CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
WEB: WWW.COASTAL.CA.GOV
EMAIL: CENTRALCOAST@COASTAL.CA.GOV

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Prepared November 21, 2025 for December 11, 2025 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report December 2025

The California Coastal Commission's Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission on **December 11, 2025** via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's Central Coast District Office in Santa Cruz (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items, and will report any objections received and any other relevant information on these items when such items are considered on **December 11**. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

Items being reported on December 11, 2025 (see attached)

CDP Waivers

- 3-24-0876-W, Lovers Point Pier Repairs (Pacific Grove)
- 3-25-0780-W, State Parks' Seabright Beach Access/ADA Improvements (Santa Cruz)

LCP Certification Reviews, CDP Amendments, CDP Extensions, Emergency CDPs

- None

How to provide testimony at this hearing

To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing on it on **December 11, 2025**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website (www.coastal.ca.gov) under the "Meetings" and "Rules and Procedures" tab, or from Commission staff at any Commission office or at the meeting itself. In any

case, the hearing will take place at the **Pier South Resort, 800 Seacoast Drive, Imperial Beach, CA 91932.**

How to provide written comments for this hearing

To submit written materials for Commission review, interested parties may email (to CentralCoast@coastal.ca.gov), mail (to 725 Front Street, Suite 300, Santa Cruz, CA 95060), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) as long as such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as possible.

Questions?

Questions regarding this agenda item and/or this hearing should be directed to the Commission's Central Coast District office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, 831-427-4863, or at CentralCoast@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: November 21, 2025

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Breylen Ammen, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-24-0876-W
Applicant: City of Pacific Grove

Proposed Development
Repairs and replacement of various components of the Lovers Point Pier, including: the installation of reinforced shotcrete fascia on the wall face of the pier; replacement of concrete pier edges, footings, guardrails, and much of the concrete pier deck; and reforming and resurfacing existing guardrails, and adding new guardrails to pier stairs, in the Lovers Point Beach area of the City of Pacific Grove in Monterey County.

Executive Director's Waiver Determination
Pursuant to Title 14, Section 13252 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Lovers Point Pier is an important public access amenity heavily used by the public as a wheelchair accessible overlook and for access to the calm waters of the Lovers Point Beach cove. It also helps protect Lovers Point Beach from direct wave action, preventing erosion of beach sand and improving accessibility for young children and those learning to swim. The pier was severely damaged by ocean wave runup and wave impact forces during a January 2021 winter storm that coincided with a king tide. This event fractured and dislodged large pieces of the concrete wall and fascia, exposing the internal elements of the pier to more direct wave impact. In addition to this damage, the 100+ year old pier has experienced severe corrosion which has made it vulnerable to erosion and collapse. The proposed project represents the City's "interim" repairs to the structure that are intended to maintain it for the near-term future (10-20 years), while longer term planning on future needs can take place. The work proposed herein represents relatively modest repairs to keep the pier functional in its current state, and will not expand or materially alter its configuration. During construction, the proposed work will employ the Commission's standard marine protection measures and best management practices such as only conducting work in tidelands when the tide is low and water is not present, the collection of any debris, prevention of spills, and general good housekeeping of the site at all times. In addition, construction will not occur on weekends or holidays, and will be scheduled to minimize impacts to the public during the busy summer months between Memorial Day and Labor Day. Accordingly,

the proposed project[1] will ensure the continued usability of an important and locally significant public coastal access amenity, and therefore will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

California Environmental Quality Act (CEQA)
CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The City, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review pursuant to Section 15301(d) (Class I – Existing Facilities), and thus the City did not identify any significant adverse environmental effects from the proposed project

The Commission's review, analysis, and decision-making process for CDPs, CDP amendments, and CDP waivers has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure
This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, December 11, 2025 at the Commission's hybrid virtual and in-person hearing at the Pier South Resort in Imperial Beach. If three or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Breylen Ammen (Breylen.Ammen@coastal.ca.gov) in the Central Coast District office.

[1] Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is actually undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: November 21, 2025

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Rainey Graeven, Central Coast District Supervisor
Kiana Ford, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-25-0780-W
Applicant: California Department of Parks and Recreation (State Parks)

Proposed Development
Public access and Americans with Disabilities Act (ADA) accessibility improvements atop San Lorenzo Point and renovations to the restrooms located on Seabright Beach in the City of Santa Cruz. Specifically, the San Lorenzo Point park improvements entail: 1) installing four ADA accessible picnic tables, five ADA accessible benches, and one trash/recycling receptacle; 2) converting one existing on-street parking space to an ADA accessible space and installing an accompanying ADA curb ramp; 3) grading and reshaping the San Lorenzo Point park area into a more terraced arrangement, with a pathway that connects through the terraces and to the ADA parking space and ramp; 4) removing the existing wooden/chain-link fence and replacing it with a new steel fence to match other area fencing; 5) revegetating the landscaped areas with native plants; and 6) installing new interpretive and park use signage. The restroom renovations entail replacing the doors, restroom fixtures (including toilets, sinks, mirrors, trash receptacles, and grab bars), roof shingles, and skylights; removing and remediating dry rot; and repainting. The proposed development is entirely located within the portion of Twin Lakes State Beach upcoast of the Santa Cruz Harbor, with the accessibility and related park improvements located on the blufftop portion of San Lorenzo Point and the restroom improvements situated in the central back beach area of Seabright Beach just upcoast from Mott Avenue, all within the City of Santa Cruz, Santa Cruz County.[1] See **Exhibit 1** for project plans and **Exhibit 2** for correspondence received.[2]

[1] The restrooms located in the middle back beach of Seabright Beach are located within the Commission's retained CDP jurisdiction area, while the San Lorenzo Point park improvements are located within the City of Santa Cruz's CDP jurisdiction area. State Parks, the City, and the Commission's Executive Director agreed to consolidated CDP application processing for the entire project encompassing both the restroom component as well as the San Lorenzo Point improvements, and thus the Commission is undertaking this overall review of the CDP application, with the standard of review being the Coastal Act.

[2] One piece of public correspondence received opposes the project as proposed and urges an extension of the proposed pathway to the southernmost tip of San Lorenzo Point, as well as new pathways/staircases from the park down to the San Lorenzo River/Main Beach and Seabright Beach. State Parks staff notes these public access additions may be considered in the future but currently fall outside the scope and funding of the proposed project.

Executive Director's Waiver Determination
Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

San Lorenzo Point serves as one of the most prominent viewpoints in Santa Cruz, where visitors are afforded a sweeping vista that includes taking in views of the Monterey Bay National Marine Sanctuary, the San Lorenzo River, the Santa Cruz Beach Boardwalk, the Santa Cruz Wharf, Main Beach, Seabright Beach, and the Walton Lighthouse. While visitors and residents use the area year-round to picnic, sightsee, take in the sunrise/sunset, and access nearby Seabright Beach,[3] the park area generally lacks visitor-serving amenities, and altogether lacks ADA accessibility features. Nearby, the Seabright Beach restrooms serve as the only public restrooms in the vicinity, and regular wear and tear from the high volume of visitors that recreate in the area, particularly during the summer months, warrants minor upgrades to ensure the facility continues to adequately serve the public.

Thus, the proposed project primarily seeks to upgrade facilities at San Lorenzo Point and Seabright Beach (both components of State Parks' Twin Lakes State Beach) in accordance with the ADA. The proposed improvements to parking facilities, picnic areas, restrooms, and the overall park area will enhance public recreational access and use of the park and beach for all visitors, with a special focus on providing ADA amenities for the first time, while maintaining the existing public views of the surrounding area. In addition, the revegetation and terraced design for the park area serve to improve drainage at the site and minimize erosion, thereby extending the life of the park area for visitor-serving recreational pursuits. As to the beach restrooms, much needed upgrades will help that facility to better function and will enhance public views. Thus, all such proposed measures are consistent with the Coastal Act's mandates to maximize public recreational access opportunities and protect public views, particularly at this popular stretch of shoreline in the City of Santa Cruz.

In addition, State Parks proposes to undertake the improvements in a manner to minimize construction impacts. For example, construction would be staggered over multiple seasons and would occur outside of peak visitation times (e.g., weekends and summertime) to minimize disruption of public recreational opportunities, and would include standard biological monitoring for birds, including pre-construction surveys and an on-site biological monitor when birds are present. Finally, the project includes appropriate water quality best management practices (e.g., soil erosion and sedimentation provisions) to ensure protection of the sensitive coastal environment.

