOTES**

### PROPOSED PROJECT

This plan shows an approximately 55.6 foot long new coastal access path and coastal protection that will be constructed from about 490 cubic yards of shotcrete and concrete. This pathway and seawall system will be founded in the underlying Purisima bedrock. This proposed new coastal access path has been designed to be compatible with future upcoast new coastal access path improvements and potential future downcoast new coastal access path improvements.

The anticipated construction process can be described as follows:

Mobilize equipment and establish access to the work site from the driveway through the side yard to the deck and stairs that lead down to the alignment of the proposed coastal access path.

2. Demolish half of the existing coastal protection (i.e., concrete/gunite, riprap) where it is in conflict with the proposed coastal access path and coastal protection and remove materials from the site.

3. Excavate foundation and construct shoring, concrete formwork and/or shotcrete formwork for half of the site.

4. Pump concrete or shotcrete from driveway to work area, let concrete or shotcrete cure, and remove formwork from half of the site.

Move equipment and staging to the newly constructed top bluff area.

Demolish the remaining half of the existing coastal protection (i.e., concrete/gunite, riprap) where it is in 6. conflict with the proposed coastal access path and coastal protection and remove materials from the site. 3. Excavate foundation and construct shoring, concrete formwork and/or shotcrete formwork for remainder of the site.

4. Pump concrete or shotcrete from driveway to work area, let concrete or shotcrete cure, and remove formwork from half of the site.

5. Install finish work, vegetation, gate, etc.

6. Clean up and demobilize.

Quantities (approximate) to be removed from the site as follows:

Rip-rap under footings = 55 CY

Soil/bedrock under footings = 120 CY Concrete/qunite = 30 CY

## PURPOSE AND OVERVIEW

The purpose of these public access improvement and coastal protection plans is to construct a public access path with guard on the oceanside of the property at 3020 Pleasure Point Drive, in Santa Cruz, CA. The project will include cleaning up old rip-rap and concrete and stabilizing the coastal bluff.

### FREQUENTLY ASKED QUESTIONS AND THEIR ANSWERS

1) What heavy machinery is proposed to be used and at which phases of construction is heavy equipment required?

The Contractor anticipates utilizing the following equipment to perform the work.

a) Ready mix concrete truck, typical truck seen on roads and highways

b) Small concrete pump and hoses

c) Hand tools including circular saws, hammers, jack hammers and drills

d) No off-road heavy excavation equipment is proposed for use

- e) A portable crane located on the deck of 3020 Pleasure Point Drive may be used
- f) Other equipment including portable drilling rigs to construct the tie backs

2) Where is the construction staging area? Will construction equipment and materials be stored on the beach?

The staging areas will be at the top of the bluff and in the owner's driveway. All construction materials will be stored at the top of the bluff or driveway.

3) Will the construction be done primarily from the blufftop above, or will construction primarily take place from the beach?

Construction will take place from the blufftop area. Removal of old rip-rap and concrete will take place on the beach.

4) If construction will take place from the beach, how will heavy equipment gain access to the construction area?

### Not applicable

5) How much of the adjacent beach areas will be impacted by construction activities and for how long?

The adjacent beach will not be significantly impacted during construction. The hazardous as traveled existing path used by the public will be closed for the minimum length of time necessary for pedestrian safety during the duration of active construction operations. The area of the project where active construction operations are being performed should remain closed to public access during the work due to safety concerns. We anticipate the Contractor will require +/- 360 ? working days to complete their work. This will be adjusted as necessary to take advantage of favorable tide and daylight conditions and will be impacted by unfavorable conditions. The actual duration will be governed by these conditions.

6) If public access will be closed during construction, please describe why it will be necessary to close public access and the estimated duration of the closure.

As explained above, portions of the beach and blufftop area should remain closed to public access for the duration of the project to allow for public safety. When conditions are safe for the public to enter the work area, those areas will be reopened for public use.

7) Will construction equipment and activities enter the waters of the Monterey Bay?

