

CALIFORNIA COASTAL COMMISSION

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Filed: 3/21/2013
180th Day: 9/179/2013
Staff: Charles Posner - LB
Staff Report: 4/18/2013
Hearing Date: May 8, 2013
Commission Action:



W6a

STAFF REPORT: CONSENT CALENDAR

Application Number: 5-13-045

Applicant: Joseph G. Zucchero

Agent: Pete Swift, Swift Slip Dock and Pier Builders, Inc.

Project Location: 5609 Sorrento Drive, Naples Island, City of Long Beach, Los Angeles Co.

Project Description: Remove an existing 28-foot long private pier and its five supporting piles, and construct a new 30-foot long pier supported by three new concrete piles. Replace existing 33'x36' double U-shaped dock float with a new 32'x 36' U-shaped dock float in the same location using three existing piles.

Local Approvals: City of Long Beach Department of Development Services, Approval in Concept, 2/1/2013. City of Long Beach Marine Bureau, Approval in Concept, 1/29/2013.

Staff Recommendation: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION

The proposed project is the replacement of a private boat dock on Naples Island in southeast Long Beach. A coastal development permit is required from the Commission because the proposed project is located on submerged lands within the Commission's area of original jurisdiction.

Staff is recommending **APPROVAL** of the coastal development permit with special conditions that require the permittee to: a) avoid any interference with public access along the City right-of-way and the shoreline area located seaward of the permittee's private property, b) avoid impacts to eelgrass, c) implement specific best management practices during construction in order to minimize adverse impacts to marine habitat and water quality, d) implement post-construction best management practices in order to minimize the potential for accidental discharges during boating activities, and e) comply with the requirements of the resource agencies. The applicant agrees with the recommendation.

See Page Two for the Motion to approve the permit application.

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EXHIBITS

- Exhibit 1 – Long Beach, CA Map
- Exhibit 2 – Project Location Map
- Exhibit 3 – Existing Site Plan
- Exhibit 4 – Proposed Site Plan

I. MOTION AND RESOLUTION

Motion: *"I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations."*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

- 1. Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
- 4. Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5. Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

- 1. Permit Compliance.** The permitted use of the approved development is for boating related uses only. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.
- 2. Public Access To and Along the Waterway.** Coastal Development Permit 5-13-045 does not authorize any use or development in the City right-of-way located seaward (north) of the permittee's private property. Except for the temporary disruptions that may occur during the completion of the permitted development, the permittee shall not obstruct or interfere with public access along the City right-of-way and the shoreline area located seaward of the permittee's private property. The permittee shall maintain the City right-of-way consistent with the final plans approved pursuant to Coastal Development Permit 5-12-088 (City of Long Beach) and free of any obstructions to public access.
- 3. Eelgrass Survey and Mitigation Plan. A. Pre Construction Eelgrass Survey.** Prior to commencement of any disturbance of the intertidal or subtidal areas authorized under this coastal

development permit, a valid pre-construction eelgrass (*Zostera marina*) survey shall be completed during the period of active growth of eelgrass (typically March through October). The pre-construction survey shall be completed prior to the beginning of dredging and pier construction and shall be valid until the next period of active growth. The survey shall be prepared in full compliance with the “Southern California Eelgrass Mitigation Policy” Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Game. The permittee shall submit the eelgrass survey for the review and approval of the Executive Director within five (5) business days of completion of each eelgrass survey and in any event no later than fifteen (15) business days prior to commencement of any disturbance of the lagoon intertidal or subtidal areas.

B. Post Construction Eelgrass Survey. If any eelgrass is identified in the project area by the survey required in Section A of this condition above, within one month after the conclusion of construction, the permittee shall survey the project site to determine if any eelgrass was adversely impacted. The survey shall be prepared in full compliance with the “Southern California Eelgrass Mitigation Policy” Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Game. The permittee shall submit the post-construction eelgrass survey for the review and approval of the Executive Director within thirty (30) days after completion of the survey. If any eelgrass has been impacted, the permittee shall replace the impacted eelgrass at a minimum 1.2:1 ratio on-site, or at an approved location in Alamitos Bay, in accordance with the Southern California Eelgrass Mitigation Policy. All impacts to eelgrass habitat shall be mitigated at a minimum ratio of 1.2:1 (mitigation:impact). The exceptions to the required 1.2:1 mitigation ratio found within SCEMP shall not apply. Implementation of mitigation shall require an amendment to this permit or a new coastal development permit unless the Executive Director determines that no amendment or new permit is required.

