

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
June 2016 Meeting of the California Coastal Commission*

June 5, 2016

To: Commissioners and Interested Parties
From: Dan Carl, Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the June 2016 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.

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.

Applicant	Project Description	Project Location
<p>3-16-0320-W County of San Luis Obispo Department of Public Works</p>	<p>Proposed demolition of an existing approximately 12-foot-long by approximately four-foot-wide pedestrian bridge, including removal of two existing culverts, concrete, and related artificial fill, and construction of a new approximately 18-foot-long by six-foot-wide clear-span pedestrian bridge over Carpenter Creek, located just south of the Pismo State Beach North Campground.</p>	<p>Pismo Beach (San Luis Obispo County) (APN(s): 005-241-015)</p>
<p>3-16-0322-W City of Pacific Grove</p>	<p>Upgrades of sewer and storm drain systems, including placement of sewer lines with larger diameter piping, replacement of existing storm drains, installation of new storm drains, and reconstruction of manholes, catch basins, curbs, gutters, and pavement within the Lovers Point watershed area.</p>	<p>Ocean View Blvd. area, Pacific Grove (Monterey County)</p>
<p>3-16-0428-W Carmel River Steelhead Association</p>	<p>Placement of eleven large woody debris (LWD) structures in the lower Carmel River and lagoon. The purpose of the project is to increase the quantity, quality, and stability of river and lagoon habitat that serves as rearing and holding areas for juvenile and adult steelhead trout. This is the second of two phases being implemented to improve steelhead habitat in the lagoon. Each LWD complex would consist of two root wads and one or two logs cabled to granite boulders. The LWD structures will be partially assembled and lifted into place via helicopter.</p>	<p>The project site is located in the lower Carmel River and lagoon, west of Highway 1, in unincorporated Monterey County.</p>

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>3-16-0465-W California State Parks</p>	<p>Ten-year management plan to remove marsh pennywort vegetation (<i>Hydrocotyle ranunculoides</i>) through the use of an aquatic vegetation harvester in Schwan Lake Lagoon adjacent to Twin Lakes State Beach in Santa Cruz County. The aquatic harvester will mow, collect and transport the pennywort from the perimeter of the lagoon to an unloading area near the weir gate off of East Cliff Drive. A similar project was approved by the Commission in 2006 (CDP 3-06-039-W)</p>	<p>East Cliff Drive, Santa Cruz (Santa Cruz County)</p>
<p>3-16-0476-W Attn: Frank & Erica Lockheimer</p>	<p>Construct a 2,200-square-foot single family residence.</p>	<p>9 Spray Ave, Monterey (Monterey County)</p>

IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

Applicant	Project Description	Project Location
<p>3-82-171-A6 CA 48123 CA Investors (Ventana Inn) c/o GEOLO Capital</p>	<p>Amend CDP 3-82-171 to allow: 1) remodeling of the existing restaurant entry and associated parking lot to include a redesigned parking layout and sidewalk entry, removal of existing delivery gates, installation of a new ADA ramp and stairs, landscaping, new benches, and fire pits; 2) renovation of the existing restaurant terrace, including new wooden decking, an overhead trellis, outdoor bar and service area, planters, and a linear gas fire feature; and 3) conversion of the upper parking area to open lawn and decking for visitor use, including removal of existing asphalt paving, installation of a lawn with turf-block, new flagstones, a decomposed granite walkway/driveway, a new wooden yoga platform, a free-standing wall to create a gathering space, replacement of the upper wooden fence at the pool deck with a glass surround, bathhouse renovation, construction of a new stairway from the pool deck to the lawn area, landscaping, and site restoration.</p>	<p>All at the Ventana Inn and Spa complex in the Big Sur area of unincorporated Monterey County.</p>
<p>A-3-SLO-09-055/069-A 3 San Luis Obispo County Department of Public Works</p>	<p>CDP A-3-SLO-09-055/069 would be amended to include the Monarch Grove neighborhood of Los Osos within the Los Osos Wastewater Project's (LOWWP's) service area. Physical development necessary to connect the Monarch Grove neighborhood to the LOWWP includes the installation of a new, approximately 40-foot-long sewer line at the corner of Monarch Lane and Inyo Drive (to tie into the existing sewer line that serves the Monarch Grove neighborhood).</p>	<p>Monarch Lane and Inyo Dr., Los Osos (San Luis Obispo County)</p>