In summary, the project proposes relatively minor – but necessary and beneficial – public recreational access improvements all aimed at enhancing the visitor experience (and particularly for those with disabilities) at San Lorenzo Point and at Seabright

[3] San Lorenzo Point serves as the westernmost boundary of the Seabright Beach portion of Twin Lakes State Beach.

Beach. Because the project would improve public views and the recreational experience for all users, it thereby inherently enhances those views and public recreational access opportunities more broadly, all of which is consistent with the Coastal Act.[4]

California Environmental Quality Act (CEQA)
CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. State Parks, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review pursuant to sections 15301, 15302, 15303, and 15304 because the project includes minor alterations and maintenance to existing structures and facilities. Therefore, State Parks did not identify any significant adverse environmental effects from the proposed project.

The Commission's review, analysis, and decision-making process for CDPs, including CDP waivers, has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure
This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, December 11, 2025, during the Coastal Commission's December meeting in Imperial Beach. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Kiana Ford (kiana.ford@coastal.ca.gov) in the Central Coast

[4] Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is actually undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

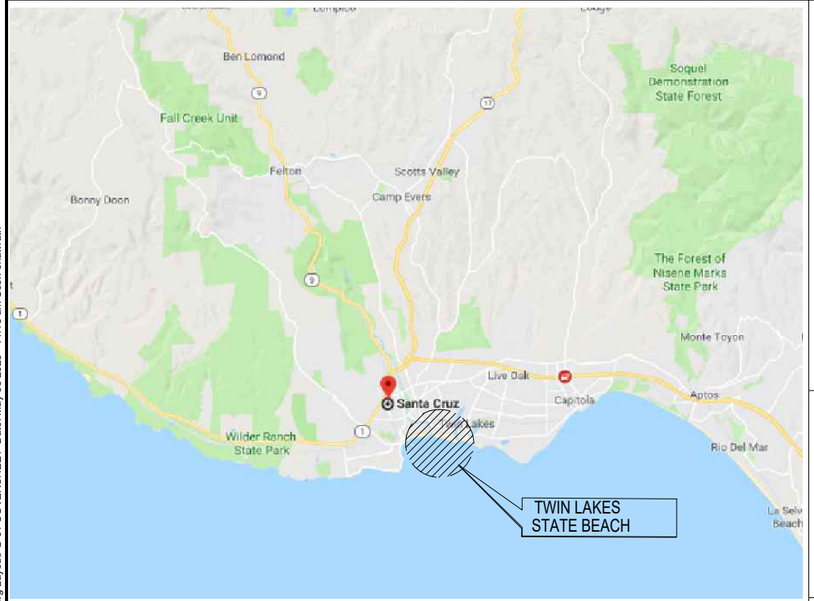
District office.

CONSTRUCTION DOCUMENTS

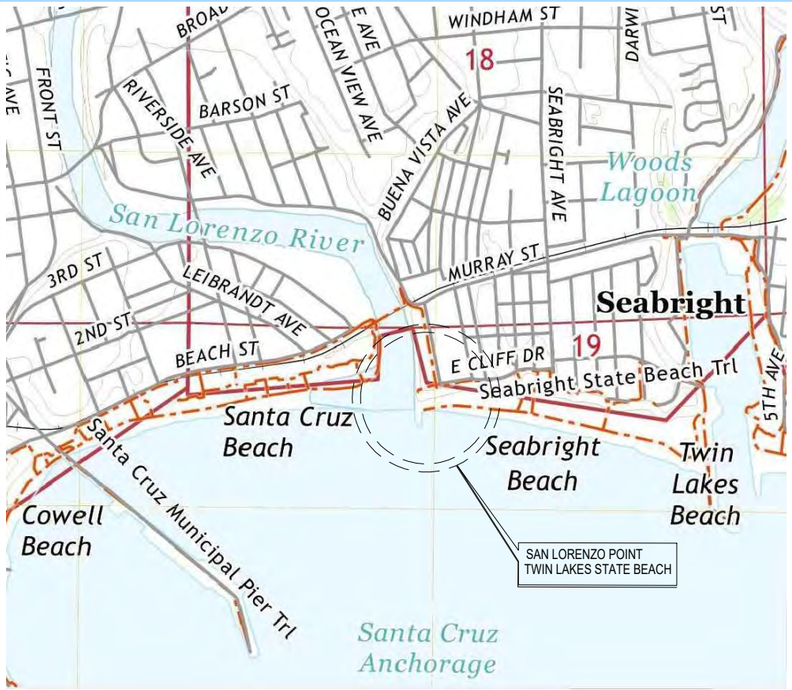
Exhibit 1

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
FACILITIES AND DEVELOPMENT DIVISION
TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

FACILITIES AND DEVELOPMENT DIVISION



TWIN LAKES STATE BEACH



PROJECT AREA

THIS PROJECT WILL UPGRADE DAY USE FACILITIES AT THE SAN LORENZO POINT OVERLOOK - TWIN LAKES STATE BEACH. SPECIFIC UPGRADES INCLUDE:

- REMOVE AND REPLACE EXISTING CONCRETE STREET PARKING AND CURB RAMP ADJACENT TO PARK
- IMPROVE SURFACING WITH AGGREGATE TRAIL BASE FOR ACCESSIBILITY
- INSTALL 4 ACCESSIBLE PICNIC TABLES
- INSTALL 5 ACCESSIBLE BENCHES
- INSTALL 1 TRASH RECEPTACLE
- ADDRESS DRAINAGE DEFICIENCIES AND REVEGETATE SITE WITH NATIVE PLANTS
- INSTALL DIRECTIONAL AND REGULATORY SIGNS

PROJECT SCOPE

BUILDING CONSTRUCTION TYPE	NA	FIRE ALARM	NA
OCCUPANCY CLASSIFICATION	NA	OTHER FIRE DETECTION SYSTEMS	NA
NUMBER OF STORIES	NA	SMOKE CONTROL SYSTEM	NA
ACTUAL BUILDING HEIGHT	NA	FIRE HAZARD SEVERITY ZONE:	NA
BUILDING AREA IN SF	NA	LANDUSE/ZONING:	PARK
FIRE SPRINKLED	NA		

CODE REVIEW

SFM PERMIT

PROJECT ADDRESS:
1156 EAST CLIFF DRIVE
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY

DRAWING SHEET INDEX

SHEET	SHEET NO.
COVER SHEET	G-1
DEMOLITION PLAN	L-1
GRADING PLAN	L-2
EROSION CONTROL PLAN	L-3
CONSTRUCTION PLAN	L-4
DETAIL SHEET	D-1
DETAIL SHEET	D-2
DETAIL SHEET	D-3
DETAIL SHEET	D-4

GENERAL NOTES

1-ALL MATERIALS SHOWN OR NOTED ON THE PLANS ARE NEW UNLESS CALLED OUT OTHERWISE.

2-THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SHOWN OR DIMENSIONED HERE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STATE REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

3-ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE FOLLOWING LISTED CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK.
2022 EDITION OF THE CALIFORNIA BUILDING CODE.
2022 EDITION OF THE CALIFORNIA FIRE CODE.
2022 EDITION OF THE CALIFORNIA ENERGY CODE.
2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
2022 EDITION OF THE CALIFORNIA MECHANICAL CODE.
2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

4-CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION OVER THE WORK.

5-ALL WORK SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. WHERE DETAILED INFORMATION OR CLARIFICATION IS REQUIRED, THE MATTER SHALL BE REFERRED TO THE STATE REPRESENTATIVE FOR WRITTEN RESOLUTION.

