



**PLANNING & ZONING DETERMINATION**  
**Emergency Coastal Development Permit – Application CDP24-04**

**TO:** The City of Crescent City  
Eric Weir, City Manager

**FROM:** Community Development Department, Planning & Zoning  
Bob Brown, AICP, Contract Director

**PREPARED BY:** Community Development Department, Planning & Zoning  
Ethan Lawton, Contract City Planner

**DATE:** December 10, 2024

**SUBJECT:** Emergency Coastal Development Permit (Application CDP24-04)  
for Pebble Beach Drive Slide

This memo constitutes approval for an Emergency Coastal Development Permit (CDP) #CDP24-04 within the City's Local Coastal Program according to current City of Crescent City's Municipal Code (CCMC) Chapter 17.84.016 (Coastal Zone Coastal Development Permits and Appeals – Emergency Permits).

**Applicant:**

The City of Crescent City  
377 J Street  
Crescent City, CA 95531

**Location of Emergency:**

Approximately 350 feet along Pebble Beach Drive between W 8<sup>th</sup> Street and W 7<sup>th</sup> Street (across from 789 Pebble Beach Drive), including the bluff above mean high tide line (MHT).

**Emergency Work:**

According to the City's application materials, the proposed project is a design-build project that includes the installation of a micro-pile and soil nail wall system. The vertical micro-pile are set on 18 inch centers and grouted into the existing bedrock. The wall foundation consists of a reinforced cast-in-place grade beam. The near-horizontal soil nails are placed on a 5-ft by 5-ft grid and are drilled into the existing soils and bedrock with anticipated depths ranging from 28-ft to 38-ft. They are to be grouted daily, with in-place resistance field tested to confirm adequate penetration. The wall face is to be a minimum of 10-in thick, with an additional layer of sculpted and stained concrete place on the surface to represent the existing cliff faces. At the base of wall, a strip of Rock Slope Protection (RSP) will be embedded into the existing bedrock (Mudstone or

others) above the mean high tide line. The RSP will be faced with the remaining earth berm including the existing planting. Behind the wall, ground water will be captured in a sheet and perforated drain system. It will be dissipated through the RSP at three locations. The intention is to install native planting within the RSP section. The wall will be backfilled with flowable low-density fill. Upon completion of the wall, a 4-ft wide green space will be placed along the top of wall containing a cable rail to provide safety and allow unobstructed views. This green space will be bordered by a 10-ft pedestrian/bike path to the new curb line, followed by the reconstruction of the existing roadway.

Included in the emergency work were earlier steps to abate further road erosion (tarping and sandbagging the failed area, public safety measures (temporary road closure, fencing and signs), and recovery testing with drill rig to assist in design of the project. As a design-build project, while contractors are following specific engineered design specifications, exposure of the work area during tasks may result in minor design changes to address the concerns. Such changes will be documented for follow-up permitting.

The City recognizes that the City *“may need to undertake work to protect life and public property, or to maintain public services before the provisions of Title 17 can be fully complied with”* and authorizes emergency work *“proceed without a [standard CDP] permit”* (CCMC §17.84.016) and that the *“Planning Director may grant an emergency [Coastal Development] permit”* (CCMC §17.84.016(D)(2)).

**The City finds that:**

- A. An emergency exists and requires action more quickly than permitted by the procedures for ordinary permits (CCMC §17.84.016(D)(2)(a)).
- B. The Planning Director was notified (CCMC §17.84.016(A)).
- C. The required information was reported (CCMC §17.84.016(B)).
- D. The Planning Director verified the existence and nature of the emergency (CCMC §17.84.016(D)).
- E. The Planning Director provided public notice of the emergency (CCMC §17.84.016(D)(1)).
- F. Public comment on the proposed response and proposed project has been noted at the Planning Commission Meetings (February 22, March 14, April 11, May 9, June 13, July 11, August 8, September 12, and November 14, 2024) and City Council Meetings (February 5, 20, March 4, 18, April 1, 15, June 6, July 15, August 5, 26, September 3, 16, October 7, 21, November 4, and December 2, 2024) and reviewed (CCMC §17.84.016(D)(2)(b)).
- G. The proposed emergency work is consistent with the requirements of the City’s certified Local Coastal Program (CCMC §17.84.016(D)(2)(c)).
- H. City Staff has provided the Planning Commission a report during the Planning Commission Meetings (February 22, March 14, April 11, May 9, June 13, July 11,

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August 8, September 12, and November 14, 2024), which included the description of the nature of the emergency, and work involved (CCMC §17.84.016(D)(3)).

- I. The proposed emergency work conforms with the long-term policies of the certified Local Coastal Program (CCMC §§ 17.84.016(D)(4) & 17.84.033(1)).
- J. At the completion of the emergency repair the City shall submit a standard Coastal Development Permit application in conformity with the long-term policies of the certified Local Coastal Program (CCMC §§ 17.84.016(D)(4) & 17.84.033(1)).
- K. The proposed emergency work is consistent with the access and recreation policies of Chapter 3 of the Coastal Act (CCMC §1784.033(1)).
- L. The City's Public Works department has considered several alterations and there are no other feasible mitigation measures or alternatives that would lessen any significant adverse effects of the proposed emergency work or the environment (CCMC §1784.033(2)).
- M. The proposed emergency work is exempt from the California Environment Quality Action ("CEQA") Public Resources Code § 21000, et seq. and Title 14 of the California Code of Regulations § 15000, et seq. ("State CEQA Guidelines") pursuant to 14. Cal. Code of Regs. § 15269 as an emergency project.

**Conditions of Approval:**

- 1. Only the work described in this permit and for the specific location listed above is authorized. Any additional work may require separate authorization.
- 2. Once work is complete, the site will be cleaned up of all construction debris.
- 3. Work staging areas will be rehabilitated to pre-project conditions.
- 4. All emergency work is considered temporary and subject to removal unless and until a regular CDP authorizing work is approved. A regular permit would be subject to all the provisions of the California Coastal Act and Crescent City's Local Coastal Program (LCP) and may be conditioned accordingly.
- 5. At the completion of this design-build project, an emergency coastal development permit application shall be submitted to the City within 10 calendar days that satisfies the requirements of the City's LCP (CCMC §17.84.016(4)). As-built drawings should be part of the submittal package.
- 6. Informal consultation with the Tribes and continued use of the City's Cultural Inadvertent Discovery Protocol (CIDP) is to continue, consistent with GP policies (5.G.1, 5.G.2, 5.G.3, 5.G.4, 5.G.6, 5.G.7, 5.G.8, and 5.G.9) and LCP policies (5.G.1, 5.G.3, and 5.G.3).

This proposed project is located within the Coastal Zone and within the California's Coastal Commission's appealable zone (CCMC §17.84.030(A)(1)). Appeals, according to CCMC §17.84.040, may be filed with the City Council (\$189.00) or the Coastal Commission (at actual costs).

For any additional questions, please don't hesitate to email (elawton@shn-engr.com) or call (707-269-1073), as I would be more than happy to further assist in any way I can.

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Sincerely,

*Ethan Lawton*

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Contract City Planner

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Community Development Department,  
Planning & Zoning  
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*Bob Brown*

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