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 24, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-16-0320-W**
Applicant: San Luis Obispo County Department of Public Works

Proposed Development

Proposed demolition of an existing approximately 12-foot-long by approximately four-foot-wide pedestrian bridge, including removal of two existing culverts, concrete, and related artificial fill, and construction of a new approximately 18-foot-long by six-foot-wide clear-span pedestrian bridge over Carpenter Creek, located just south of the Pismo State Beach North Campground, in the community of Oceano, San Luis Obispo County (APN 005-241-015).

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

The existing bridge's culverts are small in diameter and are perched high above the channel bottom, resulting in flow blockage and flooding impacts to the adjacent area and to the bridge/crossing itself, during winter and storm events. With the removal of the culverts, and with the proposed bridge being approximately six feet longer than the existing bridge, the creek channel will be opened up so that it better reflects the channel contours upstream and downstream, which will lead to improved creek flows and a reduction in flooding impacts. The bridge's two concrete footings will be located outside of the banks of the creek, i.e. completely out of the creek channel and associated creek banks, which will benefit creek habitat and hydrologic flows.

In terms of public access, by eliminating the existing flow restrictions, the proposed bridge will be better protected from storm damage, ensuring that pedestrian access to and across this highly traversed coastal access bridge is available more often during the year. The proposed new bridge will be also be approximately two feet wider than the existing bridge, which will provide for better pedestrian access.

Finally, the project incorporates construction best management practices to control sediment and ensure good housekeeping measures are employed during construction activities. Construction activities will last less than five days and be accomplished with a backhoe, flatbed trucks, and a small crew using hand tools. Construction work will take place during the dry season and no work will occur in standing or flowing water. Any disturbed areas on the creek banks will be reseeded with a native seed mix in consultation with State Parks staff. The County has also consulted with State Parks staff to ensure the

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-16-0320-W (Carpenter Creek Bridge)

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bridge design is consistent with State Park standards at this location. In sum, the proposed project will not adversely impact coastal resources and will enhance public access, and thus is 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 June 8, 2016 in Santa Barbara. 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.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 24, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0322-W
Applicant: City of Pacific Grove

Proposed Development

Upgrades of sewer and storm drain systems, including replacement of sewer lines with larger diameter piping, replacement of existing storm drains, installation of new storm drains, and reconstruction of manholes, catch basins, curbs, gutters, and pavement within the Lovers Point watershed area of Pacific Grove, Monterey 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 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 is part of the Clean Beaches Initiative Grant program run by the State Water Resources Control Board. The proposed project includes upgrades to existing storm drain infrastructure that is in disrepair and may be contributing to bacterial contamination of the Pacific Grove Area of Special Biological Significance. The project also includes replacement of existing clay sewer lines, which may be leading to cross contamination of storm water, with larger diameter PVC piping and will thus likely improve water quality. Pre-construction water quality monitoring of bacterial contamination has already taken place and a post-construction water quality monitoring plan has been developed to determine the success of the project and to provide information for future storm drain improvements. The project utilizes mostly open trench construction that will necessitate reconstruction of curbs, gutters, sidewalks, and roadways. The proposed project will be built under existing streets and no new above-ground structures are proposed. The project includes a Public Access Management Plan that will ensure the coastal recreational trail and at least one lane of Ocean Boulevard will remain open at all times during construction. Construction along Ocean Boulevard will occur in the fall of 2016 to avoid peak use times and to avoid nesting season of the Black Oystercatcher, a Species of Special Concern. The project includes an extensive Water Pollution Control Plan to prevent construction pollution from entering coastal waters, which utilizes construction runoff prevention, spill prevention measures, soil stabilization techniques, wind erosion controls, a waste management plan, and construction monitors to ensure compliance. The project will also employ an archeological monitor who will be present during all earth-disturbing activities to ensure protection of any significant archeological or paleontological resources that may be uncovered. Therefore the project has no potential for adverse effects on coastal resources,

