

## **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](http://WWW.COASTAL.CA.GOV)



# Th15a

### **3-22-1027 (HOFMANN SEAWALL) MAY 9, 2024 HEARING EXHIBITS**

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# LOCATION





# LOCATION





# LOCATION



Exhibit 1

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# EXISTING CONDITIONS



# UNDERMINING AT BASE





# UNDERMINING AT BASE





# 1972 PHOTO



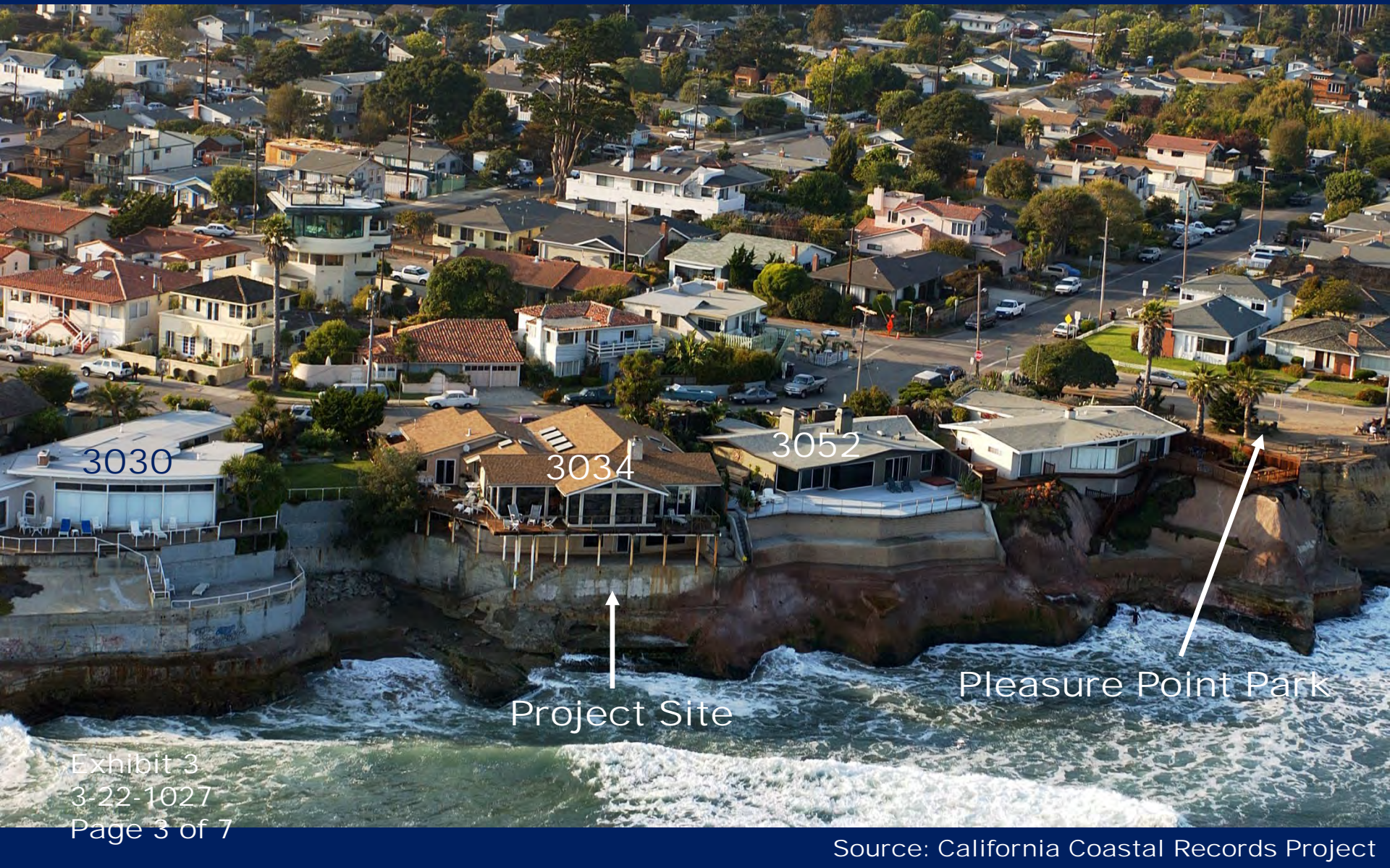


# 1979 PHOTO





# 2002 PHOTO





# 2005 PHOTO





# 2013 PHOTO





# 2015 PHOTO



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Source: California Coastal Records Project



