

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
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CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

For the

August Meeting of the California Coastal Commission

MEMORANDUM

Date: August 11, 2011

TO: Commissioners and Interested Parties
FROM: Charles Lester, Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the August 11, 2011 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the Central Coast District.

REGULAR WAIVERS

1. 3-11-017-W Monterey Plaza Hotel L.P., Attn: John V. Narigi, Vice President & General Manager (Monterey, Monterey County)
2. 3-11-042-W Monterey Plaza Hotel L.P. (Monterey, Monterey County)

DE MINIMIS WAIVERS

1. 3-11-041-W Caltrans, Attn: Cecilia Boudreau, Associate Env. Planner (Piedras Blancas, San Luis Obispo County)
2. 3-11-046-W Gary Karner (Los Osos, San Luis Obispo County)
3. 3-11-049-W City Of Pacific Grove, Attn: Sarah Hardgrave; Monterey Peninsula Regional Park District (Pacific Grove, Monterey County)
4. 3-11-050-W Pacific Gas & Electric Company, Attn: Melitta Rorty, Senior Project Manager (Monterey, Monterey County)
5. 3-11-053-W Santa Cruz County Sanitation District (Capitola, Santa Cruz County)

EMERGENCY PERMITS

1. 3-11-045-G Santa Cruz Port District (Santa Cruz, Santa Cruz County)

EXTENSION - IMMATERIAL

1. A-3-SLO-07-024-E2 SLO Land Corporation (Cayucos, San Luis Obispo County)
2. A-3-PSB-06-001-E3 Beachwalk Restort L.L.C, Attn: Anthony Wells (Pismo Beach, San Luis Obispo County)

TOTAL OF 10 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-11-017-W Monterey Plaza Hotel L.P., Attn: John V. Narigi, Vice President & General Manager	Concrete replacement along 190 linear feet of the lower decking at the Monterey Plaza Hotel & Spa	400 Cannery Row, Monterey (Monterey County)
3-11-042-W Monterey Plaza Hotel L.P.	Construction/installation of a gas fire pit on the upper deck of the Monterey Plaza Hotel & Spa including a 8.5' x 10' fire pit area with public seating for up to 10 visitors or hotel patrons	400 Cannery Row, Monterey (Monterey County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-11-041-W Caltrans, Attn: Cecilia Boudreau, Associate Env. Planner	Bore hole drilling to collect soil samples and to allow groundwater testing/monitoring at 13 locations near Arroyo del Oso and Arroyo del Coral Creeks to provide information for Caltrans' design and planning associated with the inland realignment of Highway 1 near Piedras Blancas	Highway 1, Piedras Blancas (San Luis Obispo County)
3-11-046-W Gary Karner	Allow vacation rental use of an existing single family residence	356 Mitchell Drive, Los Osos (San Luis Obispo County)
3-11-049-W City Of Pacific Grove, Attn: Sarah Hardgrave Monterey Peninsula Regional Park District	Construction of approximately 225 linear feet of shoreline public access trail, including grading for the trail alignment, importation and compaction of aggregate base materials and decomposed granite surface materials, fence removal, installation of timber steps at trailhead, exotic plant removal, native dune plant restoration, importation of native dune sands at 1500 Sunset Drive, and California Coastal Trail (CCT) and interpretive signing at 1400 and 1500 Sunset Drive	1400 & 1500 Sunset Drive (west side of Sunset Drive at Lighthouse Avenue, Asilomar Dunes), Pacific Grove (Monterey County)
3-11-050-W Pacific Gas & Electric Company, Attn: Melitta Rorty, Senior Project Manager	Environmental cleanup of contaminated soils beneath the West Catellus parking lot including removal of existing asphalt pavement, excavation and off-site disposal of contaminated soils, backfill with clean soils, repaving, resurfacing and striping of parking lot, post-construction drainage control measures, and landscaping	Figueroa Street & Del Monte Avenue (West Catellus Parking Lot), Monterey (Monterey County)

