

On Sep 18, 2016, at 9:46 AM, John Pinheiro <johnpinheiro@me.com> wrote:

Dear Townhouse Owners,

The Townhouse Committed had a meeting on Friday morning, September 16th, and the following is a status update for the Building 3 stair project.

Regarding the slope issue, the geotechnical survey that has been conducted indicates that the stair project is located outside the mean high tide waterline. This is good news because our project is not subject to the additional review by the State Lands Department. CMAG Engineering has completed its preliminary soil engineering report and has recommended two solutions for addressing the slope issue: (1) "Soil nails" (like a smaller helical anchors or tie back), and (2) "Geo Rug" (e.g., see <http://www.geoproducts.org/App-EarthRetention.aspx>). CMAG Engineering is reviewing the options with the Santa Cruz County Geologist who identified the slope issue. After the County responds, we will have the structural engineering work completed, amend our County permit, and re-engage Sunstone to perform the additional construction work. Regarding the seawall repairs, after much discussion the committee decided to submit an exemption request form to the Coastal Commission under the exemption for "Replacement of Structures Destroyed by Disaster." If we are successful obtaining a permit exemption, then we will proceed forward with the repair work promptly. If we are not successful, then we will need to investigate our best option forward.

Please let me know if you have any questions. Our next Townhouse Committee meeting is scheduled for October 4th at 8:30 am at the offices of De Camera Management, and you are welcome to attend.

Sincerely,
John