- 4. Caulerpa Taxifolia (Toxic Algae) Pre-Construction Survey.** The permittee shall undertake a survey of the project area to determine the presence of the invasive alga *Caulerpa taxifolia*, as follows:
- A. Not earlier than ninety days nor later than thirty days prior to commencement or re-commencement of any disturbance of the intertidal or subtidal areas authorized under this coastal development permit, the permittee shall undertake a survey of the project area and a buffer area at least ten meters beyond the project area to determine the presence of the invasive alga *Caulerpa taxifolia*. The survey shall include a visual examination of the substrate.
 - B. The survey protocol shall be prepared in consultation with the Regional Water Quality Control Board, the California Department of Fish and Game, and the National Marine Fisheries Service.
 - C. Within five business days of completion of the survey, the permittee shall submit the survey for the review and approval of the Executive Director; and to the Surveillance Subcommittee of the Southern California Caulerpa Action Team (SCCAT). The SCCAT Surveillance Subcommittee may be contacted through William Paznokas, California Department of Fish & Game (858/467-4218) or Robert Hoffman, National Marine Fisheries Service (562/980-4043).

D. If *Caulerpa taxifolia* is found within the project or buffer areas, the permittee shall not proceed with the project until 1) the permittee provides evidence to the Executive Director that all *C. taxifolia* discovered within the project and/or buffer area has been eliminated in a manner that complies with all applicable governmental approval requirements, including but not limited to those of the California Coastal Act, or 2) the permittee has revised the project to avoid any contact with *C. taxifolia*. No revisions to the project shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Construction Responsibilities and Debris Removal. By acceptance of this permit, the permittee agrees to implement the proposed construction best management practices (BMPs) listed below:

- A. Any wood treatment used shall conform with the specifications of the American Wood Preservation Association for saltwater use. Wood treated with Creosote, CCA (Chromated Copper Arsenate), ACA (Ammoniacal Copper Arsenate) or ACZA (Ammoniacal Copper Zinc Arsenate) is prohibited. Treated timber shall be free of chromium and arsenic and completely sealed in epoxy resin. No exposed wood shall be used where it could come into contact with the water.
- B. No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
- C. Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
- D. Silt curtains shall be utilized to control turbidity during placement of all piles.
- E. Eelgrass shall not be disturbed. Anchors shall not be placed in eelgrass areas.
- F. Floating booms shall be used to contain debris discharged into coastal waters and any debris discharged shall be removed as soon as possible but no later than the end of each day.
- G. Divers shall recover non-buoyant debris discharged into coastal waters as soon as possible after loss.
- H. Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the bay and a pre-construction meeting to review procedural and BMP guidelines.
- I. Any and all construction material and debris shall be removed from the site within ten days of completion of construction and disposed of at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
- J. At the end of the construction period, the permittee shall inspect the project area and ensure that no debris, trash or construction material has been left on the shore or in the water, and that the project has not created any hazard to navigation.

6. Best Management Practices (BMP) Program. By acceptance of this permit, the applicant agrees that the long-term water-borne berthing of boat(s) in the approved dock and/or boat slip will be managed in a manner that protects water quality pursuant to the implementation of the following BMPs.

A. Boat Cleaning and Maintenance Measures:

1. In-water top-side and bottom-side boat cleaning shall minimize the discharge of soaps, paints and debris.
2. In-the-water hull scraping or any process that occurs under water that results in the removal of paint from boat hulls is prohibited. Only detergents and cleaning components that are designated by the manufacturer as phosphate-free and biodegradable shall be used, and only minimal amounts shall be used.
3. The applicant shall minimize the use of detergents and boat cleaning and maintenance products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye.

B. Solid and Liquid Waste Management Measures:

All trash, recyclables, and hazardous wastes or potential water contaminants, including old gasoline or gasoline with water, absorbent materials, oily rags, lead acid batteries, anti-freeze, waste diesel, kerosene and mineral spirits shall be disposed of in a proper manner and shall not at any time be disposed of in the water or gutter.

C. Petroleum Control Management Measures:

Oil absorbent materials should be examined at least once a year and replaced as necessary. The applicant shall recycle the materials, if possible, or dispose of them in accordance with hazardous waste disposal regulations. The boaters shall regularly inspect and maintain engines, seals, gaskets, lines and hoses in order to prevent oil and fuel spills. Boaters are also encouraged to use preventive engine maintenance, oil absorbents, bilge pump-out services, or steam cleaning services as much as possible to clean oily bilge areas. Bilges shall be cleaned and maintained. The use of detergents or soaps that can be discharged by bilge pumps is prohibited.

7. Resource Agencies. The permittee shall comply with all requirements, requests and mitigation measures from the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project that may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The proposed project is the replacement of a private residential boat dock on the northern shoreline of Naples Island in southeast Long Beach (See Exhibits). The existing 28-foot long pier and 33'x36' double U-shaped dock float will be removed, along with all five fourteen-inch diameter piles that support the existing pier (Exhibit #4).

The proposed new dock is comprised of a new thirty-foot long pier, supported by three new fourteen-inch concrete T-piles, and a new 32' x 36' U-shaped dock float secured in place with three existing concrete piles (Exhibit #5). The new dock float is proposed to be placed in the same location as the old dock float. The proposed new pier includes a 14' x 10' pier deck, which is consistent with the pier deck size limitation imposed by the City and the Commission. The existing 3' x 24' gangway will be re-decked and placed between the new pier deck and dock float. No dredging is proposed, and no new development is proposed in the City right-of-way located on the seaward (north) side of the permittee's private property.