![](_page_50_Picture_39.jpeg)

# MARINE PROTECTION

To prevent any impacts upon the marine habitat, no non-native spoils or debris shall be allowed to enter these areas or shall be allowed to adversely impact the beach or enter the tidal waters. Under no circumstances shall use of equipment be allowed seaward of the Mean High Tide Line in areas where water is present. Equipment and vehicle use on the beach during construction shall be minimized. Contractor employee parking shall be permitted in designated parking areas only. Although construction activity will occur on the beach and near ocean areas, such activity must be strictly confined to the area where work is required. Any areas of loose or unstable soil must be stabilized immediately. Any heavy equipment operation must be conducted with care near the edge of the water to prevent damage to the habitat. Care must be taken so the inland and beach areas outside the work area are not damaged during construction. If a fuel or lubricant spill occurs, immediate notification of the Engineer and appropriate authorities shall be made. Any equipment used at the site should be well maintained and inspected daily to verify that there are no fuel, hydraulic fluid or lubricant leaks.

# ACCESS PROTECTION

The proposed access route is on the 3020 Pleasure Point Drive property. Impacts to the access route must be minimized. The impacts to beach access and residential access must be minimized. Appropriate signage shall be used to make sure that beach users know what to do as they approach the work sites. The contractor shall be responsible for the restoration of the access route and staging area to its original condition. The Contractor shall use access routes and staging areas as directed by the Owner and shall repair access routes and staging areas to pre-project condition or better as directed by the Owner. The Contractor shall not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner. Underground utilities are located under the access route and shall be protected from damage.

## EXAMINATION OF JOB SITE, PLANS AND SPECIFICATIONS

A. The Contractor shall carefully examine the work site and the Plans and Specifications. The submission of a bid shall be conclusive evidence that the Contractor has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of work to be performed, the quantities of materials to be furnished and as to the requirements of the Geotechnical and Coastal Engineering Investigation and Plans and these Specifications.

B. Wavefarer Partners LLC is the Owner of the Project Area. Haro, Kasunich and Associates, Consulting Geotechnical, Coastal and Civil Engineers is the Engineer for the project and will represent the Owner during design and construction of the project.

D. The Contractor must attend a pre-bid meeting with the Engineer prior to submitting a proposal to complete the proposed work. The Contractor will be required to attend a pre-construction meeting with the Engineer prior to the commencement of construction. The purpose of these meetings is so the Contractor may ask questions concerning the work and to make sure the Contractor understands the permit conditions and environmental constraints.

Any deviations from the plans which are necessitated by field conditions or any conditions different from those indicated on the drawings, shall be called to the attention of the Haro Kasunich & Associates, Inc., prior to continuing with construction.

# COMPLIANCE WITH CODES:

A. All construction and materials shall be as specified and as required by the 2019 California Building Code, the Building Code Standards, locally enforced codes and authorities. All articles, materials and equipment shall be installed, applied and connected as directed by the manufacturer's latest written specifications except where otherwise noted.

B. The Contractor shall keep himself fully informed of all applicable codes, laws, ordinances and regulations of any jurisdiction or authority, and shall adhere strictly thereto. Compliance with all laws, ordinances and regulations of Federal, State, County and Local agencies shall take precedence over all other Contract documents.

## SHORING AND BRACING

It shall be the contractor's sole responsibility to design and provide adequate shoring, bracing, and formwork, etc., as required for the protection of life and property during the construction of these coastal protection structures. Shoring and bracing shall remain in place until the temporary cut slopes have been adequately supported by the coastal protection structures. Shoring drawings and calculations shall be sealed by a registered engineer and submitted to the project engineers for review.

## INSPECTIONS AND MAINTENANCE

The Registered Geotechnical and Civil Engineer and/or his representative shall be called to perform construction observation and to make a final inspection of the site to assure that the work is completed according to plan. Winter storm inspections shall be conducted to identify problem areas and assess the need for corrective actions. Written documentation should be maintained that notes inspection dates, corrective actions needed and corrective actions taken. The Owner and his representatives shall have the right to inspect any material brought to the job site and shall have the right to reject any materials deemed defective or not conforming to the specifications. The Registered Geotechnical Engineer and/or his representative shall be called to perform construction observation and to make a final inspection of the drainage and erosion control facilities to assure that the work is completed according to plan. Written documentation should be maintained that notes inspection dates, corrective actions needed and corrective actions taken.