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-16-0322-W (Pacific Grove Sewer and Storm Drain Project)

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including public access to the shoreline, 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 proposed to be reported to the Commission on June 8, 2016 in Santa Barbara. 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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 24, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-16-0428-W**
Applicant: Carmel River Steelhead Association

Proposed Development

Placement of eleven large woody debris (LWD) structures in the lower Carmel River and lagoon. The purpose of the project is to increase the quantity, quality, and stability of river and lagoon habitat that serves as rearing and holding areas for juvenile and adult steelhead trout. This is the second of two phases being implemented to improve steelhead habitat in the lagoon. Each LWD complex would consist of two root wads and one or two logs cabled to granite boulders. The LWD structures will be partially assembled and lifted into place via helicopter. The project site is located in the lower Carmel River and lagoon, west of Highway 1, in unincorporated Monterey 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 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 project would provide habitat enhancement in the lower Carmel River and lagoon for the federally-threatened steelhead trout, and has been designed following the specifications for such structures provided in the *California Salmonid Stream Habitat Restoration Manual*. The project (including as conditioned by California Department of Fish and Wildlife Streambed Alteration Agreement No. 1600-2016-005-R4) includes measures to ensure protection of special-status species and the biological productivity and quality of the river environs during installation. These measures include equipment/material staging areas and associated fencing, erosion and sediment control measures, and biological monitoring during all placement activities. Use of a helicopter will eliminate the need for large equipment to operate in river and lagoon waters, prevent disturbance to the riparian zone, and preclude the need to dewater the lagoon for assembly. Fencing will be installed to confine the limits of disturbance of the staging area and to prevent wildlife from entering the site during construction. In sum, the project has been designed to prevent adverse impacts to coastal resources during installation and has been designed to enhance and provide for the continuation of habitat values of the lower Carmel River and lagoon, and thus the project is 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 Wednesday, June 8, 2016 in Santa Barbara. If four

NOTICE OF PROPOSED PERMIT WAIVER
CDP Waiver 3-16-0428-W (Carmel River Steelhead Association LWD)

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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: May 24, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, Supervising Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-16-0465-W**
Applicant: California Department of Parks and Recreation (State Parks)

Proposed Development

Ten-year management plan to remove marsh pennywort vegetation (*Hydrocotyle ranunculoides*) through the use of an aquatic vegetation harvester in Schwan Lake Lagoon adjacent to Twin Lakes State Beach in Santa Cruz County. The aquatic harvester will mow, collect and transport the pennywort from the perimeter of the lagoon to an unloading area near the weir gate off of East Cliff Drive. A similar project was approved by the Commission in 2006 (CDP 3-06-039-W).

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

The proposed development will improve water flow through the lake which will improve the lake habitat by: 1) allowing greater water exchange during the critical warmer months, which will slow down the eutrophication process; 2) opening up areas in the lake that are now stagnant and considered to be prime mosquito breeding habitat; and 3) improving water quality by raising the level of dissolved oxygen in the lake. The floating aquatic harvester uses 100% vegetable-based hydraulic oils, biodegradable grease and fuel, and contains a spill containment kit in the event that any materials are spilled into the water. Moreover, all harvester operators and shore hands are trained in spill response and all equipment will be inspected for leaks prior to launch. Additionally, all equipment entering the lagoon will be inspected by a State Parks biologist for the presence of aquatic pests, and a State Parks biologist will be onsite during vegetation removal efforts to monitor for the presence of western pond turtle (including surveying for the turtle before vegetation removal activities commence and sifting through cut material to check for turtles prior to transportation of the cut material offsite). Given the above, the project is not expected to cause any significant impacts on coastal resources, water quality, or public access to the shore, and thus is 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 Wednesday June 8, 2016, in Santa Barbara. 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 Ryan Moroney in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 24, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-16-0476-W**
Applicants: Frank and Erica Lockheimer

Proposed Development

Construct a 2,200-square-foot single-family residence at 9 Spray Avenue in the Del Monte Beach re-subdivision in the City of Monterey, Monterey County (APN 011-591-004).