Project Site: 5609 Sorrento Drive, Naples Island, City of Long Beach.

The proposed project is in Alamitos Bay, situated between the vertical concrete seawall and the City Pierhead Line (Exhibit #5). The proposed dock is associated with an adjacent single-family residence and is for boating recreation purposes. The proposed project will not interfere with public access. The proposed project avoids impacts to the eelgrass beds mapped in an October 22, 2012 survey (Preliminary Eelgrass Survey Report and Caulerpa Taxifolia Survey, 5609 E. Sorrento Drive, Long Beach, by Dive Works, October 22, 2012). The proposed project has received an "Approval in Concept" stamp from the City of Long Beach Department of Development Services and the City of Long Beach Marine Bureau.

B. RECREATIONAL BOATING AND MARINE RESOURCES

The proposed project is located in coastal waters. The Coastal Act sets forth policies that encourage recreational boating while also requiring that marine resources and water quality be protected from adverse environmental effects.

Section 30224 of the Coastal Act states:

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233(a) of the Coastal Act states, in part:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects...(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

Section 30250 of the Coastal Act states:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it,

in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

The marine resource policies of the Coastal Act require that the proposed project, which is located in Alamitos Bay, shall be carried out in a manner that will sustain the biological productivity of coastal waters. The intertidal and subtidal areas of Alamitos Bay contain habitat areas which shall be protected from the adverse impacts of shoreline development. The permit is conditioned to protect these marine resources.

The applicant has provided a 2012 eelgrass survey which indicates that eelgrass beds exist on both sides of the proposed gangway, which is in the same location as the existing gangway (Preliminary Eelgrass Survey Report and *Caulerpa Taxifolia* Survey, 5609 E. Sorrento Drive, Long Beach, by Dive Works, October 22, 2012). No eelgrass was mapped in the area under the proposed pier, which is only submerged during high tides. No eelgrass was mapped in the area where the proposed dock float (and existing dock float) is located. A *Caulerpa taxifolia* survey was also conducted and the toxic algae were not found in the project area.

The proposed project will not impact the mapped eelgrass areas. The proposed pier, gangway and dock float have been sited to avoid shading of eelgrass beds. The proposed project will reduce the number of piles to six fourteen-inch piles (from eight fourteen-inch piles). Total water coverage area is also being reduced from 840 square feet to 820 square feet. The proposed 10' x 14' pier platform conforms to the size limit that the Commission has imposed on all piers in Alamitos Bay, and is not unnecessarily large. Finally, the proposed dock does not extend further into the channel than the existing dock, and it is within the pierhead line that protects the channel from encroachments. Thus, the proposed dock configuration conforms to the standards the Commission has found acceptable to limit the amount of open water coverage and minimize impacts to biological productivity associated with replacement of existing private boating facilities in Alamitos Bay. Therefore, as conditioned, the proposed project will not result in any significant adverse individual or cumulative effects to the bay bottom habitat and is consistent with Sections 30230 and 30250.

There is a possibility, however, that the eelgrass patches could expand at the project site before the commencement of development, given that the 2013 growing season commenced in March and the proposed development will not start until May 2013 at the soonest. Therefore, Special Condition Three requires that a new pre-construction eelgrass survey shall be completed during the period of active growth of eelgrass (March through October). Special Condition Four requires a new survey prior to commencement of construction to determine if the invasive alga *Caulerpa taxifolia* is present in the area. Special Condition Five prohibits the disturbance of eelgrass and requires the implementation of specific best management practices (BMPs) during construction. As conditioned, the proposed project will not adversely impact eelgrass beds and will not contribute to the dispersal of the invasive aquatic algae.

Sections 30230 and 30231 of the Coastal Act protect water quality and biological of coastal waters. To reduce the potential for construction related impacts on water quality, the Commission imposes Special Conditions Five and Six requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices (BMPs) following construction. As conditioned, the proposed project conforms with Sections 30230 and 30231 of the Coastal Act.

Section 30233(a) of the Coastal Act restricts the placement of piles in open coastal waters, and requires that mitigation measures are provided to minimize adverse environmental effects. The proposed project includes the removal of five concrete piles, with only three piles needed for the proposed replacement pier; so the proposed project would result in a net reduction (two) in the number of piles. The proposed pier, with its three new support piles, is an allowable and encouraged marine related use. The proposed project is associated with the applicant's adjacent single family home, and is only for recreational boating purposes. The proposed project will provide recreational boating opportunities for the applicant and others. The project design includes the minimum-sized pilings and the minimum number of pilings necessary for structural stability. Disturbance of eelgrass is not permitted, and the permittee is required to implement specific Best Management Practices (BMPs) during pile-driving and construction. There is no feasible alternative or feasible mitigation measure which would substantially lessen the adverse effects of the proposed development. As conditioned, the proposed project is consistent with Section 30233(a) of the Coastal Act.