# NOTIFICATION OF ENGINEER

The Engineer should be notified at least fourteen (14) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor, and arrangements for surveying, testing and observation can be made.

C. The contractor shall recognize that the plans used for the drawings of the Public Access Improvements and Coastal Protection may differ from the actual physical site. Dimensions are approximate. Before proceeding with the work, it shall be the Contractor's responsibility to check the site in relation to the drawings and specifications. Report any discrepancies to the Owner and the Engineer.

Tidal conditions may restrict the available wor available work time. Hours of operation or between 8:00 a.m. and 6:00 p.m., Monday th holidays.

### NOISE CONTROL

All equipment that will operate at the project

### SITE DISTURBANCE

Disturbance of the property beyond the limits exists immediately adjacent to the work area. particularly concerned about any impacts outs

### STAKING AND LOCATION

1. A surveyor shall locate the wall locations and use during construction by contractor.

2. Reference points will be established by the to control placement of the structures relativ Contractor's responsibility to furnish and set establish lines and grades required for the co contractor shall have a grade checker on site

3. Local survey control: Control exists on t points. The vertical elevation datum is NAVD1

## DRAINPIPES AND UNDERGROUND UTILITIES

Existing drainpipes and underground utilities avoided and/or protected during construction. A. The Contractor shall locate, identify, and on plans is approximate. The existing undergr is responsible for locating all existing utilities of work. The locations of any existing drain facilities locations and protect in place, if within the /reinstall existing drainage facilities damaged

B. The Contractor shall not interrupt utilities of the Owner and authorities having jurisdicti C. The Contractor shall notify the Owner pr

### GRADING

Timetable: This plan shows the proposed cod be implemented at the Wavefarer Partners LL any erosion control measures required by the April 15, exposed soil and concrete debris sh

Excavation: Sandy materials excavated on t encountered, it shall be disposed of where soil excavation proposed. Any shotcrete rebo Any concrete debris or waste concrete is to

Import fill: Import fill shall be approved by have a Plastic Index (PI) no greater than

Sand Fill Placement: Sands excavated to do Engineer. The placement and spreading of Engineer.

Earthen Fill Placement: Approximately 190 C placement and spreading of fill materials a ponding, or jetting shall not be permitted should be keyed and benched into firm soil moisture conditioned as required and compo Test Procedure D1557. Field density tests compaction. Field density tests will be perf and their location shall be at the sole disc

Protection of Improvements: Improvements (such as fences, railings, paving, or signag shall be removed and replaced with improv

Weather: No fill material shall be placed, sp work is interrupted by heavy rains, fill oper Professional Engineer indicate that the mois requirements.

## **EROSION CONTROL**

During construction, erosion control measure the form of dust control, straw mulch, stra as approved by the Engineer.

### SUPPLEMENTAL RECOMMENDATIONS

If undesirable conditions are encountered duri that planned at this time, Haro, Kasunich an recommendations can be given.

Voids: Any voids discovered during construction work shall be backfilled as directed by the Engineer.