3-11-053-W Santa Cruz County Sanitation District	Demolish and remove sewer pipeline manholes, associated manhole rip rap, and the sewer pump station/restroom facility (bathroom) at New Brighton State Beach as part of an ongoing larger project rerouting sewage transmission to inland locations so as to allow the existing beach-area sewer lines to be abandoned/removed.	New Brighton State Beach - Las Olas Drive, Capitola (Santa Cruz County)
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REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-11-045-G Santa Cruz Port District	Emergency cleanup, repair, and replacement activities needed due to damage sustained from the March 11, 2011 tsunami including 1) debris cleanup; 2) replacement of up to 120 damaged piles and pile guides with new concrete piles and/or steel-sleeve piles; 3) removal and replacement of broken/damaged structural members, utilities and decking associated with the fuel dock and six berthing docks; 4) demolition and reconstruction of 23 docks including the boat yard dock, the rowing dock, and the commercial fishery dock, including appurtenant utilities and fixtures (in the same footprint and airspace, i.e., no expansion), and; 5) miscellaneous repairs, including bank stabilization (i.e., replacement of missing or dislocated riprap), backfill an existing seawall (to replace fill removed by tsunami waters), and replacement of a damaged fuel line.	Santa Cruz Harobr, Santa Cruz (Santa Cruz County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-3-SLO-07-024-E2 SLO Land Corporation	Construction of three two-story single family residences on three undeveloped lots	E Street & Little Cayucos Creek, Cayucos (San Luis Obispo County)
A-3-PSB-06-001-E3 Beachwalk Restort L.L.C, Attn: Anthony Wells	Development of a three story, 67-room ocean front hotel with conference rooms, fitness center, underground parking, and public access courtyard	147 Stimson (Downtown Planning Area), Pismo Beach (San Luis Obispo County)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-017-W**
Applicants: Monterey Plaza Hotel; Attention: John V. Narigi

Proposed Development

Concrete replacement along 190 linear feet of the lower decking at the Monterey Plaza Hotel & Spa along Cannery Row (APNs 001-033-010 and 001-031-011) in the City of Monterey.

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(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed deck edge repair is needed to ensure the stability of the existing public access balcony infrastructure at the Monterey Plaza Hotel where it extends out over the Monterey Bay along Cannery Row in Monterey. The project includes appropriate construction and material containment BMPs to prevent foreign materials from entering bay waters and to protect public access during construction. The repair is fairly minor in scope, and will ensure the utility of the public access balcony at the hotel, consistent with the Coastal Act.

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, August 11, 2011, in Watsonville. If three 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 Mike Watson in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-042-W**
Applicants: Monterey Plaza Hotel; Attention: John V. Narigi

Proposed Development

Construction/installation of a gas fire pit on the upper deck of the Monterey Plaza Hotel & Spa including a 8.5' x 10' fire pit area with public seating for up to 10 visitors or hotel patrons at the Monterey Plaza Hotel along Cannery Row (APNs 001-033-010 and 001-031-011) in the City of Monterey.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13253 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed 85 square-foot fire pit area will be located within the approximately 21,500 square feet of upper deck area at the Monterey Plaza Hotel currently open and available to the general public for access (pursuant to CDP 3-82-077). The new fire pit and seating will be available to the public and hotel guests under the same required access parameters that apply the overall deck area (i.e., free of charge or purchase). The added amenity will enhance public access and recreational use at this popular visitor-serving destination, and will not otherwise have any adverse impacts on coastal resources or public access to the shoreline.

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, August 11, 2011, in Watsonville. If three 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 Mike Watson in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Jonathan Bishop, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-041-W**
Applicant: California Department of Transportation (Caltrans)

Proposed Development

Bore hole drilling to collect soil samples and to allow groundwater testing/monitoring at 13 locations near Arroyo del Oso and Arroyo del Coral Creeks to provide information for Caltrans' design and planning associated with the inland realignment of Highway One near Piedras Blancas on San Luis Obispo County's rural north coast.

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(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The soil and groundwater testing is meant to provide information to Caltrans engineers on appropriate designs relative to the long-envisioned inland realignment of Highway One that is necessary as a response to ongoing shoreline erosion that threatens the Highway at this location. The activities would be temporary, and Caltrans has incorporated appropriate precautions to avoid coastal resource impacts (i.e., all drilling activities would be complete prior to the rainy season; no new roads will be constructed; access routes to the drill locations have been designed to avoid cultural and biological resources; no vegetation removal will occur; no chemicals will be used; etc.). Impacts at each drill location are expected to be minor, and Caltrans will appropriately restore any damage at each drill site, including with respect to the monitoring wells (which would be left in place for one year). In short, the project will provide relevant information for Caltrans and the Commission to consider as deliberations unfold regarding the realignment project, it has been designed avoid adverse impacts to coastal resources, and it is consistent with all applicable Chapter 3 policies of the Coastal Act.

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 August 11, 2011, in Watsonville. If four 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 Jonathan Bishop in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Jonathan Bishop, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-046-W**
Applicant: Gary Karner

Proposed Development

Allow vacation rental use of an existing single-family residence located at 356 Mitchell Drive in the unincorporated Los Osos area of San Luis Obispo County.