Special Condition Seven requires the permittee to comply with all requirements, requests and mitigation measures from the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Therefore, as conditioned, the project is to be used solely for recreational boating purposes, will not adversely impact eelgrass beds, and will not contribute to the dispersal of the invasive aquatic algae, *Caulerpa taxifolia*. Therefore, the proposed project, as conditioned, conforms with Sections 30224, 30230, 30231 and 30233 of the Coastal Act.

C. PUBLIC ACCESS

The public access and recreation policies of the Coastal Act require that maximum access and recreational opportunities shall be provided and that development shall not interfere with such access. Therefore, the proposed development must be designed to protect maximum public access along the shoreline and to nearby recreational facilities.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30221 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

The proposed project will not have any significant adverse effect on public access. The project site includes a segment of the Alamitos Bay Shoreline Trail (City right-of-way), a public pedestrian accessway that runs along the shoreline between the applicant's house and the applicant's pier (Exhibit #4). The certified City of Long Beach LCP designates this fifteen-foot wide City right-of-way as a shoreline public accessway. No development is proposed in the City right-of-way. The proposed pier is situated immediately seaward of the City right-of-way (Exhibit #6).

The applicant's house is situated immediately inland of the fifteen-foot wide City right-of-way that the certified City of Long Beach LCP designates as the Alamitos Bay Shoreline Trail (public walkway). This segment of the public walkway (the segment fronting the applicant's property) was recently improved pursuant to Coastal Development Permit 5-12-088 (City of Long Beach). The area (beach) situated on the seaward side of the City right-of-way is actually an intertidal mudflat as the bay waters reach the seawall that comprises the edge of the City right-of-way during high tides.

Special Condition Two protects public access along the water by prohibiting the permittee from obstructing or interfering with public access along the City right-of-way and the shoreline area located seaward of the permittee's private property, except for the temporary disruptions that may occur during the completion of the permitted development. The permittee is required to maintain the City right-of-way consistent with the final plans approved pursuant to Coastal Development Permit 5-12-088 (City of Long Beach) and free of any obstructions to public access. Therefore, as conditioned, the proposed development will not have any adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with the public access policies of the Coastal Act.

D. LOCAL COASTAL PROGRAM (LCP)

A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The Commission certified the City of Long Beach LCP on July 22, 1980. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

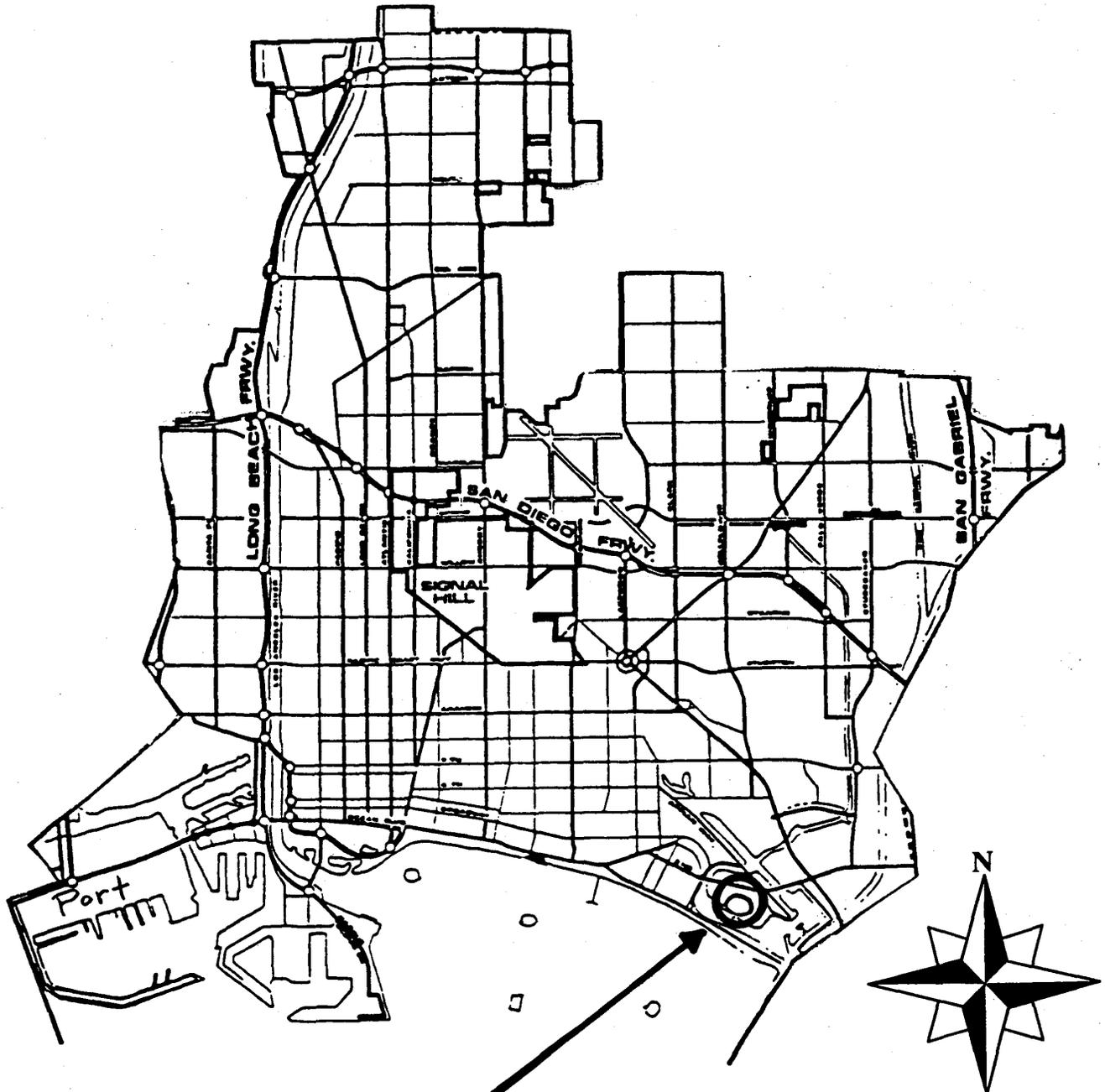
Section 13096 of the California Code of Regulations requires Commission approval of coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Executive Director determines that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