rk hours. Wave runup related flood conditions may restrict the movement of heavy construction equipment shall be limited to prough Saturday. Such operations shall not occur on Sundays or	
t site shall be equipped with residential type mufflers.	
s of the necessary work area shall be avoided. Sensitive habitat . The Contractor should expect regulatory agencies to be side the work area.	z
and mark with stakes prior to construction, for review by Engineer	ATE REVISI
e Engineer or by the Surveyor. These reference points will be used ve to cultural features and to elevation. It shall be the such additional marks and stakes as is determined necessary to ompletion of the work specified, as shown on the plans. The e to check elevations and control the position of the work.	B5076
ne site for use as elevation control points. Do not disturb control 988. Additional control points may be needed.	ATES,   GINEERS LIFORNIA ( 3202 FAX
within the work area shall be located by the Contractor and	OCI ENCI DCI DCI DCI DCI DCI DCI DCI DCI DCI D
I protect utilities from damage. Location of existing utilities shown round utility locations are not shown on the plans. The Contractor prior to starting work and protecting utilities throughout course	, ASS COAST/ SONVILL AND (831
shown on the plans are approximate. The contractor shall verify limits of work. The contractor shall plug, cap, or reconnect during construction, as directed by engineer. s serving occupied or used facilities without the written permission on. If necessary, provide temporary utilities. rior to shut—off of existing utilities.	KASUNICH 8 DTECHNICAL AND AKE AVENUE, WAT 722 4175 PHONE /
astal access improvement and coastal erosion control measures to C property. The Contractor shall be responsible for establishing e grading and erosion control inspector. Between October 15 and nall be protected from erosion at all times.	HARO, I GEC 116 EAST LA (831)
he beach shall be left on the beach. If any debris is directed by Owner or Engineer at an approved dumpsite. No bund material or concrete slough shall be promptly cleaned up. be hauled off—site to an approved disposal site.	3-000
the project engineer. Import fill shall be granular in nature and 18 and an R value equal to or greater than 30.	32-242-1
o the work shall be replaced on the beach as directed by the sand fill materials shall be approved of by the Professional	TES 42-17 & 00 DRIVE 62 62 62 62 62 62 62 62 62 62
Y of engineering fill will be placed behind the proposed wall. The nd the processing and compaction of fill materials by flooding, without the prior approval of the Professional Engineer. Fills I. The fill shall be placed in 8 inch lifts (compacted layers), acted to at least 90 percent relative compaction as per ASTM shall be made by the Professional Engineer to ensure proper prmed in accordance with ASTM D1557. The number of tests eretion of the Professional Engineer.	ENERAL NO ERS, LLC, APNS 032-24 020 PLEASURE POINT E SANTA CRUZ, CA 950
on site shall be protected from damage. Where improvements e) need to be removed to allow access or construction, they ements of equal quality.	
pread or compacted during unfavorable weather conditions. When ations shall not resume until field density tests taken by the sture content and density of the fill meet the specified	WAVEFA
es shall be in place. These construction measures shall be in aw bales and wattles placed at the appropriate areas of work	PROJECT: SC11609 DATE: 8/21/2023 DESIGN: MF
ing construction, or if the proposed construction will differ from d Associates, Inc., shall be notified so that supplemental	SCALE: AS SHOWN

# CONSTRUCTION MANAGEMENT PLAN PROVISIONS

Only rubber tired equipment will be utilized in the blufftop area.

Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

Equipment washing, servicing, and refueling shall not take place at the site, and shall only be allowed at a designated inland, off-site location. Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place at the site.

The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering any piles of waste; dispose of all waste properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris; etc.).

As needed, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from entering into Monterey Bay.

All public recreational use areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.

The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least three working days in advance of commencement of construction or maintenance activities and immediately upon completion of construction or maintenance activities.

Minor adjustments to these construction requirements may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.

# ADDITIONAL CONSTRUCTION REQUIREMENTS

Nothing in these additional construction requirements shall change the need to comply with the Coastal Commission requirements listed above. If questions arise, request clarification from the Project Engineer or Engineering Geologist.

Construction access shall be as directed by owner. Impacts to the access route must be minimized and disturbance along the access route must be restored to pre-construction conditions upon project completion. The following provisions shall apply to the work.

Any debris generated during construction shall be removed from the beach and either used as fill landward of the proposed seawall or hauled offsite to an approved dumpsite.

All work shall take place during daylight hours and lighting of the beach area is prohibited unless, due to extenuating circumstances, the Santa Cruz County Planning Director or Executive Director of the California Coastal Commission authorizes non-daylight work and/or beach area lighting.

Construction work and equipment operations shall not be conducted seaward of the Mean High Water Line when waters are present there.

All construction equipment shall remain as far landward as possible, and shall avoid contact with ocean waters and intertidal areas.

The Contractor (and Permittee) shall monitor weather forecasts and move all construction equipment and materials off of the beach in advance of storm or extreme tidal events.