# 2019 PHOTO







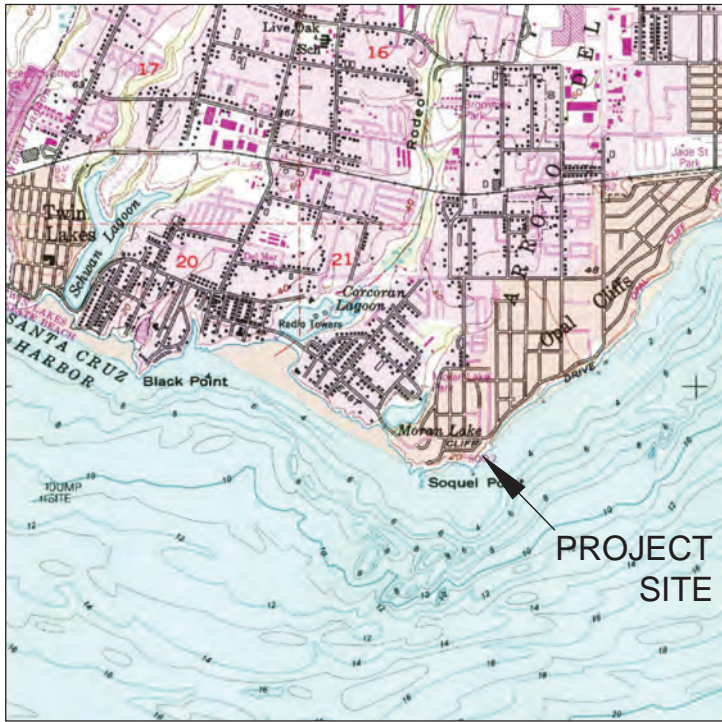
AERIAL PHOTOGRAPH DATED 2021

NO SCALE



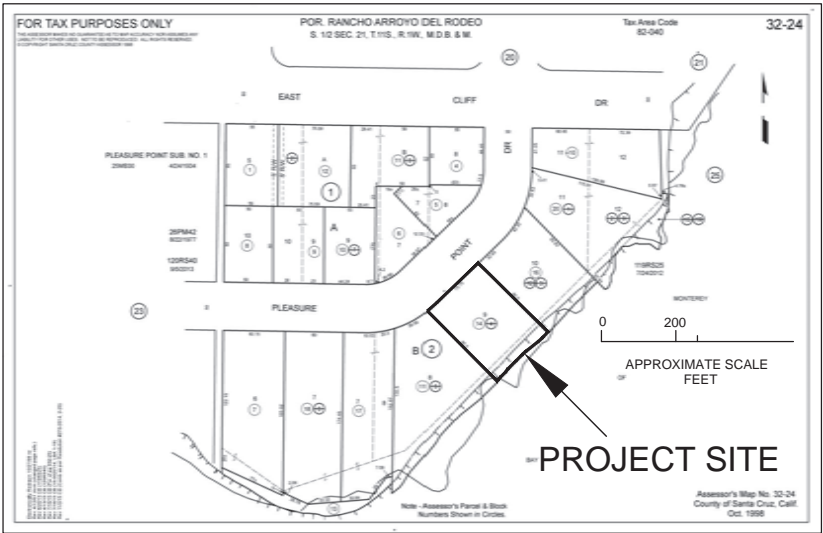
VICINITY MAP

SCALE AS SHOWN



TOPOGRAPHIC MAP

NO SCALE



ASSESSORS PARCEL MAP APN 032-242-14

SCALE AS SHOWN

PUBLIC ACCESS IMPROVEMENT  
AND COASTAL PROTECTION PROJECT  
CONCEPTUAL PLAN SET  
HOFMANN RESIDENCE  
3034 PLEASURE POINT DRIVE  
SANTA CRUZ, CA  
APN 032-242-14

NOT FOR CONSTRUCTION

PROJECT DATA

A.P.N. : 032-242-14

OWNER: Hofmann Living Trust  
3034 Pleasure Point Dr.  
Santa Cruz, CA 95062

PROJECT 3034 Pleasure Point Drive  
SITE: Santa Cruz, CA 95062

PLAN PREPARER:

Mark Foxx, C.E.G. 1493  
HARO, KASUNICH & ASSOCIATES, INC.  
116 East Lake  
Watsonville, CA 95076  
(831)722-4175

PROJECT SURVEYOR:

Brodie French L.S. 9301  
ALPHA LAND SURVEYS, INC.  
4444 Scotts Valley Dr. #7  
Scotts Valley, CA 95066  
(831)438-4453

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REVISIONS	BY
CONCEPTUAL PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PROJECT HOFMANN RESIDENCE APN 032-242-14 3034 PLEASURE POINT DRIVE, SANTA CRUZ, CA	
HARO, KASUNICH AND ASSOCIATES, INC. CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS 116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175	
Date	6-25-2023
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Sheet 2 OF 11 SHEETS		Job 11992.1		Drawn MF		Scale AS SHOWN		Date 6-25-2023		HARO, KASUNICH AND ASSOCIATES, INC. CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS 116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175		PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PROJECT CONCEPTUAL PLAN VIEW WITH PHOTO OVERLAY HOFMANN RESIDENCE APN 032-242-14 3034 PLEASURE POINT DRIVE, SANTA CRUZ, CA		REVISIONS BY	
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Exhibit 4  
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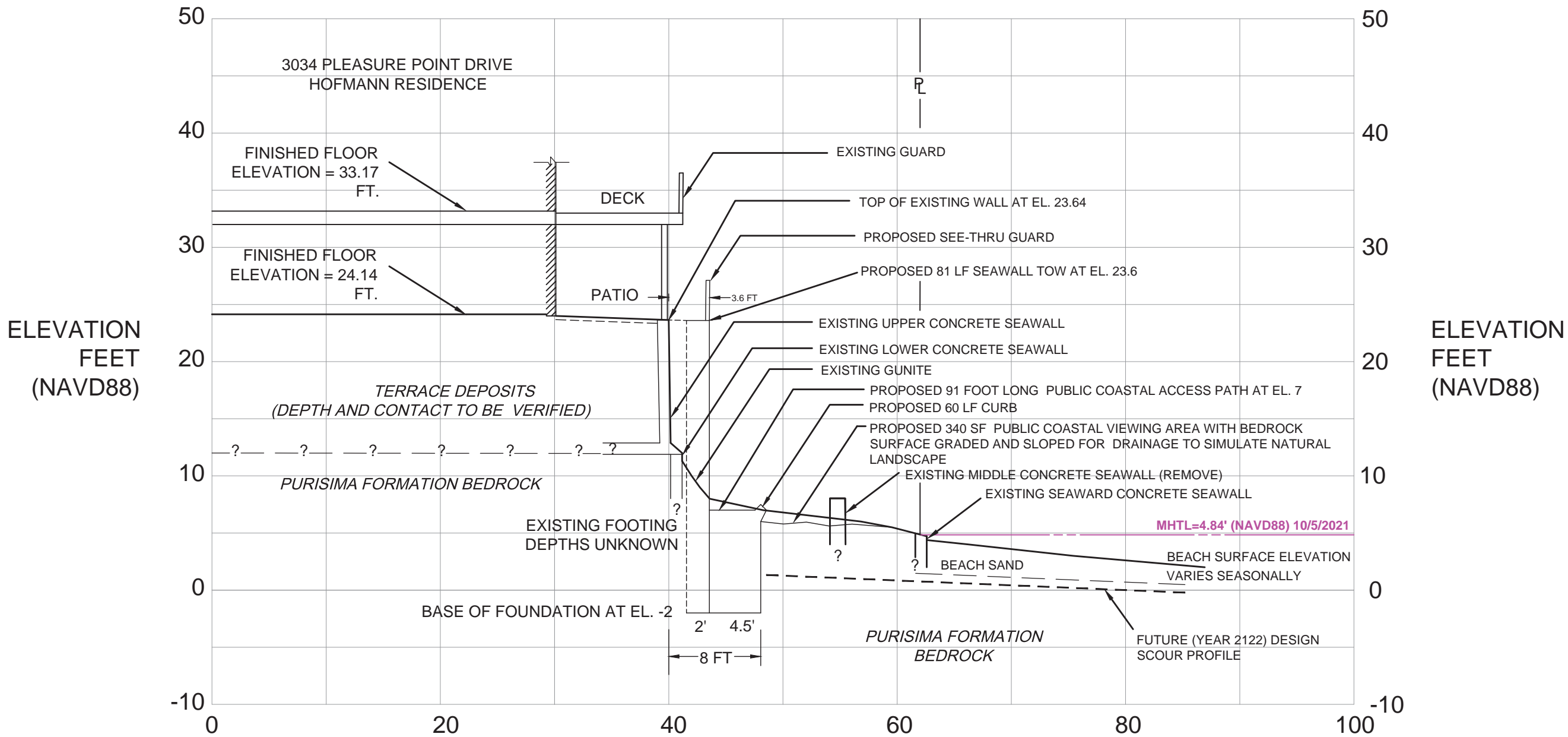