Appendix A - Substantive File Documents

1. City of Long Beach Certified Local Coastal Program (LCP), 7/22/80.
2. Coastal Development Permit 5-12-088 (City of Long Beach Public Walkway – 5609 Sorrento Drive).
3. Coastal Development Permit 5-07-120 (Murdoch Dock– 5609 Sorrento Drive).
4. Coastal Development Permit 5-02-048 (Kober Dock – 5615 Sorrento Drive).
5. Preliminary Eelgrass Survey Report and Caulerpa Taxifolia Survey, 5609 E. Sorrento Drive, Long Beach, by Dive Works, October 22, 2012.

City of Long Beach



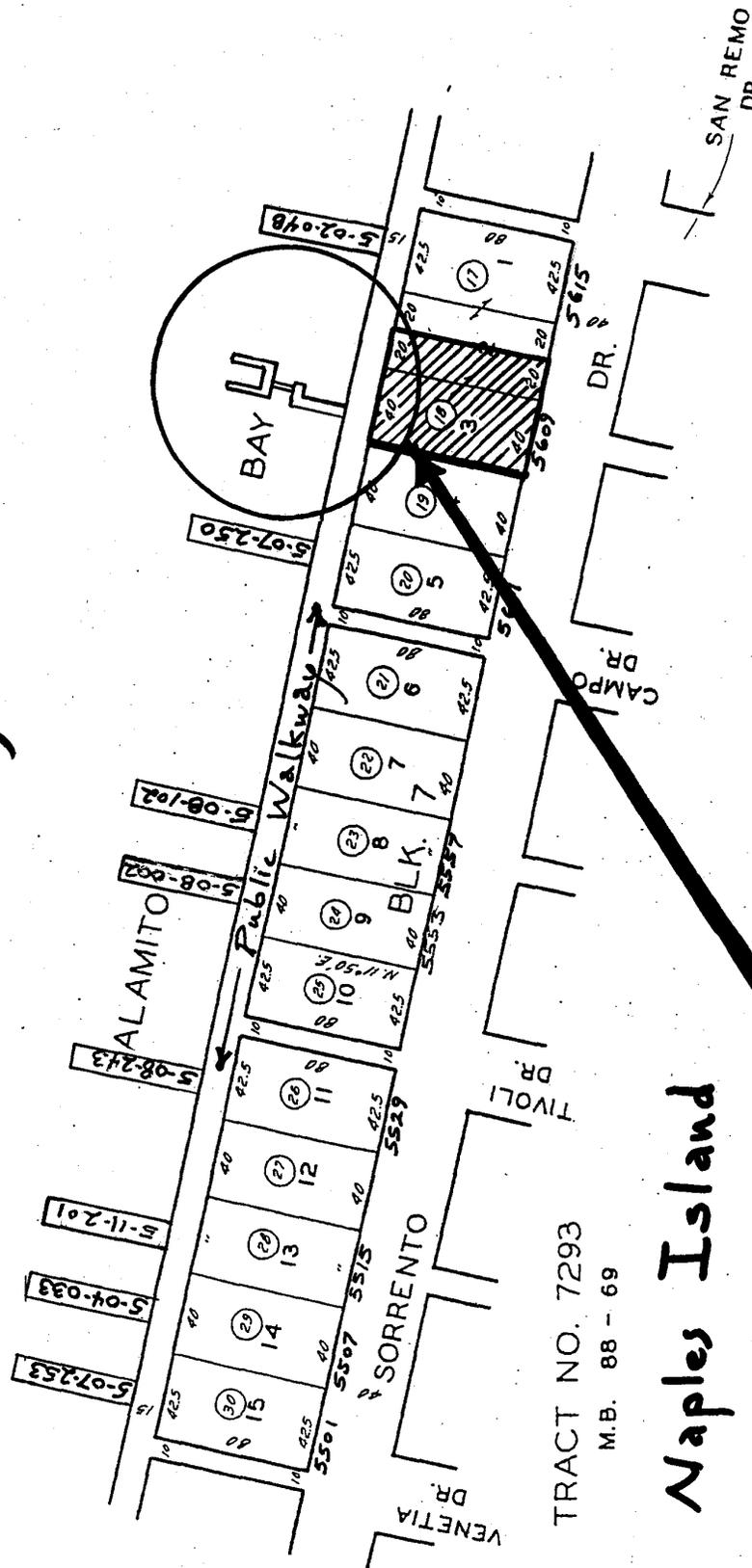
Naples Island

COASTAL COMMISSION
5-13-045

EXHIBIT # 1
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Alamitos Bay

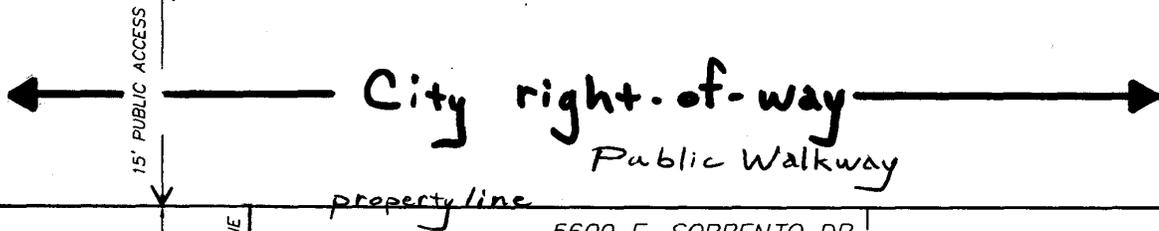
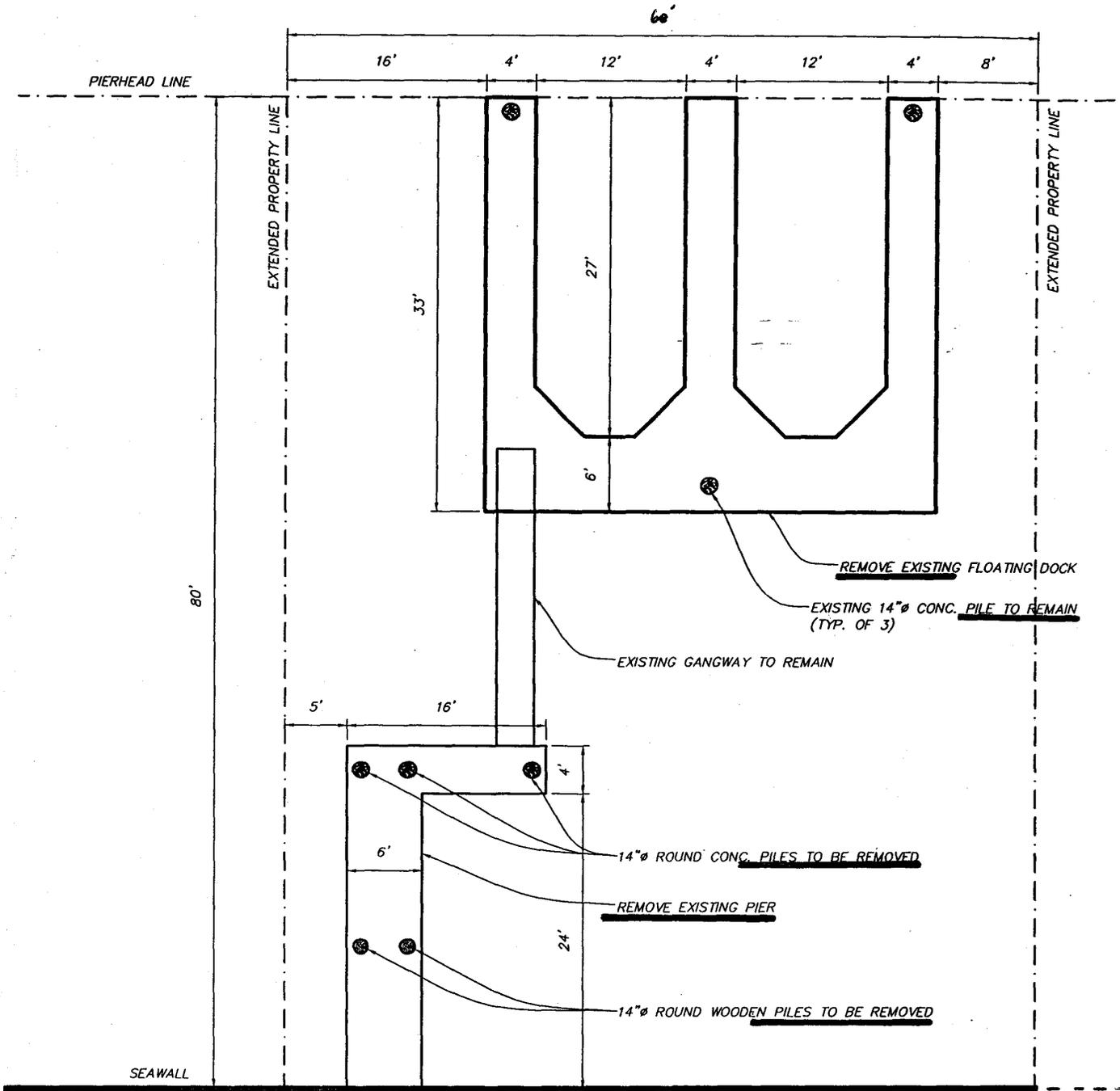