6-THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS, BUT SHALL RELY ONLY ON THE WRITTEN DIMENSIONS GIVEN. IF A DISCREPANCY OCCURS OR NO DIMENSION IS GIVEN, THE CONTRACTOR SHALL NOTIFY THE STATE REPRESENTATIVE FOR WRITTEN CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

LICENSED LANDSCAPE ARCHITECT
Steven Nawrath
No. 4562
6-30-26
Renewal Date
5-1-25
Date
STATE OF CALIFORNIA

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION #
Reviewed by Date

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED: NAWRATH
DRAWN: NAWRATH
CHECKED:
DATE: 5-1-25

REVISIONS
DATE

TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

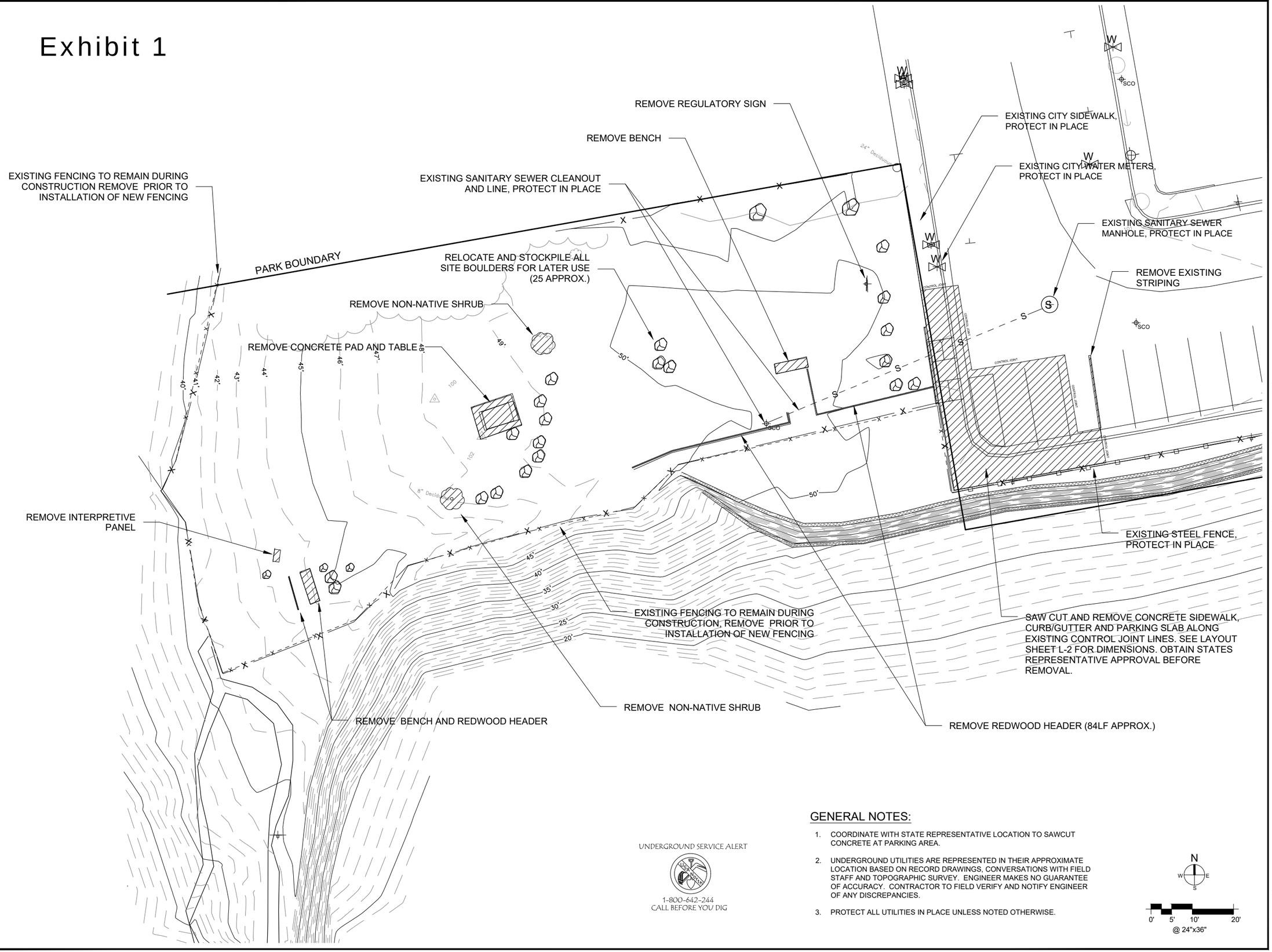
COVER SHEET

DRAWING NO.
XXXXX.XXX

SHEET NO.
G-1
1 OF 9

File: S:\NSC\Accessibility\Steve Nawrath\San Lorenzo Point\COVER SHEET 2-6-24\G-1 COVER SHEET TWIN LAKES SAN LORENZO POINT 1-30-23.dwg Layout: G-01 COVERSHEET Date: May 06 2025 - 11:18 am User: snawrath

Exhibit 1



UNDERGROUND SERVICE ALERT

1-800-642-244
CALL BEFORE YOU DIG

GENERAL NOTES:

1. COORDINATE WITH STATE REPRESENTATIVE LOCATION TO SAWCUT CONCRETE AT PARKING AREA.
2. UNDERGROUND UTILITIES ARE REPRESENTED IN THEIR APPROXIMATE LOCATION BASED ON RECORD DRAWINGS, CONVERSATIONS WITH FIELD STAFF AND TOPOGRAPHIC SURVEY. ENGINEER MAKES NO GUARANTEE OF ACCURACY. CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. PROTECT ALL UTILITIES IN PLACE UNLESS NOTED OTHERWISE.

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W E
S

0' 5' 10' 20'
@ 24"x36"

CALIFORNIA STATE PARKS SINCE 1864

FACILITIES AND DEVELOPMENT DIVISION

LICENSED LANDSCAPE ARCHITECT
Steven Nawrath
No. 4567
6-30-26 Renewal Date
5-1-25 Date
STATE OF CALIFORNIA

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION #
Reviewed by Date
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DESIGNED:	S. NAWRATH
DRAWN:	S. NAWRATH
CHECKED:	
DATE:	5-1-2025

REVISIONS	DATE

TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

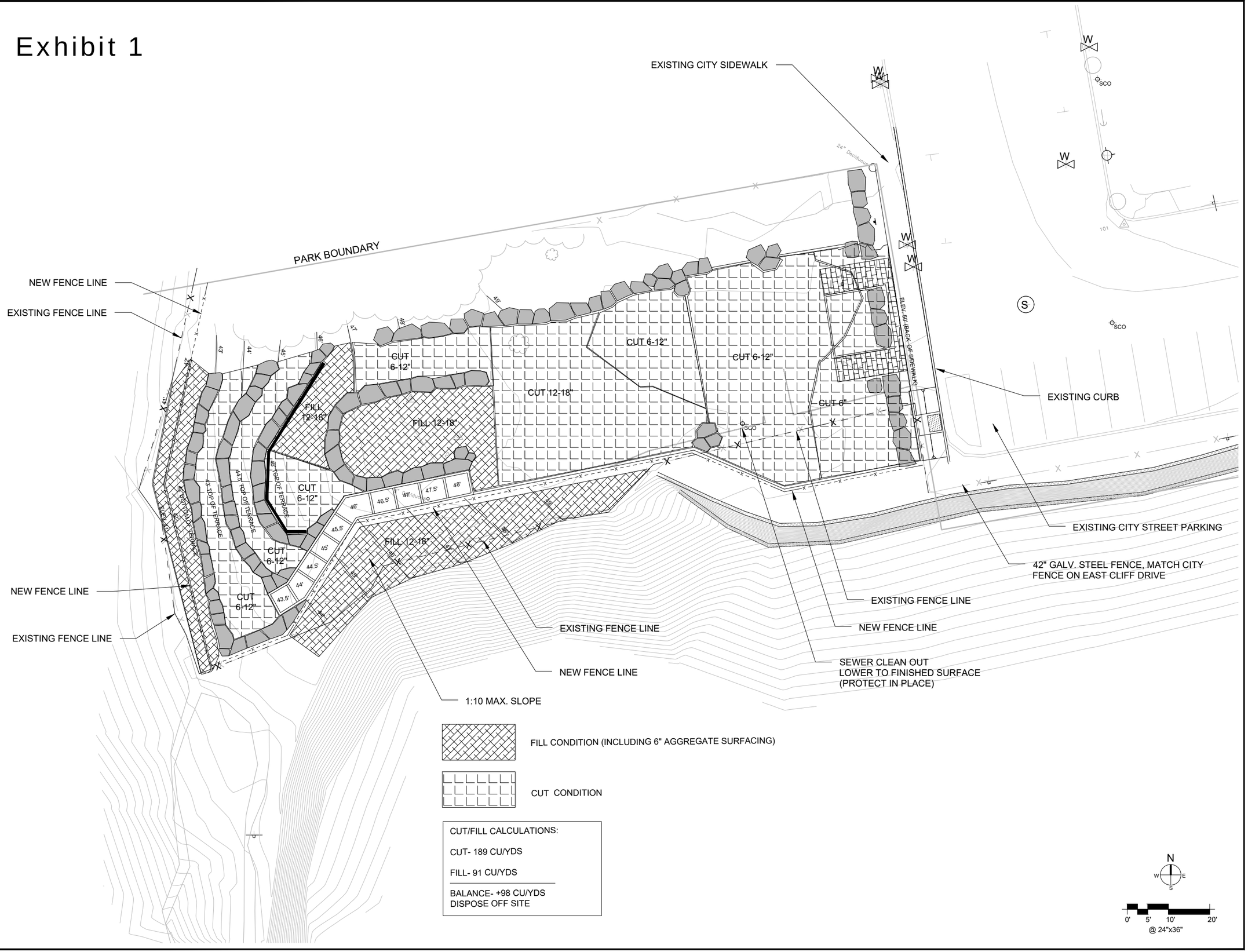
DEMOLITION PLAN

SHEET NO.
L-1
2 OF 9

PROJECT MILESTONE:

V3

Exhibit 1



CALIFORNIA STATE PARKS SINCE 1864

FACILITIES AND
DEVELOPMENT DIVISION

LICENSED LANDSCAPE ARCHITECT
Steven Nawrath
No. 4562
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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DESIGNED:	S. NAWRATH
DRAWN:	S. NAWRATH
CHECKED:	
DATE:	5-1-2025

	REVISIONS	DATE

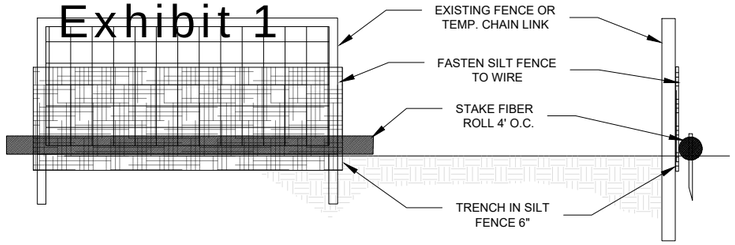
TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

GRADING (CUT AND FILL) PLAN

SHEET NO.
L-2
3 OF 9

PROJECT MILESTONE:
V3

Exhibit 1



SILT FENCE AND FIBER ROLL DETAIL

PREPARED BY: STEVEN NAWRATH
CA QSD #801

FACILITIES AND
DEVELOPMENT DIVISION

EXISTING CITY SIDEWALK
MULCHED REVEGETATION AREA
TARPED MATERIAL STORAGE AREA WITH FIBER ROLL
TEMPORARY CHAIN LINK FENCE AND GATE
STABILIZED CONSTRUCTION ENTRANCE
ORANGE CONSTRUCTION FENCING
PARK BOUNDARY
INSTALL STORM DRAIN FILTERS AS NEEDED DOWN STREAM
EXISTING FENCE LINE
COMPACTED TRAIL BASE SURFACE
FIBER ROLL SECURED WITH SAND BAG
EXISTING FENCE LINE, PROTECT IN PLACE DURING CONSTRUCTION
ACCESSIBLE PARKING AND SIDEWALK IMPROVEMENTS
MULCHED REVEGETATION AREA
TEMPORARY CHAINLINK FENCE WITH FIBER ROLL AND SILT FENCE
EXISTING FENCE LINE
REMOVE EXISTING WOOD AND WIRE FENCE IN THIS AREA

LEGEND:

- PRESERVE EXISTING VEGETATION
- COIR NETTING OVER 4" WOOD MULCH, 12" WOOD STAKE EVERY 3' O.C. FUTURE PLANTING AREA
- 4" WOOD MULCH FOR FUTURE PANTING AREA
- TARPED DISTURBED GROUND OR MATERIAL STORAGE AREA
- EXISTING WOOD AND WIRE FENCE LEFT IN PLACE DURING CONSTRUCTION, FACE WITH SILT FENCE AND FIBER ROLL, SEE DETAIL THIS SHEET
- FIBER ROLL
- TEMPORARY CHAIN LINK FENCE WITH FIBER ROLL AND SILT FENCE
- TEMPORARY CHAIN LINK SECURITY FENCE
- ORANGE CONSTRUCTION FENCING

N

0' 5' 10' 20'
@ 24"x36"

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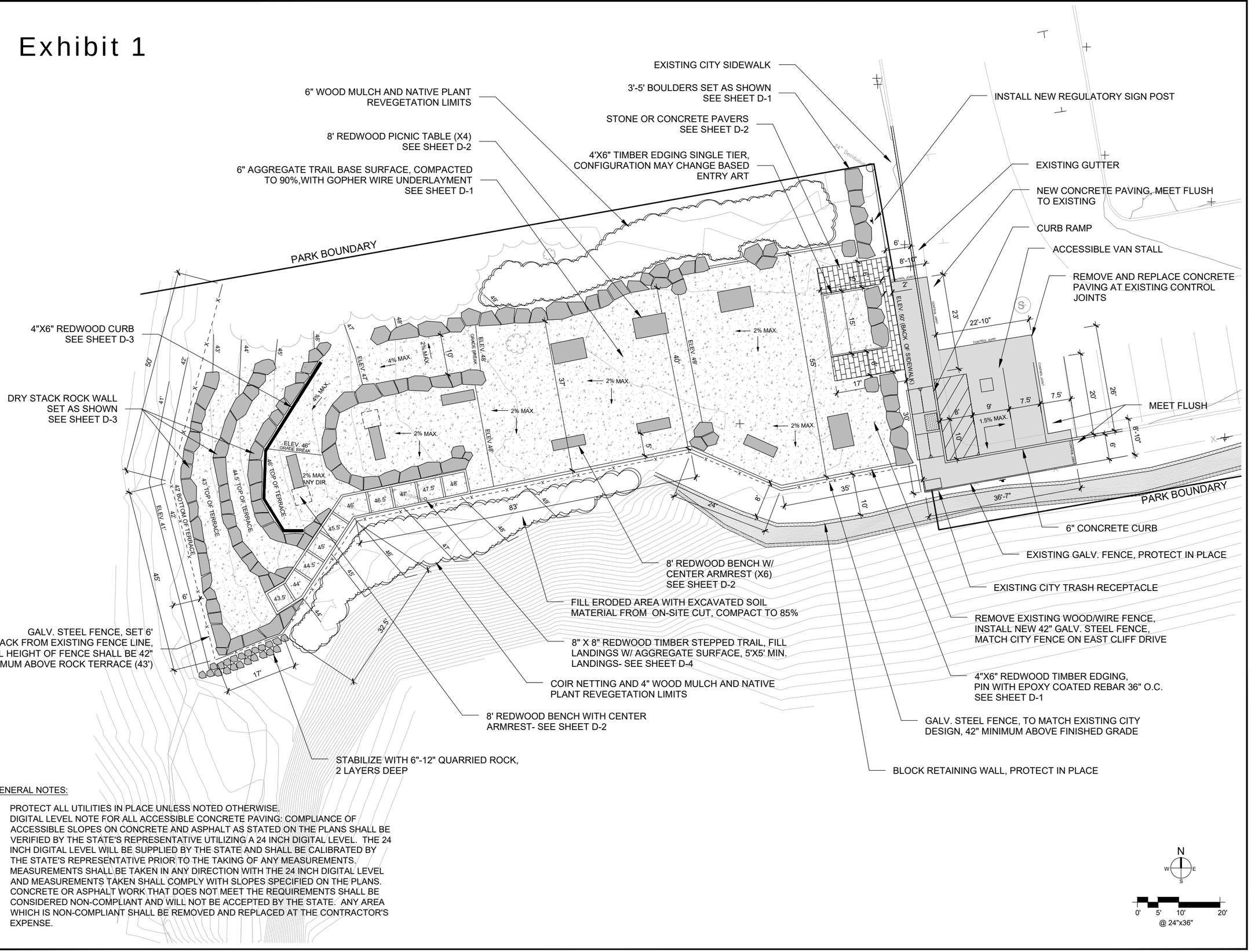
TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

EROSION CONTROL PLAN

SHEET NO.
L-3
4 OF 9

PROJECT MILESTONE:
V3

Exhibit 1



GENERAL NOTES:

1. PROTECT ALL UTILITIES IN PLACE UNLESS NOTED OTHERWISE.
2. DIGITAL LEVEL NOTE FOR ALL ACCESSIBLE CONCRETE PAVING: COMPLIANCE OF ACCESSIBLE SLOPES ON CONCRETE AND ASPHALT AS STATED ON THE PLANS SHALL BE VERIFIED BY THE STATE'S REPRESENTATIVE UTILIZING A 24 INCH DIGITAL LEVEL. THE 24 INCH DIGITAL LEVEL WILL BE SUPPLIED BY THE STATE AND SHALL BE CALIBRATED BY THE STATE'S REPRESENTATIVE PRIOR TO THE TAKING OF ANY MEASUREMENTS. MEASUREMENTS SHALL BE TAKEN IN ANY DIRECTION WITH THE 24 INCH DIGITAL LEVEL AND MEASUREMENTS TAKEN SHALL COMPLY WITH SLOPES SPECIFIED ON THE PLANS. CONCRETE OR ASPHALT WORK THAT DOES NOT MEET THE REQUIREMENTS SHALL BE CONSIDERED NON-COMPLIANT AND WILL NOT BE ACCEPTED BY THE STATE. ANY AREA WHICH IS NON-COMPLIANT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

N
W E
S

0' 5' 10' 20'
@ 24"x36"

CALIFORNIA STATE PARKS SINCE 1864

FACILITIES AND DEVELOPMENT DIVISION

LICENSED LANDSCAPE ARCHITECT
Steven Nawrath
No. 4567
6-30-26
Renewal Date
5-1-25
Date
STATE OF CALIFORNIA

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION #
Reviewed by Date
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DESIGNED:	S. NAWRATH
DRAWN:	S. NAWRATH
CHECKED:	
DATE:	5-1-2025

	REVISIONS	DATE
	COMMUNITY COMMENTS 3-29-24	4-9-24
	DISCUSSION W/ CHRIS S. 9-13-24	9-16-24
	STAKEHOLDER MEETING	2-7-25
	STAKEHOLDER COMMENTS	2-18-25

TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

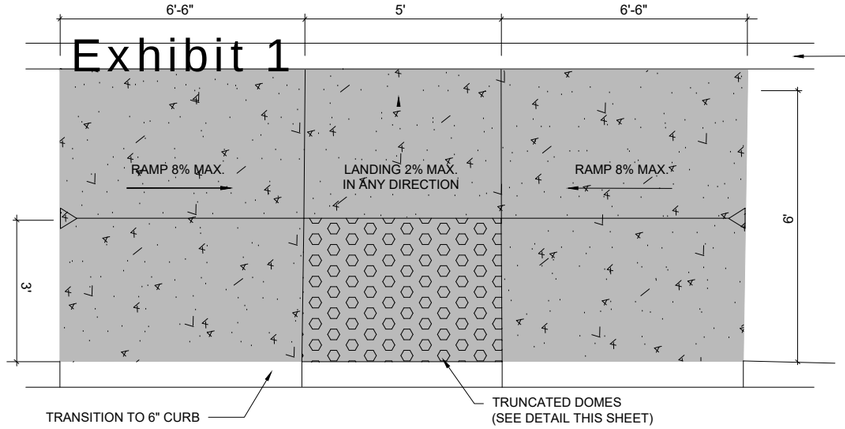
CONSTRUCTION PLAN

SHEET NO.
L-4
5 OF 9

PROJECT MILESTONE:

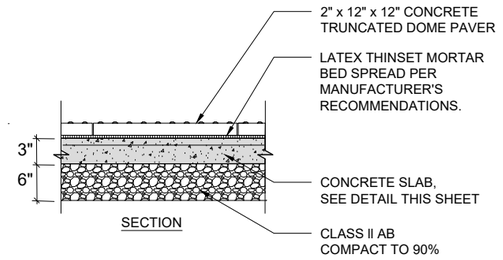
V3

Exhibit 1



1 CURB RAMP- EAST CLIFF DRIVE

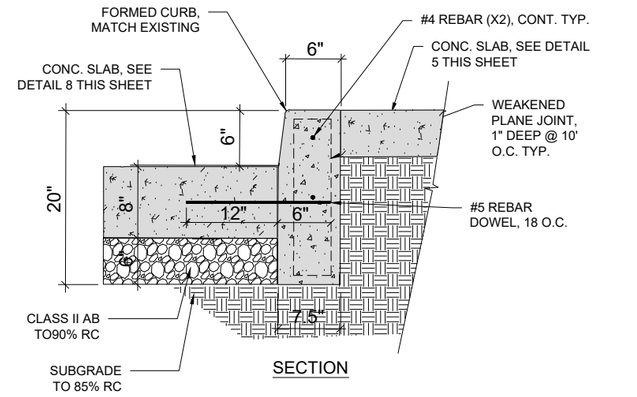
NOT TO SCALE



NOTES:
- CONCRETE SLAB SHALL BE SLOPED TO PROVIDE COMPLETE SURFACE DRAINAGE.
- SEE SPECIFICATION FOR CONCRETE PAVING FINISH
- EXPANSION JOINTS ARE MANDATORY.
- SWEEP JOINTS WITH SAND OR GROUT.
- TRUNCATED DOME PAVERSHALL BE WAUSAU DOME TILE/ADA-50 OR EQUAL
- TRUNCATED DOME PAVER SHALL MEET FLUSH WITH ADJACENT FINISHED SURFACE.