All heavy equipment used for concrete delivery and pouring shall be set at least 25 feet landward of the blufftop and shall use flexible hoses or articulated booms to deliver concrete to the project site. Other heavy equipment may be used periodically atop the coastal bluff, but shall be removed from the bluff-top when

Exhibit 4 3 and 8 p 6 7 2 0 isturbed by construction activities shall be restored to their 40 Page 31 of 31

# MARINE PROTECTION

To prevent any impacts upon the marine habitat, no overburden or wet cement may be allowed to adversely impact the beach or enter the tidal zone. Under no circumstances shall use of equipment be allowed seaward of the mean high tide line when seawater is present. Any areas of loose or unstable soil must be stabilized immediately after other portions of the project are finished. Any heavy equipment operation must be conducted with care near the edge of the bluff to prevent the destabilization of the substrate and additional erosion. Care must be taken so the coastal bluffs outside the work area are not damaged during construction.

# CONSTRUCTION COORDINATOR

Contractor shall provide a construction coordinator that can be contacted during construction, should questions arise during construction. (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone numbers) shall be conspicuously posted at the job site in a manner so that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer questions that arise during construction. (in case of both regular inquiries and in emergencies). The construction coordinator shall record the name, phone number and nature of all complaints (if any) received during construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

# BEST MANAGEMENT

Appropriate protocols shall be implemented to manage all construction-phase Best Management Practices (including installation and removal, ongoing operation, inspection, maintenance, and training), to protect coastal water quality. These shall include the following:

Best Management Practices:

A. Minimize Erosion and Sediment Discharge. During construction, erosion and the discharge of sediment off-site or into coastal waters shall be minimized through the use of appropriate Best Management Practices including:

1. Land disturbance during construction (e.g., clearing, grading, and cut-and-fill) shall be minimized, and grading activities shall be phased, to avoid increased erosion and sedimentation.

2. Erosion Control Best Management Practices (such as mulch, soil binders, geotextile blankets or mats, or temporary seeding) shall be installed as needed to prevent soil from being transported by water or wind. Temporary Best Management Practices shall be implemented to stabilize soil on graded or disturbed areas as soon as feasible during construction, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters. This should be done where bluff-top staging, access and construction activities occur.

3. Sediment Control Best Management Practices (such as silt fences, fiber rolls, sediment basins, inlet protection, sand bag barriers, or straw bale barriers) shall be installed as needed to trap and remove eroded sediment from runoff, to prevent sedimentation of coastal waters. This should be done where bluff-top staging, access and construction activities occur.

B. Minimize Discharge of Construction Pollutants. The discharge of other pollutants resulting from construction activities (such as chemicals, paints, vehicle fluids, petroleum products, asphalt and cement compounds, debris, and trash) into runoff or coastal waters shall be minimized through the use of appropriate Best Management Practices, including:

1. Materials Management and Waste Management Best Management Practices (such as stockpile management, spill prevention, and good housekeeping practices) shall be installed or implemented as needed to minimize pollutant discharge and polluted (Prefassing ement practices sharing national of the second second

At all times during project construction activities, copies of each of the following shall be maintained in a conspicuous location at the construction job site (where such copies shall be available for public review) and all persons involved with the construction shall be briefed on the content and meaning of each prior to commencement of construction: (a) the signed coastal development permit; (b) the approved final plans; and (c) the approved construction management plan.

a) Covering stockpiled construc to prevent contact with rain, an using temporary perimeter barrie

b) Cleaning up all leaks, drips the clean-up of spills and leaks chemicals used on site.

c) Proper disposal of all waste open trash receptacles during w

d) Prompt removal of all cons

e) Detaining, infiltrating, or tre during construction.

2. Fueling and maintenance conducted off site if feasible. A conducted on site shall not take designated area located at least storm drain inlets, if feasible (u spills). The fueling and maintend spills of fuel, oil, or other conto relocated to a designated fueling fueled and maintained in other implemented to fully contain any an impermeable visqueen catchn

C. Concrete delivery and pump that fully contains any potential during cleaning of the pump an pumping operations. This may apron designed to capture any equipment wash water shall be disposal site.