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PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PROJECT  
CONCEPTUAL CROSS SECTION A - CENTER  
HOFMANN RESIDENCE APN 032-242-14  
3034 PLEASURE POINT DRIVE, SANTA CRUZ, CA

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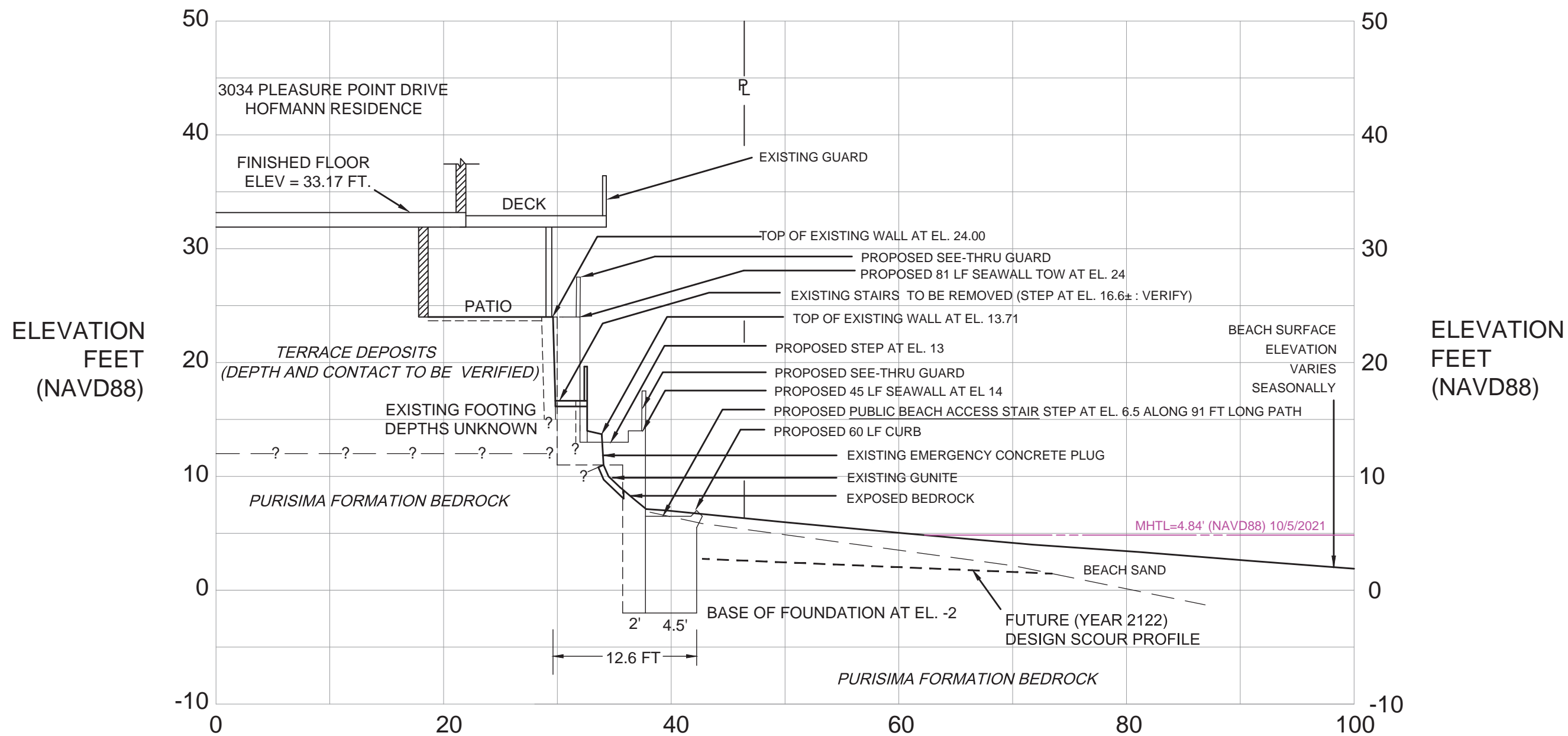