2 TRUNCATED DOME PAVER

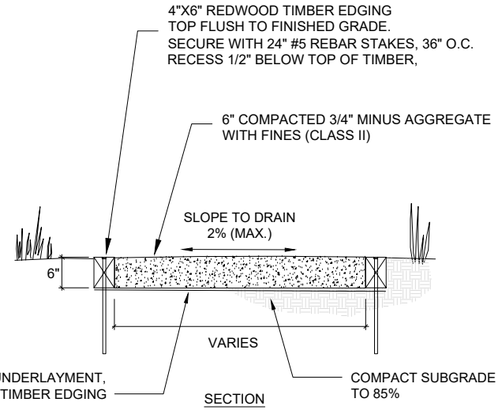
NOT TO SCALE

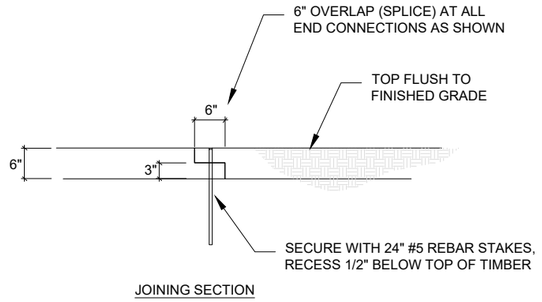


NOTES: - PLACE EXPANSION JOINT @ 10' O.C. TYP. ON ALL CURBS
- 5 DEG. TAPER AT DECK ABUTMENTS

6 CONCRETE CURB

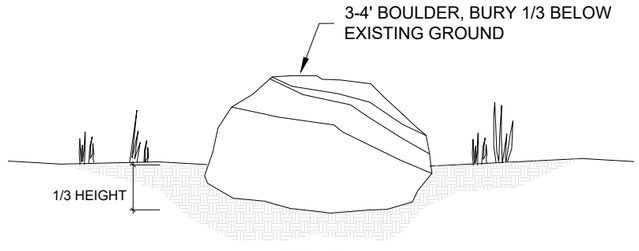
NOT TO SCALE





3 AGGREGATE PAVING WITH TIMBER EDGING AND GOPHER WIRE UNDERLAYMENT

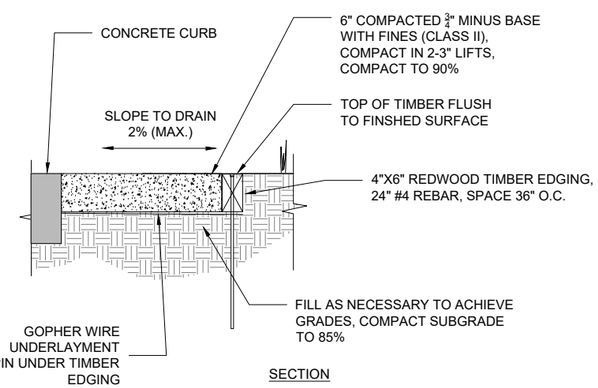
NOT TO SCALE



NOTES:
- FINAL BOULDER LAYOUT SHALL BE APPROVED BY STATES REPRESENTATIVE

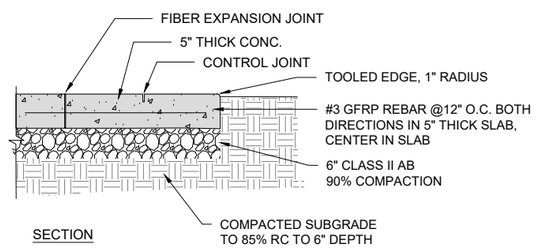
7 BOULDER PLACEMENT - TYPICAL

NOT TO SCALE



4 AGGREGATE PAVING
CONCRETE CURB/TIMBER EDGING

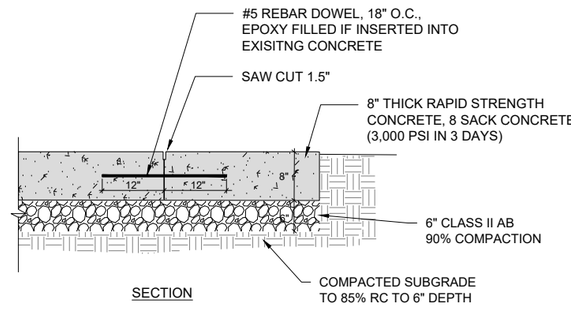
NOT TO SCALE



NOTES:
- CONCRETE NOT TO EXCEED 1.5% CROSS SLOPE, UNLESS OTHERWISE NOTED ON PLAN
- EXPANSION JOINTS: FIBER EXPANSION JOINTS 20'. MAX., FULL DEPTH/TOOLED OR SAW CUT, CONTROL JOINTS 10' MAX. 1.5" DEEP OR AS NEEDED TO ELIMINATE CRACKING, FINAL JOINT PATTERN TO BE LAID OUT BY CONTRACTOR AND APPROVED BY STATES REPRESENTATIVE

5 SIDE WALK CONCRETE SLAB

NOT TO SCALE



NOTES:
- CONCRETE NOT TO EXCEED 1.5% CROSS SLOPE, UNLESS OTHERWISE NOTED ON PLAN
- REPLACEMENT SLAB SHALL MATCH FLUSH TO SURROUND SLABS
- EXPANSION JOINTS: 12' LONGITUDINAL JOINT 12' O.C. MAX., FINAL JOINT PATTERN TO BE LAID OUT BY CONTRACTOR AND APPROVED BY STATES REPRESENTATIVE

8 ROADWAY CONCRETE SLAB

NOT TO SCALE

CALIFORNIA STATE PARKS SINCE 1864

FACILITIES AND DEVELOPMENT DIVISION

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TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

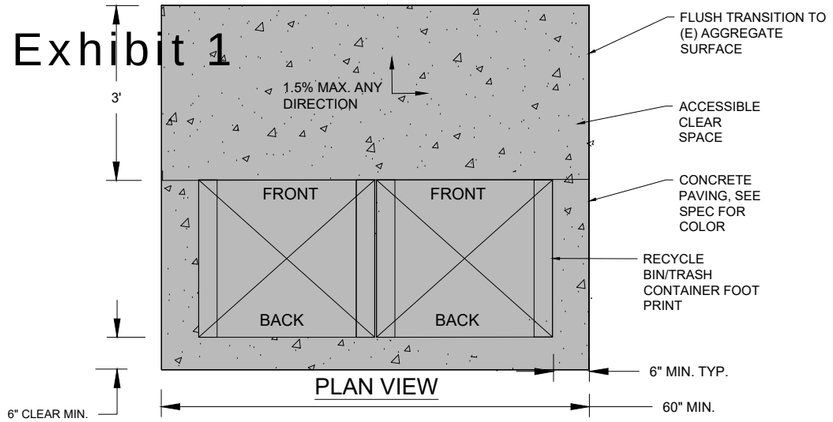
DETAILS

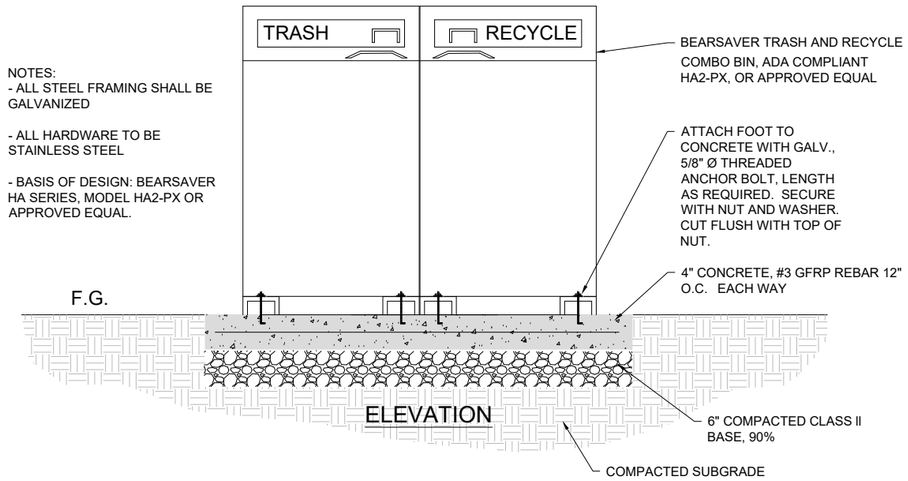
SHEET NO.
D-1
6 OF 9

PROJECT MILESTONE:

V3

Exhibit 1





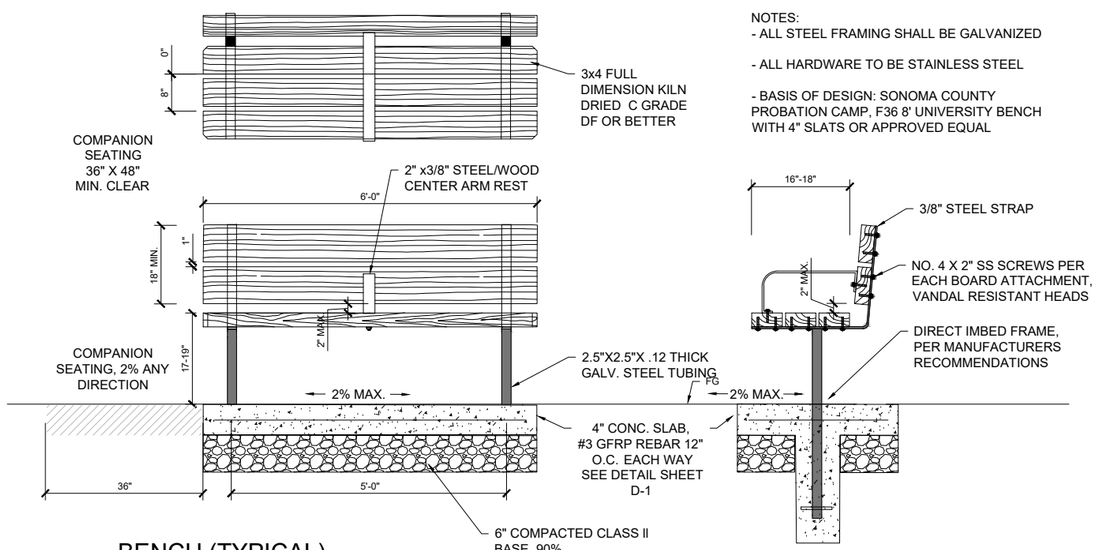
NOTES:
- ALL STEEL FRAMING SHALL BE GALVANIZED

- ALL HARDWARE TO BE STAINLESS STEEL

- BASIS OF DESIGN: BEARSAVER HA SERIES, MODEL HA2-PX OR APPROVED EQUAL.

1 TRASH RECEPTACLE (TYPICAL)

NOT TO SCALE



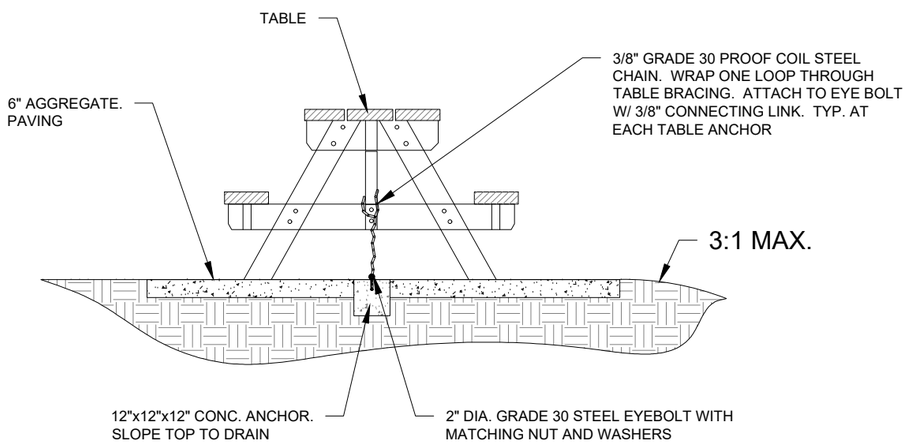
NOTES:
- ALL STEEL FRAMING SHALL BE GALVANIZED