TRACT NO. 7293
M.B. 88 - 69

Maples Island

Site: 5609 Sorrento Drive





NOTE:
 ALL DIMENSIONS ARE
 BASED FROM THE CITY
 OF LONG BEACH
 ASSESSOR'S MAP AND
 AERIAL IMAGE, NOT FROM
 SURVEY.

5609 E. SORRENTO DR.
 LONG BEACH, CA 90803

4,800 SQ. FT.

EXISTING SITE PLAN
 SCALE 1"=12'

COASTAL COMMISSION

5-13-045

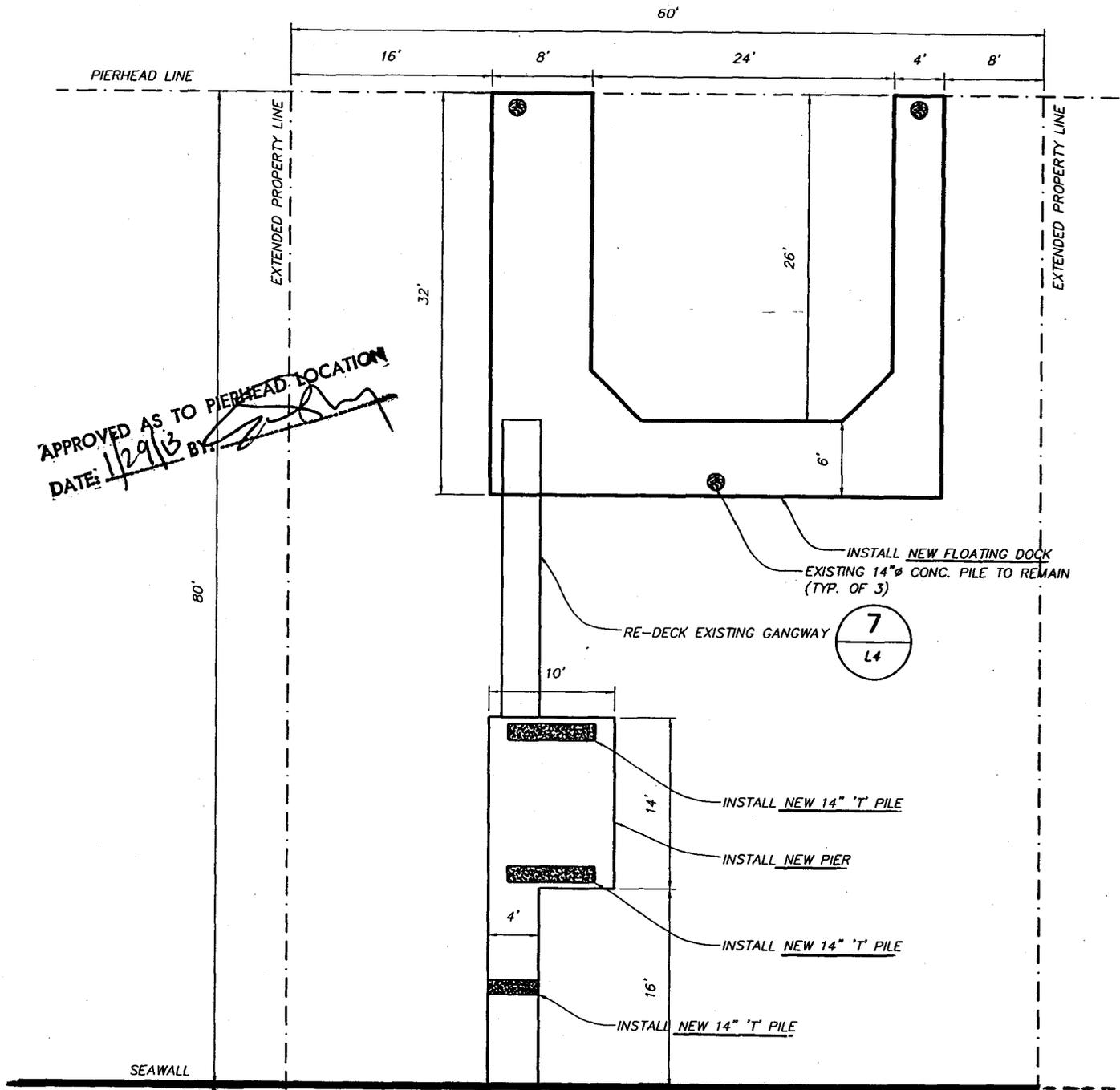
EXHIBIT # 4

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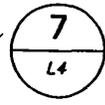
80'

PROPERTY LINE

PROPERTY LINE



APPROVED AS TO PIERHEAD LOCATION