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(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The project would facilitate public recreational access through increasing the stock and range of options available for overnight accommodations in an area that is popular with visitors. Adding the vacation rental use will not result in any significant adverse impacts to coastal resources and is consistent with all applicable Chapter 3 policies of the Coastal Act.

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, August 11, 2011, in Watsonville. If four 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 Jonathan Bishop in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-049-W**
Applicant: City of Pacific Grove and Monterey Peninsula Regional Park District

Proposed Development

Construction of approximately 225 linear feet of shoreline public access trail, including grading for the trail alignment, importation and compaction of aggregate base materials and decomposed granite surface materials, fence removal, installation of timber steps at trailhead, exotic plant removal, native dune plant restoration, importation of native dune sands at 1500 Sunset Drive, and California Coastal Trail (CCT) and interpretive signing at 1400 and 1500 Sunset Drive in the Asilomar Dunes, Pacific Grove, Monterey County (APNs 007-021-006, 007-021-007, 007-021-014, 007-011-001).

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(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed trail has long been envisioned as an important link for the trail system in the Asilomar Dunes, connecting the Lighthouse Reservation lands to the Asilomar State Park where a gap previously existed (and where the Commission previously received an offer-to-dedicate to facilitate trail access here). The trail connection enhances public access and pedestrian safety by directing shoreline users away from Sunset Drive and providing an upcoast-downcoast link to the existing network of shoreline trails in the Asilomar Dunes area. The proposed trail segment is similar in size (approximate 4-foot width) and composition (decomposed granite) to existing trails along the Asilomar Dunes shoreline, and establishes an important link in the Pacific Grove Coastal Trail and California Coastal Trail. The proposed project will enhance habitat values of the surrounding native dunes via removal of iceplant and other exotic plant species, and includes approximately 4,210 square feet of native dune habitat restoration. Interpretive signing will inform the public of the sensitivity of the surrounding dune vegetation, the new link in the Pacific Grove Coastal Trail/ California Coastal Trail segment, and of the presence of private property immediately adjacent to the pathway. All signs will be small in size (maximum 6" x 8") and constructed of natural materials and/or muted color to ensure the visual aesthetic of the dune environment is maintained.

The project further includes construction BMPs designed to protect the dune environment during construction. Disruptions to public access during construction will be minimized by maintaining access



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-11-049-W (Rocky Shores Trail)

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to the network of downcoast shoreline access paths in the Asilomar Dunes. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

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, August 11, 2011, in Watsonville. If four 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 Mike Watson in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 3, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-050-W**
Applicant: Pacific Gas & Electric

Proposed Development

The proposed development includes environmental cleanup of contaminated soils beneath the West Catellus parking lot at the corner of Del Monte Avenue and Figueroa Street in the City of Monterey (APNs 001-701-009, 001-701-010, and 001-701-011) including removal of existing asphalt pavement, excavation and off-site disposal of contaminated soils, backfill with clean soils, repaving, resurfacing and striping of parking lot, post-construction drainage control measures, and landscaping.

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(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Removal and off-site disposal will eliminate the possibility of contaminated soils and chemical plume migrating or leaching into Monterey Bay waters. Excavated soils will be sent to an appropriate hazardous waste receiver location. The void will be backfilled with clean soils and the approximately 20,000 square foot area will be compacted and repaved to its previous condition as a parking lot, thus continuing to provide coastal access to the City's wharves, recreational path, and shoreline. The project includes containment measures and construction BMPs designed to prevent soil, sediment, and debris from migrating off-site and entering the marine environment during construction. Disruptions to public access during construction will be minimized by maintaining access along the City of Monterey recreational trail and restricting access only in the immediate area of construction near the corner of Del Monte Avenue and Figueroa Street. Post-construction drainage control measures are proposed to filter and treat typical urban pollutants and polluted run-off generated by vehicles and buses utilizing the large parking area prior to conveyance into the City's storm drain system and ultimately the Monterey Bay. Drought-tolerant landscaping will be installed along the City of Monterey bicycle and pedestrian trail between Figueroa Street and Washington Street to enhance the visual aesthetic along this waterfront segment of the recreation trail. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-11-050-W (PG&E Remediation)

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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 August 11, 2011, in Watsonville. If four 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 Mike Watson in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-053-W**
Applicant: Santa Cruz County Sanitation District

Proposed Development

Demolish and remove sewer pipeline manholes, associated manhole rip rap, and the sewer pump station/restroom facility (bathroom) at New Brighton State Beach as part of an ongoing larger project rerouting sewage transmission to inland locations so as to allow the existing beach-area sewer lines to be abandoned/removed.