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 Applicants 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 development includes construction of a single-family residence in the Del Monte Beach re-subdivision. The Commission approved the re-subdivision in 2002 (CDP 3-01-101). That approval included re-subdivision and merger of 60 existing lots into 14 lots and three open space/habitat preserve parcels, public access amenities (e.g. boardwalks through the dunes), protection of environmentally sensitive dune habitat, stormwater management, as well as water availability, construction best management practices, and all infrastructure improvements necessary to serve future residential development in the re-subdivision. Approval of CDP 3-01-101 also included design and lot development standards for each parcel. The proposed single-family residence complies with the approved design and lot development standards, including with respect to appropriate native landscaping. Impacts to coastal resources and public access due to residential development were otherwise adequately addressed in CDP 3-01-101. Thus, the proposed project will not adversely impact coastal resources, and thus is 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 Wednesday, June 8, 2016, in Santa Barbara. 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 Brian O'Neill in the Central Coast District office.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

Date: May 24, 2016

To: All Interested Parties

From: Susan Craig, Central Coast District Manager *SC*
Mike Watson, Coastal Planner *MW*

Subject: Proposed Amendment to Coastal Development Permit (CDP) 3-82-171
Applicants: CA 48123 CA Investors

Original CDP Approval

CDP 3-82-171 was approved by the Coastal Commission on October 13, 1982 and has been amended five times since (on June 10, 1986, August 11, 2004, November 11, 2011, February 9, 2012, and September 26, 2013). CDP 3-82-171, as amended, provided for the construction of the following: 19 inn units, 15 employee housing units, swimming pool, bath house, restaurant, kitchen addition, picnic area, recreation building, conversion of 15 campsites to tent cabins, paving of a portion of Coast Ridge Road, trails, septic system and tertiary treated wastewater dispersal system, parking, campground restrooms, and a new entry kiosk, all at the Ventana Inn and Spa complex in the Big Sur area of unincorporated Monterey County (APN 419-321-010).

Proposed CDP Amendment

CDP 3-82-171 would be amended to allow: 1) remodeling of the existing restaurant entry and associated parking lot to include a redesigned parking layout and sidewalk entry, removal of existing delivery gates, installation of a new ADA ramp and stairs, landscaping, new benches, and fire pits; 2) renovation of the existing restaurant terrace, including new wooden decking, an overhead trellis, outdoor bar and service area, planters, and a linear gas fire feature; and 3) conversion of the upper parking area to open lawn and decking for visitor use, including removal of existing asphalt paving, installation of a lawn with turf-block, new flagstones, a decomposed granite walkway/driveway, a new wooden yoga platform, a free-standing wall to create a gathering space, replacement of the upper wooden fence at the pool deck with a glass surround, bathhouse renovation, construction of a new stairway from the pool deck to the lawn area, landscaping, and site restoration. The Commission's reference number for this proposed amendment is **3-82-171-A6**.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The proposed renovations and improvements to the existing restaurant and pool facilities will enhance the recreational amenities and the user experience at the Ventana Inn, including for persons with limited mobility. The new parking configuration favors pedestrian over vehicular circulation at the upper terrace of the Inn. The project includes the use of natural materials and is compatible with the rugged Big Sur aesthetic. Grading and construction best management practices will ensure that adjacent terrestrial

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-82-171 (Ventana Inn Restaurant and Pool Improvements)

Proposed Amendment 3-82-171-A6

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resources are protected and coastal water quality is preserved. Consistent with the County's noise ordinance, a 10 p.m. – 7 a.m. quiet time will be observed for all restaurant and outdoor terrace operations. In addition, all outdoor activities (i.e., weddings) will be sited and organized to minimize and address neighbor concerns regarding noise impacts and to promote peace and tranquility for visitors and adjacent property owners. The proposed amendment otherwise has no potential for adverse impacts, either individually or cumulatively, on coastal resources including public access to the shoreline. In sum, the proposed amendment is consistent with the Commission's original coastal development permit approval, with the Coastal Act, and with the certified Monterey County Local Coastal Program.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Wednesday, June 8, 2016 in Santa Barbara. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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 AMENDMENT

Date: May 24, 2016

To: All Interested Parties

From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner

Subject: **Proposed Amendment to Coastal Development Permit (CDP) A-3-SLO-09-055/069**
Applicant: San Luis Obispo County Department of Public Works

Original CDP Approval

CDP A-3-SLO-09-055/069 was originally approved by the Coastal Commission on June 11, 2010, and authorized the construction and operation of a community sewer system (including a treatment plant, collection/disposal/reuse facilities, and all associated development and infrastructure) in the unincorporated coastal community of Los Osos adjacent to Morro Bay in central San Luis Obispo County (with the treatment plant located at 2198 Los Osos Valley Road and other related infrastructure located throughout Los Osos).