CENTER CROSS SECTION A

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UPCOAST CROSS SECTION B  
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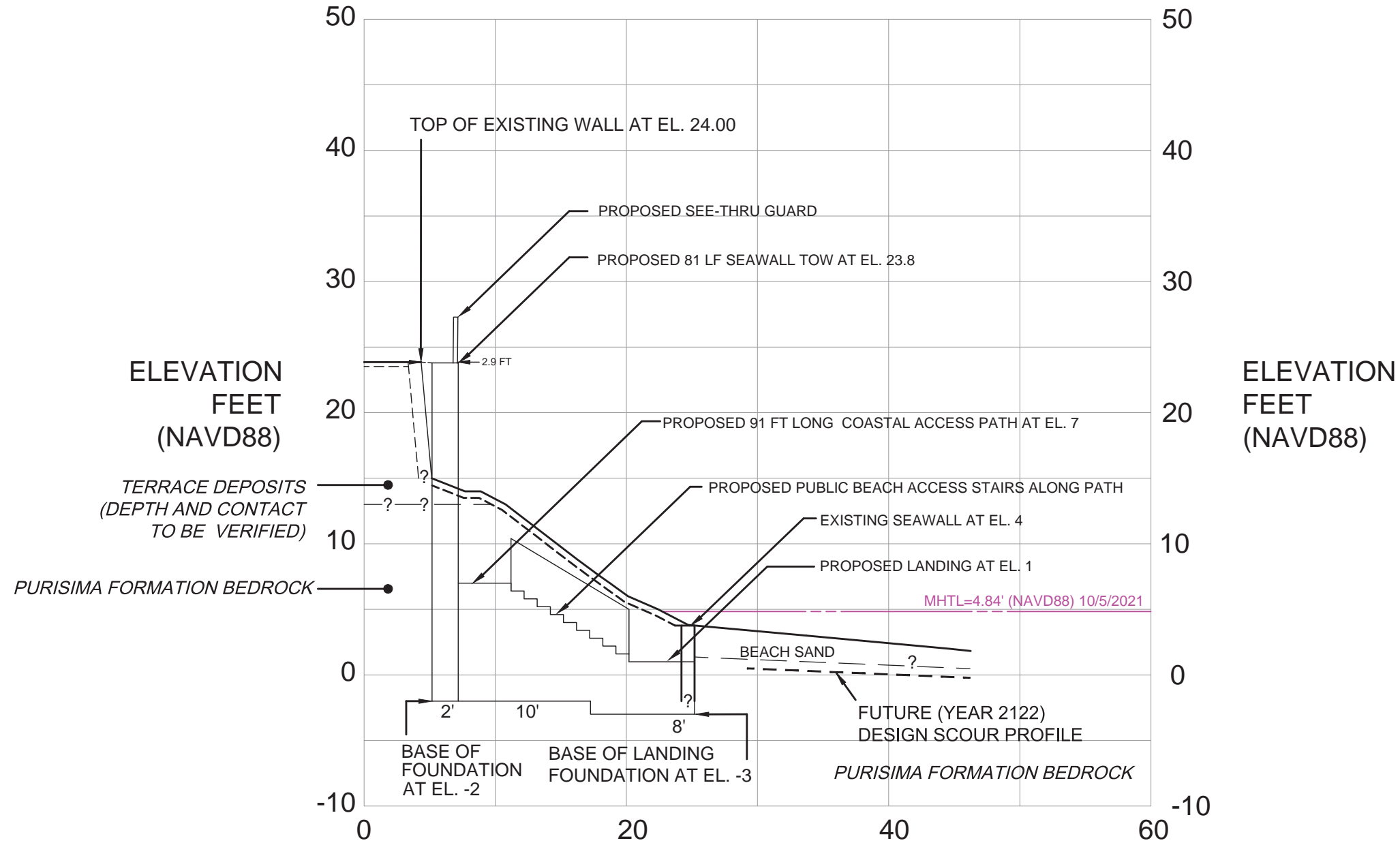
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PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PROJECT  
CONCEPTUAL CROSS SECTION B - UP COAST  
HOFMANN RESIDENCE APN 032-242-14  
3034 PLEASURE POINT DRIVE, SANTA CRUZ, CA