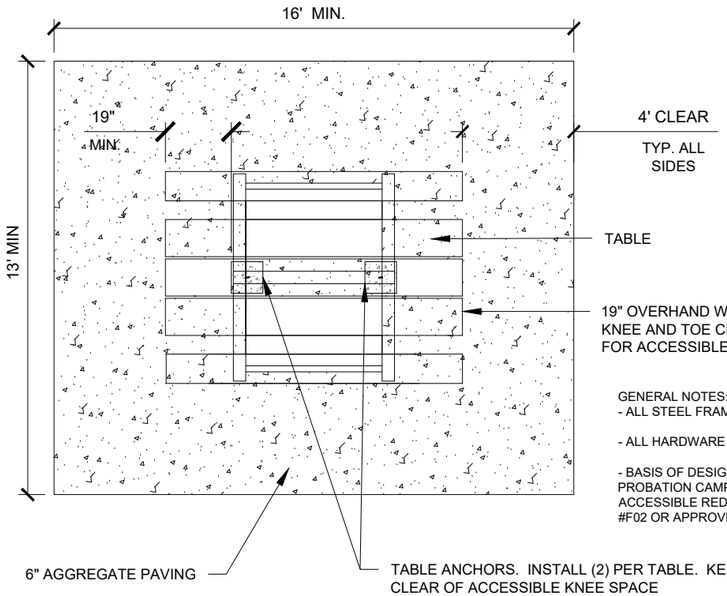
- ALL HARDWARE TO BE STAINLESS STEEL

- BASIS OF DESIGN: SONOMA COUNTY PROBATION CAMP, F36 8' UNIVERSITY BENCH WITH 4" SLATS OR APPROVED EQUAL

2 BENCH (TYPICAL)

NOT TO SCALE





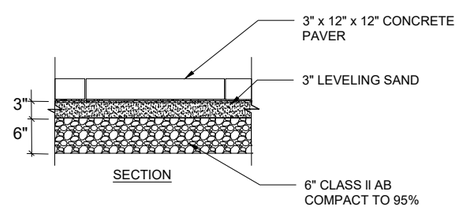
GENERAL NOTES:
- ALL STEEL FRAMING SHALL BE GALVANIZED

- ALL HARDWARE TO BE STAINLESS STEEL

- BASIS OF DESIGN: SONOMA COUNTY PROBATION CAMP, 8FT. LONG 3" MEMBER ACCESSIBLE REDWOOD PICNIC TABLE. MODEL #F02 OR APPROVED EQUAL.

3 8' REDWOOD PICNIC TABLE (TYPICAL)

NOT TO SCALE



GENERAL NOTES:

- PAVER STYLE TO BE SELECTED BY DISTRICT

4 CONCRETE PAVER

NOT TO SCALE

CALIFORNIA STATE PARKS SINCE 1864

FACILITIES AND DEVELOPMENT DIVISION

LICENSED LANDSCAPE ARCHITECT
Steven Nawrath
No. 4562
6-30-26 Renewal Date
5-1-25 Date
STATE OF CALIFORNIA

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TWIN LAKES STATE BEACH
SAN LORENZO POINT ACCESSIBILITY IMPROVEMENTS

DETAILS

SHEET NO.
D-2
7 OF 9

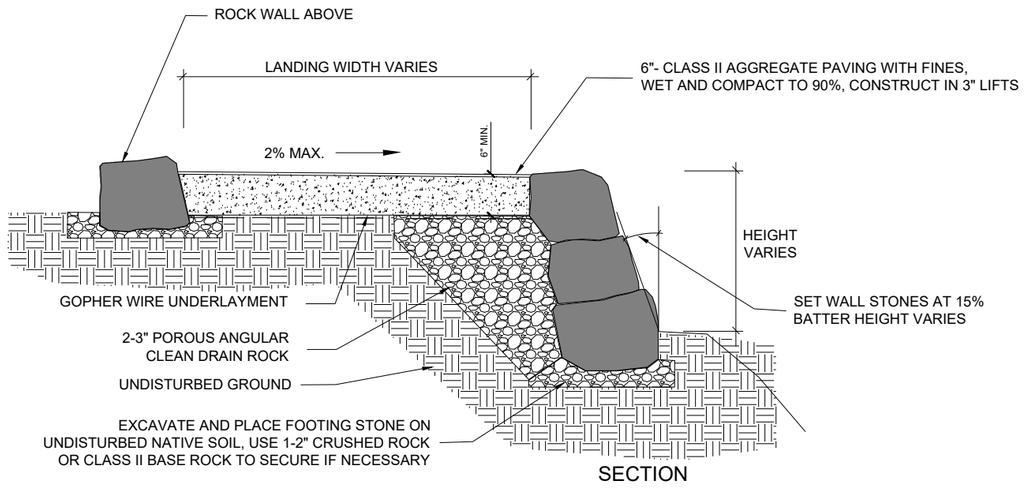
PROJECT MILESTONE:

V3

Exhibit 1

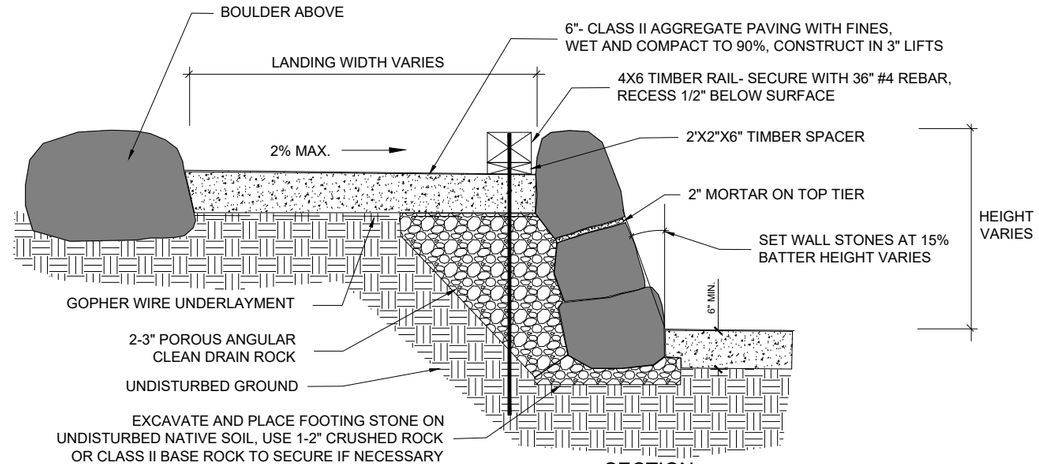






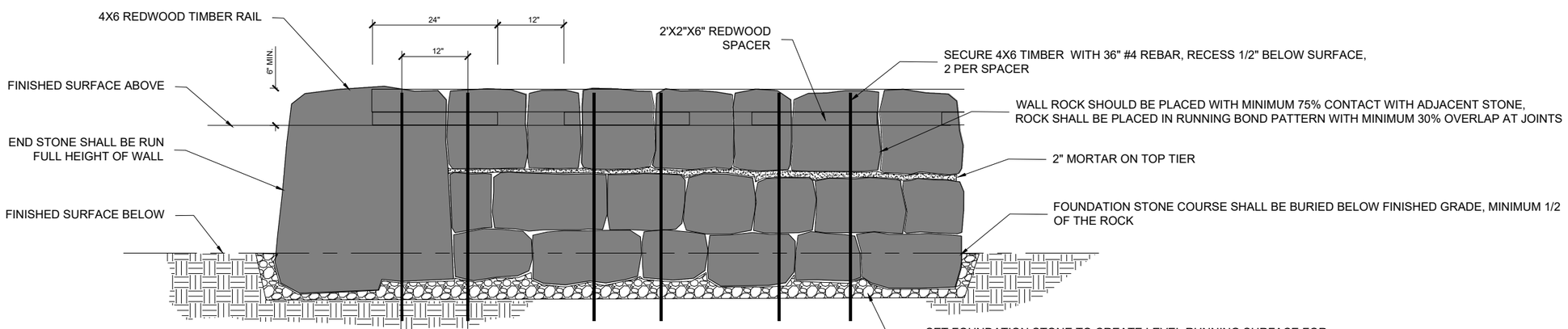
MULTI-TIER DRY ROCK RETAINING WALL

NOT TO SCALE



MULTI-TIER DRY ROCK RETAINING WALL WITH TIMBER RAIL AT ACCESSIBLE LANDING

NOT TO SCALE



MULTI-TIER DRY ROCK RETAINING WALL- TYPICAL

NOT TO SCALE

CALIFORNIA STATE PARKS SINCE 1864

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TWIN LAKES STATE BEACH
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DETAILS