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(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The Aptos Sewer Transmission Line, originally constructed in 1979, delivers sewer flows from various gravity subsystems in the Aptos area upcoast and to the East Cliff Pump Station further upcoast past Capitola. Portions of this line are located on the beach under sand near New Brighton State Beach. Associated with this pipeline are sewer manholes, rip rap, and the bathroom (including the New Brighton Pump Station) located on an area of fill on the beach below the New Brighton State Beach campground. Due to documented problems with this line, and at the urging of the Commission, the Sanitation District has been in the midst of a larger project to reroute lines to inland locations so as to avoid problems associated with the beach-area sewer line. As part of this project, these beach-area facilities are being taken off-line. The work proposed here is part of that effort, and when complete, will mean that two related components will still need to be reviewed by the Commission: one, the disposition of, and process for, the beach-area sewer line that is to be abandoned/removed itself, and two, construction of a replacement State Parks bathroom (with associated utilities) for the existing bathroom proposed to be demolished with this project. Due to construction timing issues and related concerns, the Sanitation District, in consultation with State Parks, has split these components of the project off (and they are expected to be brought to the Commission's September meeting for Commission review). The Sanitation District's project here is contingent upon receiving Commission authorization (and implementing said authorization) for these related components described above. In other words, the work proposed here is not allowed (and can't be undertaken) if the related components are not permitted and those permits implemented. The work proposed here has been broken off to facilitate construction planning only.



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-11-053-W (SCSD Beach Area Sewer Facilities Removal)

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The project incorporates all of the construction BMPs that the Commission typically requires for work in or near the beach environment and includes additional cleansing and containment specific BMPs to guard against the potential for sewage and fuel releases, all subject to Executive Director oversight. The project has been designed to limit impacts on beach use, including through providing beach access at all times, and including providing portable toilets during construction (again, any replacement restroom facilities would be subject to further coastal permitting). In summary, the proposed project is an environmental enhancement designed to remove obsolete and damaging sewage infrastructure from the beach area, has been designed to avoid and minimize coastal resource impacts, and is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is also not valid unless and until the Sanitation District and/or State Parks also receives separate Commission authorization for the remainder portions of the project in the beach-area, including with respect to the removal of the existing pipeline from the beach, the removal of the diesel tank next to the existing restroom facility, the replacement bathroom, and the installation of a new wet-well and line to the replacement bathroom. This waiver is proposed to be reported to the Commission on August 11, 2011, in Watsonville. If four 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 Daniel Robinson in the Central Coast District office.





California Coastal Commission

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP 3-11-045-G

(Santa Cruz Harbor Tsunami Damage)

Issue Date: July 21, 2011

Page 1 of 3

This emergency coastal development permit (ECDP) authorizes the Santa Cruz Port District to implement emergency cleanup, repair, and replacement activities needed due to damage sustained from the March 11, 2011 tsunami. The proposed activities include: 1) debris cleanup; 2) replacement of up to 120 damaged piles and pile guides with new concrete piles and/or steel-sleeve piles; 3) removal and replacement of broken/damaged structural members, utilities and decking associated with the fuel dock and six berthing docks; 4) demolition and reconstruction of 23 docks including the boat yard dock, the rowing dock, and the commercial fishery dock, including appurtenant utilities and fixtures (in the same footprint and airspace, i.e. no expansion), and; 5) miscellaneous repairs, including bank stabilization (i.e., replacement of missing or dislocated riprap), backfill of an existing seawall (to replace fill removed by tsunami waters), and replacement of a damaged fuel line, all as more specifically described in the Commission's ECDP file. The proposed activities incorporate appropriate construction safeguards, mitigation measures, actions, and procedures typically applied by the Commission for such Harbor related work for the protection of the marine environment during the emergency cleanup, repair, and replacement activities.

Based on the materials presented by the Permittee's representative, Marian Olin, the Santa Cruz Harbor sustained significant infrastructure damage due to the tsunami of March 11, 2011. Thus, an emergency (representing a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, and property) has been identified at the subject site, and the proposed emergency development is necessary to address the damage to the Harbor infrastructure that occurred from the influx of tsunami waters in March 2011. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency development is hereby approved, subject to the conditions listed on the attached pages.

