



420 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (408) 475-7300
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* PERMIT *

Application #CP/CUP/AS/97-88

DATE: February, 17, 1998

TO: Opal Cliffs East Homeowners Association, Property Owner
4820 Opal Cliff Drive #103
Capitola CA 95010

RE: Seawall

The above matter was presented to the Planning Commission on February 5, 1998 and was approved, with the following conditions and findings:

CONDITIONS

1. Prior to issuance of building permits, the applicant shall submit documentation that the following agencies have either issued a permit or concluded no permit is needed:

California Coastal Commission
State Lands Commission
Regional Water Quality Control Board
California Department of Fish and Game
Monterey Bay National Marine Sanctuary

2. Construction activities shall begin after the nesting season for cliff swallows and rock doves. Excavation or other modifications to the bluff face shall not be disturbed until after August 1st. Construction may begin earlier than August 1st in the event the applicant obtains a survey from a qualified biologist confirming that nests do not exist in the project area. area of work that would affect nesting birds.

3. The shotcrete tieback wall and concrete seawall shall be constructed of materials which are colored to blend with the natural colors of the bluff.

4. Prior to final inspection of building permits, the applicant shall provide certification that all development has occurred in accordance with the geotechnical reports prepared for the project.

FINDINGS

A. The use will be consistent with the General Plan and Local Coastal Plan because it meets all requirements of the zoning district and is a designated use in both the General Plan and Local Coastal Plan.

B. The use will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons in the vicinity or city because it is in conformance with the General Plan and Local Coastal Plan.

C. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act. Mitigation measures contained in the Negative Declaration have been imposed as conditions of approval, to ensure that potentially significant impacts are reduced to less than significant levels.

If you have any questions, please call the Capitola Planning Department at (408) 475-7300.

Sincerely,



Kathleen Molloy
Community Development Director

Copies To:

Steve Graves & Associates
4630 Soquel Drive Suite 8
Soquel Ca 95073