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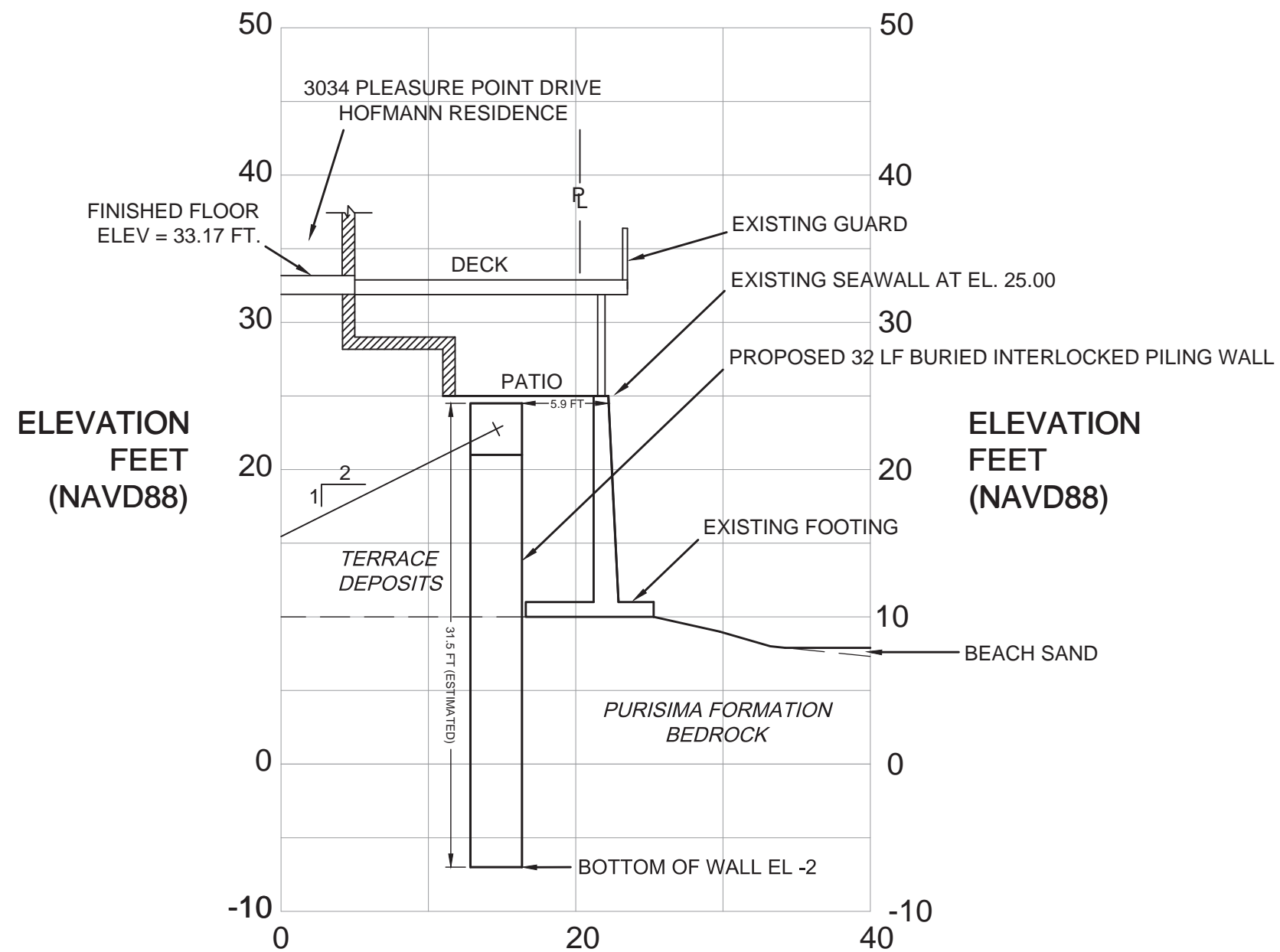