Dan Carl, Central Coastal District Manager for Peter M. Douglas, Executive Director

Enclosures: (1) Emergency Coastal Development Permit Acceptance Form; (2) Regular Permit Application Form

cc: Julia Dyer, Central Coast Regional Water Quality Control Board
Jane Hicks, U.S. Army Corps of Engineers
Melissa Scianni, U.S. Environmental Protection Agency

Emergency CDP 3-11-045-G (Santa Cruz Harbor Tsunami Damage)

Issue Date: July 21, 2011

Page 2 of 3

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Santa Cruz Port District's designated representative and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by August 5, 2011). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed by July 21, 2012 unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary, and shall be removed if it is not authorized by a regular CDP. Within one year of the date of this permit (i.e., by July 21, 2012), the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent or for a different project designed to address the emergency and the emergency construction. The application shall include plans showing the project site before the emergency and after the work authorized by this ECDP is complete, and a narrative description of all emergency development activities undertaken pursuant to this emergency authorization. The emergency development shall be removed in its entirety within 15 months of the date of this permit (i.e., by October 21, 2012) and all areas affected by it restored to their original pre-emergency development condition unless before that time the California Coastal Commission has issued a regular CDP for the development authorized by this ECDP. The deadlines in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, the Permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., U.S. Army Corps of Engineers, California Regional Water Quality Control Board, U.S. Environmental Protection Agency, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency construction activities shall be limited in scale and scope to those identified in: 1) Santa Cruz Port District's letter dated June 30, 2011 and dated received in the Coastal Commission's Central Coast District Office (District Office) on July 7, 2011; 2) Mesiti-Miller Engineering's letter dated June 30, 2011 and dated received in the District Office on July 13, 2011, 3) Santa Cruz Port District's letter dated July 14, 2011 and dated received in the District Office on July 14, 2011, and; email correspondence received from Marian Olin on July 20, 2011.



Emergency CDP 3-11-045-G (Santa Cruz Harbor Tsunami Damage)

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8. All emergency construction activities shall limit impacts to public recreational access and to Monterey Bay waters to the maximum extent feasible including by adhering to the proposed construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources).
9. All marine and public access areas (including 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 immediately upon completion of emergency construction activities. If planning staff should identify additional reasonable measures necessary to restore marine and public access areas, such measures shall be implemented immediately.
10. Copies of this ECDP shall be maintained in conspicuous locations associated with emergency construction at the Santa Cruz Harbor at all times, and such copies shall be available for public review on request. All persons involved with the emergency construction activities shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it.
11. This ECDP shall not constitute a waiver of any public rights which may exist at the Harbor and the Harbor properties. The Permittee shall not use this ECDP as evidence of a waiver of any public rights which may exist.
12. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
13. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.

As noted in Condition 4 above, the emergency development carried out under this ECDP is at the Permittee's risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the Port District wishes to have the emergency development become permanent development, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT EXTENSION

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Jonathan Bishop, Coastal Planner
Subject: Proposed Extension to Coastal Development Permit (CDP) A-3-SLO-07-024
Applicant: SLO Land Corporation

Original CDP Approval

CDP A-3-SLO-07-024 was approved by the Coastal Commission on June 13, 2008, and provided for the construction of three two-story single family dwellings on three undeveloped lots between "E" Street and Little Cayucos Creek in the unincorporated Cayucos area of San Luis Obispo County.

Proposed CDP Extension

The expiration date of CDP A-3-SLO-07-024 has been extended one time, and it is currently June 13, 2011. The expiration date of CDP A-3-SLO-07-024-E1 would be extended by one year to June 13, 2012. The Commission's reference number for this proposed extension is A-3-SLO-07-024-E2.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified San Luis Obispo County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Thursday, August 11, 2011, in Watsonville. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Jonathan Bishop in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT EXTENSION

Date: July 28, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Madeline Cavalieri, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) A-3-PSB-06-001**
Applicant: Beachwalk Resort, LLC

Original CDP Approval

CDP A-3-PSB-06-001 was approved by the Coastal Commission on July 11, 2007, and provided for the development of a three story, 67-room ocean front hotel with conference rooms, fitness center, underground parking, and public access courtyard at 147 Stimson Avenue in Pismo Beach, San Luis Obispo County.

Proposed CDP Extension

The expiration date of CDP A-3-PSB-06-001 would be extended by one year to July 11, 2012. The Commission's reference number for this proposed extension is A-3-PSB-06-001-E3.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified City of Pismo Beach Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Thursday, August 11, 2011 in Watsonville. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Madeline Cavalieri in the Central Coast District office.