 DATE: 12/9/13 BY: [Signature]



PROFESSIONAL ENGINEER
 J. C. 50019
 EXP. 6/30/13
 CIVIL
 OF CALIFORNIA
 12-12-1280

← City right-of-way →
 Public Walkway
 property line

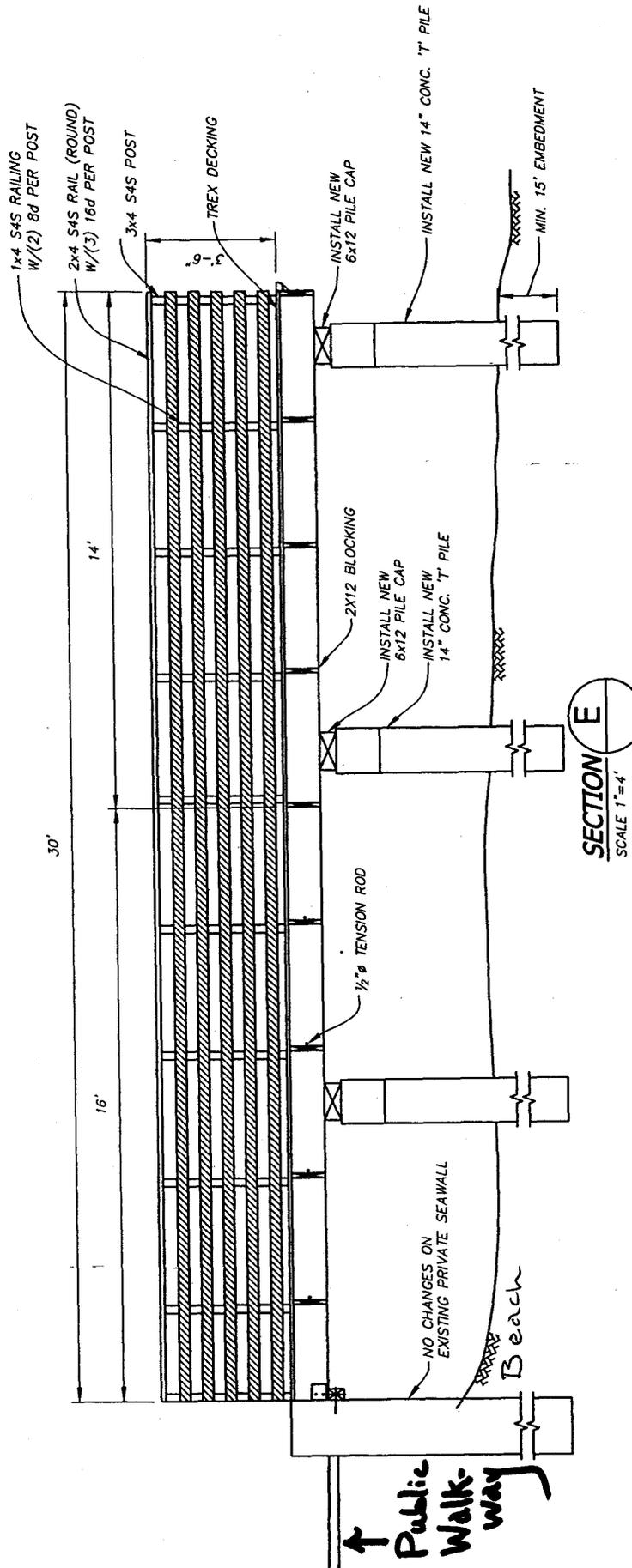
5609 E. SORRENTO DR.
 LONG BEACH, CA 90803
 4,800 SQ. FT.

PROPOSED SITE PLAN
 SCALE 1"=12'

5-13-045

EXHIBIT # 5
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Proposed Pier Elevation

COASTAL COMMISSION
 5-13-045

EXHIBIT # 6
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