DOWNCOAST CROSS SECTION C  
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PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PROJECT CONCEPTUAL CROSS SECTION C - DOWNCOAST HOFMANN RESIDENCE APN 032-242-14 3034 PLEASURE POINT DRIVE, SANTA CRUZ, CA	
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DOWNCOAST CROSS SECTION D  
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PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PROJECT  
**CONCEPTUAL CROSS SECTION D - BURIED INTERLOCKING PILE WALL AREA**  
HOFMANN RESIDENCE APN 032-242-14  
3034 PLEASURE POINT DRIVE, SANTA CRUZ, CA

HARO, KASUNICH AND ASSOCIATES, INC.  
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CONSTRUCTION MANAGEMENT PLAN PROVISIONS

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

Grading of intertidal areas is prohibited, except removal of existing debris, concrete, rubble, etc., is allowed in these areas.

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 on the beach, and shall only be allowed at a designated inland location. Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities. Spill kits will be placed onsite.

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, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).

All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. 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 site.

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, with the exception of removal of the existing rip rap that is 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.

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 in the dry sand back shore 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 Permittee) 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.

No work shall occur on the pier during weekends 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 50 feet from coastal bluff edge and shall use flexible hoses or articulated booms to deliver concrete to the project site. Other heavy equipment may be used periodically atop the pier, but shall be removed from the pier when not in use.

Equipment washing, refueling, and/or servicing shall not take place on the beach, or within 50 feet of the shoreline.

Petroleum products and other hazardous materials will be kept on paved roads or a distance of at least 50 feet from the shoreline.

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.

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PUBLIC ACCESS IMPROVEMENT AND COASTAL PROTECTION PROJECT CONSTRUCTION MANAGEMENT PLAN PROVISIONS HOFMANN RESIDENCE APN 032-242-14 3034 PLEASURE POINT DRIVE, SANTA CRUZ, CA	
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BEST MANAGEMENT PLAN PROVISIONS

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 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.
  - c) Proper disposal of all wastes; providing trash receptacles on site; and covering open trash receptacles during wet weather.
  - d) Prompt removal of all construction debris from the beach.
  - e) Detaining, infiltrating, or treating runoff, if needed, prior to conveyance off-site during construction.
- 2. Fueling and maintenance of construction equipment and vehicles shall be conducted off site if feasible. Any fueling and maintenance of mobile equipment conducted on site shall not take place on the beach, and shall take 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. 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 non-invasive vegetation (including trees, native vegetation, and root structures) during construction shall be minimized, to achieve water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control.
- 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.

D. 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 when ocean water is present there.
- 2. Construction activity shall not be conducted seaward of the Mean High Tide Line, unless tidal waters have receded, and the area is part of the authorized work area.
- 3. All work shall take place during daylight hours, and lighting of the beach and ocean area is prohibited.
- 4. All construction equipment and materials placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. The only exceptions shall be for erosion and sediment controls and/or construction area boundary fencing, where such controls and/or fencing are placed as close to the base of the seawall/bluff as possible and are minimized in their extent.
- 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.
- 6. All erosion and sediment controls shall be in place prior to the commencement of construction, as well as at the end of each workday. At a minimum, if grading is taking place, sediment control Best Management Practices shall be installed at the perimeter of the construction site to prevent construction-related sediment and debris from entering the ocean, waterways, natural drainage swales, and the storm drain system, or being deposited on the beach. Natural beach sand, cobbles and bedrock materials shall not be removed from the beach.
- 7. Only rubber-tired construction vehicles shall be allowed on the beach; the only exception shall be that tracked vehicles may be used if the Executive Director agrees that they are required to safely carry out construction. When transiting on the beach, all construction vehicles shall remain as high on the upper beach as possible and shall avoid contact with ocean waters and intertidal areas.
- 8. All shotcrete and construction material debris resulting from construction activities shall be removed from the beach at the end of each workday.

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**3034 Pleasure Point Drive**  
**Proposed Public Access Improvements Rendering**  
*Preliminary Draft | 6/22/23*

*EXISTING CONDITIONS*  
*7/18/22*

Exhibit 5  
3-22-1027  
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**3034 Pleasure Point Drive**  
**Proposed Public Access Improvements Rendering**  
*Preliminary Draft | 6/22/23*

*PROPOSED CONDITIONS*