D. Minimize Other Impacts of activities shall be minimized through Practices, including:

1. The damage or removal of prohibited.

2. Soil compaction due to cor natural stormwater infiltration co

3. The use of temporary erosi rolls, erosion control blankets, r incorporate plastic netting (such other synthetic fibers) shall be debris pollution.

E. Minimize Impact of Constru Habitat. Construction shall protect Best Management Practices, incl

1. No construction equipment any time within the tidelands.

2. Construction activity shall Line when waters are present t

3. All work shall take place of is prohibited unless, due to ext Planning Director or Executive D authorizes non-daylight work an

4. No construction equipment necessary to comply with best environment.

5. Tarps or other devices sha dirt, fine particles, and spills to

ection materials, soil, and other excavated materials ad protecting all stockpiles from stormwater runoff ers.	
s, and spills immediately; having a written plan for s; and maintaining an inventory of products and	
es; providing trash receptacles on site; and covering vet weather.	
struction debris from the beach.	N
eating runoff, if needed, prior to conveyance off-site	ATE
of construction equipment and vehicles shall be ny fueling and maintenance of mobile equipment e place on the beach, and shall take place at a t 50 feet from coastal waters, drainage courses, and unless those inlets are blocked to protect against fuel ance area shall be designed to fully contain any aminants. Equipment that cannot be feasibly g and maintenance area (such as cranes) may be areas of the site, provided that procedures are y potential spills, such as fueling the equipment with ment apron designed to capture any possible spills. ping operations shall be implemented in a manner spills, such as those that could conceivably occur ad hose assemblies before, during, and after concrete involve use of an impermeable visqueen catchment possible spills. Waste ready mix concrete and hauled off-site and disposed of at an approved Construction Activities. Other impacts of construction ough the use of appropriate Best Management	HARO, KASUNICH & ASSOCIATES, INC. GEOTECHNICAL AND COASTAL ENGINEERS 16 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076 (831) 722 4175 PHONE AND (831) 722-3202 FAX
nstruction activities shall be minimized, to retain the apacity of the soil.	ENT 42-13-000
sion and sediment control products (such as fiber mulch control netting, and silt fences) that as polypropylene, nylon, polyethylene, polyester, or avoided, to minimize wildlife entanglement and plastic	MANAGEN VISIONS 032-242-17 & 032-2 OINT DRIVE 2A 95062
action In, Over, or Adjacent to Coastal Waters and ect the coastal waters and habitat by implementing luding:	TION I N PRO LLC, APNS PLEASURE F NTA CRUZ, Q
or materials (including debris) shall be allowed at	PLAN PLAN <sup>3020</sup> sa
not be conducted seaward of the Mean High Tide here.	<b>OONS</b> AVEFARER
during daylight hours and lighting of the beach area enuating circumstances, the Santa Cruz County Director of the California Coastal Commission ad/or beach area lighting.	<ul> <li>✓ ≥</li> <li>PROJECT: SC11609</li> <li>DATE: 8/21/2023</li> </ul>
and materials shall be placed on the beach, unless management practices and protect the marine	DESIGN: MF DRAWN: BRS + MW SCALE: AS SHOWN
all be used to capture debris, dust, oil, grease, rust, protect the quality of coastal waters.	

# COASTAL COMMISSION PERMIT RESUBMITTAL - NOT FOR CONSTRUCTION

C12

![](_page_52_Picture_0.jpeg)

![](_page_53_Picture_0.jpeg)

![](_page_54_Picture_0.jpeg)

EXISTING CONDITIONS 2/22/22

### **3020 PLEASURE POINT DR**

PROPOSED PUBLIC ACCESS IMPROVEMENTS RENDERING

Exhibit 5 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 3 of 4

![](_page_55_Picture_0.jpeg)

PROPOSED CONDITIONS

### **3020 PLEASURE POINT DR**

PROPOSED PUBLIC ACCESS IMPROVEMENTS RENDERING

Exhibit 5 3-18-0720, 3-20-0166, and 3-22-0440 (Pleasure Point Armoring/Access) Page 4 of 4