Proposed CDP Amendment

CDP A-3-SLO-09-055/069 would be amended to include the Monarch Grove neighborhood of Los Osos within the Los Osos Wastewater Project's (LOWWP's) service area. Physical development necessary to connect the Monarch Grove neighborhood to the LOWWP includes the installation of a new, approximately 40-foot-long sewer line at the corner of Monarch Lane and Inyo Drive (to tie into the existing sewer line that serves the Monarch Grove neighborhood). The Commission's reference number for this proposed amendment is **A-3-SLO-09-055/069-A3**.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

Per Special Condition 7 of the CDP for the LOWWP, "all future changes to the approved project, including changes in service area, shall be processed as amendments to this CDP. Any such amendment shall clearly demonstrate the manner in which the amendment would lead to better coastal resource protection, including at a minimum the manner in which it would help to better achieve the goals and meet the success criteria of the approved Los Osos Basin [Recycled Water] Management Plan (see special condition 5)."¹

The Monarch Grove neighborhood is developed with single-family dwellings and is currently served by

¹ The Commission approved LCP amendment (LCPA) LCP-3-SLO-16-0014-1 at its May 2016 hearing in Newport Beach. This intent of that LCPA was to amend the Urban Services Line (USL) in Los Osos to include the Monarch Grove neighborhood, which was a necessary action to allow for this CDP amendment.

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP A-3-SLO-09-055/069-A3 (Monarch Grove Neighborhood Service Area Inclusion)

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a small package-treatment sewer plant operated by the Monarch Grove Homeowners' Association. This treatment plant has been subject to 70 violations within the last five years by the Central Coast Regional Water Quality Control Board (CCRWQCB). Allowing the LOWWP to service this neighborhood as part of this amendment will provide coastal resource benefits to the area due to the LOWWP's higher level of treatment (tertiary) and stringent wastewater reuse requirements (compared to the package-treatment sewer plant), thereby resulting in anticipated reductions (or elimination) of the number of CCRWQCB violations. Thus, this amendment to allow incorporation of the Monarch Grove neighborhood into the LOWWP service area will ensure proper treatment of wastewater and minimize impacts to other environmental resources (e.g., Morro Bay water quality). As such, the proposal is consistent with Special Condition 7 of the original LOWWP CDP because it will necessarily lead to better coastal resource protection.

In terms of meeting the goals of the Los Osos Basin Recycled Water Management Plan (RWMP), the proposed amendment will help to maximize the long-term health and sustainability of ground and surface waters and related resources (which are goals of the RWMP) by treating the neighborhood's wastewater to a higher level of treatment than the existing package plant. In addition, the intent of connecting the Monarch Grove neighborhood to the LOWWP is to eliminate water quality discharge issues that have led to the violations mentioned above. Finally, the proposed amendment will help to ensure that interim and long-term success criteria are met for ground and surface water and related resources as required by the RWMP's environmental monitoring program.

Finally, the minor physical development associated with the project (i.e., the installation of a new, approximately 40-foot-long sewer line) will have no potential for adverse effects on coastal resources. Construction hours are limited to 7am to 9pm and dust control measures will be employed as BMPs. All work will all be done within the County's right-of-way.

In sum, the proposed amendment does not affect the project's consistency with the Commission's original CDP approval, will lead to better coastal resource protection, and is in conformity with the goals and success criteria required by Special Condition 7. Lastly, the amended CDP remains consistent with the Coastal Act and the certified San Luis Obispo County Local Coastal Program.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on June 8, 2016 in Santa Barbara. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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