SHEET NO.
D-3
8 OF 9

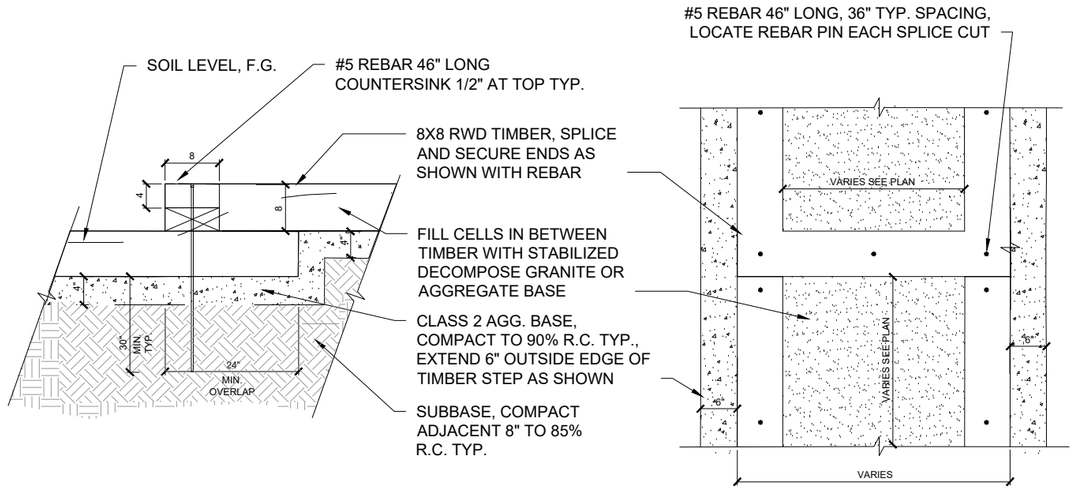
PROJECT MILESTONE:
V3

Exhibit 1



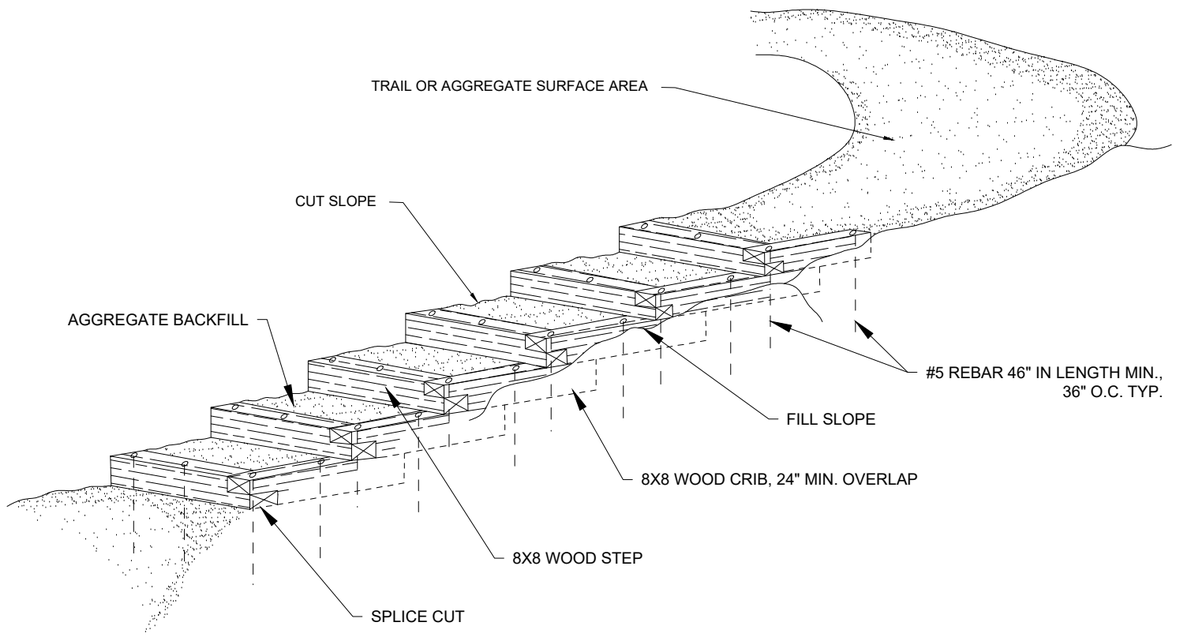






SECTION

PLAN



REDWOOD TIMBER STEPPED TRAIL- TYPICAL

NOT TO SCALE

CALIFORNIA STATE PARKS SINCE 1864

FACILITIES AND
DEVELOPMENT DIVISION

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DETAILS

SHEET NO.
D-4
9 OF 9

PROJECT MILESTONE:

V3

Exhibit 2

To The California Coastal Commission 3 November, 2025

Concerning The Three Princes Park Development in Santa Cruz

Please do not sign a permit for the present plan being forced on us by State Parks and Chris Sporherer.

Although quite small, I submit that the situation of this park is unique on the California coast, and likely on the whole west coast of America! It is located by a river mouth, overlooking two beaches and an amusement park and within walking distance of a small beach city. It also has the historical distinction of being where the sport of surfing was introduced to western society. Additionally, even in its quite undeveloped state it attracts literally thousands of visitors a year. My residence overlooks the park and not a day goes by that there are not at least a few tens of folks in the park, especially at sunset. Most importantly, it's a first visit for many of these folks.

The architect of the present plan for the San Lorenzo Point Park development did not observe the park long enough nor appreciate the site well enough before coming up with his plan which is both simplistic and deficient. If it is implemented, unchanged, the best features of this little gem will be lost and blocked forever.

Another plan exists by a renowned architect, Greg Cole*, that deserves very serious consideration. This plan provides full ADA access all the way to the eastern river bank. Also, this allows future ADA safe accessibility all the way to the southernmost point! My understanding is that State Parks intends to permanently (attempt) to block access that that point all together: this is absurd and simply won't work—visitors will go over any obstruction, no matter what. Thirdly, formal beach access is badly needed here, to protect the cliff face, and, with Cole's plan, stairs can be provided later.

Entering the park from the sidewalk, there is a rise of about 18 inches that blocks the foreground view to the west. Removal of this slight upward slope has profound benefits. First it provides full ADA access all the way to the river's eastern bank with a slope of less than 4%. A plan that neglects to remove this slight rise will fail to exploit the key features of this site. Secondly, from the street, after this grade adjustment, the western fence now will be visible and allow folks to realize that walking west is *not the way* to Main Beach. Thirdly, removing that bump, will make a major enhancement to the view from the street allowing visitors, to see,

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COASTAL COMMISSION
CENTRAL COAST AREA

beyond the fence, to Main Beach and the Boardwalk. This will make this park an even more major attraction than it already is, even in its undeveloped state.

As I already noted, standing on the sidewalk by the park entrance and looking west, it appears that you can simply walk down to the Main Beach because *the fence and river cannot be seen* due to the higher ground sixty feet into the park. This is the key failure of the present plan: if people are new to the area, as many are, they will enter the park, planning to walk on down to Main Beach. When they reach the center of the park, they see the fence and will be at a loss as to how to proceed. Many times, when my spouse and I notice this hesitation, we will call out to the folks telling them how to proceed. (For Main Beach and the Boardwalk this means going back to Murray Street and crossing the bridge, or for Seabright Beach simply walking east, down the hill.) But many times, particularly with older children, they will simply decide to go over the fence and struggle down the embankments, never realizing that the river obstructs their way. Again and again, we have seen a family with a stroller or two and young children, all excited with anticipation, reach the park center and be totally flummoxed with no idea how to proceed.

This park is unique on the American west coast. Let's make this development the very best we can do and totally ADA accessible.

We need a well-publicized public meeting. The present plan has had no public exposure, fails miserably in its objective (ADA compliance), and needs to be evaluated against the plan of Greg Cole. This latter meets all the objectives for now with provision for later enhancements.

Yours most sincerely,

R H Russell

Robert H. Russell

1156 Est Cliff Drive, Santa Cruz, CA 95062

*Greg Cole is responsible for the conception and creation of six urban parks most notably in Aspen, CO (2 parks), Glenwood Springs, CO (2 parks), San Luis Obispo CA (2 parks).